



Planning Proposal

Heritage Listing of 17 Ethel Street Burwood

May 2021

A Planning Proposal is the first step in proposing amendments to Council's principle environmental planning instrument, known as the Burwood Local Environmental Plan (BLEP) 2012. A Planning Proposal explains the intended effect of the proposed amendment and also sets out the justification for making the change. The Planning Proposal is submitted to the NSW Department of Planning, Infrastructure and Environment (DPIE) for its consideration, referred to as the Gateway Determination, and is also made available to the public as part of the community consultation process.

Part 1 – Objectives or Intended Outcomes

The Planning Proposal seeks to facilitate the heritage listing of the property at 17 Ethel Street Burwood under Schedule 5 of the Burwood Local Environmental Plan (BLEP) 2012.

Part 2 – Explanation of the Provisions

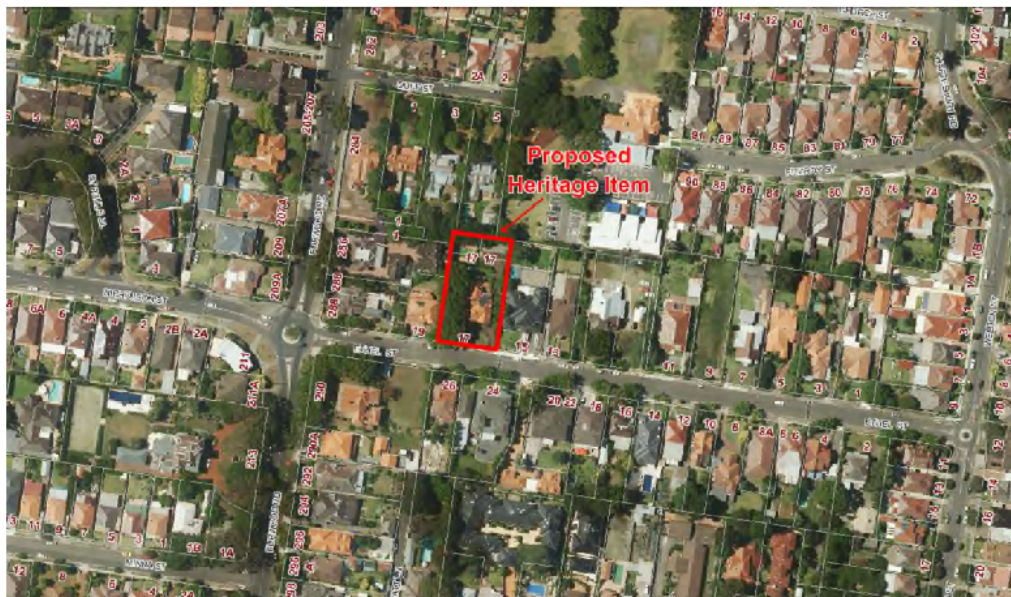
The property at 17 Ethel Street Burwood (comprising three land parcels) would be listed in Schedule 5 of the BLEP 2012. In doing so, the Heritage Conservation provisions under clause 5.10 of the BLEP would apply to the property.

The Heritage Map of the BLEP 2012 would be amended to include the property at 17 Ethel Street Burwood.

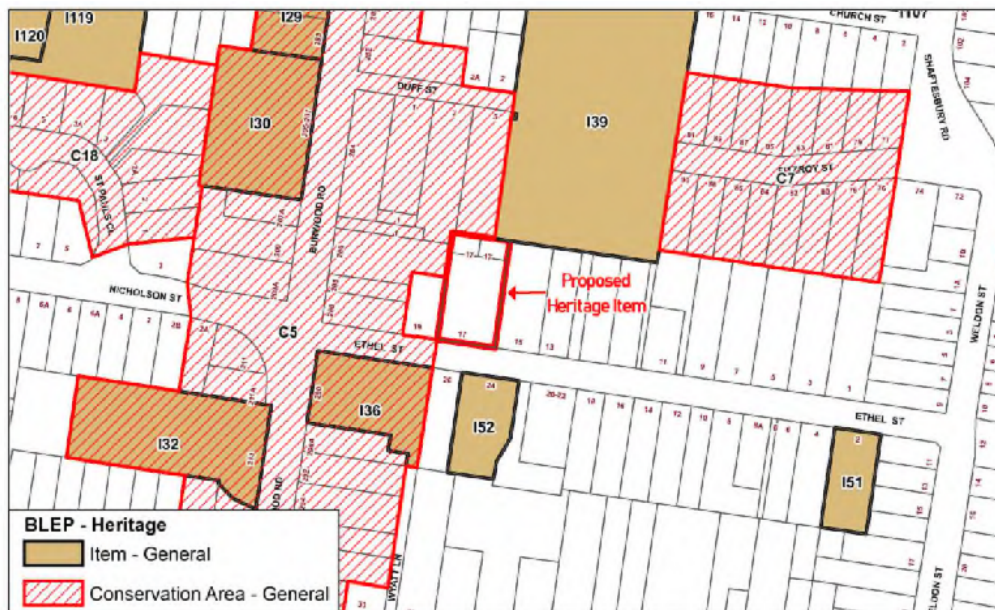
The heritage listing would apply to the whole of the property, as is the usual case for listings under Schedule 5 and the Heritage Map. Refer to Appendix One for particulars of the proposed Schedule 5 entry.

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Planning Proposal for heritage listing of 17 Ethel Street Burwood, as exhibited



Aerial Photograph of 17 Ethel Street Burwood.
Subject site is shown outlined in red.



Existing BLEP Heritage Map of 17 Ethel Street Burwood.
Subject site is shown outlined in red.



Photograph of 17 Ethel Street Burwood.
Source: City Plan Heritage Assessment, 2020.

Part 3 – Justification

Section A – Need for the Planning Proposal

1. *Is the planning proposal part of any strategic study or report?*

Yes. In September 2020, Council engaged a heritage consultant, City Plan Heritage, to undertake a heritage assessment (Appendix 2). The investigation found that the property is considered to be of local heritage significance, principally on the basis of its historic and aesthetic values. The heritage consultant also prepared a heritage inventory sheet for the property.

The findings of the heritage investigation were reported to Council at its meeting on 8 December 2020, whereupon Council resolved as follows:

1. *That Council endorse the heritage listing of the property at 17 Ethel Street Burwood and the preparation of a Planning Proposal.*
2. *That the Planning Proposal be submitted to the Burwood Local Planning Panel (BLPP) for their consideration.*

3. *That the results of the BLPP's consideration be reported back to Council.*

On 9 February 2021, the Burwood Local Planning Panel (BLPP) considered a report on the proposed heritage listing of 17 Ethel Street Burwood and draft Planning Proposal. The BLPP resolved:

That the Council Officer's recommendation on this item be adopted. The Panel supports the planning proposal to heritage list the property at 17 Ethel Street Burwood.

On 16 February 2021, Council considered a report on the BLPP's recommendations. The Council resolved:

1. *That Council endorse the heritage listing of the property at 17 Ethel Street Burwood.*
2. *That Council submit the Planning Proposal to NSW Department of Planning, Industry and Environment for a Gateway Determination.*
3. *That subject to the Gateway Determination, affected property owners be notified, the Planning Proposal be publicly exhibited and consultation with any relevant public authorities be undertaken.*
4. *That the results of the public exhibition and consultation be reported back to Council.*

This Planning Proposal seeks to implement the Council resolution.

2. ***Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?***

Yes. The Planning Proposal is the best means of achieving conservation of the subject property through a heritage listing in the BLEP. A Planning Proposal is the established procedure for implementing heritage listings.

Section B – Relationship to Strategic Planning Framework

3. ***Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy?***

Yes. The proposal is consistent with metropolitan, subregional and district strategies.

The State Government has prepared the *Eastern City District Plan* (to which Burwood LGA belongs) to manage growth for the next 20 years in the context of economic, social and environmental matters at a district level, to contribute towards the 20-year vision for Greater Sydney. It contains the planning priorities and actions for implementing the Greater Sydney Region Plan, *A Metropolis of Three Cities*, at a district level, and is a bridge between local and regional planning.

Objective 13 of *A Metropolis of Three Cities* states that *'environmental heritage is identified, conserved and enhanced'*. Meanwhile, Planning Priority E6 of the *Eastern City District Plan* relates to *'creating and renewing great places and local centres, and respecting the District's heritage'*. In addition, the *Eastern City District Plan* states:

Heritage and history are important components of local identity and great places. The District's rich Aboriginal, cultural and natural heritage reinforces its sense of place and identity....

Identifying, conserving, interpreting and celebrating Greater Sydney's heritage values leads to a better understanding of history and respect for the experiences of diverse communities. Heritage identification, management and interpretation are required so that heritage places and stories can be experienced by current and future generations.

By identifying a property of local heritage significance, this Planning Proposal supports Objective 13 of the Region Plan, and Planning Priority E6 of the District Plan.

4. *Is the planning proposal consistent with a council's local strategy or other local strategic plan?*

Yes. The Burwood 2030 Community Strategic Plan recognises the challenge of balancing growth with maintaining lifestyles, preserving heritage and protecting the environment, while ensuring progress and innovation.

In developing the Community Strategic Plan, the Burwood community identified the importance of preserving heritage as a means of establishing a 'Sense of Community'. The Plan describes a Sense of Community as *'people being proud of where they live, feeling safe and engaged in the community and having access to facilities and services that ensure they can lead a healthy and satisfying lifestyle'*.

Strategic Goal 1.5.4 of the Community Strategic Plan is to *'identify ways to promote heritage and encourage the preservation of Burwood's historic buildings'*. This Planning Proposal is in keeping with this Strategic Goal.

Burwood's Local Strategic Planning Statement (LSPS) was endorsed by the Greater Sydney Commission (GSC) in March 2020. The vision for Burwood makes reference to *'cherished heritage conservation areas, ...well designed buildings and... neighbourhoods filled with distinct character'*. One the LSPS's objectives include:

Preserve local character by preventing extensive redevelopment in those parts of the LGA which have heritage significance or a significant local character.

By identifying a property of local heritage significance, this Planning Proposal is in keeping with the vision and objectives of the LSPS.

5. *Is the planning proposal consistent with applicable State Environmental Planning Policies?*

Yes. There are no State Environmental Planning Policies (SEPPs) which would be contravened by the amendments proposed in the Planning Proposal.

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All SEPPs applicable to the Burwood local government area are set out in the table below, together with a comment regarding the Planning Proposal's consistency:

SEPP	Comment
SEPP No. 1 – Development Standards	Not relevant. BLEP 2012 contains a clause which replaces this SEPP in relation to variations to development standards.
SEPP No. 19 – Bushland in Urban Areas	Not relevant.
SEPP No. 21 – Caravan Parks	Not relevant.
SEPP No. 30 – Intensive Agriculture	Not relevant.
SEPP No. 33 – Hazardous and Offensive Development	Not relevant.
SEPP No. 50 – Canal Estate Development	Not relevant.
SEPP No. 55 – Remediation of Land	Not relevant. There is no indication that previous uses at the subject sites would trigger site remediation requirements.
SEPP No. 64 – Advertising and Signage	Not relevant.
SEPP No. 65 – Design Quality of Residential Apartment Development	Not relevant. Applicable to development of three storeys or more, while the subject building is only two storeys at present. The property is zoned R2 – Low Density Residential with a height limit of 8.5 metres, which would only allow for two storey development.
SEPP No. 70 – Affordable Housing (Revised Schemes)	Not relevant. The subject properties are not known to contain affordable housing.
SEPP (Building Sustainability Index: BASIX) 2004	Not relevant.
SEPP (Housing for Seniors or People with a Disability) 2004	Not relevant.
SEPP (Major Developments) 2005	Not relevant.
SEPP (Infrastructure) 2007	Not relevant.
SEPP (Miscellaneous Consent Provisions) 2007	Not relevant.
SEPP (Mining, Petroleum and Extractive Industries) 2007	Not relevant.
SEPP (Repeal of Concurrence and Referral Provisions) 2008	Not relevant.
SEPP (Exempt and Complying Development Codes) 2008	Not relevant. The heritage listing of properties may alter whether development under the Codes SEPP may be carried out on that site, but this Planning Proposal would not contravene the SEPP in any way.
SEPP (Affordable Rental Housing) 2009	Not relevant. The heritage listing of properties may alter whether development under the ARH SEPP may be carried out on that site, but this Planning Proposal would not contravene the SEPP in any way.
SEPP (Vegetation in Non-Rural Areas) 2017	Not relevant. This SEPP contains provisions in respect to heritage trees. The heritage listing of properties may alter whether development under the SEPP may be carried out on that site, but this Planning Proposal would not contravene the SEPP in any way.
SEPP (Educational Establishments and Child Care Facilities) 2017	Not relevant.
Draft Coastal Management SEPP	Not relevant. The subject properties are not located within the coastal areas identified by this SEPP.

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6. Is the planning proposal consistent with applicable Ministerial Directions (s. 117 directions)?

Yes. Consistency with the list of Directions (under section 117(2) of the Environmental Planning and Assessment Act 1979 issued by the Minister for Planning) is set out in the following table.

Direction	Issue Date / Date Effective	Comment
1. Employment and Resources	1 July 2009 (Except for new Direction 1.2 effective 14 April 2016 and 1.1 effective 1 May 2017 and new Direction 1.5 effective 28 February 2019)	
1.1 Business and Industrial Zones		Not relevant.
1.2 Rural Zones		Not relevant.
1.3 Mining, Petroleum Production and Extractive Industries		Not relevant.
1.4 Oyster Aquaculture		Not relevant.
1.5 Rural Lands		Not relevant.
2. Environment and Heritage	1 July 2009 (Except for new Direction 2.5 effective 2 March 2016, Direction 2.1, 2.2 and 2.4 effective 14 April 2016)	
2.1 Environment Protection Zones		Not relevant.
2.2 Coastal Protection		Not relevant.
2.3 Heritage Conservation		The Planning Proposal seeks the conservation of items of local heritage significance. Clause 5.10 of the BLEP has been implemented under the Standard Instrument in satisfaction of the Direction.
2.4 Recreation Vehicle Areas		Not relevant.
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs		Not relevant.

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3. Housing, Infrastructure and Urban Development	1 July 2009 (Except for new Direction 3.6 effective 16 February 2011, Direction 3.1, 3.2, 3.4 and 3.5 effective 14 April 2016, Direction 3.7 effective 15 February 2019)	
3.1 Residential Zones		The property is zoned R2 – Low Density Residential. The Planning Proposal does not seek to amend the zoning or range of permissible uses on the site. The sensitive development of heritage properties is supported by Council’s Development Control Plan (DCP).
3.2 Caravan Parks and Manufactured Home Estates		Not relevant.
3.3 Home Occupations		The Planning Proposal would not alter the permissibility of home occupations at the subject site under the Exempt and Complying Development Codes SEPP, nor BLEP.
3.4 Integrating Land Use and Transport		The Planning Proposal does not alter the land zoning, and as such, would not affect travel demand or the availability of transport options.
3.5 Development Near Licensed Aerodromes		Not relevant.
3.6 Shooting Ranges		Not relevant.
3.7 Reduction in non-hosted short term rental accommodation period		Not relevant.
4. Hazard and Risk	1 July 2009	
4.1 Acid Sulfate Soils		The property has been identified as Class 5 on the Acid Sulfate Soils Map, representing the lowest probability of containing Acid Sulfate Soils.
4.2 Mine Subsidence and Unstable Land		Not relevant.
4.3 Flood Prone Land		Not relevant.
4.4 Planning for Bushfire Protection		Not relevant.

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5. Regional Planning	1 July 2009 (Except for new Direction 5.2, effective 3 March 2011, Direction 5.9 effective 30 September 2013, Direction 5.4 effective 21 August 2015, Direction 5.8 and 5.10 effective 14 April 2016, Direction 5.1 and 5.3 effective 1 May 2017, Direction 5.11 effective 6 February 2019)	
5.1 (Revoked 17 October 2017)		Not relevant.
5.2 Sydney Drinking Water Catchments		Not relevant.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast		Not relevant.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast		Not relevant.
5.5 (Revoked 18 June 2010)		Not relevant.
5.6 (Revoked 10 July 2008)		Not relevant.
5.7 (Revoked 10 July 2008)		Not relevant.
5.8 Second Sydney Airport: Badgerys Creek		Not relevant.
5.9 North West Rail Link Corridor Strategy		Not relevant.
5.10 Implementation of Regional Plans		Not relevant.
5.11 Development of Aboriginal Land Council Land		Not relevant.
6. Local Plan Making	1 July 2009	
6.1 Approval and Referral Requirements		The Planning Proposal will not contain provisions which require the concurrence, referral or consultation of other public authorities, nor identify any use as designated development.
6.2 Reserving Land for Public Purposes		Not relevant.
6.3 Site Specific Provisions		Not relevant.
7. Metropolitan Planning	1 February 2010 (Except for Direction 7.2 effective 22 September 2015)	

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7.1 Implementation of A Plan for Growing Sydney		The NSW Government's Metropolitan Plan and District Plan contain objectives in respect to heritage. The Planning Proposal is not inconsistent with the intent of these Plans, and does not undermine the achievement of their vision, policies, outcomes or actions. Section B, 3 of this Planning Proposal describes its consistency with metropolitan and district planning documents.
7.3 Parramatta Road Corridor Urban Transformation Strategy	9 December 2016	Not relevant. The subject properties are not within the Parramatta Road corridor, nor undermine the achievement of that Strategy's vision or objectives.
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	15 May 2017	Not relevant.
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	25 July 2017	Not relevant.
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	5 August 2017	Not relevant.
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	22 December 2017	Not relevant.
7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	20 August 2018	Not relevant.
7.9 Implementation of Bayside West Precincts 2036 Plan	25 September 2018	Not relevant.
7.10 Implementation of Planning Principles for the Cooks Cove Precinct	25 September 2018	Not relevant.

Section C – Environmental, Social and Economic Impact

7. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

No. There is no known critical habitat or threatened species, populations or ecological communities, or their habitats affected by the Planning Proposal.

8. *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

No. There are no other likely environmental effects as a result of the Planning Proposal, such as flooding, landslip, bushfire hazard and the like.

9. *How has the planning proposal adequately addressed any social and economic effects?*

The Planning Proposal is not expected to have any adverse social or economic effects. Council believes there to be social benefits, particularly to the local community, to be gained from the conservation of items and places of cultural heritage.

Section D – State and Commonwealth Interests

10. *Is there adequate public infrastructure for the planning proposal?*

The Planning Proposal is not expected to generate demand for additional infrastructure or services.

11. *What are the views of State and Commonwealth authorities consulted in accordance with the gateway determination?*

Council proposes that Heritage NSW be consulted (following a positive Gateway Determination) as the Planning Proposal relates to heritage matters.

The Gateway Determination will confirm and specify any consultation required with State and Commonwealth authorities on the Planning Proposal.

Part 4 – Mapping

The Planning Proposal seeks to identify 17 Ethel Street Burwood as a heritage item upon the Heritage Map.

A draft Heritage Map and Site Identification Map are contained at the end of this Planning Proposal.

The Planning Proposal does not seek to alter the zoning, height of buildings, floor space ratio, or any other BLEP maps.

Part 5 – Community Consultation

Burwood Council has consulted the property owner ahead of preparing this Planning Proposal. The property owner has been invited to each Council Meeting and BLPP Meeting where this matter was considered. The property owner, and her representatives, made verbal representations to the Councillors at the initial Council Meeting. The property owner and her representatives have also had detailed phone conversations with Council’s Heritage Advisor. The property owner has objected to the proposed heritage listing.

Council will continue to consult the property owner in respect to this Planning Proposal.

In view of the minor nature of the Planning Proposal and its application to a single property, the Planning Proposal is considered to be of low-impact. As such, Council proposes that the Planning Proposal be placed on public exhibition for a period of 14 days.

The Gateway Determination will confirm and specify the community consultation that must be undertaken on the Planning Proposal.

Part 6 – Project Timeline

Date of Gateway Determination	5 May 2021
Anticipated timeframe for the completion of required technical information	By 21 May 2021
Timeframe for government agency consultation	24 May 2021 – 21 June 2021
Commencement and completion dates for the public exhibition period	24 May 2021 – 21 June 2021
Dates for public hearing	Not applicable
Timeframe for consideration of submissions	22 June 2021 – 8 July 2021
Timeframe for the consideration of a proposal post exhibition	27 July 2021
Anticipated date Council as RPA will make the plan	August 2021
Anticipated date Council as RPA will forward to the department for notification	By end of August 2021

Appendix One

- Proposed Amendment to Schedule 5

Appendix Two

- Delegation Checklist

Supporting Documentation

- List of supporting documents that are provided under separate cover.

Links to Supporting Material

- Report to the Council meeting of 8 December 2020 is available at the link below. Please select 08 December 2020 Ordinary Council Meeting, then Item 119/20 in Agenda.
<https://www.burwood.nsw.gov.au/Our-Council/Council-and-Committee-Meetings/Minutes-and-Agendas>
- Report to the BLPP meeting of 9 February 2021 is available at the link below. Please select 09 February 2021 Burwood Planning Panel Meeting, then Item GB1/21 in Agenda.
<https://www.burwood.nsw.gov.au/Our-Council/Council-and-Committee-Meetings/Minutes-and-Agendas>
- Report to the Council meeting of 16 February 2021 is available at the link below. Please select 16 February 2021 Ordinary Council Meeting, then Item 7/21 in Agenda.
<https://www.burwood.nsw.gov.au/Our-Council/Council-and-Committee-Meetings/Minutes-and-Agendas>

Appendix One

Proposed Amendment to Schedule 5

The proposed heritage item would be inserted into Schedule 5 of the BLEP 2012 (in alphabetical order by suburb and address).

For the avoidance of doubt, the following table sets out the proposed new Schedule 5 text.

Suburb	Item name	Address	Property description	Significance	Item no
Burwood	"Lansdowne" - house and interiors	17 Ethel Street	Lots A, B & D, DP 101675	Local	i224

The wording of any BLEP provisions will be subject to possible revision by the Parliamentary Counsel's Office.

Appendix Two

Delegation Checklist and Evaluation Criteria

Checklist for the review of a request for delegation of plan making functions to councils
Local Government Area:
Burwood.
Name of draft LEP:
Heritage listing of 17 Ethel Street Burwood.
Address of Land (if applicable):
17 Ethel Street Burwood.
Intent of draft LEP:
The heritage listing of the subject property.
Additional Supporting Points/Information:
Please refer to the PP.

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Evaluation criteria for the issuing of an Authorisation				
(NOTE - where the matter is identified as relevant and the requirement has not been met, council is attach information to explain why the matter has not been addressed)	Council response		Department assessment	
	Y/N	Not relevant	Agree	Not agree
Is the planning proposal consistent with the Standard Instrument Order, 2006?	Y			
Does the planning proposal contain an adequate explanation of the intent, objectives, and intended outcome of the proposed amendment?	Y			
Are appropriate maps included to identify the location of the site and the intent of the amendment?	Y			
Does the planning proposal contain details related to proposed consultation?	Y			
Is the planning proposal compatible with an endorsed regional or sub-regional planning strategy or a local strategy endorsed by the Director-General?	Y			
Does the planning proposal adequately address any consistency with all relevant S117 Planning Directions?	Y			
Is the planning proposal consistent with all relevant State Environmental Planning Policies (SEPPs)?	Y			
Minor Mapping Error Amendments	Y/N			
Does the planning proposal seek to address a minor mapping error and contain all appropriate maps that clearly identify the error and the manner in which the error will be addressed?	N			
Heritage LEPs	Y/N			
Does the planning proposal seek to add or remove a local heritage item and is it supported by a strategy/study endorsed by the Heritage Office?	Y*			
Does the planning proposal include another form of endorsement or support from the Heritage Office if there is no supporting strategy/study?		N/A		
Does the planning proposal potentially impact on an item of State Heritage Significance and if so, have the views of the Heritage Office been obtained?		N/A		
Reclassifications	Y/N			
Is there an associated spot rezoning with the reclassification?		N/A		
If yes to the above, is the rezoning consistent with an endorsed Plan of Management (POM) or strategy?		N/A		
Is the planning proposal proposed to rectify an anomaly in a classification?		N/A		
Will the planning proposal be consistent with an adopted POM or other strategy related to the site?		N/A		
Will the draft LEP discharge any interests in public land under section 30 of the <i>Local Government Act, 1993</i> ?		N/A		

* It is proposed that the PP be submitted to the Heritage NSW during the consultation stage. Heritage assessments have been carried out in accordance with Heritage NSW guidelines.

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If so, has council identified all interests; whether any rights or interests will be extinguished; any trusts and covenants relevant to the site; and, included a copy of the title with the planning proposal?		N/A		
Has the council identified that it will exhibit the planning proposal in accordance with the department's Practice Note (PN 09-003) <i>Classification and reclassification of public land through a local environmental plan and Best Practice Guideline for LEPs and Council Land</i> ?		N/A		
Has council acknowledged in its planning proposal that a Public Hearing will be required and agreed to hold one as part of its documentation?		N/A		
Spot Rezoning	Y/N			
Will the proposal result in a loss of development potential for the site (ie reduced FSR or building height) that is not supported by an endorsed strategy?	N			
Is the rezoning intended to address an anomaly that has been identified following the conversion of a principal LEP into a Standard Instrument LEP format?	N			
Will the planning proposal deal with a previously deferred matter in an existing LEP and if so, does it provide enough information to explain how the issue that lead to the deferral has been addressed?	N			
If yes, does the planning proposal contain sufficient documented justification to enable the matter to proceed?		N/A		
Does the planning proposal create an exception to a mapped development standard?		N/A		
Section 73A matters				
Does the proposed instrument a. correct an obvious error in the principal instrument consisting of a misdescription, the inconsistent numbering of provisions, a wrong cross-reference, a spelling error, a grammatical mistake, the insertion of obviously missing words, the removal of obviously unnecessary words or a formatting error?; b. address matters in the principal instrument that are of a consequential, transitional, machinery or other minor nature?; or c. deal with matters that do not warrant compliance with the conditions precedent for the making of the instrument because they will not have any significant adverse impact on the environment or adjoining land? (NOTE - the Minister (or Delegate) will need to form an Opinion under section 73(A)(1)(c) of the Act in order for a matter in this category to proceed).		N/A		
<p>NOTES</p> <ul style="list-style-type: none"> Where a council responds 'yes' or can demonstrate that the matter is 'not relevant', in most cases, the planning proposal will routinely be delegated to council to finalise as a matter of local planning significance. Endorsed strategy means a regional strategy, sub-regional strategy, or any other local strategic planning document that is endorsed by the Director-General of the department. 				

Supporting Documentation

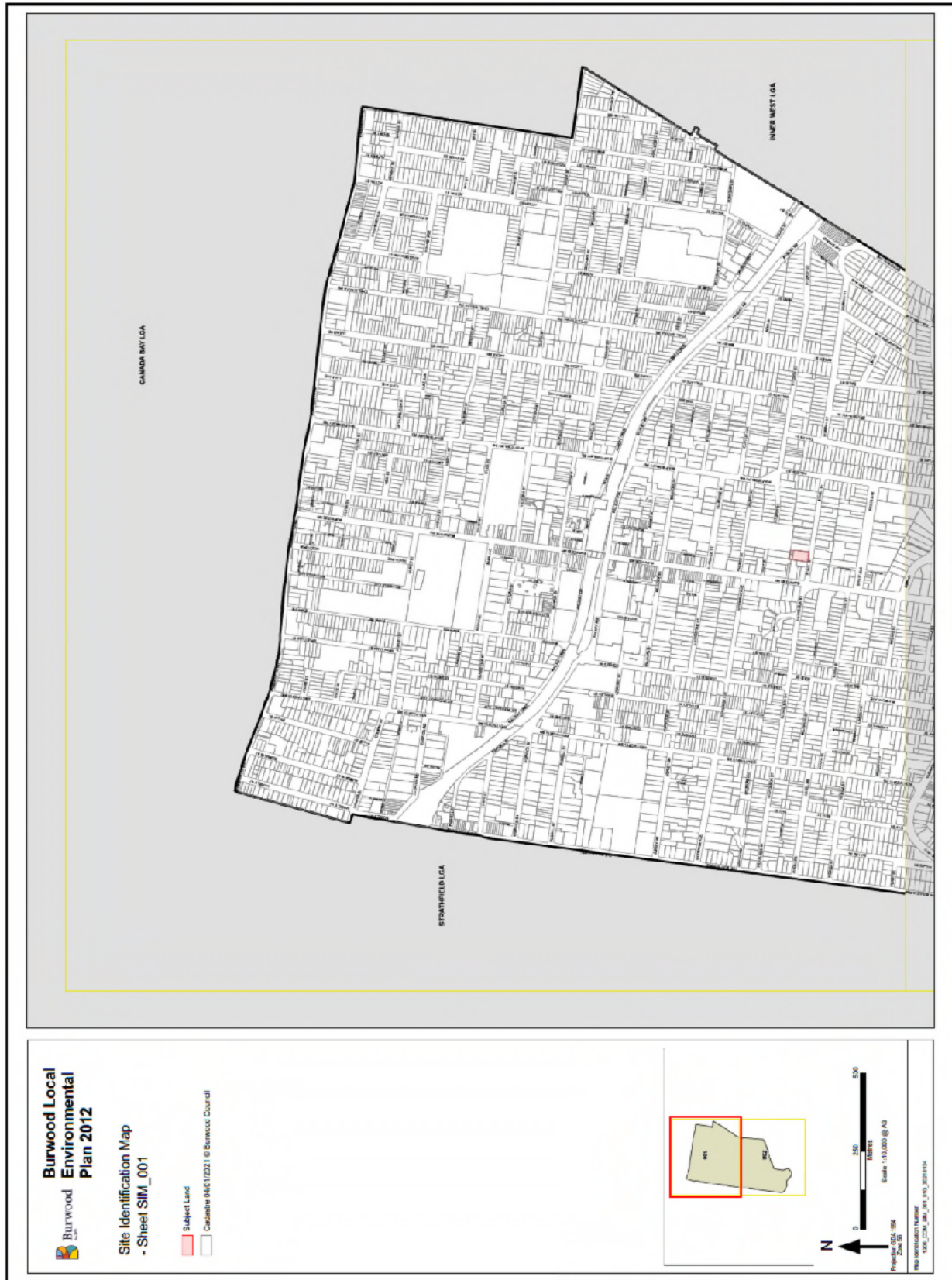
Heritage assessments and other supporting documents are provided under separate cover

Enclosure No.	Description
1	Heritage Assessment of 17 Ethel Street Burwood, undertaken by City Plan Heritage in November 2020.

Mapping

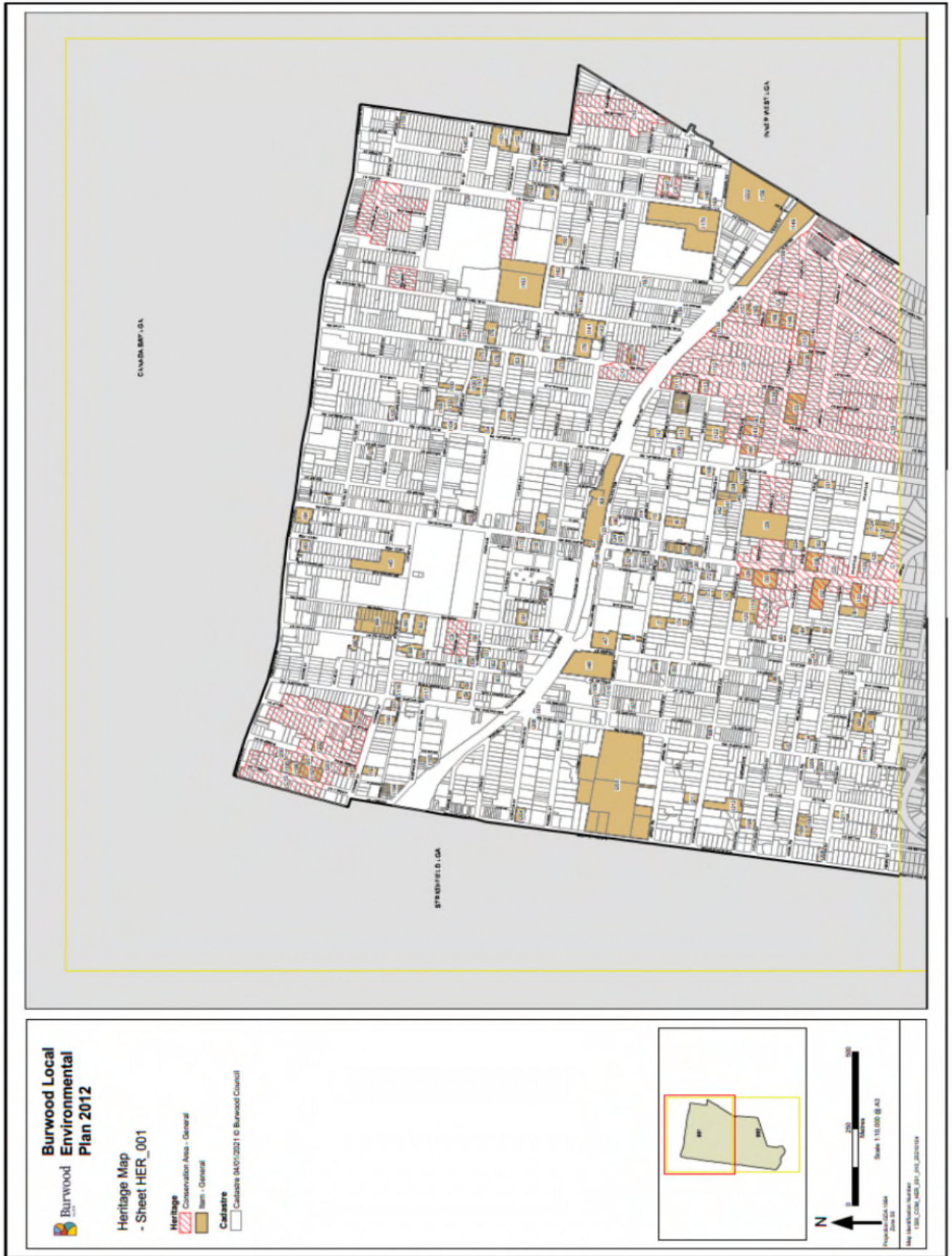
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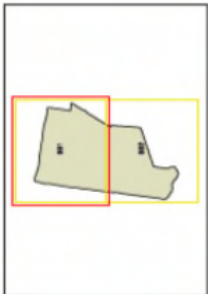
Burwood Local Environmental Plan 2012

Heritage Map
- Sheet HER_001


Heritage
 Conservation Area - General
 Item - General

Calaisite

 Calaisite 04/01/2021 © Burwood Council



Proposed by:
 Date: 24
 Map Identification Number:
 1000_C001_HER_001_20210124

A background graphic consisting of a grid of 3D cubes in various shades of grey and white, overlaid on a blurred city skyline. A large, dark blue diagonal shape is positioned over the lower-left portion of the graphic.

Heritage Assessment "Lansdowne"

17 Ethel Street, Burwood

Submitted to Burwood Council

NOVEMBER 2020



REPORT REVISION HISTORY

Revision	Date Issued	Revision Description		
01 DRAFT	13/11/2020	Revision tracking notes		
		Prepared by	Reviewed by	Verified by
		Samara Allen <i>Heritage Consultant</i>	Kerime Danis <i>Director - Heritage</i>	 Kerime Danis <i>Director - Heritage</i>
02 FINAL	30/11/2020	Revision tracking notes		
		Prepared by	Reviewed by	Verified by
		Samara Allen <i>Heritage Consultant</i>	Kerime Danis <i>Director - Heritage</i>	Kerime Danis <i>Director - Heritage</i>

Disclaimer

This report has been prepared by City Plan Heritage P/L with input from a number of other expert consultants (if relevant). To the best of our knowledge, the information contained herein is neither false nor misleading and the contents are based on information and facts that were correct at the time of writing. City Plan Heritage P/L accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance in information in this publication.

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 'Lansdowne'
 17 Ethel Street, Burwood
 Project # H 20-082
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1. INTRODUCTION

1.1. Background

City Plan Heritage (CPH) has been engaged by the Burwood Council to undertake an independent Heritage Assessment (HA) of the property located at 17 Ethel Street, Burwood (subject site).

It is understood that the subject site was auctioned and subsequently purchased in July 2020. During this time the recommendation was made by a member of the public that the subject site should be protected due to its potential heritage value. Burwood Council has concluded following a meeting on 28 July 2020 that further investigation should be undertaken in order to ascertain whether the property should be listed as an item of heritage significance.

Subsequently, the aim of the HA is to compile further information related to the subject site and make recommendations as to whether it should be listed on Schedule 5 of the Burwood Local Environmental Plan (LEP) 2012 as an item of heritage significance. In addition, this HA aims to identify the potential opportunities and constraints associated with the subject site in relation to heritage matters.

Accordingly, this report contains the following information:

- Fabric survey undertaken by CPH identifying original/early fabric;
- An historical summary of the development of the site;
- A brief comparative analysis;
- Assessment of significance;
- Preliminary recommended management policies; and
- Preliminary recommended approval pathways for future works.

1.2. The Site

The subject site is located at 17 Ethel Street, situated on the northern side of Ethel Street in Burwood. It is on a block bounded to the north by Duff and Fitzroy Streets, to the west by Burwood Road and to the east by Weldon Street (Figure 1).

The subject site is located directly south of the Woodstock Child Care and Community Centres, and to the south-east of the Burwood town centre approximately 9.5 km south-west from the Sydney central business district (Figure 2). For a more detailed description of the site and its context, see Section 2.



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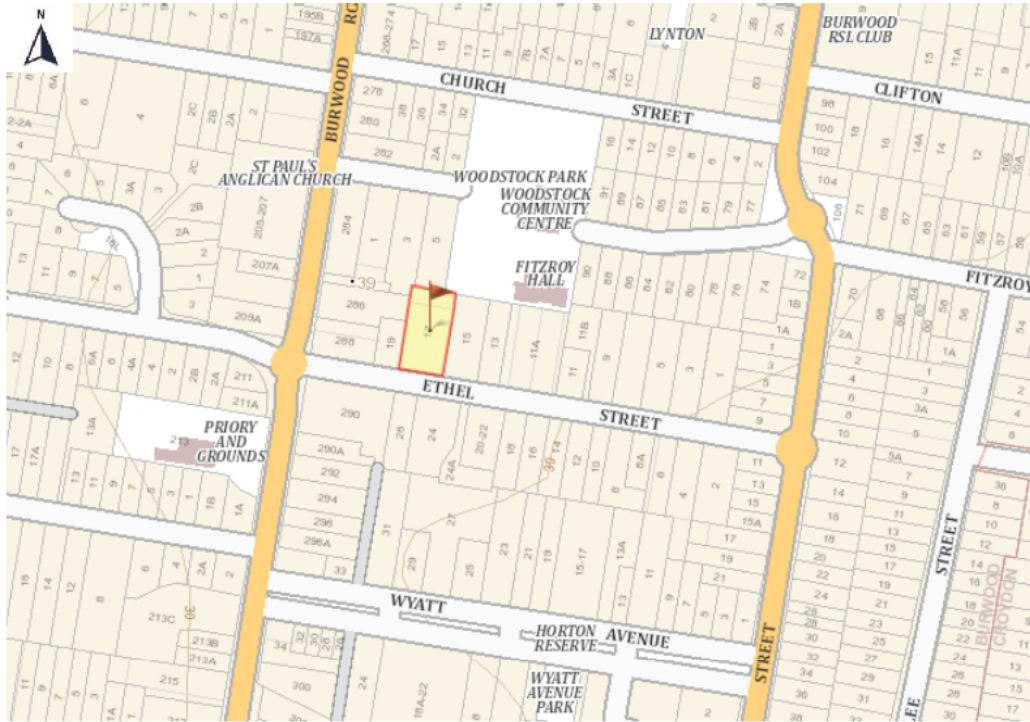


Figure 1: Cadastral map showing the location of the subject site (indicated in red and yellow) in its current context (Source: SIX Maps, accessed September 2020).

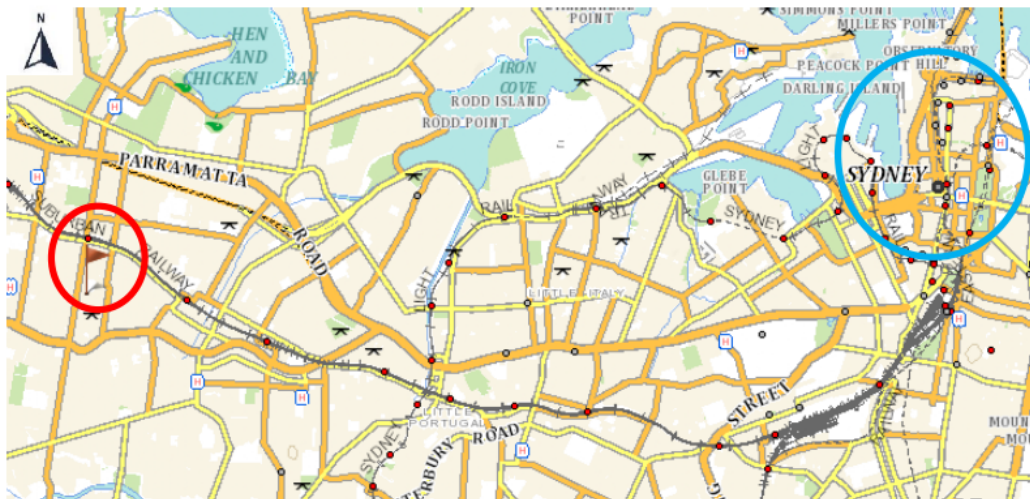


Figure 2: Cadastral map showing the location of the subject site (indicated in red) in relation to the Sydney central business district (CBD) (indicated in blue) (Source: SIX Maps, accessed September 2020).



1.3. Heritage Context

The subject site is not listed as a heritage item in Part 1 of Schedule 5 of the Burwood Local Environment Plan (LEP) 2012. Further, it is not located within a listed Heritage Conservation Area (HCA) under Part 2 of Schedule 5 of the Burwood LEP 2012 (Figure 3).

However, the subject site is adjacent and located in proximity to several heritage items including the following:

Environmental Planning and Assessment Act, 1979
Burwood LEP 2012, Part 1 Heritage items
<ul style="list-style-type: none"> ▪ "Woodstock" (house only), 22 Church Street, item no. I39 ▪ "Deelee", 290 Burwood Road, item no. I36 ▪ 'Victorian villa', 24 Ethel Street, item no. I52 ▪ "Claremont", 2 Ethel Street, item no. I51
Burwood LEP 2012, Part 1 Heritage items
<ul style="list-style-type: none"> ▪ Fitzroy Street heritage conservation area (HCA)(C7) ▪ Burwood Road heritage conservation area (HCA) (C5)

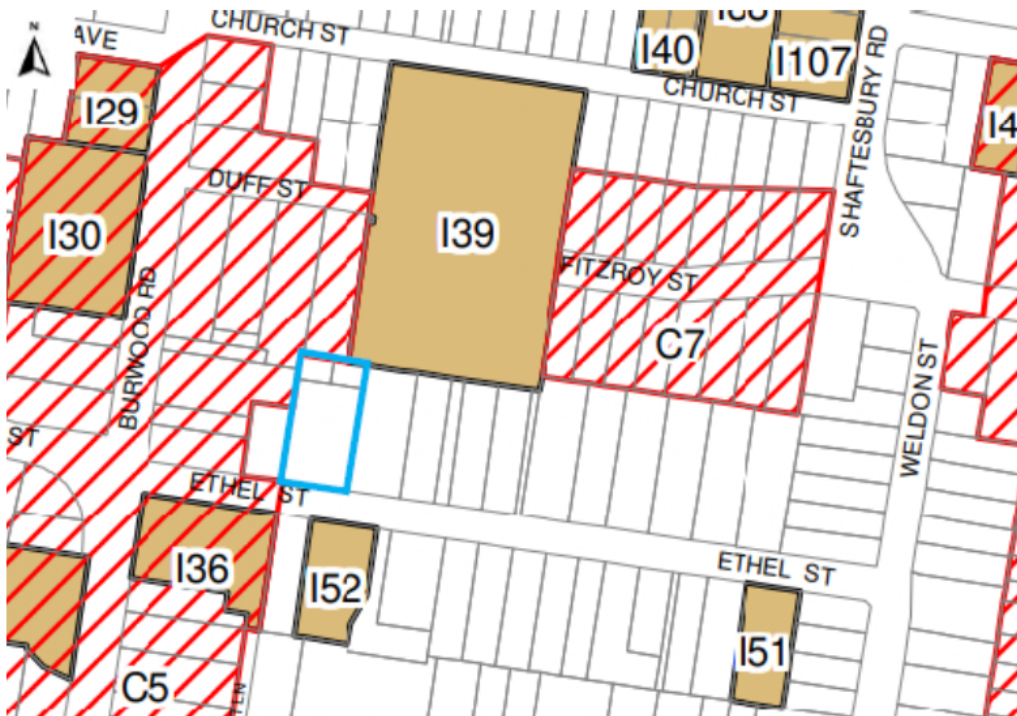


Figure 3: Cadastral map showing the location of the subject site (indicated in blue) in its current heritage context (Source: Burwood LEP 2012, Heritage Map 1).



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1.4. Methodology

This Heritage Assessment has been prepared in accordance with the NSW Heritage Manual 'Assessing Heritage Significance' guidelines. The philosophy and process adopted is that guided by *The Burra Charter: Australia ICOMOS Burra Charter 2013*.

1.5. Author Identification

The following report has been prepared by Samara Allen (Heritage Consultant). Kerime Danis (Director - Heritage) has provided input as well as reviewed and endorsed the report's contents.

1.6. Limitations

- An assessment of Aboriginal and landscape heritage values is beyond the scope of this report.
- An assessment of the archaeological potential of the site is beyond the scope of this report.
- During the site inspection, access to the building interior was not available due to lack of permission by the new homeowners. A detailed house tour video, recent internal images and floor plans were obtained from the real estate listing and included where relevant. In addition, external access was available from the public domain during the inspection and from which photography has been included where relevant. This is considered sufficient for the purposes of this report and has not restricted the following assessment.



2. SITE CONTEXT AND DESCRIPTION

2.1. Site Context

The subject site is located within the inner western suburb of Burwood (Figure 4), approximately 9.5 km south-west of the Sydney central business district (CBD) (Figure 2). It is a mixed residential, commercial, and lightly industrial suburb within the local government area of the Burwood Council.

The subject site is encompassed in a rectangular block that is bound to the north by Duff and Fitzroy Streets, to the east by Weldon Street, and to the west by Burwood Road (Figure 5). To the north of the subject site are the Woodstock Child Care and Community Centres, and Woodstock Park which are collectively listed as heritage item I39 (Figure 5); the Westfield Burwood Shopping centre and the Railway line are also directly to the north (Figure 4 and Figure 5). To the south-west of the subject site at the corner of Ethel Street and Burwood Road is the 'Deolee' heritage item (item no. I36). Directly south of the subject site is the 'Victorian villa' heritage item (item no. I52) located at 24 Ethel Street (Figure 8).

Ethel Street is a two-way street, comprised of residential houses varying in size and architectural style, and apartment blocks (Figure 6, Figure 7 and Figure 9). Ethel Street runs north-west to south-east and features no discernible incline (Figure 6, Figure 7 and Figure 9).

As identified in Section 1.3, the subject site is not identified as a heritage item nor within a heritage conservation area (HCA) under Parts 1 and 2 of Schedule 5 of the Burwood LEP 2012. However, it is noted that the subject site is bordered to the north-west and south-west by the Burwood Road HCA (C5) which is described as:

The precinct, between Church Street and Liverpool Road, comprises a mixture of substantially intact housing from the c.1870's to early twentieth century. Of note are Edmund Blacket designed St Paul's Church and Victorian villas, numbers 201 and 203. Large Victorian houses at 213-The Priory, 213c-The Lighthouse and 223-St Cloud dominate the western side of Burwood Road.

St Paul's Rectory, 207-Dedee, 290 and Appian Way are examples of Federation styled architecture.

The following images provide an overview of the context of the site.

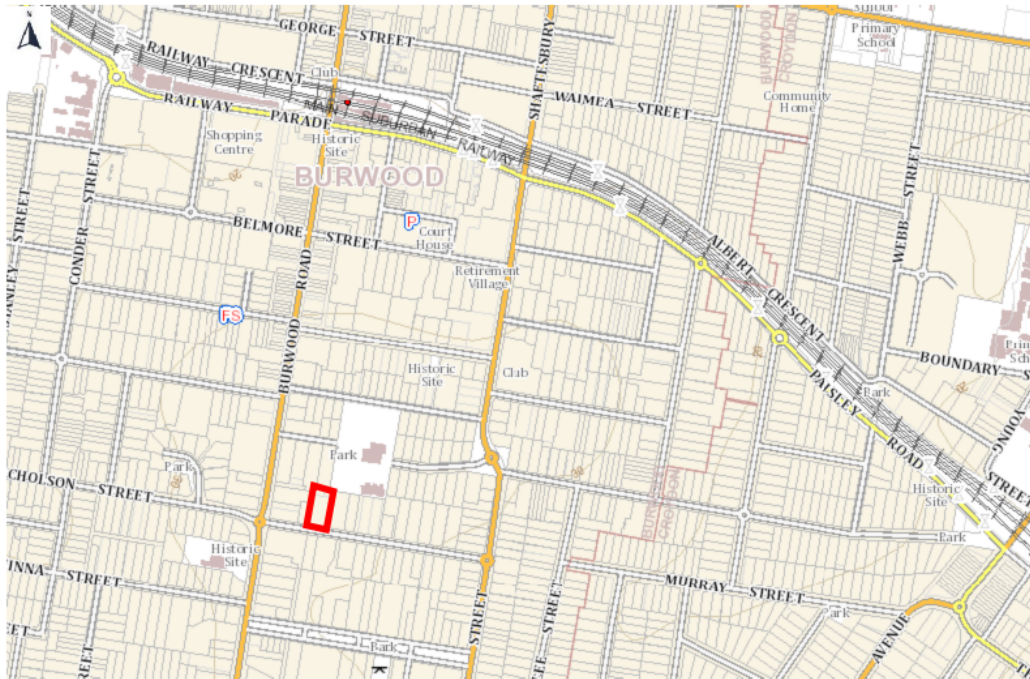


Figure 4: Cadastral map showing the location of the subject site (indicated in red) within its greater context of the suburb of Burwood (Source: SIX Maps, accessed October 2020).



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Figure 5: Aerial image showing the location of the subject site (indicated in red and yellow) within its current context (Source: SIX Maps, accessed September 2020).



Figure 6: View west along Ethel Street towards the junction with Burwood Road and the subject site (indicated in red).



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Figure 7: View east along Ethel Street toward Weldon Street.



Figure 8: View to 24 Ethel Street, a Victorian style two-storey house with wrap-around veranda south-east of the subject site (heritage item 152).



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Figure 9: View east from 11A Ethel Street.



Figure 10: View of 11A Ethel Street which was previously a larger dwelling with a similar size allotment to the subject site and has now been demolished.



2.2. Site Description

The subject site comprises three allotments including the following (Figure 11):

- Lots A, B and D of Deposited Plan 101675.

It is rectangular in shape with an approximate area of 1744 m² (Figure 11). The site is residential in nature, comprising a front garden and gravel turning circle, main house located centrally, and pool, gazebo, lawn, deck and lock up garage located to the rear (north) with access via a gravel drive to the east (Figure 12 and Figure 13).

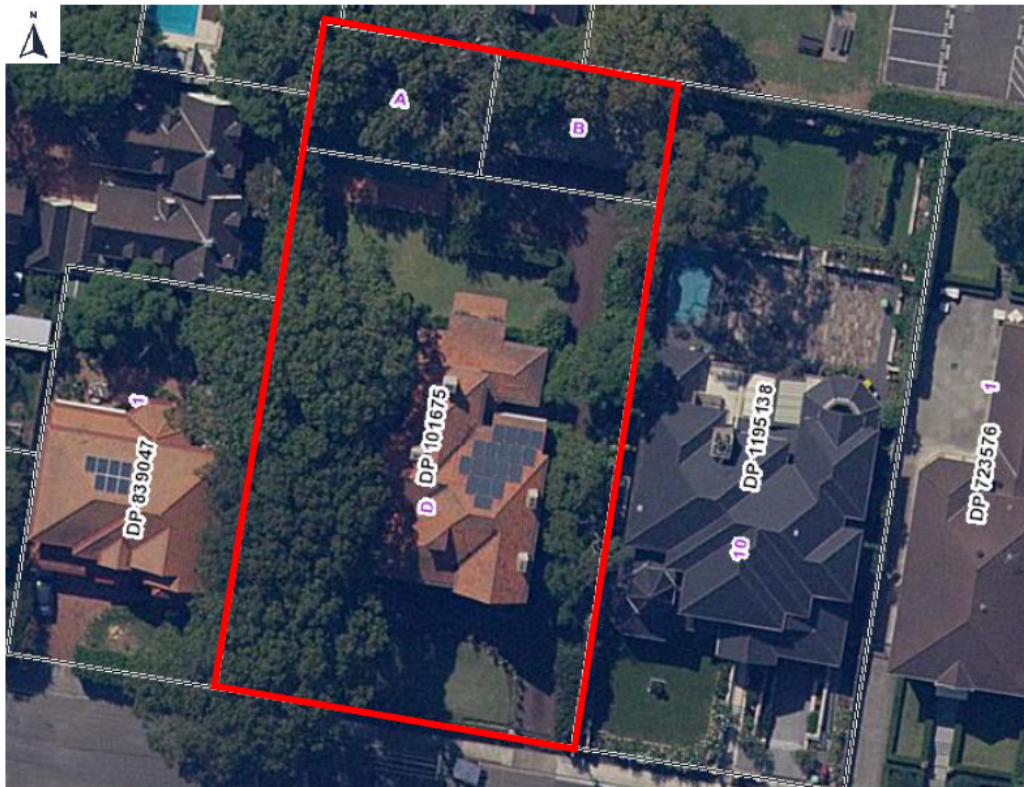


Figure 11: Location of the subject site (indicated in red) within Ethel Street (Source: SIX Maps, accessed September 2020).

2.3. Exterior

The subject site is bound to the south by Ethel Street, separated from the adjacent footpath by a low, brick and hedge fence with access into the site via two cast iron gates (Figure 15). The cast iron gates are located on each southern corner of the site aligned with the front gravel drive and turning circle (Figure 14 and Figure 15). The front garden is comprised of manicured lawn, with hedge and tree plantings to either side of the turning circle (Figure 14, Figure 16 and Figure 18).

The main house has an irregular footprint and shape, with a primary frontage to, and setback from, Ethel Street (Figure 14 and Figure 15). It was constructed in c. 1888-1890 utilising transitional architectural elements of both the Victorian Italianate and Federation Arts and Crafts styles; the house is constructed of exposed brick with roughcast rendering to the first floor, with a terracotta tile hipped and gabled roof featuring several tall painted brick chimneys with decorative corbelled tops and a protruding belvedere/belfry comprised of three timber-framed arch windows to each side (Figure 15).



The primary asymmetrical façade to Ethel Street featuring combination of a projecting bay and a veranda is comprised of two main sections; the ground floor is exposed facebrick with rounded arches leading to a partially enclosed front veranda and arched window to the right (east), whilst the first floor is consists of roughcast rendering and a veranda supported on grouped timber slender posts and simply decorated brackets (Figure 14 to Figure 18). Both the ground and first floor verandas are L-shaped and stacked above one another with first floor veranda featuring timber geometric pattern balustrade (Figure 15 and Figure 16).

The ground floor veranda is accessed via a set of timber steps which lead up to the front entrance through rounded archway (Figure 14 to Figure 18). The front entrance to the house faces to the west, whilst multi-paned timber window with decorative stained glass facing out onto Ethel Street (Figure 14 to Figure 18). This stained glass is utilised again in narrow tall windows to the right (east) of the rounded arches leading to the ground floor veranda providing daylight into the entrance hall of the house (Figure 14 to Figure 18).

The western elevation is comprised of both facebrick and roughcast render, fenestrated with double-hung sash windows to both the ground and first floors with protruding timber sills (Figure 21). A timber-framed doorway provides access from the kitchen out to the rear portion of the site but is not visible from the street (Figure 21). The eastern elevation is predominately comprised of facebrick, with recessed sections to the first floor rendered in the same roughcast visible to the south (Figure 18 and Figure 20). This elevation, with the exception of stained glass windowpanes, features minimal decoration (Figure 18 and Figure 20). To the north (rear) the facebrick is not visible and is instead comprised of roughcast render and timber weatherboard indicating that this section was likely extended prior to 1996 (Figure 19 and Figure 21). The ground floor consists of a series of timber-framed French-style doors which lead out to the rear garden and pool area and appear to be a later addition (Figure 19 and Figure 21).

As stated above, the rear to the property consists of a paved patio, covered gazebo and barbeque area, fenced pool and manicured lawn (Figure 21). A four-car lock-up garage sits to the north-eastern axis of the site (Figure 13 and Figure 18).



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Figure 12: Aerial image showing the irregular shape of the main house within the subject site (Source: SIX Maps, accessed September 2020).



Figure 13: Overview map of the subject site (Source: Realestate.com.au, accessed September 2020).



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Figure 14: View north-east from Ethel Street towards the subject site showing the front garden, hedge and brick fencing, cast iron entry gate (west), gravel turning circle and primary façade to the main house.



Figure 15: View north from Ethel Street to the primary façade of the main building within the subject site. Note: the facebrick ground floor and roughcast rendered upper storey, verandas, tiled terracotta roof, painted brick tall chimney and central belvedere/belfry.



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Figure 16: Primary elevation (south) from Ethel Street (Source: realestate.com.au, accessed September 2020).



Figure 17: Close up view of the front entrance and detail of the verandas. Note: the decorative rounded arches and timber steps leading up to the front entrance and geometric timber detail to the first floor veranda balustrade with dentilated brackets to the moulded timber cornice. The stained glass panels to the front-facing timber framed windows have low visibility from the street.



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Figure 18: View toward the primary (southern) and eastern elevations and gravel drive leading to the garage at the rear of the site. Note: the plantings to either side of the turning circle and drive, and exposed facebrick to both ground and first floors of the eastern elevation.



Figure 19: Rear elevation (north) and outdoor area to the north of the property showing the relationship between the main house, pool and gazebo (Source: realestate.com.au, accessed September 2020).



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Figure 20: Rear (northern) elevation to the main house showing sections of weatherboard extension and roughcast render. Note: the rear to the house is comprises a large section of French-style glass doors that open out to the uncovered patio and lawn area. The section of the house where the facebrick and weatherboard extension meet can be seen to the left (in blue) (Source: realestate.com.au, accessed September 2020).



Figure 21: View south-east from within the rear lawn towards the paved gazebo and western elevation of the main house. Note: the western elevation appears to be predominately roughcast rendered and features double-hung timber framed sash windows and doorway in the same style (Source: realestate.com.au, accessed September 2020).



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2.4. Interior

The main house is comprised of two storeys identified as ground and first floor (Figure 22 and Figure 23). It is noted that whilst interior investigation was not permitted at this time, the following description and imagery come from the publicly available July 2020 real estate listing.



Figure 22: Ground Floor plan (Source: Realestate.com.au).

Figure 23: First Floor plan (Source: Realestate.com.au).

As evidenced in the floor plans above, the house is comprised of several rooms with kitchen, dining and living areas to the ground floor with bedrooms located on the first floor (Figure 22 and Figure 23). The house is comprised of five bedrooms, two bathrooms, kitchen with adjacent formal dining area, connected formal living and lounge areas, rear laundry and living area, and entrance foyer dominated by a grand, polished timber staircase to the first floor (Figure 22, Figure 23 and Figure 24). The interior has been refurbished and modernised, however many elements of period detailing which appear to be original including the staircase, stained glass in fanlight windows above some doorways, timber dado, cornices, decorative lighting fixtures and tiling above the bay windows to the formal dining area (Figure 24 to Figure 30).

The below images provide an overview of the current condition of the interior (Figure 24 to Figure 30).



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Figure 24: View of the entrance foyer toward the grand staircase. Note: the polished timber staircase with decorative turned newel posts and balusters and high moulded wall stringers, and moulded multi-paned detail to the below-stairs storage (converted to a powder room). Stained glass is also visible to the front window (left), above the staircase (centre) and above the open doorway leading to the formal dining area (right). Very high moulded skirting decorates the lower part of the walls and flooring is comprised of tiling (Source: Realestate.com.au).



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Figure 25: View of the formal living area (south-east). Note: the decorative lighting fixtures, stepped profile corning, and timber picture rail and high moulded timber skirting. Also visible are the same stained glass window design to the upper panels of the windows and above the door (Source: Realestate.com.au).



Figure 26: View to the formal dining area and adjacent kitchen. Note: the fireplace compiled of marble mantel, cast iron insert and tiled hearth, timber board wall panelling below the bay windows, tiled soffit detail to the raked ceiling above the bay window and timber board flooring. Note: moulded cornice detailing is also visible to the ceiling and archway separating the bay window from the remainder of the room (Source: Realestate.com.au).



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Figure 27: View into the kitchen showing extensive use of timber detailing, tiling above the stove and benchtop, and floor tiling. The kitchen appliances are contemporary (Source: Realestate.com.au).



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Figure 28: First floor landing to the grand staircase. Note: the turned decorative detailing to the timber balustrade and handrailing and posts with panelled skirting boards to the staircase, stained glass windows and stained glass panes to the door leading out to the veranda. Some comicing is also visible to the ceiling (Source: Realestate.com.au).



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Figure 29: View to the master bedroom (Bed 1). Note: the marble, tile and cast-iron fireplace, and timber-framed sash windows with multi-paned upper sashes. Comicing and decorative lighting fixtures are also visible to the ceiling (Source: Realestate.com.au).



Figure 30: View to ground floor bathroom which comprises tiling to walls and floor, ornate timber basin with decorative tiling and contemporary tap fittings (Source: Realestate.com.au).



3. HISTORY

3.1. Indigenous History

This report does not assess Aboriginal cultural heritage values associated with the subject site, however, acknowledges the traditional custodians of the Burwood area. The following Indigenous history has been extracted in full from the Burwood Council website:

The story of Burwood commences with the original owners of our island nation – the Aboriginal people. Long before the convict history and early European settlers, Aboriginals lived in complete harmony with nature. Archeological evidence suggests that Aboriginal people occupied the area in and around Sydney at least 11,000 years ago and they may well have been there much longer.

The Aboriginals in Sydney belonged to two tribes; the 'Kuringal' or 'Eora' tribe who were coastal dwellers, and the 'Dharug' tribe who lived further inland to the foothills of the Great Dividing Range. Within these two tribes were specific clans or extended family groups.

The Aboriginals who lived in our neighbourhood, were known as the Wangal people. The Aboriginal leader Bennelong was a member of the Wangal clan.

Although the Wangal travelled about to trade and search for food, their territory was the land on the southern bank of the Parramatta River. Their boundaries extended to the west of Iron Cove to as far as Homebush Bay, with a southern boundary along the watershed between Cooks River and Sydney Harbour

The British First Lieutenant William Bradley writes in his journal about seeing a number of Wangal people along the banks of the river around Mortlake in 1788. When his exploration party stopped for breakfast on the opposite bank, a group of seven Wangals came over in canoes to meet them. "They left their spears in the canoes and came to us" wrote Lieutenant Bradley. When the Europeans had left, the Wangal people used the Europeans' fire to cook mussels they had gathered from surrounding rocks.

European invasion forced the retreat of the Wangal into alien territory, depriving them both of their source of food and spiritual connection with their country. The small pox epidemic of 1788 also proved to be the bane of this tribe. No Wangal people survive today. Now Burwood is home to 200-300 of the 10,000 Aboriginal residents who live in Sydney.¹

¹ 'History and Heritage: First Inhabitants', Burwood Council, website accessed October 2020 via <https://www.burwood.nsw.gov.au/Our-Council/Our-Burwood/History-and-Heritage#:~:text=The%20First%20Council%201874%201925&text=The%20Municipality%20of%20Burwood%20was,and%20only%20about%20300%20buildings.>



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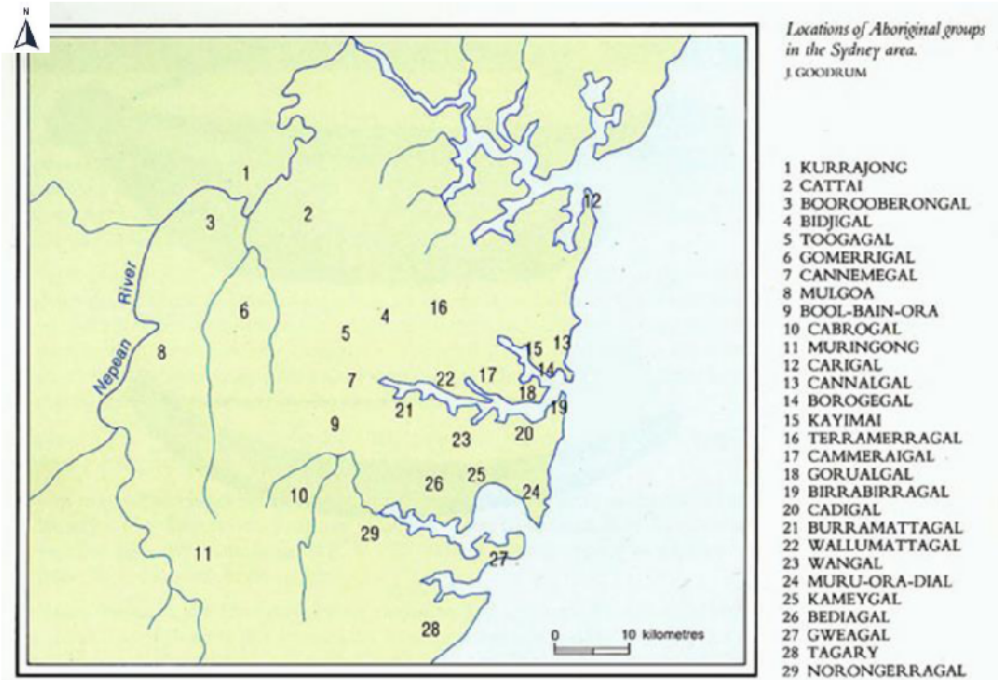


Figure 31: Distribution of linguistic groups in the Sydney Area in 1788, based on map by J Goodrum, in Mulvaney, D J and White, Peter, 1987, *Australians to 1788*, Fairfax, Syme & Weldon, Sydney, p. 345. (Source: Sydney Barani Website, accessed December 2018 via <http://www.sydneybarani.com.au/sites/aboriginal-people-and-place/>)

3.2. Brief History of the Suburb of Burwood

The following history of the suburb of Burwood has been summarised from the available history on the Burwood Council website²:

The settlement of Burwood began alongside the building of the Parramatta Road in the 1790s, originally a bush track between 'Rose Hill' (now Parramatta) and Governor Phillip's original settlement in Sydney Cove. The earliest recorded settler in the Burwood area was Sarah Nelson, a free settler who had travelled to Sydney in 1791 following her husband, Isaac, who arrived previously as a convict. Nelson's farm was located in Malvern Hill.

In 1794, James Brackenrig, soldier in the New South Wales Corps, received a grant known as 'York Place' bounded by Parramatta Road and Queen, Lang and Acton Streets. Shortly after, in 1799, 250 acres were granted to Captain Thomas Rowley, a fellow soldier in the New South Wales Corps, who named the land 'Burwood Farm' from which the suburb now takes its name. Brackenrig's land was absorbed by Joseph Underwood's Ashfield Park estate after 1806, whilst Rowley's land at Burwood Farm was purchased by well-known Sydney businessman, Alexander Riley, in 1812. 'Burwood Villa', the first grand house in the local area, was constructed on this land in 1814.

By the 1820s, a stagecoach service began to run along Parramatta Road and with it came the development of several inns with staging posts and stables at approximately 10 km intervals. The journey between Sydney and Parramatta was fraught with peril from inclement weather to the presence of bushrangers. It was common for coaches to be overturned, bogged or attacked and became

² 'History and Heritage: Settlement, Birth of Burwood, The First Council, and Burwood the Suburb 1930- Today', Burwood Council, website accessed October 2020 via <https://www.burwood.nsw.gov.au/Our-Council/Our-Burwood/History-and-Heritage#:~:text=The%20First%20Council%201874%201925&text=The%20Municipality%20of%20Burwood%20was,and%20only%20ab%20out%20300%20buildings.>



necessary to stop at regular intervals. The most famous, long-standing inn along the route was the Bath Arms on corner of Burwood Road.

In c. 1833, several owners of the suburb's larger grants began to subdivide and sell their property. The first allotments of the former Burwood Estate were advertised for sale in 1834 by auction. By 1848, the entirety of the Parish of Concord (including Burwood along with Concord, Croydon and Enfield) consisted of 216 houses and a population of almost 1200.

The Sydney to Parramatta railway opened in 1855 with four stations including Newtown, Burwood, Ashfield and Homebush. The first railway station at Burwood was located on the western side of Burwood Road, then still an unsealed grassy track known as Neich's lane. The railway and new train station at Burwood made the area more easily accessible from the city, bringing with it an increase in the number of wealthy merchants and industrialists who settled in the area. Many of these new settlers built spacious country houses like 'Shubra Hall' built in 1869 by Anthony Horden.

In 1873 residents, including Anthony Horden petitioned the Governor to establish a municipality for Burwood. Richard Wynne, merchant and local to the area, became Burwood's first Mayor and the new municipality continued to grow. By 1900 the population of Burwood had increased to 7,400.

The 1920s saw a period of growth in development, with the construction of brick houses to accommodate the increased population. Two large brick pits were established to supply the construction, one in Webb Street and the other in Cheltenham Road. By 1930, Burwood's population had increased to over 20,000. Burwood Villa was demolished in 1937 to make way for further development and its historical significance to the municipality was immortalised in the official crest of Burwood.

A Westfield shopping centre was opened in Burwood in 1966 directly north of the railway on the eastern side of Burwood Road, partially on the site of the old Hoyts Astor theatre. The centre was built to accommodate major retailers such as Coles, Mark Foy's and Farmers (later rebranded as Myer) and was constructed on a gently inclining gradient. The shopping centre and its surroundings, particularly along Burwood Road to the north and south, comprise the suburb's central and cultural hub today.



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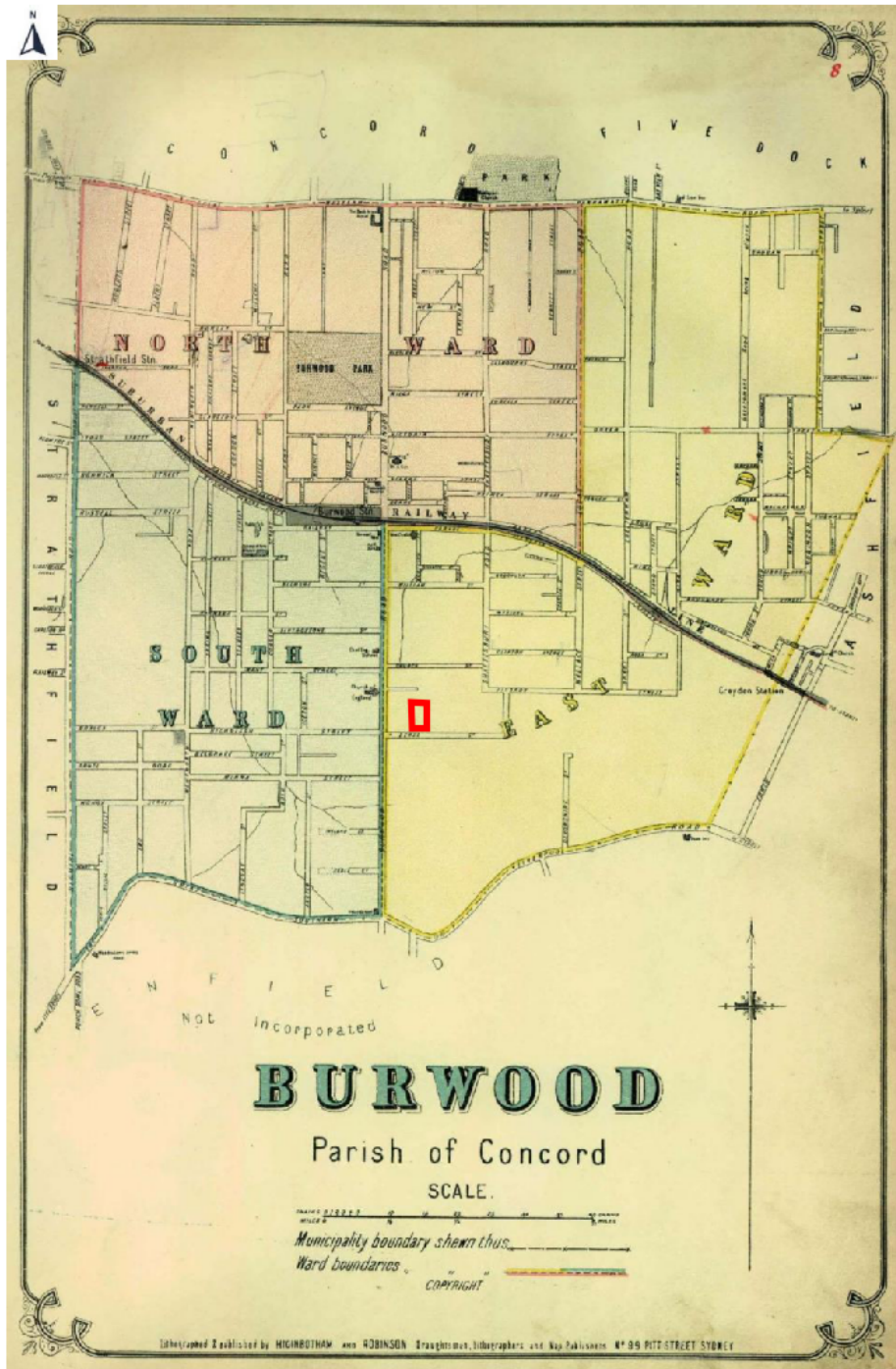


Figure 32: Plan of Burwood 1886-88, Higinbotham & Robinson. Approximate location of the subject site indicated in red (Source: Dictionary of Sydney, Atlas of the City of Sydney, accessed October 2020 via <https://dictionaryofsydney.org/media/3897>).



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3.3. History of the Subject Site

The subject site was first granted to William Faithful in January 1810 (v.84 f.64) and later transferred to Joseph Wyatt in 1869 (v.84 f.63) then on to Charles Wye Weekes of Burwood in 1875 (v.243 f.100).

The larger land grant was subdivided prior to 1881 when the certificate of title was transferred to Charles Wye Weekes (v.552 f.209), and the subject site was divided into three separate lots (Lots 5, A and B) with the primary part of the former estate (now comprising the house) becoming Section 1, Lot 5 of the former estate.

The subdivision plans for Woodstock House dated 1885, directly north-east to the subject site, identify the location of Lot 5 but appear to show that the land is undeveloped (Figure 38). Further, the Burwood Council Rates book for 1886 attributes Lot 5 as 'Waste land' under the ownership of J.W. Weeks, surveyor, with the only house situated along Ethel Street owned by Reverend Johnston (Figure 33).

EAST WARD				BOROUGH OF		BURWOOD.									
Assessment of the Annual Value of all Property liable to be listed in the East Ward in the Borough One Shilling in the Pound, and a Special Rate of Fourpence in the Pound, by virtue						of Burwood, by virtue of the Municipalities' Act of 1867, and Rates thereon, after the Rate of of the said Act, for the Year commencing Second day of February, 1886.									
No.	Street	Occupier	Location	Description of Property	Rating and Value	No. Rates (Assessed & Unassessed)	Amount of Municipal Tax (1885 & 86)	Amount of County & Road Rates	Streetage Rate	House Rate	Rating of Property	Message Rate	Ample Rate		
169	Ethel St	Rev J Johnston		Rev J Johnston Home	52	14616	267	157				179	267	157	
170	5	J W Weeks		Waste Land	300	10	10	3 14			5 15	10	3 14		
171	Ethel St	E Weeks		Waste Land	65	7610	3166	156				335	3166	156	

Figure 33: Excerpt from the Burwood Council Rates book for 1886, showing Lot 5 identified as 'Waste Land' (Source: Burwood Council).

The Sands Directory does not provide house numbers for Ethel Street until the 1920s, however lists the following residents of Ethel Street between 1886 - 1890:



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Ethel street
Burwood road to Fitzroy street
 Manchester, Abraham H., bricklayer
 Flemming, Edward G., com. traveller
 Ford, F. P., brickmaker
 Phillips, Miss M., Spilsby cottago
 Mitchell, Alexander, manager City
 Carrying Co.

Figure 34: Excerpt from the Sands Directory, 1886 (Source: City of Sydney Archives).

Ethel street
Burwood to Weldon road
 Johnston Rev. Thomas (Cong.)
 Ford F. P., accountant
 Ross Percy V.
 Thatcher John
 Robinson Mrs. Ann
 Dyer Henry H., draper
 Remington John C.
 Remington Robert, 'Killarney'
 Remington Robert T., tea merchant

Figure 35: Excerpt from the Sands Directory, 1888 (Source: City of Sydney Archives).

Ethel street
Burwood to Weldon road
 Johnston Rev. Thomas (Cong.)
 Ford F. P., accountant
 Ross Percy V.
 Thatcher John
 Carter W. H. R.
 Dyer Henry H., "Chelmsford"
 Remington John C.
 Remington Robert, "Killarney"
 Remington Robert T., tea merchant

Figure 36: Excerpt from the Sands Directory, 1889 (Source: City of Sydney Archives).

Ethel street
Burwood to Weldon road
 Johnston Rev. Thomas (Cong.)
 Ford F. B., accountant
 Ross Percy V.
 Thatcher John
 Hume Andrew H.
 Dyer Henry H., "Chelmsford"
 Remington John C.
 Remington Robert, "Killarney"
 Remington Robert T., tea merchant

Figure 37: Excerpt from the Sands Directory, 1890 (Source: City of Sydney Archives).

The advertisement for the auction of 'Nine splendid building sites fronting Burwood Road & Church St' on 15th February 1890 again shows the allotted boundary of the subject site with the outline of the house now present (Figure 40). Further, the Burwood Council Rates books for 1890 provide the following entry attributing the subject site to a Mrs Adams:

230	Tancred	10	54	2 10	1 10	100	1 10
231	St. Rose	10	54	2 10	1 10	100	1 10
232	Johnston	10	54	2 10	1 10	100	1 10
233	St. John	10	54	2 10	1 10	100	1 10
234	Mrs Adams	10	54	5 00	1 10	100	1 10
235	St. Andrew	10	54	3 10	1 10	100	1 10
236	St. Andrew	10	54	3 10	1 10	100	1 10
237	St. Andrew	10	54	3 10	1 10	100	1 10

Figure 38: Excerpt from the Burwood Council Rates books, 1890. Rates attributed to Mrs Adams are indicated in red (Source: Burwood Library Local Studies).



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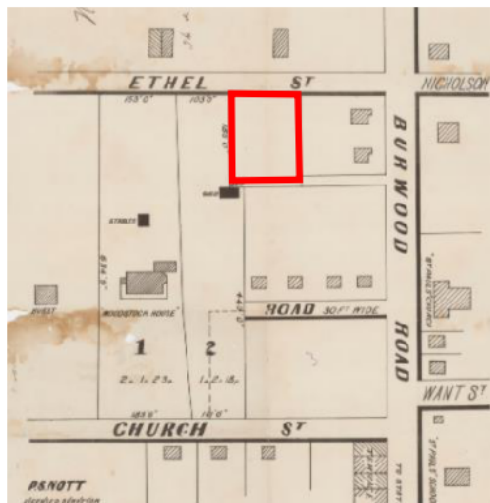


Figure 39: Extract from subdivision plans for Woodstock House including surrounding streets, c. 1885. The approximate location of the subject site is outlined in red, showing that the house had not been built by 1885 (Source: State Library of NSW, Croydon Subdivision Plans, 132 - SP/811.1834.76/1885/489 - Woodstock House, IE8714927).

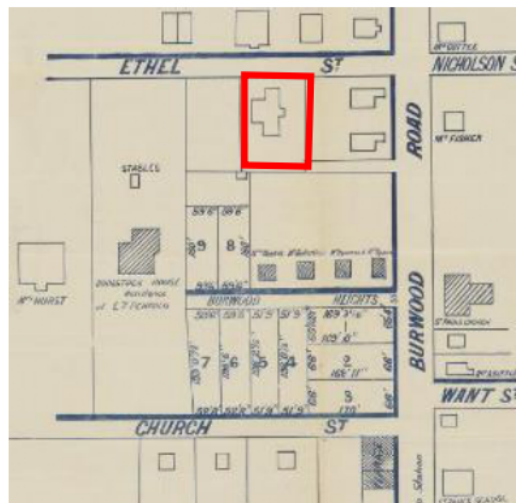


Figure 40: Advertisement for auction of 'Nine splendid building sites fronting Burwood Road & Church St', 15th February c.1890, located in 'Mr Penfold's Paddock', Burwood Heights. The subject site and house are visible, outlined in red (Source: Hardie and Gorman, accessed October 2020 via <https://nla.gov.au/nla.obj-230114436/view>).

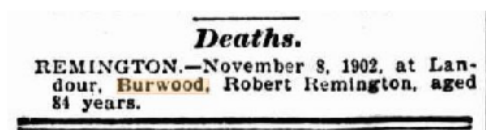


Figure 41: Notice of the death of Robert Remington, November 8 1902, at the subject site then known as 'Landour' (Source: The Australian Star, Monday 10 November 1902, Page 1, Family Notices accessed via Trove).

An obituary from 10 November 1902 for Robert Remington at the subject site, then known as 'Landour', suggests that Remington may have been one of the original tenants of the house during its ownership by Mrs Adams (Figure 41). Remington, along with his son of the same name, is listed in the Sands Directory as a resident of Ethel Street from c. 1888 through to his death in 1902 (Figure 35 to Figure 43). Remington is listed as a tea merchant at a property known as 'Killarney' though historical research to date suggests that this was separate to the subject site.

The 1895 Sands Directory lists Remington's 'Killarney' and 'Landour' as separate properties on opposite sites (north and south) of Ethel Street (Figure 42). However, the 1900 Sands Directory no longer lists 'Killarney' at all whilst Remington is noted as the owner/tenant at 'Landour', the subject site (Figure 43). It is unclear whether 'Killarney' was demolished and rebuilt or simply renamed by a following owner, but it is not considered to have been the same as the subject site.

By 1905, Remington had died and the house, still under the ownership of Mrs Adams, continued to be rented by various tenants including Henry Williamson and Peter Board (Figure 44).



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Ethel Street—South side
Burwood to Weldon street
 Johnson Rev. T. (Cong.), 'The Retreat'
 Cottier Capt. William, master mariner
 Nettleton John, merchant, 'Kembla'
 Beckett Edmund C., 'Clarence house'
 Roberts Charles
 Johnston James, importer, 'Rossmoyne'
 Jackson Mrs. Jane
 Dyer Henry, draper, 'Lysanda'
 Remington Robert, sen., 'Killarney'
 Remington Robert T., tea merchant

North side
 Adam Mrs. Agnes, 'Landour'

Figure 42: Excerpt from the Sands Directory, 1895 (Source: City of Sydney Archives).

Ethel Street—South side
Burwood to Weldon street
 Bell William
 Cottier William, "Mona"
 Chicks Mrs. L. A., "Kembla"
 Dove J., "Clarence house"
 Barnett Albert
 O'Reilly Dowell P., "Rossmoyne"
 Schrader Charles, solicitor
 Dyer Henry, draper, "Lysanda"

North side
 Remington R. T., "Landour"
 Nettleton John, merchant, "Hazelhurst"
 Neale Alfred John, "Quambone"

Figure 43: Excerpt from the Sands Directory, 1900 (Source: City of Sydney Archives).

Ethel Street—South side
Burwood to Weldon street
 Johnson Miss M. P., "The Retreat"
 Aitken David L., "Craigenvvar"
 Snelson Mrs. Mary, "Kembla"
 Cummins Mrs. Clara, "Clarence House"
 Steed Robert Barnard, "Lindesarn"
 Lewis Henry F., teacher of violin, "Rossmoyne"
 Sherwood Charles O., "Toorak"
 Maybury Cecil E. B., J.P., sheriff, "Marwood"

North side
 Williamson Henry D., "Landour"
 Weldon Harry
 Nettleton John, merchant, "Hazelhurst"
 Neale Alfred John, "Quambone"

Figure 44: Excerpt from the Sands Directory, 1905 (Source: City of Sydney Archives).

Ethel Street—South side
Burwood to Weldon street
 Johnson Miss M. P., "The Retreat"
 Aitken David L., "Craigenvvar"
 Wilson James, "Kembla House"
 Jones Arthur E., "Clarence House"
 Roberts Charles, "Lindesfern"
 Fowler Frederick, "Rossmoyne"
 Dyer Mrs., "Toorak"
 Maybury Cecil E. B., J.P., sheriff, "Marwood"
 Maybury R. Trevelyan, "Marwood"

North side
 Board Peter. J.P., "Landour"
 Nettleton John, merchant, "Hazelhurst"
 Neale Alfred John, "Quambone"

Figure 45: Excerpt from the Sands Directory, 1910 (Source: City of Sydney Archives).

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276	Owner Occupier R.P. Lease	Adams Mrs Wm					
277	Owner Occupier R.P. Lease	Adams Mrs Wm					
278	Owner Occupier R.P. Lease	Adams Mrs Wm Peter Board					
279	Owner Occupier R.P. Lease	Adams Mrs Wm					
280	Owner Occupier R.P. Lease	Adams Mrs Wm					

Figure 46: Excerpt from the Burwood Council Rates books, 1908. The house was still under the ownership of Mrs Adams at this time, but rented to Peter Board (indicated in red) (Source: Burwood Library Local Studies).

In 1914 the house was purchased by W Larcombe and subsequently renamed "Lansdowne" (Figure 47). The Sands Directory and Burwood Council Rates and later Valuation books record both a Mrs Rebecca and WFA Larcombe as owner/occupiers of the property into the 1930s.

369	Owner Occupier R.P. Lease	Adams Mrs Wm					
370	Owner Occupier R.P. Lease	Adam Lansdowne W Larcombe					
371	Owner Occupier R.P. Lease	Adams Mrs Wm					

Figure 47: Excerpt from the Burwood Council Rates books, 1914. 'Adam' has been crossed out and replaced with 'Lansdowne' under the ownership of W Larcombe (indicated in red).

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North side
 Larcombe Mrs. Rebecca, "Lansdowne"
 Nettleton John, merchant, "Hazellhurst"
 Neale Alfred John, "Quambone"

Figure 48: Excerpt from the Sands Directory, 1915 (Source: City of Sydney Archives).

North side
 Larcombe Wm. F. A.
 Nettleton John
 Neale Mrs. G. M. A.
 Reynell Edward W.

Figure 49: Excerpt from the Sands Directory, 1920 (Source: City of Sydney Archives).

North side
 17 Larcombe W. F. A.
 15 Nettleton Mrs. John
 13 Neale Mrs. G. M. A.
 11 Henry Lewis
 7 Reynell Ed. W.
 5 Poole Chas. T., solicitor
 3 Smith John H.
 1 Herbert Richard A.

Figure 50: Excerpt from the Sands Directory, 1925 (Source: City of Sydney Archives).

North side
 17 Larcombe Wm.
 15 Nettleton Mrs. John
 13 Lee Herbert E., phys-
 ician & surgeon
 11 Hall Jonathan
 9 Douglas Alfred G.
 7 Houghway Fredk. S.,
 J.P.

Figure 51: Excerpt from the Sands Directory, 1930 (Source: City of Sydney Archives).

ST 400-2 DEPARTMENT OF THE VALUER GENERAL, N.S.W.—VALUATION LIST									
VALUATION DISTRICT OF BURWOOD				WARD OR RIDING EAST		VALUATION NO. 698			
OWNER'S NAME			OCCUPATION			ADDRESS			
LARCOMBE, W. F. A. & JAMES P. EDITH E. P. <i>Estate / att</i>						17 ETHEL STREET, BURWOOD.			
LEASER'S NAME									
COUNTY		PARISH		TOWN OR VILLAGE					
REGD. REF. VO. 914 No. 244 B.P. 584		OTHER TENURE		NATURE OF IMPROVEMENTS		LOCALITY OR ESTATE		REMARKS	
STREET ETHEL		SIDE N		HOUSE & GARDEN		CHELTENHAM PARK		"LANSDOWNE" 17	
PORTION		SEC.	LOT.	AREA OR DIMENSIONS		VALUES		REMARKS	
6/5/22		1	PT 5	100' x 150'		UNIMPROVED £ 950	IMPROVED £ 2250	ASSESSED ANNUAL £ 129	

Figure 52: Excerpt from the Burwood Council Valuation books, 1932. W Larcombe is identified as the current owner of the house with no listed leasee (Source: Burwood Library Local Studies).

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DEPARTMENT OF THE VALUER GENERAL, N.S.W.—VALUATION LIST									
VALUATION DISTRICT OF		OWNER'S NAME		OCCUPATION		WARD OR RIDING		VALUATION NO.	
BURWOOD		LARCOMBE, W. F. A.		Mrs. Gladys. Men		EAST		698	
		JAMES P.		Mrs 531				A. J. TEST, I.R.O., Book 2140	
		EDITH F. P.						17 ETHEL ST. BURWOOD.	
LEASER'S NAME									
COUNTY		PARISH		TOWN OR VILLAGE					
REG. REF. NO. 914		244		584		NATURE OF IMPROVEMENTS		LOCALITY OR ESTATE	
TO TITLE REG. NO.		TENURE				HOUSE, GRGE		CHELTENHAM PARK	
STREET		SIDE				HOUSE NO. OR NAME		17 LANSDOWNE.	
ETHEL		N.							
DATE VALUED LAST EFFECT BY VALUATION ROLL	PORTION	SEC.	LOT	AREA OR DIMENSIONS	UNIMPROVED £	IMPROVED £	ASSESSED ANNUAL £	REMARKS.	
8.7.35		1	PT.5	100'x150'	950	2250	129		

Figure 53: Excerpt from the Burwood Council Valuation books, 1935 (Source: Burwood Library Local Studies).

DEPARTMENT OF THE VALUER GENERAL, N.S.W.—VALUATION LIST									
VALUATION DISTRICT OF		OWNER'S NAME		OCCUPATION		WARD OR RIDING		VALUATION NO.	
Burwood		Larcombe, Mrs. Amy Gladys				East		698	
								D. H. PARLET, GOV. PRINTER.	
								17 Ethel St. Burwood.	
LEASER'S NAME									
COUNTY		PARISH		TOWN OR VILLAGE					
REG. REF. NO. 914		244		584		NATURE OF IMPROVEMENTS		LOCALITY OR ESTATE	
TO TITLE REG. NO.		TENURE				House & Garage		Cheltenham Park	
STREET		SIDE				HOUSE NO. OR NAME		17 "Lansdowne"	
Ethel		N.							
DATE VALUED LAST EFFECT BY VALUATION ROLL	PORTION	SEC.	LOT	AREA OR DIMENSIONS	UNIMPROVED £	IMPROVED £	ASSESSED ANNUAL £	REMARKS.	
6.4.38		1	Pt.5	100'x150'	1050	2300	140		

Figure 54: Excerpt from the Burwood Council Valuation books, 1938 (Source: Burwood Library Local Studies).



Figure 55: Aerial image showing the extent of the subject site (outlined in red) in 1943 (Source: SIX Maps, accessed October 2020).

In 1935, Amy Gladys Larcombe purchase Lot B of the subject site, combining the allotment with Lot 5 to extend the rear garden (v.4729 f.136). The 1943 aerial shows these two lots and the adjacent Lot A with an unknown property (now demolished) located centrally (Figure 55). Further information about this property in Lot A was not established.

According to the 1947 and 1950 Valuation books the house was occupied by a French Consul while owned by Mrs. Amy Gladys Larcombe. In 1953, Amy Larcombe purchased Lot A of the subject site's current allotment, combining the three lots for the first time since their subdivision prior to 1881 (v.6629 f.218). It is understood that the house remained a property of the Larcombe family until at least the early 1980s.

From 1985 through to 1993, several Building Applications were submitted to Burwood Council for works to the property on behalf of the Fleming family. In 1988 (BA 100-88) works associated with the addition of a new bathroom to the ground floor level were approved and carried out (Figure 56 and Figure 57). Similarly, in 1990 (BA 249-90) a bathroom fitout was approved for the first floor (Figure 58) along with the installation of a new lightwell and timber-framed belvedere/belfry (BA 342-90) which was subsequently constructed and remains extant (Figure 59). In 1991 (BA 202-91) the rear gazebo and garage were relocated to their current positions within the site, whilst a proposed extension to the ground floor was not undertaken (Figure 60).

Also, in 1991 (BA 237-91) internal works were approved and undertaken to alter the access to the ground floor kitchen from the hallway by shifting the threshold and bricking up the former doorway (Figure 61). BA 237-91 also consisted of a single-wide extension to the existing kitchen to form a new



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bricked pantry adjacent to the dwelling's western elevation, and demolition of the existing pantry with access from the kitchen (Figure 61). Though the dividing wall between the former pantry and kitchen has been demolished, the works related to the new external pantry have not been undertaken.

Construction of the swimming pool to the rear of the site was approved in 1991 (BA 409-91) and the existing circular driveway, front garden and hedged fencing fronting Ethel Street were approved in 1993 (BA 176-93). These works were later undertaken but it is unclear from the available historical information how long after approval they were constructed.

The subject site has changed ownership four times since 1996, with its latest sale taking place via auction in July 2020. Images of the interior to the house available on Domain.com.au from October 2008 and July 2020 do suggest that some minor refurbishment works have taken place during this time, however historical research to date has not established the extent to which interior works have been carried out. However, it is noted that the northern elevation to the dwelling has been altered from its original form by the addition of the existing French-style doors which can be seen through comparison between the 1988 plans associated with BA 100-88 (Figure 55) and the current floor plans provided by Realestate.com.au in July 2020 (Figure 22).

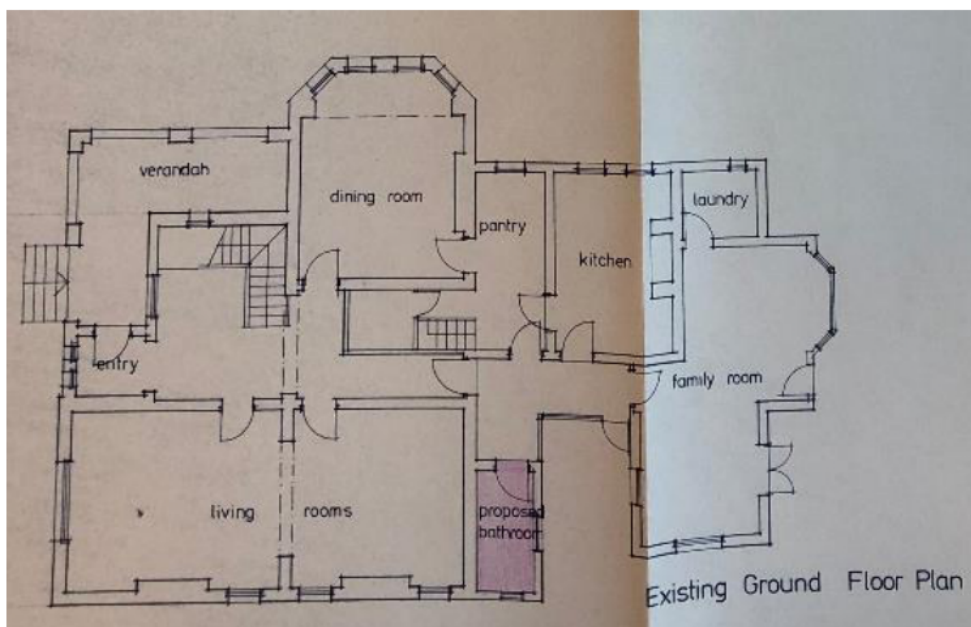


Figure 56: Existing Ground Floor plan associated with BA 100-88 supplied by architect Bryan Purkis in 1988. Note: the location of the then proposed bathroom is visible highlighted in purple (Source: Burwood Council archives).



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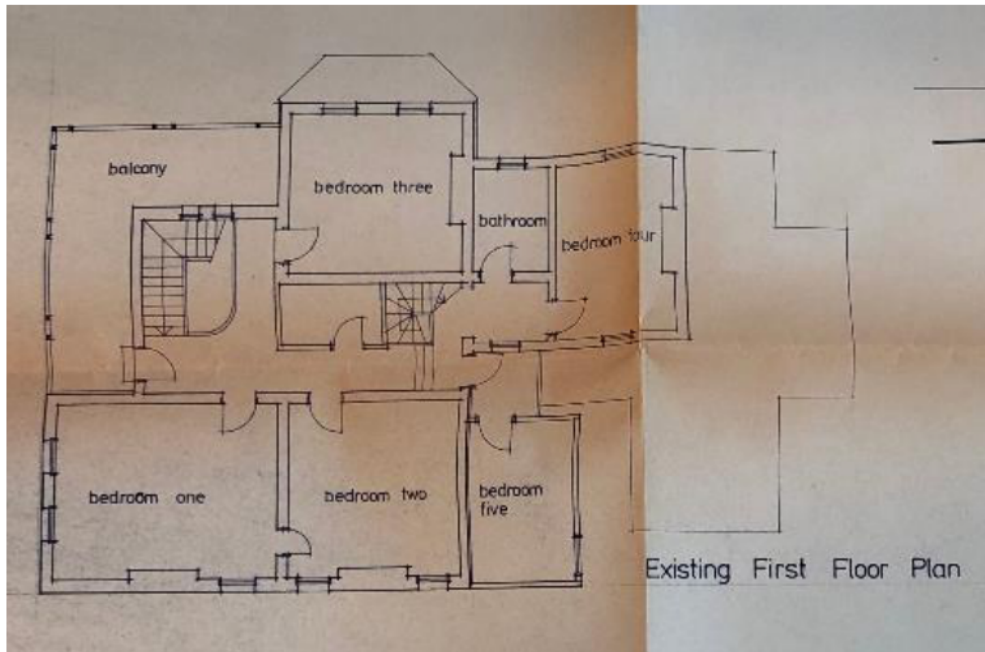


Figure 57: Existing First Floor plan associated with BA 100-88 supplied by architect Bryan Purkis (Source: Burwood Council archives).

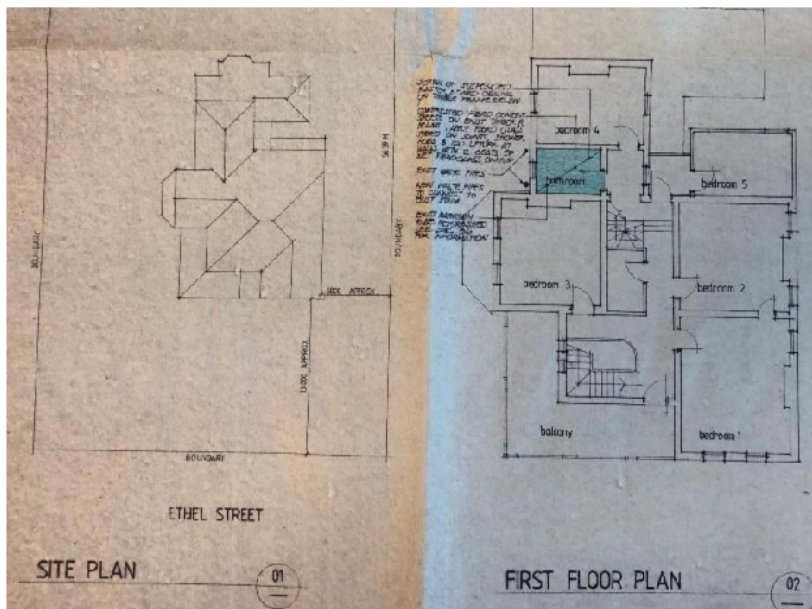


Figure 58: Extract from architectural plans associated with BA 249-90 drawn by Hedley, Carr, Allan and Watts Architects showing the proposed works to the first floor bathroom and the then existing site plan (Source: Burwood Council archives).



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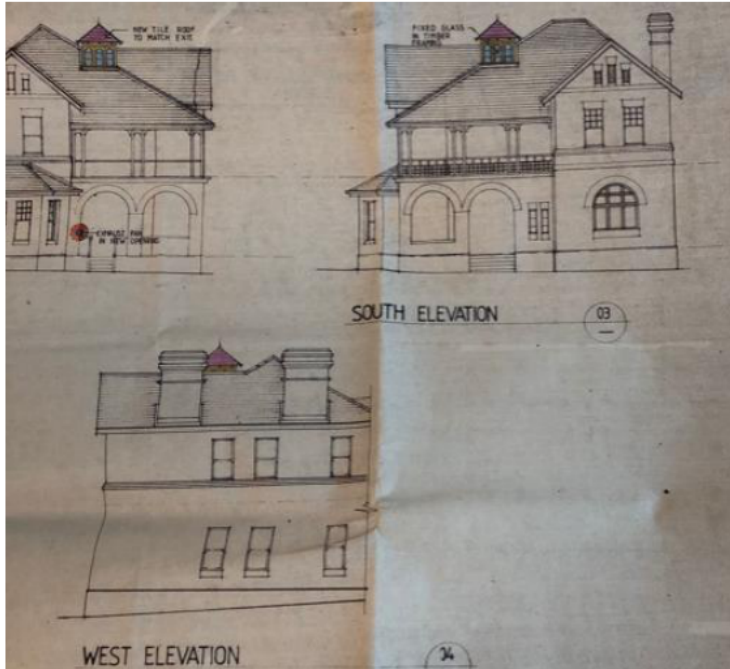


Figure 59: Extract from architectural plans associated with BA 342-90 drawn by Parslow Construction showing the south and west elevations and location of the proposed lightwell and belvedere/belfry (Source: Burwood Council archives).

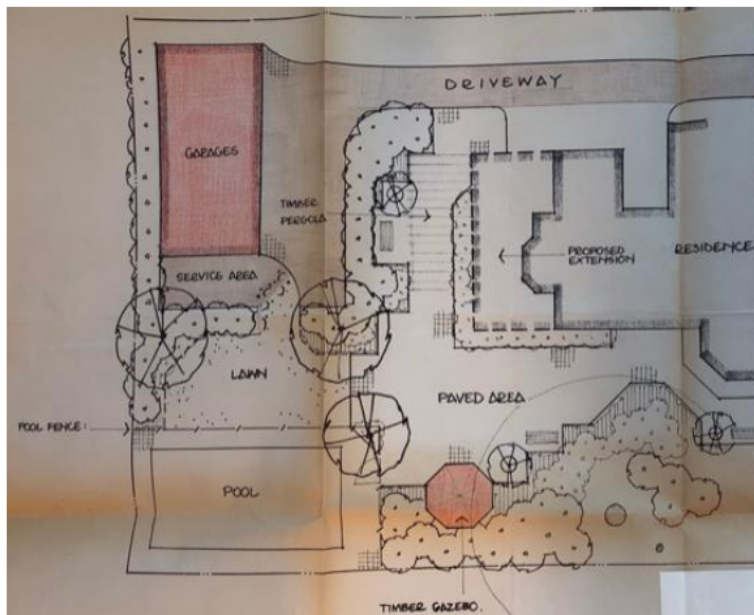


Figure 60: Extract from architectural plans associated with BA 202-91 showing the proposed relocation of the existing garage and gazebo (Source: Burwood Council archives).



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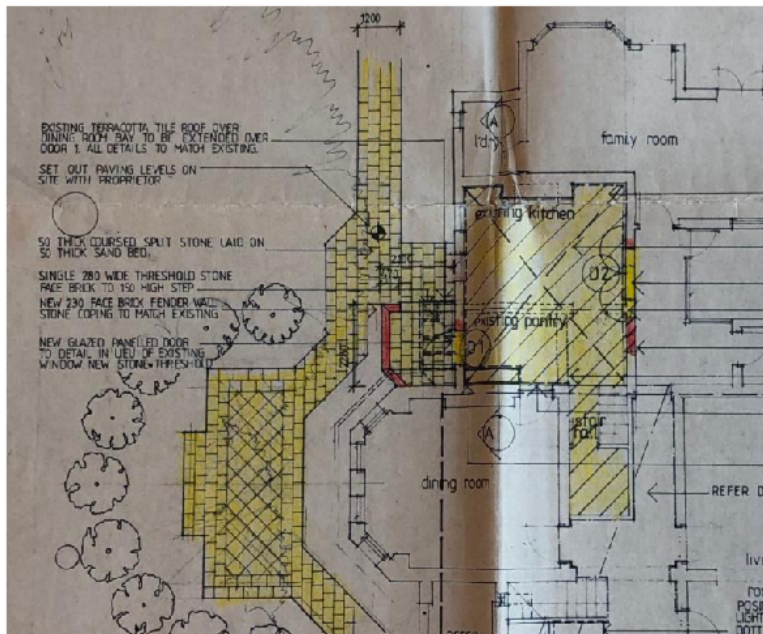


Figure 61: Extract from architectural plans for the Fleming family associated with BA 237-91 showing the proposed and subsequently approved works to demolish the existing dividing wall between kitchen and pantry in favour of the construction of a new bricked pantry to the western elevation of the dwelling (Source: Burwood Council archives).

3.3.1. Timeline Summary of the History of the Subject Site

The following is a summary of the history of the subject site outlined in a table format.

Date	Event
Pre-1788	Subject site is within the area traditionally under the custodianship of the Wangal.
1810	Subject site granted to William Faithful.
1869	Subject site transferred to Joseph Wyatt.
1875	Subject site transferred to Charles Wye Weekes.
1875-1881	Subdivision of William Faithful's grant. The subject site is divided into Section 1 Lots 5, A and B.
1881	Certificate of Title for Section 1 Lot 5 transferred to Charles Wye Weekes.
1885	Lot 5 remains undeveloped.
1886	Burwood Council Rates books attribute Lot 5 to 'Waste Land' under the ownership of J.W. Weeks, surveyor.
1888-1890	The Sands Directory lists various residents of Ethel Street, including Robert Remington, tea merchant, but does not provide street numbers.

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Date	Event
1890	Advertisement for auction on 15 February 1890 shows the existence of the house in Lot 5. The Burwood Council Rates book for 1890 attributes the house to a Mrs Adams.
1895	The Sands Directory lists the subject site, known then as 'Landour', on the northern side of Ethel Street in addition to 'Killarney' of which Robert Remington is in residence.
1900	The Sands Directory no-longer lists 'Killarney' and it is unclear whether the home has been demolished or renamed.
1902	Robert Remington dies at 'Landour'.
1905	'Landour' remains under the ownership of Mrs Adams and is rented to Henry Williamson and Peter Board. ³
1914	The house is purchased by W Larcombe and renamed to 'Lansdowne'.
1915-1935	'Lansdowne' remains under the ownership of the Larcombe family.
1935	Amy Larcombe purchases adjacent Lot B combining the two allotments.
1943	Aerial image shows Lots 5 and B with adjacent Lot A. Lot A features an unknown building (now demolished).
1947-1950	The Burwood Council Valuation books record 'Lansdowne' as being occupied by a French Consul whilst under the continued ownership of the Larcombe family.
1953	Amy Larcombe purchases adjacent Lot A combining three allotments (Lots 5, A and B). The subject site continues to be comprised of these allotments currently.
1950s-1980s	'Lansdowne' continues to remain under the ownership of the Larcombe family.
1988	Works are approved and carried out related to the internal fitout of a new ground floor bathroom (BA 100-88) under new owners, the Fleming family.
1990	Works are approved and carried out related to the internal fitout of a new first floor bathroom (BA 249-90). In addition, a new lightwell and belvedere/belfry skylight is constructed above the foyer (BA 342-90).
1991-1993	The rear gazebo and garage are relocated to their current positions (BA 202-91). Internal works are approved and undertaken to extend the ground floor kitchen including the construction of a bricked pantry to the exterior of the house, relocation of the internal kitchen threshold and bricking up of the former doorway (BA 237-91). A new swimming pool, secondary entry to the site from Ethel Street and circular driveway and hedge front fencing are approved and constructed (BA 409-91 and BA 176-93).
1996	'Lansdowne' is sold by the Fleming family.

³ Historical research to date has not been able to establish that the Peter Board recorded as a tenant of the subject site in 1910 is the recognised educational reformer who established the Teachers' College Sydney at Blackfriars School. Further information regarding Peter Board, educational reformer, can be accessed via <http://adb.anu.edu.au/biography/board-peter-5275>

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Date	Event
2008	'Lansdowne' is sold.
2008-2020	Minor internal works are undertaken to the house, including painting, though Development Applications are not submitted to Burwood Council.
2020	'Lansdowne' is sold at auction and it is recommended by a community member for heritage listing under the Burwood Local Environmental Plan 2012.



4. COMPARATIVE ANALYSIS

The level of significance of an item is determined by its value relative to other comparable items, be they in a local or international context. The rarity and/or representativeness of the item are considered as part of the overall analysis of its significance. Comparisons will be made between suitable buildings for the purposes of establishing significance in relation to the rarity criteria and representativeness criteria of the NSW Heritage Council's 'Assessing Heritage Significance' guidelines.

The subject house was constructed in c. 1888-1890 in a transitional style incorporating elements of both the Victorian Italianate and Federation Arts and Crafts architectural styles. The Burwood Council area experienced a period of growth following the introduction of the Sydney to Parramatta railway in 1855, with its increased accessibility leading to the development of several large country homes in the local area.

Given the resources available, the following comparative analysis focuses on residential dwelling examples in both the Federation Arts and Crafts and the Victorian Italianate architectural styles located in the local area and greater Sydney. While the subject site was constructed in c. 1888-1890, comparison has been made with other examples from the later Federation time period to give a greater understanding of the differences between the subject site and other Federation Arts and Crafts and Victorian Italianate styles.

The comparative examples explored are listed as items of State or local heritage significance, with the exception of 'Hindfell' which is considered an item of potential heritage significance. Further, it is noted that there are very few local or State listed examples of the Federation Arts and Crafts style located within the Burwood Council area, therefore examples within the wider Sydney region have also been explored. Some of these examples have been derived from the extensive portfolio of Edward Jeaffreson Jackson, a leading Federation Architect in Sydney from c. 1884-1910, whose influence on the Federation Arts and Crafts style was great.

It should also be noted that the following comparative analysis only considers external fabric. Interior inspection of the properties was not undertaken. The desktop research for the comparative analysis by no means is exhaustive but sufficient in number to enable adequate comparison for the rarity and representative values of the subject site and house.

4.1. Examples of Federation Arts and Crafts architectural style (Burwood Council area)

4.1.1. Burwood Post Office (Former) (1892)

The former Burwood Post Office building located at 168A Burwood Road, Burwood, is an item of NSW State heritage significance (SHR no. 01490). In addition, it is listed as an item of local heritage significance under Part 1 of Schedule 5 of the Burwood Local Environmental Plan (LEP) 2012 as item no. 124. The former post office building is located western side of Burwood Road, directly south of the Burwood train station, and bounded to the north and south by neighbouring commercial properties (Westpac and the Bank of China).

The former Burwood Post Office is a two-storey polychrome brick building with a four-storey Campanile designed by Walter Liberty Vernon. The building has an asymmetrical design with massive arched openings, detailed brickwork and façade embellishment comprised of sandstone royal insignia, string courses, sandstone plinth, sixteen pane windows and a terracotta tiled roof. It is noted that whilst the SHI form lists the former post office's architectural style is Italian Romanesque Revival and Federation Anglo Dutch Revival, the building is noted to share some aesthetic similarities to the subject site such as rounded arches, brickwork, belvedere/belfry and terracotta tiled roofing.

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Burwood Post Office (Former)		Similar	Different
Significance Level	State		✓
Period	Federation	✓	
Style	Italian Romanesque Revival/ Anglo Dutch Revival		✓
Storeys	Two-	✓	
Wall Finish	Brickwork	✓	
Detailing of note	Rounded arches	✓	
	Campanile	✓	
	Terracotta roof tile	✓	
	Sandstone royal insignia		✓
	Sixteen-pane windows		✓



Figure 62: Exterior to the Burwood Post Office (former), 2010 (Source: State Heritage Inventory Form for "Burwood Post Office (Former)", database no. 1250240, accessed October 2020).



Figure 63: Exterior to the Burwood Post Office, 1893 (Source: State Heritage Inventory Form for "Burwood Post Office (Former)", database no. 5051522, accessed October 2020).

4.1.2. 'Wellpark', 18 Gordon Street (c.1890s)

'Wellpark' is listed as an item of local heritage significance (item no. I61) under Part 1 of Schedule 5 of the Burwood Local Environmental Plan. The house is located on the eastern side of Gordon Street, to the north of Gladstone Street and bounded by residential properties to both the north and south.

Wellpark is a two-storey dwelling constructed in the c. 1890s in the Federation Arts and Crafts architectural style and maintains a high degree of historic and aesthetic significance. The house retains its original form, character and detailing including the use of facebrick, a two-storey projecting tower entrance, brick pilasters and mouldings, roughcast rendered panels, decorative timber framed leadlight double-hung and bullseye windows, timber post verandah on tessellated tiles with brackets and frieze, and timber framed double hung windows with flat arched wedge shaped brick voussoirs. A concrete paved driveway comprises the northern boundary of the site leading to a rear garage and carport, with front lawn and garden setback from a low brick fence with metal palisade panels and gate.

Like the subject site, Wellpark is asymmetrical and features a heavy Arts and Crafts influence. Both houses are large, two-storey properties set back from the road by a front garden and bordered by a driveway providing rear access with timber verandahs/balconies, a combination of facebrick and roughcast render finishes and use of leadlight/stained glass detail. Both houses exemplify different aesthetic features of the Federation Arts and Crafts style and are of significance.

Wellpark		Similar	Different
Significance Level	Local		✓
Period	Federation	✓	
Style	Arts and Crafts	✓	



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Wellpark		Similar	Different
Storeys	Two	✓	
Wall Finish	Facebrick/roughcast render	✓	
Detailing of note	Leadlight/stained glass	✓	
	Vernadah/balcony	✓	
	Projecting entrance tower		✓
	Bullseye windows		✓



Figure 64: Image showing the primary façade to Wellpark from Gordon Street, c. 2010 (Source: State Heritage Inventory Form for "Wellpark", database no. 1250036, accessed November 2020)

4.1.3. Elsewhere in the Burwood Council area

There are only nine, two-storey Federation Arts and Crafts houses that are heritage listed in the Burwood Council area. These vary widely in their design and materiality, such as those featuring slate roofs (22 Mosely Street Strathfield and 77 Lucas Road Burwood) or shingled exterior walls (129A and 129C



Wentworth Road Burwood). "Wellpark" at 18 Gordon Street Burwood, and the house at 48 Woodside Avenue West Strathfield are the most similar in their presentation and materiality to the subject site. More divergent examples include St Paul's Rectory at 205-207 Burwood Road Burwood, and the houses at 90 Shaftesbury Road Burwood and 29 Roberts Street Strathfield.

The small number of comparable Federation Arts and Crafts houses in the locality highlights the importance of the subject site in representing the period. The subject site also exhibits the transition of styles from the Victorian to Federation period, making it uncommon in the Burwood Council area.

4.2. Examples of the Victorian Italianate style (Burwood Council area)

4.2.1. 'Braemar', 19 Lindsay Street, Burwood (1883)

'Braemar' is listed as an item of local heritage significance ('Victorian House', item no. 169) under Part 1 of Schedule 5 of the Burwood Local Environmental Plan. The house is located on the western side of Lindsay Street, to the north of Liverpool Road and bounded by residential properties to the north and south.

Braemar is a single storey dwelling constructed in c. 1883 in the Victorian Italianate style and maintains a high degree of historic and aesthetic significance. The building retains its original form, character and detailing including hipped slate tiled roof with decorative rendered brick chimneys, asymmetrical rendered brickwork facades, front projecting faceted bay featuring timber framed double hung windows, detailed cornice mould, moulded sills and bracketed eaves. The corrugated iron bullnosed veranda returns on the corner to a side faceted bay, featuring ornate cast iron columns, brackets and frieze on a timber base. The front door is a timber and glass panelled door with highlight over. All windows are timber framed double hung.

Like Braemar, the subject site incorporates elements of the Victorian Italianate style in its overall design. Both houses are asymmetrical, feature decorative rendered facades, and verandas reminiscent of the popularity of the Italian landscape and love of architectural embellishment in the 19th century. Though the subject site incorporates additional elements not seen in Braemar, such as rounded masonry arches particularly to its primary façade, these are noted as markers of the Italianate influence. As the subject site was constructed during the transitional period at the turn of the 19th century in c. 1889 it incorporates both Victorian and Federation elements into its design.

'Braemar', 19 Lindsay Street		Similar	Different
Significance Level	Local		✓
Period	Victorian	✓	
Style	Italianate	✓	
Storeys	Single		✓
Wall Finish	Rendered brickwork	✓	
Detailing of note	Slate tiled hipped roof		✓
	Asymmetrical front façade	✓	



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'Braemar', 19 Lindsay Street		Similar	Different
	Decorative rendered chimneys		✓
	Detailed cornicing		✓
	Verandas/balcony	✓	
	Front garden	✓	



Figure 65: View to the house from Lindsay Street (Source: State Heritage Inventory Form for 'Victorian House [Item 69]', database no. 1250176, accessed November 2020).



Figure 66: View of the house which is greatly obscured by the front garden (Source: State Heritage Inventory Form for 'Victorian House [Item 69]', database no. 1250176, accessed November 2020).

4.2.2. Elsewhere in the Burwood Council area

There are around fifty heritage listed items in the Burwood Council area in the Victorian Italianate style. Indeed, it is the most represented period and style in the Council's heritage schedule. The large number is reflective of the community's tendency to value its oldest buildings. The mid to late 1800s was also an important period in the development of Burwood, whereby the establishment of a railway station influenced the development of a number of gentleman's estates through to the 1880s. The Victorian Italianate properties vary widely in design from two-storey terrace rows like "Winchelsea Terrace" at 7-17 Wellington Street Croydon, institutions such as the Croydon Public School and St Joseph's Convent, to the grand freestanding houses on Burwood Road including "The Priory", "Gayton" or "St Cloud".

4.3. Examples of the Victorian Italianate style (Greater Sydney area)

4.3.1. 'Dunbrody', 9 Davidson Parade, Cremorne

'Dunbrody' is listed as an item of local heritage significance (item no. I0050) under Part 1 of Schedule 5 of the North Sydney Local Environmental Plan 2013. The house is located diagonally within its allotment on the southern side of Davidson Parade. The house is bounded to the south by Bariston Avenue and to the east and west by neighbouring properties.



Dunbrody is a two-storey rendered brick dwelling with a hipped gable roof constructed c. 1890 with elements of both the Victorian Italianate and Federation Arts and Crafts architectural styles. The house is comprised of a splayed bay to the front façade, enclosed former veranda with timber shingle spandrel and flat roof above. It also features rendered brick chimneys with decorative caps, timber casement windows, double hung sash windows and a terraced garden. The house has been highly modified and extended in association with its conversion to 10 apartments in c. 1923.

Despite having been highly modified and extended, Dunbrody still retains significance aesthetic features associated with both the Victorian Italianate and Federation Arts and Crafts styles similarly to the subject site. It is noted that the two dwellings do not appear similar at first glance, but maintain similar features as identified below. Further, Dunbrody represents a known example of heritage listed property with elements of both the Victorian Italianate and Federation Arts and Crafts styles.

'Dunbrody', 9 Davidson Parade		Similar	Different
Significance Level	Local		✓
Period	Victorian/Federation	✓	
Style	Italianate/ Arts and Crafts	✓	
Storeys	Two	✓	
Wall Finish	Rendered brick	✓	
Detailing of note	Hipped gable roof		✓
	Splayed bay to front façade		✓
	Asymmetrical front façade	✓	
	Verandas/balcony	✓	
	Rendered brick chimneys with decorative caps		✓
	Double-hung sash windows		✓
	Terraced garden		✓



Figure 67: Primary façade to Dunbrody from Davidson Parade (Source: State Heritage Inventory Form for 'Dunbrody', database no. 2181075, accessed November 2020).

4.4. Examples of Edward Jeaffreson Jackson's work

As previously noted, Edward Jeaffreson Jackson was a leading Federation Architect with an extensive portfolio within the northern suburbs of Sydney. While it is estimated that he designed more than 50 residences, documentation surrounding these commissions is scant and as such, only 10 have been verified. He was often commissioned by prominent members of society, such as Professor Threlfall. Much of his time was spent working with the Government Architect's Office and over the course of his career, his style evolved. The following are key architectural design features commonly seen in residences designed by Jackson:

- Multi-planed roof forms and prominent gables;
- Asymmetrical planning and form;
- Organic design using natural materials;
- Application of a number of verandas and porches;
- Tall masonry chimneys;
- Large arches, predominately of stone or masonry;
- Oriel windows;
- Curved brackets;
- Projecting bays;
- Corner bays;
- Informal window arrangements with a mixture of sizes, shapes and proportions; and
- Turret roof details and dormers.

A talk given by Ian Stapleton on 27 October 2011 as part of the Sydney Architecture Festival held at the Stanton Library explores the place of Jefferson Jackson in Australian late Victorian and Edwardian architecture. Stapleton notes a number of good domestic works that were produced by Jackson at the turn of the century. He also notes that most of these houses, mainly in North Sydney, have been demolished.



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Hollowforth (1892) is Jackson's best known building, and although altered, still displays a wonderful and inventive eclecticism with its tower and turret Boom Style elements... The Hollowforth planned form is quite ordinary. But nevertheless the exuberance of its elevation with its amazing shingle work indicates considerable talent...

Edquist puts Jackson down as one of the first wave of Arts & Crafts architects in Sydney including George Sydney Jones and Alan C. Walker (who practised in Melbourne).

Jackson's influence in local architecture magazines is a little clearer. In 1905 and 1915 articles appeared using B. J. Waterhouse's sketches of Hollowforth, the Rectory, Capper House and other identified Jackson buildings.

How much later Sydney Arts & Crafts architects were influenced by Jackson and how much they were influenced by local and overseas magazines is hard to say, but in the period 1909 to 1920 there was certainly a great flowering of Arts & Crafts style buildings in the mode of the Gillett house in Wahroonga.

It is evident from Ian Stapleton's talk that Jackson was one of the most well-known and influential architects of the Federation period with 'Hollowforth' being regarded as one of his best known and published residential works. There are many similarities continuing through later EJ Jackson and other architects' works with which some similarities represented in the detailing of the subject site. Some examples of Jackson's notable works are therefore compared to the subject site below though no confirmation of Jackson's direct involvement in its construction was established by the historical research undertaken to date.

4.4.1. 9-11 Manns Avenue, Neutral Bay (1889)

The residence located at 9-11 Manns Avenue is identified as an item of local heritage significance under Part 1 Schedule 5 of the North Sydney LEP 2013 (item no. 10673). The residence is located on a prominent corner block, which gently slopes downwards to the south, giving the residence a slightly elevated position. It is clearly visible from within the streetscape and has a small garden to the northern, eastern and southern sides of the block. The boundary is demarcated by a prominent stone and palisade fence.⁴

The house features a terracotta tiled gabled roof, timber shingles to the gable end, bay windows, timber detailing to the verandas and porches, and oriel windows. The façade at ground level is facebrick while the first floor is rusticated. The attic storey is located within the gable ends and is clad in timber shingles.⁵

According to the SHI form, the residence is connected to a smaller house of similar detailing.⁶ The residence has recently been repainted and the ground floor facebrick revealed (having formerly been painted white with timber shingles painted in a grey/ black colour).

Within the Neutral Bay area are a number of residences that feature the same design characteristics and therefore collectively contribute to the aesthetics of the streetscape.

9-11 Manns Avenue		Similar	Different
Significance Level	Local		✓
Period	Federation	✓	
Style	Arts and Crafts	✓	
Storeys	Three		✓

⁴ State Heritage Inventory form for "House," located at 9-11 Manns Street, Neutral Bay, database no.2181294, accessed November 2020 via <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2181294>

⁵ Ibid

⁶ Ibid



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9-11 Manns Avenue		Similar	Different
Wall Finish	Facebrick, roughcast. Timber shingles	✓	
Detailing of note	Sandstone retaining wall		✓
	Verandas/ porches	✓	
	Gable end and multiple roof planes	✓	
	Arched entrance	✓	
	Bay windows		✓
	Terracotta roof tiling	✓	



Figure 68: Photograph showing the residence prior to repainting (Source: State Heritage Inventory form for "House," located at 9-11 Manns Street, Neutral Bay, database no.2181294).



Figure 69: Photograph showing the residence following repainting and exposure of facebrick (Source: Google Street view, November 2019, accessed November 2020).

4.4.2. 17 Calypso Avenue, Mosman (c. 1898)

The residence at 17 Calypso Avenue is identified as a heritage item of local significance under Part 12 Schedule 5 of the Mosman LEP 2012 (item no. I66). It is prominently visible from within the streetscape of Calypso Avenue and is located on a corner block, affording views to the southern and eastern elevations. In addition, the topography of the site gently slopes downwards to the east. It is surrounded to the south and east by landscaping with a tennis court and a number of medium sized trees present around the perimeter of the garden.

The exact date of development of the residence is unknown; however, it is in the Federation Arts and Crafts style and was designed by Jackson. The decoration employed in the residence is considered to be in the Art Nouveau style.



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The boundary features a timber picket fence, most likely a later addition, with central gates providing access to the front entrance of the residence. To the north east corner is a facebrick double garage.

The steeply pitched gabled and hipped roof (catslide roof also present) is of particular note, along with the asymmetrical massing of the residence. The ground floor is of facebrick while the upper level is clad in timber shingles.⁷

17 Calypso Avenue		Similar	Different
Significance Level	Local		✓
Period	Federation	✓	
Style	Arts and Crafts	✓	
Storeys	Two	✓	
Wall Finish	Facebrick and Timber shingles	✓	
Detailing of note	Bay windows		✓
	Gable end and multiple roof planes	✓	
	Arched entrance	✓	
	Long primary façade		✓
	Timber picket boundary fence		✓
	Art Nouveau motifs		✓

⁷ State Heritage Inventory form for "House" at 17 Calypso Avenue, Mosman, database no. 2060102, accessed 12 July 2017 via <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageltemDetails.aspx?ID=2060102>



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Figure 70: View of 17 Calypso prior to repainting works (Source: State Heritage Inventory form for "House" at 17 Calypso Avenue, Mosman, database no. 2060102).



Figure 71: View of 17 Calypso after repainting works (Source: Google Street View, November 2018, accessed November 2020).

4.4.3. Hindfell (also known as 'Elderbridge'), 11A Lucinda Avenue, Wahroonga (1901)

"Hindfell" is not identified as a heritage item under Schedule 5 of the Ku-ring-gai LEP 2015, however, it was recently identified as a potential heritage item as a prime example of Edward Jeaffreson Jackson's work.⁸

Like the properties at Calypso and Manns Avenues, the residence is in the Federation Arts and Crafts architectural style and incorporates key stylistic elements that are featured throughout Jackson's designs including the application of an asymmetrical massing, oriel windows, roof dormers, shingled roofs (tiled 1920), tall chimneys, timber brackets and verandas/ porches. It is a two storey bungalow considered to be a more refined design by Jackson having been constructed in 1901.⁹

Hindfell was originally commissioned by newspaper editor Henry Gullet, following the death of his wife Lucy. Gullet acquired the site on 19 August 1901 and moved into Hindfell after retiring from journalism. The draft SHI form prepared by Council for the residence considers it to be one of the most attractive designs by Jackson.¹⁰

Whilst Hindfell at first glance appears dissimilar to the subject site, it is noted that they do share similar characteristics, most notably the use of rendered brick finish, arched entrance ways, inclusion of veranda/porches and gable end and multiple planned roofing.

Hindfell, 11A Lucinda Avenue		Similar	Different
Significance Level	Local		✓ (Not officially listed)
Period	Federation	✓	
Style	Arts and Crafts	✓	
Storeys	Two	✓	

⁸ State Heritage Inventory form for potential heritage item, "Hindfell," Draft Heritage Items Deferred from KLEP 2013 for Further Review and Assessment, May 2015, accessed 12 July 2017 via www.kmc.nsw.gov.au/files/8f7fab59-143b-449c-a8e3-a54e00c129ac/Heritage_Items_-_Inventory_Sheet.pdf

⁹ Ibid
¹⁰ Ibid



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Hindfell, 11A Lucinda Avenue		Similar	Different
Wall Finish	Rendered brick	✓	
Detailing of note	Asymmetrical massing		✓
	Timber brackets		✓
	Verandas/porches	✓	
	Gable end and multiple roof planes	✓	
	Arched entrance	✓	



Figure 72: Photograph of Hindfell, c. 1928 (Source: State Library of NSW via State Heritage Inventory form for potential heritage item, "Hindfell," Draft Heritage Items Deferred from KLEP 2013 for Further Review and Assessment, May 2015).

4.4.4. 'Isla', 89 Wycombe Road, Neutral Bay (1902)

"Isla" is identified as a heritage item of local significance under Schedule 5 of the North Sydney LEP 2013 (item no. I0749). It is slightly set back from the street behind a low sandstone retaining wall and medium size plantings that partially obscure the residence from view. The landscaping is considered significant and important to the setting of the residence. There is a secondary building located towards the northern end of the site which is set forward of the main building. It is therefore more prominently visible from within the streetscape.

According to the SHI form for Isla, it was designed by Jackson with input from James Peddle. It is associated with St Augustine's Church, having served as the Rectory between 1939 and 1990. It is a substantially sized two storey residence constructed of facebrick with roughcast to the first floor. It has a multi-gabled roof, oriel windows, decorative timber balustrades, bay windows, shingled gable ends and roughcast render to the upper storey.

In contrast to Isla, the subject site has no identifiably significant surrounding landscape or outbuildings associated with the dwelling and is aesthetically different at first glance. However, as with previous



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examples, the subject site comprises several similar features both to Isla and of the Federation Arts and Crafts architectural style including arched entrances, facebrick and roughcast render façade finish.

'Isla', 89 Wycombe Road		Similar	Different
Significance Level	Local		✓
Period	Federation	✓	
Style	Arts and Crafts	✓	
Storeys	Two	✓	
Wall Finish	Facebrick and roughcast render	✓	
Detailing of note	Multi-faceted gabled roof		✓
	Stone boundary fence		✓
	Arched entrance	✓	
	Long primary façade		✓



Figure 73: Undated early photograph of Isla showing the side elevation and landscaping. (Source: Courtesy of Prue Murdoch Architect).



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Figure 74: View of the primary façade of Isla (Source: Google Maps Street View, November 2019, accessed November 2020).

4.4.5. North Sydney Council Chambers, formerly 'Kelrose' (1902)

The North Sydney Council Chambers building is a heritage item of local significance under the North Sydney LEP 2013 (item no. I0902). Originally known as Kelrose, the Council Chambers building served as the residence of Dr Capper and his mother, later also serving as a local hospital. While the original form and character of the residence is still visible, the building has been extensively modified with the most notable addition being the Wyllie Wing, designed by Harry Seidler in 1977.¹¹

The building has been constructed of brick and is of two stories with a hipped and gabled roof and roughcast rendering. The Miller Street façade is highly symmetrical.

While the original form and character of Kelrose shared similarities with the subject site (arched entrance, veranda/ porch), the infilling of the veranda/ porch and rustication to the entire façade have significantly altered the appearance of the building. It is not clearly identifiable as Jackson's work and presents a long, continuous and symmetrical façade to Miller Street. The building did once include a return north east veranda and a balcony on two levels, a steep pitched roof form with projecting bays, south eastern veranda/ balcony and an arch opening to form a masonry entry porch with a vertical progression of materials (although in this instance from stone, to brick to roughcast). In most other regards, it demonstrates an alternative adoption of the Queen Anne style including parapet gable projecting bays with buttressed walls, more symmetrical groupings of similar double hung windows.

'Kelrose'		Similar	Different
Significance Level	Local		✓

¹¹ State Heritage Inventory form for "North Sydney Council Chambers," database no. 2180851, accessed 1 August 2017 via <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2180851>

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'Kelrose'		Similar	Different
Period	Federation	✓	
Style	Arts and Crafts	✓	
Storeys	Two		✓
Wall Finish	Roughcast render		✓
Detailing of note	Multi-faceted gabled roof	✓	
	Nine pane upper sash double hung windows		✓
	Arched entrance	✓	
	Long primary façade		✓



Figure 75: Primary frontage of Kelrose to Miller Street (Source: Google Street View, March 2020, accessed November 2020).



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Figure 76: Sketch by BJ Waterhouse of Kelrose shortly after construction. Not the asymmetrical form and facebrick to the ground floor (Source: "Architect E. Jeaffreson Jackson," Federation Houses website, accessed 12 July 2017 via <https://federation-house.wikispaces.com/Architect+E.+Jeaffreson+Jackson>)

4.4.6. 'Hollowforth', 146 Kurraba Road, Neutral Bay

Hollowforth is a heritage item of NSW State significance (SHR no. 00450) and of local significance listed under Schedule 5, Part 1 of the North Sydney LEP 2013 (item no. I0665). Hollowforth is accessed via Kurraba Road with minimal visibility from the streetscape due to an extent masonry fence and domed timber gateways. The house is setback west from the road and fencing, with its primary elevation facing to the east. Originally one larger home, Hollowforth has been subdivided internally; first, to a series of thirteen flatlettes and more recently to two separate units.

According to the SHI form for Hollowforth, the house is considered to be "a dramatic and innovative architectural statement in the shingle style by one of the leading architects of the Federation era, E. Jeaffreson Jackson." It is reflective of the Art Nouveau influence to the Federation Arts and Crafts style through the use of geometric patterning to the shingled wall surfaces, stepped hip and broken gable roof composition, bricked chimneys and dormer windows with conical caps. Like other homes of its type, Hollowforth's landscape setting to the rear (west) of the dwelling contributes to the overall significance of the property.

The subject site has little in common aesthetically with Hollowforth though some detailing can be viewed in the composition of both houses.

Hollowforth		Similar	Different
Significance Level	State		✓
Period	Federation	✓	
Style	Arts and Crafts	✓	



Hollowforth		Similar	Different
Storesys	Two	✓	
Wall Finish	Facebrick, roughcast. Timber shingles		✓
Detailing of note	Gabled and hipped roof form	✓	
	Conical turrets		✓
	Verandas/Balcony	✓	
	Bay windows		✓
	Bricked chimneys	✓	
	Belvedere/belfry tower		✓



Figure 77: View showing the southern elevation of Hollowforth. Note: the Belvedere/belfry tower and timber shingles periodically fall.

4.5. Conclusion to Comparative Analysis

It is evident from the above comparative examples that the subject house with its formal garden and setting is a representative of both, the Federation Arts and Crafts architectural style and the Victorian Italianate architectural style. As discussed in Section 4.1, there are relatively few heritage listed two-storey Federation Arts and Crafts houses within the local area despite its architectural significance



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within the greater Sydney area. This provides further rarity and significance to the subject site within its existing context.

Further, the subject site also has considerable similarities with the houses designed by E. Jeaffreson Jackson showing landmark qualities of a well considered country house of the transitional period from Victorian to the Federation era.



5. ASSESSMENT OF THE CULTURAL SIGNIFICANCE

5.1. Basis of Assessment

In assessing the cultural significance of a place, it is necessary to adequately research and consider all the information relevant to an understanding of the place and its fabric. The Burra Charter (2013) defines the cultural significance as being "aesthetic, historic, scientific or social value for past, present or future generations".

The assessment of cultural significance is undertaken because it is necessary to understand the values of a heritage item before making decisions about the future of the item. This then leads to decisions that will retain these heritage values in the future.

The 'Statement of Significance' indicates what heritage values of a place should be conserved and is used as a basis for the formulation of specific guidelines for the development of conservation policies of a place. The Conservation Plan by J. S. Kerr (seventh edition, 2013, published digitally by Australia ICOMOS), considers the following three criteria as a useful starting point in assessing the nature of significance:

- ability to demonstrate a process, a custom or style;
- associational (historic) links for which there is or is not surviving physical evidence; and
- formal or aesthetic qualities.

The following assessment of significance addresses the criteria endorsed by the NSW Heritage Council and is in accordance with the NSW Heritage Manual 'Assessing Heritage Significance' guidelines.

5.2. Assessment Criteria

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

The subject site is of local historical significance as one of few remaining large country homes in the Burwood local area dating to the late Victorian and early Federation periods. It has association with William Faithful's 1810 land grant and later development of the local area along the Burwood Road following the introduction of the train line and Burwood train station in 1855. It is indicative of the development of larger country homes and estates by merchants and townspeople following the increased ease in travel between Sydney's growing suburbs and the central business district.

Guidelines for inclusion	✓ / X	Guidelines for exclusion	✓ / X
shows evidence of a significant human activity	X	has incidental or unsubstantiated connections with historically important activities or processes	X
is associated with a significant activity or historical phase	✓	provides evidence of activities of processes that are of dubious historical importance	X
maintains or shows the continuity of a historical process or activity	✓	has been so altered that it can no longer provide evidence of a particular association	X

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

The subject site has some association with the original 1810 land granted to William Faithful, tea merchant Robert Remington, and the Adams and Larcombe families whom which the site was under the ownership for approximately 100 years collectively.



Further, the subject site has some association with the Federation Arts and Crafts style highly popularised by architects such as Edward Jeaffreson Jackson during the late 19th and early 20th centuries. The design of the house is very similar to Jackson's known works. It is however noted that Jackson's direct involvement in the construction of Lansdowne could not be confirmed.

Guidelines for inclusion	✓ / X	Guidelines for exclusion	✓ / X
shows evidence of a significant human activity	X	has incidental or unsubstantiated connections with historically important activities or processes	✓
is associated with a significant activity or historical phase	✓	provides evidence of activities of processes that are of dubious historical importance	X
		has been so altered that it can no longer provide evidence of a particular association	X

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

The subject site is highly intact and has aesthetic value with elements of both the Victorian Italianate and Federation Arts and Crafts architectural styles including the use of an asymmetrical front façade, rounded arches, facebrick and roughcast render, and a hip and gabled terracotta tile roof with tall painted brick decorative chimneys and a Belvedere/belfry tower. It is noted that this compilation of styles is not typical and consequently uncommon within the Burwood local area.

Guidelines for inclusion	✓ / X	Guidelines for exclusion	✓ / X
shows or is associated with, creative or technical innovation or achievement	✓	is not a major work by an important designer or artist	X
is the inspiration for a creative or technical innovation or achievement	X	has lost its design or technical integrity	X
is aesthetically distinctive	✓	its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded	X
has landmark qualities	✓	has only a loose association with a creative or technical achievement	X
exemplifies a particular taste, style or technology	✓		

(d) an item has strong or special associations with a particular community or cultural group in the local area for social, cultural or spiritual reasons

A social significance assessment of the site is beyond the scope of this report. However, research undertaken to date has not indicated that the site has any strong or special associations with a particular community or cultural group.



Guidelines for inclusion	✓ / X	Guidelines for exclusion	✓ / X
is important for its associations with an identifiable group	X	is only important to the community for amenity reasons	✓
is important to a community's sense of place	X	is retained only in preference to a proposed alternative	X

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

The subject site has some potential to yield further information that will contribute to an understanding of the local area's cultural or natural history.

The subject site was initially comprised of three separate lots (Lots 5, A and B) which were consolidated by the Larcombe family in 1953. Little historical information is known about Lots A and B prior to this time and their association with the historical development of the subject site or the adjacent Woodstock Park, Child Care and Community Centres (heritage item no. I39) located directly to the north. There is potential for sub-surface archaeological remnants that may contribute a further understanding to the development of the local area and the use of Lots A and B prior to 1953.

Guidelines for inclusion	✓ / X	Guidelines for exclusion	✓ / X
has the potential to yield new or further substantial scientific and/or archaeological information	✓	has little archaeological or research potential	X
is an important benchmark or reference site or type	X	only contains information that is readily available from other resources or archaeological sites	X
provides evidence of past human cultures that is unavailable elsewhere	X	the knowledge gained would be irrelevant to research on science, human history or culture	X

(f) an item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history

As identified above in Criteria C, the subject site is aesthetically uncommon in relation to its assemblage of styles, and occurrence within the Burwood local area; but does not otherwise demonstrate an uncommon process, activity, technique or the like sufficient to meet this criteria.

Guidelines for inclusion	✓ / X	Guidelines for exclusion	✓ / X
provides evidence of a defunct custom, way of life or process	X	is not rare	✓
demonstrates a process, custom or other human activity that is in danger of being lost	X	is numerous but under threat	X
shows unusually accurate evidence of a significant human activity	X		
is the only example of its type	X		



Guidelines for inclusion	✓ / X	Guidelines for exclusion	✓ / X
demonstrates designs or techniques of exceptional interest	X		
shows rare evidence of a significant human activity important to a community	X		

(g) an item is important in demonstrating the principal characteristics of a class of the local area's

- **cultural or natural places; or**
- **cultural or natural environments**

The subject house known as 'Lansdowne' is not considered an exemplar of either the Victorian Italianate or Federation Arts and Crafts architectural styles separately; however, the house reflects elements of both styles and remains highly intact. It is a unique example of the types of larger country homes established in the Burwood local area during the late 19th and early 20th centuries following the establishment of the Sydney to Parramatta railway. The design characteristics of the house reflect the transition from Victorian architectural styles into the Federation architectural styles and is therefore representative of new technologies and materials, like terracotta roof tiling, that gained popularity at the time. It also has strong similarities with the houses designed by E. Jeaffreson Jackson showing landmark qualities of a well considered country house of this transitional period.

Guidelines for inclusion	✓ / X	Guidelines for exclusion	✓ / X
is a fine example of its type	✓	is a poor example of its type	X
has the principal characteristics of an important class or group of items	X	does not include or has lost the range of characteristics of a type	X
has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	✓	does not represent well the characteristics that make up a significant variation of a type	X
is a significant variation to a class of items	✓		
is part of a group which collectively illustrates a representative type	X		
is outstanding because of its setting, condition or size	✓		
is outstanding because of its integrity or the esteem in which it is held	✓		



5.3. Statement of Significance

The subject site, known as 'Lansdowne', is of local heritage significance as an intact example of the larger country homes that gained popularity in the Burwood local area following the construction of the Sydney to Parramatta railway in 1855. 'Lansdowne' is representative of growth in the Burwood local area spurred by easier access between the expanding western suburbs and the Sydney central business district.

'Lansdowne' was constructed in c. 1888-1890 and exemplifies characteristics of both the Victorian Italianate and Federation Arts and Crafts architectural styles including the use of an asymmetrical front façade, rounded arches, facebrick and roughcast render, and a hip and gabled terracotta tile roof with tall painted brick decorative chimneys and a Belvedere/belfry tower. It is noted that this compilation of styles is not typical and consequently uncommon within the Burwood local area. The house has some similarities to, and may have been inspired by, the works of famed Sydney architect, Edward Jeaffreson Jackson, who heavily influenced and contributed to the development of the Federation Arts and Crafts architectural style in the late 19th and early 20th centuries.

The subject site has historical association with William Faithful's original 1810 land grant and both the Adams and Larcombe families who were longstanding owners of the property from the 1890s through to the 1980s. The Larcombe family are also noted as having consolidated the existing allotment of the site, which prior to 1935 existed as three separate lots (Lots 5, A and B).

There is some potential for sub-surface archaeological remnants that may contribute a further understanding to the development of the local area, the subject site as a whole and the use of Lots A and B prior to 1953 of which historical research to date has uncovered little information.

5.4. Fabric and Condition Assessment

The following fabric and conditions assessment is not exhaustive and relates to the exterior of the house in general with limited assessment of the internal fabric. Full Grading of Significance is not part of the current scope of this heritage assessment and is difficult to undertake without internal access to the property.

5.4.1. Landscaping

As noted in Section 3.3, the front garden, circular driveway and current location of the gazebo and garage are all non-original within the context of the subject site. However, the 1943 aerial shows little change otherwise in the immediate landscape surrounding the house (Figure 55). Most notably the thick growth of trees along the eastern and western site boundaries are still present currently as is the eastern driveway (Figure 12 and Figure 13).

Whilst an in-depth heritage landscape assessment is beyond the scope of this report, it is understood from the aerial imagery that the existing landscape has undergone few significant changes since the 1940s.

5.4.2. Exterior

The exterior to the subject site remains in good condition and highly intact. Comparison between the 1988 floor plans (BA 100-88; Figure 56 and Figure 57) and the July 2020 Realestate.com.au auction floor plans (Figure 22 and Figure 23) suggests that minimal works have been undertaken to the overall built form of the house. The primary (southern), western and eastern elevations appear to have undergone no discernible changes since 1988 and maintain a high level of fabric integrity and significance.

The primary elevation, fronting Ethel Street, comprises the majority of notable architectural detailing including the rounded arches over the entrance, veranda and balcony, timber framed double hung windows and decorative stained glass and is considered the most significant fabric within the context



of the site. In 1990, the lightwell and associated timber-framed belvedere/belfry visible to the primary elevation was constructed and whilst not original fabric is considered to be sympathetic to the Federation Arts and Crafts style and overall aesthetic of the façade (Figure 16 and Figure 59). The circular front gardens and drive were also developed in the 1990s and, whilst sympathetic to the site, further hard stand areas or works to this area should be avoided. Further modifications to the primary façade including works to the roofing and extant belvedere/belfry should be avoided.

It is noted that some minor works have been undertaken to the rear (northern) elevation since 1988 to the ground floor family/living room and replace the former bay with a series of French-style timber framed doors that open out to the rear patio (Figure 22 and Figure 56). These works have been undertaken to a previously extended section of the ground floor which appears in the 1943 aerial indicating that the extension was constructed prior (Figure 55). This extension, in addition to a first floor extension in the same design, is easily identifiable as a later addition due to the use of timber weatherboard style materials that differ to the exposed brick and roughcast render finishes to the remainder of the house's exterior, and likely dates to the Inter-War period possibly following the transfer of ownership from the Adams to the Larcombe family (Figure 19).

Lastly, it is noted that a large portion to the roof of the house has been fitted with contemporary solar energy panels (Figure 12). These panels have been positioned to the rear of the house and are not visible from the primary elevation further maintaining its historical and aesthetic integrity.

The exterior to the subject site has undergone some modification since initial construction, however, maintains high fabric integrity, aesthetic significance and is in good condition. Unsympathetic modifications such as the later addition high metal gates to Ethel Street should be removed and/or replaced with more sympathetic options in the future.

5.4.3. Interior

Although a comprehensive assessment of the interior of the house was not possible during the site inspection, analysis of the changes to the interior was undertaken based on the available images of the house provided by Realestate.com.au and the relevant architectural plans associated with several Building Applications from 1988-1993 (see Section 3.3).

The interior to the house retains a high degree of fabric integrity and is in good condition. This is most notable in the intactness of original fabric elements such as the grand timber staircase located within the entry foyer, polished moulded timber skirting and detailing, stained glass fanlights above internal doorways, high ceilings and plaster cornicing, decorative light fixtures, extant cast-iron and masonry fireplaces, a decorative window bay to the dining room, internal arches and a tiled niche for the kitchen stove.

Some internal works associated with the modernisation of kitchen and bathroom fitouts, plumbing, demolition of the original pantry to expand the kitchen and painting have been undertaken, particularly since 1988, however the general layout and internal room subdivision has seen minimal changes since this time. It is noted that the recorded changes to the house's interior are generally in keeping with acceptable additions and alterations to heritage items within the Burwood Council area.

Overall, it is considered that the interior to the house maintains a high degree of fabric integrity and intactness with several remnant features of high significance exemplary of the original construction period (c.1888-1890). The interior remains in good condition despite some modifications, particularly since 1988, and is deemed to be of significance.



6. CONSTRAINTS AND OPPORTUNITIES

6.1. Statutory Requirements

The subject site is not currently listed as an item of local heritage significance under Part 1 of Schedule 5 of the Burwood Local Environmental Plan (LEP) 2012. However, it is noted that the aim of this assessment is to establish if the subject site is of sufficient significance to warrant individual listing on the Burwood LEP 2012. Therefore, should listing be enacted, the relevant heritage provisions of the Burwood LEP 2015 and the Burwood Development Control Plan (DCP) 2013 will apply.

6.1.1. Burwood Local Environmental Plan (LEP) 2012

Section 5.10 Heritage conservation

(1) *Objectives* The objectives of this clause are as follows—

- (a) to conserve the environmental heritage of Burwood,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

(2) *Requirement for consent* Development consent is required for any of the following—

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—
 - (i) a heritage item,
 - (ii) an Aboriginal object,
 - (iii) a building, work, relic or tree within a heritage conservation area,
- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,
- (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
- (d) disturbing or excavating an Aboriginal place of heritage significance,
- (e) erecting a building on land—
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,
- (f) subdividing land—
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

(3) *When consent not required* However, development consent under this clause is not required if—



(a) *the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development—*

(i) *is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and*

(ii) *would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or*

(b) *the development is in a cemetery or burial ground and the proposed development—*

(i) *is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and*

(ii) *would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or*

(c) *the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or*

(d) *the development is exempt development.*

(4) *Effect of proposed development on heritage significance The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).*

(5) *Heritage assessment The consent authority may, before granting consent to any development—*

(a) *on land on which a heritage item is located, or*

(b) *on land that is within a heritage conservation area, or*

(c) *on land that is within the vicinity of land referred to in paragraph (a) or (b),*

require a heritage management document to be prepared 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.

(6) *Heritage conservation management plans The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.*

(7) *Archaeological sites The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies)—*

(a) *notify the Heritage Council of its intention to grant consent, and*

(b) *take into consideration any response received from the Heritage Council within 28 days after the notice is sent.*



(8) Aboriginal places of heritage significance The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance—

(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and

(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.

(9) Demolition of nominated State heritage items The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item—

(a) notify the Heritage Council about the application, and

(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(10) Conservation incentives The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that—

(a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and

(b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and

(c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and

(d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and

(e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

6.1.2. Burwood Development Control Plan (DCP) 2013

4.7 Heritage in Residential Precincts

4.7.2 Heritage Controls

It is important to conserve the heritage properties in the Burwood LGA. Many of these properties are dwelling houses that are located in a residential precinct or conservation area of similar buildings, or they may be individual houses which have been heritage listed by virtue of their own significance. In conserving our heritage, Council seeks to ensure that future generations will be able to understand and visualise Burwood's past through the physical evidence of important buildings, places and development patterns.

Where alterations and additions are proposed to heritage properties, the works should be sympathetic to the heritage significance of the property. Alterations and additions should be undertaken in such a way that minimise impacts on the heritage property. Demolition of heritage properties is generally discouraged.



The Appian Way Heritage Conservation Area and Malvern Hill Heritage Conservation Area represent Burwood's longest established and possibly most intact conservation precincts. Additional controls apply to these two precincts. (Refer to Section 4.7.4)

Objectives

O1 To support the retention of heritage properties and maintain their heritage significance.

O2 To ensure that alterations or additions to heritage properties are sympathetic to the heritage significance of the property and in keeping with its character.

O3 To ensure that any alterations or additions to heritage properties reflect the predominant scale, height, proportion, character and setbacks of the existing property, and surrounding development.

O4 To ensure that development located in the vicinity of a heritage property is designed and sited in a manner sympathetic to the significance of the heritage property and its setting.

Provisions

General

P1 Development Applications that propose alterations or additions to, or demolition of, a heritage property are required to submit a heritage report, known as a Heritage Impact Statement (HIS), prepared by a qualified and recognised heritage professional as part of the application to Council. This report shall detail the impacts of the proposed development on the heritage significance of the property. Council may, at its discretion, require a Conservation Management Plan (CMP), instead of a HIS.

P2 Where substantial demolition is proposed, the HIS would be required to provide justification on heritage grounds and demonstrate that options for retention have been investigated. An assessment of significance must include a comparative analysis of the building in relation to others of its kind in the local area. Claims concerning physical condition are required to be supported by a Structural Engineer's report. Conclusions should be based upon the heritage significance of the property, not on the development potential of the land it is situated upon.

P3 Council will require the submission of a heritage statement, prepared in accordance with the NSW Heritage Branch guideline Statements of Heritage Impact, where development is proposed adjacent to a heritage property.

P4 Major re-development of a heritage property shall have regard to the NSW Heritage Branch's Design in Context: Guidelines for Infill Development in the Historic Environment.

P5 Where demolition is proposed of a non-contributory structure within a heritage conservation area, Council may require that the proposed replacement structure be submitted as part of the same Development Application in order to ensure sympathetic outcomes.

Building Design Considerations

P6 Development of a heritage property must:

(i) Be sympathetic in terms of its scale and character

(ii) Employ materials and detailing that responds to the traditional form and style of the existing structure

(iii) Provide adequate setbacks, and maintain a setting around the heritage property, to facilitate the item's interpretation.

P7 A heritage property that forms part of a group of similar buildings or is located in a heritage conservation area must be designed with strict regard to the predominant characteristics of the area in terms of building height, building and street alignment, building form, scale and architectural character.

P8 Alterations and additions to a heritage property must not dominate the character of the existing structure, nor be of excessive scale relative to the original building.



P9 Redevelopment shall be taken as an opportunity to remove unsympathetic work upon a heritage property, such as air conditioning units, or repair significant architectural elements. Redevelopment should also be used to reinstate lost building elements.

P10 New architectural elements, such as turrets, spires, domes and towers, should not be introduced into an existing building if such elements would dominate, or change the character of, the existing building.

Roofs

P11 The main roof form of the existing dwelling should be maintained. Alterations and additions should be located behind the existing main roof form. In cases of rear additions, it is usually appropriate that the roof is set lower than the existing roof ridge and marries-in to the existing roof form.

P12 In some instances it will be appropriate for new roofs or roof additions to match the existing roof pitch upon the heritage property. However in other cases, particularly Federation period houses, additions and ancillary buildings should provide a roof set at a lower pitch than the predominant roof form, in order to avoid dominating the main roof form and to provide differentiation from the original.

P13 The gable width of a roof pertaining to a detached garage or carport shall not be wider than the most prominent gable end pertaining to the existing house or building. It may be necessary to provide a broken roof form to limit the dominance of the ancillary structure.

P14 The introduction of new features in the street front elevation of the roof of a heritage property such as satellite dishes, air conditioners, rooftop antennae, solar water heaters, roof lights and skylights are not permitted.

P15 Original roof materials such as slate and Marseille terracotta tiles and key roof features such as chimneys should be retained or reinstated.

Roof Replacement

P16 Where it can be demonstrated that an existing original roof covering requires replacement due to significant deterioration and that repair is not practical, the replacement with "like-for-like" materials is encouraged. Generally, terracotta tiled houses of the Federation and early Inter-War period will be required to replace the roof with unglazed terracotta tiles in a Marseille profile and natural "terracotta" colour. Slate roofed houses should seek to retain the existing roof by transferring good slates from side and rear elevations to the front elevation, or through the use of secondhand materials with a similar aging pattern to the original material. Where replacement is inevitable, use of Welsh slates is encouraged, but consideration may also be given to the aforementioned terracotta tiles, or a suitable modern composite slate alternative where the change of materials can be justified on heritage grounds, and attention has been given to the profile, size, colour, finish and appearance of the replacement material.

P17 Replacement roofing shall be based on evidence of the period, style, traditional form and materials of the existing building.

P18 Roof details, such as finials and ridge capping, are to be maintained where possible, or replaced with matching elements.

Attic-Style and First Floor Additions

P19 'Rooms in roof' additions are permissible in the roof spaces of heritage properties subject to retaining the existing roof pitch and where the space is sufficient to accommodate attic rooms. Attention must be given to the style, size and location of roof windows. Such works are also required to meet the relevant height controls and habitation requirements set out in this DCP and the BCA.

P20 First floor additions are only permitted where these would not affect the single storey character of the existing structure.



P21 First floor additions must not dominate the existing structure as viewed from the street be setback as far as possible, and shall be designed to be visually recessive.

Floor to Ceiling Height

P22 The floor to ceiling height of the first floor level within a dwelling house, attached dwelling or semi-detached dwelling is not to exceed 2.4m to minimise the visual bulk and dominance of first floor additions.

Dormer Windows

P23 Dormer windows that are proposed in the roofs of heritage properties must be a traditional architectural feature of the style of dwelling house and must be designed so that the size, proportion, shape, design, location and finishes of the dormer windows are in harmony with the main roof of the dwelling house. Generally, dormer windows should be avoided on the street façade.

P24 Flush 'Velux-style' roof windows are often a more sympathetic alternative to a dormer window.

Street Fronted Facades

P25 The principal or street front façade of a heritage property must not be altered in any way other than to restore original features of the building or to remove previous unsympathetic alterations and additions.

P26 Original windows and doors must be retained or reinstated.

P27 New windows and doors, especially where visible from the street, must match the proportions, style and materials of existing window and door features that correspond to the architectural style of the dwelling house.

P28 The external wall finishes and treatments of the heritage property must match the architectural style of the dwelling house.

P29 Cement render of existing face brick walls is not permitted.

P30 Exterior fixtures, such as roller shutters, security bars, aluminium awnings, satellite dishes and air conditioning units, or similar devices shall not obscure significant architectural elements upon a heritage property's facade, nor detract from the character of buildings. Roller shutters and security bars will generally not be permitted.

P31 The landscaped front setting is an important component of a heritage property, especially where it retains existing contributory trees, plants, garden layouts and garden features such as tessellated tiled entrance paths. These features must be retained.

Verandahs

P32 The enclosure of original open verandahs is not permitted.

P33 The reinstatement of verandahs, whether simple or elaborate in decoration, must match the architectural style of the dwelling house.

Landscaping

P34 The front setback (i.e. front yard) of a heritage property shall provide minimal hardstand and/or hard surfaces in order to preserve its setting and visual appearance.

Views and Vistas

P35 Development of a heritage property, or development in its vicinity, must: - Provide an adequate area of land around the development to allow interpretation of the significant building or place - Not detract from the setting of the heritage property - Retain and respect significant views/vistas from the public domain to a heritage property, as well as the views/vistas originating from the heritage property itself.



Terrace Buildings

P36 Development within a terrace group is to be designed with strict regard to the overall group in terms of height, alignment, form, scale, materials and architectural character.

New Development

P37 There are instances where new development may be built on the site of a heritage item, or within a heritage conservation area. Where this occurs, the new development must ensure it respects and interprets the predominant heritage character of that particular site or precinct.

P38 New development in an existing heritage conservation area must be compatible with and reflect the predominant stylistic features of properties in the heritage conservation area with respect to: - Building bulk, height and proportion - Scale and architectural style - Integration into the streetscape and relationship with adjoining buildings - Reflecting the building and street alignments - Interpreting the materials and architectural detailing of the heritage conservation area.

P39 Where a garage is to be integrated into a new building, it must be setback from the front elevation so that it is a recessive component in the design.

Subdivision

P41 Development shall not be permitted to subdivide the front portion (i.e. front yard) of a heritage property such that new development would obscure the existing building, negatively affect the property's setting, or alter the established pattern of development in that street.

P42 Subdivision of a heritage property is generally not supported by virtue of the likely impact on the setting and curtilage of the significant building or place, and on account of limiting the ability of the heritage property to adapt to future needs on a significantly reduced lot size.

P43 Where a heritage building forms part of a larger redevelopment, Council will generally require that repair or restorative work to the heritage building or place is undertaken prior to any subdivision or occupation. For instance, through a condition of consent requiring certain works prior to the issue of a Subdivision Certificate or Occupation Certificate. This approach seeks to ensure that the conservation of the heritage property is integral to the redevelopment.

Paint and Colour Schemes

P44 Painting over unpainted features such as external stonework and face brickwork of a heritage property is not permitted.

P45 New paint and heritage colour schemes must reflect the most significant design period of the heritage property.

Ancillary Structures and Vehicle Parking

P46 Carports and garages may be located on a heritage property in the following order: - Where rear lane or secondary street access exists, the garage or carport must be accessed from the rear lane or secondary street. - Where clause (i) above does not exist or is not achievable, the garage or carport must be sited to the rear of the property using the front entrance access. - Where site constraints exist and only where it can be demonstrated that the garage or carport is unable to be located in accordance with clause (ii) above, as it may have insufficient width, the structure may be sited to the side of the dwelling house.

P47 Where a garage or carport is to be located to the side of an existing dwelling house, the structure must be located a minimum of 1m behind the front building line of the dwelling house. Where the house's façade features a front verandah, the verandah's depth is to be added to the aforementioned setback. The garage or carport should not result in the removal of original architectural features such as windows, window hoods or porches. Preference is for a carport, given its more open appearance, where the structure would be highly visible from the street.



P48 Garages, carports, garden sheds or similar structures shall not be permitted to be located forward of the building line by virtue of their negative impact on the character of the heritage property and/or the streetscape.

P49 In most instances, hardstand parking spaces that are proposed to be located forward of the building line shall not be permitted by virtue of their negative impact on the character of the heritage property and/or the streetscape. Hardstand parking spaces located forward of the building line will not be permitted where:

- i. The potential for alternative on-site vehicle parking is available*
- ii. The existing house is setback 7m or less from the front boundary*
- iii. The property has a width at the street frontage of 15m or less*
- iv. The existing house has a side boundary setback of 2.4m or more, or*
- v. The combined area of all hardstand surfaces (e.g. paths, paving, driveway etc.) within the front yard would account for 50% or more of the front yard.*

In exceptional circumstances, and at the exclusion of properties subject to above items (i) - (v), consideration may be given to a visually discreet and simple parallel strip hardstand area of minimum dimensions, with soft landscape treatment, where Council is satisfied that the hardstand area does not negatively impact upon the front setting of the heritage property and surrounding streetscape.

P50 Ancillary structures such as garages, carports, garden sheds and the like must complement the heritage property in terms of design and detailing, particularly where the structure is visible from the street.

P51 Garages and carports must use design detailing, materials and paint schemes that refer to and are compatible with the heritage property. Simply designed structures using lightweight materials, comprising of a simple form and using appropriate materials are preferable.

P52 The roofs of garages and carports must be simple in form and must not dominate or unduly contrast with the roof form of the heritage property. Ornate detailing and complex roof forms are generally inappropriate.

P53 Driveways shall not have a stencilled concrete finish. Pavers, plain or singlecoloured concrete finishes are preferable in achieving a recessive appearance.

Rainwater Tanks

P54 Rainwater tanks must not be installed in the front garden or front setting of a heritage property.

P55 Rainwater tanks can be located along the side elevations of a heritage building, provided that these are setback at least 2m behind the building's front elevation.

P56 Where buildings have a front or wraparound verandah, the rainwater tank must be located a minimum 2m behind the verandah.

P57 Where a rainwater tank is visible from the street, heritage colours such as green or red are recommended, or a colour which otherwise complements the colours within the existing building.

4.7.3 Fences on Heritage Properties

Overview

Fences on heritage properties have the potential to contribute to the heritage significance of that place or precinct, as well as contribute to the streetscape presentation. It is important to ensure that front, side and rear boundary fencing on a heritage property is compatible with the building or area to which it relates.

Objectives



O1 To ensure that original and historically significant fences and gates are retained.

O2 To ensure that new fences are sympathetic to the character of the heritage property.

O3 To ensure new fences are in keeping with the period and style of the building.

O4 To ensure that new fences are designed to complement the streetscape.

Provisions Fence Character and Design

P1 The removal of any fencing on a heritage property is not permitted without prior Council consent, unless it is exempt development.

P2 Original fences must be retained and repaired.

P3 Where it can be demonstrated that P2 above cannot be achieved and the original fence must be replaced, this fencing must be reconstructed with matching materials to match the original fencing.

P4 In the first instance, the design of new fencing should relate to the period and style of the building upon that property.

P5 Where new fencing is proposed in an established or heritage streetscape, the fencing must reflect the character, materials, height, rhythm of bays and openings, design and colour of the predominant fence design.

P6 Fencing details (including the plinth wall, pedestrian gates, support piers, driveways, gates and metal railings) must be compatible with the overall character and design of the fence.

P7 Fencing must be stepped to comply with maximum fence heights and to reflect the gradient (slope) of the land.

P8 Electric lights or light mechanisms are not permitted on any part of a heritage fence as they are not traditional features. Up lights and down lights, where appropriately positioned and concealed from public view, may be considered as an acceptable alternative for lighting a fence structure.

Height of Front Boundary Fences

P9 The maximum height of open-style (e.g. timber picket) front boundary fencing is 1.2m above the adjacent footpath level. Where a fence is to be provided with a base course, this solid portion of the fence should not exceed a third of the overall fence height.

P10 The maximum height of solid or masonry front boundary fencing is 900mm above the adjacent footpath level.

P11 Only where associated with a Victorian period house, the maximum height of palisade-style front boundary fencing is 1.7m above the adjacent footpath level. For the avoidance of doubt, fences upon non-Victorian properties are generally restricted to 1.2m in height, and the use of metal bars or palisade fencing is not supported.

P12 Proposals to exceed the height limits (including piers) as outlined in P9, P10 and P11 above, must prove that the fence height corresponds and accords with the architectural style of the heritage property and/or continues an established pattern of heritage fences of a similar height.

Fence Materials

P13 Heritage properties of the Federation or Inter-War period should adopt timber and/or masonry materials which are characteristic of that period.

P14 Where new masonry front boundary fencing is proposed, the materials and design should match the colour and pattern of brickwork upon the existing building.

P15 The following materials are not permitted on a heritage property: - Arc Mesh, metal pool-type bars or modern tubular bars/pickets. - Concrete block. - Sheet metal – flat or corrugated and/or



coloured. - Pressed metal coloured sections (e.g. Colorbond). - Sheet material including plywood, chipboard, fibre cement and glass fibre.

P16 The painting or rendering of original masonry fencing is not supported.

Side and Rear Boundary Fences

P17 The maximum height of side and rear boundary fencing is 1.8m.

P18 Side boundary fences must taper (i.e. reduce) in height from the front building line to the point where it meets the front boundary fencing.

P19 Side and rear boundary fencing must employ timber materials with vertical closeboarded unpainted hardwood with hardwood posts and rails. The use of metal panel fencing (e.g. Colorbond) is not supported for heritage properties.

P20 Solid masonry side and rear boundary fencing will only be permitted in exceptional circumstances where it may be proven that the fence design continues a pre-existing pattern or character of such fencing.

P21 Elaborate lych gates are uncommon features in Burwood and will generally only be permitted where it can be demonstrated that the Lych gate was a pre-existing feature of the property, and where it is compatible with the character of the dwelling house or locality.

6.2. Significance

As noted in Section 5, the subject site is an uncommon, intact example of the larger country homes that gained popularity in the Burwood local area in the late 19th century following the construction of the Sydney to Parramatta railway. Utilising elements of both the Victorian Italianate and Federation Arts and Crafts architectural styles, the subject site has aesthetic significance and possible association with the works of architect Edward Jeaffreson Jackson. Further, the site has historical association with William Faithful, the Adams and Larcombe families, and some potential for archaeological relics.

Due to the identified local level significance, good condition and high fabric integrity of the subject site, it is recommended that the subject site be individually listed as an item of local heritage significance under Part 1 of Schedule 5 of the Burwood LEP 2012.

6.3. Listing and Curtilage

Heritage listing is recommended based on fulfilment of the heritage significance criteria in Section 5. Although inclusion in the adjoining HCA could provide a degree of protection to the house, this has not been recommended on account of the delineation of the existing HCA. No other properties on the northern side of Ethel Street (that front the street) are included in the HCA, and the subject site is flanked by modern, non-contributory houses. Inclusion of the subject site in the HCA would therefore not respond to the streetscape and precinct qualities implied by designation of a conservation area. Furthermore, heritage listing would afford greater protection of the house's internal structure and interiors than a HCA.

It is recommended that the official name for the subject site be listed on the Burwood LEP 2012 as follows:

House - 'Lansdowne', including interiors

As noted in Section 5, both the exterior and interior to the subject site maintain a high degree of integrity and are in good condition. It is recommended that both the exterior and interiors be protected under the proposed heritage listing to ensure that future works will not include unsympathetic additions or alterations, or that internal fitouts will remove remnant significant fabric, drastically alter internal room subdivision or modify notable decorative features such as decorative light fixtures, stained glass, and the grand staircase.



It is recommended that the heritage curtilage of the proposed item incorporate the following lots in line with the identified property title information (outlined in Figure 78):

- Lot D / DP 101675
- Lot A / DP 101675
- Lot B / DP 101675



Figure 78: Suggested heritage curtilage to the subject site (indicated in red) incorporating Lots 5, A and B of DP 101675 in line with the existing property boundaries (Source: SIX Maps, accessed November 2020)..

6.4. Recommended Management

Although it is recommended that the general built form to the house and internal room subdivision be retained, there is potential for minor internal works and alterations and additions to the rear of the property that will have little to no impact on the significance of the primary Ethel Street elevation. Demolition of the house is not recommended.

Further, the primary elevation (south) to Ethel Street should be maintained and conserved as the most significant aesthetic portion of the house exterior. Unsympathetic additions and alterations should be avoided and any future additions should be relocated to the rear of the property.

Interior elements of significance including the following should be maintained and conserved:

- Grand staircase located within the entry foyer;
- Polished timber dado and detailing;
- Stained glass fanlights above internal doorways;
- High ceilings and plaster corncing;
- Extant fireplaces;



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- Decorative window bay to the dining room;
- Internal wall arches; and
- Tiled niche for the kitchen stove.

It is recommended that a Heritage Impact Statement report be submitted with any Development Application for works to the exterior or interior that cannot be considered exempt under the Burwood LEP 2012. In addition, it is recommended that a Photographic Archival Recording be undertaken prior to any major works to the site for Council records.

Lastly, there is some potential for sub-surface archaeological relics particularly to the northern section of the site. An Archaeological Assessment should be undertaken in order to identify and guide the future management of any potential archaeological resources.

7. CONCLUSION

In conclusion, the historical research, fabric and condition assessment and comparative analysis undertaken for this heritage assessment have found that the subject site, most notably the house identified as 'Lansdowne', meets the significance assessment criteria and is of sufficient significance to warrant individual heritage listing under Part 1 of Schedule 5 of the Burwood Local Environmental Plan (LEP) 2012. 'Lansdowne' was first constructed in c. 1888-1890 as 'Landour' and exhibits elements of both the Victorian Italianate and Federation Arts and Crafts architectural styles, most notably in the primary (southern) façade, and is highly intact internally. The house maintains a high degree of historic and aesthetic significance with landmark qualities and should be maintained and conserved.

CITY PLAN HERITAGE

NOVEMBER 2020



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APPENDIX A:

Land Title Searches for 17 Ethel Street



Summary of the Transferal of Ownership for 17 Ethel Street.

Date				Reference
1 Jan 1810	Crown grant	Crown grant to William Faithful	1000 acres	v.84 f.64
23 April 1869	Transfer	To Joseph Wyatt of Burdekin Terrace, gentleman	30 a 1 r 6p (Whole of Lot 23 and parts of Lot 7, 8 and 9 of the Burwood Estate)	v.84 f.63
22 Sept 1873	Transfer	From Wyatt to Charles Wye Weekes of Burwood, gentleman	4a 1r 20p	v.169 f.23
13 Nov 1875	Transfer	From Wyatt to Charles Wye Weekes of Burwood, gentleman	2a 0r 33p	v.243 f.100
29 Oct 1881	Cert of Title	Charles Wye Weekes	0a 2r 21 ³ / ₄ p Lots 4 & 5 Sec 1 And Lots 1-20 of Sect 2	v.552 f.209
	Cert of Title	Charles Wye Weekes	0a 2r 21 ³ / ₄ p	v.708 f.21
4 March 1889	Transfer	From Charles Wye Weekes to Agnes Adams, of the City of Sydney, widow	0a 1r 15p (Part of Lot 5)	v.914 f.244

ITEM NUMBER 51/21 - ATTACHMENT 2

Heritage Assessment including draft heritage inventory sheet by City Plan Heritage



City Plan Heritage P/L
ABN 46 103 185 413

17 May 1911	Application by transmission	To James Adam of Lucknow India, engineer	0a 1r 15p (Part of Lot 5)	v.914 f.244
18 July 1914	Transfer	From James Adam to Willie Frederick Arthur Larcombe, Accountant, James Paul Larcombe, Accountant and Edith Elizabeth Pauline Larcombe, Spinster, all of Sydney, as Joint Tenants	0a 1r 15p (Part of Lot 5)	v.914 f.244
Sept 1935	Notification	Death of Edith Elizabeth Pauline Larcombe		v.914 f.244
5 Sept 1935	Transfer	From Willie Frederick Arthur Larcombe and James Paul Larcombe to Amy Gladys Larcombe. Wife of Willie Frederick Arthur Larcombe of Sydney Accountant		v.914 f.244
2 Dec 1935	Cert of Title LOT B	To Amy Gladys Larcomber, wife of Willie Frederick Arthur Larcombe, of Burwood Accountant	1r 21¼p	v.4729 f.136
18 Feb 1953	Cert of Title LOT A	To Amy Gladys Larcombe, of Burwood, widow	1r 27½p (Purchases Lot A)	v.6629 f.218



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APPENDIX B:

State Heritage Inventory (SHI) form for 17 Ethel Street

Heritage Data Form

ITEM DETAILS						
Name of Item	House – 'Lansdowne', including interiors					
Other Name/s Former Name/s	Landour					
Item type (if known)	Built					
Item group (if known)						
Item category (if known)						
Area, Group, or Collection Name						
Street number	17					
Street name	Ethel Street					
Suburb/town	Burwood				Postcode	2134
Local Government Area/s	Burwood					
Property description	Lots A, B and 5 / DP 101675					
Location - Lat/long	Latitude	-33.882834		151.103 532		
Location - AMG (if no street address)	Zone		Easting		Northin g	
Owner						
Current use	Residence					
Former Use	Residence					
Statement of significance	<p>The subject site, known as 'Lansdowne', is of local heritage significance as an intact example of the larger country homes that gained popularity in the Burwood local area following the construction of the Sydney to Parramatta railway in 1855. 'Lansdowne' is representative of growth in the Burwood local area spurred by easier access between the expanding western suburbs and the Sydney central business district.</p> <p>'Lansdowne' was constructed in c. 1888-1890 and exemplifies characteristics of both the Victorian Italianate and Federation Arts and Crafts architectural styles including the use of an asymmetrical front façade, rounded arches, facebrick and roughcast render, and a hip and gabled terracotta tile roof with tall painted brick decorative chimneys and a Belvedere/belfry tower. It is noted that this compilation of</p>					

Heritage Data Form

	<p>styles is not typical and consequently uncommon within the Burwood local area. The house has some similarities to, and may have been inspired by, the works of famed Sydney architect, Edward Jeaffreson Jackson, who heavily influenced and contributed to the development of the Federation Arts and Crafts architectural style in the late 19th and early 20th centuries.</p> <p>The subject site has historical association with William Faithful's original 1810 land grant and both the Adams and Larcombe families who were longstanding owners of the property from the 1890s through to the 1980s. The Larcombe family are also noted as having consolidated the existing allotment of the site, which prior to 1935 existed as three separate lots (Lots 5, A and B).</p> <p>There is some potential for sub-surface archaeological remnants that may contribute a further understanding to the development of the local area, the subject site as a whole and the use of Lots A and B prior to 1953 of which historical research to date has uncovered little information.</p>	
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

Heritage Data Form

DESCRIPTION	
Designer	Unknown
Builder/ maker	Mrs Adams
Physical Description	<p>The subject site is bound to the south by Ethel Street, separated from the adjacent footpath by a low, brick and hedge fence with access into the site via two cast iron gates. The cast iron gates are located on each southern corner of the site aligned with the front gravel drive and turning circle. The front garden is comprised of manicured lawn, with hedge and tree plantings to either side of the turning circle.</p> <p>The main house has an irregular footprint and shape, with a primary frontage to, and setback from, Ethel Street. It was constructed in c. 1880-1890 utilising transitional architectural elements of both the Victorian Italianate and Federation Arts and Crafts styles; the house is constructed of exposed brick with roughcast rendering to the first floor, with a terracotta tile hipped and gabled roof featuring several tall painted brick chimneys with decorative corbelled tops and a protruding belvedere/belfry comprised of three timber-framed arch windows to each side.</p> <p>The primary asymmetrical façade to Ethel Street featuring combination of a projecting bay and a veranda is comprised of two main sections; the ground floor is exposed facebrick with rounded arches leading to a partially enclosed front veranda and arched window to the right (east), whilst the first floor is consists of roughcast rendering and a veranda supported on grouped timber slender posts and simply decorated brackets. Both the ground and first floor verandas are L-shaped and stacked above one another with first floor veranda featuring timber geometric pattern balustrade.</p> <p>The ground floor veranda is accessed via a set of timber steps which lead up to the front entrance through rounded archway. The front entrance to the house faces to the west, whilst multi-paned timber window with decorative stained glass facing out onto Ethel Street. This stained glass is utilised again in narrow tall windows to the right (east) of the rounded arches leading to the ground floor veranda providing daylight into the entrance hall of the house.</p> <p>The western elevation is comprised of both facebrick and roughcast render, fenestrated with double-hung sash windows to both the ground and first floors with protruding timber sills. A timber-framed doorway provides access from the kitchen out to the rear portion of the site but is not visible from the street. The eastern elevation is predominately comprised of facebrick, with recessed sections to the first floor rendered in the same roughcast visible to the south. This elevation, with the exception of stained glass windowpanes, features minimal decoration. To the north (rear) the facebrick is not visible and is instead comprised of roughcast render and timber weatherboard indicating that this section was likely extended prior to 1996. The ground floor consists of a series of timber-framed French-style doors which lead out to the rear garden and pool area and appear to be a later addition.</p>

Heritage Data Form

	<p>As stated above, the rear to the property consists of a paved patio, covered gazebo and barbeque area, fenced pool and manicured lawn. A four-car lock-up garage sits to the north-eastern axis of the site.</p> <p>The interior to the house is comprised of several rooms with kitchen, dining and living areas to the ground floor with bedrooms located on the first floor. The house is comprised of five bedrooms, two bathrooms, kitchen with adjacent formal dining area, connected formal living and lounge areas, rear laundry and living area, and entrance foyer dominated by a grand, polished timber staircase to the first floor. The interior has been refurbished and modernised, however many elements of period detailing which appear to be original including the staircase, stained glass in fanlight windows above some doorways, timber dado, cornices, decorative lighting fixtures and tiling above the bay windows to the formal dining area.</p>					
Physical condition and Archaeological potential	Good condition					
Construction years	Start year	1888	Finish year	1890	Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>1935: Lots 5 and B are consolidated by the Larcombe family</p> <p>1953: Lot A amalgamated into the site.</p> <p>1988: Works are approved and carried out related to the internal fitout of a new ground floor bathroom.</p> <p>1990: Works are approved and carried out related to the internal fitout of a new first floor bathroom. A new lightwell and belvedere/belfry skylight is constructed above the foyer.</p> <p>1991-1993: Rear gazebo and garage are relocated to their current positions. Internal works are approved and undertaken to extend the ground floor kitchen including the construction of a bricked pantry to the exterior of the house, relocation of the internal kitchen threshold and bricking up of the former doorway. A new swimming pool, secondary entry to the site from Ethel Street and circular driveway and hedge front fencing are approved and constructed.</p> <p>2008-2020: Minor internal works undertaken including painting.</p>					
Further comments	The house has similarities to the works of Sydney Architect Edward Jeaffreson Jackson, though direct involvement in the design or construction of the house is not confirmed.					

HISTORY

Historical notes	The grounds now incorporating Lansdowne were first granted to William Faithful in January 1810 and later transferred to Joseph Wyatt in 1869 then on to Charles Wye Weekes of Burwood in 1875.
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Heritage Data Form

	<p>The larger land grant was subdivided prior to 1881 when the certificate of title was transferred to Charles Wye Weekes, and the subject site was divided into three separate lots (Lots 5, A and B) with the primary part of the former estate (now comprising the house) becoming Section 1, Lot 5 of the former estate.</p> <p>The subdivision plans for Woodstock House dated 1885, directly north-east to the subject site, identify the location of Lot 5 but appear to show that the land is undeveloped. Further, the Burwood Council Rates book for 1886 attributes Lot 5 as 'Waste land' under the ownership of J.W. Weeks, surveyor, with the only house situated along Ethel Street owned by Reverend Johnston. By 1890 however the house was present as seen in the advertisement for the auction of 'Nine splendid building sites fronting Burwood Road & Church St' (15th February 1890).</p> <p>An obituary from 10 November 1902 for Robert Remington at the subject site, then known as 'Landour', suggests that Remington may have been one of the original tenants of the house during its ownership by Mrs Adams. Remington, along with his son of the same name, is listed in the Sands Directory as a resident of Ethel Street from c. 1888 through to his death in 1902. Remington was as a tea merchant at a property known as 'Killarney' though historical research to date suggests that this was separate to the subject site.</p> <p>In 1914 the house was purchased by W Larcombe and subsequently renamed "Lansdowne". The Sands Directory and Burwood Council Rates and later Valuation books record both a Mrs Rebecca and WFA Larcombe as owner/occupiers of the property into the 1930s.</p> <p>In 1935, Amy Gladys Larcombe purchase Lot B of the subject site, combining the allotment with Lot 5 to extend the rear garden. The 1943 aerial shows these two lots and the adjacent Lot A with an unknown property (now demolished) located centrally. Further information about this property in Lot A was not established.</p> <p>According to the 1947 and 1950 Valuation books the house was occupied by a French Consul while owned by Mrs. Amy Gladys Larcombe. In 1953, Amy Larcombe purchased Lot A of the subject site's current allotment, combining the three lots for the first time since their subdivision prior to 1881. It is understood that the house remained a property of the Larcombe family until at least the early 1980s.</p> <p>From 1985 through to 1993, several Building Applications were submitted to Burwood Council for works to the property on behalf of the Fleming family. In 1988 (BA 100-88) works associated with the addition of a new bathroom to the ground floor level were approved and carried out. Similarly, in 1990 (BA 249-90) a bathroom fitout was approved for the first floor along with the installation of a new lightwell and timber-framed belvedere/belfry (BA 342-90) which was subsequently constructed and remains extant. In 1991 (BA 202-91) the rear gazebo and garage were relocated to their current positions within the site, whilst a proposed extension to the ground floor was not undertaken.</p>
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Heritage Data Form

	<p>Also, in 1991 (BA 237-91) internal works were approved and undertaken to alter the access to the ground floor kitchen from the hallway by shifting the threshold and bricking up the former doorway. BA 237-91 also consisted of a single-wide extension to the existing kitchen to form a new bricked pantry adjacent to the dwelling's western elevation, and demolition of the existing pantry with access from the kitchen. Though the dividing wall between the former pantry and kitchen has been demolished, the works related to the new external pantry have not been undertaken.</p> <p>Construction of the swimming pool to the rear of the site was approved in 1991 (BA 409-91) and the existing circular driveway, front garden and hedged fencing fronting Ethel Street were approved in 1993 (BA 176-93). These works were later undertaken but it is unclear from the available historical information how long after approval they were constructed.</p> <p>The subject site has changed ownership four times since 1996, with its latest sale taking place via auction in July 2020. Images of the interior to the house available on Domain.com.au from October 2008 and July 2020 do suggest that some minor refurbishment works have taken place during this time, however historical research to date has not established the extent to which interior works have been carried out. However, it is noted that the northern elevation to the dwelling has been altered from its original form by the addition of the existing French-style doors which can be seen through comparison between the 1988 plans associated with BA 100-88 and the current floor plans provided by Realestate.com.au in July 2020.</p>
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THEMES

National historical theme	<ul style="list-style-type: none"> - 4 Building settlements, towns and cities - 8 Developing Australia's cultural life
State historical theme	<ul style="list-style-type: none"> - Accommodation - Creative endeavour

APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	The subject site is of local historical significance as one of few remaining large country homes in the Burwood local area dating to the late Victorian and early Federation periods. It has association with William Faithful's 1810 land grant and later development of the local area along the Burwood Road following the introduction of the train line and Burwood train station in 1855. It is indicative of the development of larger country homes and estates by merchants and townspeople following the increased ease in travel between Sydney's growing suburbs and the central business district.
Historical association	The subject site has some association with the original 1810 land granted to William Faithful, tea merchant Robert Remington, and the Adams and

Heritage Data Form

significance SHR criteria (b)	<p>Larcombe families whom which the site was under the ownership for approximately 100 years collectively.</p> <p>Further, the subject site has some association with the Federation Arts and Crafts style highly popularised by architects such as Edward Jeaffreson Jackson during the late 19th and early 20th centuries. The design of the house is very similar to Jackson's known works. It is however noted that Jackson's direct involvement in the construction of Lansdowne could not be confirmed.</p>
Aesthetic significance SHR criteria (c)	<p>The subject site is highly intact and has aesthetic value with elements of both the Victorian Italianate and Federation Arts and Crafts architectural styles including the use of an asymmetrical front façade, rounded arches, facebrick and roughcast render, and a hip and gabled terracotta tile roof with tall painted brick decorative chimneys and a Belvedere/belfry tower. It is noted that this compilation of styles is not typical and consequently uncommon within the Burwood local area.</p>
Social significance SHR criteria (d)	<p>A social significance assessment of the site has not been undertaken. However, research undertaken to date has not indicated that the site has any strong or special associations with a particular community or cultural group.</p>
Technical/Research significance SHR criteria (e)	<p>The subject site was initially comprised of three separate lots (Lots 5, A and B) which were consolidated by the Larcombe family in 1953. Little historical information is known about Lots A and B prior to this time and their association with the historical development of the subject site or the adjacent Woodstock Park, Child Care and Community Centres (heritage item no. I39) located directly to the north. There is potential for sub-surface archaeological remnants that may contribute a further understanding to the development of the local area and the use of Lots A and B prior to 1953.</p>
Rarity SHR criteria (f)	<p>As identified above in Criteria C, the subject site is aesthetically uncommon in relation to its assemblage of styles, and occurrence within the Burwood local area; but does not otherwise demonstrate an uncommon process, activity, technique or the like sufficient to meet this criteria.</p>
Representativeness SHR criteria (g)	<p>The subject house known as 'Landsdowne' is not considered an exemplar of either the Victorian Italianate or Federation Arts and Crafts architectural styles separately; however, the house reflects elements of both styles and remains highly intact. It is a unique example of the types of larger country homes established in the Burwood local area during the late 19th and early 20th centuries following the establishment of the Sydney to Parramatta railway. The design characteristics of the house reflect the transition from Victorian architectural styles into the Federation architectural styles and is therefore representative of new technologies and materials, like terracotta roof tiling, that gained popularity at the time. It also has strong similarities with the houses designed by E. Jeaffreson Jackson showing landmark qualities of a well considered country house of this transitional period.</p>
Integrity	<p>The house has a high degree of both exterior and interior integrity and intactness.</p>

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	List on Part 1 of Schedule 5 of Burwood Local Environmental Plan (LEP) 2012

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Report	City Plan Heritage	Heritage Assessment	2020	Burwood Council

RECOMMENDATIONS	
Recommendations	<ul style="list-style-type: none"> List on Part 1 of Schedule 5 of Burwood Local Environmental Plan (LEP) 2012 The building should be retained and conserved. Additions/alterations to the primary façade (south) to Ethel Street should be avoided. Unsympathetic additions/alterations should be removed/replaced where possible. A Heritage Impact Statement should be prepared to accompany future development applications for works to assess the likely impacts of the proposed works on the identified heritage values of the item. A photographic archival recording, in accordance with Heritage Council guidelines, should be undertaken prior to any major changes. Demolition of the house is not acceptable.

SOURCE OF THIS INFORMATION			
Name of study or report	Heritage Assessment: 17 Ethel Street, Burwood	Year of study or report	2020
Item number in study or report	N/A		
Author of study or report	City Plan Heritage		
Inspected by	City Plan Heritage		

Heritage Data Form

		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
NSW Heritage Manual guidelines used?			
This form completed by	City Plan Heritage	Date	November 2020

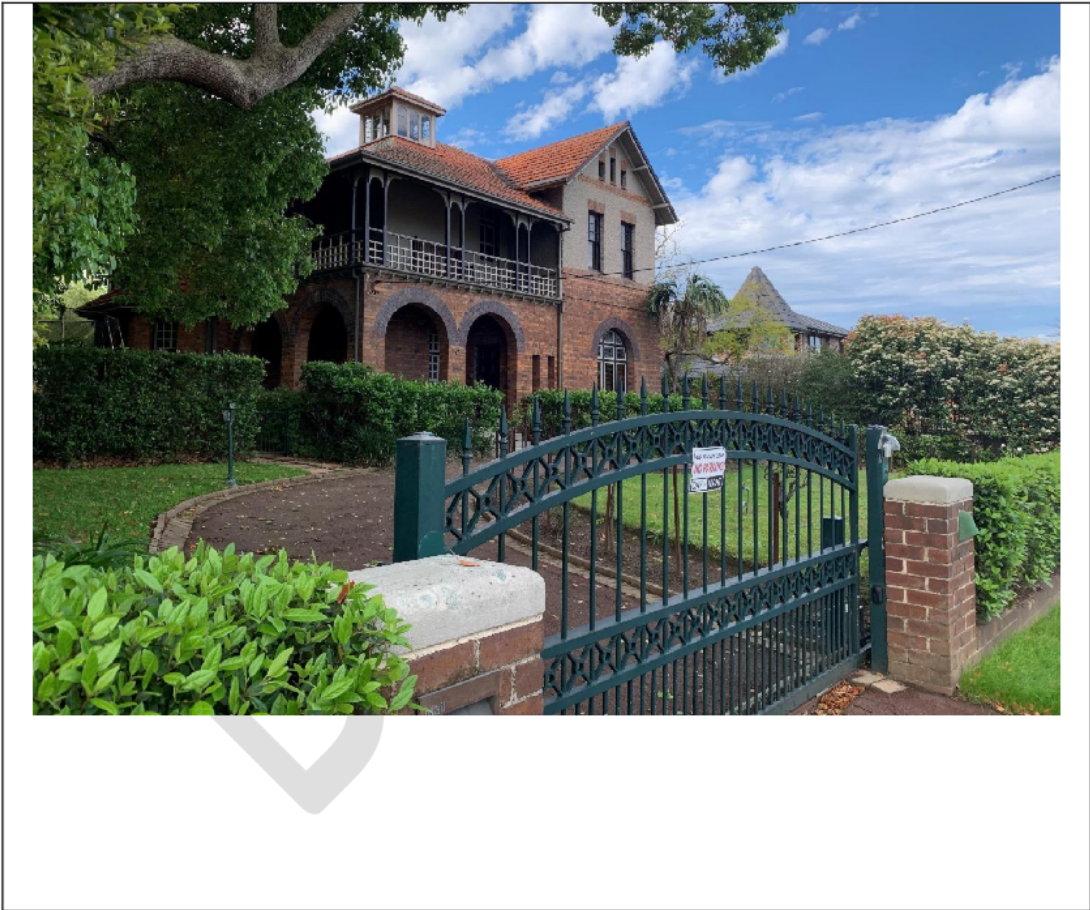
DRAFT

Heritage Data Form

IMAGES - 1 per page

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

Image caption	View north-east from Ethel Street towards the subject site showing the front garden, hedge and brick fencing, cast iron entry gate (west), gravel turning circle and primary façade to the main house.				
Image year	2020	Image by	City Plan Heritage	Image copyright holder	City Plan Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	View toward the primary (southern) and eastern elevations and gravel drive leading to the garage at the rear of the site.				
Image year	2020	Image by	City Plan Heritage	Image copyright holder	City Plan Heritage

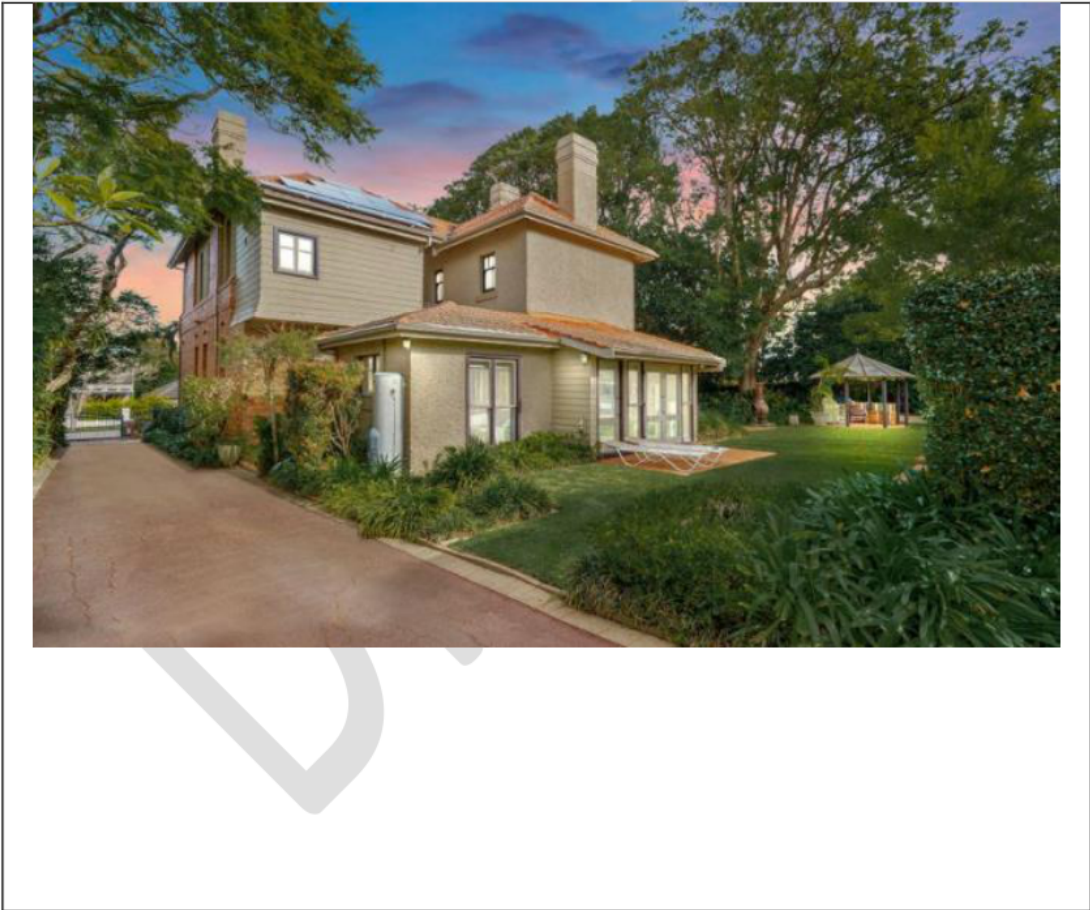


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Rear (northern) elevation to the main house showing sections of weatherboard extension and roughcast render.				
Image year	2020	Image by	Realestate.com.au	Image copyright holder	Realestate.com.au

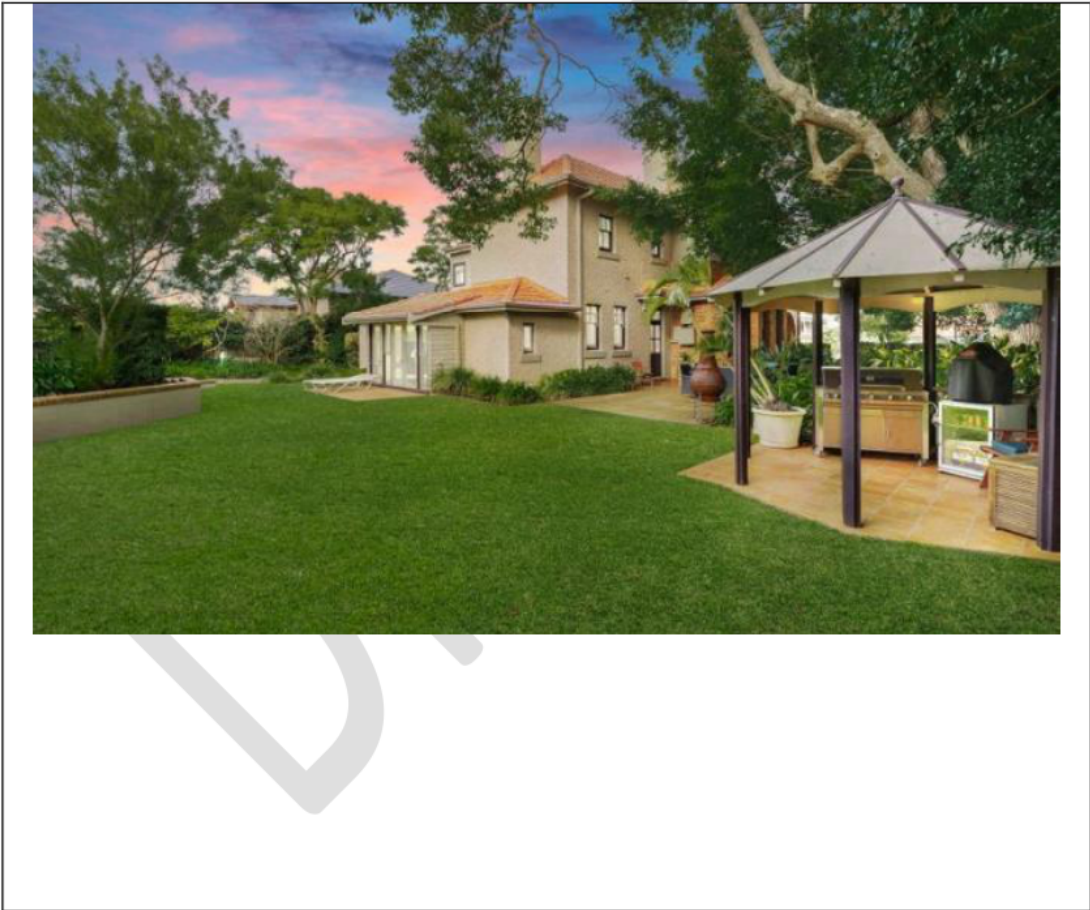


Heritage Data Form

IMAGES - 1 per page

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

Image caption	View south-east from within the rear lawn towards the paved gazebo and western elevation of the main house.				
Image year	2020	Image by	Realestate.com.au	Image copyright holder	Realestate.com.au

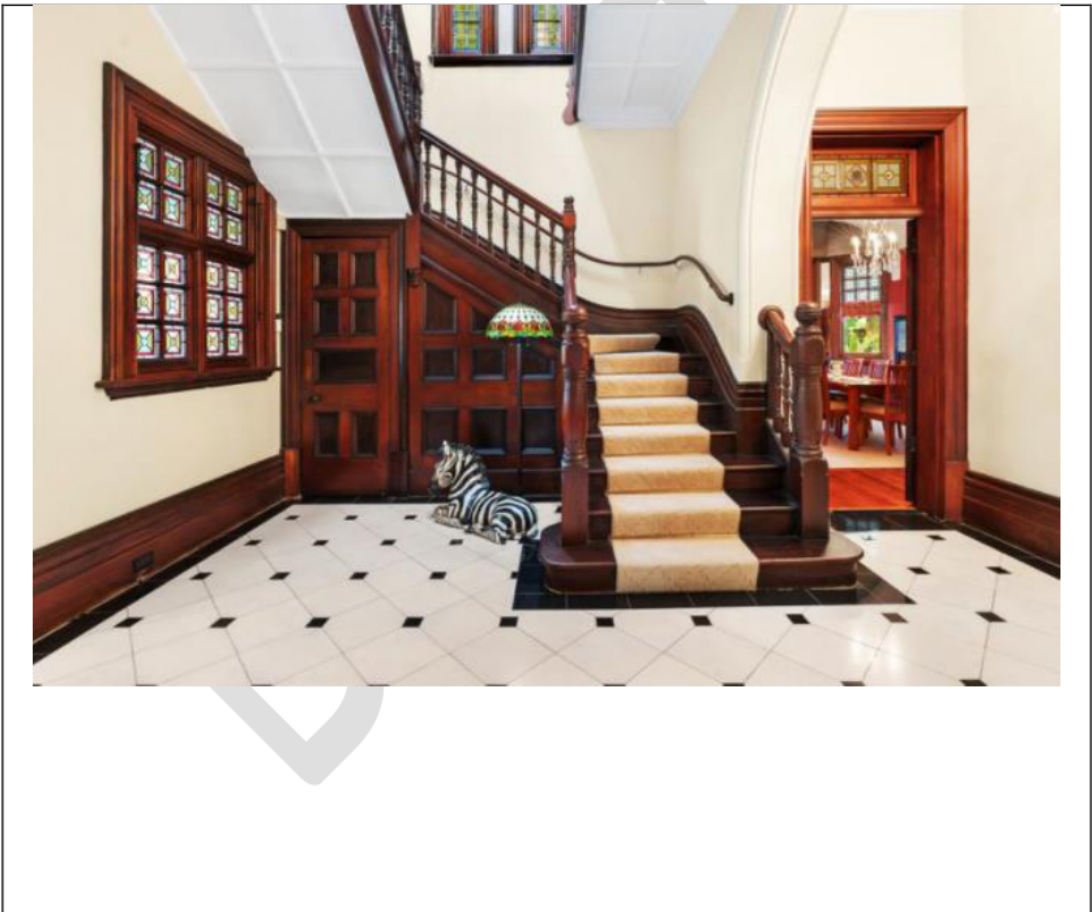


Heritage Data Form

IMAGES - 1 per page

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

Image caption	View of the entrance foyer toward the grand staircase.				
Image year	2020	Image by	Realestate.com.au	Image copyright holder	Realestate.com.au



Submission from property owner

Diwei Luo

From: Quynh Cu <quynh.c@flow.com.vn>
Sent: Friday, 21 May 2021 11:48 AM
To: Diwei Luo
Subject: Re: Public Exhibition of Planning Proposal for Heritage Listing of 17 Ethel Street Burwood

Hi Diwei

Whenever I receive a related email from the council, I feel deeply upset and angry about this matter of my house.

I told you that I have been stuck overseas due to Covid and have not even got a chance to see my new house and you council overuse of the power trying to list my property as a heritage property just right after my purchase. You even now publicize my house from-outside-to-inside details in an exhibition.

We have shown our opinions in a discussion last time and the council said lightly that it might be a local listing with not too much of the house would be reserved and exposed and no significant interference to our life and our right as an owner of this property.

Please put your feet in people's shoes and respect their privacy, their rights and their feelings.

I will take further legal action toward this matter as I believe there is a violation toward my rights and goodwill.

Thanks for informing anyway.

**Thea Quỳnh Cù**

M: (84) 9 3818 3009

E: quynh.c@flow.com.vn

W: flow.com.vn

A: Saigon Finance Tower, Lầu 10, Số 9 Đinh Tiên Hoàng, Q1



On Thu, May 20, 2021 at 12:09 PM Diwei Luo <Diwei.Luo@burwood.nsw.gov.au> wrote:

Dear Thu Quynh Cu,

Please be advised that Council will be publicly exhibiting the Planning Proposal to amend the Burwood Local Environmental Plan (BLEP) 2012 to facilitate the heritage listing of 17 Ethel Street Burwood, including interiors.

The Planning Proposal and supporting documentation will be on exhibition from Monday 24 May 2021 to Monday 21 June 2021. The documents will be available for inspection on Council's website, at www.burwood.nsw.gov.au, refer to 'Have Your Say', then 'Public Notices and Exhibitions' link on the home page. The documents will also be available for viewing on the NSW

Submission from property owner

Planning Portal, at <https://www.planningportal.nsw.gov.au>, refer to 'Exhibitions & Publications' link on the home page.

If you wish to make a submission on the Planning Proposal, please do so in writing and your submission should be received by Council by 5.00pm on Monday 21 June 2021. Submissions may be emailed to council@burwood.nsw.gov.au or posted to Burwood Council, PO Box 240, BURWOOD NSW 1805. Please write "submission" in the subject line of your email or letter and quote the subject line of this letter.

A letter advising of the public exhibition of the Planning Proposal has been posted to you today.

If you have any questions, please contact Council's Strategic Planning Team or myself on (02) 9911 9928.

Kind regards

Diwei Luo
Senior Strategic Planner
T: 02 9911 9928
E: Diwei.Luo@burwood.nsw.gov.au
2 Conder Street, Burwood, NSW, 2134



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Heritage Letter to Council • 17 Ethel Street, Burwood

25 May 2021
Diwei Luo
Burwood Council
2 Conder Street,
Burwood, NSW 2134

REVISED HERITAGE LETTER TO BURWOOD COUNCIL

REGARDING THE PROPOSED LISTING OF 17 ETHEL STREET, BURWOOD

1. Background

Dear Mr. Luo,

Heritage 21 acts for Thu Quynh Cu (owner of the subject residence) in relation to the above proposed listing of the residence ('subject site') at 17 Ethel Street, Burwood. On 22 May 2021 and 7 June 2021, Heritage 21 received correspondence from Will Cu (brother of owner) pertaining to the proposed listing of the subject site by Burwood Council. The information contained in this letter is based on this correspondence and has been informed by preliminary research and a site visit conducted by Heritage 21.

On 22 May 2021, Heritage 21 conducted a site visit for the purpose of a visual and photographic survey. The visit included a general survey of the setting of the site and the Burwood Road HCA as well as the physical evidence on the site itself, including the buildings both externally and internally, as well as the garden space at the rear of the site.

During this site visit, several points were raised regarding the heritage significance of several internal elements throughout the site. These include:

- a) The kitchen fireplace;
- b) Two downstairs fireplaces; and
- c) Three upstairs fireplaces.

Note: Images of the site are contained in Appendix A below.

2. Authors

This Heritage Letter has been prepared by Kieran Moss and overseen by Paul Rappoport, Director of Heritage 21.

3. Site Identification

The subject site is located at 17 Ethel Street, Burwood, which falls within the boundaries of the Burwood Council Local Government Area (LGA) and comprises Lot 100 DP1272014. As depicted in Figure 1 below, the site is located on the north side of Ethel Street, between



Heritage Letter to Council • 17 Ethel Street, Burwood

Burwood Road and Shaftsbury Street. The subject site comprises a two-storey Federation style residence with a prominent setback and carriage driveway entrance.



Figure 1. Contemporary aerial view of the site highlighted in yellow and surrounding urban environment (Source: NSW Land and Property Information, 'SIX Maps', n.d., <http://maps.six.nsw.gov.au/>).

4. Heritage Context

4.1 Heritage Listings

The subject site **is not currently** listed as an item of environmental heritage under Schedule 5 of the Burwood Local Environmental Plan, 2012 ('BLEP'). It also **is not currently** listed on the NSW State Heritage Register, the National Heritage List, the Commonwealth Heritage List, or the former Register of the National Estate.¹

The subject site **is not currently** located within the boundaries of a Heritage Conservation Area under Schedule 5 of the BLEP 2012 but is situated in the vicinity of the Burwood Road Heritage Conservation Area ('HCA').

¹ The Register of the National Estate ceased as a statutory heritage list in 2007; however it continues to exist as an inventory of Australian heritage places.



Heritage Letter to Council • 17 Ethel Street, Burwood



Figure 2. Detail from Heritage Map HER_001; the subject site is highlighted in blue and heritage items, some of which are within the vicinity of the site, are marked brown. The Burwood Road HCA is cross hatched red (Source: NSW Legislation Online, https://eplanningdlprod.blob.core.windows.net/pdfmaps/1300_COM_HER_001_010_20180807.pdf).

5. Proposed Listing of the Subject Site

Heritage 21 understands, from the correspondence referred to in Section 1 above, that the following is proposed for the site located at 17 Ethel Street, Burwood:

- Listing of the site as a heritage item within Schedule 5 of the BLEP 2012; including its interior and exterior.

6. Discussion of Heritage Significant Fabric

Following Heritage 21’s inspection of the subject property, we wish to bring to your attention the following matters regarding the Heritage Investigation conducted by City Plan Heritage Pty. Ltd. on November 2020 (refer to Appendix B):

- Two of the fireplaces in the ground floor formal living and lounge rooms located on the east side of the property appear to be non-original. Heritage 21 has determined that they are non-original timber fireplaces with faux marble paint used to replicate what would have been original marble fireplaces (refer to Figure 3 and Figure 4). The original fireplaces would have been constructed using Australian marble and have clearly been removed and replaced with non-authentic timber mantelpieces (see Figure 5 for an example of the original fireplaces). An example of an authentic fireplace within the subject site is illustrated in Figure 5.
- The original kitchen fireplace (refer to Figure 6) features non-original tiling within the hearth. These modifications are a recent addition and would not have been used



Heritage Letter to Council • 17 Ethel Street, Burwood

during the residence's original construction. Figure 7 indicates that the kitchen fireplace has experienced multiple modifications throughout its history, most notably being the replacement of the original stovetop with contemporary appliances and the recent tiling.

- The fireplaces on the first floor of the subject site are also constructed of timber. However, these would have been the original design used during the construction of the residence. As such, Heritage 21 agrees that the three fireplaces on the second floor of the house, are original. However, the owner of the residence, has expressed a desire to replace these timber fireplaces with Australian marble matching the original marble fireplace on the ground floor western wing (refer to Figure 8, Figure 9 and Figure 10).
- Heritage 21 is in agreement with City Plan Heritage regarding their assessment that the grand staircase within the entry foyer is of heritage significance and should be maintained and conserved. This applies to the entry foyer/stairwell arches and dado walls, which have also been identified to contain heritage significance (Figure 11, Figure 12 and Figure 13).
- The high ceilings, plaster cornicing and stained glass, lead-light windows featured internally throughout the site are also of heritage significance, as identified by City Plan Heritage. (refer to Figure 14 and Figure 15 below).

Following additional correspondence received from Will Cu on 7 June 2021, Heritage 21 is now aware that an additional exterior section of the subject site is proposed to be included within the listing. This addition includes:

- A recently constructed gazebo located on the western side of the property. Based on photographic evidence provided by the client, Heritage 21 is of the opinion that the gazebo does not comprise heritage significant fabric given its recent fabrication (refer to Figure 17, Figure 18 and Figure 19 below). As such, it should not be included as significant fabric within the proposed listing of the subject site.

7. Conclusion

As discussed above in Section 6 of this report, Heritage 21 agrees with the proposed listing of the site at 17 Ethel Street, Burwood by Burwood Council. We agree that the site is of heritage significance and would benefit greatly in being included within Schedule 5 of the Burwood Local Environmental Plan 2012.

Heritage 21 however, is also of the opinion that the assessment provided by City Plan Heritage (refer to Appendix B) regarding the significance of all "extant fireplaces" within the site should be revisited due to the non-original fireplaces on the eastern side of the ground floor. We consider the timber fireplaces decorating the ground floor formal living and lounge rooms on the eastern extent of the residence **not** to be original fabric and should be replaced 'like-for-like' with the marble fireplaces.



Heritage Letter to Council • 17 Ethel Street, Burwood

Similarly, the second storey fireplaces could be replaced with sympathetic marble mantelpieces as indicated by the client. Heritage 21 is of the opinion that these works would have a neutral impact on the heritage significance of the subject site. Further, the gazebo should not be included within the proposed listing as it is non-original and a later addition.

Heritage 21 is in agreement with the remainder of the recommendations provided by City Plan Heritage and supports the proposed listing of the residence at 17 Ethel Street, Burwood as a heritage item in Schedule 5 of the BLP 2012.

Kindly make the necessary amendments to the proposed listing in light of our observations above. We look forward to hearing from you.

Yours sincerely,

Paul Rappoport – Conservation Architect & Heritage Town Planner

Director Heritage 21

*Previous Acting Commissioner in the Land & Environment Court (NSW)
B. Arch., AIA, MURP, M. ICOMOS
Registered Architect No. 5741 - NSW Architects Registration Board
Master of Urban & Regional Planning (Hons) - MURP
Member of Society of Architectural Historians - SAHANZ
Member of Australia ICOMOS – M. Australia ICOMOS
Member of The Institute of Historic Building & Conservation - IHBC
Member of International Planning History Society - IPHS
Member of The Twentieth Century Heritage Society of NSW Inc*



Heritage Letter to Council • 17 Ethel Street, Burwood

APPENDIX A

Images

The following photographs have been taken by Heritage 21 at the site inspection undertaken on 22 May 2021, unless stated otherwise.



Figure 3. Internal view of the non-original fireplace, showing the plastic paint on the timber surround which originally would have been Australian marble.



Figure 4. Detail of non-original fireplace on the ground floor, east wing of the residence. This view shows the bubbling plastic paint on the timber which has been made to look like marble. There are two of these fireplaces on the ground floor, in the living room and lounge room on the eastern side.



Figure 5. A photograph of the original marble fireplace on the ground floor, on the western side of the house. It is surmised that the other two fireplaces would have looked similar to this fireplace – and should be replaced to match the fireplace depicted in Figure 5.



Figure 6. The original cooktop in the kitchen of the house which has subsequently been tiled. In the proposed listing of the property, this non-original tiling should be noted.



Figure 7. Another view of the kitchen cooktop. Refer to Figure 6 above.



Figure 8. Original timber fireplace on the first floor. The client wishes to replace the timber surround with Australian marble. This should be noted in the proposed listing.



Figure 9. Original fireplace on the first floor of the house. It should be noted that the client wishes to replace the timber surround with an Australian marble fireplace closely resembling that depicted in Figure 5 above.



Figure 10. Original fireplace on the first floor of the house. It should be noted that the client wishes to replace the timber surround with an Australian marble fireplace closely resembling that depicted in Figure 5 above.



Figure 11. Internal view of the central staircase. This item is of exceptional heritage significance, inclusive of the arches and balustrades, plus the stain glass-leadlight windows. It should be noted that the chandeliers are non-original.

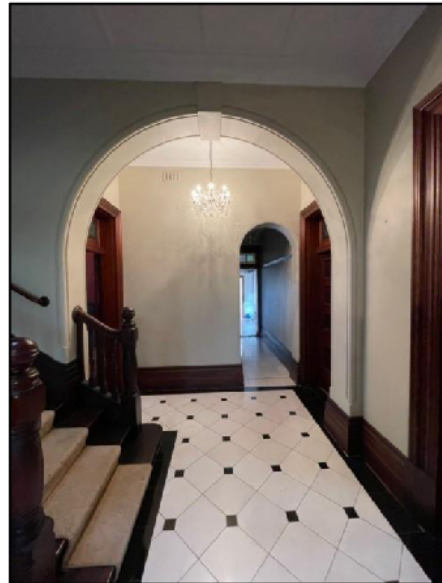


Figure 12. The central staircase and lobby area, showing the arches. Heritage 21 agrees with City Plan Heritage that these items are of exceptional heritage significance.



Figure 13. Central staircase. As discussed in the above captions, all the fabric associated with the staircase is of exceptional heritage significance.



Figure 14. Exceptionally significant stained glass-leadlight windows in a bay format in the formal dining room – refer to Figure 16 below. All the fabric, including the domed vestibule is of high heritage significance, however the chandelier depicted in this image, does not constitute heritage significant fabric. This is to be noted in the proposed listing.

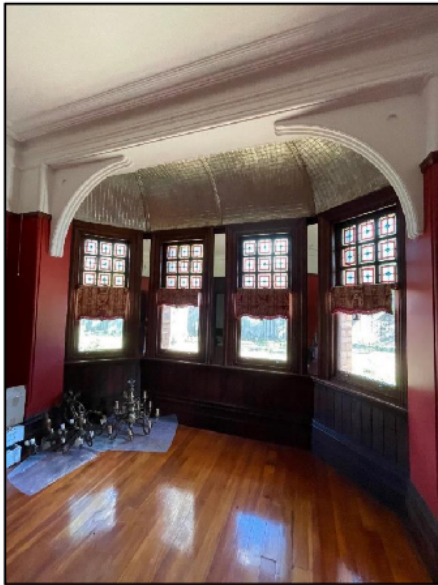


Figure 15. Another view of the ground floor bay window on the western side of the house in the formal dining room.

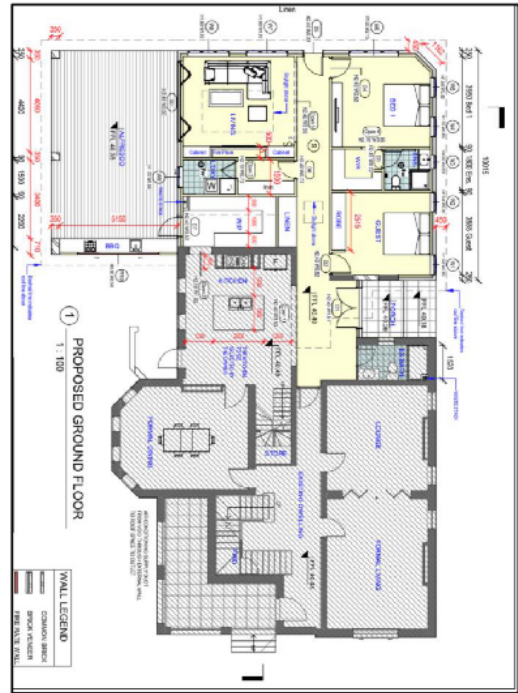


Figure 16. Ground floor plan of the existing dwelling, showing the original and the extended component on the northern side. Note the layout of the original ground floor rooms, shown in grey shading and the position of the staircase (Plan by IDG Building Design – May 2021).



Figure 17. External view of the later addition gazebo located on the western side of the residence, proposed to be included within the heritage listing. Photo provided by Will Cu on 7 June 2021.



Figure 18. Alternate view of the later addition gazebo located proposed to be included within the heritage listing. Photo provided by Will Cu on 7 June 2021.



Heritage Letter to Council • 17 Ethel Street, Burwood



Figure 19. Alternate view of the later addition gazebo located proposed to be included within the heritage listing. Photo provided by Will Cu on 7 June 2021.



Heritage Letter to Council • 17 Ethel Street, Burwood

APPENDIX B

City Plan Heritage Pty. Ltd. Historical Investigation



Heritage Letter to Council • 17 Ethel Street, Burwood

6.4. Recommended Management

Although it is recommended that the general built form to the house and internal room subdivision be retained, there is potential for minor internal works and alterations and additions to the rear of the property that will have little to no impact on the significance of the primary Ethel Street elevation. Demolition of the house is not recommended.

Further, the primary elevation (south) to Ethel Street should be maintained and conserved as the most significant aesthetic portion of the house exterior. Unsympathetic additions and alterations should be avoided and any future additions should be relocated to the rear of the property.

Interior elements of significance including the following should be maintained and conserved:

- Grand staircase located within the entry foyer;
- Polished timber dado and detailing;
- Stained glass fanlights above internal doorways;
- High ceilings and plaster corning;
- Extant fireplaces;

Page | 82

ITEM NUMBER GB1/21 - ATTACHMENT 1

Heritage Investigation



Heritage Assessment
'Lansdowne'
17 Ethel Street, Burwood
Project # H 20-082
November 2020

- Decorative window bay to the dining room;
- Internal wall arches; and
- Tiled niche for the kitchen stove.

Diwei Luo

From: Andreana Kennedy <andreana.kennedy@environment.nsw.gov.au>
Sent: Monday, 7 June 2021 2:58 PM
To: Diwei Luo
Subject: HNSW Comments - Planning Proposal for Heritage Listing of 17 Ethel Street Burwood

Dear Diwei

Thank you for forwarding Heritage NSW the planning proposal to heritage list 17 Ethel Street, Burwood.

Heritage NSW encourages the identification and listing of new heritage items. We have no objection to the proposed local heritage listing provided that all necessary due diligence, assessments and notifications have been undertaken. Prior to finalisation of the planning proposal, Council should be satisfied that this is the case.

Kind regards,
 Andreana

Andreana Kennedy | Senior Policy Officer
 Strategic Relationships and Planning
 Heritage Act Programs
 Heritage NSW
 Department of Premier and Cabinet
 Level 6, 10 Valentine Avenue, Parramatta NSW 2150 | Locked Bag 5020 Parramatta NSW 2124
 T: (02) 8289 6692 | E: andreana.kennedy@environment.nsw.gov.au

The Heritage Management System is live from 31 May. More information is available [here](#)



Premier
& Cabinet

M T W T F



We acknowledge and respect the traditional custodians and lands on which we work.

From: Diwei Luo <Diwei.Luo@burwood.nsw.gov.au>
Sent: Wednesday, 19 May 2021 2:56 PM
To: OEH HD Heritage Mailbox <HERITAGEMailbox@environment.nsw.gov.au>
Subject: Planning Proposal for Heritage Listing of 17 Ethel Street Burwood

Dear Sir/Madam

This is to advise that Burwood Council has prepared a Planning Proposal to amend the Burwood Local Environmental Plan (BLEP) 2012 to facilitate the heritage listing of 17 Ethel Street Burwood, including interiors.

Submission from Heritage NSW

In accordance with a Gateway Determination issued by the Department of Planning, Industry and Environment, consultation is required with Heritage NSW under section 3.34(2)(d) of the Environmental Planning and Assessment Act 1979. Council is now inviting your comments.

Please find attached a copy of the Planning Proposal and relevant supporting documentation. It would be appreciated if you could provide any comment to Council within 21 days of the date of this email.

Please contact me should you wish to discuss this matter further.

Kind Regards

Diwei Luo
Senior Strategic Planner
T: 02 9911 9928
E: Diwei.Luo@burwood.nsw.gov.au
2 Conder Street, Burwood, NSW, 2134



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