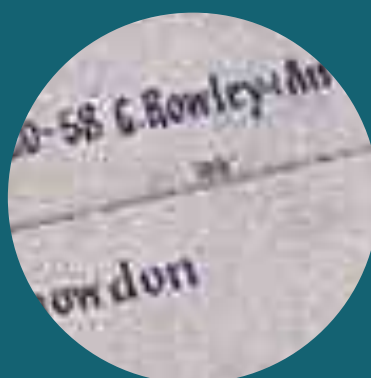
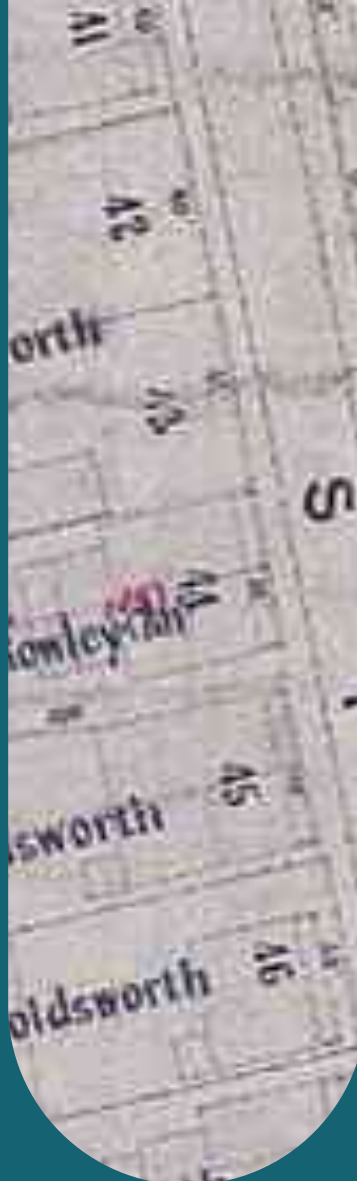




75- 85 Crown Street and 116 Princes Highway, St Peters

Heritage Impact Statement – June 2023

Document Information

Citation

Curio Projects 2023, *75- 85 Crown Street and 116 Princes Highway, St Peters: Heritage Impact Statement*. Report for C&M Antoniou Pty Ltd.

Local Government Area

Inner West Council

Issue	Issue date	Version	Notes/Comments	Authors	Review
1	June 2023	Working Draft Report	Client Review	Sarah McGuinness Alex Thorn	Kate Wine James Rongen-Hall
2	28 June 2023	Final			

This report has been prepared based on research by Curio Projects specialists. Historical sources and reference material used in the preparation of this report are acknowledged and referenced at the end of each section and in figure captions.

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Chippendale NSW 2008

Cover Image: 1894 Plan of Brompton, St Peters, Parish of Petersham (HLRV, map 34587) which references the 30-acre grant to Daniel Chambers on 14 March 1795

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1. Introduction

1. 1. Introduction

1.1. The Purpose of this Report

Curio Projects Pty Ltd (Curio) has been commissioned by C&M Antoniou to prepare a Heritage Impact Statement (HIS) to support a Planning Proposal to Inner West Council (IWC) for the proposed demolition of two terrace houses and two workshops, and the proposed redevelopment of 75, 77, 81-85 116 Crown Street, and 116 Princes Highway, St Peters (the study area).

The study area does not contain any heritage items, however this HIS has been prepared to assess the potential heritage significance of the two terrace houses and to consider the impacts of the proposed development in accordance with the relevant Heritage NSW guidelines and the provisions of the Marrickville Development Control Plan (DCP) 2011.

Relevant guidelines include but are not limited to:

- Australia ICOMOS 2013, *Australia ICOMOS Charter for Places of Cultural Significance, The Burra Charter*
- Heritage Council of NSW 2002, *Statements of Heritage Impact*
- Heritage Office, 2001, *Assessing Heritage Significance*
- Marrickville Development Control Plan 2011: *Part 8 Heritage*

This report has been prepared with reference to the following project documentation:

- Scott Carver, 2023. *St Peters: 75-85 Crown Street and 116 Princes Highway Design Report*. Report for C&M Antoniou.

1.2. Site Location and Description

The site is located In St Peters, and is bound by Crown Street, Campbell Street and the Princes Highway (Figure 1-1). It is described as 75-85 Crown Street and 116 Princes Highway (Table 1-1). The buildings within the site consist of two terraces located at 75-77 Crown Street and two workshops located on the corner of Crown Street, Campbell Street and Princes Highway.

Table 1-1: Lot and DPs that comprise the study area

Lot/DP	Address	Prior Title
Lot 24, DP 1249592	75 Crown Street St Peters	1/923910
Lot 21, DP 1249588	116 Princes Highway St Peters	11/794129
	77 Crown Street St Peters	
	81 Crown Street St Peters	
	83 Crown Street St Peters	
Lot 10, DP 1229718	85 Crown Street, St Peters	1/825986

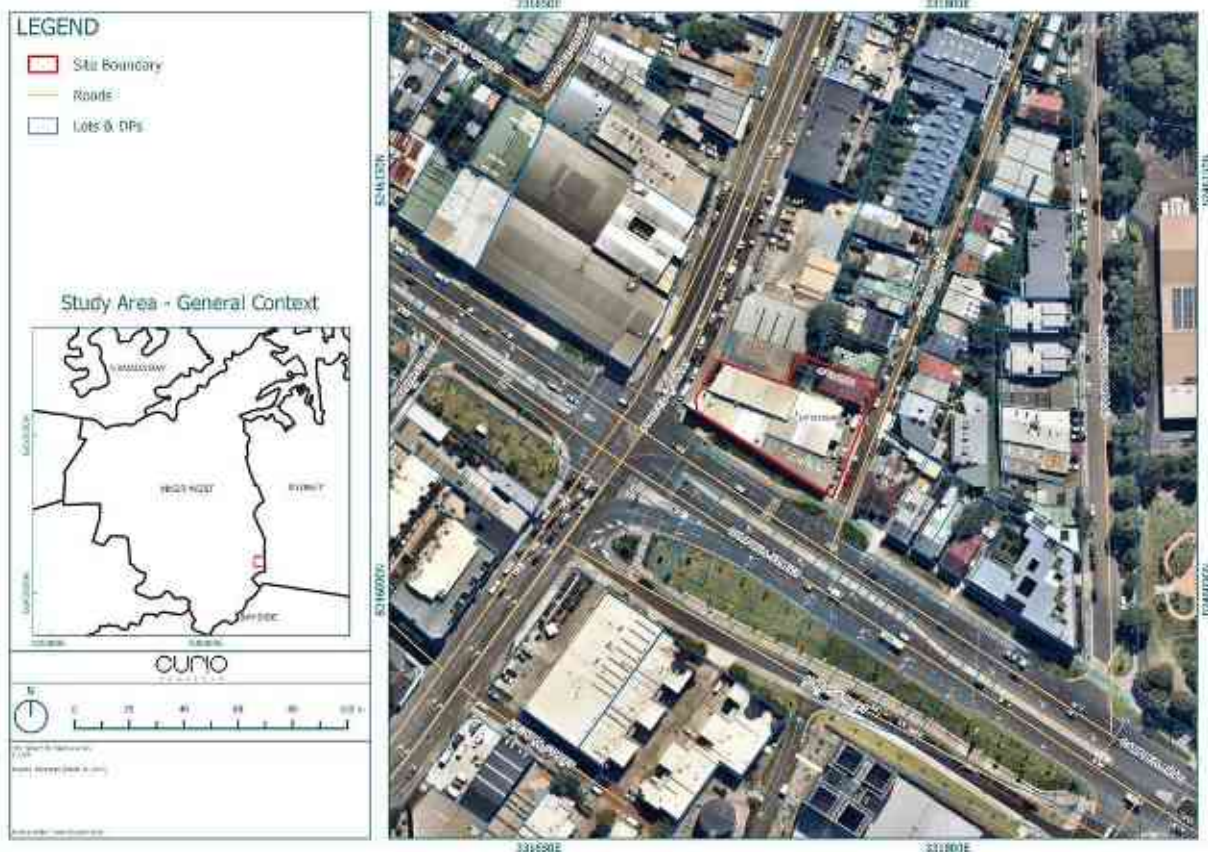


Figure 1-1: The study area. Source: Curio 2023

1.3. Limitations and Constraints

This HIS does not provide an assessment of historical archaeological potential or Aboriginal heritage.

1.4. Authorship

This report has been prepared by Sarah McGuinness, Senior Archaeologist and Cultural Heritage Specialist, with the historical summary prepared by Alex Thorn, Archaeologist and Heritage Specialist, and senior review by Kate Wine, Senior Heritage Specialist, and James Rongen-Hall, Director, all of Curio Projects Pty Ltd.

2. Statutory Context

2. Statutory Context

In NSW, heritage items and known or potential archaeological resources (non-Aboriginal) are afforded statutory protection under the:

- *Environmental Planning and Assessment Act 1979 (NSW)* (EPA Act).
- *Heritage Act 1977 (NSW)* (Heritage Act).

2.1. NSW State Legislation

2.1.1. Heritage Act (NSW) 1977

In NSW, heritage items are afforded statutory protection under the NSW Heritage Act 1977 (the Heritage Act). Heritage places and items of importance to the people of New South Wales are listed on the NSW State Heritage Register (SHR).

The Heritage Act defines a heritage item as a 'place, building, work, relic, moveable object or precinct'. The Heritage Act is responsible for the conservation and regulation of impacts to items of State heritage significance, with 'State Heritage Significance' defined as being of 'significance to the state in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item'.

No items listed on the SHR are within or in visual catchment of the study area.

2.1.2. Section 170 Register

Under Section 170 of the Heritage Act, government instrumentalities must keep a s170 Heritage and Conservation Register which contains items under the control or ownership of the agency, and which are or could be listed as heritage items (of State or Local significance).

Listing of a heritage asset on a heritage and conservation register does not in itself create an obligation to obtain the Heritage Council's approval for works. (The Heritage Council's approval will only be required for assets listed on the SHR, or subject to an interim heritage order under the Heritage Act). It does, however, require that not less than 14 days written notification to be provided to the Heritage Council of the intention to (a) remove any item from its register, (b) transfer ownership of any item entered in its register, or c) cease to occupy or demolish any listed place.

No s170 items listed are within or in the visual catchment to the study area.

2.1.3. Inner West Local Environmental Plan (LEP) 2022

The Inner West LEP 2022 provides local environmental planning provisions for land within the Inner West LGA. Clause 5.10 of the LEP sets out objective and planning controls for the conservation of heritage in the Council area, including the conservation of built heritage and archaeological sites.

The study area does not contain, and is not situated within visual catchment of any heritage items or Heritage Conservation Areas (HCAs) listed on the Inner West LEP 2022.

2.1.4. Marrickville Development Control Plan 2011

Development Control Plans (DCP) supplement the LEPs and provide additional guidelines for planning and design. The Inner West Council covers an amalgamated council area, with the LGA covered by several DCPs. The study area is included in the land covered by the Marrickville DCP 2011.

The general heritage provisions of the Marrickville DCP are outlined in Section 8.1.7.1 and state:

C1 Heritage items must be conserved and new development must not diminish the significance of the item.

C2 An experienced heritage architect or conservation specialist must be engaged for works to a heritage item.

C3 Significant internal and external features of heritage items must be maintained in their original form.

C4 Subdivision of a site containing a heritage item must leave an adequate curtilage to the heritage item.

Before any changes to a heritage item are considered, the item should be fully understood. The applicant should examine its history, stages of development and its form and fabric. A statement of heritage significance encapsulating the findings, and a HIS must accompany any development application submitted to Council for a heritage item.

Requirement for a HIS or CMP

In assessing a development application, Council will consider the effect of the proposed development on the heritage significance of the heritage item or heritage conservation area concerned.

Before granting consent to any development on land on which a heritage item is situated, or within a heritage conservation area, or within the vicinity of a heritage item or heritage conservation area, Council will require a HIS that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

In addition to a HIS, Council may require, after considering the significance of a heritage item and the extent of changes proposed to it, the submission of a CMP before granting consent.

Council may request an assessment by a suitably qualified heritage consultant of the heritage and/or architectural significance of identified period buildings within commercial centres as part of development proposals for total or substantial demolition.

The circumstances in which a HIS or CMP may be required will vary depending on the works proposed and the likely impact they will have on the heritage significance of the item or HCA. As a general rule, a CMP would only be required for a heritage item while a HIS will be required for a heritage item or for development within a heritage conservation area. Discussion with Council officers or Council's Heritage and Urban Design Advisor is recommended to determine what may be needed to assist in assessing the application.

2.2. Non-Statutory Heritage Listings

2.2.1. The Register of the National Estate

The Register of the National Estate (RNE) is a list of natural, Aboriginal and historic heritage places throughout Australia. It was originally established under the Australian Heritage Commission Act 1975. Under that Act, the Australian Heritage Commission entered more than 13,000 places in the register. Following amendments to the Australian Heritage Council Act 2003, the RNE was frozen on

19 February 2007 and ceased to be a statutory register in February 2012. The RNE is now maintained on a non-statutory basis as a publicly available archive and educational resource.

There are no items listed on the RNE within, or in the visual catchment of the study area.

2.3. Summary of Nearby Heritage Listings

As noted in the previous sections, the study area does not contain any heritage listings. Table 2-1 and Figure 2-1 present a summary of nearby heritage items.

Table 2-1: Heritage Items in the vicinity of the study area

Heritage Item	Significance	Item No	Distance from study area
Lackey Street and Simpson Park HCA	Local	C86	240m
Whitehorse Hotel, including interiors	Local	I1736	220m
St Peters Public School, including interiors	Local	I1731	250m

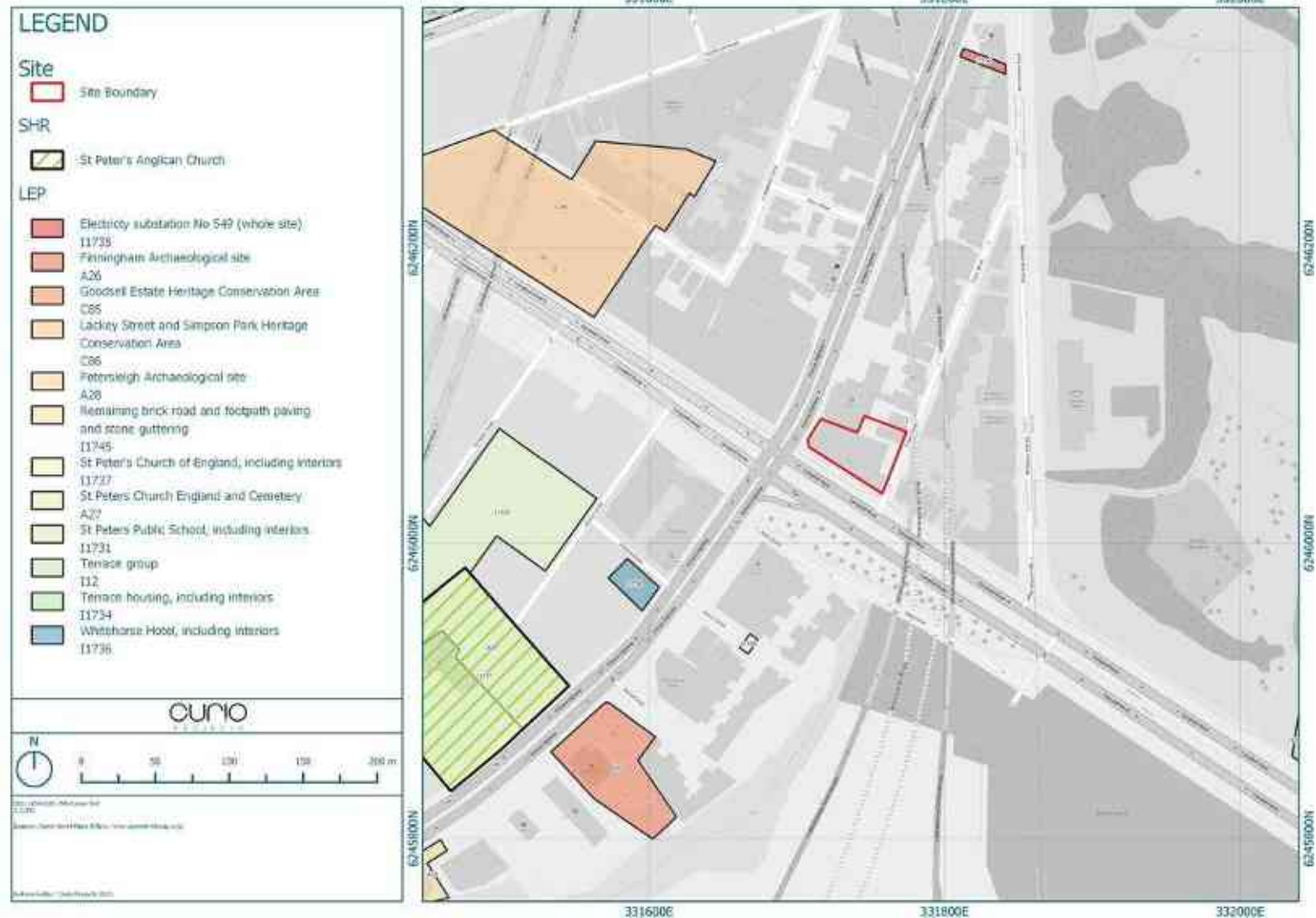


Figure 2-1: Heritage Listings in the vicinity of the study area

3. Historical Summary

3. Historical Summary

The following sections outline the key historical context of the study area.

3.1. Pre-European Environment and Aboriginal Ethnohistory

The traditional Aboriginal groups of the Glebe area are the Gadigal and Wangal peoples of the Eora Nation, within the Dharug language group.

The traditional territory of the Gadigal stretches along the southern side of Sydney Harbour from South Head, west to approximately Darling Harbour, and south towards Botany Bay. The Wangal lands met the Gadigal territory and extended to Parramatta. The Sydney region has two main language groups: Dharug—with two main dialects, one spoken along the coast, and another in the hinterland/Cumberland Plain region of western Sydney; and Tharawal—spoken to the south of Botany Bay. Within the Dharug language group, people belonged to smaller family/territorial groups or clans, through which they were connected to, and occupied, different areas of land across Sydney, of which the Gadigal people are one. To the west of the Gadigal were the Wangal people and to the south lived the Gameygal people, on the shores of Botany Bay.⁵

Much of the evidence of traditional Aboriginal lifestyle and economy was disturbed in the early years of European settlement and much of our information on the local people is based on ethnohistorical sources.

Within the first few years of colonisation, historical records describe numerous accounts of contact between settlers and Aboriginal inhabitants, many of which highlight the cultural disturbance and conflict between them. As settlers began to fish, clear land, and shoot game, Aboriginal society and spiritual life was greatly affected.

3.2. Land Grants and Early Subdivision

3.2.1. Chambers Grant

The study area forms part of the 1795 land grant to Daniel Chambers, which included the northern point of St Peters¹ (Figure 3-1). Chambers had arrived in 1790, sentenced for theft. In December 1794 he received a conditional pardon² and received the land grant (no 398) on 14 March 1795.³ Chambers was farming the land in 1800 until c. late 1804 when he appears to have left the colony following his absolute pardon.⁴

In November 1804 “Chamber’s Farm” was sold to William Roberts⁵ whose family held the grant intact until 1857 when it was subdivided and sold as Brompton village (Brompton Estate).⁶

¹ Paul Davies Pty Ltd Architects, Heritage Consultants. 2015. *Marrickville Local Government Area Southern Area Heritage Review Final Report*, prepared for Marrickville Council, p. 6.

² Paul Davies Pty Ltd Architects, Heritage Consultants. 2015. *Marrickville Local Government Area Southern Area Heritage Review Final Report*, prepared for Marrickville Council, p. 13.

³ Ryan, R. K. 1981. *Land Grants 1788-1809*, first published 1974, p. 47.

⁴ Paul Davies Pty Ltd Architects, Heritage Consultants. 2015. *Marrickville Local Government Area Southern Area Heritage Review Final Report*, prepared for Marrickville Council, p. 13.

⁵ Land and Property Information Old Register Vol. 1 page 90 no 472 dated 29/11/04 (PA790, Land Titles Office Search 16 Jun 1866 (HLRV))

⁶ Paul Davies Pty Ltd Architects, Heritage Consultants. 2015. *Marrickville Local Government Area Southern Area Heritage Review Final Report*, prepared for Marrickville Council, p. 13.



Figure 3-1: Parish of Petersham map showing D. Chambers land grant of 30 acres, no date (HLRV, A O map No 262)

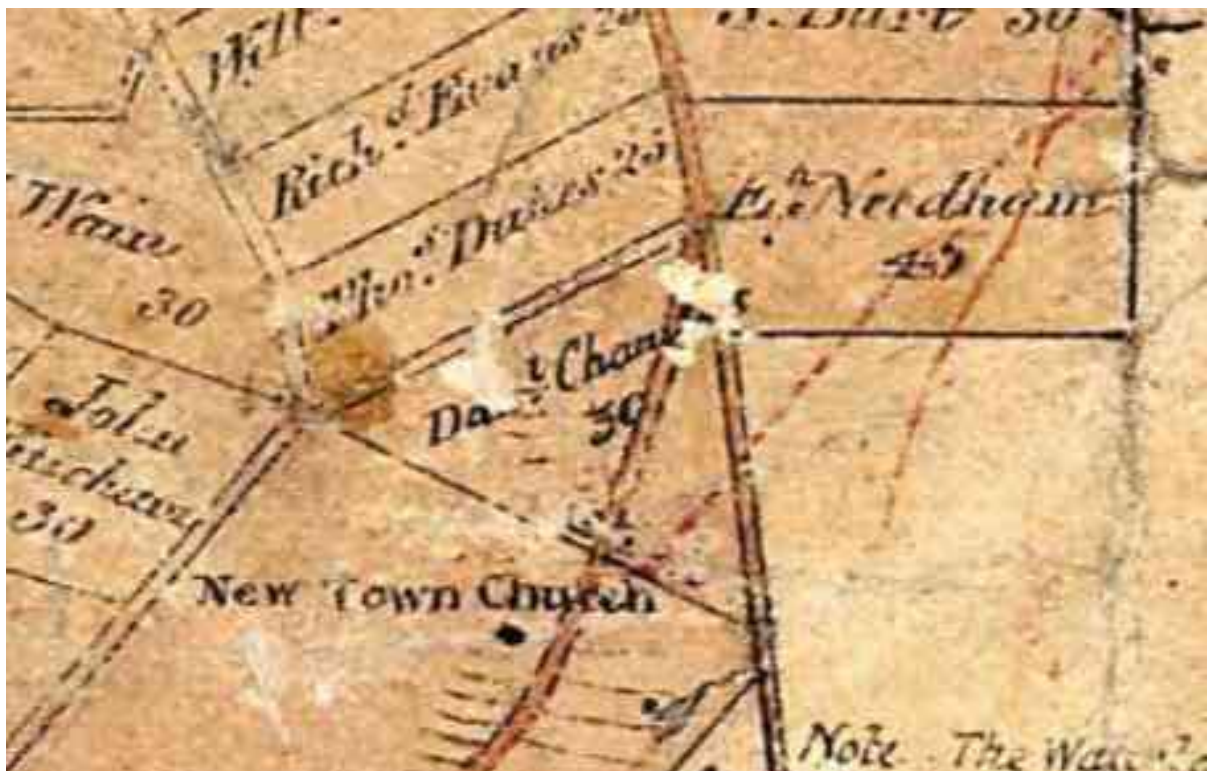


Figure 3-2: Parish of Petersham map showing D. Chambers land grant of 30 acres, no date but estimated around 1840 (HLRV, A O map No 341)

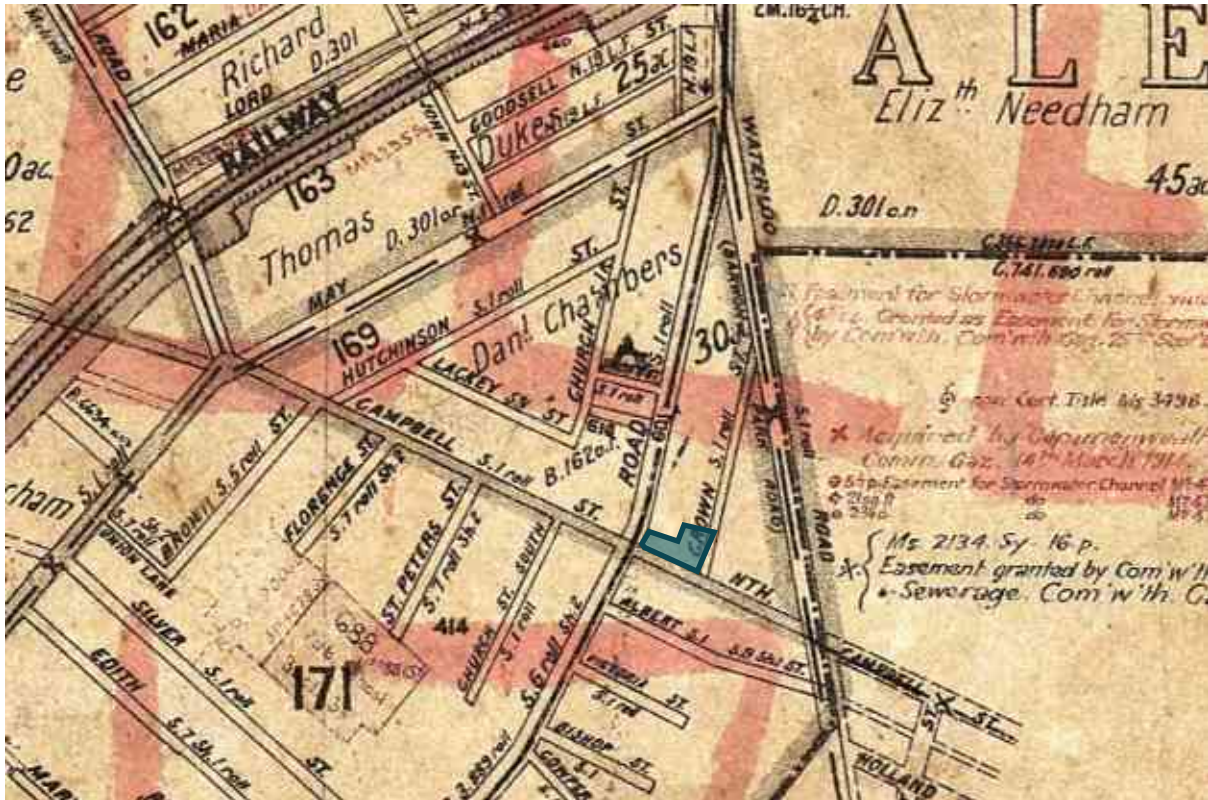


Figure 3-3: Parish of Petersham map showing D. Chambers land grant of 30 acres, no date (HLRV, A O map No 24040A)

3.2.2. Brompton Estate Subdivision

In 1857 Richard Hutchison Roberts, a descendant of William Roberts, subdivided Chamber's original 30 acres as Brompton village. The blocks released had narrow frontages, most likely intended for working class families and investors.⁷ The study area appears to align with lots 1 & 2 of Section 2 (facing the current Princes Highway) and lots 49, 48 and 47 of section 2, facing Crown Street (see Figure 3-6).

In August 1857 James Beehag purchased several lots including Lot 2 of Section 2 of The Brompton Estate, formerly Chamber's farm (the Princess Highway Street frontage of the study area) from Richard Hutchison Roberts.⁸ The land was said to be in the district of Bullanaming, which this area was known as in the early 19th Century⁹

On 12 August 1857, Joseph Snowden, stonemason, of Clarence Street Sydney purchased Lots 1 and 49 of Section 2 of the Brompton Estate from Richard Hutchison Roberts for one hundred and forty pounds.¹⁰ On 12 Sep 1862 Snowden sold to William S Friend, gentleman [79-846] and on 24 June 1873 W S Friend sold to Stephen Hodges [136-255].¹¹

⁷ Paul Davies Pty Ltd Architects, Heritage Consultants. 2015. *Marrickville Local Government Area Southern Area Heritage Review Final Report*, prepared for Marrickville Council, p. 40.

⁸ Old System Deeds Book 64- No 467, HLRV

⁹ Old System Deeds Book 64- No 467, HLRV, and City of Sydney, *History of Sydney Park* 16 Nov 2018, , <https://www.cityofsydney.nsw.gov.au/histories-local-parks-playgrounds/history-sydney-park#:~:text=Land%20between%20Parramatta%20Road%20and,as%20the%20'Kangaroo%20Ground'.>>

¹⁰ Old System Deeds Book 51- No 788, HLRV

¹¹ DDR 3722, HLRV

The Sands for 1876 (which is alphabetical by name not street or suburb) record Stephen Hodges, butcher at Cooks River Rd.¹²

On 15 Sep 1857 George Rowley and Richard Holdsworth, Solicitors purchased a number of lots of the Brompton Estate including Lots 3, 5, 45 and 47 of Section 2.¹³ That same day, on 15 Sep 1857, George Rowley and Richard Holdsworth, Solicitors purchased Lots 4 and 46 of Section 2 and Lot 48 Section 2 of the Brompton Estate from R H Roberts (James Shepherd Henry, Builder and Charles Edward Langley, surveyor, had agreed to buy them but no conveyances were executed to them so they contracted Rowley and Holdsworth).¹⁴

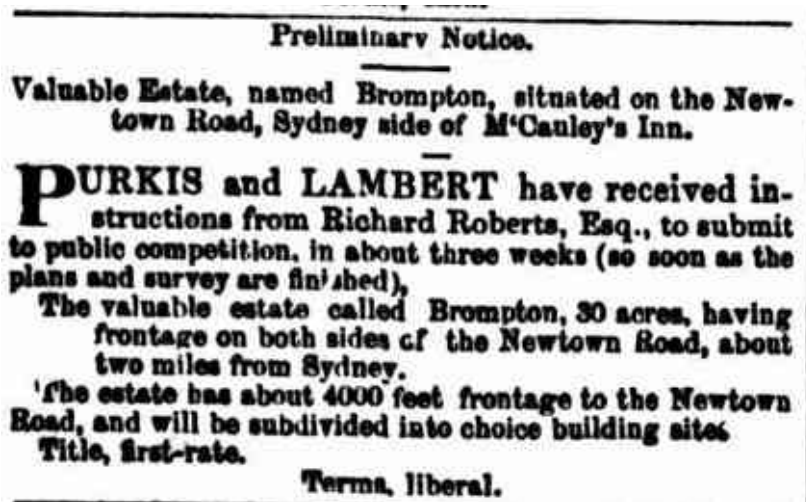


Figure 3-4: Sydney Morning Herald 25 July 1857 p. 6. < <https://trove.nla.gov.au/newspaper/page/1496509> >

¹² City of Sydney Archives, Sands Directory 1876 p. 251.

¹³ Old System Deeds Book 58- No 221, HLRV

¹⁴ Old System Deeds Book 58- No 220, HLRV

WEDNESDAY, 12th August.

The valuable Estate, called Brompton, on the Newtown Road, just this side of Barwan Park.
 Title unexceptionable.
 30 acres sub-divided into choice Building Sites.
 To Persons of Small Capital, the Working-Classes, and others.
 Terms very easy.

PURKIS and LAMBERT have been favoured with instructions from Richard Roberts, Esq., to sell by auction, at their Mart, George-street, on **WEDNESDAY, the 12th August, at 11 o'clock,**
 One of the choicest Estates, near Sydney, named Brompton, subdivided into building sites, as under:

SECTION, No. 1.

24 Allotments, each having frontages to the Cook's River-road, by a depth of 100 feet.
 Nos 25 to 44.
 20 Allotments, 40 feet frontage to Church-street, by 100 feet in depth.
 No. 45.
 Corner Allotment, frontages to Church and May streets.
SECTION, No. 2.

28 Allotments, each having 40 feet frontage to the Cook's River-road, by 100 feet deep.
 Nos. 29 to 49.
 21 Allotments, each 40 feet frontage to Crown-street, by 100 feet deep.
SECTION, No. 3.

Allotments No. 1 to 9, having frontages, varying in size, to Crown-street
 Allotments No. 10 to 18, varying from 40 to 80 feet frontage, to Waterloo Road
 Allotments Nos. 19 to 24, from 40 to 80 feet frontage to Campbell-street.
SECTION, No. 4.

15 allotments, from 60 feet to 100 feet frontage to Lackay-street, Hutchinson-street, and Church-street.
SECTION, No. 5.

14 allotments, frontages to Lackay-street
 1 allotment, corner lot, frontage to Lackay and Hutchinson streets
 17 allotments, having frontages to Campbell-street.
SECTION, No. 6.

31 allotments fronting May-street, 40 feet to 80 feet frontages by 100 feet deep
 27 allotments fronting Hutchinson-street, 40 feet by 100 feet deep.

The auctioneers, in bringing this valuable property before the public, consider that any eulogy of theirs would be superfluous; they merely request intending purchasers to inspect the same. Omnibuses run past the property every ten minutes, at a moderate charge. The traffic on the Newtown Road must cause the above property to become very valuable. Its lovely situation commanding a fine view of Botany Bay on the one side, and the whole of Sydney on the other.

A large plan on view at the Mart, and lithographic plans are in course of preparation, when ready will be given free to the public.

Terms—Twenty-five per cent. cash deposit; the residue at 3, 6, and 9 months, with interest.

Title— The best on the Newtown Road.

Figure 3-5: Auction notice in The Sydney Morning Herald 28 July 1857 p. 7. <
<https://trove.nla.gov.au/newspaper/page/1496526>>



Figure 3-6: Plan of Brompton, Situated at Newtown. (SLNSW, Old Catalogue. FL9091544) – Rough estimate of study area in green- allowing for road widening.



Figure 3-7: 1894 Plan of Brompton, St Peters, Parish of Petersham (HLRV, map 34587) which references the 30-acre grant to Daniel Chambers on 14 March 1795.

3.2.3. Occupation of the study area

The terrace houses appear to have been constructed prior to 1894 as the 1894 Plan of Brompton, St Peters, Parish of Petersham shows the outline of the terrace houses (now 75-77 Crown Street) within lot 47 (Figure 3-7).

Preliminary research of the Sands Directory for the area indicates that the Princes Highway (previously known as Cooks River Road, Newtown Road, and King Street) frontage of the study area has historically been occupied by residential houses and small businesses whilst the Crown Street frontage has remained predominantly residential until the late 1960s when a warehouse was built along the length of Campbell Street between Crown St and the Princes Highway (Figure 3-15).

The 1885 Rates Books for St Peters Council record E Bryan having a house and blacksmiths shop on the land of J Beehag, to the south (presumably on the corner) were the Spackman Brothers (owner/occupier), just north of E. Bryan was the owner occupier w Barrett who had a house and carriage factory situated between Bryan's blacksmith shop and what was then St Peter's Post Office¹⁵ ON the Crown Street frontage (from what appears to be the corner of Campbell St) are G Walker occupying the house at A. [Harbor]'s house and land, G Walker, also on a house and land block owned by A [Harbor], and Curren in a house owned by Bakewell bros.¹⁶

¹⁵ St Peters Rates Books 1885 p. 82

¹⁶ St Peters Rates Books 1885 p. 89

In 1889 the occupants on the western side of Crown Street (from Campbell Street) are recorded as William Browning, H. Robert (carpenter), Joseph Newton (brickmaker), John Garthon, grocer and John Lindsay, bookbinder.¹⁷ On Cooks River Road from Campbell Street corner the occupants were J. Willings (butcher) on the corner, Charles Spackman (plasterer), E Brian (blacksmith)¹⁸

In 1891 the occupants of the western side of Crown Street from Campbell Street were (In 1891 no numbers provided) Mrs Vears, midwife and Thomas Vears; William Binskin, Willim Barrett and Thomas Martin.¹⁹ On Cooks River Road from Campbell Street corner the occupants were J. Willings (butcher) on the corner, Charles Spackman (ironmonger), Frederick Hirst (engineer), and E Brian, (blacksmith).²⁰ No street numbers are recorded for 1891.

In 1899 the eastern side of Cooks River Road from Campbell Street corner the occupants were Henry Macnaughton (grocer) on the corner, Charles Spackman (builder), John Monk and Edward Brian, (blacksmith).²¹ Along the western side of Crown Street from Campbell Street are George Walker, William Barrett, William Thompson and Edwin Martin.²² No street numbers are recorded for 1899.

Mr Bernard Williams' residence was at 122 King Street in 1906 when his wife Ethel passed away.²³ In 1910 sparks from the chimney at the home of Mr Joseph Newton, produce merchant, set the house at 120 King Street, St Peters on fire. The building was described as wood with an iron roof.²⁴ He resided in the house with his family until at least 1932 when his son Arthur Sydney was married²⁵, his wife Georgina had passed away in 1916.²⁶

In 1912²⁷ The occupants of the west side of Crown Street (from Campbell Street) were John Miller at 81 Crown, Edward Boys at 77, Thomas R Likenbagh at 75 and James Thomas Eistub at 73. Along the eastern side of King Street (formerly Cooks River Rd), just before Campbell Street were Joseph Newton, produce merchant at 120 King St, R. W Nicholson, grocer, at 118, and Duncan georgem blacksmith, at 112-114.²⁸

In 1913, Richard Nicholson, a labourer residing at 118 King Street, was working at the Bedford Brick Works in St Peters when earth fell on his head, injuring him.²⁹ He was still recorded as living there in 1920.

In 1920 the western side of Crown Street from Campbell Street was occupied by Joseph Ryan (No. 85), John Nicholson (No. 83), John T. Thorpe (No. 81), Edward Boys (No. 77) and William H Smith (No. 75).³⁰ Along the eastern side of King Street from the corner of Campbell Street was Joseph Newton, produce merchant at 120 King St, R. W Nicholson at 118, Albert Schott at 116, George S Gentry at 114 and William Barrett coachbuilder at 110.³¹

¹⁷ Sands Directory 1889 p. 400

¹⁸ Sands Directory 1889 p. 399

¹⁹ Sands Directory 1891 p. 412

²⁰ Sands Directory 1891 p. 411

²¹ Sands Directory 1899 p. 547

²² Sands Directory 1899 p. 549

²³ *Evening News* 14 Apr 1906 p. 12.

²⁴ *Evening News*, 29 Dec 1910, p. 4. < <https://trove.nla.gov.au/newspaper/article/117968492>>

²⁵ *The Mercury (Hobart)* 6 Feb 1932, p. 1. < <https://trove.nla.gov.au/newspaper/article/29942533>>

²⁶ *The daily telegraph*, 2 Feb 1916, p. 8. < <https://trove.nla.gov.au/newspaper/article/238780360>>

²⁷ Sands Directory 1912 p. 744

²⁸ Sands Directory 1912 p. 746. < <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899800>>

²⁹ *The Sun*, 14 Jul 1913, p. 9. <https://trove.nla.gov.au/newspaper/article/229685580>

³⁰ Sands Directory 1920 p. 745.

³¹ Sands Directory 1920 p. 747.

On 17 Dec 1928 part of the estate long Cooks River Road was resumed for the Princes Highway.³² (Figure 3-9). In 1931 the Sands still record it as King Street.

The corner of the eastern side of King Street and Campbell Street was D. Ware, bootmaker at 122a, J. Newton, produce merchant at 120, Mrs V Cattran, mixed business at 118 and C H Linden at 116.³³ In 1931 the western side of Crown Street from Campbell Street was occupied by Joseph Ryan (no. 85), George Brown (83), Albert J. Greenwood (81), Edwards [Boys] (77), Edward Gibson (75) and James T Elstub (73).³⁴

In 1946 an advertisement for the sale of a brick cottage at 116 Princes Highway which described it as one of a pair of cottages located at the shops and tram stop on the Highway (Figure 3-8). A basement was proposed to be constructed in this location on the Campbell Street and Princes Highway corner after this period (Figure 3-12).

In 1962 part of lot 3, section 2 of the Brompton Estate was subdivided from lot 3, Section 2 of the Brompton Estate. The main buildings of the terraces at the time appear in the same configuration as the 1894 plan of the Brompton Estate (Figure 3-7) and are described as "Very old two storey brick houses" (Figure 3-10 and Figure 3-11).

As shown in historical aerials (Figure 3-15), by the 1980s a large warehouse had been constructed along Campbell Street all the way to the Princes Highway frontage. The study area remains in much the same configuration into the current period.

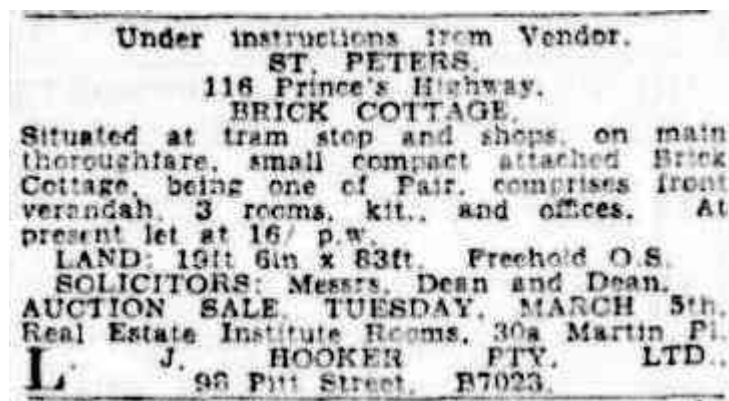


Figure 3-8: The Sydney Morning Herald 16 Feb 1946, p. 22, < <https://trove.nla.gov.au/newspaper/page/997818>>

³² Vol 1493-123 HLRV

³³ Sands Directory 1931 p. 862

³⁴ Sands Directory 1931 p. 850

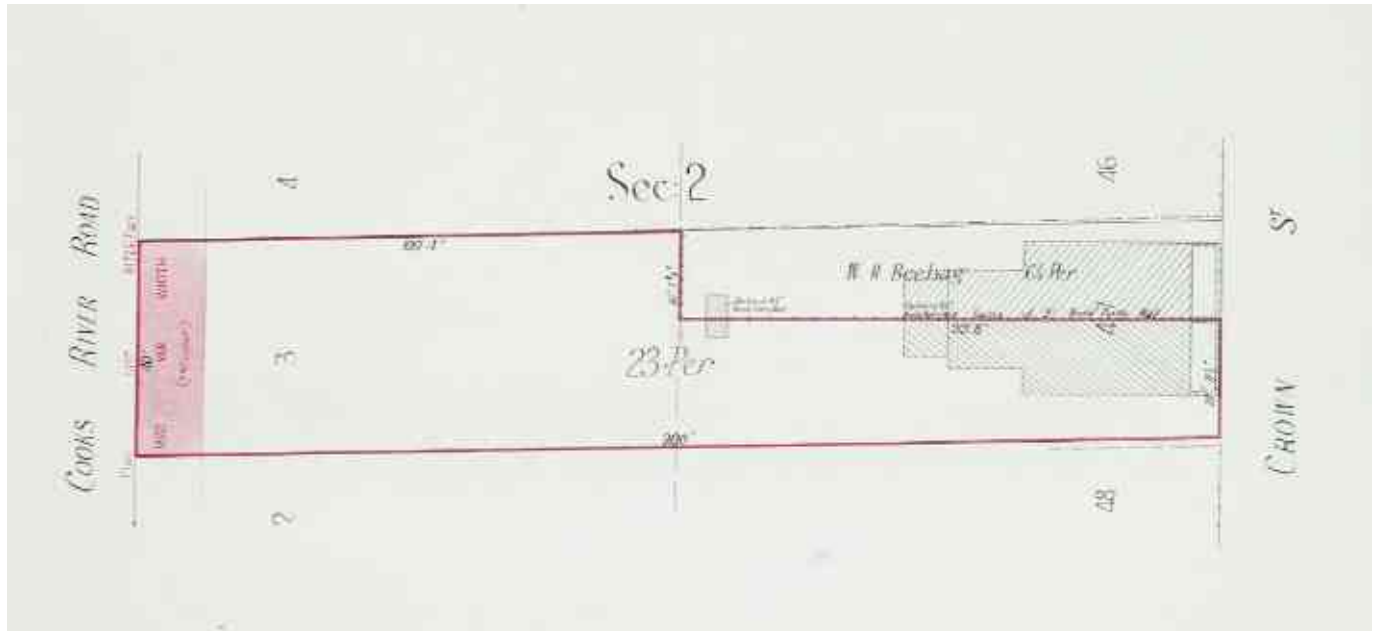


Figure 3-9: showing land in pink resumed for the extension of the Princes Highway and the (Vol 1493-123 HLRV)

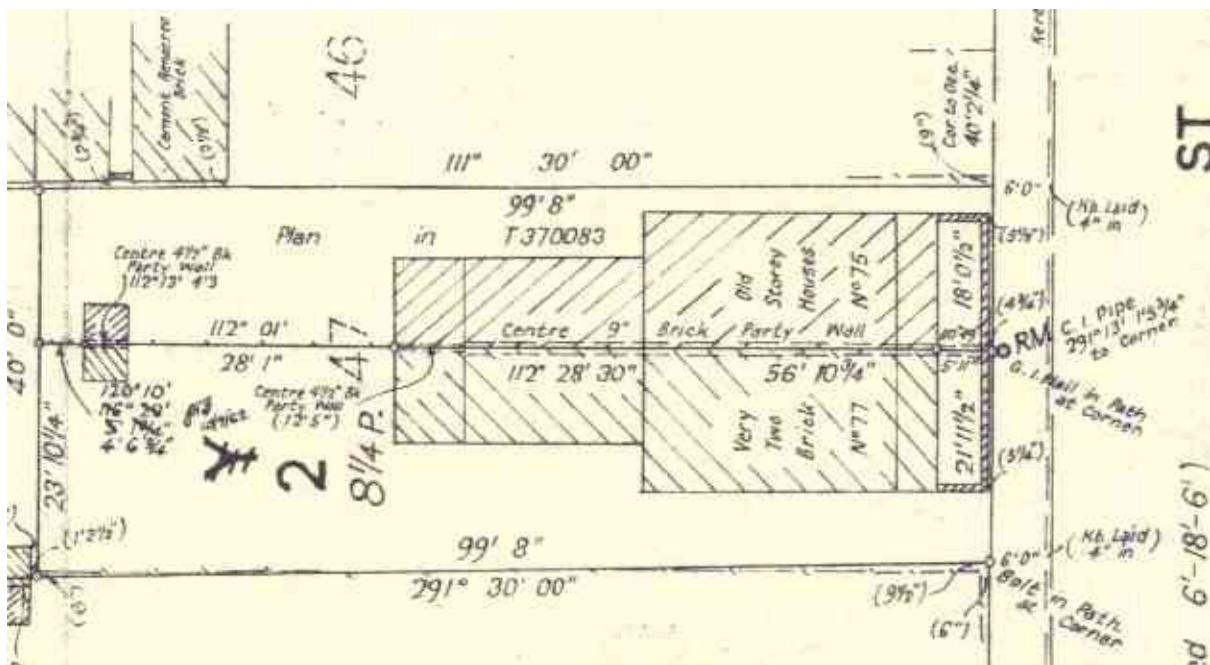


Figure 3-10: Section from 1962 plan of subdivision of part of lots 3 and 47 section 2 Brompton Estate showing the terraces at 75 and 77 Crown Street (HLRV, DP 212432)

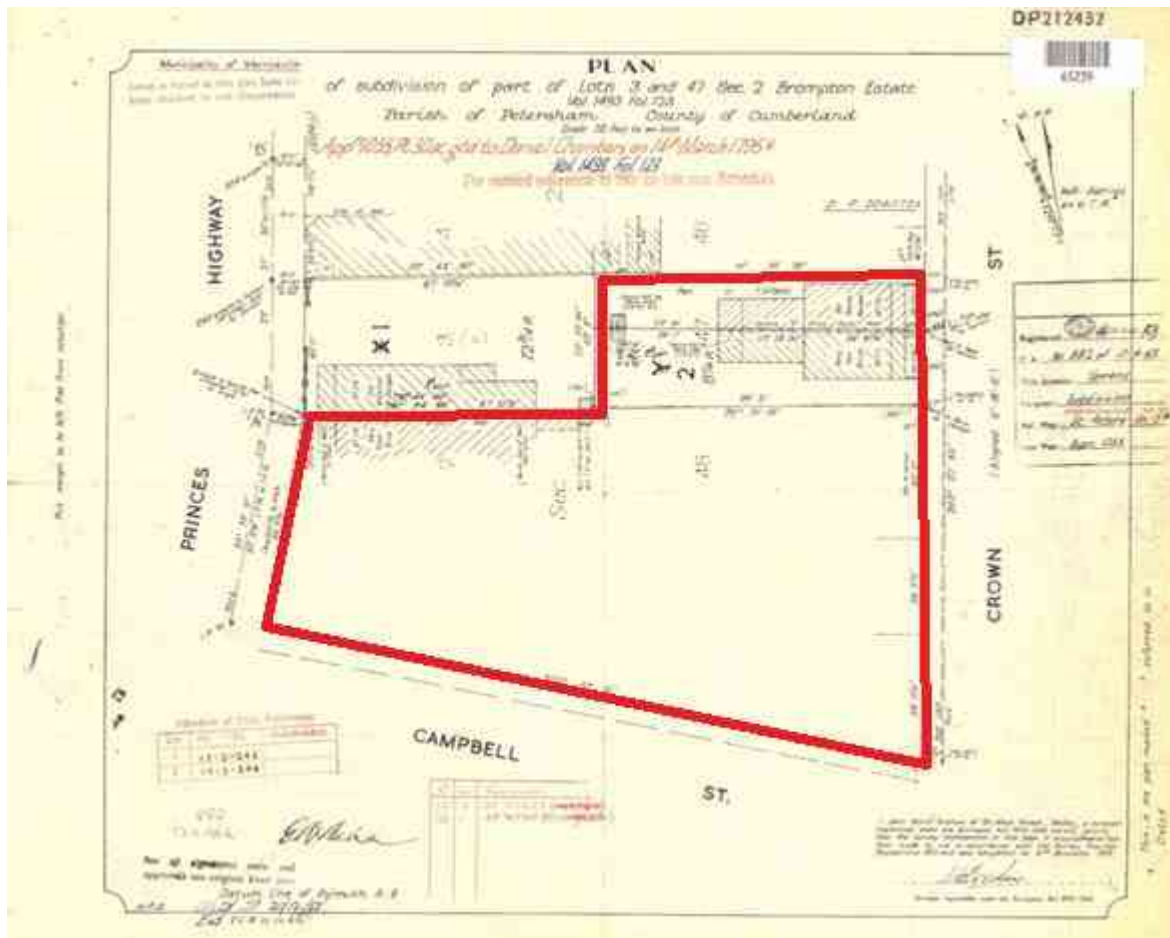


Figure 3-11: 1962 plan of subdivision of part of lots 3 and 47 section 2 Brompton Estate (HLRV, DP 212432)



Figure 3-12: Parish of Petersham LTO Charting map showing study area, no date (HLRV, unknown map no). There is a hand written note under 12 which states DP269321-Proposed basement)



Figure 3-13: Parish of Petersham Regional Charting map showing study area, no date c.1960s-70s (HLRV, Land & Water Conservation map 7, 163796). The note for 12 is that the land has been "resumed for main roads purposes. Gazettes 1st July 1927, 19 August 1927, 13 Jan 1928, 24 Dec 19310 and 28 Jun 1935, MS 7000, 7213, 7215, 7220, 7305, 8092 R, 8093 R, 8094 R, 9005 sy (B1)"

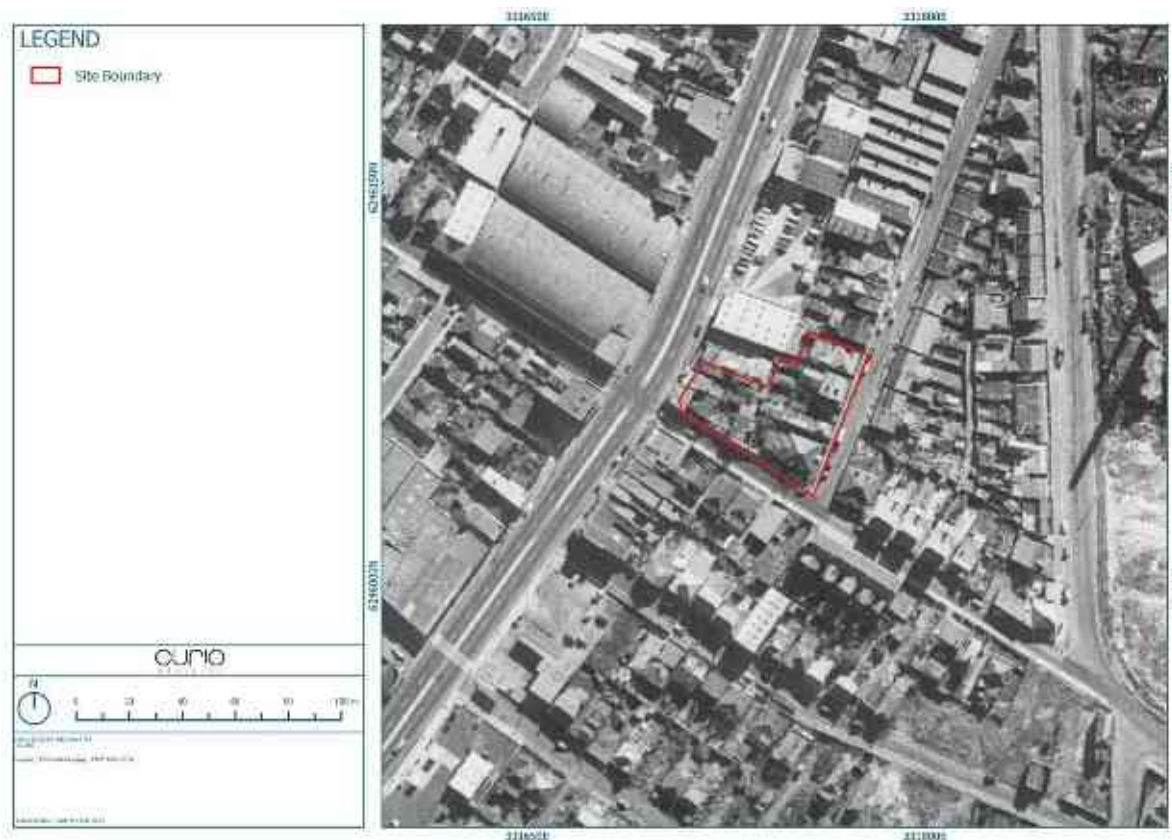


Figure 3-14: 1961 Aerial showing the terraces and assorted other structures in the southern half of the study area. Source: HLRV



Figure 3-15: 1982 Aerial with site configuration much the same as current day. Source: HLRV

3.2.4. Mural

The street artwork along the side of 81-85 Crown Street is a 2021 work by Alex Lehours titled '*The Spirit of St Peters*'. At one end, Ross Firth at City Star Motors have occupied the space for around 30 years, specialising in vintage cars. At the other end, Antoniou's Filo Pastry have operated there for around 60 years.³⁵ The art was created as part of the Canal to Creek project and captures the small and family-owned businesses of the area.

Antoniou Filo Pastry was started by Marina and Chris Antoniou at 85-57 Glebe Point Rd, moving their factory to St Peters in the early 1970s.³⁶



Figure 3-16: Marina and Chris Antoniou in 1957 (Source: Glebe Society) and the artwork (Goggle maps)

³⁵ Canal to Creek < <https://canaltocreek.com/wcx/art/the-spirit-of-st-peters?hview=https%3A%2F%2Fmedia.caapp.com.au%2Fembed%2F5op9ew%3Fautoplay%3Dtrue>>

³⁶ Glebe Society < <https://glebesociety.org.au/antoniou-filo-pastry-celebrating-60-years-starting-from-humble-beginnings-at-85-87-glebe-point-rd/>>

4. Physical Analysis

4. Physical Analysis

A site inspection was undertaken in May 2023 by Sarah McGuinness (Senior Archaeologist and Cultural Heritage Specialist Curio Projects). The purpose of the site inspection was to gain a better understanding of the context of the subject area, the current physical condition of the site and how the proposed works may or may not impact the potential heritage significance of the site.

The study area comprises of two joined terrace houses, a car workshop and a warehouse (Figure 4-1).



Figure 4-1: The buildings comprising the study area. 75 Crown Street in green, 77 Crown Street in red, 116 Crown Street in purple and 85 Crown Street in orange. Source: NearMap 2023 with Curio markup

4.1. Context of the Study Area

The study area is situated in a mixed residential/light industrial context. The southern boundary of the study area is Campbell Street, and the western boundary is Princes Highway, which are both major distributors with industrial and commercial frontages (Figure 4-2 and Figure 4-3).

The eastern boundary of the study area is Crown Street, which is a quiet road with on-street parking and characterised by low-density residential and commercial structures (Figure 4-4). While no items are heritage listed, Crown Street is comprised of several historically constructed buildings and a leafy streetscape (Figure 4-5 and Figure 4-6).



Figure 4-2: Taken from the study area, facing southeast down Campbell Street. Source: Curio 2023



Figure 4-3: Taken from the study area facing west up Campbell Street. Source: Curio 2023



Figure 4-4: Taken from the study area east across Crown Street. Source: Curio 2023



Figure 4-5: Facing north up Crown Street from outside the study area, showing the historic character of the streetscape. Source: Google Streetview 2023



Figure 4-6: Looking southwest towards the study area from Crown Street. Cottage to the right will be retained. Source: Google Streetview 2023

4.2. 77 Crown Street Terrace

77 Crown Street is the southern-most of the two terraces, situated fronting Crown Street (Figure 4-1). The terrace is comprised of two stories, with two bedrooms and landing on the top floor and living room and kitchen on the bottom floor. A rear bathroom annex off the kitchen has been added at a later period than the original construction (Figure 4-21).

The façade of the terrace is typical of the Victorian Filigree style of terrace architecture, with iron balcony railings, asymmetrical fenestration on ground floor, symmetrical fenestration on upper floor and iron fringing.³⁷ The building is of rendered brick construction, with iron filigree detailing and corrugated iron roofing (Figure 4-7).

The internal construction has been heavily modified from the original Victorian fit-out; the stairwell banister is not original and is comprised of a modern timber and steel replacement (Figure 4-9), the terrace floor is covered with carpet, and the kitchen and bathroom are tiled (Figure 4-19 and Figure 4-20). Original fixtures appear to be plastered walls, plaster paneled ceilings, cove cornices and deep skirting boards (Figure 4-13 and Figure 4-15). The rear yard is concreted and a covered driveway is situated to the south of the building (Figure 4-23).

The terrace is noticeably dilapidated, with areas of damp evident on the wall plaster and skirting. Further, areas of the carpet were damp and mouldy. The kitchen and bathroom are dated and in a neglected state. The annex is also in a dilapidated state and generally musty and damp (Figure 4-15 and Figure 4-14).

The façade of the terrace appears quite derelict, with the iron filigree and fencing very degraded and rusted. The timber boards of the upper floor verandah are splintered and decaying. The concrete

³⁷ Apperly, R., Irving, R and Reynold, P, 1994, *A pictorial guide to identifying Australian architecture: styles and terms from 1788 to the present*.

and stone porch at the front of the terrace is cracked, with evidence of damp damage below the front window. The front garden is overgrown and untended (Figure 4-7 and Figure 4-17).



Figure 4-7: Front façade of 77 Crown Street, facing northwest. Source: Curio 2023



Figure 4-8: Bedroom on upper floor of 77 Crown Street. Source: Curio 2023



Figure 4-9: Stairwell in 77 Crown Street. Source: Curio 2023



Figure 4-10: Front door and living space within 77 Crown Street. Source: Curio 2023



Figure 4-11: Front room and kitchen of 77 Crown Street.
Source: Curio 2023



Figure 4-12: Stairwell with modern balustrade. Source:
Curio 2023



Figure 4-13: Front rooms of 77 Crown Street. Source: Curio
2023



Figure 4-14: Damp damage to plaster at 77 Crown Street.
Source: Curio 2023



Figure 4-15: Skirting and damp damage to plaster on ground floor of 77 Crown Street. Source: Curio 2023



Figure 4-16: Damp damage to plaster at 77 Crown Street. Source: Curio 2023



Figure 4-17: Front balcony with degraded timber boards. Source: Curio 2023



Figure 4-18: Plaster panelling in ceiling of 77 Crown Street. Source: Curio 2023



Figure 4-19: Kitchen within 77 Crown Street. Source: Curio 2023



Figure 4-20: Kitchen within 77 Crown Street. Source: Curio 2023



Figure 4-21: Annex at rear of 77 Crown Street. Source: Curio 2023



Figure 4-22: French doors leading to upper-level balcony. Source: Curio 2023



Figure 4-23: Rear yard showing main terrace and single level annex. Source: Curio 2023



Figure 4-24: Southern wall of 77 Crown Street with carport. Source: Curio 2023

4.3. 75 Crown Street Terrace

75 Crown Street shares its southern wall with 77 Crown Street. The two terraces are generally symmetrical in design, with some variations in detailing both interior and exterior.

As with 77 Crown Street, the 75 Crown Street terrace is consistent with the Victorian Filigree architectural style but is missing some of the iron work detailing on the façade (Figure 4-25 and Figure 4-26).

Internally, the layout of 75 Crown Street generally mirrors 77 Crown Street, with some variation in the dining room, kitchen and bathroom layouts.

The ceilings vary throughout the terrace, with corrugated tin as well as plaster panelling (Figure 4-28 and Figure 4-39). The floor is covered in a carpet, with the kitchen and bathroom tiled. The rear yard of the terrace is concreted. The main stair balustrade appears to be original, however the bottom flight of two stairs is a modern temporary addition (Figure 4-36 and Figure 4-37). The stair also leads to a rear door that opens to the back yard at an inconsistent height (Figure 4-42). The fireplaces are also a 20th century replacement, and the chimney has been boarded up. Any original cast-iron features have been removed (Figure 4-38 and Figure 4-39).

The bathroom and kitchen are mid to late 20th century fit-outs and are dated and rundown, with noticeable damage to the ceilings and floor from water infiltration and mould (Figure 4-27, Figure 4-29 and Figure 4-33).

As with 77 Crown Street, 75 Crown Street is generally quite dilapidated and showing signs of damage from damp and moisture infiltration. The ground floor in particular has visible areas of damp, with areas of carpet and skirting wet to the touch. There are significant areas of mould near the front door, stairwell and in the bathroom (Figure 4-33, Figure 4-34 and Figure 4-37).



Figure 4-25: 75 Crown Street façade, facing southwest.
Source: Curio 2023



Figure 4-26: 75 Crown Street façade, facing southwest.
Source: Curio 2023



Figure 4-27: Kitchen of 75 Crown Street. Source: Curio 2023



Figure 4-28: Plaster ceiling of ground floor of 75 Crown Street. Source: Curio 2023



Figure 4-29: Bathroom in annex of 75 Crown Street. Source: Curio 2023

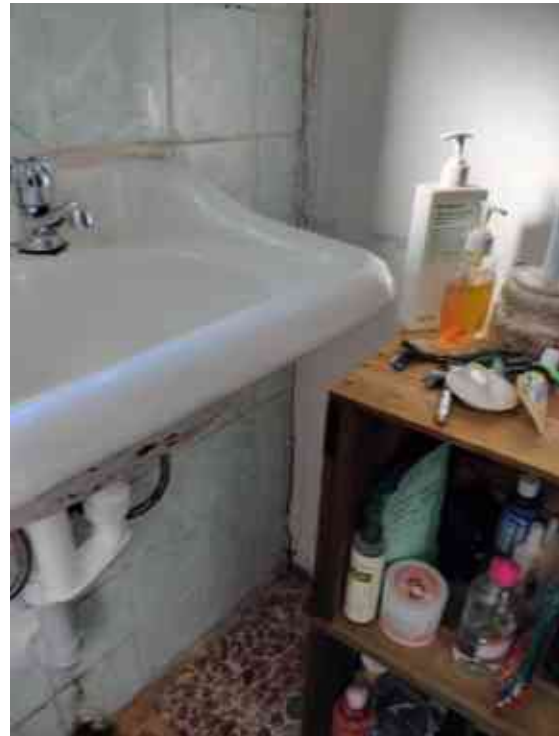


Figure 4-30: Bathroom in annex of 75 Crown Street. Source: Curio 2023



Figure 4-31: Bathroom in annex of 75 Crown Street. Source: Curio 2023

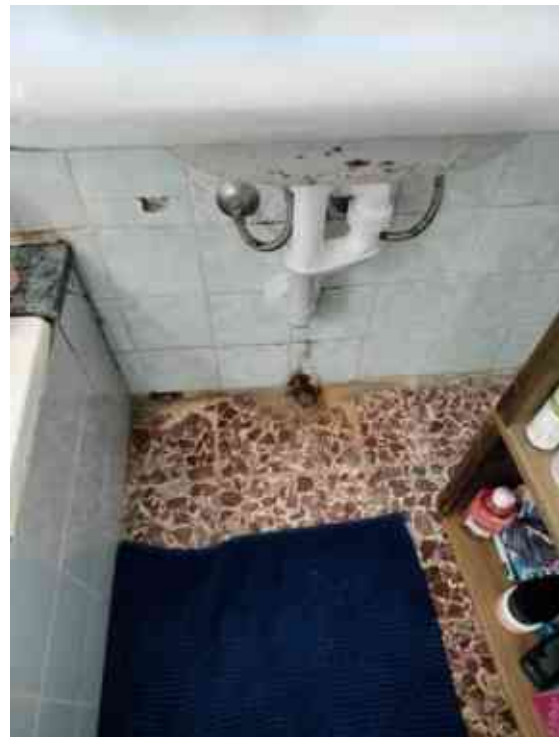


Figure 4-32: Bathroom in annex of 75 Crown Street showing mould and rust damage in floor and tiles. Source: Curio 2023



Figure 4-33: Damaged ceiling in bathroom of 75 Crown Street. Source: Curio 2023



Figure 4-34: Damp damage and wet carpet near front door of 75 Crown Street. Source: Curio 2023



Figure 4-35: Backroom and stairwell within 75 Crown Street. Carpet in this room was damp and musty. Source: Curio 2023



Figure 4-36: Stairwell in 75 Crown Street, with door at bottom leading to rear yard at an inconsistent height. Source: Curio 2023



Figure 4-37: Added flight to bottom of stairwell. This area is damp to the touch with visible mould. Source: Curio 2023



Figure 4-38: Front bedroom on upper floor within 75 Crown Street. Source: Curio 2023

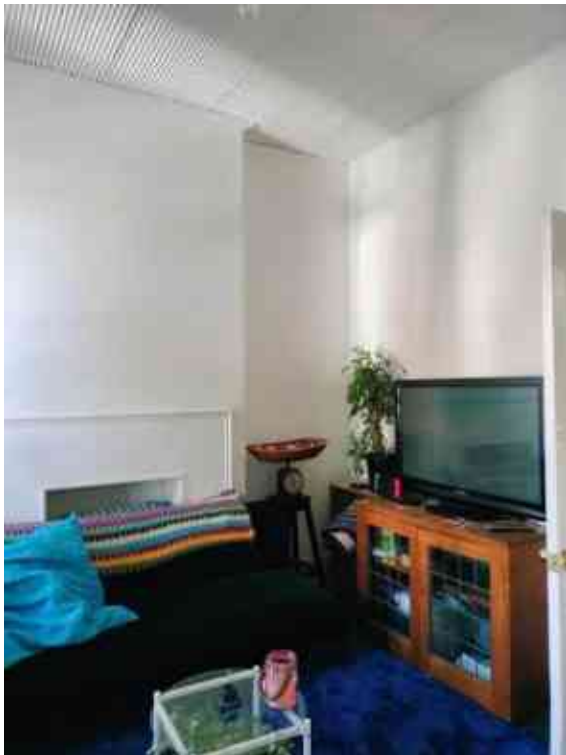


Figure 4-39: Front room on ground level of 75 Crown Street. Source: Curio 2023



Figure 4-40: Rear door of annex with access into rear yard. Bricks are cracked and inconsistent. Source: Curio 2023



Figure 4-41: Back window of annex. Source: Curio 2023



Figure 4-42: Annex at rear of 75 Crown Street, with door leading to backsteps at the left. Source: Curio 2023

4.4. 116 Princes Highway Warehouse

Situated to the south of the terraces is a brick structure that has its frontage on Crown Street and extends west to back onto the Princes Highway (Figure 4-43, Figure 4-44 and Figure 4-45). The building was constructed circa 1980 and is currently operating as a warehouse.

The warehouse is single level on the Crown Street frontage and appears to have a modern rendered higher-level extension towards the rear (Figure 4-47). The pale brick is of stretcher-bond construction and the roof is built of flat sheet metal. The façade has a large warehouse-style door for vehicle access and single door access into the office (Figure 4-43).

The courtyard fronting Crown Street is fully concreted for parking and fenced with metal-link hurricane fencing (Figure 4-46).



Figure 4-43: Brick warehouse on Crown Street frontage, with terraces in background, facing northwest. Source: Curio 2023



Figure 4-44: Northern wall of warehouse taken from yard of terrace, facing southeast. Source: Curio 2023



Figure 4-45: Northern wall of warehouse taken from yard of terrace, facing southwest. Source: Curio 2023



Figure 4-46: Crown Street frontage, facing south. Source: Curio 2023



Figure 4-47: Rear of warehouse on Princes Highway frontage, facing south. Source: Curio 2023

4.5. 85 Crown Street Workshop

The City Star Motors garage on the corner of Crown and Campbell Streets is constructed of besser-block with an open-gable sheet tin roof and was constructed circa early 2000s (Figure 4-48 and Figure 4-49). Access to the garage is via Crown Street, with a large roller door opening into the space. The courtyard fronting Crown Street is fully concreted and provides parking for the garage (Figure 4-48).

The Campbell Street façade of the garage is covered in a mural from 2021 that celebrates the history of City Star Motors in the location (Figure 4-50 and Figure 4-51).



Figure 4-48: Garage on Crown Street frontage, facing northwest. Source: Curio 2023



Figure 4-49: Garage on Crown Street frontage, facing northwest. Source: Curio 2023



Figure 4-50: Campbell Street frontage of garage with mural, facing northwest. Source: Curio 2023



Figure 4-51: Garage on corner of Campbell and Crown Street, facing north. Source: Curio 2023

5. Heritage Significance

5. Heritage Significance

The following section assess the potential heritage significance of the buildings within the study area against the criteria outlined in *NSW Heritage Manual Guideline—Assessing Heritage Significance*.

As the workshops within the study area are clearly mid-late 20th century construction and contain no identifiable heritage value (refer Section 3), the heritage significance of these buildings has not been assessed. This section considers the potential heritage significance of the two terraces only.

5.1. Existing Heritage Status

5.1.1. Heritage Listings

The terrace buildings within the study area are not heritage listed under the Inner West Council LEP or on the SHR. The study area is not situated within, or in direct proximity to an HCA. As such, the terraces have no current heritage listed status.

5.1.2. 2015 Review of Marrickville LEP Heritage Items (Paul Davis Pty Ltd)³⁸

In 2015, Paul Davis Pty Ltd were commissioned by Marrickville Council to prepare a review of current and possible heritage items within the LGA.

The review did not include any consideration of potential significance of any structures within the study area. No structures on Crown Street were identified as having potential heritage significance, however Crown Street itself was considered as a potential HCA (Potential HCA 2).³⁹

No information was provided in the review to outline why Crown Street was being considered as an HCA, nor any information about any potential contributory or inclusive items. The potential Crown Street HCA was not recommended for heritage listing following conclusion of the review.

5.2. Comparative Analysis

A comparative analysis of other similar items within a regional area can inform an assessment of significance through an evaluation of relative significance.⁴⁰

A search of the SHI identified 276 locally listed heritage items described as “Terrace” within the Inner West LGA. Table 5-1 presents the results of a comparative analysis of nearby (within 3km) heritage listed terraces to the study area and outlines the contributory significance of each item.

As presented in the comparative analysis, terrace houses within the Inner West LGA are well represented in LEP heritage listings. Listed terraces are generally in good condition and have noted significance in regard to distinct architectural character and/or historical associations.

³⁸ Paul Davis Pty Ltd, 2015, *Marrickville Southern Area Heritage Review: Initial List of Potential Heritage Items for Review*. Report for Marrickville Council

³⁹ Ibid, p13

⁴⁰ NSW Heritage Council, 2001, *Assessing Heritage Significance*

Table 5-1: Comparative Analysis

Heritage Item	Level of Significance	Statement of Significance	Description	Approximate distance from study area	Comparison to study area
Late Victorian terrace with carriageway, including interiors (LEP #I197)	Local and within HCA	<i>An unusual terrace illustrating the late 19th century practice of building a terrace as both a home and an investment, one of the end units being occupied by the owner and exhibiting special design features to suit his needs.⁴¹</i>	<i>This late Victorian terrace of three dwellings features a carriageway. Each of the dwellings has French doors to the first floor balcony, paired windows with semicircular arches and a moulded leaf pattern string to the ground floor, cast iron balustrading and frieze, and palisade fence. However, the end terrace (62) is double fronted at first level, the additional width at street level being taken up by an arched carriageway with timber doors.</i>	3km	Of a similar date of construction to the terraces within the study area. While also of Victorian filigree architectural design, these terraces however are of a distinct style, featuring a carriageway with double timber doors and a shop frontage. This is unusual of terraces of the period, with the assessment of significance noting the unusual character of the item.
Group of Victorian filigree and Victorian Italianate terrace houses - "Narara", including interiors (LEP #I282)	Local	<i>Group of Victorian filigree and Victorian Italianate terrace houses - Narara, including interiors. Narara Terrace, built 1880-1895, is of historical significance for association with Henry A. Crause, who established the Town and Country Hotel at 2 Unwins Bridge Road, and association with the hotel. The terrace is an unusual for its close historical association with the hotel. The terrace is of aesthetic significance as a prominent row of 2 storey Victorian</i>	<i>A two storey Victorian period terrace of 8 houses, generally in the Victorian Filigree style, near the corner of Unwins Bridge Road and Bedwin Street (south-eastern side of Unwins Bridge Road) . The terraces are rendered brick imitation ashlar, with a parapet from Nos 4-14, and gabled corrugated steel roofs to Nos. 16 and 18. Nos. 8-18 feature two storey verandah/balcony structures with decorative cast iron balustrading and friezes divided by fin walls. The manner in which the terrace row curves around the curve of Unwins Bridge Road is unusual.</i>	500m	Of a similar date of construction to the terraces within the study area. The items have been assessed to have significance largely in regard to their historical association and unusual aesthetic character. They are also considered representative of the Victorian Filigree style of architecture. The terraces are noted to be in reasonable condition.

⁴¹ State Heritage Inventory, *Late Victorian Terrace*, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2030052>

Heritage Item	Level of Significance	Statement of Significance	Description	Approximate distance from study area	Comparison to study area
		<i>Italianate/Victorian Filigree style terraces, representative of their style but unusual in the manner that the terraces are built to respond to the curve of the road. Along with neighbouring Town & Country Hotel, the terraces form a unifying corner treatment to Unwins Bridge Road. Narara Terrace is rare as a terrace with a close historical association with a hotel (being built as an investment property for the hotel owner), and for the siting of the terraces in response to the curve of the road.⁴²</i>	<i>Nos. 4 and 6 are a pair of terraces built to the street alignment, with a narrow recessed verandah at the ground floor level. The ground floor façades features timber panelled front doors with fanlights and timber framed double-hung windows. The 1st floor facades feature modern multipaned aluminium framed windows with timber framed fanlights above. There is evidence on this pair of terraces for a missing cantilevered balcony - the former balcony roof line is evident on the building.</i> <i>Nos. 8-18 Unwins Bridge Road are more conventional Victorian Filigree style terraces, each with a two storey verandah/balcony structure with decorative cast iron balustrading and friezes. For Nos. 8, 10 and 12 the verandah/balcony structure is built to the street alignment, with a cast iron palisade fence at the front of each verandah. To the ground floor, Nos. 8-12 each have modern multipaned aluminium framed windows with semi-circular fixed fanlights above, and timber panelled front doors with semi-circular fanlights. At first floor level, Nos. 8-12 each feature a pair of timber panelled glazed french doors with a fanlight, opening onto each balcony. Nos. 8 and 10 feature the terrace's name "Narara Terrace" in an elaborate pediment to the parapet.</i>		

⁴² State Heritage Inventory, *Group of Victorian filigree and Victorian italianate terrace houses - "Narara"*, including interiors, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2030397>

Heritage Item	Level of Significance	Statement of Significance	Description	Approximate distance from study area	Comparison to study area
			Nos. 14, 16 and 18 Unwins Bridge Road each have the verandah/balcony structure set back from the street and therefore feature small front gardens. The setback is variable due to following the curve of the street. Each has a concrete verandah floor, and a modern aluminium spearhead front fence. Nos. 16 and 18 each have a corrugated steel concave curved balcony roof.		
Group of Federation Queen Anne style terrace houses, including interiors (LEP #I79)	Local	Of aesthetic and historical significance as a remarkably intact (including slate roofs) Federation Queen Anne style terrace of four houses which represent high quality speculative infill housing development of the Federation period. Federation period terrace housing is relatively rare in the Marrickville local government area, and throughout Sydney. The houses have historical association with Thomas Bowler, a local builder, who constructed the terrace in 1905 and retained ownership of the houses in his family for some time, living in No. 15 and leasing out the other terraces until 1941, illustrating an historical pattern of speculative building construction. The buildings aesthetic significance comprised of a mix of remarkable integrity of fabric for all four terraces, generous 20 foot width, and fine decorative detail (patterned slate roofs, turned timber posts and spindle balustrading to	Four single storey polychrome face brick Federation Queen Anne style terrace houses with gabled slate roofs complete with terracotta ridge cappings and centrally place chimneys with chimney pots. Each of the four houses features a timber-shingled gablet facing the street above the front wall, and a corrugated steel bullnose verandah between fin walls. The fin walls feature curved heads and decorative stucco brackets. The verandahs are supported on turned timber posts, with timber spindle friezes and decorative timber fretwork brackets. Verandah floors are tessellated tiled. Each terrace façade has a 5-panelled timber door with the upper 3 panels glazed (originally with leadlight), and a timber-framed triple casement window with 3 fanlights both windows and fanlights multipaned with square coloured glazed panes at the top. Each terrace has a modern timber acorn picket front fence. The terraces are set back from the street and have small front gardens. The terraces all back onto Marrickville Lane. The two central terraces	2km	These terraces are of a slightly later construction date than the terraces within the study area. The architectural styles are different, with the listed item of the Queen Anne style. The item is assessed to be of significance due to historical infill construction, the aesthetic of an intact Queen Anne style and rarity of this style of terrace in Sydney. The terraces are noted to be in good condition.

Heritage Item	Level of Significance	Statement of Significance	Description	Approximate distance from study area	Comparison to study area
		<i>verandahs, marble fireplaces internally where extant), unusual for relatively modest houses.⁴³</i>	<i>- Nos. 13 and 15 - have a light well between them at the rear. The terraces are each 20 feet wide, originally with 2 bedrooms 12 by 14 feet in area, off a front hallway leading to lounge, dining and kitchen areas at the rear. Toilets and laundries were originally located in separate skillion-roofed structures at the rear of each of the terraces.</i>		
Terrace housing, including interiors (LEP #I160)	Local and within HCA	<i>Attractive group of terrace housing which represents the later infill development which took place in this area around the turn of the century. It forms part of a group representing church, school and residential development from this period.⁴⁴</i>	<i>An attractive end row of single storey terrace housing, with a gable to the centre of each unit. Each gable had a tall finial and they are still clad with timber shingles. The verandahs are finished with timber posts and a valance, with a central arch below the gable and smaller arches to either side. The narrow side bays to the facade are recessed (one with entrance door) and the central bay has a pair of tall segmental windows. The terrace is built of red brick with rendered sills and string. Some of the timber detailing has been lost, and the windows to one unit have been replaced.</i>	650m	This listing is comprised of a row of terrace houses in a similar construction era but of a different architectural style. The listing doesn't provide any details, but the item is considered to have local significance in regard to historical, aesthetic and representative criterion. The terraces are noted to be intact and have not lost their integrity.
Group of Victorian Italianate style terrace houses Doris, Clifton, Tarana and Glenroy ,		<i>Group of Victorian Italianate style terrace houses - Doris, Clifton, Tarana and Glenroy, including interiors.</i> <i>These four terraces - No. 17 "Doris"; No. 19 "Clifton"; No. 21 "Tarana" and No. 23 "Glenroy" are of historical significance</i>	<i>These four terraces - No. 17 "Doris"; No. 19 "Clifton"; No. 21 "Tarana" and No. 23 "Glenroy" - are 2 storey rendered and painted brick terraces, each with a two storey rendered brick tower with elaborate pediment and two storey verandah/balcony structure. No. 23 retains original unpainted polychrome</i>	900m	This listing comprises four terraces houses constructed around the same time as the ones within the study area. They are noted to have significance due to their historical association

⁴³ State Heritage Inventory, *Group of Federation Queen Anne style terrace houses, including interiors (LEP #I79)*, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2030227>

⁴⁴ State Heritage Inventory, *Terrace Housing Including Interiors*, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2030125>

Heritage Item	Level of Significance	Statement of Significance	Description	Approximate distance from study area	Comparison to study area
including interiors (LEP #1146)		<i>primarily for association with Josiah Gentle as they were built in 1900 by Josiah Gentle, brickmaker, founder of the Bedford Brickworks, adjacent to his own residence "The Towers" at No. 15 Dickson Street.</i> <i>The terraces are of aesthetic significance as a fine Victorian Italianate/Victorian Filigree style terrace of four houses featuring elaborate and unusual features and detailing, which make a major contribution to the streetscape in visual association with the adjacent property "The Towers", also built by Josiah Gentle.</i> <i>A fine representative Victorian Italianate/Victorian Filigree style terrace with distinctive features and elaborate detailing.⁴⁵</i>	<i>brickwork to the ground floor façade facing onto the verandah (it would appear towers of all terraces were always rendered brickwork), Windows are timber-framed double-hung, with drip moulds. To the ground floor, each façade features a pair of timber framed double-hung windows with semi-circular arched heads facing onto the front verandah, and a semi-circular arched entry to the tower, and a timber panelled front door with leadlight top panels, and leadlight sidelights and fanlights. To the first floor façade, each terrace features a timber framed double hung window to the tower with a slightly arched head and drip mould, and a pair of glazed timber panelled french doors with sidelights and fanlights opening onto the balcony. Each balcony features a decorative cast iron balustrade. The cast iron friezes are missing from all of the terraces.</i> <i>Roofs are gabled, and clad in corrugated steel for Nos. 17-19, and unglazed terracotta tiling at Nos. 21-23. The terracotta tiling would appear to original, based on the date of the terrace construction and the ridge capping.</i> <i>The tower pediments to Nos. 17 and 23 are arched, and to Nos. 19 and 21, triangular. The</i>		with builder and brickmaker Josiah Gentle and are considered representative and of aesthetic significance as fine examples of Victorian Filigree style of architecture. They are noted to be in good condition and contributory to the streetscape.

⁴⁵ State Heritage Inventory, *Group of Victorian Italianate style terrace houses Doris, Clifton, Tarana and Glenroy, including interiors*, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2030459>

Heritage Item	Level of Significance	Statement of Significance	Description	Approximate distance from study area	Comparison to study area
			<i>tower facades feature stucco decoration such as key stones, drip moulds, corbelling, pilasters. Each terrace is setback from the street, with the towers set slightly forward of the verandahs/balconies, and each terrace features a small front garden defined by rendered brick side walls with curving tops and cast iron palisade front fences.</i>		

5.3. Assessment of Significance

5.3.1. Methodology

The assessment of significance is based on the principles of the *Burra Charter* (Australia ICOMOS Incorporated, 2013); the *Interpretation and Intangible Cultural Heritage and Place Practice Notes* (Australia ICOMOS Incorporated, 2017); and the 2001 *Assessing Heritage Significance: A NSW Heritage Manual Update* – prepared by the former Heritage Branch, NSW Office of Environment and Heritage.

The *Assessing Heritage Significance: A NSW Heritage Manual Update* is used to compare the significance of a place with the NSW Heritage assessment criteria, in which a place can meet more than one criterion. Such processes determine the level of significance of a place – either for the local government area, for the State of NSW or the broader Australian community. It results in a succinct statement of heritage significance.

For the assessment of local or State significance of an item, the NSW Heritage Guidelines indicate that the item must meet one or more of the criteria as outlined in Table 5-2.

Table 5-2: NSW Guidelines for Assessing Heritage Significance

Criterion	Significance	Status
Criterion (a)	Historical	An item is important in the course, or pattern, of NSW cultural or natural history (or in the cultural or natural history of the local area).
Criterion (b)	Associative	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).
Criterion (c)	Aesthetic	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).
Criterion (d)	Social	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.
Criterion (e)	Scientific	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).
Criterion (f)	Rarity	An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).
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).

5.3.2. Assessment of Significance

In consideration of the above methodology, the known historical context of the study area and comparative significance of similar items, the heritage significance of the terraces within the study area has been assessed. Table 5-3 outlines the assessment of the terraces against the criteria.

Table 5-3: Assessment of Significance of the terraces within the study area

Criterion	Assessment
Criterion A—Historical Evaluation 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)	The terraces are not associated with a significant activity or historical phase relevant to the Sydney area and as such, they do not meet the threshold of significance against this criterion.
Criterion B—Historical Associations An item has a 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)	The terraces within the study area have not been found to be associated with a significant event, person or group of persons and as such, they do not meet the threshold of significance against this criterion.
Criterion C—Aesthetic Value An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)	The terraces within the study area have not been designed by a known architect and show no examples of creative or technical innovation. As such, they do not meet the threshold of significance against this criterion.
Criterion D—Social Value 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	The terraces within the study area have not been found to be associated with an important member of a community or cultural group, nor are they important to a community's sense of place and as such, they do not meet the threshold of significance against this criterion.
Criterion F—Rarity An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)	As noted within the Comparative Analysis (Section 5.2), the terraces are not considered rare or uncommon examples of their architectural style within the Sydney area. They do not possess any significant or decorative architectural elements that make them a unique example of a Victorian terrace. As such, they do not meet the threshold of significance against this criterion.
Criterion G—Representativeness An item is important in demonstrating the principal characteristics of a class of NSW's (or a class of the local areas'): cultural or natural places; or cultural or natural environments	The terraces within the study area are considered poor and heavily degraded examples of their type. 20 th century modification has removed many of the characteristics typical to the Victorian terrace type, particularly in regard to internal features. As such, they do not meet the threshold of significance against this criterion.

5.4. Statement of Significance

The two Victorian Filigree style terraces situated within the study area have been found to not meet the threshold of local or State heritage significance, as assessed against the Heritage NSW heritage significance criteria. The terraces have no identifiable associations with historic personages or cultural or community groups. The architecture of the items has been heavily modified and adapted in the mid to late 20th century and no longer possesses significant or decorative features that make them unique example of their kind. The terraces are considered to be in poor condition and have been found to not be rare or uncommon examples of Victorian terrace construction within both the local and greater Sydney region.

6. Proposed Works

6. Proposed Works

The proposed works within the study area comprise the following scope of work:

- Demolition of existing buildings
- Redevelopment of the study area

Renders of the proposed works are included in Figure 6-8 and Figure 6-9, with the complete architectural drawing package included in Appendix A.

6.1. Demolition

As part of the proposed works, the structures currently within the study area will be demolished. These include two terraces and two workshops (Figure 6-1).

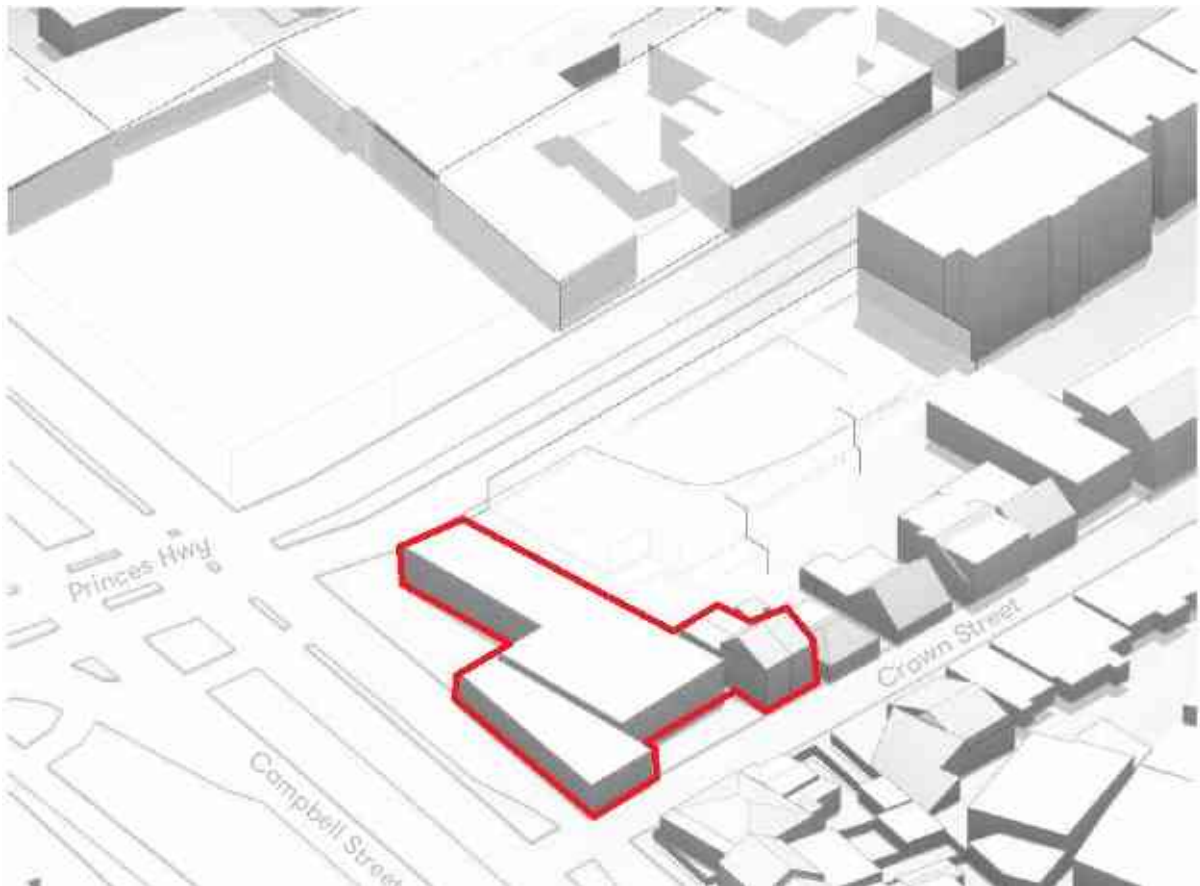


Figure 6-1: Proposed buildings to be demolished indicated in red. Source: Scott Carver 2023 with Curio markup

6.2. Redevelopment of the Study Area

The redevelopment of the study area will comprise the following scope of work:

- Excavation of two-level basement
- Construction of a ten-level structure with mixed retail, light-industrial and residential spaces
- Retail frontages to promote activation and communal use
- Landscaping

6.2.1. Scale and Bulk

The proposed structure has been designed in consideration of minimising scale and bulk where possible. The structure will be 35m in height, with a low-level podium creating a setback of the main tower from the Crown Street residential structures (Figure 6-2). The building has also been designed with a setback on the main tower and an articulated façade to reduce visual bulk and overshadowing and to maximise cross ventilation, views and solar gain (Figure 6-3 and Figure 6-4).

Bulk & Scale

- 1 Setback tower to create relief to the scale of the adjacent townhouses and respond to the low scale character of Crown Street.

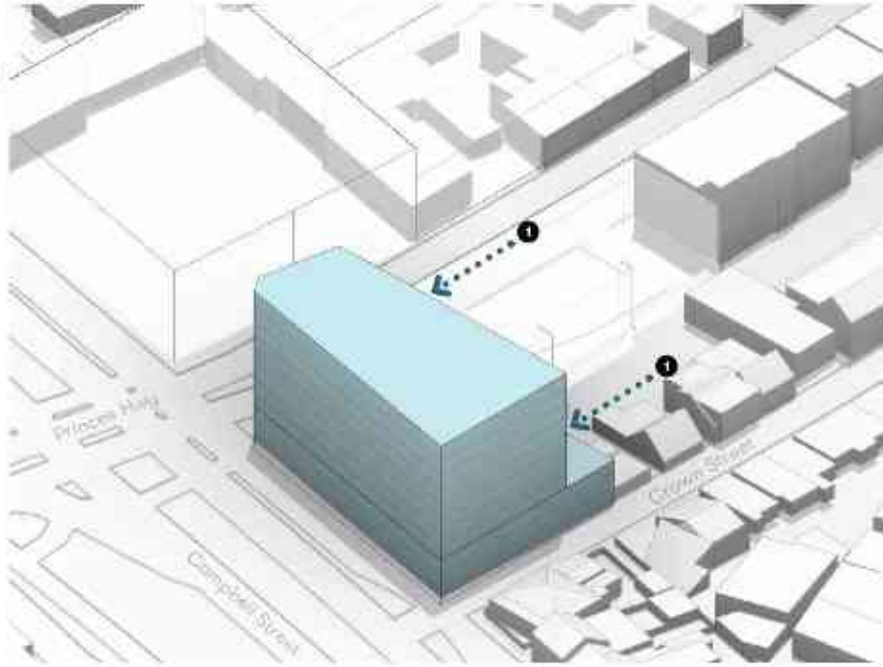


Figure 6-2: Drawing showing setback tower design in response to low scale character of Crown Street. Source: Scott Carver 2023

Orientation & Contextual grid

- 1 Orientate tower to maximise solar gain
- 2 Setback internal corner to minimise overshadowing and continue adjacent street grid.

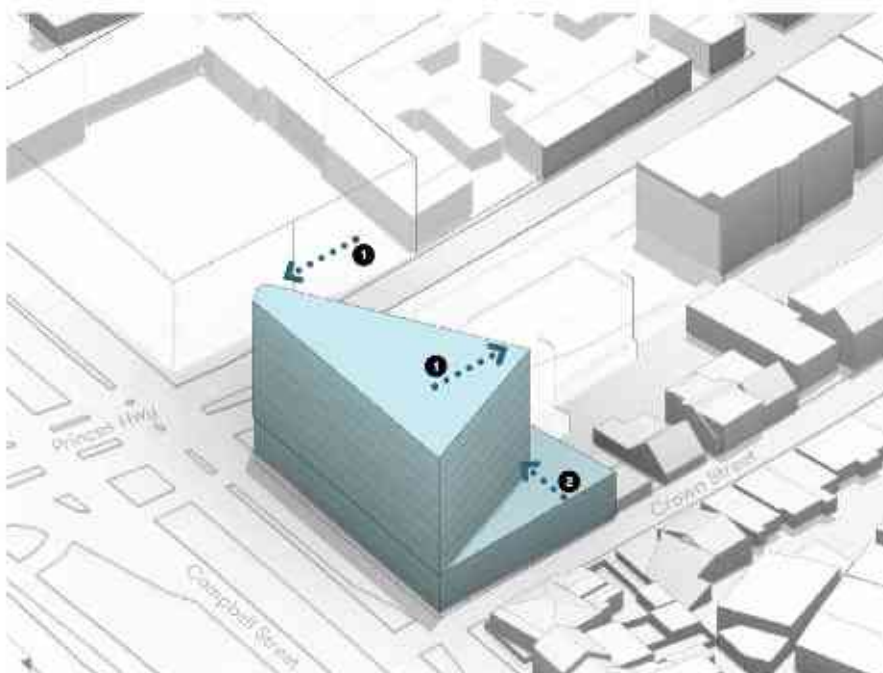


Figure 6-3: Drawing showing orientation of tower set back to maximise solar gain and minimise overshadowing and continue adjacent street grid. Source: Scott Carver 2023

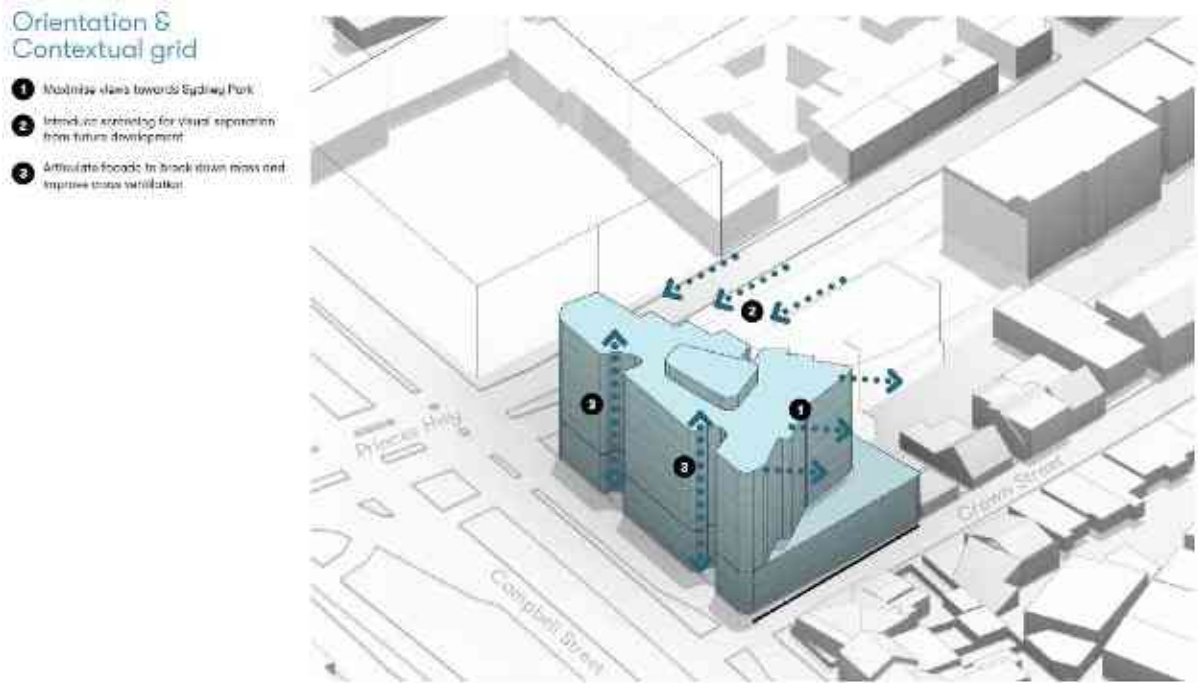


Figure 6-4: Drawing showing final design with articulated facade to maximise views, break down facade massing and improve cross ventilation. Source: Scott Carver 2023

6.2.2. Materiality

The materials, finishes and colour palette proposed for the development have been chosen to be sympathetic to the largely residential streetscape of Crown Street. The use of bricks is characteristic of the buildings along Crown Street and the inclusion of soft landscaping in the proposal has been designed to reflect the leafy context of the street trees along Crown Street and leading to Sydney Park (Figure 6-5).



Figure 6-5: Render showing proposed materiality. Source: Scott Carver 2023

6.2.3. Landscaping

Landscaping at the ground level will comprise the addition of new street trees within the inset facades along Crown and Campbell Streets (Figure 6-6). Further landscaping to upper levels will create communal spaces and soften the structure while creating visual barriers into neighboring backyards (Figure 6-7).



Figure 6-6: Proposed landscaping plans, ground floor and level 1. Source: Scott Carver 2023

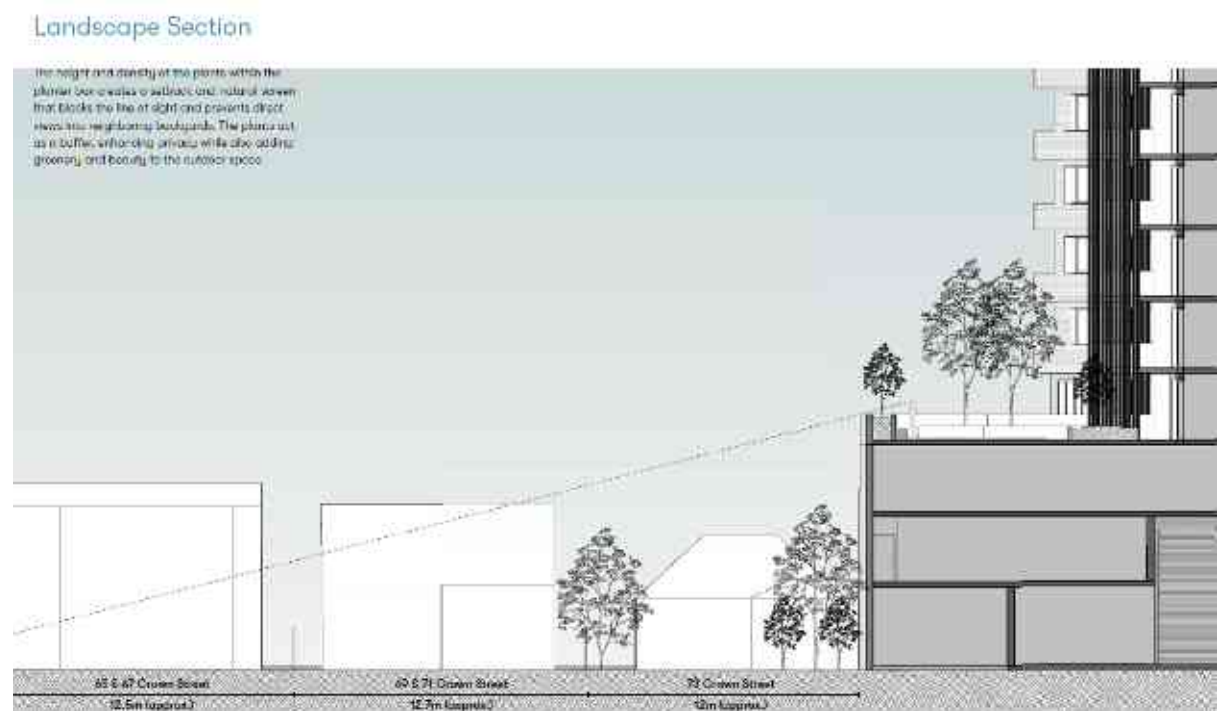


Figure 6-7: Landscape plan showing communal garden on podium creating a visual screen into neighbouring yards. Source: Scott Carver 2023



Figure 6-8: Render of proposed works on corner of Campbell St and Princes Highway. Source: Scott Carver 2023



Figure 6-9: Render showing proposed works on Crown Street, with low level podium. Source: Scott Carver 2023

7. Assessment of Heritage Impacts

7. Assessment of Heritage Impacts

The proposed works relate to the proposed demolition of two Victorian terraces and the proposed redevelopment of the site. The following sections assess the proposed works against the relevant guidelines and the Statement of Heritage Impact questions as outlined in the SOHI guidelines.⁴⁶

7.1. Proposed Demolition

While the terraces within the study area have been found to not be listed heritage items or to meet the threshold for heritage significance, for the purposes of a thorough assessment of heritage impact their proposed demolition has been assessed against the relevant provisions of the Marrickville DCP 2011 in regard to demolition of heritage items (Table 7-1).

Table 7-1: Requirements of the Marrickville DCP regarding demolition of heritage items

DCP Section	Requirement	Curio Response
8.1.8	<i>Council may request an assessment by a suitably qualified heritage consultant of the heritage and/or architectural significance of identified period buildings within commercial centres as part of development proposals for total or substantial demolition.</i>	This document fulfills this requirement. Section 5 of this HIS provides a thorough assessment of heritage significance of the terraces and has found that they do not meet the threshold for significance.

7.2. Proposed Redevelopment

While there are no heritage items in direct vicinity to the study area, for the purposes of a thorough assessment of heritage impact the proposed redevelopment has been assessed against the relevant provisions of the Marrickville DCP 2011 in regard to development in the vicinity of a heritage item (Table 7-2).

Table 7-2: Requirements of the Marrickville DCP regarding proposed development in the vicinity of heritage items

DCP Section	Requirement	Curio Response
8.1.7.2	<i>C5: Development in the vicinity of a heritage item</i> <i>New development need not seek to replicate period details of original buildings, but rather, demonstrate respect for the forms and scale of the immediate area.</i>	The proposed redevelopment of the study area does not seek to replicate period designs or styles of any nearby historic buildings or streetscapes. Rather, the proposed building seeks to reflect the transitional context in which it is situated, between the residential/Victorian style and character of Crown Street and the modern/industrial aesthetic of Campbell Street and the Princes Highway. Through use of red brick rather than concrete or similar and the continuation of street trees, the proposed building will not detract from the general aesthetic character of Crown Street while still fulfilling the intent of activating a busy intersection, providing mixed-use amenity and delivering affordable housing. The scale of the building will reflect the current industrial streetscapes of Campbell Street and the Princes Highway, with

⁴⁶ Heritage Office Statement of Heritage Impact Guidelines 2009.

DCP Section	Requirement	Curio Response
		the articulated façade and tower setback designed in consideration of the Crown Street streetscape.

7.3. Statement of Heritage Impact Questions

The Heritage NSW *Statement of Heritage Impact Guidelines*⁴⁷ offer a series of questions to be considered when assessing impact to heritage items. While the terraces within the study area are not considered to meet the threshold for heritage significance, the relevant questions are considered below in respect of the proposed works to ensure a thorough assessment of potential heritage impact.

Table 7-3: Statement of Heritage Impact Questions

Proposed Change to Heritage Item	Questions to be considered	Curio Response
Demolition of a building or structure	Have all options for retention and adaptive re-use been explored?	As noted in Section 4, the physical condition of the terrace houses is very poor, with significant 20 th century modification as well as damp damage and degradation of original features. As such, retention and adaptive reuse of the terraces would be expensive and difficult.
	Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?	As noted in Section 5, the terraces have no current heritage status and have been assessed to not meet the threshold for local or State heritage significance. As such and in consideration of the poor state of the terraces, there is no compelling reason to explore retention of the structures.
	Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?	The proposed works require the entirety of the constrained site and retention of the terraces would prohibit the revitalisation of the study area. The current poor state of the terraces would continue to degrade should demolition be postponed.
	Has the advice of a heritage consultant been sought? Have the consultants' recommendations been implemented?	This document fulfills this requirement.
New development adjacent to a heritage item	Why is the new development required to be adjacent to a heritage item?	As noted in Section 2 and 4, no heritage items are situated within, or nearby the study area, however the historic streetscape of Crown Street is noted. The new development proposes to revitalise a currently run-down and uninspiring block, situated on a major intersection between the Princes Highway and Campbell Street. The works would activate the

⁴⁷ Heritage Office Statement of Heritage Impact Guidelines 2009.

Proposed Change to Heritage Item	Questions to be considered	Curio Response
		location and provide affordable housing and employment spaces.
	How does the new development affect view to, and from, the heritage item?	As noted in Section 2 and 4, no heritage items are situated within, or in the visual catchment of the study area, however the historic streetscape of Crown Street is noted. No significant views towards or from the study area are noted and in general, existing views are currently restricted by the existing building, street trees and the Campbell Street/Princes Highway interchange. The proposed works will not have a visual impact on any heritage items and has the potential to offer views towards Sydney Park from the tower.

7.4. Statement of Heritage Impact

The proposed works have been assessed to have no impact on the heritage significance of any listed heritage items.

Further, while not considered to meet the threshold of heritage significance, the two terraces within the study area have been assessed against relevant provisions of the Marrickville DCP 2011 and Heritage NSW guidelines to ensure a thorough assessment of potential heritage impact. This assessment has found that the current poor state of the terraces would be cost-prohibitive to adaptively reuse and that the proposed works offer an opportunity to revitalise and activate a currently uninspiring major intersection. The proposed mixed-use structure will sit comfortably within the residential and light-industrial transitionalary context.

8. Conclusions and Recommendations

8. Conclusions and Recommendations

8.1. Conclusions

The following conclusions have been determined as a result of this HIS:

- The study area does not contain, nor is in the visual catchment of any listed heritage items.
- The study area is situated within the 1795 land grant to Daniel Chambers.
- The terrace houses appear to have been constructed prior to 1894.
- The garages/workshops within the study area appear to have been constructed between 1965 and 1971.
- The terraces were significantly modified in the mid to late 20th century.
- The terraces are currently in poor condition.
- The structures within the study area have been assessed to not meet the threshold for heritage significance.
- The proposed works have been assessed to not have a negative heritage impact.

8.2. Recommendations

In consideration of the above conclusions, this HIS has determined that the proposed works can proceed in accordance with the following recommendations:

Recommendation 1: Photographic Archival Record

A Photographic Archival Record (PAR) is prepared in accordance with Heritage NSW guidelines to record 75 and 77 Crown Street Terraces prior to demolition.

9. References

9. References

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Appendix 1- Design Report



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