



Council's Alternate Approach for New Housing in the Inner West

APPENDIX 5

Heritage Studies

- Part 1 – Heritage Health Check (page 3)
- Part 2 – Heritage Review – South Dulwich Hill (page 84)

May 2025

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Part 1

Inner West Local Government Area: Transport Oriented Development Heritage Investigations

Heritage health check

April 2025

Acknowledgement of Country

We respect and acknowledge the Elders past and present of Gadigal and Wangal peoples. We appreciate and respect their lands and waterways, their rich cultural heritage and their deep continuing connection to Country. We are committed to truth-telling and to engaging with Traditional Owners and custodians to support the protection of their lands, culture and heritage. We strongly advocate social and cultural justice and support the Uluru Statement from the Heart.

Cultural warning

Aboriginal and Torres Strait Islander readers are advised that this report may contain images or names of First Nations people who have passed away.

Report register

The following report register documents the development of this report, in accordance with GML's Quality Management System.

Job No.	Issue No.	Notes/Description	Issue Date
24-0367	1	Draft Report for Council review and comment	10 October 2024
24-0367	2	Final Draft Report following Council review and comments	4 December 2024
24-0367	3	Revised Final Draft Report following Council review and comments	21 February 2025
24-0367	4	Final Report	7 April 2025
24-0367	5	Updated Final Report following Council review	15 April 2025

Quality management

The report has been reviewed and approved for issue in accordance with the GML quality management policy and procedures.

It aligns with best-practice heritage conservation and management, *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013* and heritage and environmental legislation and guidelines relevant to the subject place.

Indigenous cultural and intellectual property

We acknowledge and respect the inherent rights and interests of the Gadigal and Wangal Peoples in Indigenous Cultural and Intellectual Property. We recognise that Aboriginal and Torres Strait Islander people have the right to be acknowledged and attributed for their contribution to knowledge but also respect their rights to confidentiality. We recognise our ongoing obligations to respect, protect and uphold the continuation of First Nations peoples rights in the materials contributed as part of this project.

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Cover image

'Bird's eye view of Ashfield c1884–1917, showing the railway, rows of shops on high streets (Liverpool Road and Hercules Street), residential development and landmark institutional buildings. (Source: Object No. 85/1284-2415 © Powerhouse Museum's Tyrrell collection)

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Introduction

1 Introduction

Inner West Council (IWC) has commissioned GML Heritage (GML) to work as part of a Hassell Studio-led consultant team to undertake targeted heritage investigations of listed heritage items and heritage conservation areas (HCAs) and to provide advice to inform how to best design density in heritage contexts. This advice is proposed to inform the development of housing masterplans in the Inner West which due to its historical development includes a significant overlay of heritage items and HCAs. This requirement responds directly to the NSW Government's Transport Oriented Development (TOD) and Low and Mid-Rise Housing (LMRH) reforms. The masterplans are expected to concentrate housing density outside of HCAs to ensure that significant heritage values are conserved.

1.1 Project objectives and scope

The project objectives include:

- to review the heritage status in well-located areas to balance the preservation of heritage with the need to provide additional housing opportunities.

1.1.1 Heritage health check

The heritage health check requires GML to undertake a series of tasks related to IWC selected heritage items and HCAs listed under the *Inner West Local Environmental Plan 2022* (IWLEP 2022), located within HIAs. The heritage items reviewed are listed in the tables below.

Table 1.1 Heritage items in Ashfield, Dulwich Hill and Marrickville for review.

Item No.	Address
I112	23 Alt Street, Ashfield
I127	2 Bland Street, Ashfield
I128	4 Bland Street, Ashfield
I129	6 Bland Street, Ashfield
I130	8 Bland Street, Ashfield
I149	49 Cecil Street, Ashfield
I204	28 Holden Street, Ashfield
I334	22 Pembroke Street, Ashfield

Item No.	Address
I405	2 Webbs Avenue, Ashfield
I196	27 Hercules Street, Ashfield
I1007	49A Ewart Street, Dulwich Hill
I1008	114 Ewart Street, Dulwich Hill
I1009	61 Garnet Street, Dulwich Hill
I1228	66, 68 and 70 Ewart Street, Marrickville
I1288	286 Wardell Road, Marrickville

In the suburbs of Ashfield, Croydon, Dulwich Hill and Marrickville the following HCAs were selected by IWC for a heritage health check:

Table 1.2 HCAs subject to review.

HCA	Name and description
C5	Federal-Fyle HCA, particularly the property located at 38 Wallace Street, Ashfield, to determine whether it should be included as part of the Federal-Fyle HCA.
C8	Hampden Street and King Street HCA, Ashfield, particularly the properties along King Street, not

HCA	Name and description
	including the statutory listed heritage items.
C25	Webbs Avenue HCA, Ashfield, not including the statutory listed heritage items.
C42	Ivanhoe Estate HCA, Croydon.
C50	Hoskins Park and Environs (previously HCA 36), Dulwich Hill. Undertake a critical review to demonstrate that the area surrounding Hoskins Park is essential to the HCA.
C107	South Dulwich Hill HCA (previously HCA 29); this area is within the TOD area. The HCA is in three parts: west of Wardell Road; central section between Wardell Road and the railway line; and east of the railway line. The Statement of Significance does not clearly explain the basis of the boundary.

1.2 Project methodology

The methodology for the heritage investigations has included:

- a review of the State Heritage Inventory forms for the heritage items and HCAs;
- a desktop review to locate other supplementary information and historical materials including subdivision plans, historic aerials, real estate listings, development application documentation (where available) and Google Streetview;
- site inspections from the public domain and site photography of the heritage items and areas within the HCAs; and
- analysis and discussion within the project team regarding the significance of heritage items and HCAs.

Heritage items were considered against the existing significance assessments as they are presented in the State Heritage Inventory forms.

GML has prepared summary survey sheets for the selected heritage items and HCAs. Further research and supplementary information informed our conclusions and recommendations.

1.3 Limitations

This project was subject to the following limitations:

- The scope of the study does not include places of Aboriginal cultural significance or historical archaeological sites, or assessment under the NSW Heritage assessment criteria.
- All heritage items and HCAs that were within scope were viewed from the public domain; in some instances, views were limited. No internal inspections were carried out.
- Only a select list of heritage items and HCAs were reviewed. We note that there are over 100 HCAs and over 2000 heritage items in the Inner West LGA. There was no comprehensive LGA-wide review of other LEP Schedule 5 items of environmental heritage, including HCAs and heritage items, or detailed comparative analysis as part of this health check. This is a key limitation of the study.
- During site inspections and desktop review we observed and noted inconsistencies and omissions in the existing heritage listings of items and HCAs as they are detailed on State heritage inventory forms.
- An overview of our observations and some examples of the heritage listing inconsistencies or ambiguities are included, noting these observations related only to HCAs and heritage items that were the subject of this review work. This work was not part of a comprehensive heritage review.

- No gradings of buildings within HCAs subject to review were undertaken.
- No views analysis or assessment were undertaken.
- No reassessment of heritage values was undertaken under the NSW heritage assessment criteria.
- The identification of potential new heritage items and HCAs was not within the scope of this project.

1.4 Authorship

This report was prepared by a team of heritage specialists from GML.

1.5 Acknowledgements

GML gratefully acknowledges the inputs of Hassell Sydney studio and IWC project teams and their support in the preparation of this report.

1.6 Endnotes

Guidance to Transport Oriented Development, Department of Planning, Housing and Infrastructure, May 2024, p 10.

Heritage health check

2 Heritage health check

GML undertook fieldwork, inspecting the 15 listed heritage items and six HCAs on 20 and 23 September 2024. Inspections were conducted from the public domain only. As part of the initial investigation GML also conducted a desktop review of publicly accessible resources including development application documentation, NSW State Heritage Inventory (SHI) listing information, online historical sources, previous heritage studies and assessments, real estate photographs, and aerial imagery.

Existing heritage items and individual inventory listings were examined for their ability to demonstrate the heritage values and significance for which they are currently listed. The recommendations for each item were prepared in response to our observations, along with a comparative analysis of heritage listed examples of the historical phase/s, or architectural period/s and style/s elsewhere in the same suburb, or in other suburbs (ie Ashfield) within the Inner West LGA.

The comparative study was guided by the SHI assessed heritage values attributed to each of the 15 items (these were, for the most part, aesthetic/architectural and/or representative values).

The recommendations provided for each HCA were also prepared in response to our observations and a review of the identified values for the HCA as recorded on the NSW State Heritage Inventory. Generally, these were historical, historical associative and aesthetic values. We reviewed the integrity of the HCAs against the identified character and significance, using a similar methodology for heritage items as stated above. We considered the overall cohesion and integrity of the housing stock relative to the values of the HCA, and whether the historic subdivision aligned with the listed HCA and the original allotment pattern remained legible. Finally, we also considered whether the setting both within the HCA and in the immediate vicinity contributed to the appreciation and understanding of heritage values.

The scope of this work did not extend to making recommendations regarding the extension of HCAs, or identifying properties for assessment as potential heritage items.

This report provides details of where a change to a listed heritage item or HCA is proposed.

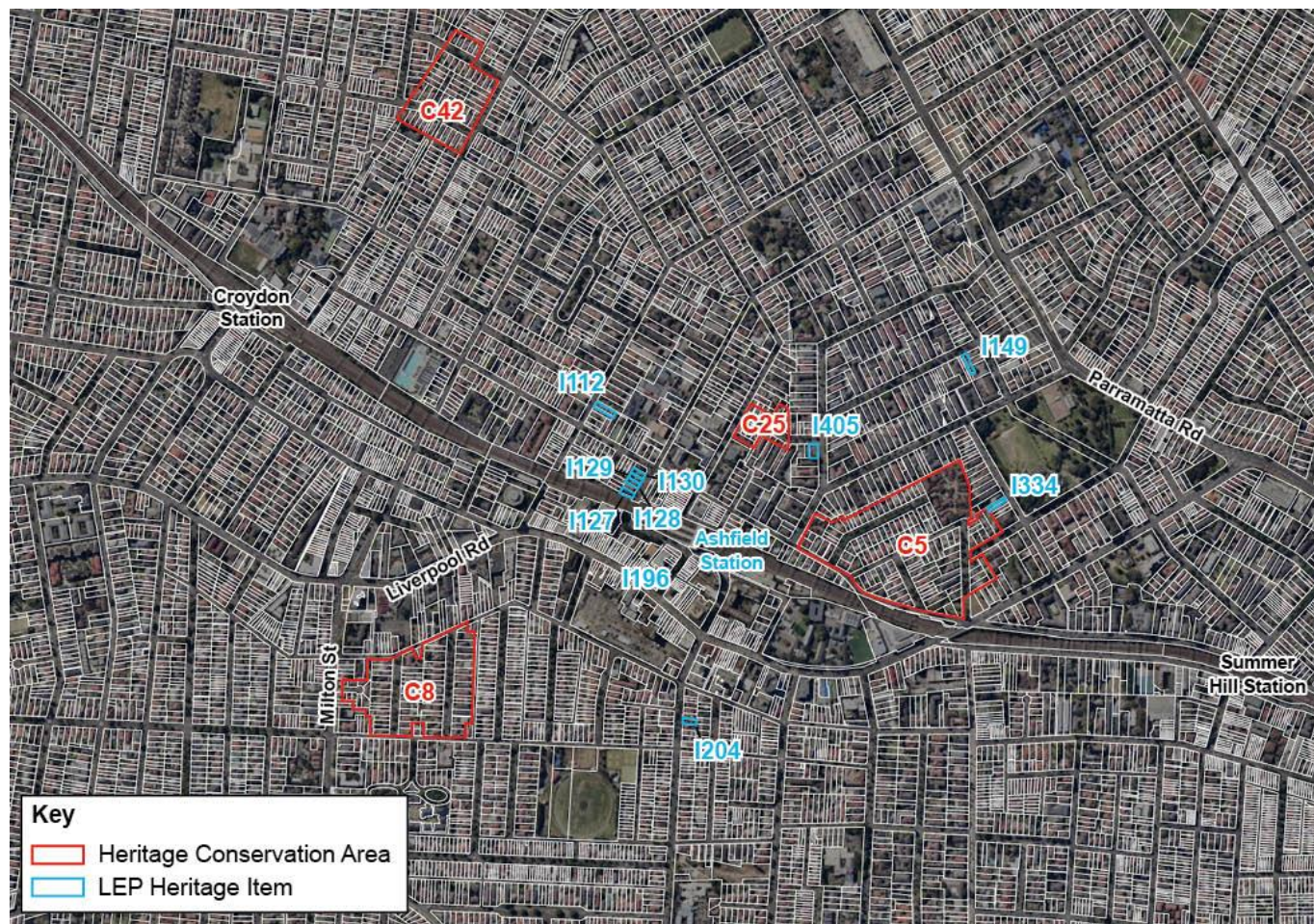


Figure 2.1 Heritage items and HCAs in Ashfield and Croydon 'health-checked' in this report. (Source: © Google with GML overlay 2024)

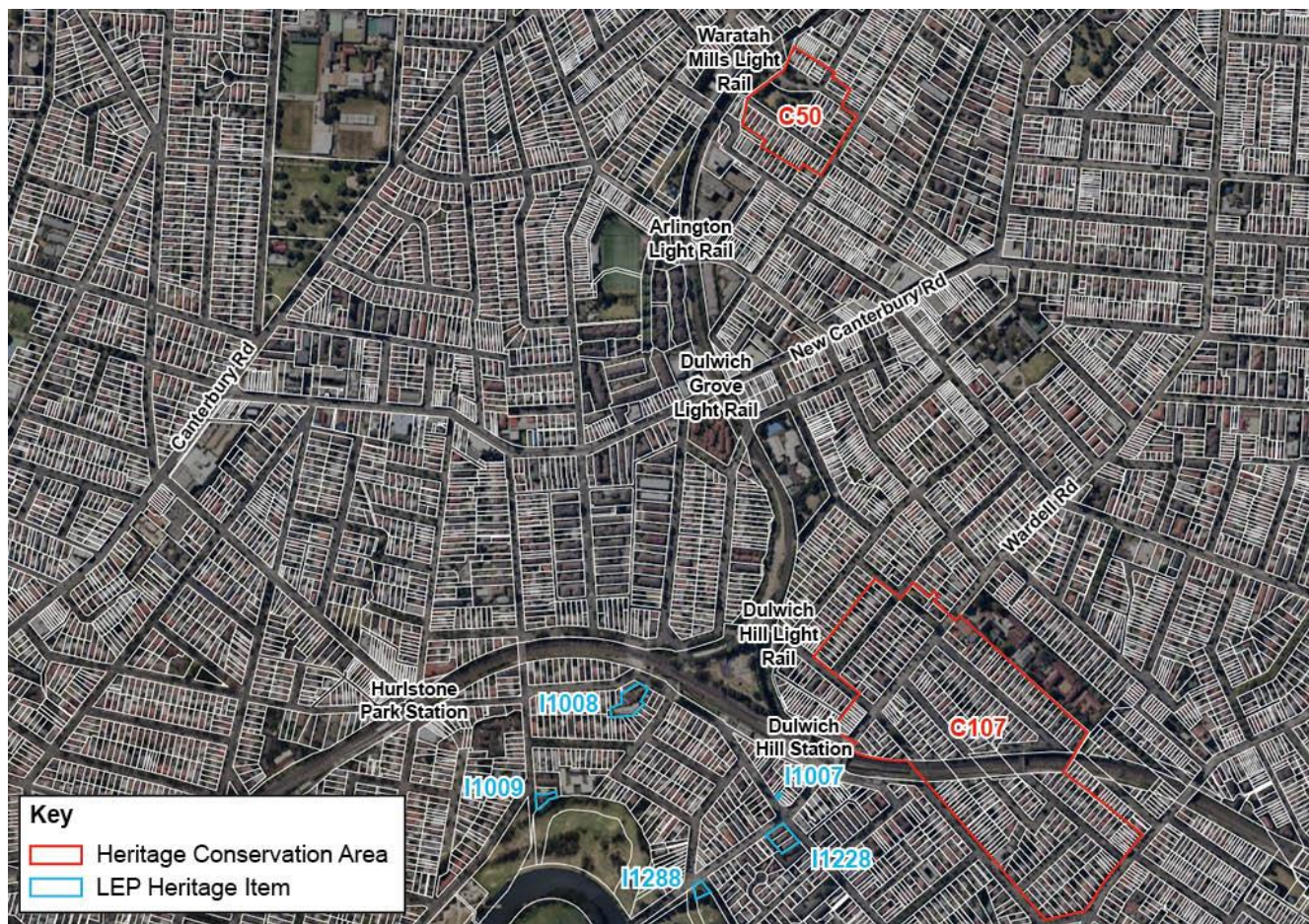





Figure 2.2 Heritage items and HCAs in Dulwich Hill/Marrickville health-checked in this report. (Source: © Google with GML overlay 2024)

2.1 Ashfield (heritage items)


Item details	Commentary	Findings
<p>Malwa, 2 Bland Street, Ashfield</p>  <p>Composite Arts and Crafts and Californian Bungalow, c1919</p> <p>'House, including interiors' (I127), local significance (IWLEP 2022)</p> <p><i>This is a good, sound and essentially intact example of the composite Arts-&-Crafts/California Bungalow style of architecture. It demonstrates the use of what was called a ¾ frontage house on a site slightly narrower than normal. It also characterises the development of Bland Street as it extended southwards to Brown [sic] Street. Furthermore it is an effective component of the street scene in this part of Brown [sic] Street.¹</i></p>	<p>Inventory information:</p> <p>The heritage inventory sheet lacks detail and contains errors (reference to Brown Street, as opposed to Bland Street). The Statement of Significance is concise and relates to historic and aesthetic values only.</p> <p>We note the Statement of Significance does not appear to be compelled by the heritage values or merit of the individual property; it relates more to the setting or relationship to the other dwellings to the north to which it is considered contributory and is visually and stylistically harmonious.</p> <p>Physical description: Single-storey brick composite interwar Arts and Crafts/Californian Bungalow style dwelling. The dwelling is of a smaller scale than usual and has a prominent double gable roof form, awning over a recessed verandah/porch entry, timber casement window with lead lighting.</p> <p>Integrity/modifications: The dwelling is intact externally, and interiors (photos from 2021) appear to be intact. The front garden is turf and includes a dead palm tree and one small tree. There appears to be some significant mature tree plantings to the rear of the lot.</p> <p>Condition: The property is in a deteriorated condition and requires catch-up repairs and ongoing cyclical maintenance works to recover and reinstate heritage significance.</p> <p>Setting: The property is elevated from the street and adjacent to the rail corridor. It has no street tree plantings, no green verge, a tight setback from street, and a narrow footpath.</p>	<ul style="list-style-type: none"> Heritage item recommended for delisting. There are several heritage items in Ashfield directly comparable to 2 Bland Street. <p>Comparable heritage items were found to be of heritage significance with higher integrity given they are in more cohesive and contributory groupings of dwellings and better-quality settings.</p>

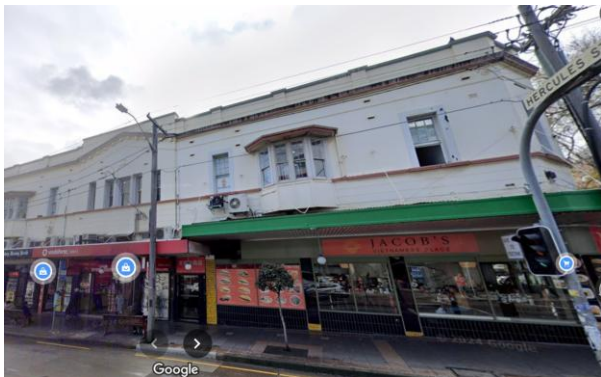
Item details	Commentary	Findings
	<p>The property faces a brick wall opposite, which is the brick fence of a two-storey dwelling that addresses Elizabeth Street.</p> <p>This property is consistent in period and style with other dwellings along Bland Street, at Nos 4, 6 and 8.</p> <p>The setting of the item has been incrementally degraded. The neighbouring properties at 2A and 10 Bland Street have impacted the consistency and appreciation of the streetscape of this section of Bland Street.</p> <p>Comparative examples: The Statement of Significance attributes representative significance to the item as a good and intact example of the Arts and Crafts/Californian Bungalow style dwelling.</p> <p>Through an initial comparative analysis, GML has identified several similar and/or better examples expressing this style of architecture in Ashfield. Furthermore, the examples identified generally are either within a consistent group of similar dwellings and/or are located in a setting that has a cohesive and harmonious relationship with the items. The following are all listed in the IWLEP 2022:</p> <ul style="list-style-type: none"> • 68–78 Holden Street, Ashfield (I205–I212) • 75 Bland Street, Ashfield (I139) • 104 Alt Street, Ashfield (I117) • 144 Elizabeth Street, Ashfield (I419) 	
Santarosa, Urbana and Jellat 4, 6 and 8 Bland Street, Ashfield	<p>Inventory information: The Statement of Significance is focused on these dwellings as representative examples of the diversity of Inter-War Arts and Crafts style. The statement reflects an appreciation of the heritage streetscape over the value of the item.</p>	<ul style="list-style-type: none"> • Heritage items recommended for delisting. • This group of houses (including 2 Bland Street) were once part of a


Item details	Commentary	Findings
 <p>Interwar Arts and Crafts/Californian Bungalows, c1919</p> <p>'House, including interiors' (I128, I129 & I130), local significance (IWLEP 2022)</p> <p><i>The three adjacent houses at Nos 4, 6 and 8 Bland Street enable a detailed comparison of three variations of the Inter-War Arts-&-Crafts/California Bungalow idiom, one of the most versatile composite or transitional domestic architectural styles in this period of Ashfield's vigorous residential growth.²</i></p>	<p>Physical description: Each dwelling is an example of the brick interwar Arts and Crafts/Californian Bungalow style. Each has a prominent gable or two; timber casement windows with lead lighting; decorative timber brackets, bargeboards and valances; uniform setback and dwarf boundary walls. No. 6 has a carport structure at the front elevation.</p> <p>Integrity/modifications: All three dwellings have a hardstand parking area. A carport has been added at No. 4. Photos from 2016 show intact interiors at No. 4. Chimneys have been removed and roofs re-tiled at Nos 6 and 8.</p> <p>Condition: All three dwellings were observed to be well-maintained and in good condition.</p> <p>Setting: The properties are elevated from the street. There are no street tree plantings, no green verge, tight setbacks from the street, and a narrow footpath. The properties address a brick wall opposite, which is the brick fence of a two-storey dwelling that addresses Elizabeth Street. It is the same setting as for 2 Bland Street.</p> <p>The setting of the item has been incrementally degraded. The neighbouring properties at 2A and 10 Bland Street have impacted the consistency and appreciation of the streetscape of this section of Bland Street.</p> <p>Comparative examples: The Statement of Significance attributes representative significance to the items as examples of the variations of the Inter-War Arts and Crafts/Californian Bungalow idiom and historical development.</p> <p>Through an initial comparative analysis, GML has identified several similar and/or better examples expressing this style of architecture in Ashfield. Furthermore, the examples identified are dwellings within a group listing (or part of a former group listing) of similar style and period, and located in a setting and</p>	<p>cohesive row of dwellings along the western side of Bland Street.</p> <ul style="list-style-type: none"> The detracting developments at 2A and 10 Bland Street, as well as the compromised setting, have diminished the integrity and heritage values of these items. Several heritage items in Ashfield are directly comparable to 2, 4, 6 and 8 Bland Street in period and style. The comparable heritage items are considered to be of higher quality and integrity as they are within more cohesive groupings and contributory streetscapes and settings.

Item details	Commentary	Findings
	<p>streetscape that has a cohesive and harmonious relationship with the items. These include (all listed in the IWLEP 2022):</p> <ul style="list-style-type: none"> • 30–38 Lucy St, Ashfield (I277) • 68–78 Holden Street, Ashfield (I205–I212) • 144 Elizabeth Street, Ashfield (I419) • 11–23 Queen St, Ashfield (I340) • 3–11 Wood St, Ashfield (I410–I416) 	
<p>28 Holden Street, Ashfield</p>  <p>Federation Queen Anne, c1913 'House, including interiors' (I204), local significance (IWLEP 2022)</p>	<p>Inventory information: The Statement of Significance is concise. It relates to historic and aesthetic architectural values only.</p> <p>The dwelling is considered to be a fine, representative example rather than distinctive or defining of its style or type.</p> <p>Physical description: The dwelling is an example of the brick Federation Queen Anne Bungalow style. It has a prominent gable with finial and roughcast infill; timber casement windows with lead lighting; decorative timber brackets and valance; and tiles on verandah and step rises.</p> <p>Integrity/modifications: Primary façade to Holden Street; retains original features, including chimneys; elevated from the street; air conditioners to the side elevation. Large rear addition. It is in good condition and is well-maintained.</p> <p>Condition: Good.</p> <p>Setting: Was originally part of a consistent row of dwellings. Located opposite heritage listed items (I202 and I203). Situated in a wide street with on-street mature brush boxes and footpaths with grassed verge. The heritage item contributes to the streetscape.</p>	<ul style="list-style-type: none"> • Heritage item recommended for delisting. • Several heritage listed dwellings are directly comparable to this item in period and style. <p>Many of the items that have been examined comparatively are within streetscapes and contexts that are of higher quality and integrity.</p>

Item details	Commentary	Findings
<p><i>This pleasing house demonstrates a typically distinctive version of the Federation Queen Anne style of architecture. Recently restored and in excellent condition, it illustrates the effective aesthetic and streetscape qualities of this traditional idiom.</i>³</p>	<p>Several dwellings along the street have been significantly altered and are not sympathetic to the character and the historic streetscape features and qualities.</p> <p>Comparative examples: The Statement of Significance attributes aesthetic and representative significance to the item as an examples of the variations of the Federation Queen Anne style of domestic architecture. The Statement of Significance also identifies value in the property’s streetscape contribution.</p> <p>Through an initial comparative analysis, GML has identified several similar and/or better examples that express this style of architecture in Ashfield. Furthermore, the examples identified are either within a consistent group of similar dwellings and/or are located in a setting that has a cohesive and harmonious relationship with the items. These include (all listed in the IWLEP 2022):</p> <ul style="list-style-type: none"> • 21 Carlisle Street, Ashfield (I146) • 17 Taringa Street, Ashfield (I361) • 29 Orpington Street, Ashfield (I300) • 1 Shepherd Street, Ashfield (I356) • 12 Federal Avenue, Ashfield (I180) • 14 Hampden Street, Ashfield (I187) • 74 Frederick St, Ashfield (I422) • 44 Queen St, Ashfield (I342) 	
<p>2 Webbs Avenue, Ashfield</p>	<p>Inventory information: A cursory Statement of Significance that does not detail the item’s heritage values. Art Deco features are not strongly apparent. The Statement of Significance is not sufficient to support heritage listing.</p>	<ul style="list-style-type: none"> • Heritage item recommended for delisting.

Item details	Commentary	Findings
 <p>Inter-War Bungalow, 1927</p> <p>'House, including interiors' (I405), local significance (IWLEP 2022)</p> <p><i>A very pleasing Inter-War corner house, having restrained Art Deco features and providing a positive contribution to the streetscape.⁴</i></p>	<p>Physical description: The dwelling is an example of the brick interwar Bungalow style dwelling. It has a tiled multi-hipped roof form; timber sash windows; sandstone and liver-coloured face brick, with matching boundary wall; and tessellated tile path to front entrance.</p> <p>Integrity/modifications: Tessellated tile path to front entry; reasonably intact; solar panels to principal and street-facing roof planes of dwelling; original interior joinery intact (in 2006 photos).</p> <p>Condition: Good.</p> <p>Setting: Situated on a corner block close to the edge of the Webbs Avenue HCA. The property has a side boundary to Chandos Street that does not contribute to the streetscape as the dwelling is heavily screened by a high fence and screen plantings.</p> <p>Across the road, on Webbs Avenue, is a two-storey interwar flat building—10 Chandos Street, front entry at Webbs Avenue. There are on-street tree plantings in Webbs Avenue.</p> <p>Along Chandos Street there are several residential flat buildings on both sides of the street.</p> <p>There are two-storey Victorian villas in the vicinity of 2 Webbs Avenue that are not listed and not within an HCA.</p> <p>Comparative examples: The Statement of Significance attributes aesthetic significance to the item and identifies values in its streetscape contribution.</p> <p>Through an initial comparative analysis, GML has identified several similar and/or better examples expressing this style of architecture in Ashfield. These include (all listed in the IWLEP 2022):</p> <ul style="list-style-type: none"> • 3 Webbs Avenue, Ashfield (I406) 	<ul style="list-style-type: none"> • Several heritage listed dwellings were found to be directly comparable to this item in period and style. Many of the items that have been examined comparatively are within streetscapes and contexts that are of higher quality and integrity.

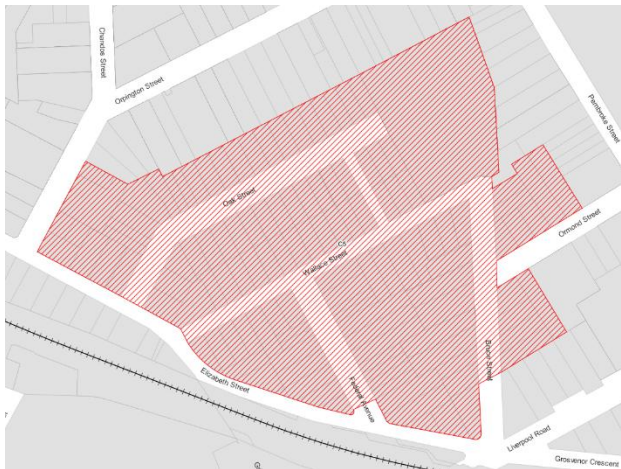
Item details	Commentary	Findings
	<ul style="list-style-type: none"> • 8 Hillcrest Avenue, Ashfield (I197) • 82 Orpington Street, Ashfield (I307) • 11 Holwood Avenue, Ashfield (I216) • 1 John St, Ashfield (I218) • 17 Armstrong St, Ashfield (I118) • 3 Richmond Ave, Ashfield (I349) 	
<p>27 Hercules Street, Ashfield</p>  <p>'Shops, offices and dwellings, including interiors' (I196), local significance (IWLEP 2022)</p>	<p>Inventory information: There is no Statement of Significance provided on the State Heritage inventory sheet. The interiors are also listed but no photographs are publicly available.</p> <p>History: Historical research carried out by IWC found that there was a house and a shop on this corner as early as 1889. It was a two-storey Free Classical building owned by James Fox and occupied by H H Hodgens, grocer, and draper, for many years. In 1923, a building application was lodged by R A Gale to enlarge the property to include six lock-up shops and a billiard saloon, to the design of Sydney architects Morrow & De Putron. The shops were increased to eight and the property was sold to the Georgiades family. It became known as Gale's Buildings and was acquired by Washington H Soul, Pattinson & Co in 1926 and occupied by that firm from 1929. The corner business was a fruiterer. The billiard saloon had gone by 1961.</p> <p>GML's desktop historical research found that the building and its neighbouring commercial terrace building (No. 25) are part of the earlier development of Ashfield connected to the arrival of the railway in 1855. The building was first built in the late-nineteenth century (prior to 1892) and addressed Hercules Street (seen in the historic image below and according to the survey sheet of that year). It was a pair with neighbouring 25 Hercules Street (extant).</p>	<ul style="list-style-type: none"> • The property at 27 Hercules Street is of heritage significance and should be retained as a heritage listed item. • Interiors have been modified—interiors should be excluded from the heritage item's listing.


Item details	Commentary	Findings
 <p data-bbox="183 1013 792 1101">Glass plate negative of Ashfield, with 27 Hercules St at bottom centre. Source: Powerhouse Collection, object No. 85/1284-2413</p>	<p data-bbox="831 391 1585 539">In the early twentieth century (between c1900 and 1930) the southern elevation was modified to its current external expression including the bay windows on both Hercules Street and Liverpool Road. The modifications included classical architectural elements such as Doric columns and a pediment.</p> <p data-bbox="831 550 1630 845">Physical description: The corner building is a two to three storey building that has commercial premises addressing Liverpool Road and Hercules Street with residential/commercial rooms on the upper floors. The building presents as two storeys at Hercules Street and, as the landform slopes down to the west, a three-storey building at its western elevation. The building is a Victorian (c1880s) commercial and residential building (with early twentieth-century free classical style with classical motifs such as a central Palladian like window, dentil cornice and pediment additions).</p> <p data-bbox="831 858 1594 946">There are three bay windows to both street frontages—the bay windows have timber double hung sash windows. The ground floor retail shopfronts and interior fitouts are contemporary.</p> <p data-bbox="831 959 1630 1075">The building addresses the corner of Liverpool Road and Hercules Street —a historic street linking Liverpool Road and Ashfield Railway Station (with trams running between them). The corner parapet has lost its pediment (seen in the historic image at left).</p> <p data-bbox="831 1088 1630 1383">Integrity/modifications: Externally, the property appears largely intact on the upper floors, with some services such as the air conditioning condenser visible. The ground floors are largely altered with contemporary retail fitouts. Interior photographs provided by IWC show that the interiors of the ground floor corner shop had been modified and retain little evidence of original fabric and features. These photos show that some original or early twentieth century fabric and elements such as angular shopfront windows, pressed metal ceilings and timber joinery survive.</p>	

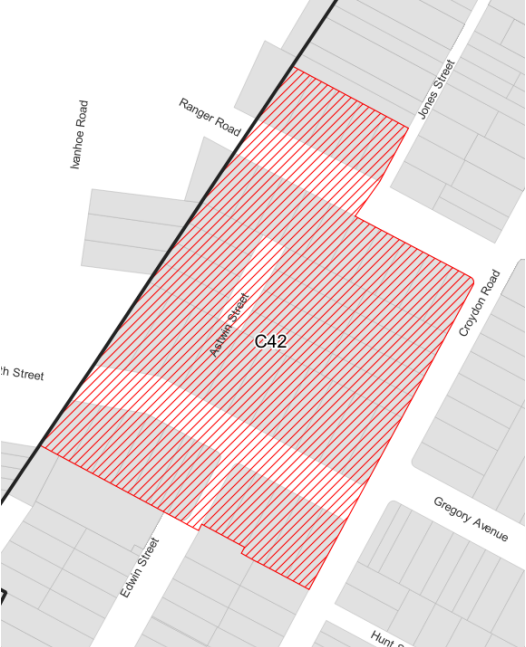
Item details	Commentary	Findings
	<p>Condition: Good.</p> <p>Setting: The property primarily addresses Liverpool Road, a busy arterial road, and is in the vicinity of other contemporaneous retail and commercial corner buildings (42 Hercules Street) and contemporary commercial, shoptop housing and civic buildings (including the Ashfield Civic Centre) directly across Liverpool Road.</p> <p>Hercules Street is a one-way street linking Liverpool Road and Ashfield Railway Station. It has an extended footpath, plantings and benches. It is characterised by two-storey retail shops with awnings. The Victorian buildings on Hercules Street used to have awning/verandah posts on the footpaths—they no longer exist—however, 27 Hercules Street and adjacent shops retain their awnings. Some buildings on Hercules Street have uplift behind a 6m setback.</p> <p>Comparative examples: There is no information about the building on the State Heritage Inventory sheet; however, from initial research it would appear the building is listed for historical and aesthetic values.</p> <p>There are some heritage listed commercial buildings in Ashfield that are comparable to 27 Hercules Street. There are also commercial centre HCAs in the Inner West that reflect consistent commercial building stock, such as Dulwich Hill, Marrickville and Petersham Commercial Precincts.</p> <p>Comparable examples of heritage listed commercial buildings in Ashfield include:</p> <ul style="list-style-type: none"> • 'Shops and dwellings above, including interiors' (I271), 298–312 Liverpool Road, Ashfield • 'Shops and dwellings above, including interiors' (I263–I266), 201–217A Liverpool Road, Ashfield 	

Item details	Commentary	Findings
	<ul style="list-style-type: none"> • 'Shop and dwelling, including interiors' (I256) 160 Liverpool Road, Ashfield • 'Shops, including interiors—three groups' (I157), 4–20 Charlotte Street, Ashfield • 'Shop with dwelling above, including interiors' (I158), 13–15 Charlotte Street, Ashfield 	

2.2 Ashfield and Croydon (HCAs)

HCA details	Commentary	Findings
<p>Federal-Fyle (C5)</p>  <p>Key period: 1879–1940s</p> <p>Significance/character summary: Predominantly Federation to interwar period with a variety of styles; aesthetic significance for its varied streetscapes within the development period 1879–1940s; street tree plantings of brush box in the carriageways of Oak Street and Federal Avenue.</p>	<p>Items within HCA:</p> <ul style="list-style-type: none"> 17 Elizabeth Street (I172)—single-storey Arts and Crafts, corner 16–20 and 27 Wallace Street (I399–I404)—single-storey bungalows (except No.19 Victorian) 4 Ormond Street (I292)—two-storey Victorian villa 3 and 11 Bruce Street (I142 and I143)—single-storey bungalows 12 Federal Avenue (I180)—single-storey Arts and Crafts bungalow 18–24 Federal Avenue (I181)—group of two pairs of single-storey semis <p>Observations: The majority of items within the HCA generally appear to be good representative examples of modest Federation/interwar freestanding and semi-detached bungalows. Oak Street has the most consistency, most street tree coverage and best representation of the HCA's character. Wallace Street is narrower, with less setbacks and few plantings. Parts of Federal Avenue have trees removed.</p> <p>We note that 8B, 10, 12 and 14 Bruce Street, and 1 Ormond Street are subject to a planning proposal. If approved, they will be removed from the HCA. We note that only 12 Bruce Street in this group has Contributory 1 grading (8, 10 and 14 Bruce Street have Contributory 2 grading). 1 Ormond Street is not given a grading in the DCP.</p>	<ul style="list-style-type: none"> Retain the HCA and amend the boundaries as follows: remove section east of Bruce Street and south of Ormond Street from HCA boundary containing property boundaries for Nos 8B, 10, 12 & 14 Bruce Street and 1 Ormond Street. Retain the HCA over the street.


HCA details	Commentary	Findings
<p>Webbs Avenue (C25)</p>  <p>Key period: 1900–1933</p> <p>Significance/character summary: formed by at least two separate subdivisions; historical association with Frederick W. Webb; streetscape of detached Federations and Inter-War housing; brush box lining street.</p>	<p>Items within the HCA:</p> <ul style="list-style-type: none"> 22 and 24 Webb Avenue (I407 and I408)—single-storey Federation bungalow. Neighbouring properties (18–20) were once part of a group of 4 listing) <p>Observations: A very small HCA with little defining streetscape or representative dwellings other than those already listed.</p> <p>Webbs Avenue HCA lacks integrity and consistency and character features are better represented in (and outside) HCAs elsewhere in the Inner West LGA.</p> <p>The historic subdivision and lot pattern is evident but is not considered to have strong cohesion and high integrity.</p> <p>Street trees have been lost at the western side of Webb Avenue. The quality of the setting is inconsistent and diminished.</p> <p>The integrity of the housing stock has been diminished and there is a considerable degree of unsympathetic change that is inconsistent with the heritage values.</p> <p>Webbs Avenue is not visually or aesthetically cohesive or distinctive as an HCA. The visual quality and standard of dwellings are inconsistent besides 18–24 Webb Avenue.</p> <p>The HCA does not capture other characteristic dwellings in the vicinity to the east.</p> <p>The HCA excludes the eastern end of Webb Avenue, which continues a similar streetscape and contains a mix of period buildings reflecting the HCA’s character (including Inter-War flats, single-storey dwellings and a Victorian villa).</p> <p>Overall, the area is modest, and the relationships between the historic elements and aesthetic characteristics are not considered to meet threshold.</p>	<ul style="list-style-type: none"> The HCA does not reflect the identified values in its statement of significance. Overall, the area is modest, and the relationships between the historic elements and aesthetic characteristics are not considered to meet threshold. Remove the HCA.


HCA details	Commentary	Findings
<p>Ivanhoe Estate (C42)</p>  <p>Key period: 1919–1930s</p> <p>Significance/character summary: 1919 subdivision of land associated with ‘Erskineville’ (1876); association with local builders Basil Cook and George James Lindfield; aesthetically distinctive subdivisions with narrow streets and wide grassed verges and planting of palms and brush box; predominantly Inter-War bungalows with side garages.</p>	<p>Item within HCA:</p> <ul style="list-style-type: none"> 11 Kenilworth Street, Croydon (1987)—single-storey Californian Bungalow (no information on State Heritage Inventory) <p>Observations:</p> <p>Relatively small HCA with a mix of contributory and neutral buildings, some detracting modifications and infill. Overall, the visual and aesthetic qualities and values of a harmonious built form have diminished over time. through unsympathetic alterations and infill.</p> <p>The general quality and consistency of the built form is not high and does not match Ivanhoe Road (principal street), which is an adjoining HCA (Ivanhoe Road HCA C10) within the Burwood LGA.</p> <p>Various infill street trees planted among palms on Ranger Road and Kenilworth Street detract from the setting and streetscape consistency.</p> <p>There is a substantial verge on Kenilworth Street and Ranger Road. Little setback on Astwin Street.</p> <p>The contributory buildings are dispersed throughout the HCA and include Nos 1, 2, 3, 4, 6, 11 (item), 17, 21 Kenilworth Street; 12 and 20 Ranger Road; 2-8 Astwin Street; and 62 Croydon Road.</p> <p>There is more consistency in Astwin Street (all built by local builders Basil Cook and George James Lindfield between 1923–1925) and the four properties addressing Croydon Road.</p> <p>Astwin Street is a cul-de-sac and has a consistent group of seven representative Inter-War freestanding bungalows.</p>	<ul style="list-style-type: none"> Retain the HCA and amend the boundaries as follows: remove 2 Ranger Road from HCA boundary. Contributory gradings should be reassessed/updated (most are currently graded as contributory where many are neutral and some detracting). Further research into the historical associative significance of the properties in Astwin Street and 62-68 Croydon Road with local builders Basil Cook and George James Lindfield. Consideration may be given to a reassessment of the HCA to protect a refined area that better demonstrates significant heritage values.

HCA details	Commentary	Findings
	Overall, Ivanhoe Estate is a compromised HCA as it is an adjunct to the Ivanhoe Road HCA in the Burwood LGA. The Ivanhoe Road HCA is regarded as a better example of the historical subdivision, streetscape and consistency of dwellings (Ivanhoe Road the principal street).	

2.3 Dulwich Hill and Marrickville (heritage items)


GML inspected the following five heritage items in Dulwich Hill and Marrickville on 23 September 2024.

Item details	Commentary	Findings
<p>114 Ewart Street, Dulwich Hill</p>  <p>'Gladstone Hall, including interiors' (I1008), local significance (IWLEP 2022)</p> <p><i>This attractive building was one of many villa estates established in this area in the latter half of the 19th century, but is in the style of a Colonial Bungalow rather than the more popular Victorian Italianate of the period. Its current use reflects the widespread change of occupancy and use which has affected the larger villas during this century. Socially significant for current use as a community care service.</i></p>	<p>Inventory information: The heritage inventory sheet (including Statement of Significance) is out of date and refers to its historical use as a care facility, which ceased in the late 1990s/early 2000s. However, the significance of the house is still demonstrated in its fabric and presence.</p> <p>Integrity/modifications: The site was converted to strata title in 2005–2007 and 10 townhouses were built on the land. This has affected the heritage curtilage of Gladstone Hall and its presentation to Ewart Street.</p> <p>Condition: Good.</p> <p>Setting: The immediate area has Federation and Inter-War era dwellings built after the estate associated with this building was subdivided.</p>	<ul style="list-style-type: none"> The Victorian House at 114 Ewart Street is of heritage significance and should be retained. GML has reassessed the heritage significance of this property. It is recommended its heritage curtilage is reduced to exclude the townhouses on the site.

Item details	Commentary	Findings
<p>61 Garnet Street, Dulwich Hill</p>  <p>'Federation Arts and Crafts style house— "Leonardi", including interiors' (I1009), local significance (IWLEP 2022)</p> <p><i>The house "Leonardi" is of historical significance for its association with Frederick William Broadhurst, who ran a boatshed on the property (no longer extant) for recreational boating on the Cooks River from 1913, and was later (1920-1937) a principal in F. Broadhurst & Sons, manufacturers of garden seats, ornamental gates and fences.</i></p> <p><i>The property has strong historical association with the original (pre-1950) alignment of the Cooks River in this location.</i></p>	<p>Inventory information: The heritage inventory sheet is inaccurate and the Statement of Significance does not acknowledge the substantial modifications to the building. Its 'rarity' or otherwise may be verified in an LGA-wide comparative analysis.</p> <p>Integrity/modifications: The original form of Leonardi was a single gable roofed building. It was modified between 1978 and 1986 with the addition of a new wing and again in 1996 with further alterations and the addition of dormers. These alterations have changed the form of the building and are immediately recognisable on inspection.</p> <p>Condition: Good.</p> <p>Setting: Leonardi is in a residential area of Federation, Inter-War and contemporary dwellings. Leonardi is located at the end of the street and has direct views to the adjacent park and to Cooks River.</p>	<ul style="list-style-type: none"> Heritage item recommended for delisting. The heritage significance of this property has been reassessed. <p>It has been identified through a comparative analysis that it does not reach the threshold of significance. Refer to Appendix A for the detailed assessment.</p>

Item details	Commentary	Findings
<p><i>The property is of aesthetic significance as the house is an example of the Federation Arts & Crafts style - a relatively rare architectural style in the Marrickville local government area - and also unusual for its construction materials of brick, weatherboard and fibre-cement sheeting with slate roofing. Its location adjacent to the Cooks River and within a garden setting featuring substantial mature palms adds to the aesthetic significance of the place.</i></p>		

2.4 Dulwich Hill/Marrickville (HCAs)

HCA details	Commentary	Findings
<p>South Dulwich Hill (C107, previously C29)</p>  <p>Key period: 1901–1920</p>	<p>Item within HCA:</p> <ul style="list-style-type: none"> 'Maronite Sisters Convent and High School (former Carmelite Convent), including interiors' (only partially within HCA) (I1287). <p>Observations: Generally, there is a high degree of intactness and consistency across the HCA. There is only one block of 1960s flats on School Parade and few unsympathetic infill or modified dwellings throughout.</p> <p>The streetscape is relatively consistent throughout the large HCA with elements such as brick paving on footpaths of Kays Avenue West, Challis Avenue, Margaret Street, Canonbury Grove, Keith Street (partial); concrete footpaths on Wardell Road, Livingstone Road and Wilga Avenue; and remnant sandstone kerbing and gutters throughout (mainly south of the railway).</p> <p>The built form is largely consistent, intact and of a good quality. The rhythm of roof forms, setback, fencing, front gardens, etc is harmonious and consistent throughout.</p> <p>Street trees are consistent on Canonbury Grove, Kays Avenue West (deciduous), Kays Avenue East (various), and Albermarle Street; and planted less consistently along others. Main roads (Wardell and Livingstone) generally have fewer tree plantings.</p>	<ul style="list-style-type: none"> Retain the HCA and amend the boundary as follows: remove triangular block bounded by Wardell Road, Wilga Avenue and the railway line from HCA boundary. This includes the property boundaries for Nos 1, 3, 5 & 7 Wilga Avenue and 234, 236, 238, 240 & 242 Wardell Road. Retain HCA over Wilga Avenue.

HCA details	Commentary	Findings
<p>Significance/character summary: Predominantly Federation (c1910) subdivision patterns; aesthetic significance for high quality of individual examples and small groups of Federation bungalows that retain original timber joinery, window hoods and detailing to gables and verandahs to a quality and consistency rare in Marrickville/Dulwich Hill; excellent examples of the iron palisade fence, particularly in Canonbury Grove; collection of a locally significant variation of the standard Federation bungalow design; as high quality streetscapes derived from the consistency of subdivision pattern, setbacks, built forms, roof volumes, materials, detailing, and garden spaces; and relatively intact early twentieth-century shops along Wardell Road from the Federation and interwar period.</p>	<p>Shops on Wardell Road are described in the State Heritage Inventory as relatively intact; however, on inspection most are modified (all ground floors and most upper levels). The most intact shop is at the corner of Keith Street and Wardell Road.</p> <p>Overall, the HCA is solid and has good consistency (streetscape, high quality and intact built form, setbacks, typologies, etc) particularly along key streets (Canonbury Grove, Kays Avenue West, Challis Avenue, Albermarle Street).</p>	

2.5 Endnotes

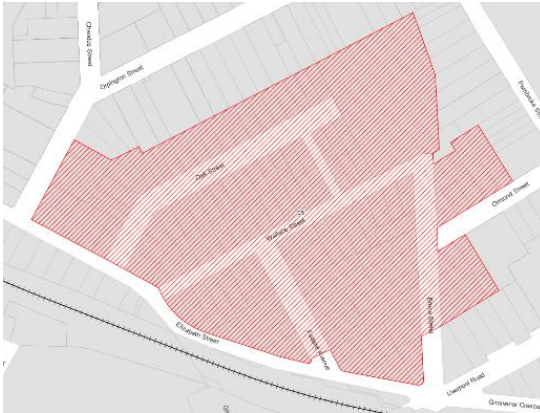
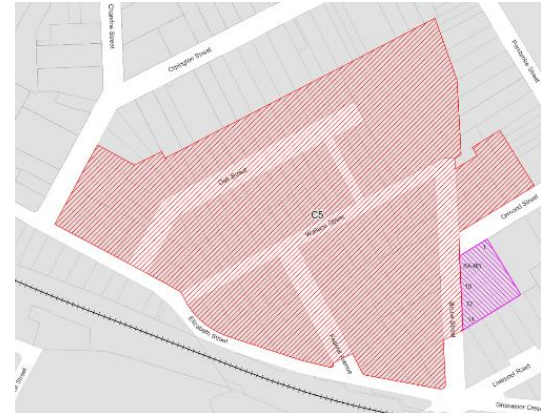
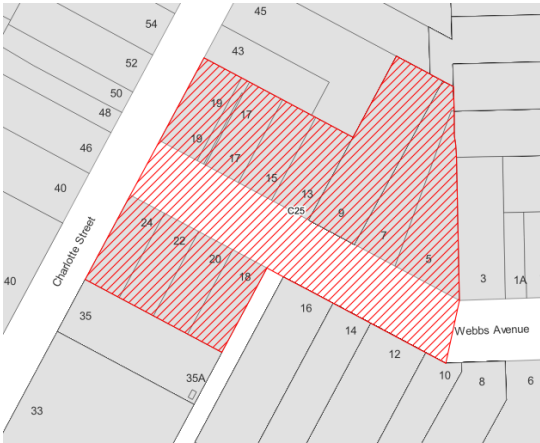
- ¹ <<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1020081>>.
- ² <<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1020084>>.
- ³ <<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1020017>>.
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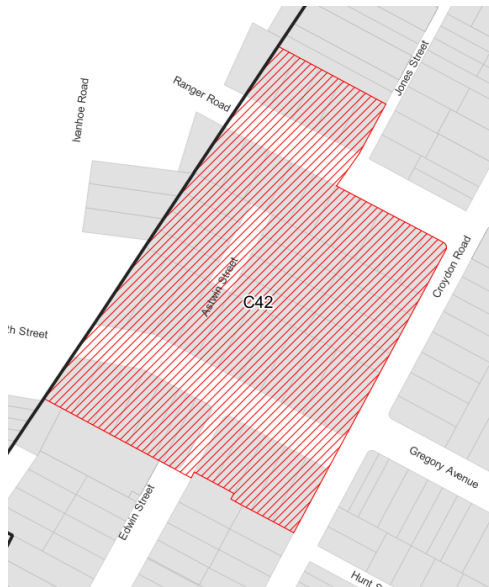
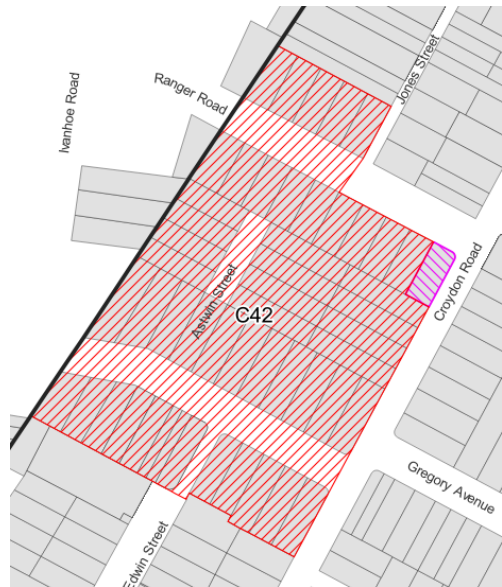
Summary of recommendations



3 Summary of recommendations

The following table summarises our findings for heritage items and HCAs in the study area.

Item	Address	Recommendations
'House, including interiors' (I127)	2 Bland Street, Ashfield	Delist this heritage item from Schedule 5 of the IWLEP.
'House, including interiors' (I128)	4 Bland Street, Ashfield	Delist this heritage item from Schedule 5 of the IWLEP.
'House, including interiors' (I129)	6 Bland Street, Ashfield	Delist this heritage item from Schedule 5 of the IWLEP.
'House, including interiors' (I130)	8 Bland Street, Ashfield	Delist this heritage item from Schedule 5 of the IWLEP.
'House, including interiors' (I204)	28 Holden Street, Ashfield	Delist this heritage item from Schedule 5 of the IWLEP.
'House, including interiors' (I405)	2 Webbs Avenue, Ashfield	Delist this heritage item from Schedule 5 of the IWLEP.
'Shops, offices and dwellings, including interiors' (I196)	27 Hercules Street, Ashfield	The property is of heritage significance and should be retained . Listing should be amended to exclude interiors as these have been modified.
'Gladstone Hall, including interiors' (I1008)	114 Ewart Street, Dulwich Hill	The property is of heritage significance and should be retained and its curtilage should be reduced to exclude the townhouses on the site. An updated Statement of Significance has been prepared for the site. Refer to Appendix A.
'Federation Arts and Crafts style house—"Leonardi", including interiors' (I1009)	61 Garnet Street, Dulwich Hill	Delist this heritage item from Schedule 5 of the IWLEP. Refer to Appendix A.

HCA	Suburb	Recommendations	Existing HCA boundary	Proposed HCA boundary
Federal-Fyle (C5)	Ashfield	<p>Retain the HCA, amending the boundary as follows:</p> <p>Remove the section east of Bruce Street and south of Ormond Street from HCA boundary containing property boundaries for Nos 8B, 10, 12 and 14 Bruce Street and 1 Ormond Street. Retain the HCA over the street.</p>		
Webbs Avenue (C25)	Ashfield	Remove the HCA.		

HCA	Suburb	Recommendations	Existing HCA boundary	Proposed HCA boundary
Ivanhoe Estate (C42)	Croydon	Retain the HCA, amending the boundary as follows: Remove 2 Ranger Road.		

HCA	Suburb	Recommendations	Existing HCA boundary	Proposed HCA boundary
South Dulwich Hill (C107)	Marrickville/Dulwich Hill	<p>Retain the HCA, amending the boundary as follows:</p> <p>Remove the triangular block bounded by Wardell Road, Wilga Avenue and the railway line from the HCA boundary. This includes the property boundaries of Nos 1, 3, 5 and 7 Wilga Avenue, and 234, 236, 238, 240 and 242 Wardell Road. Retain the HCA over the street.</p>		

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Appendices

4 Appendices

Appendix A

South Dulwich Hill further assessments

Appendix B

Gladstone Hall draft heritage inventory sheet

Appendix A—South Dulwich Hill further assessments

Inner West Council (Council) engaged GML Heritage Pty Ltd (GML) to undertake a merit review of the existing heritage items in South Dulwich Hill, southwest of the Dulwich Hill Train Station. This area contains five heritage items listed on the *Inner West Local Environmental Plan 2022* (IWLEP):

Item name	Address	LEP No.
Electricity Substation No. 238 (building only)	49A Ewart Street, Dulwich Hill	I1007
Gladstone Hall, including interiors	114 Ewart Street, Dulwich Hill	I1008
Federation Arts and Crafts style house – ‘Leonardi’, including interiors	61 Garnet Street, Dulwich Hill	I1009
Group of 3 inter-war Georgian Revival style residential flat buildings—‘Rothesay’ (No 66), ‘Windsor’ (No 68) and ‘Warwick’ (No 70)	66, 68 and 70 Ewart Street, Marrickville	I1228
Victorian cottage, including interiors	286 Wardell Road, Marrickville	I1288

The merit review involved a review of the State Heritage Inventory forms for the heritage items, preliminary desktop research for supplementary information, and site inspection from the public domain on 3 September 2024.

The objective of the merit review was to identify whether the heritage listings were out-of-date, incorrect, compromised or inappropriate and therefore warranted reassessment for potential modifications to their statutory heritage listing.

GML’s merit review identified the heritage listings of two of the items were incorrect or the item had been substantially modified. These were:

- Gladstone Hall; and
- Federation Arts and Crafts style house—‘Leonardi’, including interiors.

The other three heritage listings were found to be substantially up-to-date and correct, save for minor administrative issues that do not reasonably justify a reassessment or delisting.

This section provides a reassessment of the two heritage items that were identified as incorrect or substantially modified to provide a clear and current indication of their heritage significance, with recommendations for their future management by Council.

The heritage assessments adhere to the standard NSW methodology provided in the NSW Department of Planning and Environment (now the Department of Planning, Housing and Infrastructure (DPHI)) publication *Assessing Heritage Significance: Guidelines for assessing places and objects against the Heritage Council of NSW criteria, 2023*.

Each assessment includes a history, description, comparative analysis, assessment against the NSW heritage criteria, a Statement of Significance, and a discussion of their recommended future management.

Gladstone Hall (I1008), 114 Ewart Street, Dulwich Hill



Figure A.1 Gladstone Hall, 114 Ewart Street. (Source: GML 2024)

History

In October 1799, Thomas Moore was granted 700 acres (283.3 hectares) at Bulanaming, between Petersham and the Cooks River area, and proceeded to exploit the timber stands located on this landholding. In the 1820s, Moore's land was acquired by Dr Robert Wardell. Wardell progressively purchased and consolidated the various land grants in the area into his Petersham Estate, amassing over 2000 acres (800 hectares). He continued to cut the remaining timber stands on the estate. Following his murder in 1834, his estate was divided among his sisters, and the first subdivision of the extensive estate followed.

Gladstone Hall is located on a subdivision of part of Division 1B of the Petersham Estate. In 1871, William Augustus Starkey, the prominent cordial manufacturer, purchased approximately nine acres of land (3.64 ha) from Priddle and Macarthur's subdivision of the Petersham Estate.

Gladstone Hall was built between 1871 and the end of 1873 as Starkey wrote to Marrickville Council in late 1873 requesting that Terrace Road be formed (the approach to his house) and the letter was referred to the Works Committee.¹ A short time later in February the following year the Council thanked Starkey for contributing £6 towards the cost of clearing Terrace Road.

In 1886, Starkey converted his land to Torrens title, which now comprised 22 acres three roods and seven perches in total and was bound to the south by Cooks River, on the west by Garnet Street, on the east by Riverside Crescent and on the north by Terrace Road and land owned by the Minister for Public Works. In the 1886 Rate Book (the earliest surviving rate record) WA Starkey is named as the owner of Gladstone Hall with a rateable value of £1000, far in excess of the value of the various cottages and other portions of his property in Terrace Road.

William Augustus Starkey died at Gladstone Hall on 19 March 1888, aged 64 years. Following his death, the property passed by transmission later the same year to his brother, John Thomas Starkey. In 1898, following John Starkey's death the land passed by transmission to the Perpetual Trustee Company of New South Wales Ltd.² The following year, the land was conveyed to Arthur Charles Starkey.

The 1891 Census names 'W Starkey' as the principal householder at Gladstone Hall on Terrace Road. At this time, the house was occupied by nine people. Members of the family of the late WA Starkey continued to live in Gladstone Hall until 1901.

Arthur Charles Starkey conveyed the whole of the land in October 1906 to the Intercolonial Investment, Land and Building Company Pty Ltd.³ The Company subdivided the western half of the land into 45 allotments (Deposited Plan 4932). The Gladstone Hall Estate was advertised for auction sale on 9 February 1907 with allotments fronting Ewart Street, Starkey Street (now Ness Avenue) and Garnet Street. Gladstone Hall was retained and offered as Lot 25, comprising one acre one rood and 30 3/4 perches of land with the 'commodious stone villa residence, splendid order, containing wide verandahs, 8 large rooms, 5 smaller rooms and kitchen, all conveniences, garden and shrubbery'.⁴

The Monday after the auction, Richardson and Wrench reported that 27 allotments in the estate were sold on the day.



Figure A.2 Undated view of Gladstone Hall. (Source: Inner West Library, <https://innerwest.spydus.com/cgi-bin/spydus.exe/ENQ/OPAC/WRKENQ?SETLVL=&IRN=40052018>)

The following year, Lot 25 (Gladstone Hall) was conveyed to Robert St Julien Pearce.⁵ Gladstone Hall was advertised for auction in September 1914 as a 'charming bungalow cottage residence, of stone, slate roof, contains 9 rooms, kitchen and every possible convenience, wide hall and promenade verandahs [on] land 1 acre 1 rood 30 $\frac{3}{4}$ perches [and] frontage over 500 feet'.⁶

Gladstone Hall changed hands in 1916 to George Baillie of Marrickville, builder. He proceeded to subdivide and sell off portions of the grounds. He retained the residue with the house itself until 1928 when it was sold to Florence Buzacott.⁷

Figure A.3 Block plan of residue of Lot 25 comprising Gladstone Hall, 1918. (Source: NSW Land Registry Services, CT Vol 2896 Fol 198)

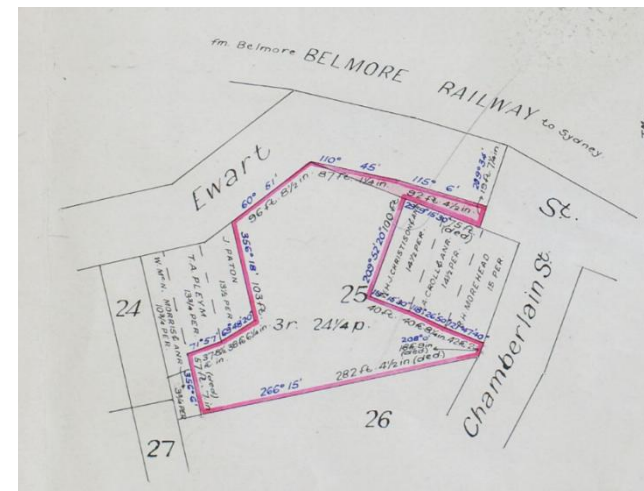


Figure A.4 Block plan of residue of Lot 25 comprising Gladstone Hall, 1922. (Source: NSW Land Registry Services, CT Vol 3280 Fol 134)



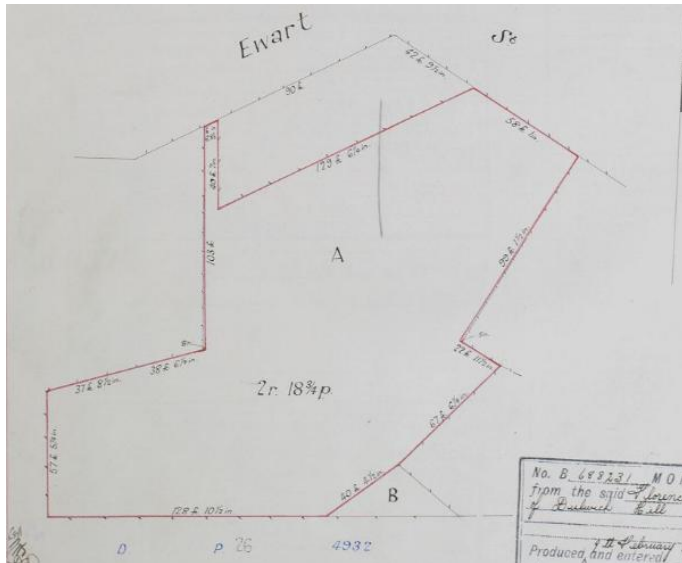


Figure A.5 Block plan of residue of Lot 25 comprising Gladstone Hall, 1928. (Source: NSW Land Registry Services, CT Vol 4168 Fol 93)

The house was converted into the Gladstone Hall Private Hospital and this operated until at least 1940. The property changed ownership in 1942 to Arthur Vicars Ainsworth of Dulwich Hill, builder. He owned Gladstone Hall until 1951 when it was conveyed to Ernest Robert Evans and his wife Alice Emma Evans of Beverly Hills. Hubert Bedwin, Napier Bedwin and Richard Cummins became the registered proprietors of Gladstone Hall in 1957. The following November, the Federal Minister for Health, Dr Cameron, and the State Minister for Health, Mr Sheahan, attended the opening of the Gladstone Hall Hostel.⁸ The hostel was operated by the Civilian Maimed and Limbless Association. Hugh and Hazel Bedwin were the co-administrators of that organisation, which established the Dulwich Hill location as a 'beautiful hostel ... for badly handicapped pensioners and country invalids who are without homes or relatives to care for them in Sydney'.⁹

Gladstone Hall was extended between 1961 and 1972 to accommodate 35 people, which involved construction of a separate building on the south of the lot, connected to Gladstone Hall by a walkway.

In 1979, the Civilian Maimed and Limbless Association changed its name to Access Industries for the Disabled (now Access Industries) and opened a head office in St Peters. In the 1990s, the operation was moved to Seven Hills, during which time Gladstone Hall Hostel ceased operating.

In 2004, a townhouse development and conversion to strata title was approved for Gladstone Hall. Construction was undertaken from 2005 and completed in 2007. Works involved the demolition of all buildings associated with the hostel, and the construction of 10 townhouses, a large underground carpark, and a three-storey rear extension to Gladstone Hall itself.



Figure A.6 View of Gladstone Hall, undated. (Source: Access Industries 75th anniversary, <https://accessindustries.com.au/history/>)



Figure 4.7 Staff and residents of the Gladstone Hall Hostel, undated. (Source: Access Industries 75th anniversary, <https://accessindustries.com.au/history/>)

Description

Gladstone Hall is a freestanding single-storey symmetrical sandstone house built by 1873 with a rear extension from 2005–2007. It is located on an irregular lot formed after the subdivision of the house's original estate in the early nineteenth century. In 2005–2007, the lot was developed for 10 townhouses and the title was converted to strata title. Gladstone Hall now sits on a reduced area within this lot.

Gladstone Hall demonstrates elements of the Victorian Georgian style and retains much of its original form on its front (northeast) and side elevations. It has a hipped U-shaped roof, clad in concrete tiles with timber boxed eaves, with a low central ridge between the internal roof planes to form two box gutters. The house has four dressed sandstone chimneys with corbelling.

A broken-back, corrugated iron clad roof covers a wraparound verandah, which is supported by open cast-iron columns and has a tiled floor with sandstone edge flagging. Façades are symmetrical, with evenly spaced timber sash windows with flat-stone lintels around a central doorway with fanlights and sidelights on the front elevation. On the side elevation are double height timber sash windows to the bedrooms. Façades are picked ashlar sandstone with smooth faced quoins and architraves around fenestration.

The interior of the building contains evenly spaced rooms around a long, central hallway. Some potentially original or early finishes could remain, including moulded plaster hallway arches and polished stone fireplaces.

At the rear of the house is a three-storey extension built 2005–2007, which is contemporary in design and materiality, but leaves the sandstone rear façade of Gladstone Hall expressed.

Gladstone Hall is in good condition. The setting of Gladstone Hall has been compromised by the adjacent townhouse development. This includes the front garden, which is now divided by pathways to the townhouses and the driveway from Ewart Street to the underground carpark.

Comparative analysis

Single-storey houses in the Victorian Georgian style such as Gladstone Hall are an unusual building typology in the Inner West and are usually associated with the estates that dominated the area in the early to mid-nineteenth century. These building were modest though well-proportioned and contrasted against the elaborate detailing that came to dominate Victorian-era buildings in the 1870s and 1880s. They also contrasted against the refinement of the Victorian Regency style, which was fashionable for many estate villas during the same period.

Heritage listed examples include Yasmar (185 Parramatta Road, Haberfield, State Heritage Register [SHR] #01379 and IWLEP I1060), which was built 1855 on the large Dobroyde Estate; and Milford Haven (125 Unwins Bridge Road, Tempe, SHR #00518 and IWLEP I1779), built 1858 on a farmlet subdivision of a larger estate.

Historically, Gladstone Hall is part of a second wave of villa construction in the Inner West, where businessmen and the newly rich would purchase sizeable portions of early estates and build respectable semi-rural retreats.

Gladstone Hall, which was built in 1871–1873 by cordial manufacturer W A Starkey, is directly comparable to Milford Haven in this regard, which was built by convict-turned-publican William Wells in c1858. It is less comparable to Yasmar, which was built in 1885 for members of the Ramsay family on their large Dobroyde Estate in continuation of their established presence.

Gladstone Hall has features that are found across the designs of both SHR listed buildings, including its hipped U-shaped roof, symmetrical façades, open-cast iron columns, picked and smooth finished ashlar sandstone, broken-back verandah roof, and simple stone lintels. The detailing of Gladstone Hall is less fine in comparison to the two and has been compromised, in part, by the adjacent townhouse development.

While lacking the intact setting of Yasmar or the fine detailing of Milford Haven that might elevate it to state significance, Gladstone Hall is recognisably in the same class as these highly significant buildings and is justifiably of local significance. The later history institutional use of Gladstone Hall is also reflected in Yasmar, which operated as a Children’s Court and Remand Centre for many years.

The 2005-2007 townhouse development has presented an issue for its ongoing management, with much of the curtilage of the heritage item now comprising intrusive structures with no connection to the significance of the place.

Assessment against criteria

Criterion	Assessment
<p>Criterion (a)</p> <p>Historic significance</p> <p>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).</p>	<p>Gladstone Hall was built 1871–1873 for cordial manufacturer William Augustus Starkey. The building has significance as part of a second wave of villa construction in the Inner West following the breakup of the larger estates in the mid-nineteenth century. These smaller estates allowed businesspeople and the newly rich to build semi-rural retreats to demonstrate their wealth and respectability. Later, as population and economic factors turned, the estates were subdivided in sales that defined the pattern and age of large parts of the Inner West’s suburbs. In Gladstone Hall’s case, it was sold and subdivided in 1906 as the Gladstone Hall Estate sale. This created the present pattern of streets and houses for a large area from Dulwich Hill Station down to Cooks River, having historical significance related to the development of the area.</p> <p>Like many other substantial houses, Gladstone Hall was converted to institutional uses in the twentieth century.</p>

Criterion	Assessment
	<p>From 1958 to the 1990s it was operated by the Civilian Maimed and Limbless Association (now Access Industries) as the Gladstone Hall Hostel to provide accommodation to people with a disability in the local area. Gladstone Hall has historical significance for this use and its connection to the history of disability advocacy in the Inner West.</p> <p>Gladstone Hall meets the threshold of local significance under this criterion.</p>
<p>Criterion (b)</p> <p>Historical association</p> <p>An item has strong or special association 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).</p>	<p>Gladstone Hall is associated with the Civilian Maimed and Limbless Association (CMLA) (now Access Industries), who operated the Gladstone Hall Hostel at the site from 1958 to the 1990s.</p> <p>CMLA was founded in 1949 in Sydney as a support group for people with a physical disability to help them find employment and financial independence. The organisation operated from the Inner West for many years, including in St Peters and Summer Hill, providing employment and accommodation opportunities for people with a disability in the local area and wider Sydney.</p> <p>Gladstone Hall was a significant milestone for the CMLA and demonstrative of the growing success of their organisation in the latter half of the twentieth century. Gladstone Hall has significance at a local level for its association with the CMLA and their history of disability advocacy in the Inner West.</p> <p>Gladstone Hall meets the threshold of local significance under this criterion.</p>
<p>Criterion (c)</p> <p>Aesthetic/creative/technical achievement</p> <p>An item is important in demonstrating aesthetic characteristics and/ or a high degree of creative or technical achievement in NSW (or the local area).</p>	<p>Gladstone Hall is an attractive Victorian Georgian house with distinctive aesthetic qualities that are comparable in design to SHR listed houses such as Yasmar or Milford Haven in the Inner West.</p> <p>While lacking an intact setting or as fine detailing as those examples, Gladstone Hall nonetheless demonstrates the gentle scale, symmetry and straightforward detailing of the Victorian Georgian style which is of significance to the local area. Key aesthetic characteristics including its hipped roof form, symmetry, picked and smooth finished ashlar sandstone façades, broken-back roof verandah and open cast-iron columns.</p> <p>Gladstone Hall meets the threshold of local significance under this criterion.</p>
<p>Criterion (d)</p> <p>Social, cultural, and spiritual</p> <p>An item has strong or special association with a particular community or cultural group in NSW</p>	<p>Gladstone Hall may be of social significance to former residents of the Gladstone Hall Hostel, their family members, and members of CMLA (Access Industries). However, there is limited evidence of a strong or special association that is consequential between these groups and Gladstone Hall.</p>

Criterion	Assessment
(or the local area) for social, cultural, or spiritual reasons.	Without further formal research and assessment into its social significance, Gladstone Hall cannot presently be considered to reach the threshold of significance under this criterion. Gladstone Hall does not meet the threshold of significance under this criterion.
Criterion (e) Research potential An item has 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 potential for the site to yield new or substantial information about the local area or the construction of Victorian Georgian style buildings is low, considering the substantial development of the site. Gladstone Hall does not meet the threshold of significance under this criterion.
Criterion (f) Rare 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).	Victorian Georgian style houses are unusual in the local area with few comparable examples. Gladstone Hall is a rare surviving example of this typology of building and is of sufficient intactness to be of significance to the local area. Gladstone Hall meets the threshold of local significance under this criterion.
Criterion (g) Representative An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).	Gladstone Hall is a fine example of a Victorian Georgian style house. Few other buildings from the same period can demonstrate the class of features as Gladstone Hall, including its restrained design, symmetry, ashlar sandstone façade, hipped and broken-back roof form, open cast-iron columns, and timber sash windows. These features make it a representative example of this typology of building in the local area. Gladstone Hall meets the threshold of local significance under this criterion.

Statement of Significance

Gladstone Hall has cultural heritage significance at a local level for its historic, associative, aesthetic, rarity and representative values. Constructed in 1871–1873 for cordial manufacturer William Augustus Starkey, Gladstone Hall has significance as one of the second wave of villa estates constructed in the Inner West during the mid-to-late nineteenth century. The subsequent subdivision of the Gladstone Hall estate defined much of the pattern of streets and houses from Dulwich Hill Train Station down to Cooks River, being a key part of the area's development.

In 1958, Gladstone Hall was opened as the Gladstone Hall Hostel by the CMLA (now Access Industries) to provide accommodation for people with a disability in the local area. The CMLA was founded in 1949 and operated for many years in the Inner West, providing advocacy, support and employment for people living with disabilities. Gladstone Hall was a major milestone in the organisation's history and has significance for its association with the CMLA and disability advocacy and support in the Inner West.

Gladstone Hall is an attractive and representative example of a Victorian Georgian style house, a rare typology in the Inner West typically associated with large nineteenth-century estates. Gladstone Hall's distinctive aesthetic qualities, including its gentle scale, symmetry and straightforward detailing contrast against more elaborate Victorian-era architectural styles, demonstrating idyllic qualities that reflected the former rural character of the area.

Management discussion

After subdivision in the early nineteenth century, Gladstone Hall was constructed on a reduced curtilage from the original estate. Further subdivisions resulted in the present lot boundaries being formed in 1928. While small, this allowed for landscaped frontage to Ewart Street and an open lawn to its south which would have complemented the building and partly reflected its original setting.

Subsequent phases of development affected this relationship. First was the construction of a separate accommodation building in the south of the site between 1961 and 1972 for the Gladstone Hall Hostel. This covered much of the open space south of the building but retained the openness of the street frontage to Ewart Street, enabling clear views of Gladstone Hall from the street. Second was the 2005–2007 townhouse development. This intensified the development of the site, removing all traces of open space on its southern boundary and included a driveway to the underground carpark from Ewart Street that partially obscures views from the street.

These developments have compromised Gladstone Hall’s relationship to the residual estate land defined by its 1928 boundaries. A large part of the site is now 2005–2007 townhouses, landscaping and the driveway, which bear no relationship to its significance.

The heritage curtilage of Gladstone Hall is presently defined as the lot boundary, excluding the side entrance to the north. This curtilage is no longer justifiable considering the effects more recent development has had on the site and places 10 non-significant contemporary townhouses within its heritage curtilage. This presents an ongoing management issue for Council and an unnecessary burden on owners of the townhouses, who would otherwise have access to a range of development provisions if they were not within the heritage curtilage.

GML recommends that the heritage curtilage of Gladstone Hall is modified to a reduced curtilage encompassing the building, rear extension, frontage to Ewart Street (excluding the driveway), and the side entrance (Figure A.8). This more accurately reflects the significant curtilage.

An updated heritage inventory sheet has been prepared for Gladstone Hall, which is located at the end of this appendix.

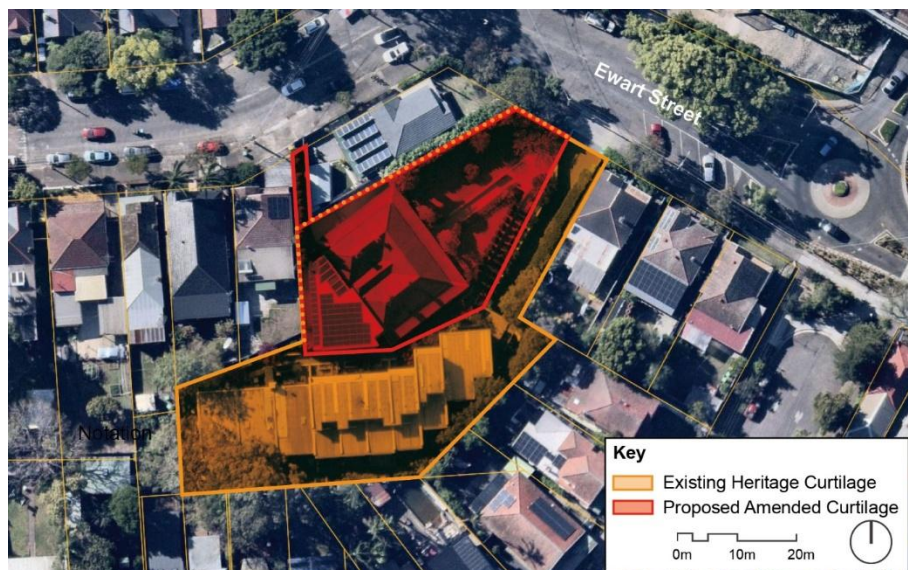


Figure A.8 The proposed amended curtilage of Gladstone Hall. (Source: Nearmap 2024 with GML overlay)

Federation Arts and Crafts style house—‘Leonardi’, including interiors (I1009), 61 Garnet Street, Dulwich Hill



Figure A.9 'Federation Arts and Crafts style house – “Leonardi”, including interiors’, 61 Garnett Street. (Source: GML 2024)

History

61 Garnet Street is located on part of William Starkey's Gladstone Hall property.

In October 1799, Thomas Moore was granted 700 acres (283.3 hectares) at Bulanaming, between Petersham and the Cooks River area, and proceeded to exploit the timber stands located on this landholding. In the 1820s, Moore's land was acquired by Dr Robert Wardell. Wardell progressively purchased and consolidated the various land grants in the area into his Petersham Estate, amassing over 2000 acres (800 hectares). He continued to cut the remaining timber stands on the estate. Following his murder in 1834, his estate was divided among his sisters, and the first subdivision of the extensive estate followed.

61 Garnet Street is located on a subdivision of part of Division 1B of the Petersham Estate. In 1871, William Augustus Starkey, the prominent cordial manufacturer, purchased approximately nine acres of land (3.64 ha) from Priddle and Macarthur's subdivision of the Petersham Estate. Starkey built Gladstone Hall on the land between 1871 and the end of 1873.

In 1886, Starkey converted his land to Torrens title, which now comprised 22 acres three roods and seven perches in total and was bound to the south by Cooks River, on the west by Garnet Street, on the east by Riverside Crescent and on the north by Terrace Road and land owned by the Minister for Public Works.

William Augustus Starkey died at Gladstone Hall on 19 March 1888, aged 64 years. Following his death, the property passed by transmission later the same year to his brother, John Thomas Starkey. In 1898, following John Starkey's death the land passed by transmission to the Perpetual Trustee Company of New South Wales Ltd.¹⁰ The following year, the land was conveyed to Arthur Charles Starkey.

Arthur Charles Starkey conveyed the whole of the land in October 1906 to the Intercolonial Investment, Land and Building Company Pty Ltd.¹¹ The Company subdivided the western half of the land into 45 allotments (Deposited Plan 4932). The Gladstone Hall Estate was advertised for auction sale on 9 February 1907 with 45 allotments fronting Ewart Street, Starkey Street (now Ness Avenue) and Garnet Street.

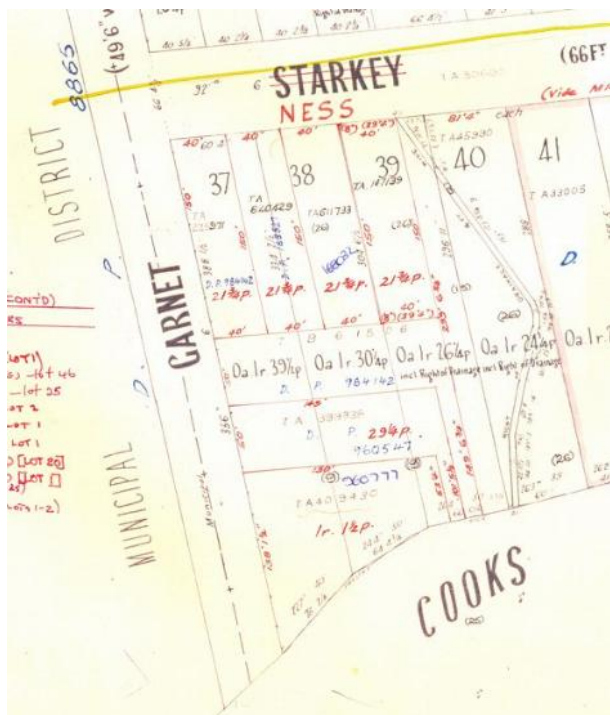


Figure A.10 Extract from Plan of Subdivision of Gladstone Hall Estate Borough of Marrickville, 1907 with later annotations. (Source: NSW Land Registry Services, DP 4932)

In September 1918, the Intercolonial Investment, Land and Building Company Pty Ltd conveyed part of lots 37, 38 and 39 in DP 4932 to Frederick William Broadhurst of Dulwich Hill, garden seat maker.¹² The transfer was registered with a covenant specifying that if Broadhurst 'shall erect a dwelling house upon the land ... within twenty years from the 9th day of February 1907 such building or dwelling house shall cost and be of the value of not less than two hundred pounds (£200)'.¹³

The mortgage was discharged in September 1924 and less than two months later, the land was subdivided in two and each portion registered on its own certificate of title in Broadhurst's name.¹⁴ 61 Garnet Street is located on Certificate of Title Vol 3659 Fol 235.

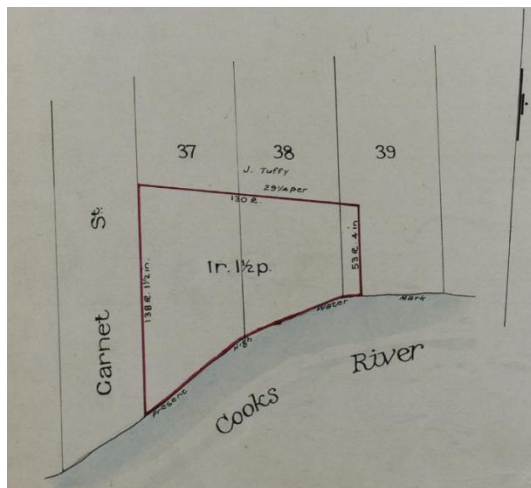


Figure A.11 Block plan of land purchased by Frederick William Broadhurst in 1918. (Source: NSW Land Registry Services, CT Vol 2878 Fol 75)

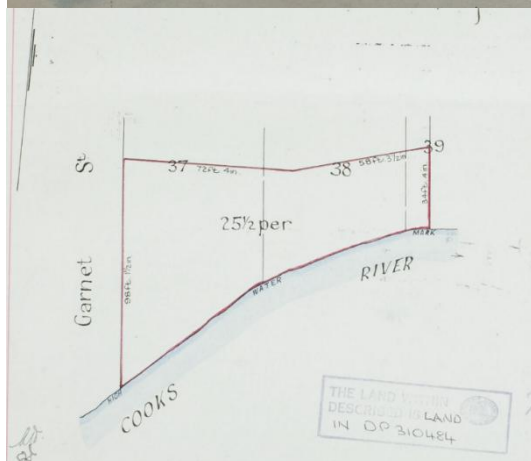


Figure A.12 Block plan of site of 61 Garnet Street formed from subdivision of Frederick William Broadhurst's land in 1924. (Source: NSW Land Registry Services, CT Vol 3659 Fol 235)

The 1923–1925 Valuation List names Broadhurst as the owner against two adjoining properties; 59 (previously no. 73) described as a cottage named Yentonville with unimproved, improved and assessed annual values of £120/550/44 respectively. The study site was not built upon, as indicated by identical unimproved and improved values of £120.

According to the 1926 Valuation List, Frederick Broadhurst was the owner of two cottages at 59 and 61 Garnet Street. 61 Garnet Street, the study site, had unimproved, improved and assessed annual values of £300/1150/88 respectively.

In May 1926, F Broadhurst and Son, 61 Garnet Street, Dulwich Hill, advertised seats for garden, tennis, park, verandah and picture shows, also manufacturers of plain and ornamental steel work, for fencing, etc.¹⁵

This indicates the building was constructed in 1926.

In April 1937, Frederick William Broadhurst died in the Anzac Memorial Hospital, Katoomba. The funeral service left his residence at 61 Garnet Street on 9 April.

The property passed by transmission in 1937 to Ada Eliza Broadhurst of Dulwich Hill, widow. Ada passed away in November 1958 and the property was conveyed to Edward James Adolphus Long of Bexley, purchasing officer. The following year, it was conveyed to Eileen White of Dulwich Hill.

Aerial images from 1943 indicate the building was rectangular with a simple gabled roof form, potentially with a dormer on its southern roof plane.

Joan Catherine Gonzales and Pearl Margaret Rees of Hurlstone Park were registered as the joint tenants in October 1970. In January the following year, they conveyed the property to themselves as tenants in common in equal shares. The property was advertised for auction sale in November 1987 as a 'large and well maintained home ... [with] 3 b'rms, living rm, dining rm, mod. Ki.t and bathrm, balconies and a.g. pool [and[] also a granny flat'.¹⁶

A review of available aerial photographs indicates at least two stages of alterations and additions to the building, namely between 1978 and 1986, and in the second half of the 1990s.

IWC has a listing for two related development applications, BA 877/96 and 96a, for 'one and two storey alterations and additions to dwelling second storey dormer window to dwelling', lodged respectively in February and July 1996. The works were approved as the additions are visible in later aerial photographs and from a street survey.

61 Garnet Street changed ownership in 1994, 2013 and most recently in 2017.



Figure A.13 A 1943 aerial photograph of 61 Garnet Street, showing the original roof form. (Source: NSW Spatial Services)

Description

61 Garnet Street, or Leonardi, is a freestanding two-storey brick, timber and fibre-cement house built in 1926 with a large c1978–1986 extension and alterations in 1996. It is located on an irregular lot at the southern end of Garnet Street and overlooks the Marrickville Golf Club and Cooks River.

61 Garnet Street has a steep pitch gabled roof clad in corrugated iron sheeting, with overhanging, lined eaves. The roof form of 61 Garnet Street is complex owing to the c1978–1986 extension and roughly forms a cross shape, with gable-roofed dormers emerging from the main roofs.

The house has a prominent and original street-facing gable end that defines the house's street presence. The steep pitch and size of the gable end causes it to cover the whole of the upper level. It has wide timber bargeboards, a timber shingle gable infill with wall vent, and a central oriel window with a flat, bracketed skillion roof and two small casement windows beside. Below the gable end is an inset verandah with rendered brick balustrade and a front door with leadlight fan- and sidelights. A bay window is located beside this on the other side of the façade. The façade itself is made of fibre-cement panels with timber battens. Windows are timber framed sash type to the oriel and bay with leadlight glazing.

Next to the main gable end is a secondary gable end in the c1978–1986 extension of the building, which is designed to mimic the original portions of the house. It is also clad in fibre-cement panels with timber battening and features a bay window. The leadlight glazing of the bay window in the extension is identical to that of the sidelights of the front door, oriel and bay. This potentially indicates reconstruction of the original leadlight glazing but can also indicate that all leadlight glazing was replaced on the building.

The south and east elevations of 61 Garnet Street are not original, with a large balcony joining to the c1978–1986 extension, though its present form was potentially realised in the later works approved in 1996. An undercroft below the balcony and extension is contemporary and provides entrance to storage spaces beneath the main portion of the house.

61 Garnet Street is set back from the street behind a mature garden that extends down towards the river and contains two species of palms (*Washingtonia* and *Bangalow*), grevillea and *Bauhinia* species.

The property has a front fence with rendered brick posts with vermiculated decorative panels, timber picket infill panels and wrought iron gates. These are reputedly a product of the company run by the original house's owner, F Broadhurst.

The original design of 61 Garnet Street demonstrates elements of the Federation Arts and Crafts style, including its dominant and steep pitch gable roof, timber shingle gable infill, overhanging eaves, and the informal arrangement of the fenestration. However, it has undergone substantial modification since its original construction, which has radically altered its original form to the severe detriment of its integrity and intactness. This includes the extensions from c1978–1986 and 1996 and the replacement of fabric to many original design features.

Comparative analysis

Federation Arts and Crafts style buildings are relatively uncommon in the Inner West and most that exist tend to be commercial or public buildings, not houses. However, there are some heritage listed Arts and Crafts style houses exist in the Inner West, such as:

- Bunyas (5 Rogers Avenue, Haberfield, SHR #00317 and IWLEP I1070);
- House, including interiors (449 Darling Street, Balmain, IWLEP I536); and
- Parklands, including interiors (448 Marrickville Road, Marrickville, IWLEP I1269).

Their rarity is potentially because the style was not in the pattern books or standard designs that were used in the construction of many dwellings in the Inner West around this time. The relative affluence of the area and the size of dwellings may have also played a part. In general, the style is more often found in richer areas north of Sydney Harbour with larger lot sizes.

It is immediately clear from comparison that 61 Garnet Street is not of the same level of quality as the three other heritage listed examples. 61 Garnet Street lacks the fine detailing and form of the Bunyas or Parklands or the intactness of 449 Darling Street, Balmain. Substantial modifications to 61 Garnet Street have permanently altered its form and replaced original characteristic fabric, like the slate roof or timber shingles to the bay and oriel. This has contributed to the degradation of what is now, in comparison, a poor example of the Arts and Crafts style. Despite its relative rarity, there are sufficient and superior examples of the Arts and Crafts style in the Inner West that this typology would not be threatened or lost if 61 Garnet Street were to be demolished.

Few heritage items in the Inner West also display the level of modification that 61 Garnet Street does. Those that do tend to be important for their history, association with a significant figure or for their rarity. For example, Stanmore House (88 Enmore Road, Newtown, SHR #00662 and IWLEP I1319), whose façade was significantly modified in the 1930s, is associated with Mary Reibey, a legendary businesswoman of the early colony.

By comparison, the significance of 61 Garnet Street to the Inner West because it was built and inhabited by Frederick William Broadhurst is dubious. FW Broadhurst owned a manufacturing business in the early twentieth century making garden seats and fences. There is little historical material or research available about the business, with few examples of his goods. The importance of this person to the Inner West is unsubstantiated and cannot be considered to reach the threshold of significance at a local level.

As discussed above, while uncommon, there are enough Arts and Crafts style houses in the Inner West to mean there is insufficient grounds to consider 61 Garnet Street significant for its rarity.

Assessment against criteria

Criterion	Assessment
<p>Criterion (a)</p> <p>Historic significance</p> <p>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).</p>	<p>61 Garnet Street was built in 1926 during the suburban development of the Gladstone Estate, when a range of detached Federation and interwar dwellings were constructed. While it makes some contribution to the understanding of this historical process, it is one part of a whole and cannot be considered significant by itself.</p> <p>The site is associated with the original alignment of Cooks River and with garden seat maker FW Broadhurst. However, these are only incidental and of dubious importance to the Inner West, as the site is substantially modified and displays little connection to this part of its history.</p> <p>61 Garnet Street does not meet the threshold of significance under this criterion.</p>
<p>Criterion (b)</p> <p>Historical association</p>	<p>61 Garnet Street is associated with Frederick William Broadhurst, a garden seat maker and director of F Broadhurst and Son.</p>

Criterion	Assessment
<p>An item has strong or special association 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).</p>	<p>The importance of FW Broadhurst to the local area is dubious and there is no evidence that he made a substantive contribution to the cultural or natural history of the Inner West.</p> <p>61 Garnet Street does not meet the threshold of significance under this criterion.</p>
<p>Criterion (c)</p> <p>Aesthetic/creative/technical achievement</p> <p>An item is important in demonstrating aesthetic characteristics and/ or a high degree of creative or technical achievement in NSW (or the local area).</p>	<p>The comparative analysis found that 61 Garnet is a poor example of a Federation Arts and Crafts style dwelling in the Inner West. The building is inferior compared to other local examples, having substantially lost its design integrity due to numerous modifications. These additions and alterations have permanently altered its form and replaced original fabric, with its original state now irretrievable.</p> <p>61 Garnet Street does not meet the threshold of significance under this criterion</p>
<p>Criterion (d)</p> <p>Social, cultural, and spiritual</p> <p>An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.</p>	<p>There is insufficient evidence to demonstrate a strong or special association between a community or cultural group and 61 Garnet Street exists or is consequential.</p> <p>61 Garnet Street does not meet the threshold of significance under this criterion.</p>
<p>Criterion (e)</p> <p>Research potential</p> <p>An item has 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).</p>	<p>The potential of the site to yield new or substantial information about the local area or about the construction of Federation-era buildings is low.</p> <p>61 Garnet Street does not meet the threshold of significance under this criterion.</p>

Criterion	Assessment
<p>Criterion (f)</p> <p>Rare</p> <p>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).</p>	<p>While uncommon, Federation Arts and Crafts style houses can be found throughout the Inner West, enough that 61 Garnet Street cannot be considered rare.</p> <p>61 Garnet Street does not meet the threshold of significance under this criterion.</p>
<p>Criterion (g)</p> <p>Representative</p> <p>An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).</p>	<p>The comparative analysis found that 61 Garnet Street is not a particularly fine, intact or pivotal example of a Federation Arts and Crafts dwelling in the Inner West. The building is substantially modified and does not reach the threshold of significance.</p> <p>61 Garnet Street does not meet the threshold of significance under this criterion.</p>

Statement of Significance

61 Garnet Street does not meet the threshold of significance at a local level under any of the seven NSW heritage criteria.

Management discussion

The property is a poor example of a Federation Arts and Crafts style house in the Inner West, with significant irreversible modifications. There are also insufficient grounds to consider it historically significant considering it is one of many dwellings built between 1905–1926 in the immediate area, and its original owner, FW Broadhurst, is of dubious significance.

Therefore, it is recommended that 61 Garnet Street should be delisted as it does not meet the threshold of significance at a local level for any of the NSW heritage criteria.

Endnotes

- ¹ 'Borough Council', *The Sydney Morning Herald*, 1 January 1874, p 5, Trove, National Library of Australia, viewed 25 September 2024 <<http://nla.gov.au/nla.news-article13329256>>.
- ² CT Vol 1186 Fol 14, NSW Land Registry Services.
- ³ CT Vol 1919 Fol 90, NSW Land Registry Services.
- ⁴ 'Advertising', *The Sydney Morning Herald*, 8 February 1907, p 3, Trove, National Library of Australia, viewed 25 September 2024 <<http://nla.gov.au/nla.news-article14838866>>.
- ⁵ CT Vol 1926 Fol 154, NSW Land Registry Services.
- ⁶ 'Advertising', *The Daily Telegraph*, 23 September 1914, p 3, Trove, National Library of Australia, viewed 25 September 2024 <<http://nla.gov.au/nla.news-article239611387>>.
- ⁷ CT Vol 4168 Fol 93, NSW Land Registry Services.
- ⁸ 'Civilian Maimed and Limbless Association', *The Biz*, 12 November 1958, p 25, Trove, National Library of Australia, viewed 25 September 2024 <<http://nla.gov.au/nla.news-article190207536>>.
- ⁹ 'Civilian Maimed and Limbless Association', *The Biz*, 12 November 1958, p 25, Trove, National Library of Australia, viewed 25 September <<http://nla.gov.au/nla.news-article190207536>>.
- ¹⁰ CT Vol 1186 Fol 14, NSW Land Registry Services.
- ¹¹ CT Vol 1919 Fol 90, NSW Land Registry Services.
- ¹² CT Vol 2878 Fol 75, NSW Land Registry Services.
- ¹³ CT Vol 2878 Fol 75, NSW Land Registry Services.
- ¹⁴ CT Vol 3659 Fols 234/235, NSW Land Registry Services.
- ¹⁵ 'Advertising', *The Sydney Morning Herald*, 5 May 1926, p 27, Trove, National Library of Australia, viewed 25 September 2024 <<http://nla.gov.au/nla.news-article16290384>>.
- ¹⁶ 'Advertising', *The Sydney Morning Herald*, 14 November 1987, The Sydney Morning Herald Archives 1955–1995, State Library of NSW.

Appendix B—Gladstone Hall draft heritage inventory sheet

Heritage Data Form

ITEM DETAILS					
Name of Item	Gladstone Hall, including interiors				
Other Name/s Former Name/s					
Item type (if known)	Built				
Item group (if known)	Residential buildings (private)				
Item category (if known)	House				
Area, Group, or Collection Name					
Street number	114				
Street name	Ewart Street				
Suburb/town	Dulwich Hill			Postcode	2203
Local Government Area/s	Inner West				
Property description	Part of SP79274				
Location - Lat/long	Latitude	-33.910017		Longitude	151.136875
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Private				
Current use	Private (Residential)				
Former Use	Hostel, Health Service				
Statement of significance	<p>Gladstone Hall has cultural heritage significance at a local level for its historic, associative, aesthetic, rarity and representative values. Constructed in 1871-1873 for cordial manufacturer William Augustus Starkey, Gladstone Hall has significance as one of the second wave of villa estates constructed in the Inner West during the mid-to-late 19th century. The subsequent subdivision of the Gladstone Hall estate defined much of the pattern of streets and houses from Dulwich Hill Train Station down to the Cooks River, being a key part of the area's development.</p> <p>In 1958, Gladstone Hall was opened as the Gladstone Hall Hostel by the Civilian Maimed and Limbless Association (now Access Industries) to provide accommodation for people with a disability in the local area. The CMLA was founded in 1949 and operated for many years in the Inner West, providing advocacy, support and employment for people living with disabilities. Gladstone Hall was a major milestone in the organisation's history and has significance for its association with the CMLA and disability advocacy and support in the Inner West.</p> <p>Gladstone Hall is an attractive and representative example of a Victorian Georgian style house, a rare typology in the Inner West typically associated with large 19th century estates. Gladstone Hall's distinctive aesthetic qualities, including its gentle scale, symmetry and straightforward detailing contrast against more elaborate Victorian-era architectural styles, demonstrating idyllic qualities which reflected the former rural character of the area.</p>				
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>	

DESCRIPTION	
Designer	Unknown
Builder/ maker	Unknown

Heritage Data Form

Physical Description	<p>Gladstone Hall is a free-standing single-storey symmetrical sandstone house built between 1871-1873 with a rear extension from 2005-2007. It is located on an irregular lot formed after the subdivision of the house's original estate in the early twentieth century. In 2005-2007, the lot was developed for 10 townhouses and the title was converted to Strata Title. Gladstone Hall now sits on a reduced area within this lot.</p> <p>Gladstone Hall demonstrates elements of the Victorian Georgian style and retains much of its original form on its front (northeast) and side elevations. It has a hipped U-shaped roof, clad in concrete tiles with timber boxed eaves, with a low central ridge between the internal roof planes to form two box gutters. The house has four dressed sandstone chimneys with corbelling.</p> <p>A broken-back, corrugated iron clad roof covers a wraparound verandah, which is supported by open cast-iron columns and has a tiled floor with sandstone edge flagging. Facades are symmetrical, with evenly spaced timber sash windows with flat-stone lintels around a central doorway with fanlights and sidelights on the front elevation. On the side elevation are double height timber sash windows to the bedrooms. Facades are picked ashlar sandstone with smooth faced quoins and architraves around fenestration.</p> <p>The interior of the building contains evenly spaced rooms around a long, central hallway. Some potentially original or early finishes could remain, including moulded plaster hallway arches and polished stone fireplaces.</p> <p>At the rear of the house is a three-storey rear extension built 2005-2007, which is contemporary in design and materiality, but leaves the sandstone rear façade of Gladstone Hall expressed.</p>					
Physical condition and Archaeological potential	Gladstone Hall is in good condition.					
Construction years	Start year	1871	Finish year	1873	Circa	<input type="checkbox"/>
Modifications and dates	2005-2007 – Gladstone Hall is converted to Strata Title and the grounds are developed for 10 townhouses.					
Further comments						

HISTORY

Historical notes	<p>In October 1799, Thomas Moore was granted 700 acres (283.3 hectares) at Bulanaming, between Petersham and the Cooks River area and proceeded to exploit the timber stands located on this landholding. In the 1820s, Moore's land was later acquired by Dr Robert Wardell. Wardell progressively purchased and consolidated the various land grants in the area into his Petersham Estate, amassing over 2000 acres (800 hectares). He continued to cut the remaining timber stands on the estate. Following his murder in 1834, his estate was divided among his sisters, and the first subdivision of the extensive estate followed.</p> <p>Gladstone Hall is located on a subdivision of part of Division 1B of the Petersham Estate. In 1871, William Augustus Starkey, the prominent cordial manufacturer, purchased approximately nine acres of land (3.64 ha) from Priddle and Macarthur's subdivision of the Petersham Estate. Gladstone Hall was built between 1871 and the end of 1873 as Starkey wrote to Marrickville Council in late 1873 requesting that the Terrace Road be formed (the approach to his house) and the letter was referred to the Works Committee. A short time later in February the following year the Council thanked Starkey for contributing £6 towards the cost of clearing the Terrace Road.</p> <p>In 1886, Starkey converted his land to Torrens title, which now comprised 22 acres three roods and seven perches in total and was bound to the south by the Cooks River, on the west by Garnet Street, on the east by Riverside Crescent and on the north by Terrace Road and land owned by the Minister for Public Works. According to the 1886 Rate Book (the earliest surviving rate record) W A Starkey is named as the owner of Gladstone Hall with a rateable value of £1000, far in excess of the value of the various cottages and other portions of his property in Terrace Road.</p> <p>William Augustus Starkey died at Gladstone Hall on 19 March 1888, aged 64 years. Following his death, the property passed by transmission later the same year to his brother, John Thomas Starkey. In 1898, following John Starkey's death the land passed by transmission to the Perpetual Trustee Company of New South Wales Ltd. The following year, the land was conveyed to Arthur Charles Starkey.</p>
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	<p>The 1891 Census names 'W Starkey' as the principal householder at Gladstone Hall on Terrace Road. At this time, the house was occupied by nine people. Members of the family of the late WA Starkey continued to live in Gladstone Hall until 1901.</p> <p>Arthur Charles Starkey conveyed the whole of the land in October 1906 to the Intercolonial Investment, Land and Building Company Pty Ltd. The Company subdivided the western half of the land into 45 allotments (Deposited Plan 4932). The Gladstone Hall Estate was advertised for auction sale on 9 February 1907 with allotments fronting Ewart Street, Starkey Street (now Ness Avenue) and Garnet Street. Gladstone Hall was retained and offered as Lot 25, comprising one acre one rood and 30 3/4 perches of land with the 'commodious stone villa residence, splendid order, containing wide verandahs, 8 large rooms, 5 smaller rooms and kitchen, all conveniences, garden and shrubbery' ('Advertising', The Sydney Morning Herald, 8 February 1907, p 3,).</p> <p>The Monday after the auction, Richardson and Wrench reported that 27 allotments in the estate were sold on the day.</p> <p>The following year, Lot 25 (Gladstone Hall) was conveyed to Robert St Julien Pearce. Gladstone Hall was advertised for auction in September 1914 as a 'charming bungalow cottage residence, of stone, slate roof, contains 9 rooms, kitchen and every possible convenience, wide hall and promenade verandahs [on] land 1 acre 1 rood 30 3/4 perches [and] frontage over 500 feet' ('Advertising', The Daily Telegraph, 23 September 1914, p 3).</p> <p>Gladstone Hall changed hands in 1916 to George Baillie of Marrickville, builder. He proceeded to subdivide and sell off portions of the grounds. He retained the residue with the house itself until 1928 when it was sold to Florence Buzacott.</p> <p>The house was converted into the Gladstone Hall Private Hospital and this operated till at least 1940. The property changed ownership in 1942 to Arthur Vicars Ainsworth of Dulwich Hill, builder. He owned Gladstone Hall until 1951 when it was conveyed to Ernest Robert Evans and his wife Alice Emma Evans of Beverley Hills. Hubert Bedwin, Napier Bedwin and Richard Cummins became the registered proprietors of Gladstone Hall in 1957. The following November, the Federal Minister for Health, Dr Cameron and the State Minister for Health, Mr Sheahan attended the opening of the Gladstone Hall Hostel. The hostel was operated by the Civilian Maimed and Limbless Association. Hugh and Hazel Bedwin, were the co-administrators of that organisation which established the Dulwich Hill location as a 'beautiful hostel...for badly handicapped pensioners and country invalids who are without homes or relatives to care for them in Sydney' (Civilian Maimed and Limbless Association', The Biz, 12 November 1958, p 25).</p> <p>Gladstone Hall was extended between 1961 and 1972 to accommodate 35 people, which involved construction of a separate building on the south of the lot, connected to Gladstone Hall by a walkway. In 1979, the Civilian Maimed and Limbless Association changed its name to Access Industries for the Disabled (now Access Industries) and opened a head office in St Peters. In the 1990s, the operation was moved to Seven Hills, during which time Gladstone Hall Hostel ceased operating.</p> <p>In 2004, a townhouse development and conversion to Strata Title was approved for Gladstone Hall. Construction was undertaken from 2005 and completed in 2007. Works involved the demolition of all buildings associated with the hostel, and the construction of 10 townhouses, a large underground carpark, and a three storey rear extension to Gladstone Hall itself.</p>
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THEMES	
Relevant National / Australian themes	Building, settlements, towns and cities Developing local, regional and national economies Governing
Relevant NSW / State themes	Towns, suburbs and villages—Activities associated with creating, planning and managing urban function, landscapes and lifestyles in towns, suburbs and villages Health—Activities associated with preparing and providing medical assistance and/or promoting or maintaining the well being of humans Accommodation—Activities associated with the provision of accommodation, and particular types of accommodation Welfare—Activities and process associated with the provision of social services by the state or philanthropic organisations

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APPLICATION OF CRITERIA	
Historic significance SHR criteria (a)	<p>Gladstone Hall was built 1871-1873 for cordial manufacturer William Augustus Starkey. The building has significance as part of a second wave of villa construction in the Inner West following the breakup of the larger estates in the mid-19th century. These smaller estates allowed businesspeople and the newly rich to build semi-rural retreats to demonstrate their wealth and respectability. Later, as population and economic factors turned, they were subdivided in sales which defined the pattern and age of large parts of the Inner West's suburbs. In Gladstone Hall's case, it was sold and subdivided in 1906 as the Gladstone Hall Estate sale. This created the present pattern of streets and house for a large area of from Dulwich Hill Station down to the Cooks River, having historical significance related to the development of the area.</p> <p>Like many other substantial houses, Gladstone Hall was converted to institutional uses in the 20th century. From 1958 to the 1990s it was operated by the Civilian Maimed and Limbless Association (now Access Industries) as the Gladstone Hall Hostel to provide accommodation to people with a disability in the local area. Gladstone Hall has historical significance for this use and its connection to the history of disability advocacy in the Inner West.</p> <p>Gladstone Hall meets the threshold of local significance under this criterion.</p>
Historical association SHR criteria (b)	<p>Gladstone Hall is associated with the Civilian Maimed and Limbless Association (CMLA) (now Access Industries), who operated the Gladstone Hall Hostel at the site from 1958 to the 1990s. CMLA was founded in 1949 in Sydney as a support group for people with a physical disability to help their find employment and financial independence. The organisation operated from the Inner West for many years, including in St Peters and Summer Hill, providing employment and accommodation opportunities for people with a disability in the local area and wider Sydney.</p> <p>Gladstone Hall was a significant milestone for the CMLA and demonstrative of the growing success of their organisation in the latter half of the 20th century. Gladstone Hall has significance at a local level for its association with the CMLA and their history of disability advocacy in the Inner West.</p> <p>Gladstone Hall meets the threshold of local significance under this criterion.</p>
Aesthetic / creative / technical achievement SHR criteria (c)	<p>Gladstone Hall is an attractive Victorian Georgian house with distinctive aesthetic qualities that are comparable in design to State Heritage Register listed houses such as Yasmar or Milford Haven in the Inner West. While lacking an intact setting or as fine detailing as those examples, Gladstone Hall nonetheless demonstrates the gentle scale, symmetry and straightforward detailing of the Victorian Georgian style which is of significance to the local area. Key aesthetic characteristics including its hipped roof form, symmetry, picked and smooth finished ashlar sandstone facades, brokenback roof verandah and open cast-iron columns.</p> <p>Gladstone Hall meets the threshold of local significance under this criterion.</p>
Social, cultural and spiritual SHR criteria (d)	<p>Gladstone Hall may be of social significance to former residents of the Gladstone Hall Hostel, their family members, and members of CMLA (Access Industries). However, there is limited evidence of a strong or special association that is consequential between these groups and Gladstone Hall. Without further formal research and assessment into its social significance, Gladstone Hall cannot presently be considered to reach the threshold of significance under this criterion.</p> <p>Gladstone Hall does not meet the threshold of significance under this criterion.</p>
Research potential SHR criteria (e)	<p>The potential for the site to yield new or substantial information about the local area or the construction of Victorian Georgian style buildings is low, considering the substantial development of the site. Gladstone Hall does not meet the threshold of significance under this criterion.</p>
Rare SHR criteria (f)	<p>Victorian Georgian style houses are unusual in the local area with few comparable examples. Gladstone Hall is a rare surviving example of this typology of building and is of sufficient intactness to be of significance to the local area.</p> <p>Gladstone Hall meets the threshold of local significance under this criterion.</p>
Representative SHR criteria (g)	<p>Gladstone Hall is a fine example of a Victorian Georgian style house. Few other buildings from the same period can demonstrate the class of features as Gladstone Hall, including its restrained design, symmetry, ashlar sandstone façade, hipped and brokenback roof form, open cast-iron columns,</p>

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	and timber sash windows. Which makes it a good representative example of this typology of building in the local area. Gladstone Hall meets the threshold of local significance under this criterion.
Integrity	Gladstone Hall has a good level of intactness as a building, retaining many of its original architectural features on the exterior. The rear addition has reduced the integrity of the design, though is sympathetically positioned to not dominate the house itself. The setting of Gladstone Hall has been compromised by the adjacent townhouse development. This includes the front garden, which is now divided by pathways to the townhouses and the driveway from Ewart Street to the underground carpark.

HERITAGE LISTINGS

Heritage listing/s	Inner West Local Environmental Plan 2022, I1008
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INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Heritage Study	Fox & Associates	Marrickville Heritage Study	1986	Inner West Local Studies
Heritage Study	Tropman & Tropman Architects	Marrickville Heritage Study Review	1997	Inner West Local Studies
Title	Registrar General	Certificate of Title Vol. 1186 Fol. 14	1896	NSW Land Registry Services
Title	Registrar General	Certificate of Title Vol. 1919 Fol. 90	1908	NSW Land Registry Services
Title	Registrar General	Certificate of Title Vol. 1926 Fol. 154	1908	NSW Land Registry Services
Title	Registrar General	Certificate of Title Vol. 4168 Fol. 93	1928	NSW Land Registry Services
Newspaper Article	<i>The Sydney Morning Herald</i>	'Borough Council', 1 January 1874, p 5	1874	Trove, National Library of Australia
Newspaper Article	<i>The Sydney Morning Herald</i>	'Advertising', 8 February 1907, p 3	1907	Trove, National Library of Australia
Newspaper Article	<i>The Daily Telegraph</i>	'Advertising', 23 September 1914, p 3	1914	Trove, National Library of Australia
Newspaper Article	<i>The Biz</i>	'Civilian Maimed and Limbless Association', 12 November 1958, p 25.	1958	Trove, National Library of Australia

RECOMMENDATIONS

Recommendations	The heritage curtilage of Gladstone Hall as listed on Schedule 5 of the Inner West Local Environmental Plan 2022 should be amended to exclude the contemporary townhouses.
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SOURCE OF THIS INFORMATION

Name of study or report	Inner West, South Dulwich Hill Heritage Review	Year of study or report	2024
Item number in study or report			
Author of study or report	GML Heritage		
Inspected by	GML Heritage		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage	Date	19/11/2024

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The front (northeast) elevation of Gladstone Hall from Ewart Street.				
Image year	2024	Image by	GML Heritage	Image copyright holder	Inner West Council



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Undated view of Gladstone Hall				
Image year	Unknown	Image by	Unknown	Image copyright holder	Inner West Council Library

STARKEY BUILT "GLADSTONE HALL" IN THE 1870s



IT STILL STANDS IN EWART STREET

Inner West Council Library

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Undated view of Gladstone Hall				
Image year	Unknown	Image by	Unknown	Image copyright holder	Access Industries

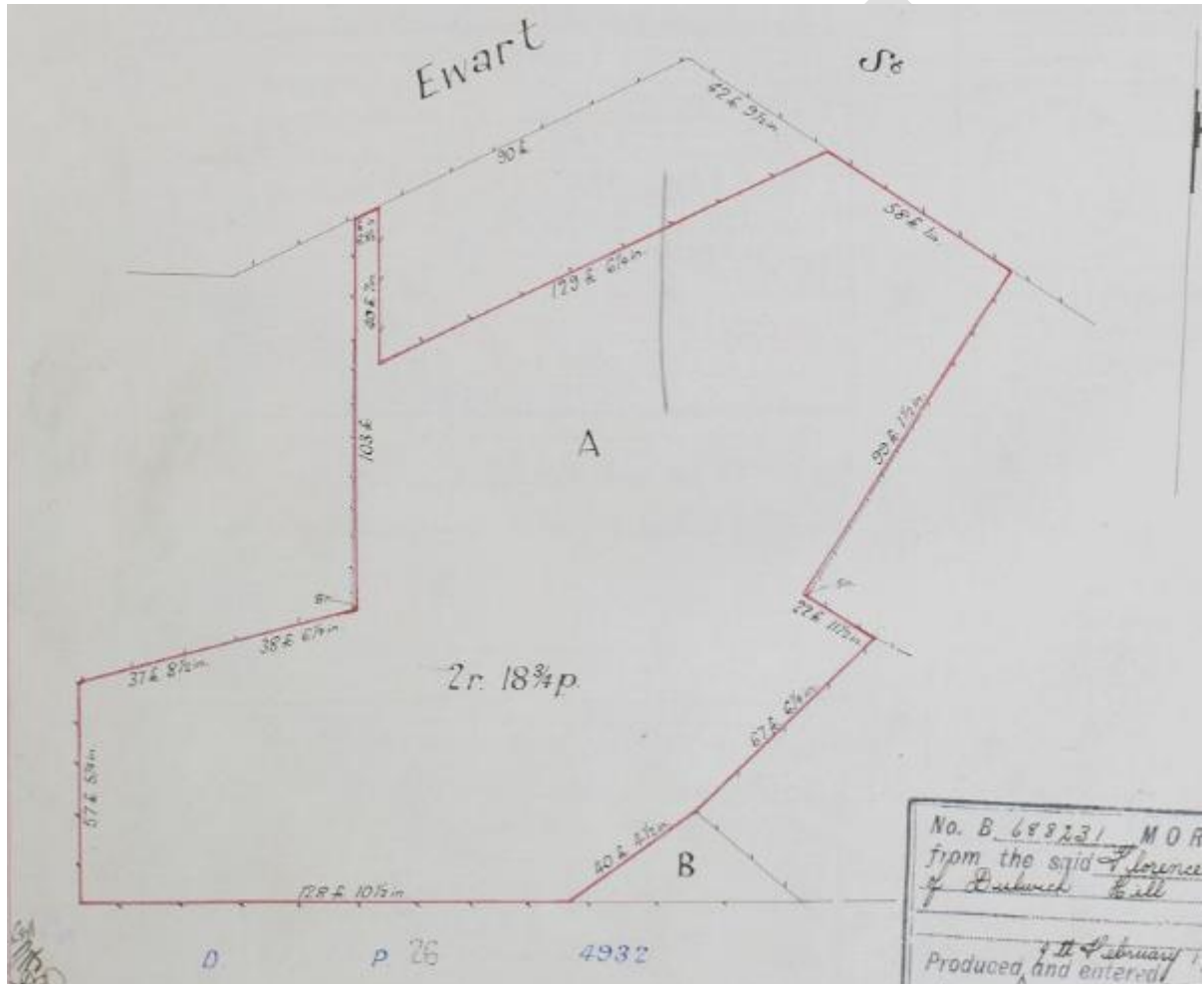


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	A 1928 Block Plan of the residue of the Gladstone Hall Estate, containing Gladstone Hall (Certificate of Title Vol. 4168 Fol. 93).				
Image year	1928	Image by	Registrar General	Image copyright holder	NSW Land Registry Services



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Comparison of the reduced heritage curtilage of Gladstone Hall (orange) with the lot boundary of SP79274 (red)				
Image year	2024	Image by	GML Heritage	Image copyright holder	Nearmap



Part 2

Inner West, South Dulwich Hill Heritage Review

Recommendations Report

October 2024

Acknowledgement of Country

We respect and acknowledge the First Nations of the lands and waterways on which we live and work, their rich cultural heritage and their deep connection to Country, and we acknowledge their Elders past and present. We are committed to truth-telling and to engaging with First Nations to support the protection of their culture and heritage. We strongly advocate social, cultural and political justice and support the Uluru Statement from the Heart.

Cultural warning

Aboriginal and Torres Strait Islander readers are advised that this report may contain images or names of First Nations people who have passed away.

Report register

The following report register documents the development of this report, in accordance with GML’s Quality Management System.

Project	Issue No.	Notes/Description	Issue Date
24-0285	1	Draft Report	10 October 2024
24-0285	2	Final Report	22 October 2024

Quality management

The report has been reviewed and approved for issue in accordance with the GML quality management policy and procedures.

It aligns with best-practice heritage conservation and management, *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013* and heritage and environmental legislation and guidelines relevant to the subject place.

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Source of images is GML unless otherwise stated.

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1 Introduction

Inner West Council (Council) has engaged GML Heritage Pty Ltd (GML) to undertake a targeted heritage review of an area known as South Dulwich Hill in the Inner West. South Dulwich Hill was previously identified as an area for further investigation in an earlier heritage review completed by GML in 2022.¹

The objective of this project is to investigate the heritage significance of the study area to determine whether it could reasonably reach the threshold of significance as a heritage conservation area (HCA). Council intends for this investigation to inform a masterplan for the area around Dulwich Hill and Marrickville stations as required by the NSW Government in response to the Transport Oriented Development (TOD) housing reform.

This report contains a summary of GML's previous work on the area in Section 2, the findings of this report in Section 3, and GML's recommendations to Council in Section 4.

1.1 Study area

South Dulwich Hill (the study area) is the area south of Dulwich Hill Station in the Inner West Local Government Area (LGA). It is bounded by the railway line to the north, the Marrickville Golf Course to the south, Wardell Road/Murray Lane to the east and Garnet Street to the west.

Figure 1.1 and Figure 1.2 show the location of the study area and its boundaries.

The study area mostly comprises free-standing residential dwellings from the Federation and interwar eras, interspersed with interwar and contemporary flat buildings. Wardell Road near Dulwich Hill Station is the local neighbourhood centre with a range of commercial shop buildings from various eras.

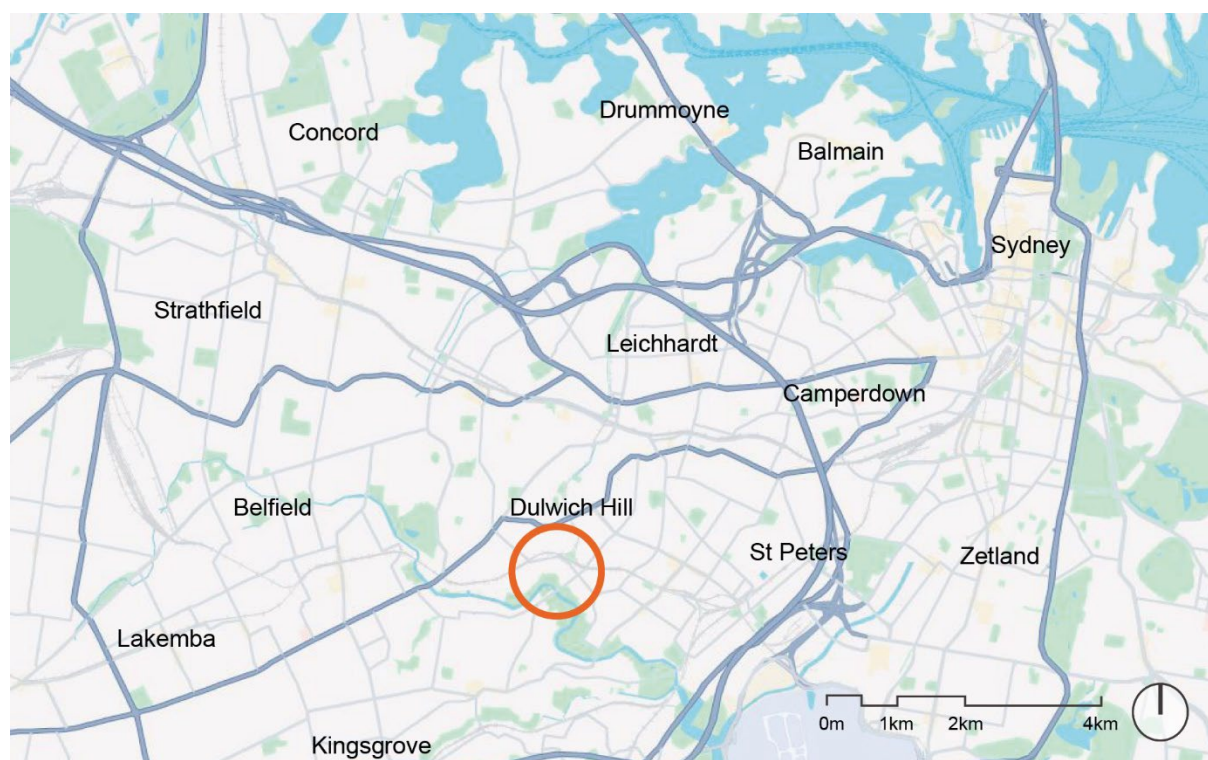


Figure 1.1 The study area in the context of Sydney. (Source: © Google with GML overlay 2024)



Figure 1.2 The South Dulwich Hill study area in its local context. (Source: Nearmap with GML overlay 2024)

1.2 Methodology

The heritage review of South Dulwich Hill has been prepared with reference to the methodology of the *Assessing heritage significance: Guidelines for assessing places and objects against the Heritage Council of NSW criteria* (2023) and the relevant principles and guidelines of the *Australia ICOMOS Burra Charter, 2013* (the Burra Charter).²

The heritage review has involved the following steps:

- A review of previous research and assessment prepared for the 2021–2023 heritage study by GML.
- A site inspection of each property within the study area from the public domain, comprising:
 - visual inspection of the exterior and setting, and photography;
 - identification of the approximate era the property was constructed, its quality, intactness, and modifications; and
 - preliminary assessment of its contribution to the streetscape and whether it reflects the historical character of the area (as either contributory, neutral or detracting/intrusive).
- An internal review of the site inspection findings to analyse the results and make an informed judgement.
- Preparation of this recommendations report outlining GML’s review outcomes and recommendations to Council.

1.3 What is a heritage conservation area?

HCAs are streetscapes, suburbs, areas and precincts that are recognised by a community for their distinctive historical character. They often demonstrate one or more significant heritage value(s). Under the NSW *Heritage Act 1977* (the Heritage Act), there are seven criteria that are used to assess the significance of places.

HCAs often provide evidence of a particular historical development period and/or a distinct architectural style. They generally have a high proportion of original historic buildings. HCAs are protected because they demonstrate a distinctive identity that has a particular sense of place and character that is valued by the community. The significance of an HCA is often a function of the underlying landform, subdivision layout and street pattern, and buildings that share common periods of development, with historical associations, and harmonious materials, form and scale.

1.4 What is a heritage item?

Heritage items are places, buildings, works, relics, movable objects and precincts that are recognised to have one or more significant heritage value(s). Under the Heritage Act, there are seven criteria that are used to assess significance. Heritage items are important places or objects from the past that should be conserved so they can be accessed, appreciated and enjoyed by future generations. Like HCAs, they often provide physical evidence of a particular historical period or style that is considered to be of importance.

In NSW, heritage items are identified, managed and protected through heritage listing. Heritage listing is a mark of community esteem. It is intended to recognise and safeguard the significant values of places. Both privately and publicly owned places and objects can be heritage listed. Various types of places can be listed, if they are assessed as significant.

1.5 Limitations

- GML inspected the properties from the public domain only. No interior inspections were undertaken.
- GML relied on its previous research in the 2021–2023 heritage study for the history of the area. No additional research was undertaken for this review.
- No community consultation was undertaken.
- Assessment of Aboriginal cultural heritage and historical archaeology was not part of the scope of this project.

1.6 Authorship

This report has been prepared by GML consulting staff in accordance with GML's quality management system and relevant professional guidelines and standards.

1.7 Endnotes

¹ GML Heritage 2022, Inner West Heritage Review—Residential, final draft report prepared for Inner West Council.

² Environment and Heritage Group, Department of Planning and Environment 2023, *Assessing heritage significance: guidelines for assessing places and objects against the Heritage Council of NSW criteria* and Australia ICOMOS Inc, *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance 2013*, Australia ICOMOS Inc, Burwood, VIC, 2000.

2 Summary of previous GML investigations

From 2021 to 2023, Council engaged GML to undertake the Inner West Heritage Study. This project included a study of three typologies in the Inner West LGA:

- historic pubs;
- historic substations; and
- residential heritage.

The project's objective was to identify and review a range of existing and potential heritage items and HCAs throughout the Inner West LGA. The study of each typology was conducted separately from the others as three different workstreams, with consideration of HCAs falling within the residential heritage workstream.

The scope of the study of residential heritage involved preliminary assessments of potential HCAs to determine whether they warranted detailed assessment.¹ One of the areas considered was South Dulwich Hill (Figure 2.1). While it did not progress past the preliminary assessment stage in the 2021–2023 study, GML recommended it for consideration during future work.

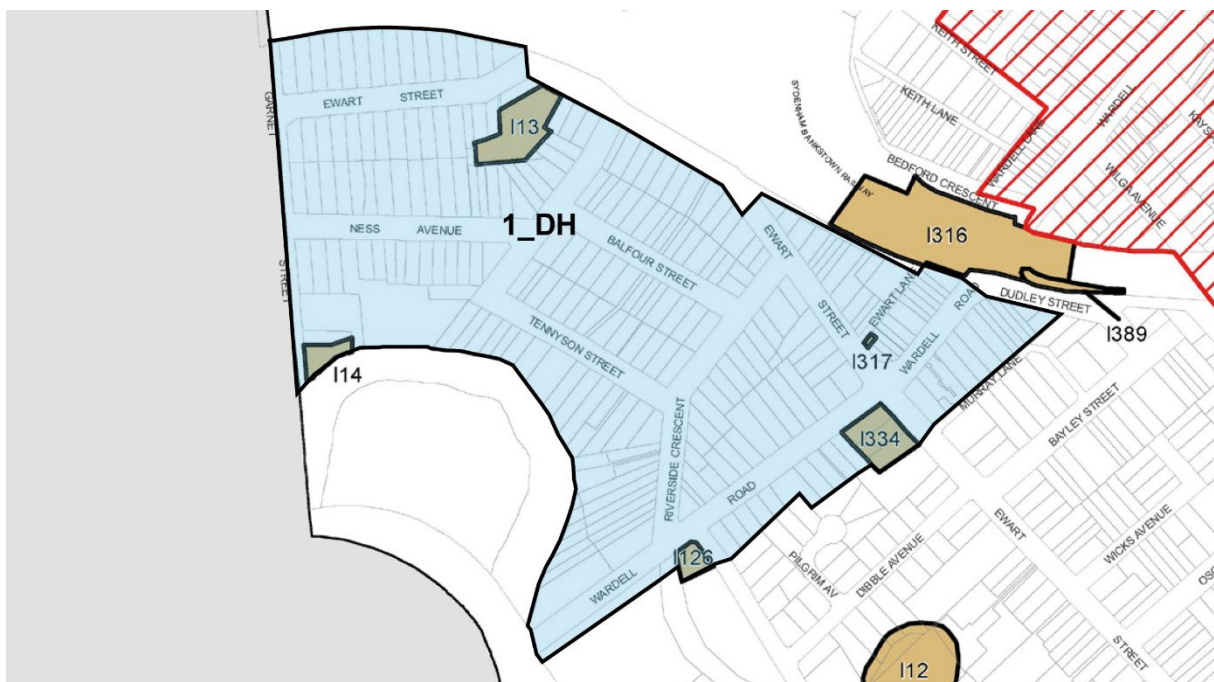


Figure 2.1 The boundary of the 'Railway to Cooks River (1_DH)' (South Dulwich Hill) potential HCA identified in the 2021–2023 Inner West Heritage Study. (Source: Inner West Council, Marrickville Heritage Map Sheet 002 with GML overlay 2022)

2.1 Endnotes

- ¹ GML Heritage 2022, Inner West Heritage Review—Residential, final draft report prepared for Inner West Council, August 2022.

3 South Dulwich Hill

As the study area did not proceed to detailed assessment in the 2021–2023 Inner West Heritage Study, Council has engaged GML to make a targeted review of it to inform masterplanning in this area. This will ensure Council has adequately considered heritage in the area prior to potential increases to density in the area through rezoning.

GML conducted a site inspection of the study area on 3 September 2024.

This section includes a history drawn from GML's previous research, a description of the area based on the recent site inspection, and GML's observations about the quality and intactness of the area.

All photos were taken by GML during the site inspection.

3.1 History

The South Dulwich Hill study area is located on the Gladstone Hall Estate, subdivided in 1907 as Deposited Plan 4932 by the Intercolonial Investment, Land and Building Company Pty Ltd.

William Starkey, cordial and soft drink manufacturer, built Gladstone Hall in 1871–1873 as his primary residence. He died in March 1888 and his brother John Starkey inherited the estate. John lived at Smithfield Grange, Coogee, so Gladstone Hall was leased to a succession of tenants. When John died in 1898 William's estate was conveyed to Arthur Charles Starkey. The land at this date measured 22 acres 3 roods and 7 perches.

Arthur Charles Starkey conveyed the whole of the land in October 1906 to the Intercolonial Investment, Land and Building Company Pty Ltd. The company subdivided the western half of the land into 45 allotments (Deposited Plan 4932) with Gladstone Hall retained on Lot 25 fronting Ewart Street. The Gladstone Hall Estate was advertised for auction sale on 9 February 1907 with allotments fronting Ewart Street, Starkey Street (now Ness Avenue) and Garnet Street.

The auctioneer promoted Gladstone Hall Estate's close proximity to both Fern Hill (Hurlstone Park) and Wardell Road (Dulwich Hill) railway stations. The time walking from the estate to the Wardell Road station was three minutes and the train journey to Sydney was 14 minutes.

Richardson and Wrench reported the Monday after the auction that there was 'a large attendance, and spirited competition' with Gladstone Hall on 1 acre 30 perches of land sold for £1250, and 27 allotments sold from £2 5s to 24s per foot frontage.¹ The auction raised £3400.

Meanwhile, the eastern half of the Gladstone Hall Estate and residue of unsold land in the 1907 subdivision was listed for private sale by the Intercolonial Investment, Land and Building Company Pty Ltd in 1909. Lots 46–54 fronted Terrace Road (Ewart Street), Lots 55–58 were in Riverside Crescent, Lots 59–77 were in Balfour Street and Lots 78–88 were in Tennyson Street. The first lot in this half of the estate, Lot 47 in Ewart Street, was sold in October 1909 to Percy Wilmot. Sales continued throughout the Gladstone Estate until the early 1920s.

3.2 Description

The study area extends from the railway line south towards the Cooks River. It is bound by Wardell Road/Murray Lane to the east and Garnet Street to the west.

The area is predominantly residential and mostly comprises 1–2 storey free-standing dwellings from the Federation and interwar eras. These are interspersed with 2–4 storey residential flat buildings dating from the interwar period to now, which are typically in the areas closest to Dulwich Hill Station.

There are some early street plantings of Brush Box on Ness Avenue and Ewart Street, with areas of brick herringbone paving on Ness Avenue, Balfour Street and Tennyson Street. Ness Avenue has some sandstone walls, which act as retaining walls for dwellings on elevated lots. These public domain elements contribute to the amenity of the area.

The main typology of building in the study area is single-storey face brick Federation cottages, followed by interwar bungalows. Many dwellings have alterations and additions including rear additions, reskinning and rendering, cultural overlays, and modified gardens/fences. There are also some contemporary infill developments. The number of modified dwellings and infill development has increased since GML first observed the area in 2021.

The areas towards the fringe of the study area, like Ewart Street and Wardell Road, show much higher rates of modifications and infill development. This is especially evident in the commercial area from the intersection of Ewart Street and Wardell Road to Dulwich Hill Station, which has had significant development over the past decade. Some properties which back onto the Cooks River have been subdivided to form battle-axe lots or were converted into 1–3 storey apartment complexes in the 1960s–1970s.

Areas towards the centre like Tennyson Street, Ness Avenue and Balfour Street are more intact by comparison and predominantly reflect the 1–2 storey character of the area, though modifications and infill developments have occurred since 2021.

Buildings in these areas tend to be higher quality and more well-kept, reflecting the suburban qualities of these streets.



Figure 3.1 An example of one of the higher quality Federation dwellings on Ewart Street.



Figure 3.2 An interwar two-storey flat building on Ewart Street.



Figure 3.3 Infill development on Wardell Road near Dulwich Hill Station.



Figure 3.4 A high-quality Federation dwelling on Wardell Road, in the process of having a rear addition built.



Figure 3.5 Typical example of a Federation dwelling on Riverside Crescent.



Figure 3.6 Interwar bungalows on Riverside Crescent, showing different levels of alteration.



Figure 3.7 A typical example of an interwar bungalow on Ness Avenue.



Figure 3.8 An example of an interwar dwelling on the elevated north side of Ness Avenue.



Figure 3.9 A high-quality and intact interwar bungalow on Tennyson Street.



Figure 3.10 A modified example of a Federation/interwar dwelling on Tennyson Road.



Figure 3.11 An intact Federation workers cottage on Balfour Street.



Figure 3.12 A modified example of a Federation/interwar dwelling on Balfour Street.

3.3 GML 2024 observations

GML inspected the study area on 3 September 2024. Based on the inspection and subsequent analysis, GML makes the following observations:

- The outer streets of the study area such as Ewart Street and Wardell Road are modified and inconsistent in terms of typology and character. This increases in areas closest to Dulwich Hill Station but is observable on Ewart Street near Garnet Street and Wardell Road near the Cooks River.
- The local commercial high street on Wardell Road near Dulwich Hill Station has lost the pattern of development associated with the initial subdivision of the area. Remaining buildings from the Federation and interwar periods are significantly modified or isolated between contemporary infill development.
- Streets towards the centre of the study area such as Tennyson Street, Balfour Street and Ness Avenue have more consistent streetscapes and housing stock associated with the historical subdivision and development of the area.
- Public domain features like the street trees, sandstone walls and brick herringbone paving make a positive contribution to the quality of these streetscapes.
- Since GML's observations in 2021, the amount of modification and additions has increased, with several buildings that would otherwise be considered contributory having undergone alterations. This has degraded the quality of the Federation and interwar character of the area.
- GML assessed that there was a sizeable amount of neutral or non-contributory buildings even in the higher quality areas towards the centre of the study area.
- The significant periods of development for the study area are the Federation and interwar periods, which is common in the surrounding suburbs.
- There are several HCAs in Dulwich Hill that are currently listed on Schedule 5 of the Inner West Local Environmental Plan 2022 whose significant period of development are the Federation and/or interwar periods. These are:
 - South Dulwich Hill HCA (C107);
 - Hoskins Park and Environs HCA (C50); and
 - The Abergeldie Estate HCA (C51).
- The study area is not of comparable quality to these HCAs due to the level of modifications and infill development that has occurred, which has only increased since 2021.

3.4 Endnotes

- ¹ 'PROPERTY SALES', *The Sydney Morning Herald (NSW: 1842–1954)*, 11 February 1907, p 11, viewed 10 October 2024, <http://nla.gov.au/nla.news-article14856292>.

4 Conclusion and recommendations

The fine-grained analysis of this study reveals the quality and consistency of housing stock from the significant period of development that could support an HCA is not present within the study area.

While there are some high-quality dwellings from the Federation and interwar periods towards the centre of the study area on Balfour and Tennyson streets, the pattern of modifications and infill development is substantial and has increased since 2021. These streets do not demonstrate the quality and consistency of HCAs north of Dulwich Hill Station such as South Dulwich Hill HCA (C107) or The Abergeldie Estate HCA (C51). They would not reach the threshold of significance even if Ewart Street and Wardell Road were excluded from the study area boundary.

Listing the study area as an HCA would not stand up to scrutiny and should not be pursued.

GML recommends:

- Council do not pursue the listing of the study area as an HCA; and
- Council should consider appropriate development controls to protect the study area's public domain features like the street trees, sandstone walls, and brick herringbone paving in future developments.