

PROPOSED REDEVELOPMENT

OF THE

CYPRUS CLUB

58-76 STANMORE ROAD, STANMORE, NSW

PRELIMINARY HERITAGE ASSESSMENT



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1.0 INTRODUCTION

1.1 THE BRIEF

The following report has been prepared to provide a preliminary heritage assessment of the proposed redevelopment of the Cyprus Club at 58 to 76 Stanmore Road, Stanmore NSW. The report has been prepared on behalf of Platino Properties.

1.2 THE STUDY AREA

The study area includes the site of the Cyprus Club and the open car parking areas to the west and south and the properties at 4-14 Tupper Street as follows:

ADDRESS	LOT	DP
58-76 Stanmore Road	1	105860
	1	121420
	A	308880
	B	308880
Substation	1	180283
4 Tupper Street	C	308880
6 Tupper Street	D	308880
8 Tupper Street	1	923826
10 Tupper Street	1	119242
12 Tupper Street	1	301956
14 Tupper Street	2	301956
Car park		
20 Tupper Street	1	167529
3 Alma Avenue	1	971516
5 Alma Avenue	1	444675
7 Alma Avenue	2	444675
9 Alma Avenue	3	444675

In the Municipality of Marrickville, Parish of Petersham and County of Cumberland (Figures 1.1 and 1.2).

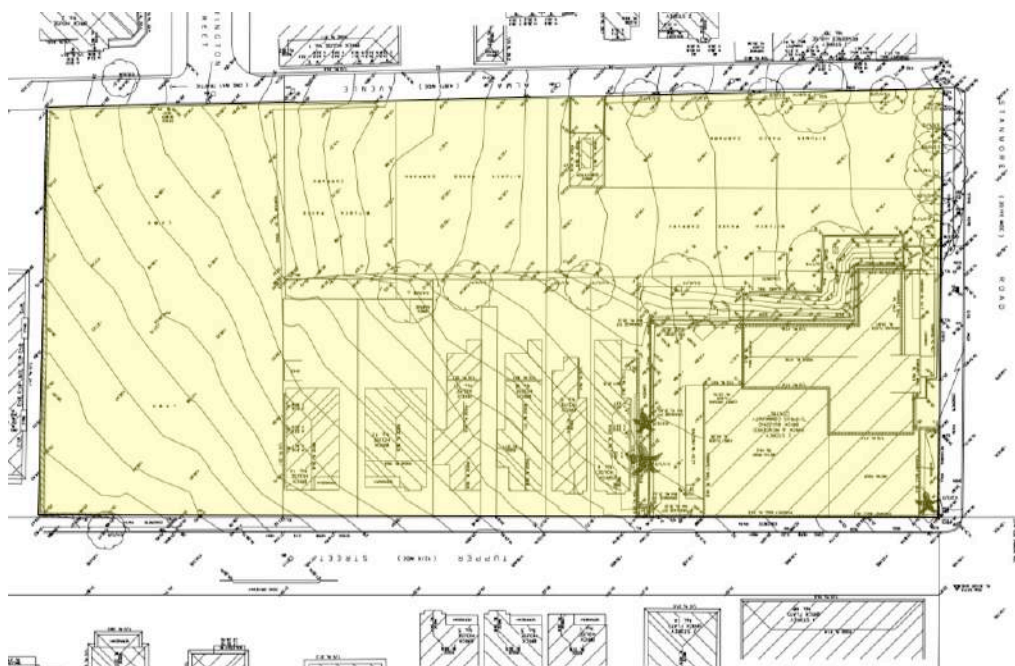


Figure 1.1 Survey Plan

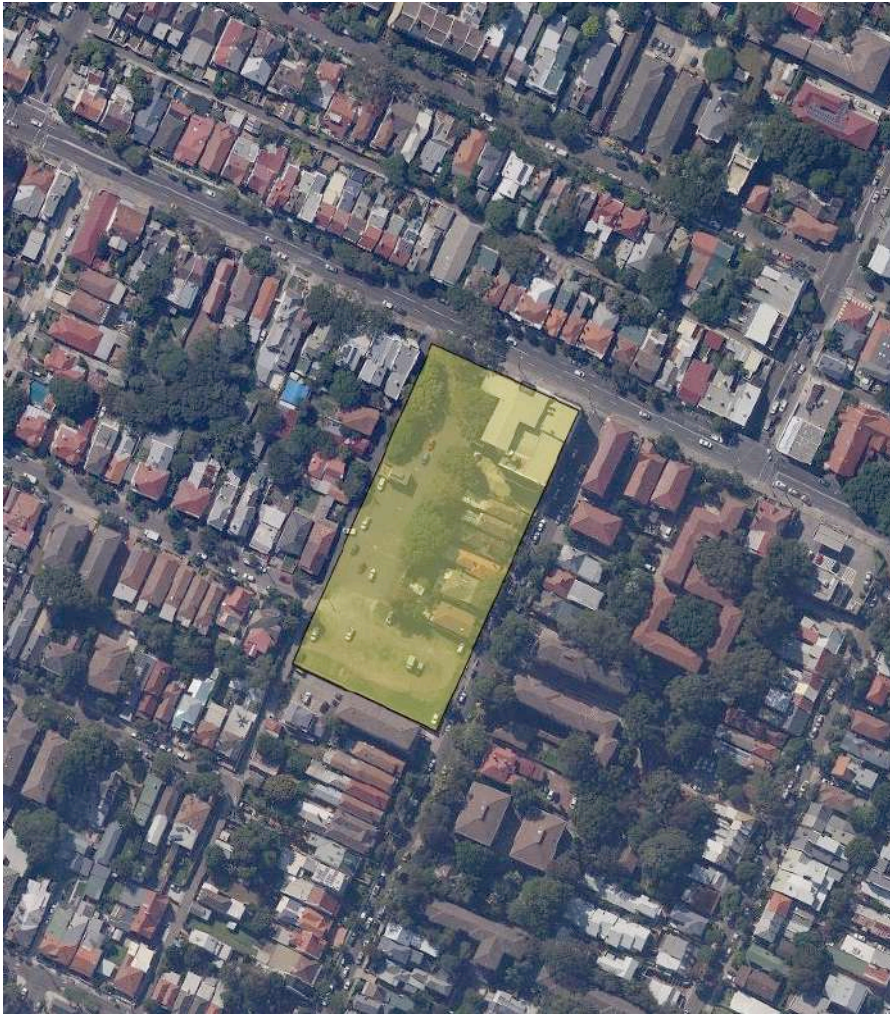


Figure 1.2 The Study Area shaded

Source: SIX Maps

1.3 LIMITATIONS AND TERMS

The report only addresses the European significance of the place. The terms *fabric, conservation, maintenance, preservation, restoration, reconstruction, adaptation, compatible use and cultural significance* used in this report are as defined in the Australia ICOMOS Burra Charter.

1.4 METHODOLOGY

This report was prepared in accordance with the *NSW Heritage Manual* "Statements of Heritage Impact" and the "Assessing Heritage Significance Guidelines" and the Mosman Council guidelines for the preparation of heritage impact statements. The philosophy adopted is that guided by the Australia ICOMOS Burra Charter 2013.

1.5 AUTHORS AND ACKNOWLEDGMENTS

This report, including all diagrams and photographs, was prepared by John Oultram of John Oultram Heritage & Design, unless otherwise noted. Historical research was prepared by Nicholas Jackson. John Oultram Heritage & Design was established in 1998 and is on the NSW Heritage Office list of heritage consultants.

2.0 HISTORICAL DEVELOPMENT

2.1 SUBURBAN CONTEXT

Stanmore is an inner west suburb of Sydney that developed a place of residence after the opening of the railway station in 1878. Historically, the eastern portion of Stanmore was within the municipality of Petersham (constituted in 1871) and the area west of Stanmore Road was within Marrickville Council (constituted in 1861). Stanmore Public School opened in 1884, and the first post office in 1886 (known as Stanmore Road prior to 1895.)

This part of inner western suburban Sydney had been colonised in the 1790s with the making of grants of land to Thomas Rowley in 1793 (240 acres) and Edward Laing in 1794 (100 acres), with the line of division of these grants being Stanmore Road, which is said to date from 1835. Rowley's extensive grant was named Kingston, while Laing's was Laing's Hill or more commonly known as Laing's Clear.

The name of the suburb derived from an early settler, John Jones, who came from Stanmore outside London. Jones arrived in the colony in the 1830s and developed an estate where Newington College (opened in 1881) is. As an aside, the Reiby family's Stanmore House was built in 1850, but that is in neighbouring Enmore, while Stanmore railway station really is within the historical Kingston.



Figure 2.1 Detail of the government map of the parish of Petersham, probably issued in the 1830s, showing Laing and Rowley's grants divided by Stanmore Road

Source: State Archives NSW (MAP 341)

2.2 FOTHERINGHAM ESTATE

The Cyprus Club comprises property that dates from the Fotheringham Estate land release of 1860. This part of Stanmore is within the grant of 100 acres made to Edward Laing in 1794. Laing had arrived in the penal colony of NSW in 1792 as an assistant surgeon to the NSW Corps. Laing died in 1797, and by 1800 the grant was owned by Thomas Fyshe Palmer (1747-1802),¹ the Unitarian minister who had been sentenced to transportation in 1793 for religious and political agitation. Probably Palmer was the executor of Laing's estate, and in 1800 he sold the grant to merchant sea captain Eber Bunker (1761-1836).²

In the following years Bunker was aboard on sea ventures killing whales, and on his return to Sydney in 1808 sold Laing's grant to Gregory Blaxland.³ In later years the grant was acquired by Solomon Levey.⁴ Levey (1794-1833) had arrived in NSW in 1815 to serve a sentence of transportation for seven years, and he went into partnership with fellow emancipist Daniel Cooper (1795-1853) in 1825. Levey returned to England in 1826, and died there in 1833.

Levey's complicated business affairs took years to resolve, and the local trustees of Levey's Will, merchants Richard Roberts, Thomas Gore and Ranulph Dacre, subdivided and sold Laing's grant in September 1838. The estate was sold as Laing's Clear and was described as being at Newtown. The sale comprised allotments of between five and ten acres intended for development of villa estates,⁵ which were emerging in the districts of Newtown and St Peters at this time.

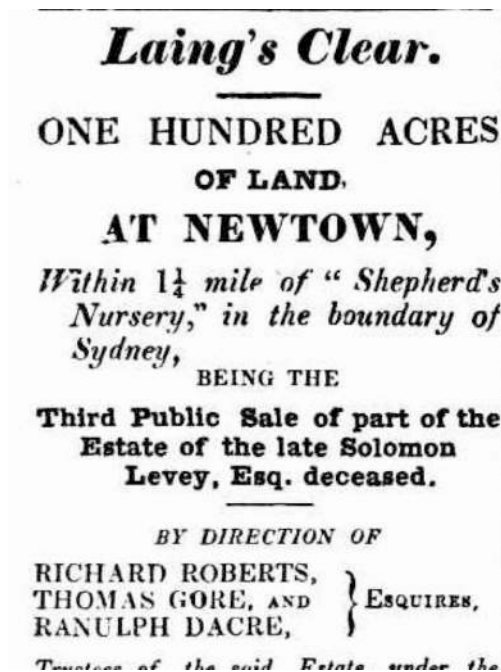


Figure 2.2 Newspaper notice for the sale of Laing's 100 acres as subdivided and sold in 1838 by the local executors of the Will of Solomon Levey. The district was known then as Laing's Clear at Newtown

Source: *Commercial Journal*, 12 September 1838

¹ Old Register Book 4 Page 10a entry 282

² Old Register Book 4 Page 10a entry 282

³ Old Register Book 4 Page.10a entry 282

⁴ Mitchel Library A5441 Solomon Levey Estate Papers, Items 21-24

⁵ Advertising, *Commercial Journal*, 12 September 1838, p.3

Resulting from this sale, in 1838 Alexander Fotheringham purchased Lots 1, 2 and 3 of the subdivision, comprising an area of around 18¾ acres, for 796 pounds 4 shillings 9 pence.⁶ Fotheringham (1789-1869) was a merchant and ship owner in Sydney who had wharf and stores at Darling Harbour. Fotheringham returned to England in about 1857 or 1858, and entrusted his business affairs in Sydney to fellow merchant Alexander McDonald (1809-1888),⁷ of the firm McDonald, Smith & Co, general importers. Fotheringham had not resided at this property, which possibly was managed by a caretaker for a cottage like building had been erected by 1860 at what is today No. 3 Alma Avenue.⁸

McDonald arranged for the subdivision of Fotheringham's land, which was offered for sale in January 1860, with the land release being called the Fotheringham Estate situated at Newtown.⁹ The land release comprised a total of 52 building blocks in four sections (A to D) bounded on the north by Stanmore Road, on the east by Enmore Road, on the south by Newington Road (formerly Emily Street), and on the west by what is today Alma Avenue. The new estate formed Tupper (originally Great Tupper) Street and Fotheringham Street.



Figure 2.3 Newspaper notice published in 1860 for the subdivision and sale of Fotheringham Estate, this being the 20 acres (approximately) owned by Alexander Fotheringham who returned to England in about 1858

Source: *Sydney Morning Herald*, 17 January 1860

⁶ Old System Lease and Release Book P No. 951

⁷ Old System Conveyance upon trust Book 65 No. 42

⁸ State Library of NSW Enmore Subdivision Plan No. 372

⁹ State Library of NSW Enmore Subdivision Plan No. 372



Figure 2.4 The plan of the subdivision of Fotheringham Estate undertaken in 1860 (with later annotations). Marked up to show the allotments discussed in this report, comprising mostly the Cyprus Club site. Alexander Fotheringham had owned this land since 1838, but he did not undertake development aside from the curious building at present day No. 3 Alma Avenue.

Source: State Library of NSW (Enmore Subdivision Plan No. 372)

2.3 STANMORE ROAD VILLAS

The opening of the railway from Sydney to Parramatta in 1855 provided the means of transport to reside west of Sydney for those with the time and money to do so. The intermediary stations opened in 1855 were limited to Newtown, Petersham (1857), Ashfield, Burwood and Homebush. Other stations opened in the 1860s and 1870s inclusive of Stanmore (1878), Lewisham (1866), Summer Hill (1879), Croydon (1875) and Strathfield (1876). Large building blocks could be purchased in the vicinity of these stations and suburban villas were built for the emerging mercantile and professional classes. This type of development was also undertaken along Stanmore Road to a lesser extent, and principally along the southern side of the road. This elevated and open position offered views to Botany Bay.¹⁰



Figure 2.5 A commercial photograph of Stanmore Road in the first half of the 1870s by American & Australasian Photographic Company. Depicted from left to right: Afreba, Sparnon, and Rathglassie/Corona (all demolished)

Source: State Library of NSW (ON Box 1 No. 121)

The first generation of development of site of the Cyprus Club comprised the following suburban villas.

2.3.1 Sparnon

The first of the suburban villas was Sparnon (A/308880) built for Josiah Perry in about 1864.¹¹ Perry (1823-1906) was a draper and part owner of a family business with his brothers trading as Perry Bros with premises in King Street and later George Street, Sydney. Perry purchased the three allotments (Lots 1, 2 and 3, Section D) fronting Stanmore Road between Tupper Street and Alma Avenue from Alexander McDonald in 1860, at the time of the Fotheringham Estate sale, for 308 pounds.¹²

Perry owned Sparnon until 1882 when it was conveyed to William Lee (1823-1885) and his wife Ann (1820-1899).¹³ It was the Lees' home in their lifetime, and after this, from 1906, the property was owned and occupied by William Henry Chown and members of the Chown family until 1924.¹⁴ Chown (1859-1922) was a member of the family firm of manufacturers trading as Chown and Mulholland Ltd with a factory at Ultimo producing cast and pressed metal furnishings such as baths.

¹⁰ Described in sales notice for Sparnon, *Sydney Morning Herald*, 19 November 1881, p.17

¹¹ Listed in *Sands' Directory* from at a Stanmore Road address.

¹² Old System Conveyance Book 72 No.840

¹³ Torrens Title Dealing 56542

¹⁴ Torrens Title CT Vol. 578 Fol. 5

From 1924 until 1945 Sparnon was owned and occupied by Alphonse Even (1873-1941), a Frenchman who owned a chain of dry cleaners and dyers in Sydney.¹⁵ There were a number of owners after 1945 until 1959 when it was purchased by representatives of the Newtown Rugby League Club.¹⁶

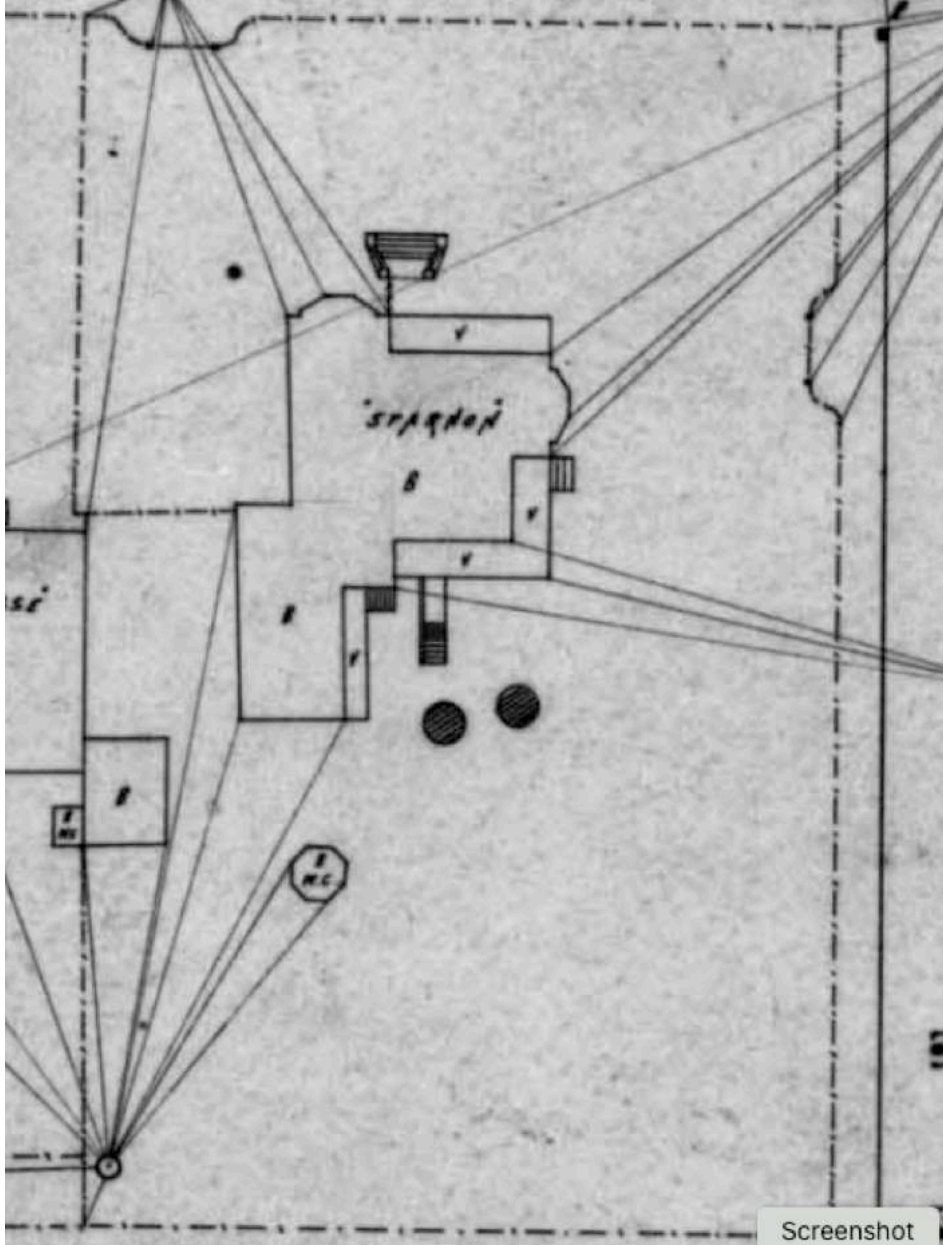


Figure 2.6 Detail of the government series of detailed surveys of metropolitan Sydney undertaken in the 1880s and 1890s, this being Marrickville Sheet No. 6, dated 1889. Depicted was the building footprint of Perry's Sparnon and its garden features

Source: Sydney Water Archives (PWS1544.S557)

¹⁵ Torrens Title Dealing B58607

'Alphonse Even est mort,' *Le Courier Australien*, 5 December 1941, p.1

¹⁶ Torrens Title Dealing H204510



Figure 2.7 Detail of a commercial photograph of Stanmore Road in the first half of the 1870s by American & Australasian Photographic Company. Depicted is Perry's Sparnon dating from the early 1860s, with later (early 1870s?) additions it seems

Source: State Library of NSW (ON Box 1 No. 121)

2.3.2 Corona and Rathglasse

Corona (1/121240) and Rathglasse (1/105806) were two attached villas situated to the west of Sparnon and within the three allotments (Lots 1, 2 and 3 in Section D) that Josiah Perry had purchased in 1860.¹⁷ These houses were built in about 1873 for Perry as investments and let. Initially, the houses shared the same land title with Sparnon prior to subdivision in 1882.¹⁸

¹⁷ Old System Conveyance Book 72 No.840

¹⁸ Torrens Title CT Vol. 578 Fol. 6

The nineteenth century tenants included:

Year	Rathglasse	Corona
1874	William Adam Purves	
1877		JS Harrison
1878	Frederick SE Holt	JS Harrison
1882	Thomas Fisher	JS Harrison
1884		Miss Thompson's Preparatory School for Boys
1888	Charles Pearce	John Collman
1890	Charles Pearce	William Hooker, gas engineer
1895	Charles Pearce	
1898		Dr McAllister

While Perry sold Sparnon in 1882, both of these houses continued to be owned by him and his wife Ann until 1902 when Rathglasse was sold to Miss Jessy Ellen Pearce,¹⁹ and 1908 when Corona was sold to Mrs Emily Jame Walther, wife of accountant Frederick William Walther.²⁰ Corona was the Walthers' home until the early 1920s. Miss Pearce' parents, Charles and Emma, had tenanted Rathglasse since the late 1880s.

Charles Pearce (1829-1900) was the senior partner in JG Hanks & Co, grocers and wine merchants, and had died at Rathglasse in 1900.²¹ After 1900 Rathglasse was let to the Missionary Training College until the early 1910s. From 1913 the owner and occupier of Rathglasse was Mrs Isabel Burns²² and members of her family until the sale in 1940.²³

The later owners of both houses are listed in an Appendix.

Representatives of the Newtown Rugby League Club purchased Corona in 1961²⁴ and Rathglasse in 1967.²⁵

¹⁹ Torrens Title CT Vol. 1396 Fol. 112

²⁰ Torrens Title CT Vol. 1374 Fol. 31

²¹ 'Death of Mr Charles Pearce', *Daily Telegraph*, 19/12/1900, p.7

²² Torrens Title Dealing A35964

²³ *Sands' Directory*

²⁴ Torrens Title Dealing H724842

²⁵ Torrens Title Dealing H724843

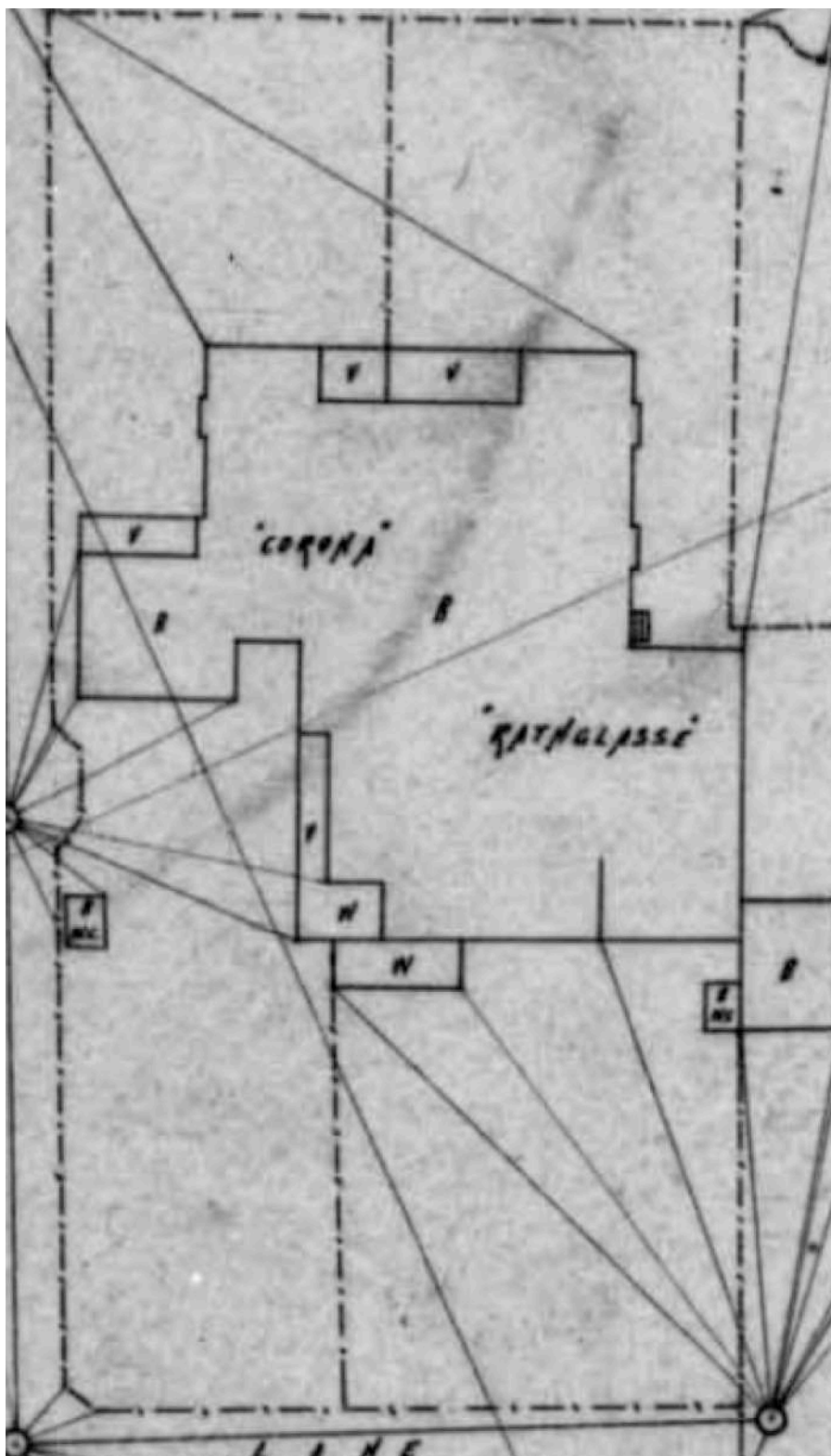


Figure 2.8 Detail of the government series of detailed surveys of metropolitan Sydney undertaken in the 1880s and 1890s, this being Marrickville Sheet No. 6, dated 1889. Depicted were the attached villas Rathglasse and Corona

Source: Sydney Water Archives (PWS1544.S557)



Figure 2.9 Detail of a commercial photograph of Stanmore Road in the first half of the 1870s by American & Australasian Photographic Company. Depicted were Perry's Rathglasse and Corona dating from the early 1870s

Source: State Library of NSW (ON Box 1 No. 121)

2.3.3 Chiswick

Two allotments (Lots 4 & 5, Section D) of the Fotheringham Estate comprised the villa called at first Salehurst, then Chiswick, and Lugood in later years (the site being 3 Alma Avenue). The allotments were purchased in 1860 from Alexander McDonald by Richard Willmot Cozens (1829-1887), who paid a total of 297 pounds for them.²⁶

Within Lot 4 at the time of the purchase in 1860 stood a building (probably cottage) fronting No. 3 Alma Avenue, which while depicted in the plan of the estate subdivision, was not described in the accompanying newspaper sales notice. Later in 1860 Cozens sold these same two allotments to the widowed Mrs Jane Bridgland for 900 pounds,²⁷ with the increased value being accounted either by capital improvement or canny salesmanship.

From 1872 the owner was Josiah Perry, of the neighbouring Sparrow,²⁸ and probably he built the villa in about 1873 on the site of/or incorporated the pre 1860 cottage discussed above. Perry offered this property for sale in 1877 when it was called Salehurst Villa.

²⁶ Old System Conveyance Book 66 No. 495

²⁷ Old System Conveyance Book 68 No. 108

²⁸ Old System Assignment Book 147 No. 8

The development was described as a commodious brick built family cottage (that is single storey). Salehurst had a Tupper Street address, but it was set well back from this street with the large garden front comprising orchard, flower gardens and gravel walk.²⁹ Salehurst was purchased by Thomas Francis for 1460 pounds (registered in 1878 as a receipt for monies paid),³⁰ who was the owner of the neighbouring Folkestone (see entry below). Francis changed the house name to Chiswick, and continued to lease it out.³¹ Tenants of this era were the Misses Cooke who ran, very briefly it seems, a ladies' college at this address from mid 1877.³² From 1882 to 1902 the owners were William and Ann Lee, the owners of neighbouring Sparnon.³³ They continued to let out the house, with the tenant in 1882 being warehouseman Richard Burnett.³⁴

In 1902 local builder Robert Ernest Baker (died 1918) purchased Chiswick, and he set about subdividing the developing the Tupper Street and Alma Avenue frontages.³⁵ He resided for a time in the villa (now named Lugood) with a much reduced garden setting. In 1912 Lugood was sold to the widowed Mrs Alice Mary Langbourne,³⁶ and it was her home until 1921 and after this the home of Minnie and John Patrick Fanning, an estate agent,³⁷ until 1932. Later owners are listed in an appendix.

Representatives of the Newtown Rugby League Club purchased this property in 1971.³⁸

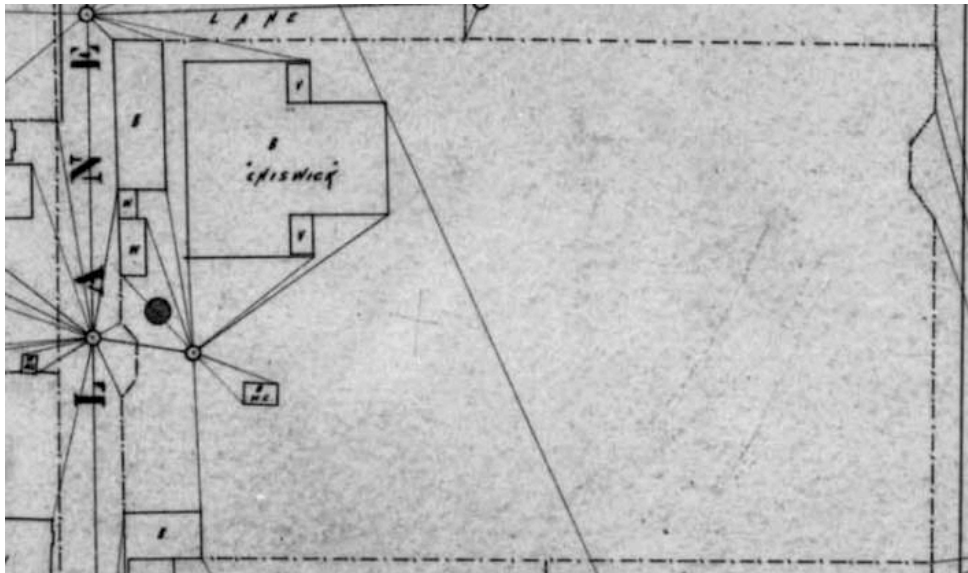


Figure 2.10 Detail of the government series of detailed surveys of metropolitan Sydney undertaken in the 1880s and 1890s, this being Marrickville Sheet No. 6, dated 1889. It recorded Chiswick set well back from its Tupper Street address

Source: Sydney Water Archives (PWS1544.S557)

²⁹ Advertising, *Sydney Morning Herald*, 21 March 1877, p.8

³⁰ Old System Receipt Book 181 No. 758

³¹ Advertising, *Sydney Morning Herald*, 15 June 1877, p.8

³² Advertising, *Sydney Morning Herald*, 3 July 1877, p.6

³³ Torrens Title CT Vol. 584 Fol. 222

³⁴ Sands' Directory

³⁵ Torrens Title Dealing 342452

³⁶ Torrens Title Dealing 658019

³⁷ Torrens Title Dealing A694848

³⁸ Torrens Title Dealing M21362



Figure 2.11 Detail of a commercial photograph of Stanmore Road in the first half of the 1870s by American & Australasian Photographic Company. It included a glimpse of Chiswick it seems

Source: State Library of NSW (ON Box 1 No. 121)

2.3.4 Folkestone

The villa known as Folkestone was located at No. 20 Tupper Street. Folkestone was an extensive estate as its southern boundary at one time was Newington Road (formerly Emily Street), but the villa was situated within the northern part (No. 20 Tupper Street). That area, being Lots 4 & 5 in Section D of the Fotheringham Estate, was purchased in 1860 by the Presbyterian minister the Rev. Robert Blain (1797-1871) from Alexander McDonald for 79 pounds 4 shillings.³⁹ Blain's interest in the property however was short-lived for in 1863 the allotments were conveyed to Jonathon Stephens Perry for 155 pounds.⁴⁰

³⁹ Old System Conveyance Book 67 No. 315

⁴⁰Old System Conveyance Book 82 No. 701

Perry (1822-1908) was a brother of Josiah, the owner of neighbouring Sparnon, and the pair were business partners. Folkestone was built for Jonathon Perry sometime prior to 1872,⁴¹ probably in the early 1870s. From 1875 to 1882 the owner was Thomas Francis (1829-1889),⁴² and from 1882 to 1887 Mrs Sarah Amelia Bayly (1827-1909),⁴³ the widow of grazier Nicholas Paget Bayly (1814-1879) of Havilah at Mudgee.

The extensive (around 2&3/4 acres) Folkestone estate was subdivided and sold in 1887. The owner of Folkestone from this date was George Merriman who retained a sizeable (around one acre) garden setting for the villa,⁴⁴ and paid 5000 pounds for that privilege. Merriman (1845-1893) was the City Solicitor with Sydney Council from 1887 until shortly before his death, and the local member for West Sydney between 1882 and 1885, and 1887 and 1889 in the NSW Legislative Assembly.⁴⁵

While survived by a widow, Minnie who owned Folkestone until her death in 1914 (and after by her trustee, Perpetual Trustee Company Ltd), from 1893 the house was let: in 1895 the tenant was Adam Irving, and from about 1900 to 1920 by Edward Charles Johnson⁴⁶ (listed as owner by Marrickville Council in rate assessments).

In 1920 Folkestone was purchased by Mrs Helen Wilson Fell (died 1935) and others as trustees for a charitable organisation associated with the Presbyterian Church for use as a hostel.⁴⁷ Known as Dunmore, after that firebrand the Rev Dr John Dunmore Lang (1799-1878), it provided accommodation for young women attending university.⁴⁸ Officially opened in September 1922, it was the first hostel of its kind for the Presbyterian Church in Sydney.

Representatives of the Newtown Rugby League Club purchased this property in 1968.⁴⁹

⁴¹ *Sands' Directory* 1873 entry for address of Jonathon

⁴² Torrens Title Dealing 17135

⁴³ Torrens Title Dealing 55606

⁴⁴ Torrens Title CT Vol. 868 Fol. 200

⁴⁵ 'The Late Mr George Merriman,' *Sydney Mail*, 25 November 1893, p.1116

⁴⁶ *Sands' Directory*

⁴⁷ Torrens Title CT Vol. 3157 Fol. 151

⁴⁸ 'Women's Hostel at Stanmore', *Sydney Morning Herald*, 4 February 1921, p.10

⁴⁹ Torrens Title Dealing L29712

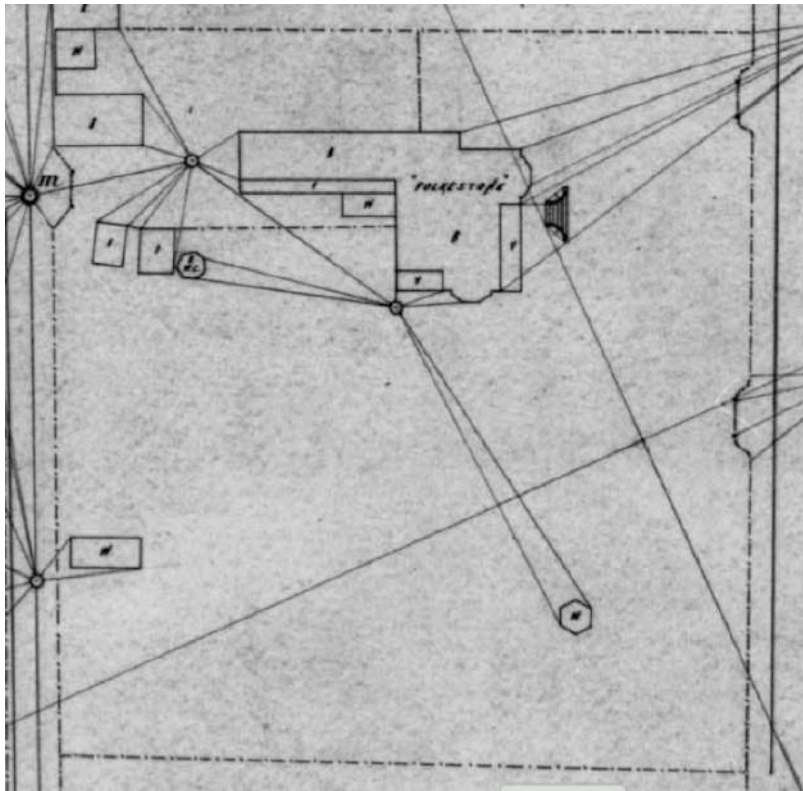


Figure 2.12 Detail of the government series of detailed surveys of metropolitan Sydney undertaken in the 1880s and 1890s, this being Marrickville Sheet No. 6, dated 1889. Depicted was the building footprint of Folkestone, stables and garden features

Source: Sydney Water Archives (PWS1544.S557)

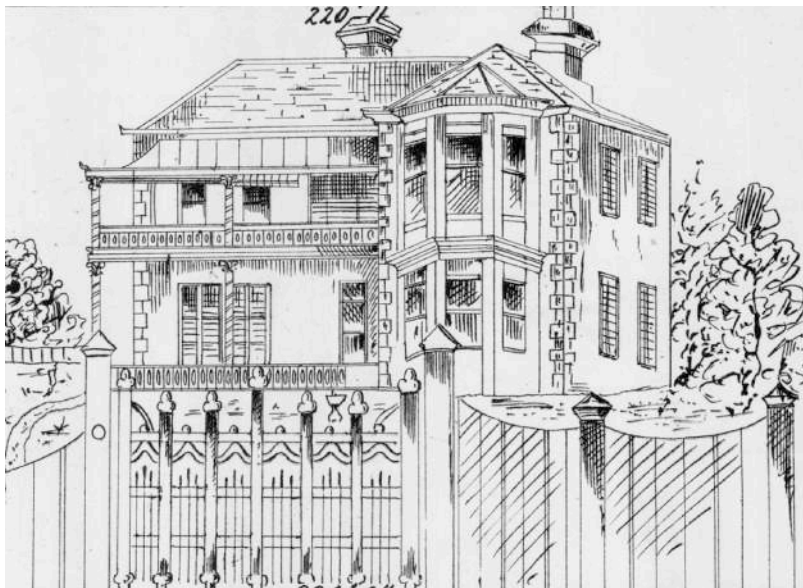


Figure 2.13 Folkestone in 1887

Source: State Library of NSW (Enmore Subdivision Plan No. 36)

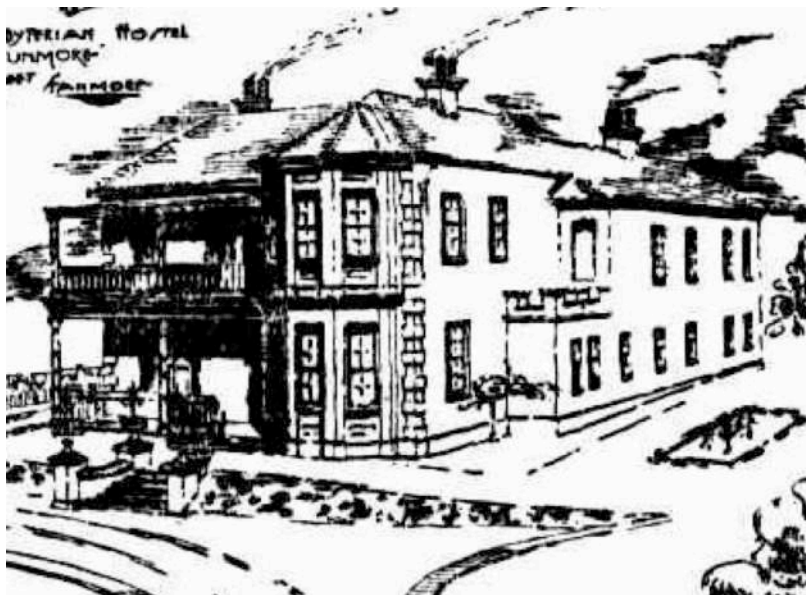


Figure 2.14 Architect's sketch perspective of Folkestone showing the proposed new accommodation wing for the hostel

Source: *Sydney Morning Herald*, 4 December 1921

2.4 COTTAGES AND BUNGALOWS

The suburban villas built in the 1860s and 1870s comprised extensive plots of land that in most instances were subdivided after the passing of the second generation that lived in them. In respect of the villas associated with The Cyprus Club site, the exceptions to this were Corona (1/121240) and Rathglasse (1/105806) that probably became boarding houses in the 1940s, and Folkestone (20 Tupper Street), which after 1920 had an institutional use.

Where subdivision occurred earlier in the twentieth century the new development was in the form of brick cottages, either freestanding or semi detached, fronting either Alma Avenue or Tupper Street.

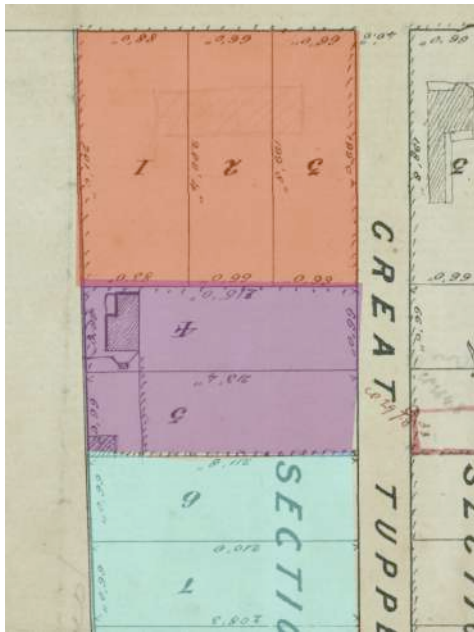


Figure 2.15 The site of the Cyprus Club (but not the southern boundary as shown) in 1860 marked up to show the three primary land purchases made following the land release discussed in this report

Source: State Library of NSW (Enmore Subdivision Plan No. 372)



Figure 2.16 The site of the Cyprus Club (but not the southern boundary as shown) in the 1940s showing the developments undertaken from 1860

Source: Sydney Water Archives (Detail Sheet 475)

Of these villas, the first to be have been subdivided for housing was Chiswick from 1902 when the owner, builder Robert Ernest Baker, developed the Tupper Street frontage with two freestanding houses (Nos. 8-10 Tupper Street), which he sold after completion to Samuel Westscott.⁵⁰ Also in about 1902 Baker built the group of three attached houses at Nos. 5-9 Alma Avenue,⁵¹ named Weeroona, Stancy and Icon, which he let.⁵² The bungalows at Nos. 12-14 Tupper Street were built later, in the early 1920s, as investments for Marrickville chemist William Francis Winston (died 1924).⁵³ The later owners of these houses, which in some instances have been demolished, are listed in an Appendix.

The southern portion of Sparnon was subdivided in the early 1900s (probably in about 1906) by Mr William Henry Chown for the building of three freestanding cottages at Tupper Street (B-D/308880).⁵⁴ The three houses were owned by the Chown family until the mid 1940s, and the later owners are listed in an Appendix.

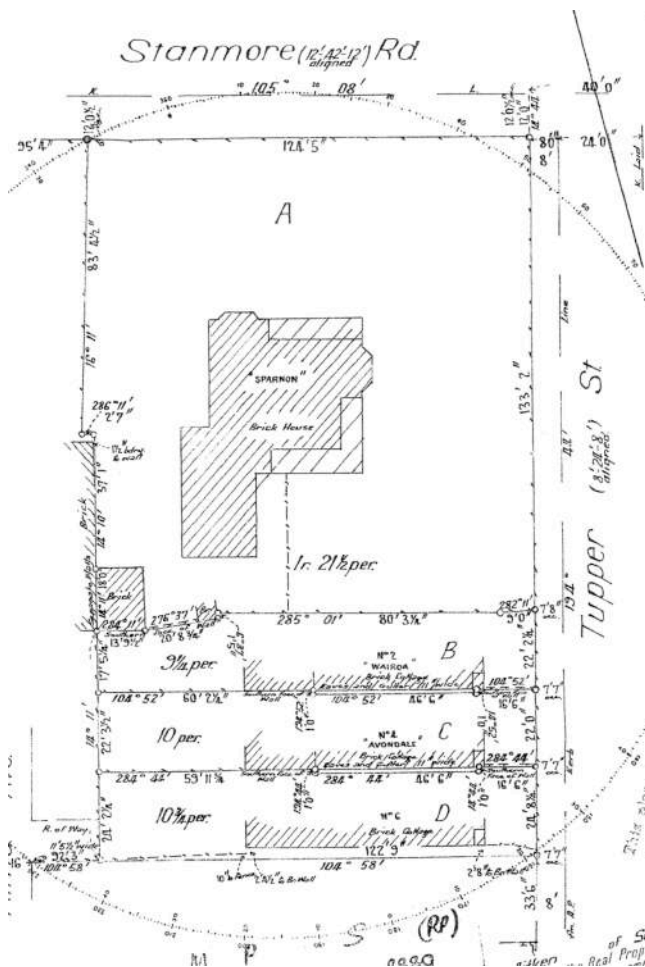


Figure 2.17 Plan of subdivision of the Sparnon property registered in 1925, and when owned by the Chown family

Source: NSW Land Registry Services (DP308880)

⁵⁰ Marrickville Council Rate Book for 1905, East Ward, entries 1888-1889

⁵¹ Torrens Title Dealing 654802

⁵² Marrickville Council Rate Book for 1905, East Ward, entries 91-93. By 1925 the three houses were named Cairo (No. 3), Holmforth (No. 5), and Locksley (No. 7) as listed in Sands 'Directory,.,

⁵³ Torrens Title Dealing A719538

⁵⁴ Marrickville Council Rate Book for 1910, East Ward, entries 2368-2370

2.5 NEWTOWN RUGBY LEAGUE CLUB

In 1959 the management of the Newtown Rugby League Club purchased Sparnon (A/308880) and proceeded to demolish it for the building of clubrooms that opened for business in October 1962, with the new development being considered as modern as any in Australia at the time.⁵⁵ Subsequently, the Club purchased the neighbouring nineteenth century villas between 1961 and 1971, and all were demolished by 1978.⁵⁶

The Newtown Rugby League Club was formed in 1908 at a public meeting held at Newtown Town Hall, and is said to be second oldest League football club in Australia (the proviso being in existence). The Club experienced financial difficulties in the 1980s and this forced the sale of its clubhouse and associated property at Stanmore in 1988 to the Cyprian Community of NSW Ltd.

Year purchased	Lot/Deposited Plan	Street Address	Historical Notes
1959	A/308880	56-76 Stanmore	Sparnon
1961	1/121240	56-76 Stanmore	Corona
1967	1/105806	56-76 Stanmore	Rathglasse
1968	B/308880	56-76 Stanmore	
1968	1/167529	20 Tupper	Folkestone
1971	1/971516	3 Alma	Chiswick
1971	C/308880	2-4 Tupper	
1973	D/308880	6 Tupper	
To be determined	1-2/301956	12-14 Tupper	
To be determined	1-3/444675	5-9 Alma	
To be determined	1/119242	10 Tupper	
To be determined	1/923826	8 Tupper	

Table 2.1 Summary of purchases made by representatives of the Newtown Rugby League Club

⁵⁵ Gossip, *Rugby League News*, 28 July 1962, p. 12

⁵⁶ Aerial photography

2.6 AERIAL PHOTOGRAPHY



Figure 2.18 Detail of aerial photograph showing the Cyprus Club site in 1943

Source: NSW Spatial Services



Figure 2.19 Detail of aerial photograph showing the Cyprus Club site in 1951

Source: NSW Spatial Services



Figure 2.20 Detail of aerial photograph showing the Cyprus Club site in 1965. By this date Sparron had been demolished for the Newtown Rugby League Club clubhouse

Source: NSW Spatial Services



Figure 2.21 Detail of aerial photograph showing the Cyprus Club site in 1978. By this date Rathglasse/Corona, Chiswick and Folkestone have been demolished for car parks for the Newtown Rugby League Club

Source: NSW Spatial Services

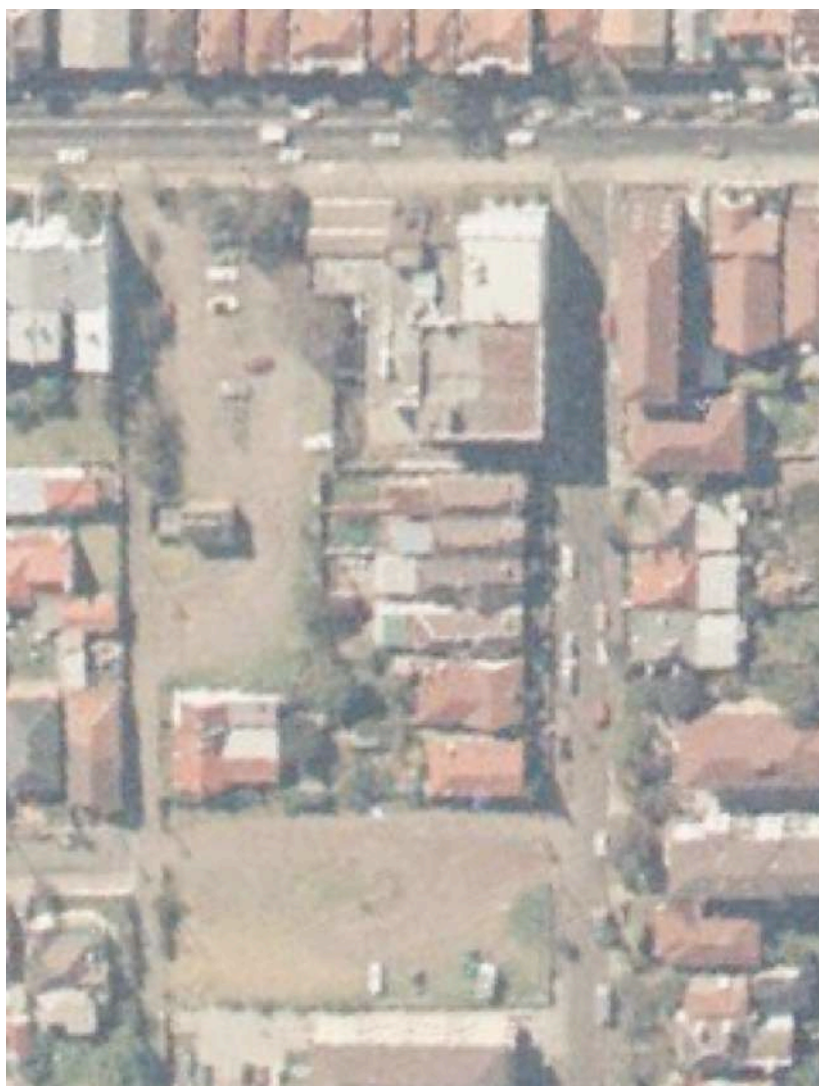


Figure 2.22 Detail of aerial photograph showing the Cyprus Club site in 1986, and just prior to the sale in 1988 to the Cyprus Club.

Source: NSW Spatial Services

3.0 PHYSICAL INSPECTION

An inspection of the property and environs was carried out by John Oultram in November 2021. The subject site contains the Cyprus Club fronting Stanmore Road with car parks to the west and south and six houses fronting Tupper Street. The interiors of the buildings were not inspected.

3.1 CYPRUS CLUB

The Cyprus Club is a Post War, three to four storey building set across part of the Stanmore Road frontage and set to the corner of Tupper Street. The building is in face brick with two wings each side of central stair tower. The eastern wing has a concrete breezeblock façade in a render surround. The western wing has a partly glazed facade with balconies at the first and second floors with a metal awning over the western facade and part of the eastern roof. The main entrance is to the street with steps and low rendered walls with metal balustrades.

The site falls to the south and the building is partly excavated into the ground and is three storey at the rear. The eastern façade is divided into two with a rendered façade to the north with a four storey, brick facade beyond with a regular pattern of windows.

The asphalt car park the west falls to the south and is accessed of the side street. The car park has a number of mature trees around the perimeter including Eucalypts at Stanmore Road.

There is a single storey, brick substation (No. 242) fronting Alma Avenue and the car park continues beyond this to two areas of unformed parking to the south that are bounded by chain link fences and partly laid with grass and rubble.

To the south is a three storey block of Post War apartments fronting Tupper Street in face brick with a flat roof. To the rear fronting Alma Avenue is a modern, two storey in face brick with a hipped, corrugated metal roof.

3.2 TUPPER STREET HOUSES

The six Tupper Street houses are described in Section 5.0.

3.3 ENVIRONS

3.3.1 Stanmore Road

Stanmore Road is a busy thoroughfare from Newtown to Stanmore. Close to the subject site it is lined with a number of two storey houses from the late Victorian period onwards with some later infill development of multi-storey, Inter War apartments.

To the southeast of the site is a three storey, Inter War apartments (48 Stanmore Road) in face brick with a hipped terracotta tile roof. Beyond is single storey house in render with a steeply pitched terracotta tile roof and, at 44 Stanmore Road, a two storey block of Inter War apartments.

Opposite the site is a handsome group of two storey Edwardian houses with gabled and verandahs to the front.

To the northwest is a group of three late Victorian attached houses in the Italianate style with the corner house at Alma Avenue having extensive stucco decoration and parapets.

3.3.2 Tupper Street

To the east of the site is Tupper Street, a narrow, tree lined street lined with single storey houses from the Edwardian period with a number of Inter War and Post War apartment developments.

3.3.3 Alma Avenue

To the west is Alma Avenue, a narrow lane sloping south. The lane is lined with single and two storey houses from the Edwardian period onwards some with gardens to the lane and some having their frontages to Harrington Street and Stanmore Road with side elevations to the lane.

3.3.4 Harrington Street

To the west is Harrington Street, a narrow residential street that is lined with one and two storey houses from the late Victorian period onwards. The houses have small gardens to the street some with single storey garages.

Further south of the subject site the development pattern follows that of the areas closer to Stanmore Road with period houses interspersed with later infill development.

Figures 3.2 – 3.3

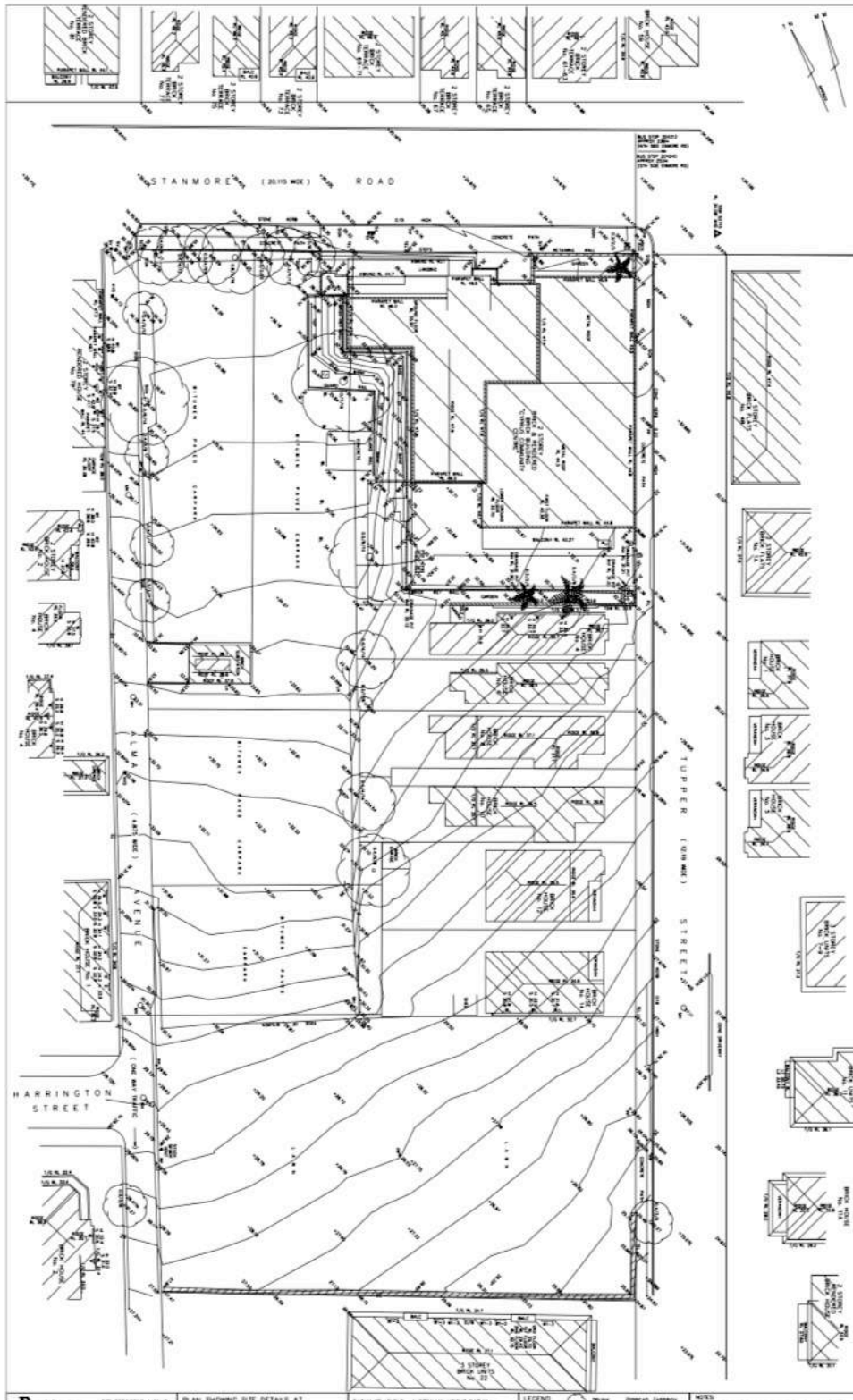
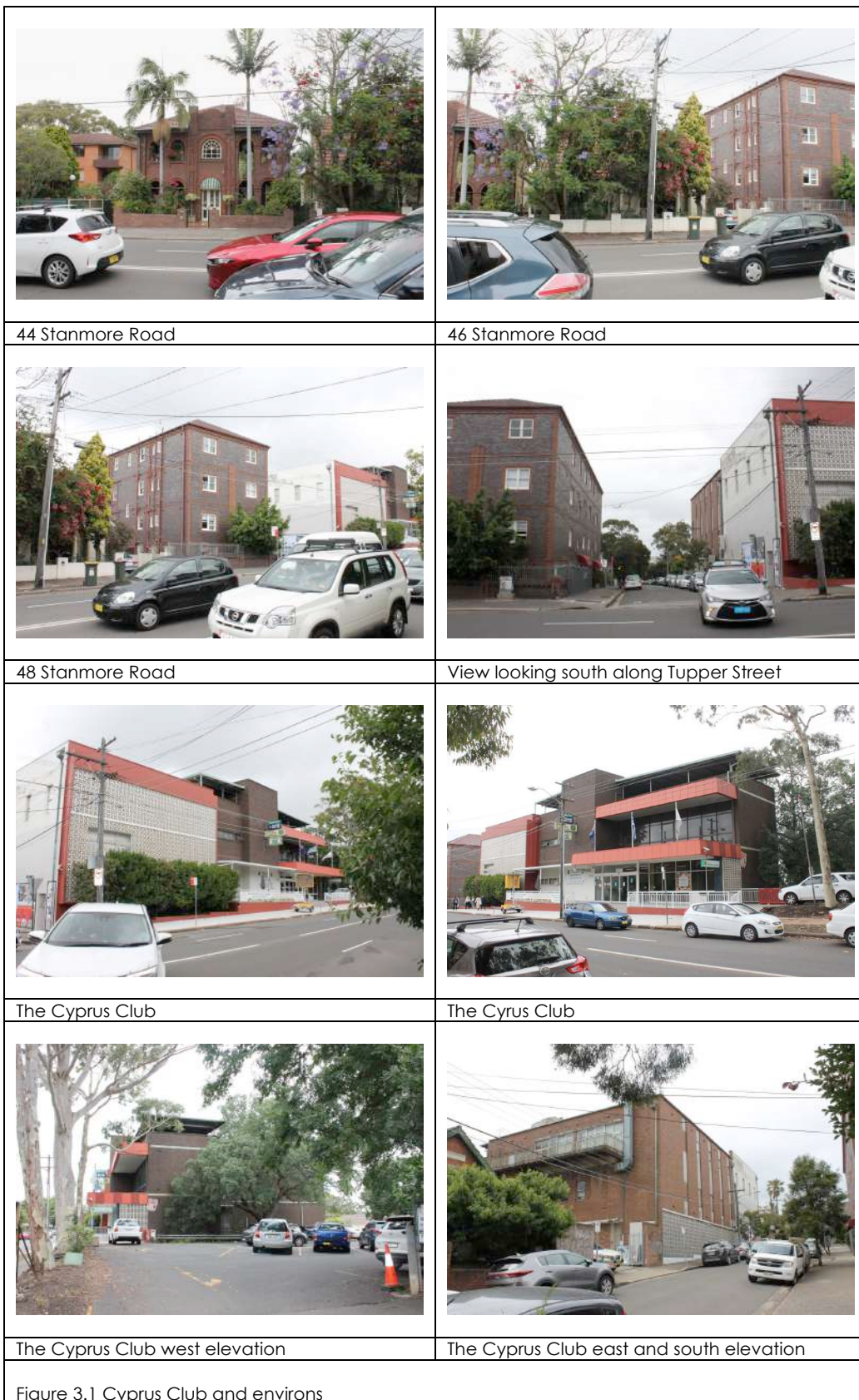


Figure 3.1 Survey plan of the subject site and environs

Source: Bottaro and Neft Land Surveyors dated September 2008







4.0 HERITAGE LISTING & CONTROLS

4.1 NATIONAL TRUST

The properties are not classified on the Register of the National Trust of Australia (NSW).

4.2 HERITAGE NSW OF THE NSW DEPARTMENT OF PREMIER AND CABINET

4.2.1 State Heritage Register

Under the Heritage Act 1977 (as amended), the NSW Heritage Council, administered by Heritage NSW of the NSW Department of Premier and Cabinet, maintains the State Heritage Register (SHR), a register of items and places that are considered to have heritage significance at a state level. The subject properties are not listed on the Register.

4.2.2 State Heritage Inventory

Heritage NSW also compiles the State Heritage Inventory (SHI), a collated database of all places listed on statutory heritage lists, including Local Environmental Plans. The subject properties are not listed on the Inventory.

4.2.3 Section 170 Register

The Substation in Alma Avenue does not appear to be listed on the Section 170 Register held by Heritage NSW.

4.2.4 Archaeological Investigations

The *Heritage Act 1977* provides for the management of archaeological relics that are defined under the Act as:

any deposit, object or material evidence relating to the settlement of the area that comprises New South Wales, not being aboriginal settlement; and which is fifty or more years old. s. 4(1)

The Heritage Division is responsible for the issuing of permits to undertake archaeological excavation. Disturbance or development site that contains relics may require the issue of a permit from the NSW Heritage Council.

The Act requires anyone proposing to disturb land to obtain a permit from the Heritage Council of NSW (under Section 140 or Section 60 of the Act) if it is known or suspected that 'relics' of significance may be disturbed, moved, or destroyed by future land alterations and/or use. Section 139 of the Act stipulates that:

a) A person must not disturb or excavate any land knowing or having reasonable cause to suspect that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed unless the disturbance or excavation is carried out in accordance with an excavation permit.

b) A person must not disturb or excavate any land on which the person has discovered or exposed a relic except in accordance with an excavation permit.

If the site is the subject of an order under Section 130 of the Act, an Interim Heritage Order, or is listed on the State Heritage Register (SHR), approval for an excavation permit is required under Section 60 of the Act.

Section 146 of the Act requires that the accidental discovery of relics should be reported to the *Heritage Council of NSW (in any circumstances, and whether or not the person has been issued with an excavation permit), and within a reasonable time.*

4.3 LOCAL AUTHORITY

The local authority for the area is the Inner West Council (formerly Marrickville Council). The subject property is not listed as a heritage item in Schedule 5 Part 1 of the *Marrickville Local Environmental Plan 2011 (as amended) (MLEP)*

The property is not within a conservation area but is in the vicinity of heritage items at:

REF	ADDRESS	ITEM	RANKING
I29	6 Alma Avenue	Victorian rustic gothic style house, including interior	Local
I242	40-42 Cavendish Street and 61-75 Stanmore Road	Victorian villa including interiors	Local
I263	88 Stanmore Road	Villa <i>Bombara</i> , including interiors	Local

The subject site is also in the vicinity the Kingston South Heritage Conservation Area (C17).

The heritage provisions of the MLEP relating to the development in the vicinity of a heritage item and in the vicinity of a heritage conservation area would apply.

Development may also be the subject of the heritage provisions *Marrickville Development Control Plan 2011 (MDCP)* that contains detailed objectives and controls for development.

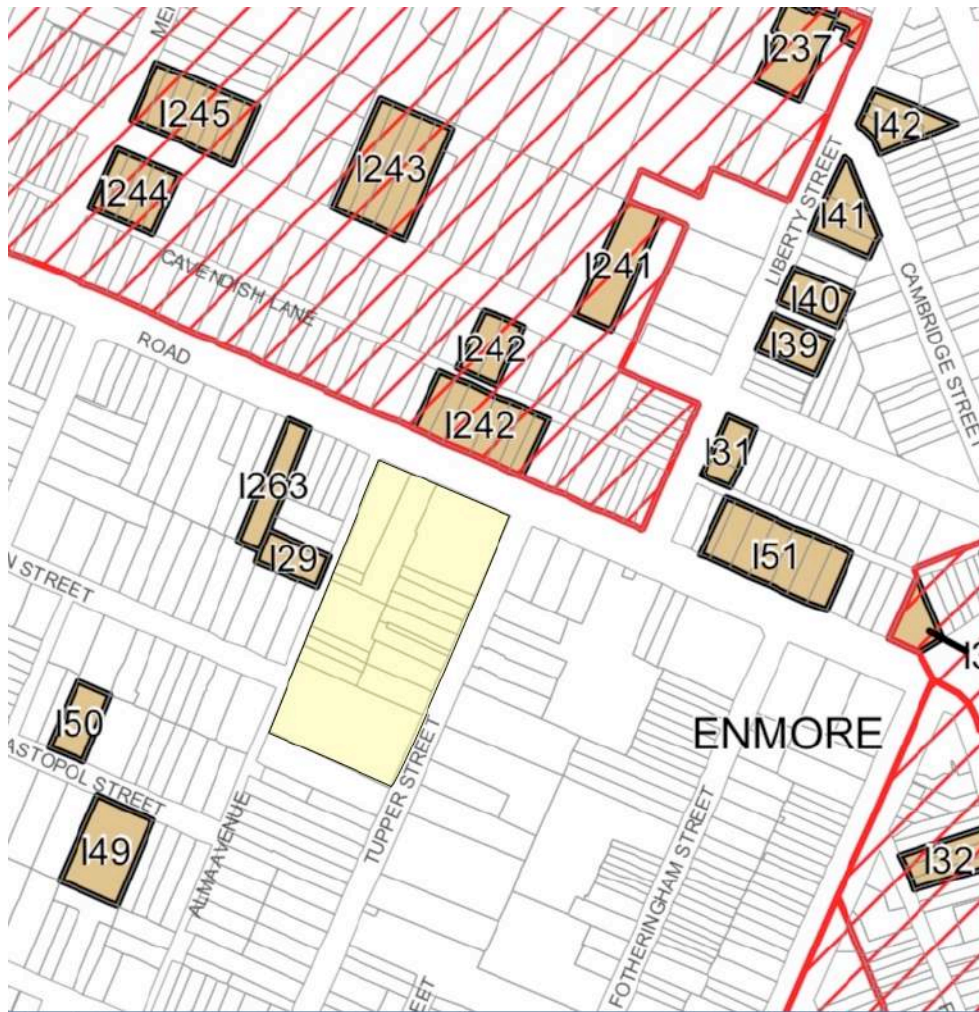


Figure 4.1 Marrickville Local Environmental Plan 2012 Heritage Map HER_003

Subject site shaded by author

Source: NSW Planning Portal

5.0 GENERAL DISCUSSION OF SIGNIFICANCE

5.1 PREAMBLE

The buildings on the subject site have a common development background being part of the early land grant to Edward Laing that was subdivided as the Fotheringham Estate in 1860. The estate appears to have anticipated small-scale development but the subject site was developed for five large houses that have all been demolished.

The 1943 aerial (Figure 2.5) appears to show some of the large houses extant but other parts of the site along Tupper Street and Alma Avenue have been developed for smaller scale housing including seven houses along Tupper Street (2 Tupper Street now demolished). The development appears to have occurred in the early twentieth century and the remaining housing stock along Tupper Street is largely Inter war. Other small scale development at the site has been demolished.

In 1959 the Newtown Rugby League Club purchased *Sparnon* fronting Stanmore Road and redeveloped the site for its clubhouse. The Club subsequently purchased the other nineteenth century villas and all were demolished by 1968.

Financial difficulties saw the sale of the clubhouse and associated land in 1988 to the Cyprian Community of NSW Ltd.

The following assessment is a preliminary assessment of the significance of the place.

6.0 ASSESSMENTS OF SIGNIFICANCE

6.1 CYPRUS CLUB

The Cyprus Club is a rather nondescript example of a Post War social Club. The Club was originally established in in 1929 as a club for card games. The club later moved to Stanmore and has been a hub for the Cypriot Community since that time. The Club is also the home of the Inner West Hawks Football Club.

6.1.1 Assessment of Significance

Criterion (a)	<i>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)</i>
	The Cyprus Club is an example of a Post War community club that serves as a social club for the Cypriot community in the Inner West
	Does not meet the criterion
Criterion (b)	<i>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)</i>
	The place is most closely associated with the Cypriot community but has no particular historical associations of note
	Does not meet the criterion
Criterion (c)	<i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)</i>
	The building is a rather undistinguished example of a three/four storey social club with no features of note. The building appears to have been altered and modernised.
	Does not meet the criterion
Criterion (d)	<i>The item has strong or special association with a particular community or cultural group in NSW (or the local area) for social or spiritual reasons</i>
	The place has strong associations for the Cypriot community
	Local Significance
Criterion (e)	<i>An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
	There were three, large, late Victorian villas on the site but these have been demolished and site comprehensively developed. The archaeological significance of the place is low
	Does not meet the criterion
Criterion (f)	<i>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)</i>
	Community clubs of this type are not uncommon in the Inner West area
	Is not rare. Does not meet the criterion
Criterion (g)	<i>An item is important in demonstrating the principal characteristics of a class of NSW's Cultural or natural places; or Cultural or natural environments</i>
	The building is an example of a Post War community club
	Does not meet the criterion at a State level
	(or a class of the local area's: Cultural or natural places; or Cultural or natural environments)
	The building is an example of a Post War community club
	Does not meet the criterion

6.1.2 Summary of Significance

Based on the above, we consider that the building and the car park sites to the west and south would not meet any of the Heritage Manual criteria for identification as a place of local significance.

6.2 ELECTRICITY SUBSTATION NO. 242

6.2.1 Physical Description

The electricity substation in Alma Avenue is an example single storey, Inter War substation. The building is in face brick with a flat roof and clerestory vent. There is roller door to the lane with a flat pediment on brackets with an inscribed panel above. There is a small forecourt to the front with a timber fence.



Figure 6.2.1 Substation

6.2.2 Assessment of Significance

Criterion (a)	<i>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)</i>
	The building is an example of an Inter War period, electricity substation built on a re-subdivision of the large houses on the Fotheringham Estate
	Does not meet the criterion
Criterion (b)	<i>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)</i>
	The place has no historical associations of note
	Does not meet the criterion
Criterion (c)	<i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)</i>
	The building is an example of single storey, Inter War substation of a type that can be found throughout Sydney
	Does not meet the criterion
Criterion (d)	<i>The item has strong or special association with a particular community or cultural group in NSW (or the local area) for social or spiritual reasons</i>
	The place has no associations for any particular group
	Does not meet the criterion
Criterion (e)	<i>An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
	The archaeological potential of the place is low
	Does not meet the criterion
Criterion (f)	<i>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)</i>
	The type is common throughout Sydney
	Is not rare. Does not meet the criterion
Criterion (g)	<i>An item is important in demonstrating the principal characteristics of a class of NSW's Cultural or natural places; or Cultural or natural environments</i>
	The building is an example of an Inter War Substation
	Does not meet the criterion at a State level
	(or a class of the local area's: Cultural or natural places; or Cultural or natural environments)
	The building is example of an Inter War Substation
	Does not meet the criterion

6.2.3 Summary of Significance

Based on the above, we consider that the building would not meet any of the Heritage Manual criteria for identification as a place of local significance.

6.3 4-6 TUPPER STREET

6.3.1 Physical Description

2-4 Tupper Street is a pair of detached Edwardian houses in the Federation style set on elevated, narrow blocks to the west side of the street. The houses are in face brick with hipped and gabled, terracotta tile roofs. There is a projecting gable to the front with a bay window with a small porch to the side under a hipped, terracotta tile roof.

The houses have small gardens to the front bounded by brick retaining walls with metal infill panels and gates on rick piers and steps up to the front porch.

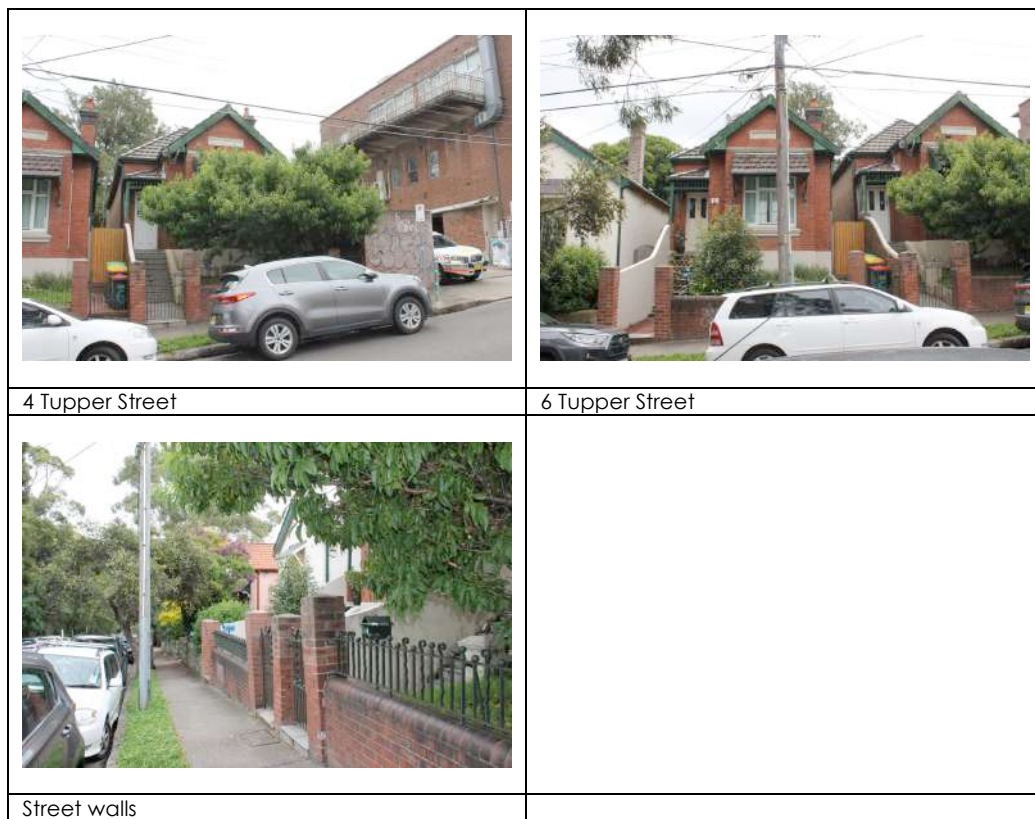


Figure 6.3.1 4- 6 Tupper Street.

6.3.2 Assessment of Significance

Criterion (a)	<i>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)</i>
	4-6 Tupper Street is an example of a pair of Edwardian period cottages built on a re-subdivision of the Fotheringham Estate
	Does not meet the criterion
Criterion (b)	<i>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)</i>
	The place has no historical associations of note
	Does not meet the criterion
Criterion (c)	<i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)</i>
	The houses are examples of single store, Edwardian house in the Federation style with details typical of the period. The houses were likely builder built.
	Does not meet the criterion
Criterion (d)	<i>The item has strong or special association with a particular community or cultural group in NSW (or the local area) for social or spiritual reasons</i>
	The place has no associations for any particular group
	Does not meet the criterion
Criterion (e)	<i>An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
	The archaeological potential of the place is low
	Does not meet the criterion
Criterion (f)	<i>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)</i>
	The house type is common in the area
	Is not rare. Does not meet the criterion
Criterion (g)	<i>An item is important in demonstrating the principal characteristics of a class of NSW's Cultural or natural places; or Cultural or natural environments</i>
	The houses are examples of Edwardian period dwellings
	Does not meet the criterion at a State level
	(or a class of the local area's: Cultural or natural places; or Cultural or natural environments)
	The houses are examples of Edwardian period dwellings
	Does not meet the criterion

6.3.3 Summary of Significance

Based on the above, we consider that the houses would not meet any of the Heritage Manual criteria for identification as a place of local significance.

6.4 8 TUPPER STREET

6.4.1 Physical Description

6 Tupper Street is a modified example of a single storey Edwardian house in the Federation style set on a narrow block to the west side of the street. The house is in painted brick with gabled, terracotta tile roof and brick chimney. There is a projecting gable to the front with a small porch to the side under a skillion terracotta tile roof.

The house has a small garden to the front bounded by stone wall with a narrow drive to the south. The date of the street walls is not known but may have reused stone from the earlier houses to the west of the site.



Figure 6.4.1 8 Tupper Street

6.4.2 Assessment of Significance

Criterion (a)	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)
	8 Tupper Street is an example of an Edwardian period cottage built on a re-subdivision of the Fotheringham Estate
	Does not meet the criterion
Criterion (b)	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 place has no historical associations of note
	Does not meet the criterion
Criterion (c)	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 house is an example of single storey, Edwardian house in the Federation style with details typical of the period. The house was likely builder built.
	Does not meet the criterion
Criterion (d)	The item has strong or special association with a particular community or cultural group in NSW (or the local area) for social or spiritual reasons
	The place has no associations for any particular group
	Does not meet the criterion
Criterion (e)	An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)
	The archaeological potential of the place is low
	Does not meet the criterion
Criterion (f)	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)
	The house type is common in the area
	Is not rare. Does not meet the criterion
Criterion (g)	An item is important in demonstrating the principal characteristics of a class of NSW's Cultural or natural places; or Cultural or natural environments
	The house is an examples of Edwardian period dwelling
	Does not meet the criterion at a State level
	(or a class of the local area's: Cultural or natural places; or Cultural or natural environments)
	The house is examples of Edwardian period dwelling
	Does not meet the criterion

6.4.3 Summary of Significance

Based on the above, we consider that the houses would not meet any of the Heritage Manual criteria for identification as a place of local significance.

6.5 10 TUPPER STREET

6.5.1 Physical Description

10 Tupper Street is an example of a single storey, Edwardian house in the Federation style set on a narrow block to the west side of the street. The house is in painted brick with gabled, terracotta tile roof and brick chimney. There is a small porch to the side under a hipped, terracotta tile roof.

The house has a small garden to the front bounded by low, stone wall.


	
<p>Front elevation</p>	

Figure 6.5.1 10 Tupper Street.

6.5.2 Assessment of Significance

Criterion (a)	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)
	10 Tupper Street is an example of an Edwardian period cottage built on a re-subdivision of the Fotheringham Estate
	Does not meet the criterion
Criterion (b)	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 place has no historical associations of note
	Does not meet the criterion
Criterion (c)	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 house is an example of single storey, Edwardian house in the Federation style with details typical of the period. The house was likely builder built.
	Does not meet the criterion
Criterion (d)	The item has strong or special association with a particular community or cultural group in NSW (or the local area) for social or spiritual reasons
	The place has no associations for any particular group
	Does not meet the criterion
Criterion (e)	An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)
	The archaeological potential of the place is low
	Does not meet the criterion
Criterion (f)	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)
	The house type is common in the area
	Is not rare. Does not meet the criterion
Criterion (g)	An item is important in demonstrating the principal characteristics of a class of NSW's Cultural or natural places; or Cultural or natural environments
	The house is an examples of Edwardian period dwelling
	Does not meet the criterion at a State level
	(or a class of the local area's: Cultural or natural places; or Cultural or natural environments)
	The house is examples of Edwardian period dwelling
	Does not meet the criterion

6.5.3 Summary of Significance

Based on the above, we consider that the houses would not meet any of the Heritage Manual criteria for identification as a place of local significance.

6.6 12 TUPPER STREET

6.6.1 Physical Description

12 Tupper Street is a modified example of a single storey, Edwardian house of indeterminate style set on a wider block to the west side of the street. The house is in rendered masonry on a sandstone base with gabled, terracotta tile roof. There is a projecting bay to the front with a small verandah to the south under the main roof supported in timber posts.

The house has a small garden to the front bounded by low, rendered masonry retaining wall.

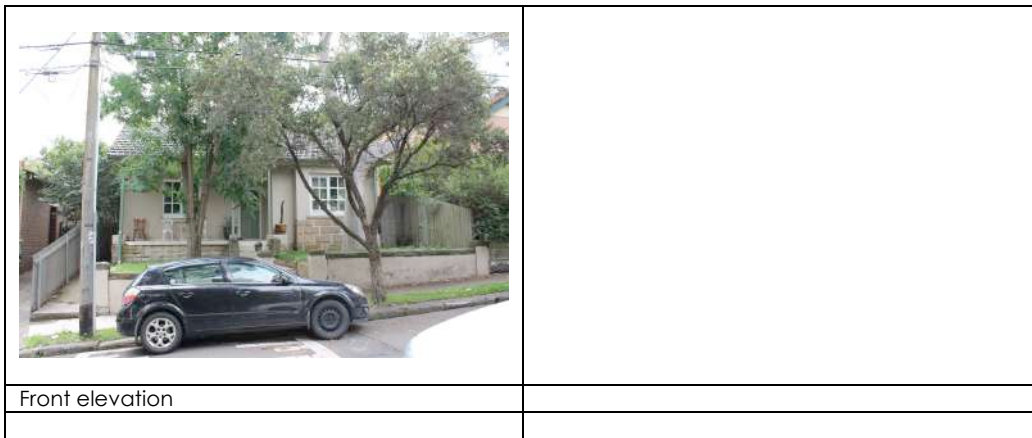


Figure 6.6.1 12 Tupper Street.

6.6.2 Assessment of Significance

Criterion (a)	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)
	12 Tupper Street is an example of an Edwardian period cottage built on a re-subdivision of the Fotheringham Estate
	Does not meet the criterion
Criterion (b)	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 place has no historical associations of note
	Does not meet the criterion
Criterion (c)	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 house is a modest example of single storey, Edwardian house with details typical of the period. The house was likely builder built and has been modified
	Does not meet the criterion
Criterion (d)	The item has strong or special association with a particular community or cultural group in NSW (or the local area) for social or spiritual reasons
	The place has no associations for any particular group
	Does not meet the criterion
Criterion (e)	An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)
	The archaeological potential of the place is low
	Does not meet the criterion
Criterion (f)	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)
	The house type is common in the area
	Is not rare. Does not meet the criterion
Criterion (g)	An item is important in demonstrating the principal characteristics of a class of NSW's Cultural or natural places; or Cultural or natural environments
	The house is an examples of Edwardian period dwelling
	Does not meet the criterion at a State level
	(or a class of the local area's: Cultural or natural places; or Cultural or natural environments)
	The house is examples of Edwardian period dwelling
	Does not meet the criterion

6.6.3 Summary of Significance

Based on the above, we consider that the houses would not meet any of the Heritage Manual criteria for identification as a place of local significance.

6.7 14 TUPPER STREET

6.7.1 Physical Description

14 Tupper Street is an example of a single storey, late Edwardian (or possibly Inter War) house set on a narrow block to the west side of the street. The house is in brick with gabled, terracotta tile roof with fibro and battens to the front gable. There is a small verandah to the north under the main roof with timber columns and decorated valance bracket.

The house has a small garden to the front bounded by low, rendered masonry walls



Figure 6.7.1 14 Tupper Street.

6.7.2 Assessment of Significance

Criterion (a)	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)
	14 Tupper Street is an example of an Edwardian period cottage built on a re-subdivision of the Fotheringham Estate
	Does not meet the criterion
Criterion (b)	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 place has no historical associations of note
	Does not meet the criterion
Criterion (c)	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 house is an example of single storey, Edwardian house. The house was likely builder built.
	Does not meet the criterion
Criterion (d)	The item has strong or special association with a particular community or cultural group in NSW (or the local area) for social or spiritual reasons
	The place has no associations for any particular group
	Does not meet the criterion
Criterion (e)	An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)
	The archaeological potential of the place is low
	Does not meet the criterion
Criterion (f)	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)
	The house type is common in the area
	Is not rare. Does not meet the criterion
Criterion (g)	An item is important in demonstrating the principal characteristics of a class of NSW's Cultural or natural places; or Cultural or natural environments
	The house is an examples of Edwardian period dwelling
	Does not meet the criterion at a State level
	(or a class of the local area's: Cultural or natural places; or Cultural or natural environments)
	The house is examples of Edwardian period dwelling
	Does not meet the criterion

6.7.3 Summary of Significance

Based on the above, we consider that the houses would not meet any of the Heritage Manual criteria for identification as a place of local significance.

7.0 PROPOSED DEVELOPMENT

7.1 CURRENT PROPOSALS

The Cyprus Club would like to redevelop the site for a new club and mixed use/residential development. The proposals have received Gateway Planning Approval for the rezoning of the site for a mixed-use development of housing, retail, a new Club and car parking.

The indicative proposals are shown on Drawings Nos. PP103, PP402, PP317, PP305, PP405 to PP412, PP416, PP417, PP413, PP414, PPS302, PPS303, PP302 dated March 2022 and prepared by PA Studio.

The proposal include:

7.1.1 Built Works

- Demolition of all buildings on the site
- Excavation for two levels of car parking, storage and plant rooms
- Development of the site four buildings including:

Building A Retail to ground floor to the southeast and a new Cyprus Club to the northwest
 Two level for club use
 Two levels of residential apartments

Building A is divided into two at the street frontage with a central throughway with two levels of the retail to the southeast and the Club entry to the northwest. The club then extends across the whole building at the first floor and has a commercial level above with two levels of apartments above. The upper levels are inset from the lower.

Building C

Building C has six levels of apartments in a stepped form following the slope of Tupper Street with upper level to the north inset.

Building D

Building D has four levels of apartments in a stepped form following the slope of Alma Avenue with upper level to the north inset.

Building E (Townhouses)

The town houses are two storey with an attic level set within the roof form.

The buildings are arranged around a central, landscaped court with east/west pedestrian through-site links and a park between Building A and Building B. Services access will be from Tupper Street.

The buildings have setbacks to the major streets and site boundaries with landscaped gardens. There is an entry plaza to the front of Building A.

The indicative proposals are described in the Development Overview (DO) prepared by Platino Properties. The report notes:

- *The Masterplan brings all of the different uses (residential, commercial, retail, the Club and housing) together **to create an enviable intergenerational precinct with significant community benefits and an outstanding legacy for the Cyprus Club. Through incorporating an innovative housing model based on community international best practice models**, it will position the development as unique and the Club as forward thinking. Furthermore, the demographics of Stanmore and the surrounding suburbs indicate that, the local area is yearning for a unique and innovative precinct that will bring all generations together through entertainment, arts, culture, retail and lifestyle. Our vision will deliver this.*

DO p. 2

8.0 IMPACT OF THE PROPOSED DEVELOPMENT

8.1 PREAMBLE

The proposals are at an indicative stage and the following sections are a preliminary heritage assessment of the proposed development.

8.2 GENERALLY

The development of the site is part of the ongoing trend to increase residential densities in inner city and inner suburban areas particularly where sites are close to transport and local services. Marrickville Council's current planning controls for the subject site that are noted below.

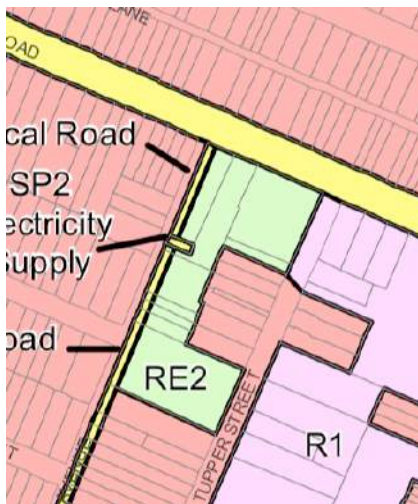


Figure 8.1 Marrickville Local Environmental Plan 2012 Zoning Map LZN_003. The site is zoned RE2 Private Recreation and R2 Low Density Residential

Source: NSW Planning Portal



Figure 8.2 Marrickville Local Environmental Plan 2012 Height of Building HOB_003. The current height limits are N 14.0 metres and J 9.5 metres

Source: NSW Planning Portal

The Club has fared poorly during the COVID outbreak and has had to close for some time. The proposals are aimed at revitalizing the Club and providing an ongoing income stream while providing for a high quality, intergenerational housing development.

This type of development can be seen across Sydney and the recent development around the Mungo Flour Mill at Dulwich Hill has seen the revitalization of the heritage buildings there while allowing considerable increase in scale in areas close to the railway line, tram line and the main commercial strip in the suburb.

The subject area is quite mixed in scale but is largely residential with the Club being a more commercial development in the immediate area. However, the site is close to the commercial strip along Enmore Road and there are number of Inter War and Post War apartment buildings close in Stanmore Road and Tupper Street interspersed with the period housing from the late Victorian period onwards.

The subject site is dominated by the four storey Cyprus Club and much of the site has been cleared for car parking that provides little in terms of setting to the neighbourhood and the car park is not landscaped in any meaningful sense. The large, late Victorian houses on the site have been demolished and only a pocket of Edwardian houses remain on the site along Tupper Street.

8.3 DEMOLITIONS

8.3.1 Cyprus Club

The Cyprus Club is a rather nondescript, Post War building of very limited heritage significance and, based on the above assessment, is not at a level of significance that would preclude its demolition. Its significance largely rests in its social significance to the Cypriot community and the relocation of the Club to a modern building facing Stanmore Road will continue this use and maintain this aspect of its significance.

8.3.2 Substation

The building is a modest example of an Inter War substation of a type that can be found across Sydney. We consider that the building is not at a level of significance that would preclude its demolition and the substation will be relocated into the new development.

8.3.3 Houses In Tupper Street

Tupper Street is quite mixed in terms of period of buildings with period houses interspersed with Inter War and Post War apartment buildings and the street has very mixed character.

The houses at 4-14 Tupper Street are modest examples of Edwardian period dwellings that are of limited heritage significance and the type is well represented in the street and local area.

We consider that the houses are not at a level of significance that would preclude their demolition that will allow a comprehensive development of the site.

The houses are not noted as heritage items in Schedule 5 Part 1 of the MLEP and are not within a conservation area but may be classed as *period buildings* in the Marrickville Development Control Plan.

8.4 EXCAVATION

The site is to be excavated for car parking. Parts of the site contained a number of houses from the late Victorian period but the site has been comprehensively developed.

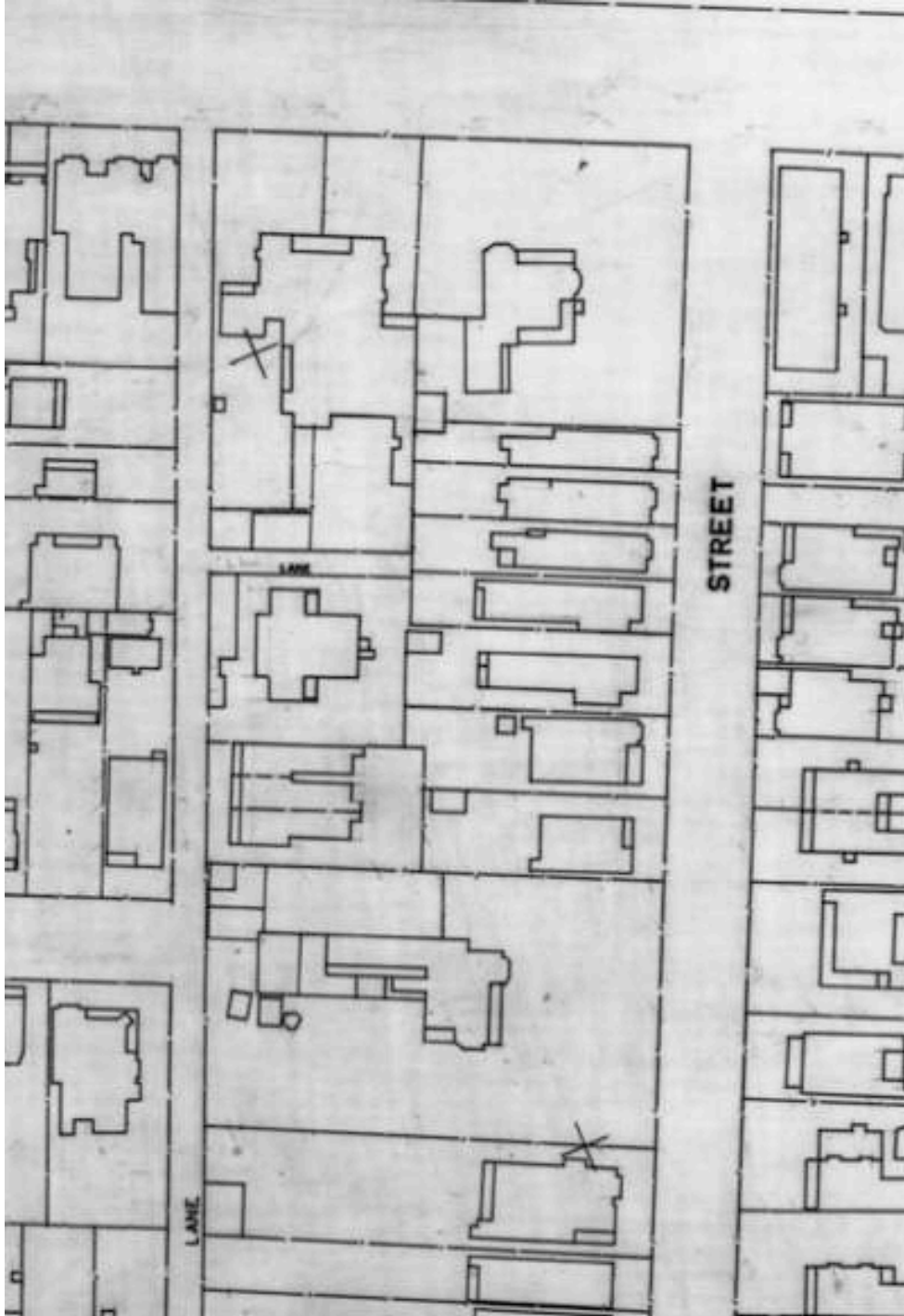


Figure 8.3 The site in 1961 showing the then extant, late Victorian houses

Source: Sydney Water, Marrickville Detail Sheet 475 redrawn in 1961

The development site has some archaeological potential and any excavation should be the subject of an archaeological watching brief and any finds inspected and assessed by a suitably qualified archaeologists and, where necessary, statutory approvals sought for disturbance of the remains (see Section 4.2.4).

8.5 PROPOSED DEVELOPMENT

8.5.1 Generally

The site is close to public transport links and the commercial strip along Enmore Road to the east and is ideal in terms of potential development

The proposed development provides for an intensification of use and built form in an area that has a mix of building types and scales including four storey, Inter War and Post War apartment buildings. The current club is also four storey. Much of the site is currently moribund and has a potential for development of the scale proposed.

The design is likely to be contemporary as there are no design cues from the current buildings or the surrounding, low scale residential development.

Many aspects of the design, such as site planning, setbacks and heights are driven by concerns such as privacy and overshadowing that has led to a well articulated blocks set around a central courtyard and park that will maintain a good level of landscaping on the site with through links to allow these to be enjoyed by residents on the local community.

The building is higher than the current height limits but has good setbacks to the street frontages allowing for landscaping along the main streets to reinforce the street plantings and the eastern and western blocks follow the slope of the site providing division in the blocks. The lower section to the south is in the form of townhouses to provide a transition to the lower scale development to the south and west.

The design is much as could be expected from a modern development in this location.

From a heritage perspective, the main issues relate to the impact on of the development on the local streetscape, heritage and period items nearby and the adjoining conservation area to the north in terms of style, form, height, bulk and scale, setbacks, materials and detail.

8.5.2 Use

The site is part of the Fotheringham Estate subdivision of 1860 that anticipated a regular pattern of lots and residential development. Development partly followed this pattern though a large number of lots were developed for larger houses in the late Victorian period with smaller scale housing to the south and east.

Much of the earlier pattern has been removed by the demolition of the grander houses and much of the site is now cleared. The proposal will reinstate a residential use on much of the site (albeit in the form of apartments) and provide for a mixed-use development to Stanmore Road (including the Cyprus Club) that reflects the current built use along the main street.

The proposed use is in line with the historical use of the site.

8.5.3 Subdivision

The early subdivision pattern is only apparent in the housing along Tupper Street and much of the site has been amalgamated and cleared. The new proposal does not follow the early subdivision pattern but this is in line with the later historical development of the site and the proposal include two cross routes that are redolent of the laneway from Alma Avenue shown on the early Water Board plans.

8.5.4 Style and Form

The style of the development is contemporary with four blocks set around a central court with two through site links and a public park. The division provides for landscaped separation of the buildings.

The form of the buildings is generally rectangular with setbacks at upper levels to reduce their apparent bulk and scale with steps in the forms to reflect the slope of the site.

The lower section is in the form of townhouses to provide a transition to the lower scale development to the south.

8.5.5 Height

The area is quite mixed in height though it is generally is one and two storey with some higher, two to four storey Inter War and Post War apartment development,

The larger blocks buildings are higher than the surrounding development though Block A is of a similar scale to the current Cyrus Club. The taller buildings have setbacks to the streets to lessen the impact in the change and the site is well defined by its street pattern. Where the development has an interface with development to the south the development is two/three storey and in the form of townhouses.

The buildings to the east and west step with the slope to provide articulation to the forms and reduce their apparent scale.

8.5.6 Form, Bulk and Scale

The proposal is a denser development than the surrounding area in terms of the bulk and scale of its neighbours and the general scale of the one and two storey period dwellings in the immediate area but is more reflective of the larger scale apartment development a particularly to the south and east.

The area is quite mixed and a response to the changing scale of buildings in the immediate area would be a difficult task. The simple arrangement of the buildings, the setbacks, change of heights and arrangement around a central court will provide the well-defined site with its own character.

The components is broken into four sections with throughways between lessening the overall bulk and scale of the development and the buildings face their street frontages for ease of access and to provide street elevations that can be developed to further to provide articulation to lessen their overall bulk and scale and reflect the scale and detail of the surrounding residential development.

8.5.6.1 Stanmore Road

The club building provides a three storey interface along Stanmore Road which aligns with the tall, two and three storey Victorian era houses to the west and opposite. The upper two levels of the proposed building will be set back 3 metres. This is a conventional method of taking architectural queues with adjacent building in terms of scale. This built form will also have acceptable impacts to the residential typology of the HCA to the north.

In addition the 3 metre wide deep soil area along Stanmore Road will provide landscaped green infrastructure with tall trees that will ameliorate the impacts on the adjacent Heritage Conservation Area.

8.5.6.2 Alma Lane

The proposed development in Alma Lane has a maximum 4 storey-built form, with its last upper-level set back by 3metres. The proposed buildings will naturally be a different residential flat building typology.

The resulting scale is a logical and appropriate proportionate increase in scale in relation to the six, predominantly single and two storey houses (some fronting the cross streets) to the west of Alma Lane that will be affected. In addition a 3 metre wide deep soil area within the site in the foreground of the new, built form will ameliorate the building scale and provide green buffer along the street edge.

8.5.6.3 Tupper Street and Southern Development

In the R1 zone multi dwelling (town houses), all with upper level setbacks, are proposed as depicted in the indicative design. These provide a 3 metre wide, deep soil planting along the southern boundary with trees that also provide privacy.

The built form in the R1 zone along Alma and Tupper Street will have wide deep soil areas for green infrastructure and trees

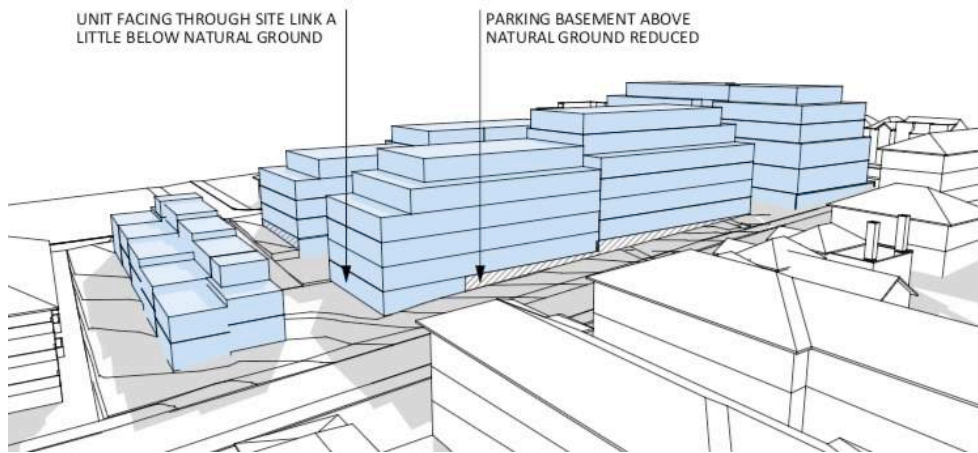


Figure 8.4 View to massing to east along Tupper Street

Source: Client

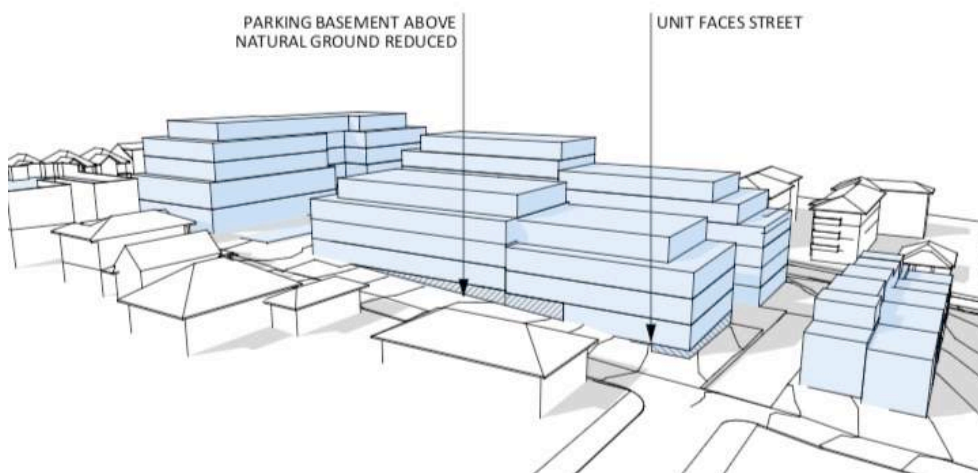


Figure 8.5 View to massing form west to Alma Avenue

Source: Client

We consider the massing to both of the side streets is appropriate with higher forms to Tupper Street reflecting the higher forms of the Inter War and Post War apartment buildings and lower forms to the west across Alma Avenue to reflect the lower, residential forms to the west side of the street.

8.5.7 Setbacks

The buildings are set back from their street frontages to allow landscaping to reinforce the street plantings. The blocks are well separated to provide through site links and a pocket park to the west.

8.5.8 Materials and Detail

The development is at an indicative scale and detailed treatment of elevation will be part of the design development process.

The detail and materials are likely to be contemporary but render and face brick can be used to reflect the common materials seen in the area and the façade detail and the typical massing seen in period buildings in the area. The detail can introduce a level of articulation perhaps reflecting the original subdivision pattern and the town houses can be contemporary interpretations of period detail

8.5.9 Landscaping

The current site has a number of mature trees but is largely cleared and the most intensive landscaping is to the rear gardens of the houses along Tupper Street.

The proposals have extensive landscaped areas to the street frontages, the central courts and throughways and to the pocket park to the west and will substantially increase the level of landscaping on the site.

The date of the current trees in the car park is not known but some may date from the early housing and consideration could be given to retaining these where possible.



Figure 8.6 The site in 1943 showing the extent of plantings some of which has been removed

8.6 MARRICKVILLE LOCAL ENVIRONMENT PLAN 2011 (LEP)

8.6.1 Impact on Heritage Items in the Vicinity

8.6.2 6 Alma Avenue

To the west of the site is 6 Alma Avenue, a single storey (with attic), Gothic style house with a garden to the street. The curtilage of the site is its own lot boundaries.



Figure 8.7 6 Alma Avenue

No listing sheet could be located in the State Heritage Inventory.

The development of the subject site will inevitably provide for a change of scale to the heritage item that is mitigated by its setting off the street, the separation provided by Alma Avenue and the setbacks to the development along Alma Avenue that will allow for landscaping to reinforce its garden setting.

The subject site is to be comprehensively developed and it is important that the development has its own language and forms and it is not always possible to respond to individual heritage elements close to sites of this type.

The development will have some impact on the setting of the item but this is to be expected where larger sites are developed in this manner. The development will not block views to the item and the low scale residential setting of the item to the north, south and west will remain.

8.6.2.1 61-75 Stanmore Road

The group of detached, Federation two storey houses fronts Stanmore Road and is fine collection of Edwardian residences.



Figure 8.8 61-75 Stanmore Road

The listing sheet for the properties (SHI 2030109) contains a statement of significance:

This is an attractive group illustrating the continued high social standing of this area in the years around the turn of the century. It forms part of an important streetscape which features large villas and terraces from the late 19th and early 20th century

The proposals will have no direct impact on the items and the development along Stanmore Road will replace the current, three and four storey Cyprus Club with development of a slightly larger scale and form.

The heritage items are very robustly detailed and are separated from the subject site by Stanmore Road that has a well-planted verge to the south. The development will not block views to the items and the low scale, residential setting of the items to the east and west will be maintained. The plaza to the front of the new development will also allow for landscaping.

We consider that the development will have a limited and acceptable impact on the setting and significance of the items.

8.6.2.2 88 Stanmore Road – Bombara

To the west of the site is *Bombara*, a rather eclectic, two storey Federation house.



Figure 8.9 Bombara at 88 Stanmore Road

The listing sheet for the property (SHI 2030103) contains a statement of significance:

An unusual and attractive Federation period residence that makes an important contribution to the group of two storey villas that line Stanmore Road. Its current use as a Buddhist Monastery reflects the changing social and cultural mix of the area.

The heritage item is to a very robust detail and is separated from the subject site by intervening development. The development will not block views to the item and the scale of the residential setting immediate to it will be maintained.

The section of the new development along Stanmore Road is set some way from the item and the setback of the development from Stanmore Road will also allow for landscaping to reinforce the street plantings and maintain the setting of the houses to the south of the street.

We consider that the development will have a limited and acceptable impact on the setting and significance of the item.

8.6.3 Impact upon the Conservation Area

The property is close to the Kingston South Heritage Conservation Area.

The listing sheet (SHI 2030494) notes the significance of the area:

Kingston South Heritage Conservation Area is of historical significance as part of the December 1863 "Holt, Smart and Mort's Subdivision of South Kingston", which was Deposited Plan 1 under the Torrens Title System and which is still in use in New South Wales. The area developed in the late 1860s and 1870s as a highly desirable residential precinct for entrepreneurs and the middle class. The Area is aesthetically significant for its examples of late 19th century to mid 20th century development including 19th Century Villas and their garden setting, 19th Century houses (detached and semi-detached) and their garden setting, 19th and early 20th Century terraces and houses (detached and semi-detached), and group of Inter-War residential flat buildings in Holt Street. The Area is representative of the rich variety of built forms which are collectively representative of the cultural needs and aspirations of the community that built and occupied them between 1854-1940

The subject site is to the south of the conservation area and across Stanmore Road. The current form and detail of the Cyprus Club makes a little contribution to the character of the area and the houses in Tupper Street are well separated.

The impact of the proposals will be similar to the impact on the heritage items across Stanmore Road noted above and we consider that the proposal will have a limited and acceptable impact on the conservation area. The development is not at a scale where it will be visible from the streets within the conservation area (e.g. Cavendish Street and beyond).

9.0 SUMMARY

9.1 SUMMARY

Overall we consider that the proposed development is a well-considered approach to providing a mixed use and residential at the site. The current buildings are not at a level of significance that would preclude their demolition and the development is an appropriate form, layout and scale for the site and its immediate context.

In heritage terms we consider that the proposals have an appropriate layout, heights, stepped forms, bulk and scale and setbacks to limit the impact on the surrounding area.

The proposal will maintain the Cyprus Club on the site and allow it to continue to provide a hub for the Cypriot community while providing for a mix of inter generational, residential development on the largely cleared site.

The new development will have a limited impact on the setting and significance of the heritage items and conservation area in the vicinity.

9.2 RECOMMENDATION

We would recommend the following:

9.2.1 Archival recording

Prior to the works commencing the current buildings on the site be photographically archivally recorded in accordance with the Heritage Division guidelines for digital capture and the record lodged with a suitable archive (e.g. Inner West Local History Library).

9.2.2 Archaeology

The excavation and demolition works be monitored for evidence of the previous buildings that stood on the site and that any finds be recorded by a suitably qualified archaeologist and be the subject of the relevant statutory procedures.

9.2.3 Interpretation

The history and development of the site be interpreted by introduced devices such as plaques that detail the layout and history of the site and its historical associations as outlined above.



JOHN OULTRAM

10.0 APPENDIX A – CHRONOLOGY

Year	Event
1788	First Fleet of convicts arrived at Port Jackson.
1794	Grant of 100 acres made to Edward Laing. To be called Laing's Hill, but more commonly known as Laing's Clear.
1838	Laing's Clear subdivided and sold by the local trustees of Solomon Levey's Will.
1838	Alexander Fotheringham (1789-1869) purchased Lots 1, 2 and 3 of the subdivision, comprising an area of around 18¾ acres.
1855	Opening of the railway from Sydney to Parramatta.
1860	Fotheringham subdivided as the Fotheringham Estate.
1860	Stanmore Road frontage between Tupper Street and Alma Avenue purchased by draper Josiah Perry (1823-1906).
1861	Municipality of Marrickville constituted.
1863	Site of No. 20 Tupper Street purchased by Jonathon Stephens Perry (1822-1908) a brother of Josiah.
About 1864	Josiah Perry built Sparnon (the club house site) as his place of residence.
About 1872	Folkestone (No. 20 Tupper Street) built for Jonathon Stephens Perry.
About 1873	Chiswick (now No. 3 Alma Avenue) built for Josiah Perry and let.
About 1873	Corona and Rathglasse, two attached villas fronting Stanmore Road, built for Josiah Perry and let.
1878-1882	Chiswick owned by Thomas Francis (1829-1889) and let.
1875-1882	Folkestone owned and occupied by Thomas Francis (1829-1889).
1878	Stanmore railway station opened.
1882-1887	Folkestone owned and occupied by Mrs Sarah Amelia Bayly, widow of grazier Nicholas Paget.
1882-1902	Chiswick owned by William Lee (1823-1885) and his wife Ann (1820-1899) and let.
1882-1906	Sparnon owned and occupied by William Lee (1823-1885) and his wife Ann (1820-1899).
1887-1893	Folkestone owned and occupied by George Merriman (1845-1893), the City Solicitor with Sydney Council and the MLA for West Sydney.
1902	Chiswick purchased by builder Robert Ernest Baker, who subdivided and built within its grounds Nos. 5-9 Alma Avenue and 8-10 Tupper Street.
1902-1913	Rathglasse owned by Miss Jessy Ellen Pearce and let.
1906-1924	Sparnon owned and occupied by William Henry Chown (1859-1922) and members of the Chown family.

Year	Event
About 1906	Three cottages built at B-D/308880 (within Nos. 56-76 Stanmore Road group) for William Henry Chown and let.
1908-1950	Corona owned by Mrs Emily Jame Walther, wife of accountant Frederick William Walther, and by members of the family in later years.
1908	Newtown Rugby League Club formed at a public meeting.
1912-1921	Chiswick (now Lugood) owned by the widowed Mrs Alice Mary Langbourne.
1913-1940	Rathglasse owned and occupied by Mrs Isabel Burns, and members of her family.
1920	Folkestone converted to a hostel for young women attending institutions of higher education. Associated with the Presbyterian Church and known as Dunmore.
Early 1920s	Bungalows at Nos. 12-14 Tupper Street built.
1921-1932	Chiswick (now Lugood) owned by Minnie and John Patrick Fanning.
1924-1945	Sparron owned and occupied by Alphonse Even (1873-1941).
1959	Sparron purchased by representatives of the Newtown Rugby League Club, and demolished shortly after.
1961	Corona purchased by representatives of the Newtown Rugby League Club, and later demolished for a car park.
1962	Clubrooms of the Newtown Rugby League Club opened.
1967	Rathglasse purchased by representatives of the Newtown Rugby League Club, and later demolished for a car park.
1971	Chiswick purchased by representatives of the Newtown Rugby League Club, and later demolished for a car park.
1988	Newtown Rugby League Club property at Stanmore sold to the Cyprian Community of NSW Ltd.

11.0 APPENDICES – LAND OWNERSHIP

Appendix 1 -Owners -Laing's grant and Fotheringham's land

Appendix 2 -Owners - A/308880 (within 56-76 Stanmore Road)

Appendix 3 -Owners -1/105806 (within 56-76 Stanmore Road)

Appendix 4 -Owners -1/121240 (within 56-76 Stanmore Road)

Appendix 5 -Owners - B/308880 (within 56-76 Stanmore Road)

Appendix 6 -Owners -C/308880 (within 56-76 Stanmore Road)

Appendix 7 -Owners - D/308880 (within 56-76 Stanmore Road)

Appendix 8 -Owners - 1/971516 (3 Alma Avenue)

Appendix 9 -Owners - 1-3/444675 (5-9 Alma Avenue)

Appendix 10 - Owners -1-2/301956 (12-14 Tupper Street)

Appendix 11 -Owners - 1/119242 & 1/923826 (8-10 Tupper Street)

Appendix 12 -Owners - 1/167529 (20 Tupper Street)

11.1 APPENDIX 1 - OWNERS -LAING'S GRANT AND FOTHERINGHAM'S LAND

(Source: NSW Land Registry Services)

Year	Owner
1794	3rd October CROWN GRANT Parish of Petersham 100 acres Edward Laing
1797	Edward Laing died
1800	17th March Old Register BOOK 4 Page 10a entry 282 Conveyance Laings Hill 100 acres From: Thomas Fyshe Palmer To: Eber Bunker
1808	7th April Old Register BOOK 4 Page.10a entry 282 Conveyance Laings Hill 100 acres From: Eber Bunker To: Gregory Blaxland
1833	8th October Will of Solomon Levy
1837	6th June Power of Attorney Richard Brooks and John Gore
1839	1st & 2nd August BOOK P NO. 951 Lease and Release (Conveyance) Lots 1, 2 & 3 at said sale (of 1838) 18 acres 3 roods 26 perches part of Laings 100 acres and formerly known as Laings Hill From: Richard Brooks and John Gore To: Alexander Fotheringham 796 pounds 4 shillings 9 pence
1840	3rd & 4th January BOOK Q NO. 548 Conveyance in fee Lot 1 of the 1838 sale 6 acres From: Alexander Fotheringham To: Randuph Dacie and William Henry Goddard (trustee) 240 pounds

Year	Owner
1846	29th September BOOK 11 NO. 708 Release Lot 1 of the 1838 sale 6 acres From: Robert Towns, John Campbell and Joshua Richmond Young And: Randolph Dacie To: Alexander Fotheringham 170 pounds
1858	23rd December BOOK 65 NO. 42 Conveyance upon trust 19 acres 26 perches of Laing's Clear, Newtown All other lands From: Alexander Fotheringham, Dartmouth, Devon, esquire and wife Elizabeth Thornton To: Alexander McDonald, Sydney, merchant 10 shillings

11.2 APPENDIX 2 - OWNERS - A/308880

Year	Owner
	See Appendix 1 for prior owners.
1860	17th February BOOK 72 NO.840 Conveyance Lots 1, 2 and 3, Section D, Fotheringham Estate From: Alexander McDonald, Sydney, esquire To: Josiah Perry, Sydney, draper 308 pounds
1872	20th June PRIMARY APPLICATION 3186 Lots 1, 2 and 3, Section D, Fotheringham Estate 1 acre 1&3/4 perches Josiah Perry, Sydney, draper 1100 pounds In occupation of Mrs Westfield as a weekly tenant
1872	19th September CERTIFICATE OF TITLE Vol. 146 Fol. 108 Lots 1, 2 and 3, Section D, Fotheringham Estate 1 acre 1&3/4 perches Josiah Perry, Sydney, draper
1872	16th August Dealing 8390 Transfer Ann Perry
1872	3rds October CERTIFICATE OF TITLE Vol. 147 Fol. 109 Lots 1, 2 and 3, Section D, Fotheringham Estate 1 acre 1&3/4 perches Ann Perry, wife of Josiah Perry, Sydney, warehouseman
1882	Subdivision
1882	4th May CERTIFICATE OF TITLE Vol. 578 Fol. 5 Lot 1 and part Lot 2, Section D, Fotheringham Estate 1 rood 13&3/4 perches Ann Lee, wife of William Lee, Sydney, esquire
1906	30th August Dealing 440833 Transfer William Henry Chown, Stanmore, manufacturer
1922	30th November Dealing A884276 Transmission Frank Edwin Chown, Sydney, manufacturer
1923	5th January Dealing A884278 Transfer Mary Eliza Chown, Stanmore, widow
1924	3rd March Dealing B58607 Transfer of part Alphonse Even
1924	5th April CERTIFICATE OF TITLE Vol. 3577 Fol. 102 Lot A in Dealing B54948 1 rood 1&1/2 perches Alphonse Even, Sydney, french cleaner and dryer

Year	Owner
1945	14th June Dealing D383572 Transmission Dagmar Cecilia Frances Even, Sydney, widow
1945	9th September Dealing D398354 Transfer Louise Annie Baker, wife of Sidney James Baker, Marrickville, builder
1950	20th February Dealing F166905 Transmission Edward Albert Dudley Stanmore, farmer
1959	29th March Dealing F218247 Transfer Ronald James Edward Field
1959	20th October CERTIFICATE OF TITLE Vol. 7783 Fol. 169 Lot A in Dealing B54948 1 rood 1&1/2 perches Ronald James Edward Field, Marrickville, canine specialist
1959	1st May Dealing H204510 Transfer Joseph Vincent Bugler, Enmore, master printer George Delman, Padstow, school teacher John Horace Kessy, Canterbury, machine operator
1962	25th May Dealing J146429 Lease Newtown Leagues Club Ltd
1988	17th August Dealing X766068 Transfer The Cyprian Community of NSW Ltd

11.3 APPENDIX 3 - OWNERS -1/105806

Year	Owner
	See Appendix 2 for prior owners.
1902	8th April CERTIFICATE OF TITLE Vol. 1396 Fol. 112 Part Lots 1 and 5, Section D, Fotheringham Estate 34&3/4 perches Jessy Ellen Pearce, Stanmore, spinster
1913	3rd July Dealing A35964 Transfer Isabel Burns, Stanmore, widow
1940	24th April Dealing C896384 Transmission Olga Frances Taylor, Marrickville, married woman Pearl Isabel Saldern, Dulwich Hill, married woman
1941	5th February Dealing C986645 Transfer Thomas William Combellack, Annandale, carrier
1955	16th February Dealing G243825 Transmission Sarah Jacqueline Willoughby, Annandale, married woman
1961	9th February Dealing H724843 Transfer Joseph Vincent Bugler, Enmore, master printer George Delman, Padstow, school teacher John Horace Kessy, Canterbury, machine operator
1967	20th April CERTIFICATE OF TITLE Vol. 10539 Fol. 53 issued not searched

11.4 APPENDIX 4 - OWNERS -1/121240

Year	Owner
	See Appendix 2 for prior owners.
1901	23rd August Dealing 329754 Transfer pf part (by mortgages) Emily Jame Walther
1901	21st September CERTIFICATE OF TITLE Vol. 1374 Fol. 31 Part Lot 1, Section D, Fotheringham Estate 34 perches Emily Jame Walther, wife of Frederick William Walther, Newtown, accountant
1929	12th February CERTIFICATE OF TITLE Vol. 4247 Fol. 177 Part Lot 1, Section D, Fotheringham Estate 31 perches Emily Jame Walther, wife of Frederick William Walther, Newtown, accountant
1948	No date Dealing D225824 Transmission Emmie Marie Wilhelmina Crisp and Constance Thirza Dorothea Evans
1948	29th September CERTIFICATE OF TITLE Vol. 5395 Fols. 80 & 81 Plan on title Part Lot 1, Section D, Fotheringham Estate 31 perches Emmie Marie Wilhelmina Crisp, wife of James Alexander Crisp, Vaucluse, artist Constance Thirza Dorothea Evans
1950	12th July Dealing F263770 Transfer Rubenia Maude Tidyman, Stanmore, widow
1960	10th November Dealing H633559 Transmission Ronald Joseph Tidyman and others
1961	22nd February CERTIFICATE OF TITLE Vol. 8100 Fol. 248 Plan on title Part Lot 1, Section D, Fotheringham Estate 31 perches Ronald Joseph Tidyman, Concord, railway officer Noel William Tidyman, Arncliffe, motor mechanic Kevin John Tidyman, Oatley, railway officer Keith Benedict Tidyman, Enmore, railway guard
1961	8th February Dealing H724842 Transfer Joseph Vincent Bugler, Enmore, master printer George Delman, Padstow, school teacher John Horace Kessy, Canterbury, machine operator
1988	17th August Dealing X766068 Transfer The Cyprian Community of NSW Ltd

11.5 APPENDIX 5 - OWNERS - B/308880

Year	Owner
	See Appendix 2 for prior owners.
1906	30th August Dealing 440833 Transfer William Henry Chown, Stanmore, manufacturer
1922	30th November Dealing A884276 Transmission Frank Edwin Chown, Sydney, manufacturer
1923	5th January Dealing A884278 Transfer Mary Eliza Chown, Stanmore, widow
1924	7th April CERTIFICATE OF TITLE Vol. 3577 Fol. 158 Lot B in Dealing B54948 9&1/4 perches Mary Eliza Chown, Stanmore, widow
1946	5th March Dealing D466267 Transmission Robert Henry Chown, Sydney, accountant
1946	11th June Dealing D524617 Transfer Vera May Wise, wife of Reginald George Wise, Neutral Bay, flour miller
1954	25th August Dealing G170704 Transfer Douglas Alexander Lambert, Marrickville, taxi driver
1956	26th November Dealing G618716 Transfer Lester Cheers, Marrickville, foreman
1957	25th February Dealing G706899 Transfer Director of War Service Homes
1967	2nd June Dealing K695677 Transfer Douglas Stuart Bain, Sydney, company director
1968	Joseph Vincent Bugler, Enmore, master printer George Delman, Padstow, school teacher John Horace Kessy, Canterbury, machine operator

11.6 APPENDIX 6 - OWNERS -C/308880

Year	Owner
	See Appendix 2 for prior owners.
1906	30th August Dealing 440833 Transfer William Henry Chown, Stanmore, manufacturer
1922	30th November Dealing A884276 Transmission Frank Edwin Chown, Sydney, manufacturer
1923	5th January Dealing A884278 Transfer Mary Eliza Chown, Stanmore, widow
1924	7th April CERTIFICATE OF TITLE Vol. 3577 Fol. 159 Lot C in Dealing B54948 10 perches Mary Eliza Chown, Stanmore, widow
1946	5th March Dealing D466267 Transmission Robert Henry Chown, Sydney, accountant
1946	11th June Dealing D524617 Transfer Vera May Wise, wife of Reginald George Wise, Neutral Bay, flour miller
1954	6th December Dealing G207875 Transfer Brendon Doyle, Newtown, aircraft engineer, and wife Agnes
1967	4th January Dealing K914919 Transfer Douglas Stuart Bain, Sydney, company director
1971	15th March Dealing N213621 Transfer Joseph Vincent Bugler, Enmore, master printer George Delman, Padstow, school teacher John Horace Kessy, Canterbury, machine operator
1985	10th December Dealings W92551/2 Transfer Nicole Kljajic

11.7 APPENDIX 7 - OWNERS - D/308880

Year	Owner
	See Appendix 2 for prior owners.
1906	30th August Dealing 440833 Transfer William Henry Chown, Stanmore, manufacturer
1922	30th November Dealing A884276 Transmission Frank Edwin Chown, Sydney, manufacturer
1923	5th January Dealing A884278 Transfer Mary Eliza Chown, Stanmore, widow
1924	7th April CERTIFICATE OF TITLE Vol. 3577 Fol. 160 Lot D in Dealing B54948 10 & 3/4 perches Mary Eliza Chown, Stanmore, widow
1946	11th June Dealing D466269 Transmission John George Chown, Pymble, accountant
1949	23rd December Dealing D952401 Transfer William David Whiffen, Cremorne, traveller
1954	8th June Dealing G86613 Transmission William James Whiffen, East Sydney, taxi driver
1973	15th March Dealing N171638 Transfer Joseph Vincent Bugler, Enmore, master printer George Delman, Padstow, school teacher John Horace Kessy, Canterbury, machine operator
1985	10th December Dealings W92555/6 Transfer Nicole Kljajic

11.8 APPENDIX 8 - OWNERS - 1/971516

Year	Owner
	See Appendix 1 for prior owners.
1860	14th April BOOK 66 NO. 495 Conveyance Lots 4 & 5, Section D, Fotheringham Estate From: Alexander McDonald, Sydney, merchant To: Richard Willmens Cozens, Newtown, gentleman 151 pounds for Lot 4 146 pounds for Lot 5
1860	27nd July BOOK 68 NO. 108 Conveyance Lots 4 & 5, Section D, Fotheringham Estate From: Richard Willmens Cozens, Newtown, gentleman To: Jane Bridgland, Stanmore, widow 900 pounds
1862	Mrs Jane Bridgland married Henry Hodges
1871	19th April BOOK 124 NO. 423 Conveyance & Mortgage Lots 4 & 5, Section D, Fotheringham Estate From: Jane Hodges, wife of Henry Hodges, Sydney, coachbuilder To: William Vial, Sydney, coachbuilder 1050 pounds
1872	4th January BOOK 147 NO. 8 Assignment Lots 4 & 5, Section D, Fotheringham Estate From: William Vial, Sydney, coachbuilder To: Josiah Perry, Sydney, warehouseman 400 pounds
1878	10th July BOOK 181 NO. 758 Receipt for purchase money (Conveyance) Lots 4 & 5, Section D, Fotheringham Estate Josiah Perry, 406-408 George Street, Sydney, wholesale warehouseman Received from: Thomas Francis, Folkestone, Stanmore, esquire 1460 pounds
1878	July PRIMARY APPLICATION 4487 Lots 4 & 5, Section D, Fotheringham Estate 2 rood 27 perches Thomas Francis
1878	17th July CERTIFICATE OF TITLE Vol. 361 Fol. 139 Lots 4 & 5, Section D, Fotheringham Estate 2 rood 27 perches Thomas Francis, Stanmore, landowner
1882	8th May Dealing 57588 Transfer Ann Lee

Year	Owner
1882	6th June CERTIFICATE OF TITLE Vol. 584 Fol. 222 Lots 4 & 5, Section D, Fotheringham Estate 2 rood 27 perches Ann Lee, wife of William Lee, Stanmore, esquire
1902	22nd March Dealing 342452 Transfer Robert Ernest Baker, Enmore, builder
1902	22nd August CERTIFICATE OF TITLE Vol.1419 Fol. 208 1 rood 35 & 3/4 perches Part Lots 4 & 5, Section D, Fotheringham Estate Robert Ernest Baker, Enmore, builder
1902	Subdivision
1903	17th October CERTIFICATE OF TITLE Vol. 1494 Fol. 238 Part of Lot 4 and Lot 5, Section D, Fotheringham Estate 1 rood 12 perches Robert Ernest Baker, Enmore, baker
1912	4th January Dealing 658019 Transfer of part Alice Mary Langbourne
1912	23rd May CERTIFICATE OF TITLE Vol. 2254 Fol. 249 Part Lots 4 & 5, Section D, Fotheringham Estate 26&3/4 perches Alice Mary Langbourne, Redfern, widow
1921	8th April Dealing A694848 Transfer Minnie Florence Fanning, wife of John Patrick Fanning, Sydney, estate agent
1932	21st July Dealing C132411 Transfer Charles Windsor Jones and Clara
1932	8th August CERTIFICATE OF TITLE Vol. 4540 Fols. 175-176 Part Lots 4 & 5, Section D, Fotheringham Estate 26&3/4 perches Charles Windsor Jones, Newtown, motor mechanic, and wife Clara
1940	22nd July Dealing C930028 Transfer Thomas Irvine Parker
1940	27th September CERTIFICATE OF TITLE Vol. 5171 Fol. 193 Part Lots 4 & 5, Section D, Fotheringham Estate 26&3/4 perches Thomas Irvine Parker, Sydney, boilermaker
1956	18th April Dealing G508215 Transfer Panagiotis Rizoglou, Marrickville, labourer, and wife Eleftheria
1956	18th April Dealing G508215 Transfer Panagiotis Rizoglou, Marrickville, labourer, and wife Eleftheria

Year	Owner
1968	15th February Dealing K957729 Transfer Douglas Stuart Bain, Sydney, company director
1971	5th March Dealing M213621 Transfer Joseph Vincent Bugler, Enmore, master printer George Delman, Padstow, school teacher John Horace Kessy, Canterbury, machine operator
1988	17th August Dealing X766068 Transfer The Cyprian Community of NSW Ltd

11.9 APPENDIX 9 - OWNERS - 1-3/444675

Year	Owner
	See Appendix 8 for prior owners.
1911	6th November Dealing 654802 Transfer of part Clarence Frederick Hollier
1912	6th May CERTIFICATE OF TITLE Vol. 2250 Fol. 49 Part of Lot 5, Section D, Fotheringham Estate 21 perches Clarence Frederick Hollier, Penrith, railway employee
1922	27th March Dealing A798965 Transfer Sarah Longmore, wife of Hugh Longmore, Marrickville, fireman
1949	19th August Dealing F65966 Transfer James Duncan Logan, Ashfield, retired
1955	9th November Dealing G393381 Transfer Margaret Cecilia Logan and Eva Constance Logan, Ashfield, spinsters
1957	Subdivision
1957	23rd January Dealing H204261 Transfer of Lot 3 Charles William Kruss
1957	28th February Dealing H204259 Transfer of Lot 1 David Strathie
1959	26th March Dealing H204257 Transfer of Lot 2 Frederick Beveridge
1959	30th June CERTIFICATE OF TITLE Vol. 7716 Fol. 84 Lot 1 in Dealing H204257 David Strathie, Marrickville, retired and wife Helen
	Later dealings not listed
1959	30th June CERTIFICATE OF TITLE Vol. 7716 Fol. 85 Lot 2 in Dealing H204257 Frederick Beveridge, Marrickville, bus driver and wife Edith
	Later dealings not listed
1959	30th June CERTIFICATE OF TITLE Vol. 7716 Fol. 86 Lot 3 in Dealing H204257 Charles William Kruss, Marrickville, baker
	Later dealings not listed

11.10 APPENDIX 10 - OWNERS - 1-2/301956

Year	Owner
1794	See Appendix 8 for prior owners.
1902	14h July Dealing 345993 Transfer of part Edward Charles Johnston
1902	21st July CERTIFICATE OF TITLE Vol. 1416 Fol. 20 Part Lots 4 & 5, Section D, Fotheringham Estate 32&1/4 perches Edward Charles Johnston, Stanmore, gentleman
1913	25th November Dealing A67257 Transfer Perpetual Trustee Company
1921	Subdivision
1921	10th March Dealing A719538 Transfer of part Louisa Caroline Winston
1921	31st August CERTIFICATE OF TITLE Vol. 3221 Fol. 130 Part Lots 4 & 5, Section D, Fotheringham Estate 14&3/4 perches Louisa Caroline Winston, wife of William Francis Winston, Marrickville, chemist
1941	4th June Dealing D23218 Transmission William Ayliffe Winston, and Evelyn Louisa Winston
1941	38th May Dealing D23219 Transfer Evelyn Louisa Winston and Dorothy Edna Winston
1941	25th July CERTIFICATE OF TITLE Vol. 5251 Fols. 199 and 200 Part Lots 4 & 5, Section D, Fotheringham Estate 14&3/4 perches Evelyn Louisa Winston, Marrickville, spinster Dorothy Edna Winston, Marrickville, spinster
	CERTIFICATE OF TITLE Vol. 10272 Fols. 65&66 not searched

11.11 APPENDIX 11 -OWNERS - 1/119242 & 1/923826

Year	Owner
1794	See Appendix 8 for prior owners.
1903	21st August Dealing 370248 Transfer of part Samuel Westacott,
1903	13th September CERTIFICATE OF TITLE Vol. 1490 Fol. 211 Plan in Dealing 370248 11&1/2 perches Samuel Westacott, Enmore, gentleman
1911	17th June Dealing 611636 Transfer Dorothy Charlotte Fisher, Newtown, spinster
1913	20th June Dealing A33896 Transfer Samuel Chan, Sydney, fruit merchant
1930	14th July Dealing B992875 Transmission Lily Chan, Randwick, widow
1948	30th August Dealing D891209 Transfer Valerie Chan, Randwick, spinster
1952	23rd July Dealing F750420 Transfer Joseph Roy McCarthy, Marrickville, hardware storeman
1960	5th September CERTIFICATE OF TITLE Vol. 7981 Fols. 207-208 Plan in Dealing 370248 11&1/2 perches Theodoros Karvis, Marrickville, labourer
1960	29th January Dealing H413838 Transfer Theodoros Karavis and Evangelos Roubekas
1961	30th August CERTIFICATE OF TITLE Vol. 8296 Fols. 142 & 143 Plan in Dealing 370248 11&1/2 perches Theodoros Karavis, Marrickville, labourer Evangelos Roubekas
1967	14th April Dealing K638569 Transfer Douglas Stuart Bain, Sydney, company director
1968	14th February Dealing K297602 Transfer Joseph Vincent Bugler, Enmore, master printer George Delman, Padstow, school teacher John Horace Kessy, Canterbury, machine operator
1985	10th December Dealing W92546 Transfer Vella & Vella Pty Ltd
1986	2nd May Dealing W301739 Transfer Joseph Henry Alexander

Year	Owner
1986	8th August Dealing W447563 Transfer Johnny Elkaz and Ranka Elkaz
1988	21st January Dealing X317813 Transfer Elvina Louise Caulton

11.12 APPENDIX 12 -OWNERS - 1/167529

Year	Owner
	See Appendix 1 for prior owners.
1860	9th February BOOK 67 NO. 315 Conveyance Lots 6 & 7, Section D, Fotheringham Estate From: Alexander McDonald, Sydney, esquire To: Rev Robert Blain, Hinton, Presbyterian minister 79 pounds 4 shillings
1863	31st March BOOK 82 NO. 701 Conveyance Lots 6 & 7, Section D, Fotheringham Estate From: Rev Robert Blain, Sydney, Presbyterian minister To: Jonathon Stephens Perry, Sydney, draper 155 pounds
1872	14th February PRIMARY APPLICATION 3097 Lots 6 & 7, Section D, Fotheringham Estate Lots 8 to 14, Section D, Fotheringham Estate Jonathon Stephens Perry, Sydney, draper 312 pounds value Land unoccupied
1872	25th July CERTIFICATE OF TITLE Vol.143 Fol. 100 Lots 6 to 14, Section D, Fotheringham Estate 2 acres 3 roods 18&1/2 perches Jonathon Stephens Perry, Sydney, draper
1873	10th February Dealing 9074 Transfer Elizabeth Perry
1873	15th March CERTIFICATE OF TITLE Vol. 156 Fol. 63 Lots 6 to 14, Section D, Fotheringham Estate 2 acres 3 roods 18&1/2 perches Elizabeth Perry, wife of Jonathon Stephens Perry, Sydney, draper
1875	23rd December Dealing 17135 Transfer Thomas Francis, Sydney, gentleman
1882	25th February Dealing 55606 Transfer Sarah Amelia Bayley, Sydney, widow
1887	26th September Dealing 130163 Transfer of part George Merriman
1888	9th February CERTIFICATE OF TITLE Vol. 868 Fol. 200 Lots 5, 6, 7, 8 & part 9, Section D, Fotheringham Estate 1 acre 11 perches George Merriman, Sydney, solicitor
1915	25th November Dealing A67257 Transmission Perpetual Trustee Company Ltd

Year	Owner
1920	22nd April Dealing A59234 Transfer of part Helen Wilson Fell and others
1921	16th February CERTIFICATE OF TITLE Vol. 3157 Fol. 151 Plan in Dealing 594234 Lot 6 and part Lot 5, Section D, Fotheringham Estate 2 roods 15&1/4 perches Helen Wilson Fell, North Sydney, widow Russell Sinclair, North Sydney, merchant Frederick August Darling, Wollstonecraft, minister of religion
1942	4th September Dealing D159460 Transfer Presbyterian Church (NSW) Property Trust
1966	22nd December Dealing K556698 Transfer Douglas Stuart Bain, Sydney, company director
1968	22nd January Dealing L29712 Transfer Joseph Vincent Bugler, Enmore, master printer George Delman, Padstow, school teacher John Horace Kessy, Canterbury, machine operator
1988	17th August Dealing X766068 Transfer The Cyprian Community of NSW Ltd