

VICTORIAN HOUSE
20 CABRAMATTA ROAD EAST
CABRAMATTA

DRAFT HERITAGE ASSESSMENT



PREPARED FOR
Fairfield City Council

JUNE 2025

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DOCUMENT / STATUS REGISTER

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1. INTRODUCTION

1.1 BRIEF

This heritage assessment has been commissioned by Fairfield City Council to further consider the significance of the property at 20 Cabramatta Road East, Cabramatta, which is legally described as Lot 1 DP 586180 and Lot 3/580730.

1.2 STUDY AREA

The location of the property is depicted in yellow on the aerial photograph below.



Figure 1: Location of 20 Cabramatta Road East (Source: Six Maps, NSW Spatial Services.)

1.3 DEFINITIONS

Definitions are based on Australia ICOMOS Burra Charter, 1999 and are as follows:

Place means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

Cultural significance means aesthetic, historic, scientific or social value for past, present or future generations.

Fabric means all the physical material of the place, including components, fixtures, contents, and objects.

Conservation means all the processes of looking after a place so as to retain its cultural significance.

Maintenance means the continuous protective care of the fabric and setting of a place and is to be distinguished from repair. Repair involves restoration or reconstruction.

Preservation means maintaining the fabric of a place in its existing state and retarding deterioration.

Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of materials [new or old] into the fabric.

Adaptation means modifying a place to suit the existing use or a proposed use.

Use means the functions of a place, as well as the activities and practices that may occur at the place.

Compatible use means a use which respects the cultural significance of the place. Such a use involves no, or minimal, impact on cultural significance.

Setting means the area around a place, which may include the visual catchment.

Related place means a place that contributes to the cultural significance of another place.

Related object means an object that contributes to the cultural significance of a place but is not at the place.

Associations mean the special connections that exist between people and a place.

Meanings denote what a place signifies, indicates, evokes or expresses.

Interpretation means all the ways of presenting the cultural significance of a place.

1.4 STRUCTURE OF THE REPORT

The report follows the general guidelines for Assessing Heritage Significance published by the (former) NSW Heritage Office as part of the NSW Heritage Manual. This report also follows the methodology described in The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.

1.5 AUTHOR IDENTIFICATION

This document has been prepared by Vanessa Holtham, Heritage Advisor, Fairfield Council. The detailed history and background significance was prepared by Dr Liz Longdin and Dr Liz Gorman of Sue Rosen Associates.

1.6 STATUTE AND STANDARDS

The following were used to inform this preliminary heritage assessment:

- *Assessing Heritage Significance*, Department of Planning & Environment, 2023.
- *Fairfield Local Environmental Plan 2012*
- Australia ICOMOS Burra Charter, 1999;
- *Heritage Curtilages* published by the (former) NSW Heritage Office.

1.8 LIMITATIONS

This report does not include an Assessment of Aboriginal or archaeological significance. An internal inspection of any of the building has not been undertaken at this stage.

2. HISTORICAL ANALYSIS

2.1 EARLY OWNERSHIP AND DEVELOPMENT

2.1.1 Portion 243 of St Luke's Parish

The 460 acre land grant of Portion 242 of the Parish of St Luke's was originally granted by Governor Gipps to William Hampden Dutton and Joshua Thorp in trust for Cornelius Prout and wife Catherine, on the 7th February 1839.¹ Brother of the artist John Skinner Prout and nephew of the English watercolourist Samuel Prout, Cornelius arrived in Sydney on the 19th October 1826. Cornelius Prout was an early resident of the Canterbury area, where he resided at 'Bell Ombre'. He began as a clerk in the Colonial Secretary's office and was later appointed as the Sub Sheriff of the Colony; he was in this role when granted the Cabramatta land. In addition to his colonial post, he owned the Sugar Loaf Inn and also operated a punt at the Cooks River.²



Figure 2 – c.1828 sketch of Cornelius Prout by Augustus Earle (Deutscher and Hackett: <https://www.deutscherandhackett.com/auction/lot/sketch-mr-prout-sydney-n-s-wales-c1828>)

¹ MHNSW; *Colonial Secretary, Index to Copies of Deeds to Land Grants 1826-1856*; Archive Reel: 2561; Series: 1217; date range 1788-1865

² Dictionary of Sydney: 'Cornelius Prout', https://dictionaryofsydney.org/person/prout_cornelius

The Cooks River, chiefly the crossing of it, was a time-consuming, and sometimes dangerous, problem for the residents of the area. Punts were an early solution, and several seem to have operated in tandem in 1833: Prouts', and also Joshua Thorp (later trustee for Prout's Cabramatta grant). In 1840, Prout replaced his punt with a private bridge. Both he and neighbour Robert Campbell agreed that the track-like Canterbury Road which traversed their properties could be formalised as access to the bridge. The stone was quarried on Campbell's land and Prout used convict labour to construct the three-span bridge. The bridge was financed partly by local subscription, but mostly from the tolls he proceeded to charge on opening. A two-storey toll house was constructed next the bridge, and Prout set about the extremely profitable toll-collecting business – ferociously, and prosecuted to the full extent of the law – until his death in 1854. Only then did the Government, following 'energetic' petitioning from locals since 1850, gazette the road and abolish the toll.³ Prout's legacy lives on today in a surviving stonework section of his infamously extortionate Canterbury Road bridge.

Catherine Prout passed away in 1841 aged just 34, with Cornelius following in 1854. The land was willed to their surviving children: James Samuel Prout, Charlotte Hannah Marsh, Catherine Mary Browning, and Cornelius the younger. By 1885, Charlotte Marsh was the sole survivor of her siblings. Along with her own, she and husband Benjamin became the executor for her brothers' interests in the estate and Catherine Mary's widower James Browning and son James for theirs. The Marshs and Brownings sold the Cabramatta land grant in full (excepting the land resumed for the railway and public roads) to John William Cliff for £8500 on the 11th August 1885.⁴ Cliff brought others into the ownership of the land, with a 5 June 1886 deed detailing that the parties now comprised of Cliff, Harmsworth Robert Way, and Walter Sewell Buzacott.⁵ A subdivision of the entirety of the portion was attempted in 1886 but was ultimately unsuccessful.

An 1887 revision of the subdivision pattern was undertaken, with the extent of the land offered being reduced to the area west of the railway line; the 'Town of Cabramatta' subdivision foreshadowed the shape of the central area of Cabramatta. The subdivision advertisement boasted a railway station in the centre of the property, being only 20 miles from Sydney on the Great Southern Line, and with splendid rich soil for gardens, Orangeries and Vineyards.

³ Heritage NSW: 'Prouts Bridge over Cooks River', SHI database 4309574; Dictionary of Sydney: Brian Madden, Lesley Muir, 'The Prout's Bridge Incident', 2013, https://dictionaryofsydney.org/entry/the_prouts_bridge_incident

⁴ NSW LRS: Book 317 No. 638

⁵ NSW LRS: Book 340 No. 480

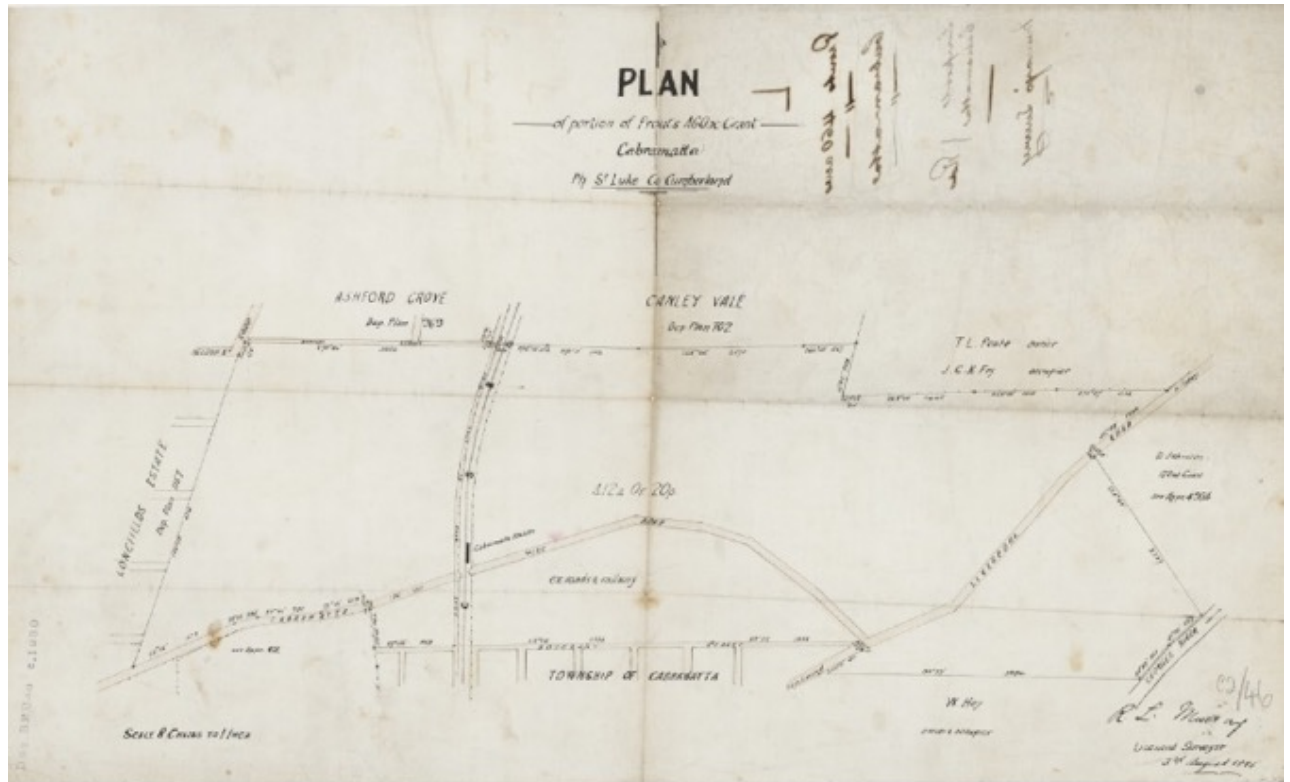


Figure 3 – 1885 Plan of Portion 242. The Great Southern Railway had been run through by this stage but is indicates the span of the grant out to the Georges River in the east. (SLNSW: Cabramatta subdivision plans, 048 - Z/SP/C2/46 - Plan - A Portion of Prout's 460 Acre Grant – Cabramatta, 1885)

2.1.2 Town of Cabramatta subdivision (1887)

The land was being offered in the lead up to the 1890s economic depression. In 1890, the Primary Application was lodged to bring the land, now surveyed and recorded as Deposited Plan 2526, under the Torrens Title System.⁶ The first certificate of title was issued to John William Cliff and Walter Sewell Buzacott in July 1890. They mortgaged the land to real estate agent and auctioneer Henry Gorman of Hardie and Gorman. The title certificate plan shows that very few of the Town of Cabramatta allotments had been sold by that stage.⁷

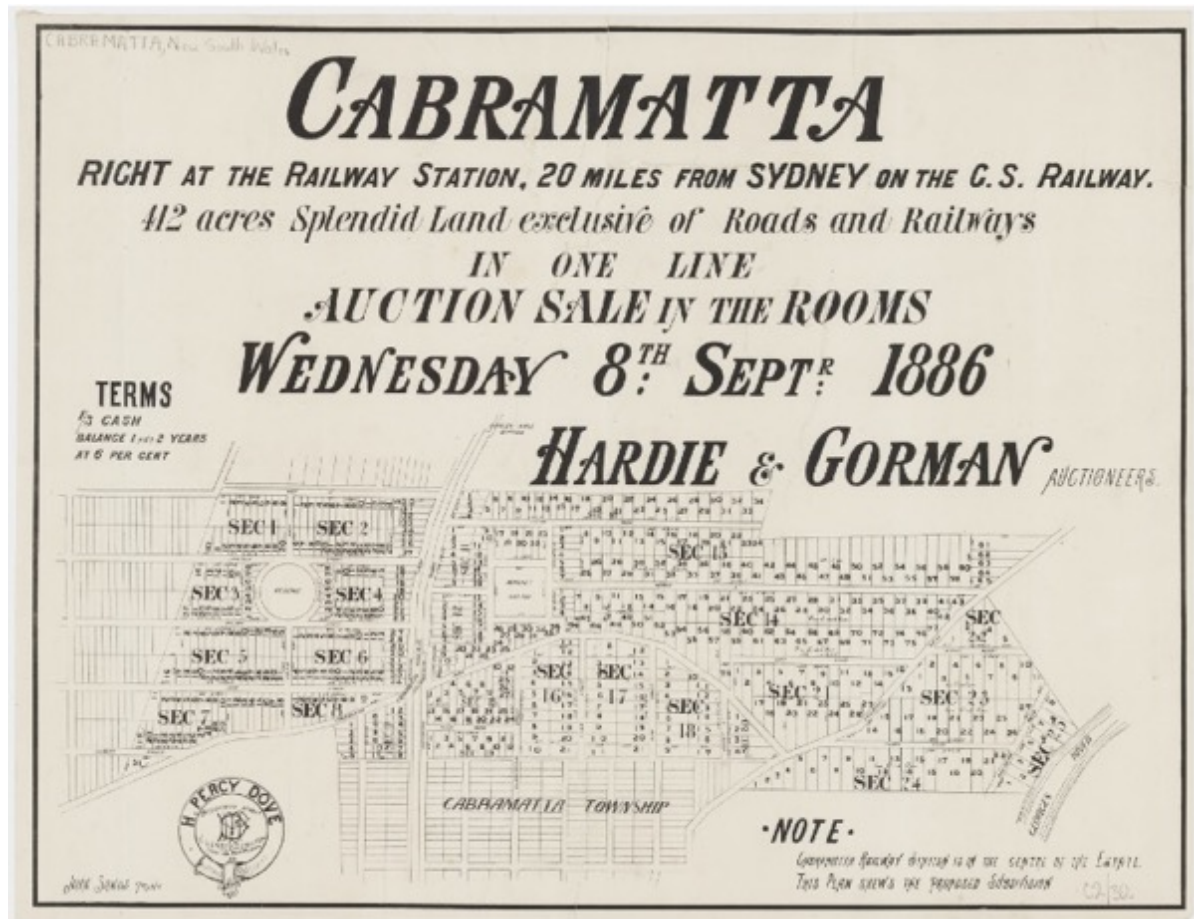


Figure 4 – 1886 subdivision plan for Portion 242. The subdivision either never went ahead or failed and was revised and advertised the following year. (SLNSW: Cabramatta subdivision plans, 033 - Z/SP/C2/32 - Cabramatta - Georges River, Cabramatta Rd, Liverpool Rd, West St, Cheyne Rd, Riverview Rd, 1886)

⁶ NSW LRS: PA 7855

⁷ NSW LRS: CT Vol. 976 Fol. 6



Figure 5 – 1887 Town of Cabramatta Subdivision sale advertisement. (SLNSW: Cabramatta subdivision plans, 015 - Z/SP/C2/15 - Town of Cabramatta 1887)

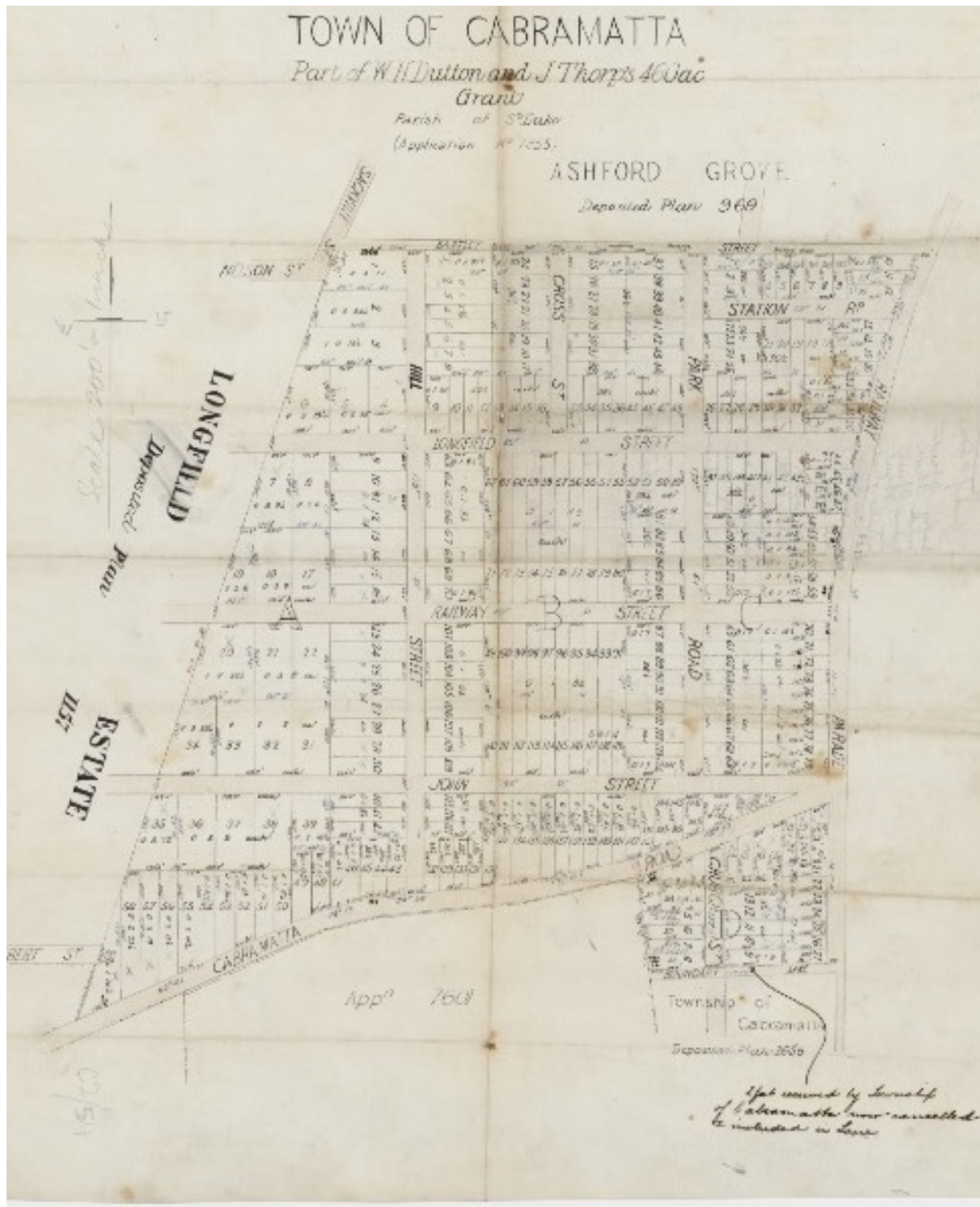


Figure 6 – c.1890 survey for Deposited Plan 2526, being the Town of Cabramatta Subdivision. (SLNSW: Cabramatta subdivision plans, 015 - Z/SP/C2/15 - Town of Cabramatta 1887)

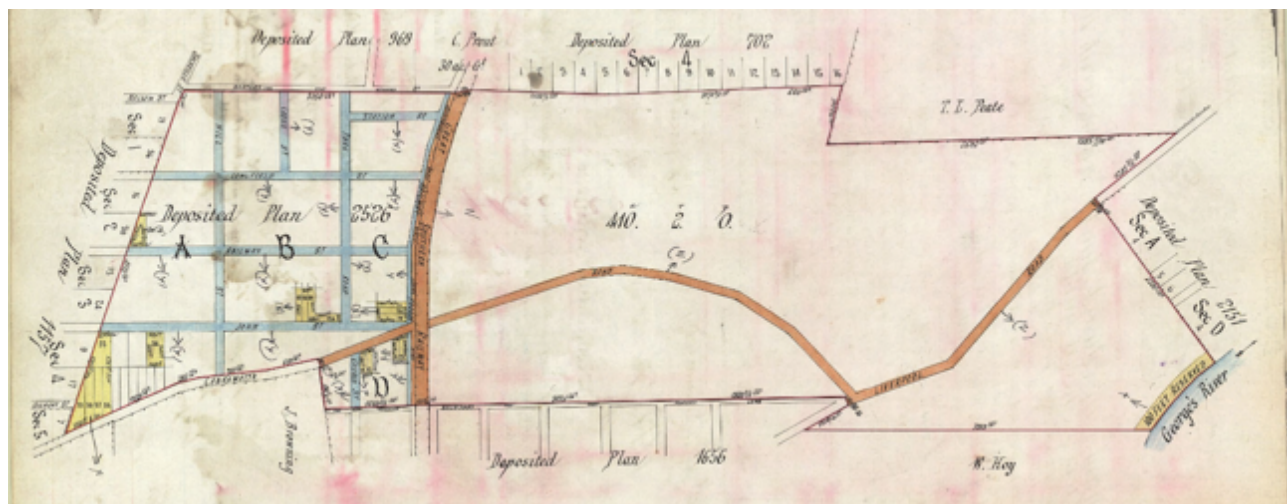


Figure 7 – July 1890 plan of 410 acres remaining following the sales of the Town of Cabramatta since 1887. The (few) yellow lots have been alienated. (NSW LRS: CT Vol. 976 Fol. 6)

In 1891, Gorman exercised his mortgagee power of sale to transfer the estate residue to John Cliff, Edward Arnold, Harmsworth Robert Hay, Thomas David, and real estate partner Robert Hardie.⁸ Advertisements for the subdivision continued through the 1890s and into the early 1900s, though with limited success.

In challenging economic times, Henry Gorman transferred the mortgage to The Commercial Banking Company of Sydney; completed on the 21st July 1892. Despite there being a sale advertised in 1894, no title transfers were recorded, and in September 1895, the bank foreclosed on the mortgage and resumed ownership of the estate's residue. However, the Bank didn't fare much better than the previous owners; selling just 7 allotments between June 1900 and September 1902.⁹

⁸ NSW LRS: CT Vol. 998 Fol. 156

⁹ NSW LRS: CT Vol. 1011 Fol. 177



Figure 8 – 1894 Town of Cabramatta sale advertisement (SLNSW: Cabramatta subdivision plans, 013 - Z/SP/C2/13 - Town of Cabramatta - Main Cabramatta Rd, Cumberland St, Station St, Bartley St, Hill St, 1894)



Figure 9 – 1899 Town of Cabramatta sale advertisement (SLNSW: Cabramatta subdivision plans, 016 - Z/SP/C2/16 - Town of Cabramatta - Main Cabramatta Rd, Cumberland St, Station Rd, Sackville St, Hill St, 1899)

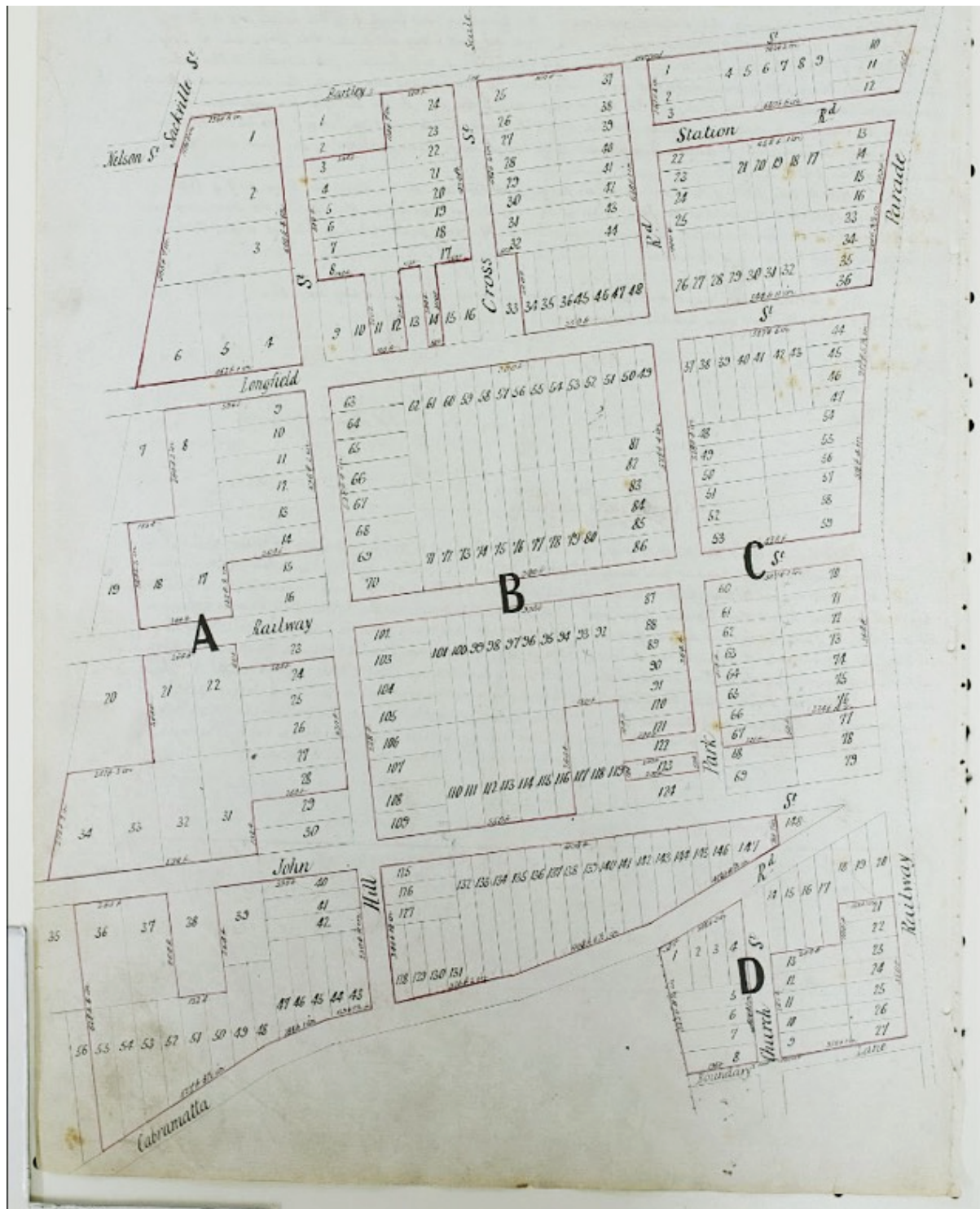


Figure 10 – May 1891 DP2526 holdings of Cliff & others in red outline. (NSW LRS: CT Vol. 1011 Fol.177)



Figure 11 – June 1903 plan showing the Banking Company's holdings following foreclosure of the mortgage. (NSW LRS: CT Vol. 1474 Fol. 250)

In August 1903, the bank sold the DP2526 land and the remaining 291 acres of the Prout grant east of the railway back to Robert Hardie and Henry Gorman, with fellow auctioneer John Francis King joining in on the joint tenancy.¹⁰

In September 1903 the subdivision of the eastern acreage of the grant was approved. The part closest to the railway was to become suburban lots. The remainder was offered as large blocks of primarily 4-5 acres, but up to 12-15 acres on the eastern side of Liverpool Road. The subdivision was registered as Deposited Plan 4420.¹¹

¹⁰ NSW LRS: CT Vol. 1474 Fol. 171; Vol. 1474 Fol. 250

¹¹ NSW LRS: DP 4420; SLNSW: *Cabramatta subdivision plans, 028 - Z/SP/C2/27 - Cabramatta - Orchard, Vineyard & Poultry Farm Blocks - Railway Pde, Liverpool Rd, Longfield St, 1903*

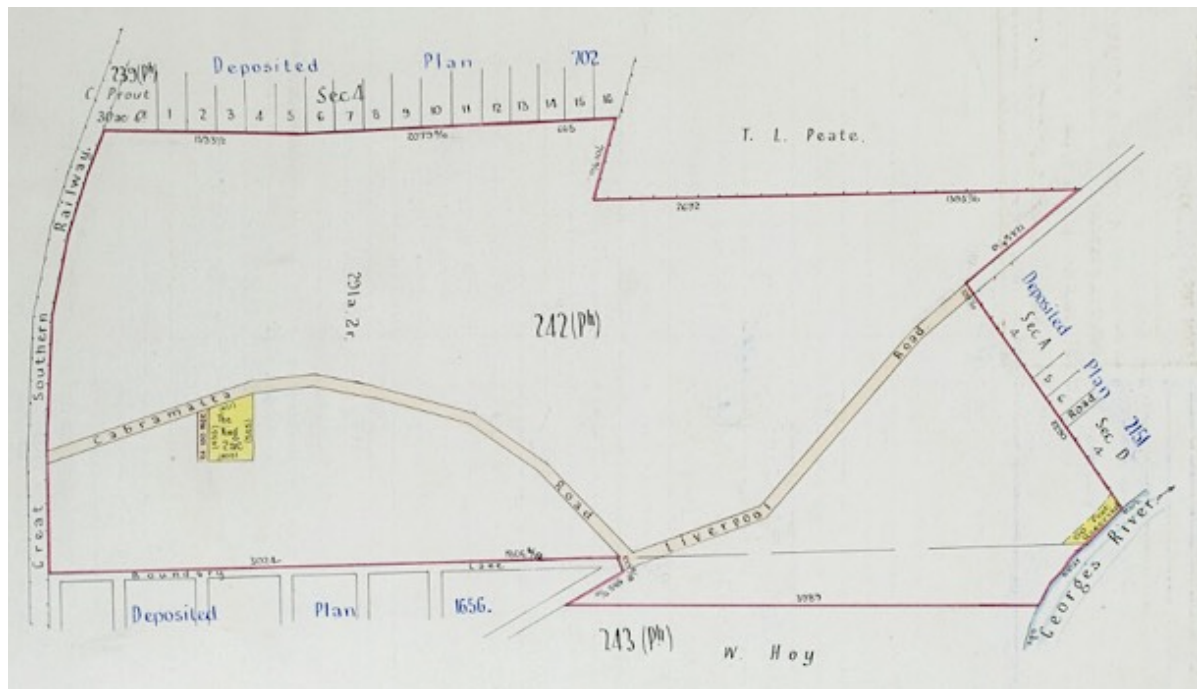
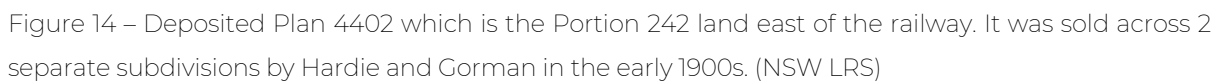


Figure 12 - Title certificate plan of the eastern side of Portion 242, transferred back to Hardie and Gorman and King in 1903. (NSW LRS: CT Vol. 1474 Fol. 171)



Figure 13 – 1903 Survey plan of the farm area of DP 4402 (below) (SLNSW: Cabramatta subdivision plans, 043 - Z/SP/C2/42 - (Cabramatta sketch plan) - Liverpool Rd, Cumberland St, n.d.)



The newly surveyed 'Cabramatta Orchard Vineyard + Poultry Farm Blocks' subdivision was advertised for sale on the 7th of November 1903. On the same date they released the 'New Township of Cabramatta'; an expanded subdivision which added the two new sections of suburban lots of DP4420 on the eastern side of the railway.¹²

¹³ NSW LRS: CT Vol. 1940 Fol. 182

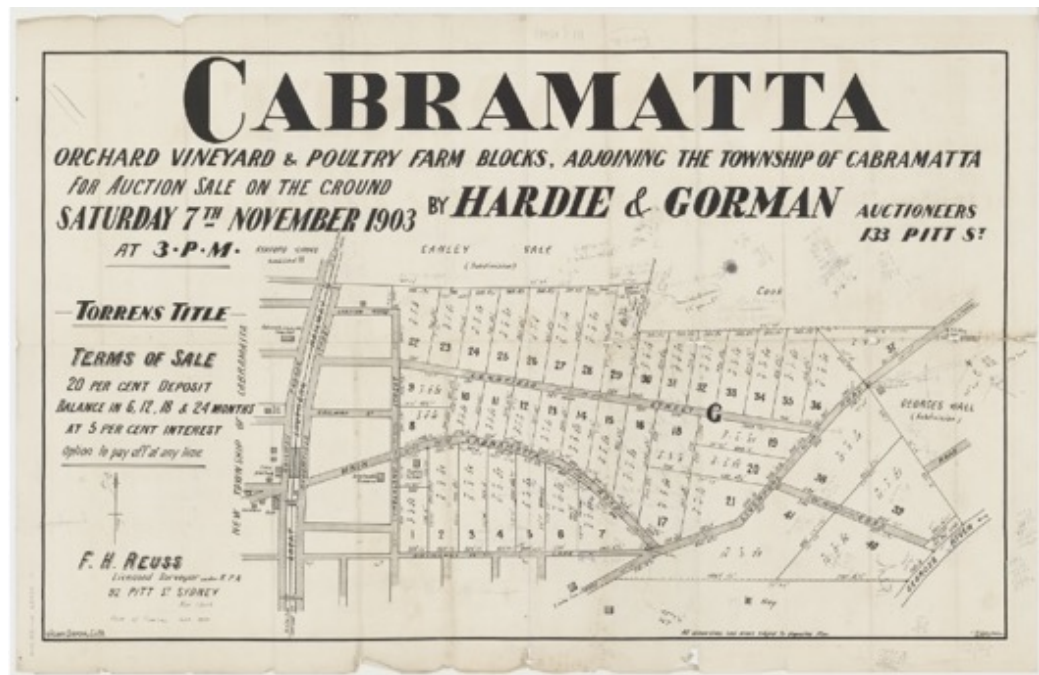


Figure 15 – c.1903 auction advertisement of the farm blocks section of DP4402; the study site is on part of Lot 7 of this subdivision. (SLNSW: Cabramatta subdivision plans, 012 - Z/SP/C2/12 - Cabramatta, Orchard Vineyard & Poultry Farm Blocks - Railway St, Boundary Lane, Liverpool Rd, Longfield St, 1903)

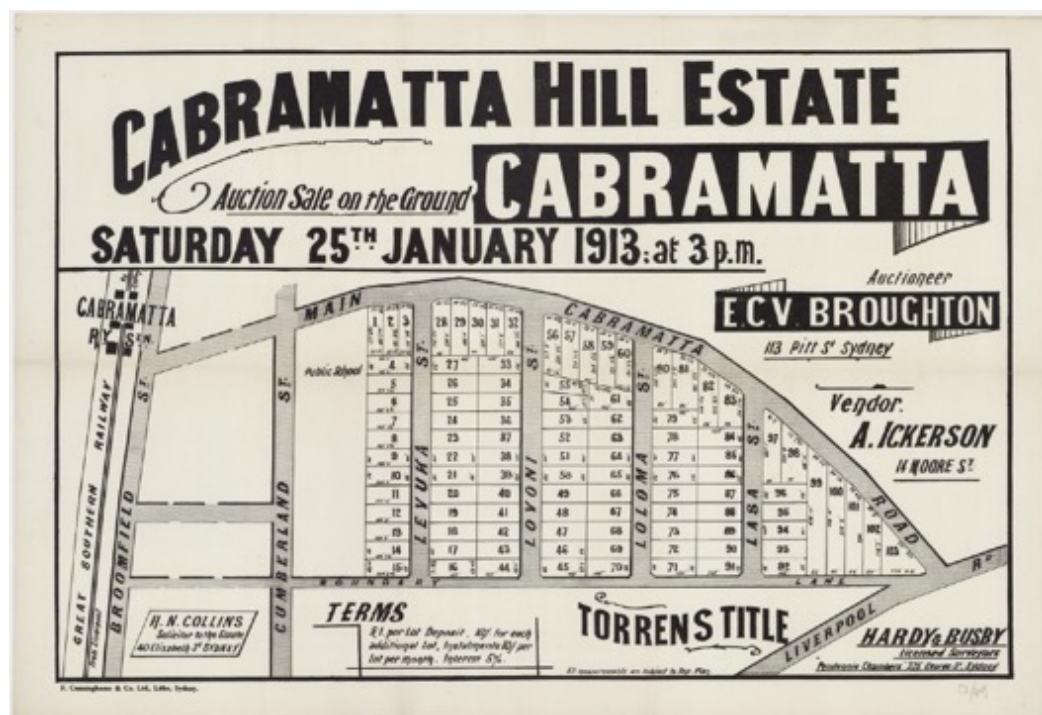


Figure 16 – Alfred Ikerson's 1913 subdivision of part of the Prout grant. The study site is on part of Lot 101. (SLNSW: Cabramatta subdivision plans, 051 - Z/SP/C2/49 - Cabramatta Hill Estate Cabramatta - Broomfield St, Liverpool Rd, Main Cabramatta Rd, 1913)

2.1.4 Acquisition of Lots 100 & 101 by William Henry Hoy (1920)

On the 3rd of September 1920 Cabramatta labourer William Henry Hoy purchased Lot 100 and 101 of DP 7111.¹⁴

A founding alderman of the Cabramatta Council, William Henry Hoy is from the well-known family of 'Hoys Hill'; being the grandson of Timothy Hoy senior.¹⁵ The Hoys variously owned and operated the 80-odd acre property on the south-eastern side of the Liverpool Road (now-Hume Highway) out to the Georges River (now the Cherrybrook Estate, Lansvale). Hoy Park on the bank of the river is named after this historic association. In 1904, they subdivided it between themselves, with William Henry having Lot D and Lot 5 of the plan.¹⁶



Figure 17 – The wider Hoy family property was subdivided between various members in 1904. William Henry Hoy owned and occupied Lot D and Lot 5, which extended out from Liverpool Road to the Georges River. (Source: NSW LRS: Book 762 No. 244)

¹⁴ NSW LRS: CT Vol. 1940 Fol. 182

¹⁵ *Biz*, 8 November 1929, p.4

¹⁶ NSW LRS: Book 762 No. 224, DP215940

As an alderman, Hoy was passionate about the fair pay of the Council staff, lobbying for them to firstly be paid, then provided ongoing support for increases to the daily rates across his term, which lasted from 1900 to 1904. It is thought that he did not stand for re-election given the passing of his father, and fellow farmer, Timothy (junior).¹⁷

At the time of the Cabramatta Road purchase, William Hoy was in his early 60s, and lived at the Lot D Liverpool Road property.¹⁸ With wife Mary, they had a large family of 9 children: 6 girls and 3 boys. His family life had included the sudden and sad loss of one daughter Ada, and the serious injury of another (Edna) when they were both struck by a train at Cabramatta Station in 1928. Compounding this, wife Mary apparently never recovered from the grief and shock of Ada's loss and passed away in 1929.¹⁹

The Cabramatta Road property was just across the road, and now-widower Hoy provided for the financial security of two of his daughters: unmarried Dorothy with the transmission Lot 100 to her in December 1924, and the residue, being Lot 101, conveyed the same day to the married Elsie Rae.²⁰ The Hoy siblings lived in close proximity, with a 1933 electoral roll showing brother George at Loloma Street in the Cabramatta Hill subdivision, and Edna and William at the family Liverpool Road property.²¹

2.1.5 Construction of 20 Cabramatta Road (c1925/6, pre-1930)

Dorothy subdivided Lot 100 into 2; both being purchased by local jockey Francis O'Connor in November 1925.²²

Elsie and storeman husband Graham Rae built and lived in the residence on Lot 101 at Cabramatta Road.²³ A mortgage dated October 1925 suggests that they borrowed money for the construction, roughly dating the house to the mid-late 1920s, with a 1930 aerial showing the cottage, and that of the neighbouring O'Connors, had been completed.²⁴ A 1943 aerial shows the property's canary palms had been planted and were maturing.

¹⁷ Fairfield City Heritage Collection: Beverley Donald, *Shaping Fairfield: The Aldermen of Fairfield and Cabra-Vale Council, 1889-1948*, p.208

¹⁸ AEC: *NSW Electoral Rolls*, Parramatta / Liverpool / 1933

¹⁹ *Sydney Morning Herald*, 28th January 1928, p.18; *SMH*, 30 April 1929 p.6; *Biz*, 8 November 1929, p.4

²⁰ NSW LRS: CT Vol. 3104 Fol. 191

²¹ AEC: *NSW Electoral Rolls*, Parramatta / Liverpool / 1933

²² NSW LRS: CT Vol. 3681 Fol. 130, Vol. 3798 Fol. 179 & 180

²³ AEC: *NSW Electoral Rolls*, Parramatta / Liverpool / 1933

²⁴ NSW LRS: CT Vol. 3681 Fol. 168

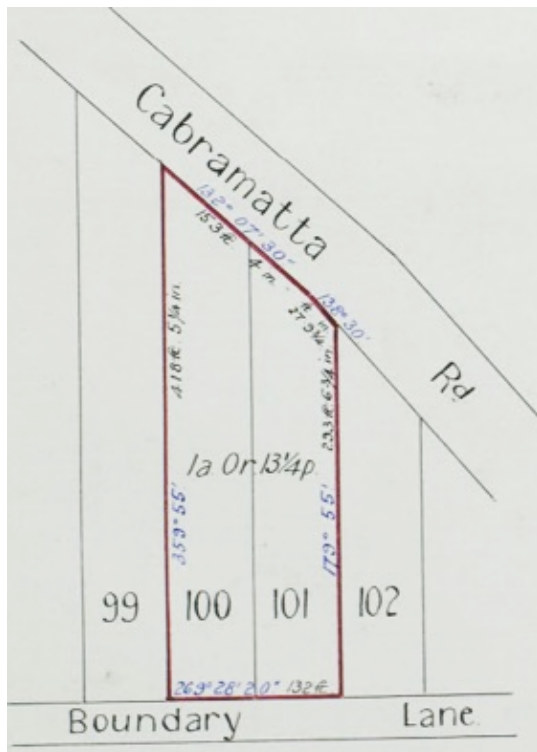


Figure 18 – The parcel of the Cabramatta Hill estate purchased by William Henry Hoy in 1920, outlined in red (Source: NSW LRS: CT Vol. 3104 Fol. 191)

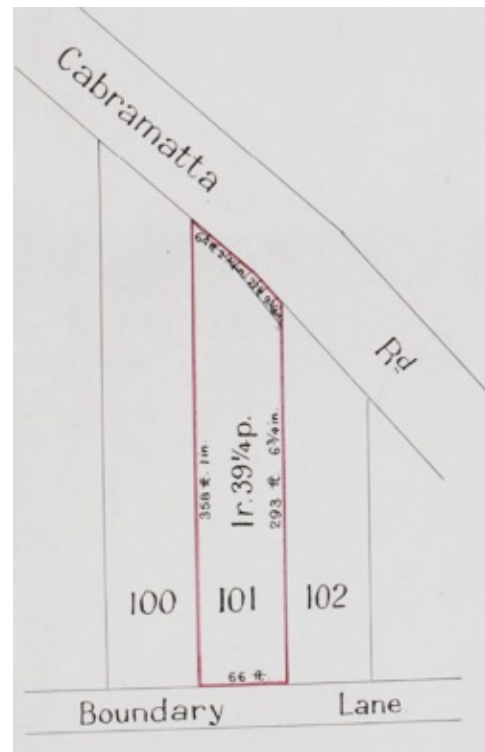


Figure 19 – Lot 101 containing the study site was transferred to daughter Elsie Rae in 1924, in red (Source: NSW LRS: Vol. 3681 Fol.168)



Figure 20 – 1930 aerial showing the study site at 20 Cabramatta Road (red) and neighbouring property at No. 24 had been completed. (Source: NSW Spatial Services, Historical Aerial Imagery, January 1930, CAC_25_785)



Figure 21 – 1943 aerial of the study site, red outline. Canary Palms in front yard are apparent.

(Source: SIX Maps)

2.2 EARLY OWNERSHIP AND DEVELOPMENT

2.2.1 Mid 20th century onward

The Raes lived at 20 Cabramatta Road until the mid-1960s, when they retired to Queensland.²⁵ The sale of the property to local builder Stanislaw Kostrubiec and wife Teokadia was settled on the 9th April 1965.²⁶ The Kostrubiecs had previously purchased the neighbouring O'Connor property in 1954, but sold it in 1966.²⁷

²⁵ AEC: *NSW Electoral Rolls*, Werriwa / Cabramatta / 1963 & QLD / Lilley / Sandgate / 1968

²⁶ NSW LRS: CT Vol. 3681 Fol. 168

²⁷ NSW LRS: CT Vol. 6790 Fol. 38

In August 1969, the study site was subdivided into 2 lots (DP536960); the larger Lot 1 containing the residence and outbuildings, being a total area of 1 rood 12 $\frac{1}{4}$ perches.²⁸

In 1976, the boundaries of the previous subdivision were adjusted under DP568180, with Lot 1 study site still having the larger share. Local Plan Librarian Walter McPherson and wife Diane purchased the study site in June 1984, on-selling to Lance Williams and Joane Price in August 1986. It was the Williams that also purchased an additional triangular block fronting Cabramatta Road from Deposited Plan 580730. This now also comprises the boundary of 20 Cabramatta Road. Thuyen Nguyen purchased both Lots 1 and 3 in September 1988. The property was transferred to the current proprietor(s) in September 1991.²⁹

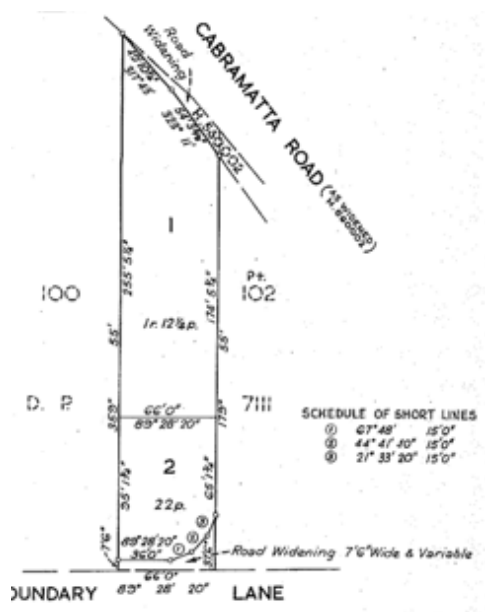


Figure 22 – 1969 subdivision of Lot 101.

Both lots were retained and re-subdivided in 1976. Lot 1 contains the residence. (Source: NSW LRS: CT Vol. 11121 Fol. 48)

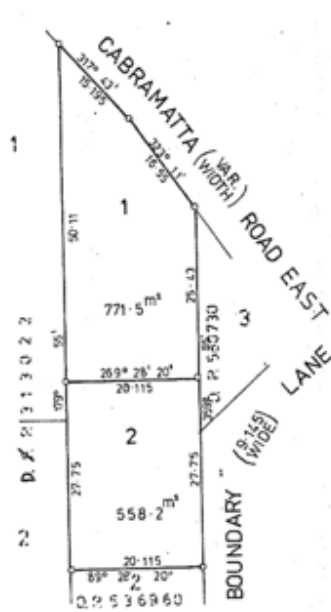


Figure 23 – 1976. The subdivision and sale went ahead with the study site containing the residence being Lot 1. (Source: NSW LRS: CT Vol. 13172 Fol. 236)

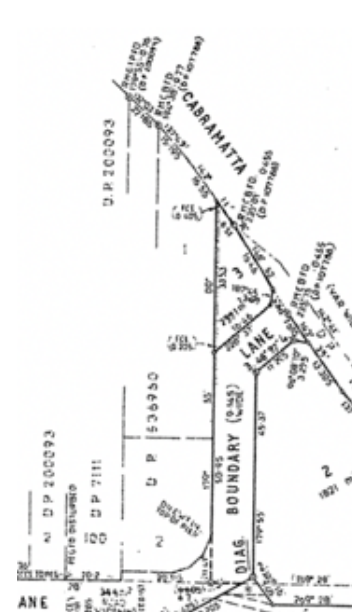


Figure 24 – 1986 plan of the adjoining land. Lot 3 was also purchased by Lance Williams of 20 Cabramatta Rd and added into the address. (Source: NSW LRS: CT Vol. 12981 Fol. 109)

²⁸ NSW LRS: CT Vol. 11121 Fol. 48; Vol. 13172 Fol. 236

²⁹ Vol. 13172 Fol. 236; Vol. 12981 Fol. 109; CT 1/586180

3 PHYSICAL ANALYSIS

3.1 INTRODUCTION

This section provides a brief physical analysis of the property based on an external inspection.

3.2 SUMMARY EXTERNAL ANALYSIS

The house is clad in weatherboard and fibro-cement sheeting and has a corrugated iron roof that appears original. Despite its 1920s construction date, which suggests that the building dates from the Inter-War period, the dwelling seems to represent a Victorian homestead. The verandah currently addresses the north and east, but it appears that this also returned west and has been subsequently filled in, possibly indicating it pre-dates the Inter-war period.

There appears to only be one chimney, however it is possible that this south-eastern wing, which presents a gable end under striped corrugations differing from the rest of the house and containing the current kitchen, was added after its original construction. The house also retains decorative cast iron filigree around the front verandah and leadlight on the right-hand side of the verandah both appearing to be original.

Canary Island Palms planted symmetrically at the front suggest an early formal garden.



Figure 25 – Current aerial image of the land and dwelling at 20 Cabramatta Road East.



Figure 26: Looking south from Cabramatta Road East towards the dwelling.



Figure 27: Looking at the north-eastern corner of the dwelling. The south-eastern wing with striped corrugated roof, gable end and Inter-War style chimney (not visible) evident in the background.

4. SUMMARY COMPARATIVE ANALYSIS

4.1 INTRODUCTION

The following summary comparative analysis outlines most of the other heritage-listed homesteads, cottages, and dwellings in the Fairfield Local Government Area. This includes all those that date from or are described as colonial, Georgian and Victorian era except for the Slab Hut that has been relocated to the Fairfield Museum and the Victorian Cottage which is in a considerable state of disrepair at 45 Chifley Street, Smithfield. It also includes most of the other early 20th Century heritage-listed cottages and dwellings in the Fairfield Local Government Area.

This broad comparative analysis has been undertaken for this property because of the obvious Victorian characteristics that it displays, notwithstanding the historical evidence that suggests it was constructed in the inter-War period. When considering other Victorian (and Georgian) style dwellings within both the Fairfield Local Government Area and outside, this property remains an anomaly in terms of its architectural features.

The significance of all these places is recognised through the heritage listing process, either at state level on the State Heritage Register and/or at local level on the Local Environmental Plan. The images below are from Real Estate.com, Google Streeview, Property Value.com and the SHI/SHR and the significance has also been informed by the SHI/SHR.

4.2 SUMMARY OF SELECTED LATE 19th CENTUARY DWELLINGS & COTTAGES

Building	Significance	Listing
Ettinger House, Canley Vale 	Located at 214 Sackville Street, Ettinger House is a local example of a Victorian "high style", and one of the oldest buildings in Fairfield City. High quality detail includes fretwork barge boards and cast-iron valance. In good condition, now fully reconstructed. Ettinger House has significance for its association with Philipp Ettinger.	FLEP-Local
Georgian House, Smithfield 	Located at 43 Stinson Street, this house is a typical example of a Victorian Georgian style house, with large verandah supported on original posts. Some detail lost but few other alterations. Of social and historical significance as former Mayor's home.	FLEP-Local
Georgian House, Old Guildford 	Located at 24 Shackel Avenue, this Inter-War, Georgian Revival style, in immaculate condition. Rare for the City and a particularly good example. Beautifully constructed in face brick, with characteristic symmetry, fine proportioning, and restrained detailing. Outstanding chamfered verandah posts of special note. Virtually intact. The best of the older houses in the Old Guildford area.	FLEP-Local
Georgian House, Canley Heights 	Located at 10 Rosedale Street, it is likely that this dwelling most likely dates from the mid-late 19 th Century, despite being recorded on the inventory as being Federation in style. The hipped corrugated iron roof with bell cast verandah, bull nosed and returning to both sides.	FLEP-Local

Victorian House, Carramar 	Located at 1 Matthews Street, the pair of late Victorian period buildings in good condition, in a relationship typical of nineteenth century homesteads. Of a type that is rare for the city. Good examples of Victorian Georgian and Victorian vernacular. Two of the oldest Carramar buildings.	FLEP-Local
Victorian House, Fairfield 	Located at 63 Station Street, this large Victorian period house has local significance as one of the oldest houses in the city. Possibly a farmhouse originally. Characteristic Victorian detailing of interest includes the scalloped barge boards and original cast iron brackets. Set on prominent corner site.	FLEP-Local
Victorian House, Smithfield 	Located at 8 Megan Avenue, this is one of the best-preserved early houses of the district. Good example of a Victorian Georgian design. Notable for its excellent face brickwork but has also suffered some unsympathetic alteration. Historical associations with early pioneer families of the area. Local significance.	FLEP-Local
Victorian House, St Johns Park 	Located at 9-11 Melbourne Street this is probably one of the oldest building in St Johns Park. Would have been a farmhouse originally, representative of the early pattern of development along the creeks. Although much altered the building retains its original form and character.	FLEP-Local

4.3 SUMMARY OF EARLY 20th CENTUARY DWELLINGS & COTTAGES

Building	Significance	Listing
Interwar House, Carramar 	Located at 13 Artie Street, Carramar this Inter-War house is significant for its individual design and unusual style, which is uncommon in the Fairfield area. The dwelling presents a double gable to the street and incorporates timber wall cladding with brick verandah.	FLEP-Local
Federation House, St Johns Park 	Located at 5 Chalmer Close St Johns Park, listed as 4-8 Chalmer Close this house is one of the oldest in the suburb, existing prior to subdivision and suburbanisation of the area. Despite reduced curtilage, the dwelling remains a good example of a Federation house.	FLEP-Local
Federation House, Carramar 	Located at 7 Houghton Street, Carramar this dwelling is an imposing example of a Federation period, weatherboard house, noted as being in traditional Georgian style including bell cast roof form.	FLEP-Local
Bungalow, Canley Vale 	Located at 89 Cardwell Street, Canley Vale, this dwelling presents a typical bungalow style double gable to the street and formed of timber cladding and brick and timber verandah.	FLEP-Local
Inter-war House, Fairfield. 	Located at 43 Myddleton Avenue Fairfield, this Inter-War weatherboard house is a good example of a symmetrical, square plan building with verandah on four sides, derived from traditional Georgian form. The building retains original features such as a central gablet over entry, simple bracketed verandah posts and chimney.	FLEP-Local

Inter-war bungalow, Fairfield 	Located at 11 Hunter Street, Fairfield, this house is a good example of a Bungalow in weatherboard. Outstanding leadlight Windows and interesting extension of verandah roof over window bay.	FLEP-Local
Federation House, Fairfield 	Located at 59 Hamilton Road, this weatherboard house in good condition. Bull nosed verandah and detailed timber joinery and recorded with little altered.	FLEP-Local
Inter-war Bungalow 	Located at 118 Nelson Street, this dwelling presents an impressive pair of large, crossed ridge gables. Much original detail typical standard of the Inter-War period.	FLEP-Local
Federation House, Fairfield 	Located at 87 Thorney Road, Fairfield Substantial, early Federation period residence. One of the first built in this area, and one of the City's few early brick houses. Good example of a traditional Georgian design.	FLEP-Local
Inter-war Bungalow 	Located at 452 The Horsley Drive, Fairfield A good example of the transition from the standard Federation form to the standard double gabled Bungalow of the 1920's. Essential Bungalow form, with fine timber detailing characteristic of the earlier Federation period. In excellent condition.	FLEP-Local

Federation House, Fairfield 	Located at 5 Waratah Street, Old Guildford Large, Late Federation period house of unusual oriental character. Distinctive features include corner tower and casement windows. It has historical interest, reputed as former the home of the Australian Japanese ambassador.	FLEP-Local
Federation Cottage, Fairfield 	Located at 16 North Street, this house is an outstanding example of a Federation period weatherboard house, designed for its corner site. One of the best in Fairfield. Good condition, essentially unaltered and with much fine quality detail. The cottage is set within a generous landscape setting.	FLEP-Local
Federation House, Canley Vale 	Located at 2 Malouf Street, Canley Vale Fine example of an early Federation period weatherboard house. Adopts a traditional Georgian form and is set on a large corner block. Little altered and well maintained. Much noteworthy detail.	FLEP-Local
Federation House, Fairfield West 	Located at 9 Hawkesbury Street, this house is one of the earliest houses in the Fairfield area. It has high-quality interior and external detail, including dichromatic brickwork, representing early agricultural activity. Significant for its association with Walter Stimson, an influential property holder and alderman.	FLEP-Local
Federation House, Smithfield 	Located at 716 Horsley Drive, this house is of architectural significance as a rare local example of an attic storey, Federation period, brick residence. Prominent location close to property alignment on The Horsley Drive. Substantially altered but retains some high-quality ornament, rare for the city. This includes the terracotta roof tiles and ridge capping.	FLEP-Local

Federation House, Cabramatta 	Located at 13 Prout Street, Cabramatta, the house is of significance for the local area for historical and aesthetic reasons, and as a representative example of early cottages in the area. The house is readily identifiable as part of the historical building stock of the area and contributes to streetscape character, enhanced by the recognisable features of the transitional Federation/Victorian period architecture and the garden setting.	FLEP-Local
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5. ASSESSMENT OF HERITAGE SIGNIFICANCE

5.1 INTRODUCTION

This section considers the heritage significance of Edensor House based on the available information including historical background and basic physical analysis.

5.2 HISTORICAL THEMES

The Heritage Council of NSW provides a document that was prepared in October 2001 in relation to the relevant themes to consider when assessing heritage significance. The following three themes are considered relevant to the subject site.

NATIONAL THEME	STATE THEME	LOCAL THEME/EXAMPLE
3. Developing local, regional and national economies	Environment - cultural landscape	Canary Island Phoenix Palms as surviving evidence of the early garden plantings and layout.
4. Settlement	Accommodation	Cottage residence constructed in c1925/26, pre1930
4. Settlement	Land Tenure	Changing land uses - from rural to suburban
4. Settlement	Towns, Suburbs and villages	Subdivision pattern and changes - cottage constructed during phase of increased development in Cabramatta
8. Developing Australia's cultural life	Domestic life	Floorplan of house demonstrates the response of house design to patterns of use, required amenities and expectations of the time.
9. Marking the phases of life	Persons	Long term association with members of the Hoy Family; including purchase by William Henry Hoy, founding alderman of Cabramatta and member of the local pioneering family, and then construction of the house and 40 years of occupation by daughter Elsie Rae (nee Hoy).

5.3 NSW HERITAGE CRITERIA

An assessment of cultural significance of Edensor House, has been undertaken below against the seven NSW Heritage Criteria. This assessment is based wholly on the historical information available as well as the physical and comparative analysis.

a) Historical Significance

An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)

This site is historically significant as a remnant of the early wave of suburban development in the Cabramatta region.

b) Historic Associational Significance

An item has strong or special associations with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).

The house has historical associations with the Hoy Family: Alderman William Henry, and daughter Elsie Rae (nee Hoy)

c) Aesthetic and/or Technical Significance

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)

The distinctive form of the house and early plantings, namely canary palms retain aesthetic significance. The visual prominence of the property with three open sides on the corner of an arterial road makes it a landmark in the area. There are also internal features of note such as early, decorative ceilings and wall panelling.

d) Social and/or Cultural Significance

An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.

It is not known at this stage whether the property retains any specific social significance.

e) Research Potential

An item has potential to yield information that will contribute to an understanding of NSW's (or the local area's) cultural or natural history

It is not known at this stage whether the property retains any research potential.

f) *Rarity*

An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

Likely a rare surviving example of buildings of its nature in the Cabramatta area. the building is of particularly interest because of its unusual cross-layering of Victorian and Inter-War periods, which is rare in the Fairfield Local Government Area.

g) *Representativeness*

An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).

The house and garden are representative of the aspirations and means of people from a modest agricultural upbringing in early rural Sydney. The house also likely represents changes that occurred in residential development over time including infilling of verandahs in the Inter-War period.

5.4 STATEMENT OF SIGNIFICANCE

This site is historically significant as a remnant of the early wave of suburban development in the Cabramatta region. It has historical associations with the Hoy Family: Alderman William Henry, and daughter Elsie Rae (nee Hoy)

The distinctive form of the house and early plantings, namely canary palms retain aesthetic significance. The visual prominence of the property with three open sides on the corner of an arterial road makes it a landmark in the area. There are also internal features of note such as early, decorative ceilings and wall panelling.

Likely a rare surviving example of buildings of its nature in the Cabramatta area. the building is of particularly interest because of its unusual cross-layering of Victorian and Inter-War periods, which is rare in the Fairfield Local Government Area.

The house and garden are representative of the aspirations and means of people from a modest agricultural upbringing in early rural Sydney. The house also likely represents changes that occurred in residential development over time including infilling of verandahs in the Inter-War period.

6. HERITAGE CURTILAGE REVIEW

6.1 INTRODUCTION

This section has been included to provide guidance in relation to curtilage of 20 Cabramatta Road East, Cabramatta.

6.2 DISCUSSION OF CURTILAGE

The publication *Heritage Curtilages, prepared by the (former) Heritage Office, Department of Urban Affairs and Planning, 1996* ('publication') has been used as a guide to the determination of an appropriate curtilage for 20 Cabramatta Road East, Cabramatta.

This publication defines "heritage curtilage" as:

'...the area of land surrounding an item or area of heritage significance, which is essential for retaining and interpreting its heritage significance. It can apply to either:

- land which is integral to the heritage significance of items of the built heritage;*
- or*
- a precinct which includes buildings, works, relics, trees or places and their setting.'* (p3).

The document describes *Lot Boundary, Reduced, Expanded and Composite* curtilages. Of most relevance to this assessment is the Lot Boundary Curtilage.

The publication describes a Lot Boundary Curtilage as extending to the boundary of the property containing the heritage item and outlines that this is the most common type of curtilage. The following commentary is provided in relation to Lot Boundary Curtilage:

'The property may also contain associated buildings, gardens and other significant features including walls, fences, driveways, or tennis courts, which contribute to the heritage significance of the property.' (p5)

This type of curtilage can allow for the maintenance of links between remaining extant built and landscape elements, which are necessary to provide an understanding of the evolution and historic and social significance of the heritage item.

The historical analysis indicates that the property associated with the original house and property has been continually subdivided and reduced in size over time.

The house clearly occupies a curtilage defined by the current property boundaries. It is therefore recommended that the curtilage of the heritage item proposed as *'20 Cabramatta Road East – house, interiors, and grounds including Canary Island Palms'* should be defined by the existing property boundary as shaded below.

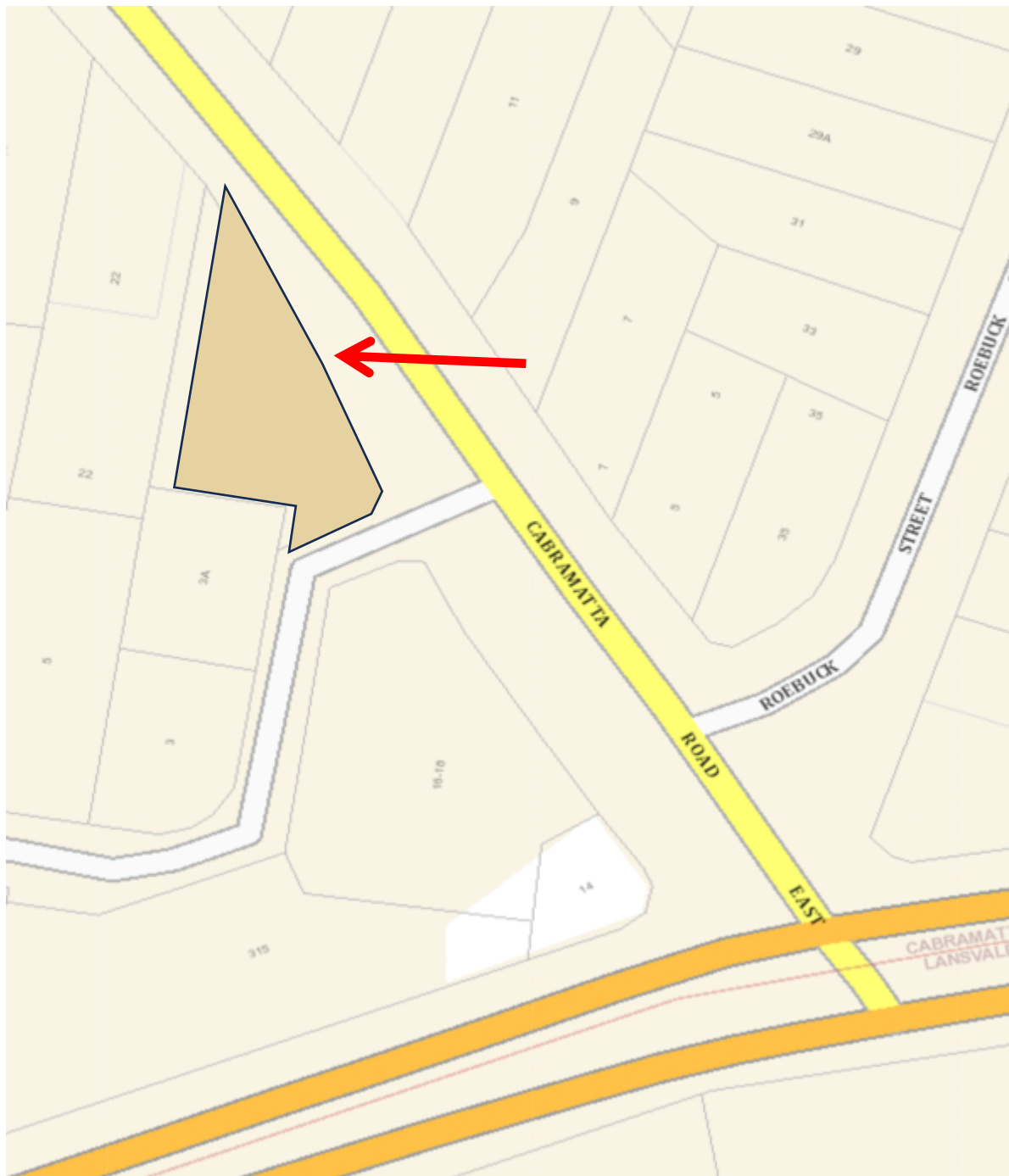


Figure 28: Suggested Lot Boundary Curtilage for 20 Cabramatta Road East, Cabramatta.

Whilst historical research does indicate that adjacent allotments are associated with the former farmhouse, the context has changed significantly, and the area has developed with little indication of the original or wider historic parcel.

7. CONCLUSION AND RECOMMENDATION

Based on the available historical and physical evidence, as well as a comparative analysis of similar properties, it is evident that the house at 20 Cabramatta Road East, Cabramatta meets the threshold for heritage listing at least at a local level and should be recognised for its significance to the Fairfield Local Government Area.

It is therefore suggested that Schedule 5 of FLEP be amended to include:

Suburb	Item Name	Address	Property Description	Significance	Item No.
Cabramatta	<i>'20 Cabramatta Road East – house, interiors, and grounds including Canary Island Palms.'</i>	20 Cabramatta Road East, Cabramatta	Lot 1 DP 775003	Local	Item 110

The FLEP heritage map should also be amended in accordance with the curtilage map shown at Figure 25 above.

The following simple works could further enhance the integrity of heritage item:

- Remove later security screens to windows.
- Investigation and reinstatement of original external wall fabric surface.
- Remove concrete verandah floor to reveal original underlain timber boards.
- Repair and maintenance as required.