

## ADDENDUM TO REPORT OF OF KATERINA PAPAS, SENIOR STRATEGIC PLANNER

**SUBJECT:** 9.9 Planning Proposal 1/26 – 27-37 Bydown Street, Neutral Bay

**AUTHOR:** Katerina Papas

**DATE:** 10 April 2026

**Attachment:**

1. Letter to NSLPP from Mills Oakley – dated 6 March 2026
- 

### SUMMARY

The main report presents the recommendations of the North Sydney Local Planning Panel (NSLPP) on Planning Proposal No. 1/26, which seeks to amend the *North Sydney Local Environmental Plan 2013* (NSLEP 2013) to identify the properties at 27-37 Bydown Street, Neutral Bay as heritage items of local significance, and to seek a resolution to forward the Planning Proposal to the Department of Planning, Housing, and Infrastructure (DPHI) for a Gateway Determination.

The property owners and applicant engaged solicitors, Mills Oakley, who lodged a submission with the NSLPP for their consideration at the meeting on 11 March 2026 have requested this be made available as part of Councils consideration.

The submission to the NSLPP is attached and provided to Councillors for their consideration as part of Item 9.9 – Planning Proposal 1/26 – 27-37 Bydown Street, Neutral Bay.

### RECOMMENDATION:

**1. THAT** Council note and consider the attached submission with regards to Item 9.9 – Planning Proposal 1/26 – 27-37 Bydown Street, Neutral Bay.

Signed:

\_\_\_\_\_  
Service Unit Manager – Strategic Planning

Endorsed by:

\_\_\_\_\_  
Beth Morris – Acting Director Planning and Environment

6 March 2026

North Sydney Local Planning Panel  
North Sydney Council  
200 Miller Street  
North Sydney NSW 2060

Your ref:  
Our ref: AJWS/WEZS/3928341

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Dear Sir/Madam,

**Planning Proposal PP1/26 – Heritage Listing for 27 – 37 Bydown Street, Neutral Bay**

1. We act for all of the owners of the six properties comprising 27 – 37 Bydown Street, Neutral Bay (**Site**), which is the subject of the Council-initiated planning proposal PP1/26 (**Planning Proposal**), being Item 2 in the agenda for the North Sydney Local Planning Panel (**Panel**) meeting on 11 March 2026. We also act for Bydown St Residence DM Pty Ltd, the applicant of DA310/25 (**DA**) for the demolition of existing dwellings and construction of a residential flat building with 6 affordable housing units on the Site.
2. The Planning Proposal seeks to amend Schedule 5 of the *North Sydney Local Environmental Plan 2013 (NSLEP)* by including all of the six properties comprising the Site as heritage items. The Planning Proposal is vehemently opposed by our clients for the following reasons.

Reason 1: the Site is not of local environmental heritage

3. Our clients have engaged Julian Siu and Professor Richard Mackay AM to carry out a detailed study into whether the Site satisfies the listing criteria for local heritage items under Heritage NSW's assessment criteria (**Heritage Assessment Report**). A copy of the Heritage Assessment Report, dated 28 January 2026, is enclosed hereto. Both authors are well-respected experts in their field, with Professor Mackay having led numerous heritage assessment conservation studies for local, state, and the Commonwealth governments, including leadership of the 1993 North Sydney Heritage Review which identified many of the Municipality's locally-listed heritage items. We have been instructed that Professor Mackay will address the Panel at its meeting on 11 March 2026.
4. The Heritage Assessment Report provided a thorough comparative study that demonstrates that the Site does not satisfy any of the criteria at a threshold that would justify local heritage listing under Heritage NSW's relevant heritage assessment Guideline. It referred to evidence of past modifications carried out by past and existing owners, which do not appear to have been available to the authors of the Heritage Assessment by Vanessa Holtham Heritage & Architecture dated February 2026 (**Holtham Report**). **The Heritage Assessment Report ultimately concluded that the Site lacks the requisite significance to be identified as a local heritage item.**
5. We note that the many past studies commissioned by Council itself also did **not** recommend heritage listing for the Site. Examples of these are:-

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- (a) *North Sydney Heritage Study* (1981) by Latona Masterman & Associates found the Site merely contained “buildings and structures contributing to the predominant character of an area”,
  - (b) *North Sydney Heritage Study Review* (1993) by Godden Mackay did not find the Site to contain any items of heritage significance, despite the same report identifying some 1,388 other heritage items in the locality, and
  - (c) Memorandum by Council’s Senior Assessment Officer and two Conservation Planners to the Director Planning and Environment dated 9 October 2025, which found the Site “would not satisfy the requirements to meet the NSW Heritage Guidelines for Heritage Listing”.
6. With all due respect to the authors of the Holtham Report, it is seriously deficient and flawed. For example, it failed to explain whether, and if so how the Site satisfies any local significance threshold under any of the listing criterion.
7. Thus, the weight of the available evidence points clearly towards a conclusion that the Site does not satisfy the criteria for heritage listing. The Planning Proposal should be refused accordingly.

Reason 2: Prejudice to the Owners

8. The Site is currently protected by an interim heritage order (**IHO**) issued by Council on 6 November 2025. The IHO would not expire until 6 April 2026 at the earliest.
9. Our clients have appealed against Council’s decision to issue the IHO in Land and Environment Court Proceedings 2025/00458209 (**IHO Appeal**), which has been set down for a final hearing on 19 – 20 March 2026. The parties have filed a joint expert report in the IHO Appeal.
10. The IHO Appeal will involve the Court’s own independent assessment of whether the Site meets Heritage NSW’s listing criteria: *Byron Ventilink Pty Ltd v Byron Shire Council* [2005] NSWLEC 395 at [56]. Since the Holtham Report did not find any further heritage investigation was warranted, whether the Site satisfies the listing criteria will be squarely dealt with by the Court in the IHO Appeal.
11. Pre-empting the outcome of the IHO Appeal risks causing unfair and irreparable prejudice to our clients. It may render a key aspect of the appeal nugatory if it deprives our clients the opportunity to have the merits (or otherwise) of the heritage listing assessed independently by a specialist court before the Planning Proposal is made. On the other hand, there is no immediate risk for the Site to be demolished as the IHO would remain in effect until the Court makes its determination.
12. For the reasons outlined above, we respectfully submit that the Panel should **refuse** to support the Planning Proposal. In the alternative, the Panel should at the very least defer consideration of the Planning Proposal until after the IHO Appeal has been completed.

Please contact Anthony Whealy at [awhealy@millsoakley.com.au](mailto:awhealy@millsoakley.com.au) or Wayne Zheng on direct line +61 2 8035 7993 or by email to [wzheng@millsoakley.com.au](mailto:wzheng@millsoakley.com.au) if you have any question.

Yours sincerely



**Anthony Whealy**  
**Partner**

Accredited Specialist — Local Government and Planning

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# 27-37 Bydown Street, Neutral Bay

Comparative Analysis and Heritage Assessment

FINAL REPORT

Report prepared for CPDM Pty Ltd and Bydown Street Residence DM Pty Ltd

January 2026



## Acknowledgement of Country

SIU Consulting acknowledges the Traditional Custodians of the lands on which we live and work and the enduring relationship Aboriginal and Torres Strait Islander peoples have with Country. We recognise Country as a living cultural landscape, shaped by knowledge, care, and connection over tens of thousands of years. We pay our respects to Elders past and present and acknowledge that the places we engage with carry layered histories, Aboriginal, shared, and evolving.

In reimagining heritage, we are committed to listening, learning, and collaborating respectfully with Traditional Owner groups to ensure cultural values are recognised, protected, and meaningfully carried forward.

HERITAGE  
REIMAGINED

— by SIU Consulting —

# Report Register

This report register provides a chronological record of the preparation, review and revision to this report, ensuring an audit trail and easy reference for all stakeholders.

Version	Iteration	Purpose	Date
1	Preliminary Draft Report	Heritage expert review	19 December 2025
2	Draft Report	Legal and client review	22 December 2025
3	Revised Draft Report	Legal and client review	5 January 2026
4	Draft Final Report	Legal and client review	19 January 2026
5	Final Report	Client adoption	28 January 2026

## Cover image

1980 photograph of the subject properties. (Source: Stanton Library, Call Number: LH REF CPF 12/8.)

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# Executive Summary

This report was commissioned in response to an Interim Heritage Order (IHO) placed on the properties at 27-37 Bydown Street in Neutral Bay (the "subject properties") following the lodgement of development application DA310/25 with North Sydney Council.

The initial purpose of this report was to investigate and determine if the properties meet the local threshold for heritage listing, specifically under Criterion (F) - Rarity or Criterion (G) - Representativeness, of the NSW Heritage Assessment criteria. The scope of this report was later amended to include an assessment against the other NSW Heritage Assessment criteria.

The subject properties are currently not listed as heritage items nor are they located within a Heritage Conservation Area (HCA). Multiple previous heritage studies (dating from 1981 to 2008) considered the area as well as the subject properties, but did not recommend them for heritage protection (either listing or inclusion in a HCA). While community interest triggered the IHO, previous internal Council referrals in 2025 had recommended against pursuing the IHO, citing the proposal as acceptable on heritage grounds.

The subject properties consist of a row of early 20th-century Federation-style workers' cottages. The analysis and assessment conclude that they do not meet the threshold for local heritage listing for the following reasons:

- **Rarity (Criterion F):** The subject properties contain standard materials and attributes of workers cottages – which are not unusual, rare or uncommon since the typology utilized standardized, mass-produced construction materials which made construction more efficient and economical. Many other workers cottages have a similar palette of materials, design features and architectural styles which reflect the period(s) of their construction.
- **Representativeness (Criterion G):** There is no particular distinctiveness to the subject properties that sets them apart as significant representative examples of 'workers cottages'. They are typical of this class of building. Comparative analysis identified several other listed rows (eg, Oak Street, Neutral Street, and Byrnes Avenue) that are better-preserved or more representative examples of the workers cottage typology.
- **Aesthetic Value (Criterion C):** The subject buildings are not recognised as local landmarks. Their streetscape presence and contribution are diminished by high boundary fences. They are not remarkable for their design excellence. Their typical design, materials and construction are modest and do not display innovation nor noteworthy local adaptation, nor unusual technology. There is no evidence nor suggestion of creative ingenuity, influential or unusual style nor any influence on the design of other places.
- **Historic, Associational, Social or Research Value Criteria A, B, D and E):** The report found no evidence of significant historical events or associations, social importance to the community, or research potential that would warrant listing under these criteria.
- **Integrity:** While some properties have moderate external intactness, most have undergone substantial internal renovations and additions, affecting their overall integrity.

The subject buildings at 27-37 Bydown Street in Neutral Bay lack the requisite significance to be identified as a local heritage item under any of the NSW Heritage Assessment criteria and therefore the site which comprises the subject properties does not warrant listing as a local heritage item.

# 1. Introduction

SIU Consulting Pty Ltd has been commissioned by CPDM Pty Ltd and Bydown St Residence DM Pty Ltd to undertake a comparative analysis in relation to the properties at 27 to 37 Bydown Street in Neutral Bay (subject properties) in response to an Interim Heritage Order (IHO) that was placed on the subject properties after DA310/25 was lodged with North Sydney Council (Council). The scope of this report was later amended to include an assessment against the other NSW Heritage Assessment criteria.

## Purpose

The fundamental issue seeking to be confirmed through this comparative analysis is whether the subject properties have the potential to meet the local threshold test for listing under either Criterion (f) – Rare or Criterion (g) – Representative of the NSW Heritage Assessment criteria.

*Criterion (f) - A place or object demonstrates rare, uncommon or endangered aspects of an area's cultural or natural heritage; or*

*Criterion (g) - A place or object is important in demonstrating the principal characteristics of a class of the local area's:*

- *cultural or natural places*
- *cultural or natural environments.*

This report also seeks to analyse the prevalence of locally listed buildings of a similar typology elsewhere in the North Sydney Local Government Area (LGA) and surrounding LGAs, and whether these may be more intact and/or are better representative examples of the typology.

## Details

Category	Description												
DA Number:	310/25 (lodged 10 September 2025)												
Consent Authority	North Sydney Council												
IHO Number	1/2025 (published in the NSW Gazette No.461 on 7 November 2025) <a href="https://www.northsydney.nsw.gov.au/news/article/372/interim-heritage-order-27-29-31-33-35-37-bydown-street-neutral-bay">https://www.northsydney.nsw.gov.au/news/article/372/interim-heritage-order-27-29-31-33-35-37-bydown-street-neutral-bay</a>												
Determination Date:	1 December 2025 (Deemed Refusal)												
LEC Proceedings	Application Class 1 (Case Number: 2025/00458209)												
Properties	<table border="0"> <tr> <td>27 Bydown Street, Neutral Bay</td> <td>Lot 6, DP 260274</td> </tr> <tr> <td>29 Bydown Street, Neutral Bay</td> <td>Lot 5, DP 260274</td> </tr> <tr> <td>31 Bydown Street, Neutral Bay</td> <td>Lot 4, DP 260274</td> </tr> <tr> <td>33 Bydown Street, Neutral Bay</td> <td>Lot 3, DP 260274</td> </tr> <tr> <td>35 Bydown Street, Neutral Bay</td> <td>Lot 2, DP 260274</td> </tr> <tr> <td>37 Bydown Street, Neutral Bay</td> <td>Lot 1, DP 260274</td> </tr> </table>	27 Bydown Street, Neutral Bay	Lot 6, DP 260274	29 Bydown Street, Neutral Bay	Lot 5, DP 260274	31 Bydown Street, Neutral Bay	Lot 4, DP 260274	33 Bydown Street, Neutral Bay	Lot 3, DP 260274	35 Bydown Street, Neutral Bay	Lot 2, DP 260274	37 Bydown Street, Neutral Bay	Lot 1, DP 260274
27 Bydown Street, Neutral Bay	Lot 6, DP 260274												
29 Bydown Street, Neutral Bay	Lot 5, DP 260274												
31 Bydown Street, Neutral Bay	Lot 4, DP 260274												
33 Bydown Street, Neutral Bay	Lot 3, DP 260274												
35 Bydown Street, Neutral Bay	Lot 2, DP 260274												
37 Bydown Street, Neutral Bay	Lot 1, DP 260274												



Figure 1 Aerial photograph showing Lot and DP of the subject properties (shaded in red). (Source: NSW Planning Portal Spatial Viewer.)

## Heritage Legislation

In NSW, items of heritage significance are afforded statutory protection under the following legislation:

- *Heritage Act 1977 (NSW)* – for items of State heritage significance;
- *National Parks and Wildlife Act 1974 (NSW)* – for Aboriginal Cultural Heritage; and
- *Environmental Planning and Assessment Act 1979* – under which Environmental Planning Instruments (EPIs) and detailed guidance are made, including, relevant for this project:
  - North Sydney Local Environmental Plan (LEP) 2013 – Schedule 5; and
  - North Sydney Development Control Plan (DCP) 2025 – Part C.

## Statutory Heritage Status of the Subject Properties

Listing Type	Planning Instrument	Listing
Local Heritage Item	North Sydney Local Environmental Plan 2013 – Schedule 5, Part 1 – Heritage Items	No
Heritage Conservation Area	North Sydney Local Environmental Plan 2013 – Schedule 5 – Part 2 Heritage Conservation Areas	No



Figure 2 Aerial photograph showing subject properties (shaded in red) and heritage items in the vicinity (shaded in brown). (Source: NSW Planning Portal Spatial Viewer.)

## Methodology

This comparative analysis has been prepared with reference to and in accordance with the Heritage NSW guideline - *Assessing heritage significance - Guidelines for assessing places and objects against the Heritage Council of NSW criteria* (Department of Planning and Environment, May 2023).

An integral aspect of this guideline and best practice for heritage assessments is the preparation of a comprehensive comparative analysis to assist in determining whether, and if so, to what degree, a place or object, may be of significance relative to other places. It is only through comparing it with similar places, that the rarity or representative of a place can be determined.

This process involves:

- seeking out similar places both locally and across the state and defining the boundaries for the comparison;
- outlining the similarities the place has with other places and the factors that make it stand out; and
- explaining the importance of the place in a local and NSW context.

The following tasks were undertaken as part of this comparative analysis.


1. Desktop research – workers cottages/terraces typology, NSW State Heritage Inventory, realestate.com.au
2. Site inspections were conducted on 9, 10, 17 and 18 December 2025. Focus on North Sydney LGA, with some targeted inspections in other LGAs. Visited places included those identified in the Preliminary Heritage Assessment (Holtham, 2025) and places identified in the Neutral Precinct website article, as well as additional local heritage items of a similar typology.
  - a. Internal inspection for subject properties (Nos. 27, 29, 31, 35 and 37) was undertaken on 10 December 2025.
  - b. Internal inspection for subject property (No. 33) was undertaken on 18 December 2025.
  - c. Other comparative properties were inspected from the public domain on 9, 10, 17 and 18 December 2025.
3. Preparation of this comparative analysis report.
4. Meetings and liaison with Prof Richard Mackay, AM.
5. Liaison with Mills Oakley and CPDM Pty Ltd and Bydown St Residence DM Pty Ltd.
6. Revision and expansion of report to address additional NSW Heritage Assessment criteria (a), (b), (c), (d) and (e), based on review and contribution from Prof Richard Mackay, AM.
7. Review and incorporation of materials provided by North Sydney Council (via client's solicitors) including previous development and building application information.

All photographs are taken by SIU Consulting Pty Ltd unless otherwise stated.

## Previous Heritage Studies

A range of previous heritage studies have been undertaken by different heritage consultants for the North Sydney LGA over many decades. We have reviewed these previous heritage studies in relation to their inclusion and/or discussion of the subject properties.

In summary, the subject properties at 27-37 Bydown Street were, at most, identified as part of the predominant character discussion in the 1981 North Sydney Heritage Study. However, they were not recommended for inclusion within any heritage conservation area in this or any subsequent heritage study.

Title	Author	Date	Note in relation to subject properties
North Sydney Heritage Study	Latona Masterman Associates	1981	<p>Subject properties <u>were</u> identified as part of the Predominant Character for the Neutral Bay area (referred to as 8.64)</p> <p><b>8.64 Bydown Street, Neutral Bay Nos. 2-16, 20-22, 30-36, 7-37</b></p>  <p>2-8 Bydown Street (highlighted in orange) remain extant but are <u>not</u> listed as heritage items nor in a HCA. 10-16 Bydown Street (highlighted in green) have</p>

Title	Author	Date	Note in relation to subject properties
			<p>been demolished and their lands are now part of the Neutral Bay Public School Kindyland.</p> <p>20-22 Bydown Street (highlighted in blue) have been demolished and their lands are now part of the Neutral Bay Public School – which is a heritage item (Item I0575).</p> <p>30-36 Bydown Street (highlighted in purple) (opposite the subject properties) are not listed as heritage items.</p> <p>7-25 Bydown Street (highlighted in yellow) and 27-37 Bydown Street (highlighted in pink) (ie the subject properties) are not listed as heritage items.</p>
North Sydney Heritage Study Review 1993	Godden Mackay	November 1993	Subject properties <u>were</u> part of the study area (Figure 2.2) but <u>were not</u> identified as having heritage significance in this report.
Conservation Area Studies - Holtermann Estate A,B,C,D and Lady Hay Estate (Crows Nest Road), North Sydney	Robert Staas, Wendy Thorp and Michael Wright	March 1998	The subject properties <u>were not</u> considered in this study as it focused on specific existing heritage conservation areas (which they are not within).
Heritage and Cultural Resources Study	Australia Street Company with Paul Davies Architects, Spackman and Mossop	July 1999	The subject properties <u>were not</u> considered in this study as it focused on review of existing heritage conservation areas (which they are not within).
North Sydney Council Conservation Area Review	City Plan Heritage	September 2004	<p>The subject properties <u>were</u> considered in this study as the study was undertaken over the entire LGA (Section 1.2) for the assessment of new conservation areas (refer to dot point 5 of Section 1.3 – Brief).</p> <p>5. Identify any additional properties or areas worthy of conservation, identify the status of each property within a conservation area and prepare relevant data sheets;</p> <p>It did <u>not</u> identify the subject properties as warranting inclusion in any existing, revised or new HCA.</p>
North Sydney Heritage Review 2007	Architectus in association with John Oultram Heritage and Design	December 2008	The subject properties <u>were not</u> considered in this study as it focused on review of existing heritage items (which it is not), assessment of conservation areas (which they are not within), and heritage conservation policy review.

## Reference Material

Other documents reviewed and considered as part of this project are listed in the table below.

Title	Author(s)	Date	Note
North Sydney Heritage Studies Summary	Ben Boyd, Executive Strategic Planner at NSC	19 December 2025	Summarised (as per above table) that the subject properties were considered in various heritage studies but never recommended for listing as heritage items or as part of a HCA.
Confidential Report to the Chief Executive Officer regarding Interim Heritage Order Proposal '27,29,31,33,35 & 37 Bydown Street, Neutral Bay.	Katerina Papas, Senior Strategic Planner, NSC	6 November 2025	Recommended pursuing IHO to afford Council time to fully investigate the heritage significance of the subject properties.
Preliminary Heritage Assessment	Vanessa Holtham* Heritage and Architecture	November 2025	In response to community concerns, Council sought heritage advice on whether an IHO could be supported. This advice identified potential heritage significance.
Referral Comments – Heritage Item	Lucinda Varley, Conservation Planner at NSC	10 October 2025	Concluded that the proposal was acceptable on heritage grounds and recommended <u>against</u> pursuing IHO.
Confidential Memorandum regarding DA 310/25 – 27-37 Bydown Street, Neutral Bay – Interim Heritage Order (including Attachment 1 – Development Site History)	Andrew Beveridge, Senior Assessment Officer, NSC  Lucinda Varley, Conservation Planner/Heritage Officer, NSC  Surb Bhatti, Conservation Planner/Heritage Officer, NSC	9 October 2025	Recommended <u>against</u> pursuing IHO.
Heritage Impact Statement	PCN Urban*	5 August 2025	SOHI prepared for the development application

## Limitations

This report contains a comparative analysis primarily to inform assessment against criterion (f) – Rare and criterion (g) – Representative.

No new historical research has been undertaken.

## Author Identification

The primary author of this report is Julian Siu, Heritage Strategist & Collaborator at SIU Consulting Pty Ltd.

Section 6 – Other Criteria of this report was prepared in collaboration with Prof. Richard Mackay, AM, Director of Possibilities at Mackay Strategic Pty Ltd.

## Biography

Julian is a heritage specialist with over 15 years of experience in providing pragmatic yet creative solutions for conservation and development projects. He has undertaken analysis, assessments and developed strategic management frameworks for heritage in the context of change for adaptive reuse and development projects.

He has a Master in Architecture and a Bachelor of Design (Architecture/Urban Design and Planning). He is a current member of the Heritage Council of NSW, the State Heritage Register Committee, and is a member of the Wingecarribee Local Planning Panel. He is also a member of the Advisory Committee for the Chinese Garden of Friendship, and of the Heritage Advisory Committee for Metropolitan Memorial Parks.

For more information on his capability and experience, visit - <https://siuconsulting.com.au/people>

*\*Notes, Julian went to university and is an acquaintance with Philip North (of PCN Urban) and is currently on the Heritage Council of NSW with Vanessa Holtham.*

## 2. Subject Property Analysis

The following tables provide details about the subject properties (Nos. 27, 29, 31, 33, 35 and 37 Bydown Street) observed from site inspections of the exterior and interior. It catalogues the original construction details and documents observed changes to the property. It analyses the physical fabric and identifies remaining features which are typical of the workers cottage typology and makes a comment on the intactness and integrity of each cottage.

SIU Consulting acknowledges and appreciates the owners and tenants of each property who provided access and information about their premises.

Information about the changes to each property were also gleaned from a review of the development site history for the subject properties compiled by Senior Assessment Officers and Conservation Planner/Heritage Officers from North Sydney Council and contained in a confidential memorandum dated 9 October 2025 (obtained via a document request in response to the IHO).



Figure 3 1970s photograph of the subject properties (looking north towards Military Road) – before the construction of the 1.8m front fence across all the properties. (Source: Stanton Library, Call Number: LH REF CT 154/2.)



Figure 4 1980 photograph of the subject properties (looking south with No. 37 in the foreground) – after the construction of the 1.8m front fence across all the properties, roof changed and brick painted. (Source: Stanton Library, Call Number: LH REF CT 12/8.)

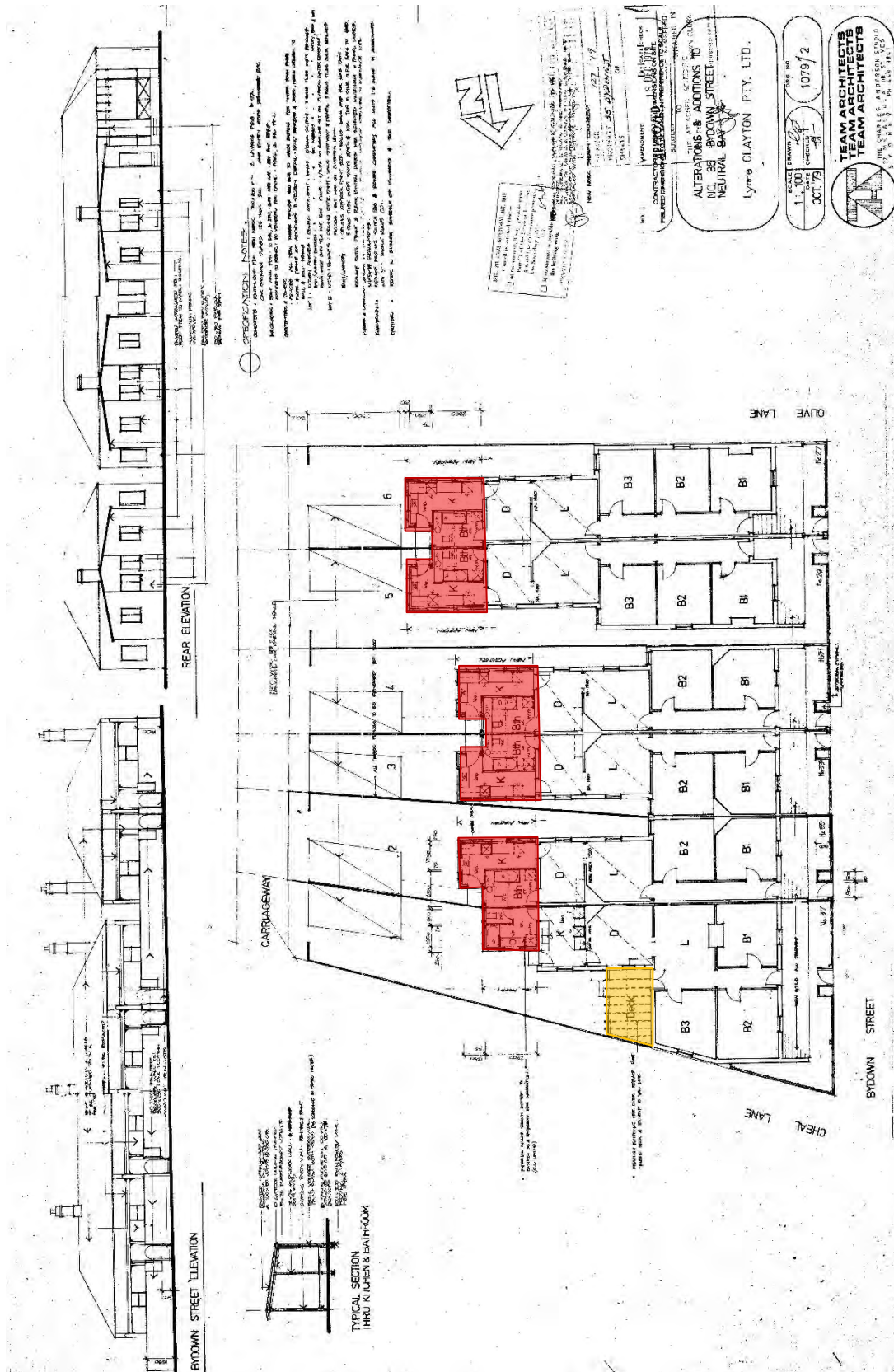



Figure 5 1979 drawings showing proposed renovations and the addition of a kitchen, bathroom/toilet and laundry for all properties (shaded in red), and deck for No.37 (shaded in yellow) (DA No. 1725/79 and BA No. 79/731). (Source: North Sydney Council Archives)

## 27 Bydown Street, Neutral Bay

Property Details		Photograph #1
Address:	27 Bydown Street, Neutral Bay	
Item name:	N/A	
Listing No.:	N/A	
Date:	C1907-1908	
Architect/Builder:	E. Vickery & Sons	

#27 (right) and its pair #29 (left)

### Onsite observations

This cottage is a mirror image of and pair with No.29 Bydown Street. This property operates as a commercial office premise.

#### GENERAL

The cottage is constructed of brick which has been painted an off-white colour. There is a brick chimney on the side wall, though there are no longer fireplaces inside.

#### EXTERIOR

The cottage has a typical frontage for a workers cottage – with a single recessed entry door with transom light and two windows alongside. The entry door is not original. A timber shutter is situated alongside each front window. A sign is situated on the wall adjacent to the entry – it reads ‘Mathers’.

It represents a typical configuration of a workers cottage – with one corridor along the party wall and bedrooms (three in this case) to the side.

There is a garden behind the brick wall and the entry porch is tiled. The verandah is supported by simple square timber post and beam with cast iron filigree at some of the junctions.

The verandah and main roof cladding (and rainwater goods) have been changed.

#### INTERIOR

The interior resembles a typical workers cottage. It has simple details and features including decorative cornices (in Bedroom 1 and the corridor), picture rail (in Bedroom 1, 2 and 3 and the corridor), ventilation grills, skirting boards and window and door architraves. It does not have any ceiling roses. The corridor archway has been modified to remove decorative features. There are no longer fireplaces in the bedrooms or the living space.

The floor is carpeted throughout, and has tiles in the kitchen and bathroom.

There is ducted air conditioning throughout and new skylights installed in Bedrooms 2 and 3.

From Bedroom 3 onwards, the cottage has been renovated in a contemporary style. The kitchen, bathroom and laundry are contemporary (constructed post-1979). There is ceiling damage evident in the kitchen and bathroom.

#### INTACTNESS and INTEGRITY

The intactness and integrity is moderate for the exterior and low on the interior with many original/typical features removed (including fireplaces) or replaced.

## Development History

**Development Application No. 1725/79 and Building Application No. 79/731** (lodged 6 November 1979) for renovations and the addition of a kitchen, bathroom/toilet and laundry, were approved by Council on 18 December 1979. Lyn Clayton Pty Ltd, builder; Bulwarra Leaseholds, Owner.

On 2 November 1979, the owner of Nos. 27-37 Bydown Street, notified Council of their intention to construct 1.8m-high brick front fences on the Bydown Street frontages of all the houses.

**Building Application No. 81/223** (lodged 8 April 1981) for the construction of a garage at the cost of \$4,000 was withdrawn by the applicant on 29 January 1982.

## Additional Photographs



Front elevation – set in entryway, double timber sash windows, simple timber column holding up verandah, corrugated sheeting on verandah



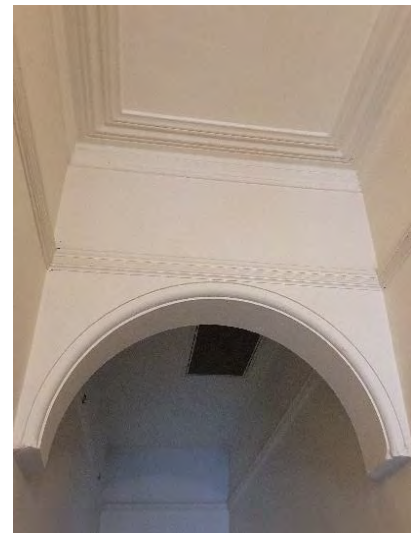
Front garden behind brick wall



Recessed entry way, security door, main door and transom light



Entry door and corridor



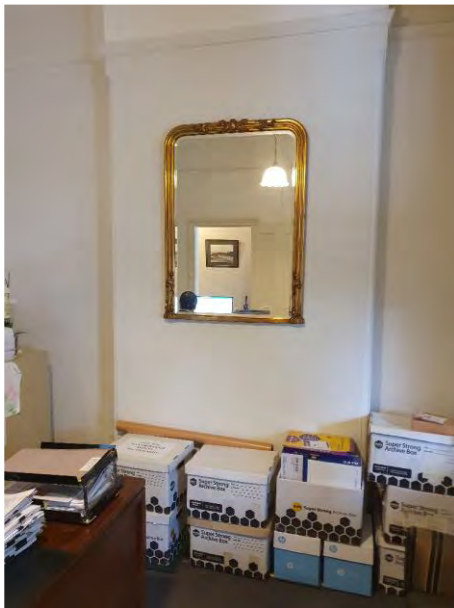
Corridor archway – decorative features removed



Bedroom 1 - Double timber sash windows



Bedroom 1 - Cornice and picture rail



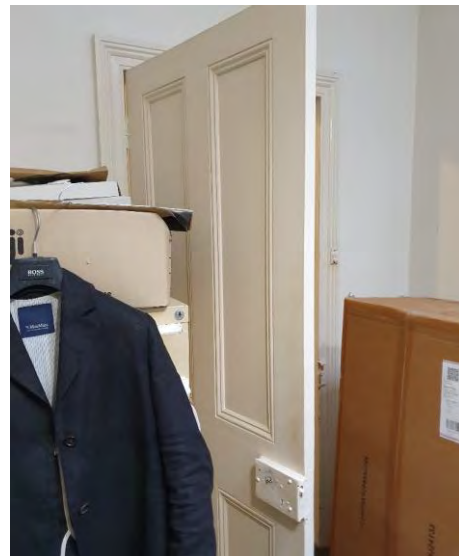
Bedroom 1 - No fireplace



Bedroom 1 - Door and architrave



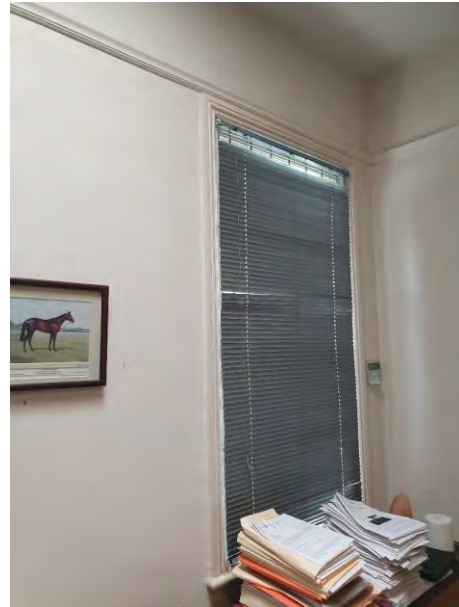
Bedroom 2 - no cornice, picture rail, skylight



Bedroom 2 - door with hardware, architrave



Bedroom 3 – no cornice, picture rail



Bedroom 3 – no cornice, picture rail, timber sash window to rear laneway



Doorway leading from front corridor to the rear portion of the cottage



Rear portion of the cottage - no fire place



Rear portion of the cottage – contemporary cornice



Rear portion of the cottage



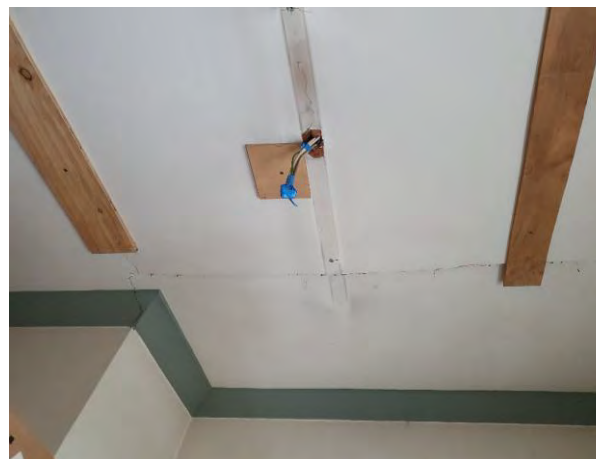
Bathroom at rear of the cottage



Kitchen at rear of the cottage




Ceiling and underside of the roof in the bathroom



Ceiling of the kitchen

## 29 Bydown Street, Neutral Bay

Property Details		Photograph #1
Address:	29 Bydown Street, Neutral Bay	
Item name:	N/A	
Listing No.:	N/A	
Date:	C1907-1908	
Architect/Builder:	E. Vickery & Sons	

#27 (right) and its pair #29 (left)

### Onsite observations

This cottage is a mirror image of and pair with No.27 Bydown Street. This property operates as a residential premise.

#### GENERAL

The cottage is constructed of brick which has been painted and light cream colour. There is a brick chimney on the side wall, though there are no longer fireplaces inside.

#### EXTERIOR

The cottage has a typical frontage for a workers cottage – with a single recessed entry door with transom light and two windows alongside. The entry door is not original.

It represents a typical configuration of a workers cottage – with one corridor along the party wall and bedrooms (three in this case) to the side.

There is a garden behind the brick wall is paved and the entry porch is tiled. The verandah is supported by simple square timber post and beam with cast iron filigree at the junctions.

The verandah and main roofs' cladding (and rainwater goods) have been changed.

#### INTERIOR

The interior resembles a typical workers cottage. It has simple details and features including a (non-original and unusual) dentil cornice (in Bedroom 1, entry corridor and living room), and very simple skirting and window and door architraves. It has a different (non-original) cornice in Bedrooms 2 and 3. It does not have any ceiling roses or picture rails. Ventilation grills have been replaced with simpler version. The floor is the original timber floorboards.

The corridor archway has been modified to have a shallower arch and decorative features. The passageway from the living room to the rear kitchen has also been embellished with the same decorative features. These are unusual and uncharacteristic elements of the typology.

There are no longer fireplaces in either Bedroom 1 or the living room.

A full height and width built-in-robe has been constructed in Bedroom 3.

From the living room onwards, the cottage has been renovated in a contemporary style with no cornice, ceiling rose or picture rail, and has a new tiled floor. The dining space, kitchen and bathroom are contemporary.

#### INTACTNESS and INTEGRITY

The intactness and integrity is moderate for the exterior and low on the interior with many original/typical features removed (including fireplaces) or replaced/modified (including cornices, corridor archway).

## Development History

**Development Application No. 1724/79** and **Building Application No. 79/730** (lodged 6 November 1979) for renovations and the addition of a kitchen, bathroom/toilet and laundry, were approved by Council on 18 December 1979. Lyn Clayton Pty Ltd, builder; Bulwarra Leaseholds, Owner.

**Building Application No. 96/97** (lodged 19 February 1996) for the reconfiguration of the existing kitchen, bathroom and laundry, was approved by Council on 9 April 1996. Subsequent amendments (lodged 30 April 1996) under Section 106 of the *Local Government Act 1993*, including a new laundry door and window and a shower/bathroom sliding door, were approved on 11 July 1996.

**Building Application No. 96/643** (lodged 1 October 1996) for the addition of a 1.8 metre-high timber dividing fence with No. 31 Bydown Street, with an addition 1-m-high timber lattice above, was withdrawn by the applicant.

**Development Application No. 455/15** (submitted 10 December 2015) for the demolition and reconstruction of an existing masonry retaining wall along the southern side boundary was rejected by Council on 18 December 2015 due to unclear and insufficient information.

**Complying Development Certificate No. Z148/2004** was issued on 25 October 2004 for minor alterations, including internal wall removal and the addition of a 4m-wide glazed bi-fold doors to the northern side elevation to the kitchen/dining spaces.

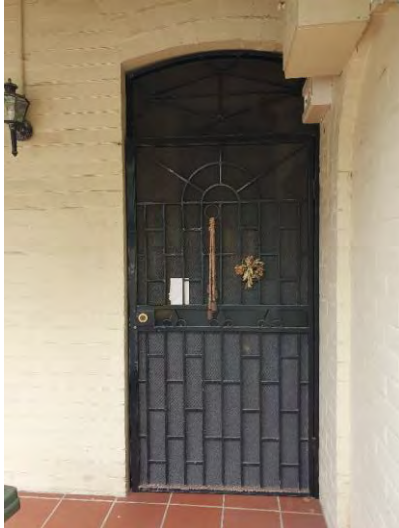
## Additional photographs



Front elevation – double timber sash windows, simple timber post and beam supporting verandah, filigree, corrugated sheeting on verandah



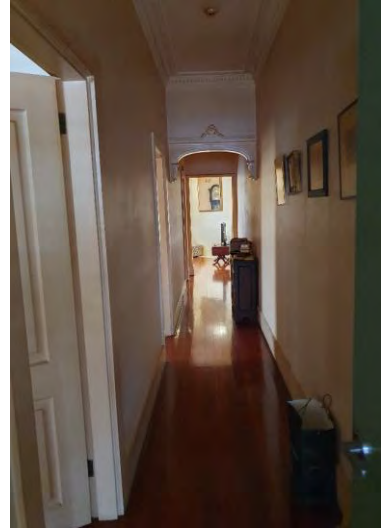
Front garden (paved) behind brick wall and tiled verandah



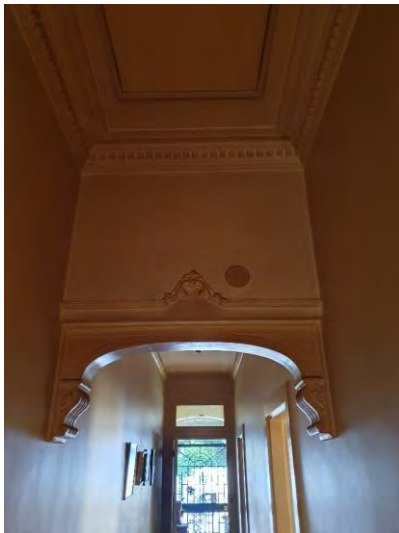
Entry door



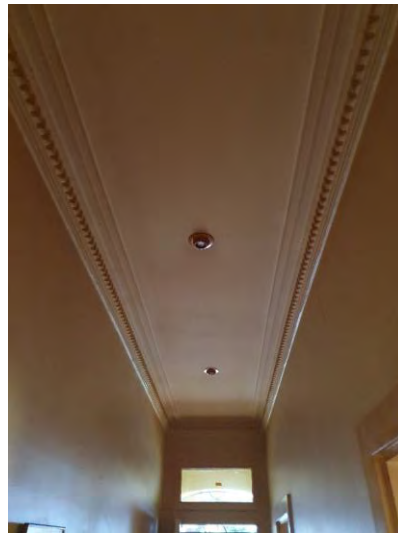
Entry way



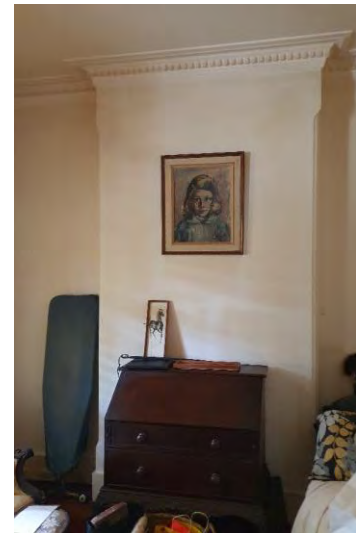
Entry corridor



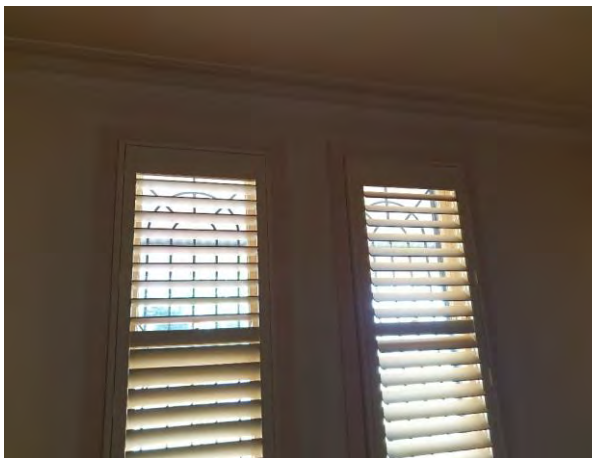
Decorative arch in entry corridor



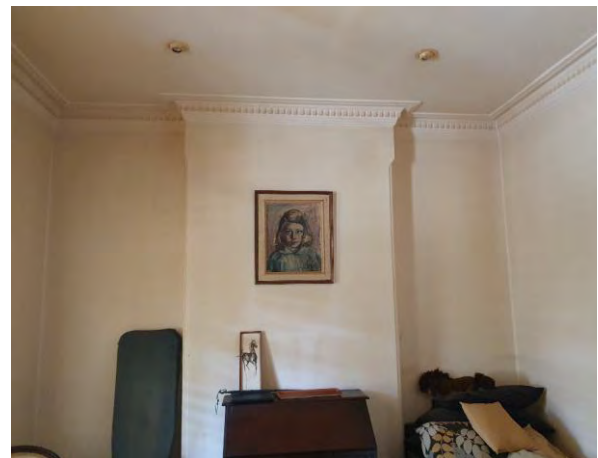
Ceiling with decorative cornice in entry corridor



Fire place in the front bedroom (no fireplace)



Bedroom 1 - Double timber sash windows



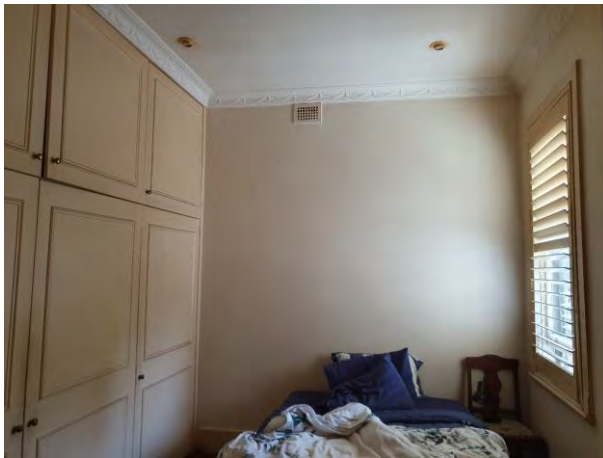
Bedroom 1 – fireplace (no fireplace), decorative cornice, no ceiling rose



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3



Entry corridor leading to living room



Living room – no fire place



Rear portion of the cottage



Contemporary kitchen in rear portion of the cottage, with bathroom behind



Bathroom behind kitchen



Skylight in bathroom

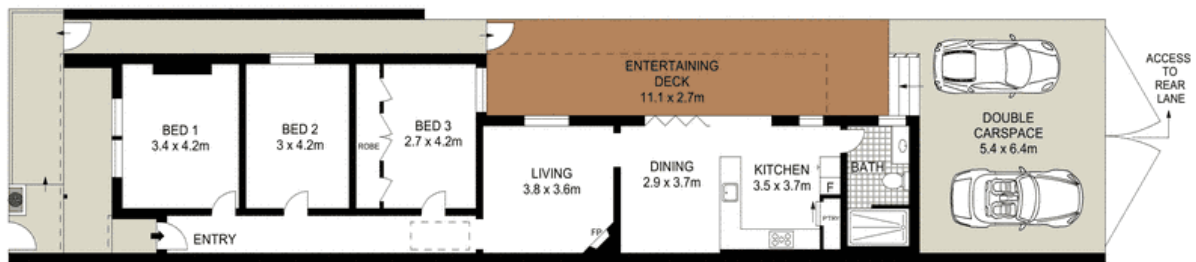


Figure 6 Floor plan (Source: <https://www.realestate.com.au/property/29-bydown-st-neutral-bay-nsw-2089/>)




Figure 7 *Front elevation (Source: <https://www.realestate.com.au/property/29-bydown-st-neutral-bay-nsw-2089/>)*



Figure 8 *Photograph of the living room from February 2012. Note, fireplace no longer exists. (Source: <https://www.realestate.com.au/property/29-bydown-st-neutral-bay-nsw-2089/>)*

## 31 Bydown Street, Neutral Bay

Property Details		Photograph #1
Address:	31 Bydown Street, Neutral Bay	
Item name:	N/A	
Listing No.:	N/A	
Date:	C1907-1908	
Architect/Builder:	E. Vickery & Sons	

### Onsite observations

This property operates as a residential premises.

#### GENERAL

The cottage is constructed of brick which has been painted a light grey colour. There is a brick chimney.

#### EXTERIOR

The cottage has a typical frontage for a workers cottage – with a single entry door with transom light and a single window alongside. The entry door and transom light above appear to be original though the glazing has been changed.

It represents a typical configuration of a workers cottage – with one corridor along the party wall and bedrooms (two in this case) to the side.

The entry porch behind the brick wall and entry threshold are tiled. The verandah is supported by simple square timber post and beam with no cast iron filigree at the junctions (removed).

The verandah and main roofs' cladding (and rainwater goods) have been changed. A skylight is visible in the front roof plane.

#### INTERIOR

The interior resembles a typical workers cottage. It has simple details and features including a picture rail, cornice, ceiling rose, ventilation grills, skirting boards, window and door architraves. The corridor archway retains its decorative features. The floor is the original timber floorboards.

It has an original fireplace in Bedroom 1 with a simple unpainted timber surround and mantles, with a cast iron fire box and tiled hearth. Built in robes have been constructed in each bedroom.

It has skylights in the front bedroom, entry corridor and also in the new bathroom and kitchen.

From the end of the corridor, the cottage has been renovated in a contemporary style with no cornice, ceiling rose or picture rail, and has a new timber floor. The bathroom, kitchen and living/dining spaces are contemporary.

#### INTACTNESS and INTEGRITY

The intactness and integrity is moderate for the exterior and high on the interior with many original/typical features retained (including fireplaces, decorative plaster and timber work) in most rooms.

## Development History

**Development Application No. 1723/79** and **Building Application No. 79/729** (lodged 6 November 1979) for renovations and the addition of a kitchen, bathroom/toilet and laundry, were approved by Council on 18 December 1979. Lyn Clayton Pty Ltd, builder; Bulwarra Leaseholds, Owner.

**Development Application No. 210/11** (lodged 17 May 2011) for alterations and additions including a the demolition of an existing rear addition and reconstruction within the same envelope, internal reconfigurations, bricking up of existing windows on the southern elevation and replacement with highlight windows, and a new timber deck to the rear of the dwelling accessed via bi-fold doors, was approved by Council under delegation on 21 June 2011.

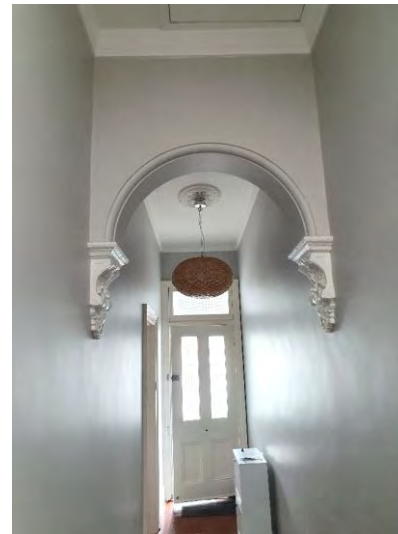
## Additional photographs



Entry porch – single timber sash window



Front door – exterior view



Corridor – archway



Simple timber post, no filigree



Simple timber post, no filigree, corrugated metal sheeting on verandah



Bedroom 1 – timber sash window



Bedroom 1 – fire place with timber mantle and surround, tiled hearth



Bedroom 1 – timber door and architrave



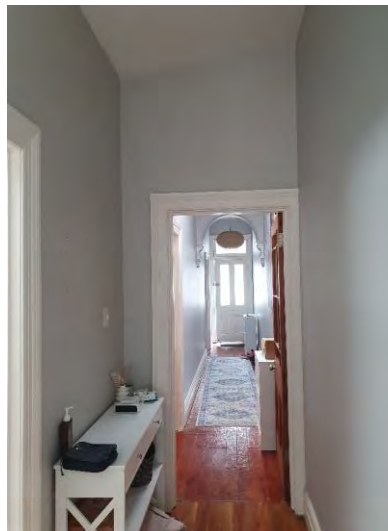
Bedroom 2 – built in robe



Bedroom 2 - Ceiling rose, cornice, picture rail



Doorway leading to new addition at the rear of the cottage



Bathroom in the new rear addition



New kitchen in the new addition at the rear of the cottage



SITE PLAN (NOT TO SCALE)



Figure 9 Floor plan (Source: <https://www.realestate.com.au/property/31-bydown-st-neutral-bay-nsw-2089/>)



Figure 10 *Front elevation Source: <https://www.realestate.com.au/property/31-bydown-st-neutral-bay-nsw-2089/>*

## 33 Bydown Street, Neutral Bay

### Property Details

<b>Address:</b>	33 Bydown Street, Neutral Bay
<b>Item name:</b>	N/A
<b>Listing No.:</b>	N/A
<b>Date:</b>	C1907-1908
<b>Architect/Builder:</b>	E. Vickery & Sons

### Photograph #1



### Onsite observations

This property operates as a residential premises.

#### GENERAL

The cottage is constructed of brick which has been painted a light cream colour. There is a brick chimney.

#### EXTERIOR

The cottage has a typical frontage for a workers cottage – with a single entry door with transom light and a single window alongside. The entry door and transom light above appear to be original though the glazing has been changed.

It represents a typical configuration of a workers cottage – with one corridor along the party wall and bedrooms (two in this case) to the side.

The entry path and porch behind the brick wall is timber decked. The verandah is supported by simple square timber post and beam with cast iron filigree at all junctions. The verandah and main roofs' cladding has been changed.

#### INTERIOR

The interior resembles a typical workers cottage. It has simple details and features including a picture rail (in Bedroom 1), cornice, ceiling rose (in Bedroom 1 and the corridor), ventilation grills, skirting boards, window and door architraves. The corridor archway retains its decorative features. The floor of the bedrooms have been carpeted, while the corridor and living room has exposed original timber floorboards.

It has an original fireplaces in Bedroom 1 and the living room with a simple painted timber surround and mantles, with a cast iron fire box and slate hearth.

Bedroom 2 has a simple (non-original) cornice, no ceiling rose or picture rail. It has a full height built-in-robe.

There is ducted and split system air conditioning throughout.

From the living room back, the cottage has been renovated in a contemporary style with plain cornice, no ceiling rose or picture rail. The bathroom, kitchen and dining space are contemporary.

#### INTACTNESS and INTEGRITY

The intactness and integrity is moderate for the exterior and moderate on the interior with many original/typical features retained (including fireplaces, decorative plaster and timber work) in some rooms.

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## Development History

**Development Application No. 1722/79** and **Building Application No. 79/728** (lodged 6 November 1979) for renovations and the addition of a kitchen, bathroom/toilet and laundry, were approved by Council on 18 December 1979. Lyn Clayton Pty Ltd, builder; Bulwarra Leaseholds, Owner.

**Building Application No. 97/200** (lodged 24 March 1997) for alterations and additions, including a new kitchen and bathroom, and a timber deck at the rear of the dwelling accessed via bi-fold doors, was approved by Council on 2 May 1997.

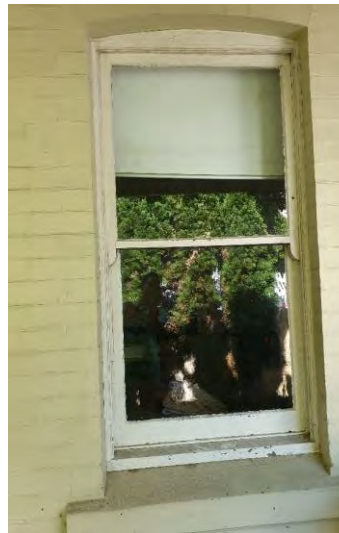
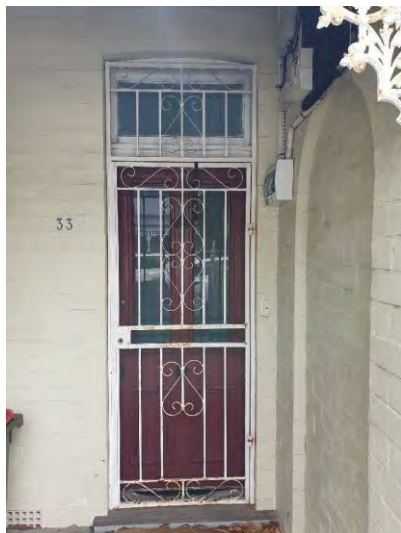
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**Additional photographs**



Front elevation – single timber sash window, simple timber column holding up verandah, filigree

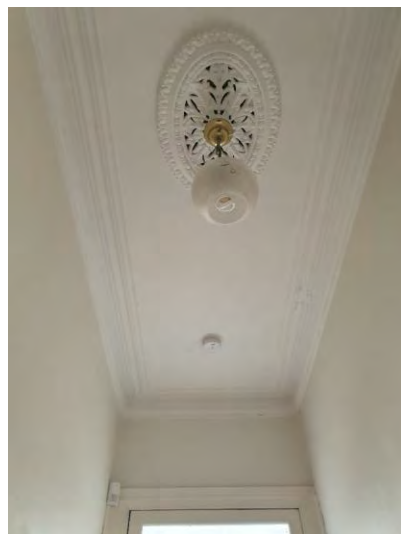
Simple timber column holding up verandah, filigree, corrugated sheeting on verandah



Entry door

Front window

Entry corridor



Corridor – ceiling rose and cornice

Corridor - archway

Corridor – ceiling rose and cornice



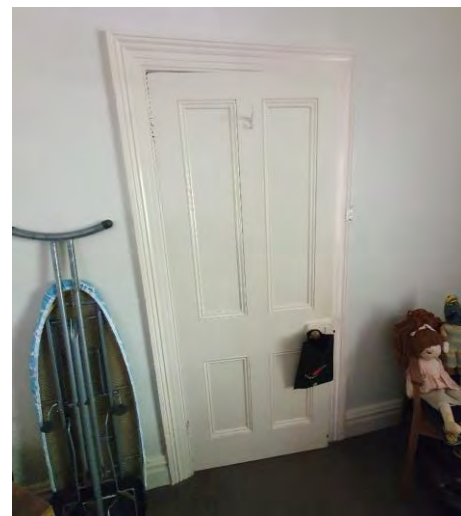
Bedroom 1 – cornice, picture rail, fireplace



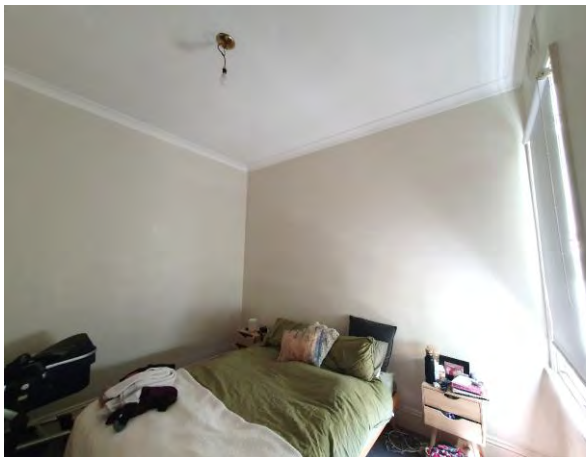
Bedroom 1 – fireplace



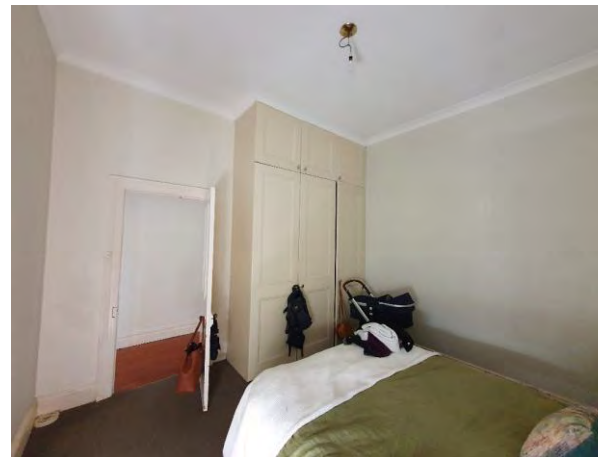
Bedroom 1 – cornice, picture rail and ceiling rose



Bedroom 1 – door



Bedroom 2 - plain cornice, no ceiling rose, no picture rail



Bedroom 2 – built in robe, architrave, skirting



Living room – simple cornice, no picture rail, no ceiling rose



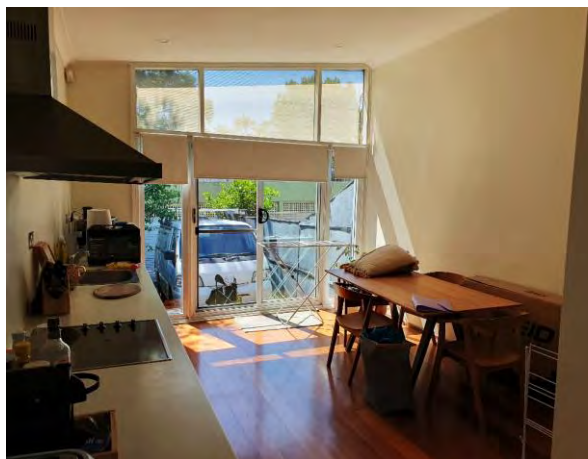
Living room - fireplace



Threshold between original floorboards (bottom) and new floorboards (top)



Living room looking towards new bathroom and kitchen



New kitchen and dining space



New kitchen looking back towards living room



Figure 11 *Floor plan (Source: <https://www.realestate.com.au/property/33-bydown-st-neutral-bay-nsw-2089/>)*

## 35 Bydown Street, Neutral Bay

Property Details	Photograph #1
<b>Address:</b>	35 Bydown Street, Neutral Bay
<b>Item name:</b>	N/A
<b>Listing No.:</b>	N/A
<b>Date:</b>	C1907-1908
<b>Architect/Builder:</b>	E. Vickery & Sons



### Onsite observations

This property operates as a residential premises.

#### GENERAL

The cottage is constructed of brick which has been painted a light grey colour. There is a brick chimney.

#### EXTERIOR

The cottage has a typical frontage for a workers cottage – with a single entry door with transom light and a single window alongside. The entry door and transom light above appear to be original.

It represents a typical configuration of a workers cottage – with one corridor along the party wall and bedrooms (two in this case) to the side.

The entry porch behind the brick wall and entry threshold are tiled. The verandah is supported by simple square timber post and beam with one cast iron filigree (others missing). The verandah and main roofs' cladding has been changed.

#### INTERIOR

The interior resembles a typical workers cottage. It has simple details and features including a picture rail (in Bedroom 1), cornice, ceiling rose (in Bedroom 1), ventilation grills, skirting boards, window and door architraves. The corridor archway has decorative features. Note, the plaster ceiling and corridor features were reinstated prior to 2013 as evidenced by Depreciation Worksheet for the rental property. The floor of the bedrooms, living room and corridor have been re-carpeted (latest instance in 2021).

It has fireplaces in Bedroom 1 and the living room with a simple painted timber surround and mantles, with a cast iron fire box and hearth (stone in Bedroom 1 and tiled in the living room). These are not original and were installed April 2014 (as evidenced by Asset Depreciation ledger for the rental property).

From the living room back, the cottage has been renovated in a contemporary style with plain cornice, no ceiling rose or picture rail. The dining space, kitchen and bathroom are contemporary whilst retaining the timber sash windows and skirting boards.

#### INTACTNESS and INTEGRITY

The intactness and integrity is moderate for the exterior and low on the interior with many typical features having been removed and later reinstated (including fireplaces, decorative plaster and timber work) in some rooms.

## Development History

**Development Application No. 1721/79** and **Building Application No. 79/727** (lodged 6 November 1979) for renovations and the addition of a kitchen, bathroom/toilet and laundry, were approved by Council on 18 December 1979. Lyn Clayton Pty Ltd, builder; Bulwarra Leaseholds, Owner.

## Additional photos



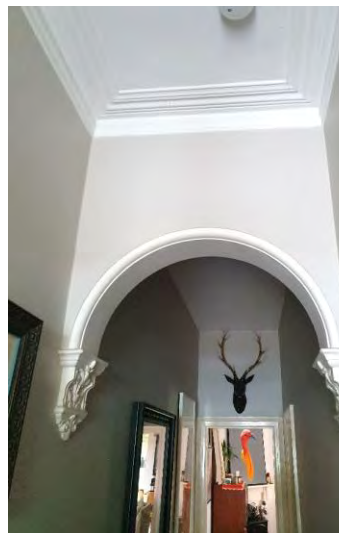
Front elevation – entryway, single timber sash windows, simple timber column, filigree, corrugated sheeting on verandah



Front garden behind brick wall



Entry door



Entry corridor - archway



Corridor – doorway leading to rear portion of cottage



Bedroom 1 - fireplace, picture rail



Bedroom 1 - ceiling rose, cornice and picture rail



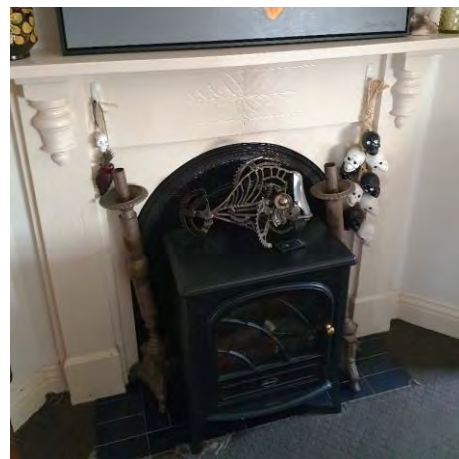
Bedroom 1 - single timber sash window



Bedroom 1 - door, architrave, skirting, picture rail



Living room



Living room - fireplace, timber mantle, tiled hearth


Depreciation Worksheet											2013
Title											R: 35 Bydown Street (Unpooled assets)
Transfer to											3 Rental: 35 Bydown Street
Total Cost	Opening	Acquisition Date	Acquisition Cost	Total Value	Rate %	Type P/D	Decline in Value	Private Portion	Closing		
<b>All Assets (11)</b>											
Blinds											
786	0		0	0	20.00	P	0	0	0		
Carpentry											
1,109	0		0	0	20.00	P	0	0	0		
Electrical											
270	0		0	0	50.00	P	0	0	0		
Light Fittings											
255	0		0	0	30.00	P	0	0	0		
Painting											
7,564	0		0	0	20.00	P	0	0	0		
Plastering											
3,400	0		0	0	20.00	P	0	0	0		
Rising Damp Repairs											
2,982	0		0	0	20.00	P	0	0	0		

Figure 12 Depreciation Worksheet showing painting and plastering work that was undertaken prior to 2013. (Source: Gregg & Kaufmann Real Estate Pty Ltd)

INDIVIDUAL TAX RETURN											Russell, Alison			
Asset Depreciation for period 1 Jul 2023 to 30 Jun 2024														
Rental - Bydown St, Neutral Bay, 35 Bydown Street, Neutral Bay NSW 2089														
Date Purchased	Description	Type	Cost	Cost Limit	OWDV	Balancing adjustments				Method / Rate %	Decline in value	Bus. Use %	Business Decline	CWDV
						Date	Disposal Value	Assessable	Deductible					
<b>CAPITAL ALLOWANCES</b>														
01/07/2011	Security	OTH	2,015		27					PC/5.00	27	100.00	27	0
09/04/2014	Fireplace Installation	OTH	1,056		282					DV/13.33	38	100.00	38	244
18/07/2013	Hot Water System	OTH	880		143					DV/16.67	24	100.00	24	119
02/05/2014	Carpet	OTH	2,498		324					DV/20.00	65	100.00	65	259
30/06/2014	Chef Stove - Supply and Install	OTH	897		283					DV/12.00	34	100.00	34	249
25/09/2020	Hot Water Service	GEN	1,394		756					DV/20.00	152	100.00	152	604
20/12/2021	Carpet	GEN	1,727		1,124					DV/25.00	282	100.00	282	842
<b>Total</b>			<b>10,467</b>		<b>2,939</b>						<b>622</b>		<b>622</b>	<b>2,317</b>

Figure 13 Asset Depreciation ledger for 2023/24 financial year showing fireplace installation on 9 April 2014. (Source: Gregg & Kaufmann Real Estate Pty Ltd)

## 37 Bydown Street, Neutral Bay

Property Details		Photograph #1
Address:	37 Bydown Street, Neutral Bay	
Item name:	N/A	
Listing No.:	N/A	
Date:	C1907-1908	
Architect/Builder:	E. Vickery & Sons	

### Onsite observations

Owner Larry provided photographs to show the original condition of the cottage, and photographs during renovations that he had undertaken after purchasing the property in 1986. These have been included in this report.

This property operates as a commercial premises.

#### GENERAL

The cottage is constructed of brick which has been painted a light cream colour. There is a brick chimney.

#### EXTERIOR

The cottage has an atypical frontage for a workers cottage being a double-fronted which is dissimilar to any other in the row. This wide frontage to Bydown Street is attributed to the alignment of Cheal Lane which prevented the typical two narrow fronted cottages from being constructed on this end lot.

In the front portion of this cottage, the configuration is a central corridor with a room on either side.

The entry porch behind the brick wall and entry threshold are tiled. The verandah is supported by simple square timber posts and beam with cast iron filigree at all junctions, and has non-original corrugated sheet metal roofing. According to the owner, the main roof cladding has been changed also.

The front door and the above stained glass transom window are not original. Two original single timber sash windows are located on either side of the entry door.

#### INTERIOR

The interior does not resemble a typical workers cottage since it has been altered to suit the owner's passion for more decorative features. Most of the internal decorative features were added by Larry subsequent to purchasing the property in 1986. These include decorative cornices, ceiling roses, stained glass transom window above front door, plaster archways, and paintwork which highlights these features.

Original features remaining include the picture rail in the bedrooms and corridor, timber sash windows, window and door architraves and skirting boards.

No fireplaces remain in the cottage.

A toilet and bathroom have been incorporated into the rear of the cottage, accessible from the kitchen.

#### INTACTNESS and INTEGRITY

The intactness and integrity is moderate for the exterior and low on the interior with many original/typical features removed and replaced with more decorative features (including decorative plaster cornice, ceiling roses, corridor archway).

## Development History

**Development Application No. 1720/79** and **Building Application No. 79/726** (lodged 6 November 1979) for renovations and the addition of a kitchen, bathroom/toilet and laundry, were not approved by Council and the development subsequently lapsed, being superseded by BA 82/103.

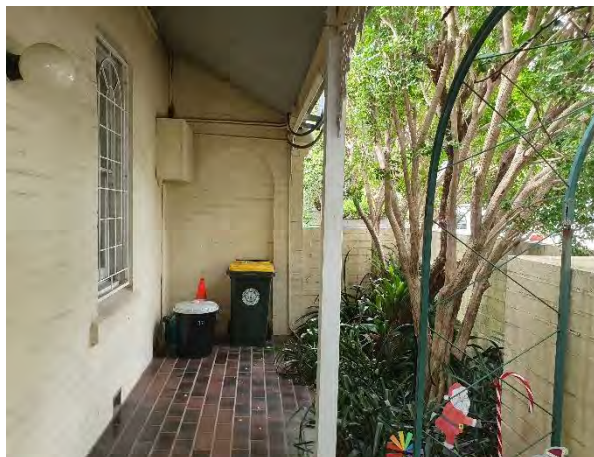
On 28 February 1980, North Sydney Council resolved to proceed with negotiations to acquire No. 37 Bydown Street, for the purposes of widening Cheal Lane to the north and improving service access to this laneway. This sale was finalised on 2 June 1980. Following expansion works to Cheal Lane (including a small access handle from the end of the lot to enable easier turning and access to the right of way for Nos. 27-27) undertaken by Council, Council resold the property to the previous owner on 5 February 1982.

**Building Application No. 82/103** (lodged 19 February 1982) for the addition of a rear verandah and boundary wall additions at the cost of \$4,000, was approved by Council on 26 March 1982.

In 1986, the site was acquired by a chiropractor, Lawrence Whitman, and it appears that the property since that time has been in use as part dwelling/part chiropractic consulting rooms.

**Development Application No. 1059/88** (lodged 16 February 1988) for alterations and additions to the existing residence, including a sunroom and paving at the rear yard for parking, at a cost of \$5,800, was approved by Council on 18 April 1988, with a condition requiring that it be used only for the purposes of “home occupation”.

## Additional photographs



Entry porch and garden behind brick wall



Entry porch



Verandah – timber post, beam and filigree



Front elevation – two windows on either side of central (changed) entry door



Entry corridor – transom window, picture rail, cornice – all non-original, added



Bedroom 1 – ceiling rose, cornice, picture rail– all non-original, added



Bedroom 1 – window, (added) cornice, picture rail



Bedroom 1 – no fireplace



Bedroom 2 - window, (added) cornice, picture rail



Bedroom 2 – (added) ceiling rose



Entry corridor – archway with added decorative features



Living room – no fireplace



Door to Bedroom 3



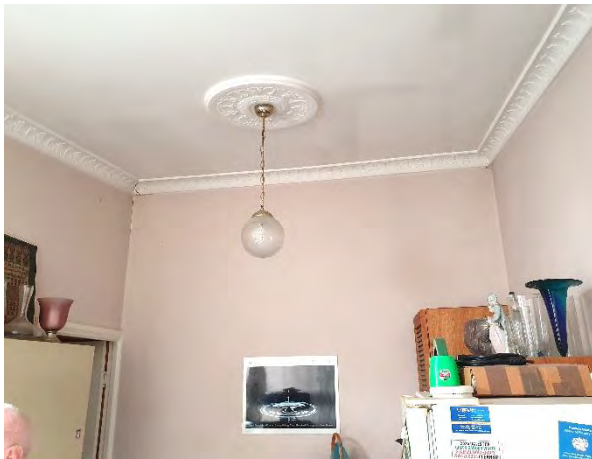
Bedroom 3 – ceiling rose, cornice – all non-original, added



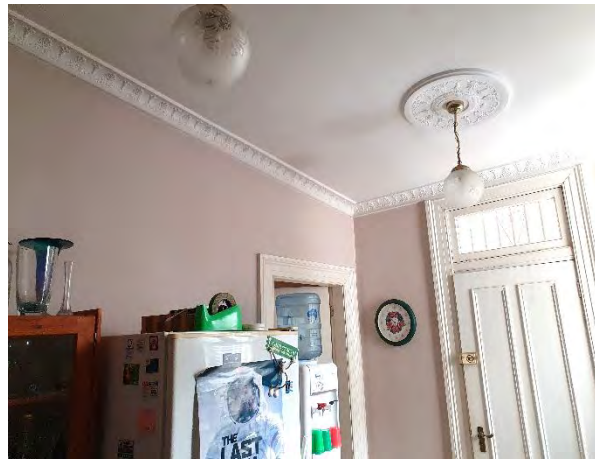
(Non-original, added) Archway into rear portion of cottage



Rear portion of cottage



Kitchen – ceiling rose and cornice – all non-original, added



Kitchen – ceiling rose, cornice– all non-original, added, and door to rear deck



Kitchen – window



Kitchen – door to rear deck



Door into the kitchen



French doors to rear deck



Rear deck with (changed) bullnose verandah



Boarded up window #1



Boarded up window #2

Photographs from owner showing renovations (c1986)



Archway before renovations



Archway during renovations



Forming decorative archway



Ceiling and cornice – before renovations



Installation of new decorative cornices



Painting of decorative cornices



Original ceiling rose and cornice – before renovations



Ceiling of living room during renovations before installation of decorative ceiling rose



Plasterer scribing edge under entry corridor archway



Entry corridor - during renovations



Entry corridor – after renovations. Note decorative cornice, ceiling rose, archway

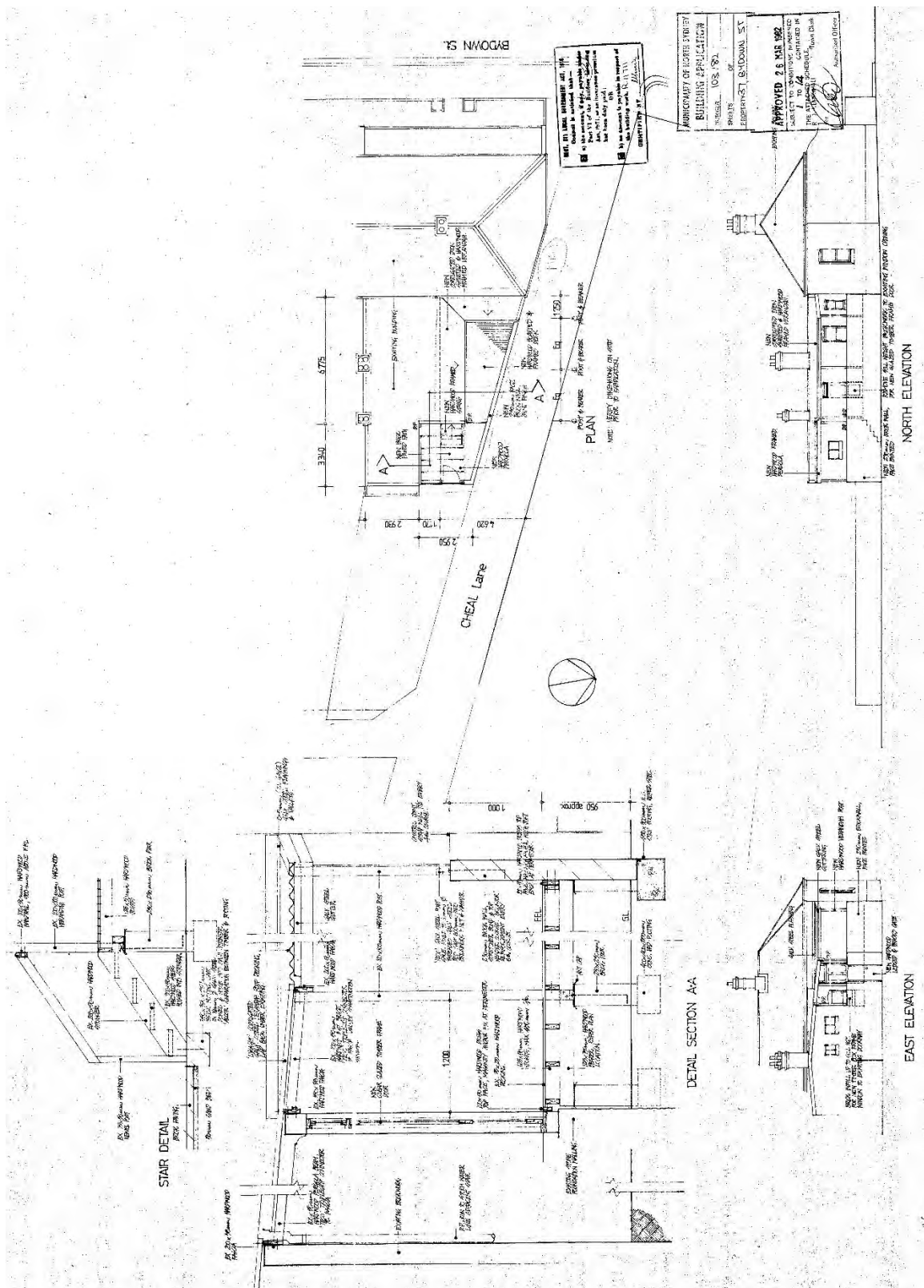


Figure 14 1982 plans for the addition of a rear verandah and boundary wall additions at verandah, deck and boundary wall additions for No. 37 Bydown Street. (BA No. 82/103) (Source: North Sydney Council Archives)



### 3. Comparative Analysis

This comparative analysis has been undertaken based on sites with buildings of similar architectural style/typology (ie workers cottages and workers terraces) within the North Sydney Municipality, as well as other LGAs (including, Mosman, Waverley and Sydney). The properties inspected were:

- Identified as comparative examples in the Preliminary Heritage Assessment (Holtham, 2025)
  - 1-9 Byrnes Avenue, Neutral Bay, 2-12 Byrnes Avenue, Neutral Bay and 14-16 Byrnes Avenue, Neutral Bay
  - 78-88 Parraween Street, Cremorne
  - 2-10 Chuter Street, McMahons Point
  - 18-36 Ben Boyd Road, North Sydney and 45-47 Ben Boyd Road, North Sydney
  - 32-38 Lord Street, North Sydney
  - 19-23 Neutral Street, North Sydney and 31-37 Neutral Street, North Sydney
  - 1-13 Oak Street, North Sydney and 2-12 Oak Street, North Sydney
- Mentioned in the Neutral Precinct article (<https://www.neutralprecinct.com/bydown-terraces-nb/>)
  - 11 Armstrong Street, Cammeray
  - 1-13 Oak Street, North Sydney
- Built by Ebenezer Vickery / E. Vickery and Sons (attributed as builders of the subject properties)
  - 4-22 High Street, Waverley - ‘Glen Rock Terrace’
  - 2-34 Campbell Road, Alexandria
- In adjacent LGA of Mosman (identified as ‘groups’ and ‘pairs’ of houses/cottages)
  - 8-34 Ourimbah Road, Mosman
  - 82-94 Glover Street, Mosman

This list is not exhaustive, and there are many other examples, but provides an indication of the prevalence, diversity and geographic spread of this class of buildings.

Information reproduced in the following tables has been sourced from the NSW State Heritage Inventory (SHI), online sources (including real estate descriptions and photographs), and prepared following site inspections.

## Workers Cottage Typology

The workers' cottage typology emerged during the Industrial Revolution (roughly 1840–1910). It was designed as affordable, mass-producible housing for the working class in rapidly growing industrial cities. Workers' cottages are characterized by simplicity, compact size, cost-efficient materials and cost-effective construction methods. They utilized standardized, mass-produced components like doors, windows and other features, which made construction more efficient and homeownership more accessible and economical for the working class.

In Sydney, workers' cottages are predominantly found in the inner-city and inner-west suburbs that were once major hubs for industry, maritime work and railways.

General literature review suggests that the typical or key attributes of workers' cottages include:

- location - originated in the areas where most workers resided at the time (working class suburbs) - namely, the inner city, harbourside areas, around the docks
- date/period of construction (mid-19<sup>th</sup> century to early 20<sup>th</sup> century) – Victorian (mid-1830s to 1901), Federation period (post-1901)
- one builder
- single storey
- narrow frontages, narrow and long blocks/lots
- attached or semi-detached (at least one party walls)
- pairs and groupings, consistent, cohesive homogenous, repetition of design/construction
- modest form, small scale
- lack ornamentation/detailing, simple character
- economical palette of materials – brick or weatherboard
- verandahs are simple and unadorned
- functional (efficient) internal layout/configuration (typically a corridor and one room)
- often dark and damp as they only had front and back doors/windows (in a row), or one side (semi-detached).
- small gardens, minimal outdoor space

The presence, intactness and integrity of these attributes were analysed for each of the comparative examples.

## 1-13 Oak Street, North Sydney

Property details		Photograph #1
<b>Address:</b>	1-13 Oak Street, North Sydney	
<b>Item name:</b>	Houses	
<b>Listing No.:</b>	I0940, I0942, I0944, I0946, I0948, I0950, I0952	
<b>Date:</b>	-	
<b>Architect/Builder:</b>	Not known	
<b>Description (from SHI):</b>		
<p>One of a terrace of seven houses (nos. 1, 3, 5, 7, 9, 11, 13 Oak Street) built as two separate buildings which are linked by short brick segmental arches over a narrow passage between No's 1 and 9. Each house is identical in its original form, with each pair symmetrically arranged and gable roofs of corrugated iron are continuous over each of the two buildings. Skillion verandah roof is hipped on each end and continuous for each group. This row is virtually identical to No's 15-29 Edward Street (which are not heritage items but are within a HCA). This building is designed in the Victorian Georgian style.</p>		
<b>Statement of significance (from SHI):</b>		
<p>See under Don Bank Group NSHS0797. Important relics of early township in North Sydney, which with 'Don Bank' house form an enclave of the smallest form of terrace houses in the middle of large modern commercial buildings. Relic of one of the earliest private subdivisions on the North Shore. Important relationship with 'Don Bank' in creation of an intimate nineteenth century atmosphere and context for this early house.</p>		
<b>Assessment of significance (from SHI):</b>		
<p><b>Criteria a) Historical Significance</b> - local significance  <b>Criteria c) Aesthetic/Technical Significance</b> - local significance  <b>Criteria d) Social/Cultural Significance</b> - local significance  <b>Criteria e) Research Potential</b> - local significance  <b>Criteria f) Rarity</b> - This item is assessed as historically rare locally.  <b>Criteria g) Representative</b> - This item is assessed as historically representative regionally. This item is assessed as aesthetically representative regionally. This item is assessed as socially representative locally.</p>		
<b>Integrity/Intactness</b> -		

## Comparative discussion:

### Similarities

This row of seven cottages is similar in scale to the subject properties (six in the group). Though these are all one row, whereas the subject properties include a pair (No. 27 & 29) and then a row (No. 31 to 37). They have a typical internal configuration of workers cottages and are similar to the subject properties – with one corridor along the party wall and bedrooms (two in this case) to the side. They all also have new/renovated rear additions (with kitchens, bathrooms and dining/living spaces) which is similar to the subject properties.

From looking at online photographs of their interiors, they typically have the same internal features of workers cottages and are similar to the subject properties, to varying degrees of retention – with timber sash windows, transom light above the entry door, cornices, ceiling rose, skirting boards, window and door architraves, decorative archway. Like the subject properties, some still retain their fireplaces in Bedroom 1 and/or living room.

### Differences

Half of these cottages (No. 1, 5, 11 and 13) have added a second storey to the form while the subject cottages all remain single storey.

No. 1 Oak Street has also added two skylights which are visible from the public domain – which the same as No. 31 Bydown Street (though it only has one skylight).

The front elevation of some of these cottage (No. 1, 5 and 11) have been altered to convert their original pair windows into doors. The subject cottages all retain their front elevation configuration (ie entry door and either one or two windows).

These changes alter the typical consistency and uniform character of the group. Along with the visible roof changes of No.15 Oak Street (not a heritage item), the group appears less uniform and consistent.

### Overall

While they are a similar typology to the subject properties (being a row of workers cottages), the overall intactness and integrity of Nos. 3, 7, 9 and 13 is moderate for their exterior, low for the exterior of Nos. 1, 5 and 11, and low/moderate for their interior.

Additional photographs



1 Oak Street



1 Oak Street (Source: realestate.com.au)



3 Oak Street



5 Oak Street



7 Oak Street



9 Oak Street



11 Oak Street



11 Oak Street – behind the brick wall. (Source: realestate.com.au)

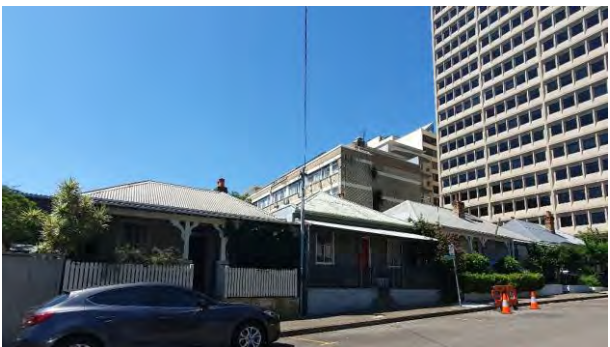


13 Oak Street



15 Oak Street – not a heritage item  
(Source: realestate.com.au)

## 2-12 Oak Street, North Sydney

Property details	Photograph #1
<b>Address:</b> 2-12 Oak Street, North Sydney	
<b>Item name:</b> Houses	
<b>Listing No.:</b> I0941, I0943, I0945, I0947, I0949, I0951	
<b>Date:</b> Not known	
<b>Architect/Builder:</b> Not known	

### Description (from SHI):

Single storey weatherboard house with weatherboards lined to simulate ashlar stone with corrugated-iron hipped roof. Skillion verandah carried on timber posts with carved timber brackets which sit on brick piers. Front windows are two four-paned double-hung timber framed, located symmetrically around a central front door with rectangular fanlight. This building is designed in the Victorian Georgian style.

### Statement of significance (from SHI):

See under Don Bank Group NSHS0797. Important relics of early township development in North Sydney, which with 'Don Bank' house form an enclave of the smallest form of terrace houses in the middle of large modern commercial buildings. Relic of one of the earliest private subdivisions on the North Shore. Important relationship with 'Don Bank' in creation of an intimate nineteenth century atmosphere and context for this early house.

### Assessment of significance (from SHI):

**Criteria a) Historical Significance** - local significance

**Criteria c) Aesthetic/Technical Significance** - local significance

**Criteria d) Social/Cultural Significance** - local significance

**Criteria e) Research Potential** - local significance

**Criteria f) Rarity** - This item is assessed as historically rare locally.

**Criteria g) Representative** - This item is assessed as historically representative regionally. This item is assessed as aesthetically representative regionally. This item is assessed as socially representative locally.

**Integrity/Intactness** -

## Comparative discussion:

### Similarities

This row of six cottages is similar in scale to the subject properties (six in the group).

The front elevation and presentation to the street is similar to No.37 of the subject properties with their double frontage – with central door and two windows.

These have an internal configuration similar to No.37 of the subject properties with a central corridor and then two rooms on either side.

From looking at online photographs of their interiors, they typically have the same internal features of workers cottages and are similar to the subject properties, to varying degrees of retention – with timber sash windows, transom light above the entry door, cornices, ceiling rose, skirting boards, window and door architraves, decorative archway. Like the subject properties, some still retain their fireplaces in Bedroom 1 and/or living room.

### Differences

These are all semi-detached pairs, whereas the subject properties include a pair (No. 27 & 29) and then a row (No. 31 to 37).

Timber cladding as opposed to brick for the subject properties.

More ornate timber fretwork on the front verandahs.

### Overall

They are a similar typology to the subject properties (being a row of workers cottages), the overall intactness and integrity of is high for their exterior and moderate for their interior.

Additional photographs



2 Oak Street



4 Oak Street



6 Oak Street



8 Oak Street




10 Oak Street



12 Oak Street

## 32-38 Lord Street, North Sydney

Property details		Photograph #1
Address:	32-38 Lord Street, North Sydney	
Item name:	Houses	
Listing No.:	I0860-I0863	
Date:	-	
Architect/Builder:	-	

### Description (from SHI):

One of four identical houses (nos. 32, 34, 36, & 38 Lord Street) each single storey of rendered brick with a corrugated-iron gable roof and curved verandah roof carried on timber posts with cast-iron lace quadrant brackets. Each house is symmetrical around a central front door. This building is designed in the Victorian Georgian style.

### Statement of significance (from SHI):

Interesting group of terrace houses of the late nineteenth century comprising a row of early Victorian single storey houses, a row of Victorian two storey houses and a row of Federation two storey houses. Interesting variety of design and detailing. Highly unified streetscape. Site originally developed for terrace housing. See under Lord Street Group NSHS0759.

### Assessment of significance (from SHI):

**Criteria a) Historical Significance** - Associative Local. Representative Local.

**Criteria c) Aesthetic/Technical Significance** - Associative Local. Representative Local.

**Criteria d) Social/Cultural Significance** - Associative Local. Representative Local.

**Criteria g) Representative** - This item is assessed as historically representative locally. This item is assessed as aesthetically representative locally. This item is assessed as socially representative locally.

**Integrity/Intactness** \_

### Comparative discussion:

These properties at Lord Street are only really comparable to No.37 Bydown Street.

### Similarities

This row of four cottages is similar in front elevation and presentation to the street to No.37 of the subject properties with their double frontage – with central door and two windows.

They have an internal configuration similar to No.37 of the subject properties with a central corridor and then two rooms on either side.

They all also have new/renovated rear additions (with kitchens, bathrooms and dining/living spaces) which are similar to the subject properties.

### Differences

From looking at online photographs of their interiors, they typically have been extensively renovated so aside from some architraves on the windows, picture rail and skirting boards in the front rooms, and some fireplaces, there are not many original features remaining in these cottages.

From looking at an aerial photograph of these properties, No. 32, 36 and 38 each have substantial alterations and additions to the rear/behind the original cottage. No. 32 Oak Street has made use of the topography to construct a sunken second lower level towards the rear of the property. This is dissimilar to No. 37 of the subject properties which has no major additions to its rear.

### Overall

While they are a similar (front) configuration to the unusual No.37 Bydown Street of the subject properties, the overall intactness and integrity is high for their (front) exterior, and low for their interior and rear of the property.

### Additional photographs



32 Lord Street



34 Lord Street



36 Lord Street



38 Lord Street




As a group



Figure 16 *Aerial photograph of the Lord Street properties showing alterations and additions to the rear.*  
(Source: <https://www.realestate.com.au/property-house-nsw-north+sydney-149338208>)

## 2-10 Chuter Street, McMahons Point

Property details		Photograph #1
Address:	2-10 Chuter Street, McMahons Point	
Item name:	House	
Listing No.:	I0454-I0459	
Date:	-	
Architect/Builder:	-	

### Description (from SHI):

This building is designed in the Victorian Georgian style.

One of a terrace of four sandstone Georgian dwellings (Nos. 2-10 Chuter Street), single storey to the street and two storey to the rear, with symmetrical facades featuring central door with fanlight and two twelve-paned windows each. The roof is of slate with terracotta ridge capping while the verandah roofs are of corrugated iron and are supported by timber posts. There are picket fences to the street.

### Statement of significance (from SHI):

A richly varied collection of mid to late nineteenth and early twentieth century residential buildings, with free-standing cottages predominant. Remarkably intact nineteenth century collection of streetscapes, with particular importance as an area of working class

residences from that period. Relic of the mid-nineteenth century industrial character of Berrys Bay area, a character now virtually absent from the municipality. See under Victoria Precinct NSHS0409, Chuter Street Group 0452.

### Assessment of significance (from SHI):

**Criteria a) Historical Significance** - Local Significance

**Criteria c) Aesthetic/Technical Significance** - Local Significance

**Criteria f) Rarity** - Local Significance

**Criteria g) Representative** - This item is assessed as historically representative locally. This item is assessed as aesthetically representative regionally. This item is assessed as socially representative locally.

**Integrity/Intactness** -

### Comparative discussion:

These properties at Chuter Street are only really comparable to No.37 Bydown Street.

#### Similarities

This row of four cottages is similar in front elevation and general presentation to the street to No.37 of the subject properties with their double frontage – with central door and two windows.

They have an internal configuration similar to No.37 of the subject properties with a central corridor and then two rooms on either side.

#### Differences

This row of four cottages is constructed in sandstone blocks as opposed to brick of the subject properties. From looking at online photographs of their interiors, they typically have been extensively renovated so

aside from front two room configuration, there are not many original features remaining in these cottages.

From looking at online floorplans of these properties, No. 2 and 4 each have substantial alterations and additions to the rear/behind the original cottage.

### Overall

While they are a similar (front) configuration to the unusual No.37 Bydown Street of the subject properties, the overall intactness and integrity is high for their (front) exterior, and low for their interior and rear of the property.

### Additional photographs



2 Chuter Street



4 Chuter Street



6 Chuter Street



8 Chuter Street



10 Chuter Street




2 and 4 Chuter Street – Block 1



6, 8 and 10 Chuter Street – Block 2

## 19-23 Neutral Street, North Sydney

Property details		Photograph #1
Address:	19, 21 and 23 Neutral Street, North Sydney	
Item name:	House	
Listing No.:	I0930, I0932, I0933	
Date:	-	
Architect/Builder:	-	

### Description (from SHI):

This building is designed in the Federation Free style. One of a group of three brick semi-detached houses in a terrace form (nos. 19, 21, & 23 Neutral Street) having cruciform gable roofs to each house clad in corrugated-iron and each house comprising a projecting gabled bay and a narrow entry porch. Each gable end has decorative carved timber bargeboards and finials, with a circular louvred ventilator central to the gable end. Windows are in pairs of semi-circular arched double-hung sash frames under two-brick arches of contrasting colour bricks and have a moulded continuous sill.

### Statement of significance (from SHI):

See under East Ridge Precinct NSHS0156, Neutral Street Group 0332. Important remnant area from North Sydney Township, now isolated by Warringah Expressway. Varied collection of late nineteenth and early twentieth century domestic houses, mostly of small scale and modest finish, which, in a limited area, provides a representative sample of this building type. Evidence of the early twentieth century working class residential nature of North Sydney, contrasting with more expensive development in adjacent areas. Almost intact example of late nineteenth century North Sydney subdivision for high-density housing.

### Assessment of significance (from SHI):

**Criteria a) Historical Significance** - Associative Local. Representative Local.

**Criteria c) Aesthetic/Technical Significance** - Associative Local. Representative Regional.

**Criteria d) Social/Cultural Significance** - Associative Local. Representative Local.

**Criteria g) Representative** - This item is assessed as historically representative locally. This item is assessed as aesthetically representative regionally. This item is assessed as socially representative locally.

**Integrity/Intactness** -

**Comparative discussion:**

**Similarities**

This row of three cottages has a typical internal configuration of workers cottages and are similar to the subject properties – with one corridor along the party wall and bedrooms (originally two) to the side. Their construction materiality of brick and timber is similar to the subject properties. From looking at online photographs of their interiors, they typically have been extensively renovated so aside from front elevation and first room configuration, there are not many original features remaining in these cottages.

**Differences**

These cottages are a different architectural style to the subject properties. They present as a consistent row in the streetscape with most front elevation features and overall form intact.

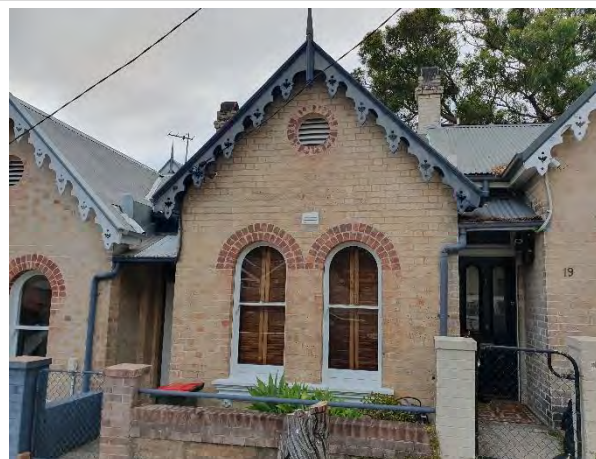
**Overall**

While they are a similar typology to the subject properties (being a row of workers cottages), the overall intactness and integrity is high for their exterior and low for their interior.

**Additional photographs**



19 Neutral Street



21 Neutral Street



23 Neutral Street



As a group of three



## 31-37 Neutral Street, North Sydney

Property details	Photograph #1
Address:	31-37 Neutral Street, North Sydney
Item name:	House
Listing No.:	I0934-I0937
Date:	-
Architect/Builder:	-



### Description (from SHI):

This building is designed in the Victorian Georgian style. One of a terrace of four brick houses (nos. 31, 33, 35 & 37 Neutral Street) single storey, with gabled corrugated-iron roof and ogee curved verandah continuous for each pair. Each house has an entry door with rectangular fanlight and a single segmental arched double hung sash window to the verandah, the window architrave being of moulded stucco with moulded sill and articulated single quoin stone in the centre of each side. Each pair of houses is symmetrical about the party wall. No's 35 and 37 have cast-iron lace valences to the verandahs.

### Statement of significance (from SHI):

See under East Ridge Precinct NSHS0156, Neutral Street Group 0332. Important remnant area from North Sydney Township, now isolated by Warringah Expressway. Varied collection of late nineteenth and early twentieth century domestic houses, mostly of small scale and modest finish, which, in a limited area, provides a representative sample of this building type. Evidence of the early twentieth century working class residential nature of North Sydney, contrasting with more expensive development in adjacent areas. Almost intact example of late nineteenth century North Sydney subdivision for high-density housing.

### Assessment of significance (from SHI):

**Criteria a) Historical Significance** - Associative Local. Representative Local.

**Criteria c) Aesthetic/Technical Significance** - Associative Local. Representative Regional.

**Criteria d) Social/Cultural Significance** - Associative Local. Representative Local.

**Criteria g) Representative** - This item is assessed as historically representative locally. This item is assessed as aesthetically representative regionally. This item is assessed as socially representative locally.

**Integrity/Intactness** -

## Comparative discussion:

### Similarities

This row of four cottages has a typical internal configuration of workers cottages and are similar to the subject properties – with one corridor along the party wall and bedrooms (originally two) to the side.

Their construction materiality of brick and timber is similar to the subject properties.

From looking at online photographs of their interiors, they typically have been extensively renovated but some original features remain - including the original decorative cornice, ceiling rose, skirting boards, timber floorboards, fireplaces.

### Differences

These cottages are a different architectural style to the subject properties.

They each have an upper level with dormer window presenting to the street.

They present as a consistent row in the streetscape with most front elevation features and overall form intact.

### Overall

While they are a similar typology to the subject properties (being a row of workers cottages), the overall intactness and integrity is high for their exterior and moderate for the interior front portion of the cottage.

## Additional photographs



#37 (left) and #35 (right)



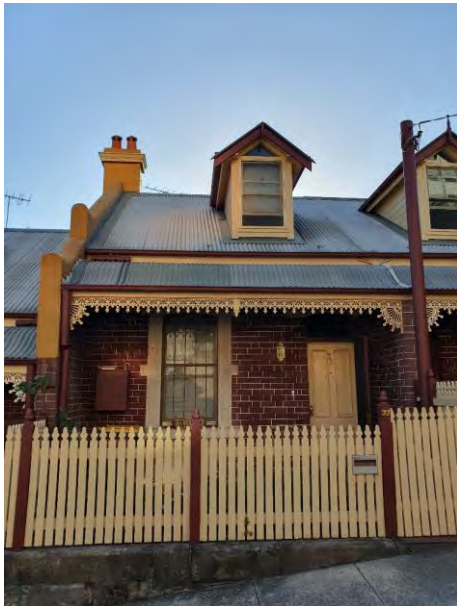
#33 (left) and #31 (right)



37 Neutral Street



35 Neutral Street




33 Neutral Street



31 Neutral Street

## 18-36 Ben Boyd Road, North Sydney

Property details		Photograph #1
Address:	18-36 Ben Boyd Road, North Sydney	
Item name:	House	
Listing No.:	I0558-I0567	
Date:	-	
Architect/Builder:	-	

### Description (from SHI):

One of a single storey brick pair of houses (with No. 20) set in mirror image under a common hipped gable roof of slate. Gable ends to frontage carried an paired timber posts. This building is designed in the Federation bungalow style.

### Statement of significance (from SHI):

A good and intact example of a single storey, semi-detached Federation Bungalow. See Ben Boyd Road Federation Semi-detached Houses Group NSHS1310.

### Assessment of significance (from SHI):

**Criteria a) Historical Significance** - Local Significance

**Criteria b) Historical Association Significance** - Potential

**Criteria c) Aesthetic/Technical Significance** - Local Significance

**Criteria e) Research Potential** - Potential

**Criteria g) Representative** - This item is assessed as historically representative locally. This item is assessed as aesthetically representative regionally. This item is assessed as socially representative locally.

**Integrity/Intactness** - Good/High

### Comparative discussion:

#### Similarities

These bungalows have a typical internal configuration of workers cottages to No. 31 to 35 Bydown Street – with one corridor along the party wall and bedrooms (two in this case) to the side.

Their construction materiality of brick and timber is similar to the subject properties.

From looking at online photographs of their interiors, they typically have been extensively renovated but some original features remain - including the original decorative cornice, ceiling rose, corridor archway, skirting boards, timber floorboards, fireplaces.

#### Differences

These cottages are much more decorative than the subject properties with ornate features in the front elevation (eg brick balustrades atop sandstone bases, timber fretwork, eaves, front facing gables, tessellated tiles on the verandah, coloured glass in the front windows).

They present as a consistent group of cottages in the streetscape with a majority of front elevation features and overall form intact.

#### Overall

They are not architectural comparable to the subject properties at Bydown Street, but they do represent Federation-era bungalows constructed by one builder.

**Additional photographs**



18 Ben Boyd Road



20 Ben Boyd Road



No.22 (left) and No.24 (right)



No.26 (left) and No.28 (right)




No.30 (left) and No.32 (right)



No.34 (left) and No.36 (right)

## 45-47 Ben Boyd Road, North Sydney

Property details		Photograph #1
Address:	45 and 47 Ben Boyd Road, North Sydney	
Item name:	House	
Listing No.:	I0571 and I0572	
Date:	-	
Architect/Builder:	-	

No.45 (right) and No.47 (left)

### Description (from SHI):

Single storey brick terrace house with hipped roof and gabled ventilator, with timber screen and sunrise motif and bull-nosed verandah of corrugated iron. 45 and 47 Ben Boyd Rd form an identical pair.

-

Single storey brick cottage with hipped gable roof and bull-nosed verandah of corrugated iron. Gabled ventilator has timber screen in a sunrise motif. This building is designed in the Victorian Georgian style.

### Statement of significance (from SHI):

An example of a single storey detached cottage in the federation Queen Anne style built in 1911 as part of a row of three. An unsympathetic high fence front has been added. See also Ben Boyd Road Victorian Houses Group, NSHS1305.

### Assessment of significance (from SHI):

**Criteria a) Historical Significance** - Local significance

**Criteria b) Historical Association Significance** - Potential

**Criteria c) Aesthetic/Technical Significance** - Local significance

**Criteria e) Research Potential** - Potential

**Criteria g) Representative** - This item is assessed as historically representative locally. This item is assessed as aesthetically representative regionally. This item is assessed as socially representative locally.

**Integrity/Intactness** - Good/Moderate

### Comparative discussion:

#### Similarities

This pair of cottages has the same front elevation as No.27 and 29 Bydown Street – with a single door and pair of windows adjacent.

Their construction materiality of brick and timber is similar to the subject properties.

This pair of cottages also has a typical internal configuration of workers cottages to No. 31 to 35 Bydown Street – with one corridor along the party wall and bedrooms (two in this case) to the side.

They all also have renovated rear additions (with kitchens, bathrooms and dining/living spaces) which is similar to the subject properties.

From looking at online photographs of No.45 interior, it retains many of their original features - including

the original cornice, picture rails (in Bedroom 1), ventilation grills, skirting boards and timber floorboards.

### Differences

These have decorative tessellated tiles on the front verandah.

These have timber lined ceilings which the subject properties do not.

No.45 has marble fireplace in the living room whereas the subject properties (if they have) are timber surround and mantle.

### Overall

While they are a similar typology to the subject properties (being a pair of workers cottages), the overall intactness and integrity is high for their exterior and high for the interior front portion of the cottage.

### Additional photographs



47 Ben Boyd Road



45 Ben Boyd Road



47 Ben Boyd Road



45 Ben Boyd Road

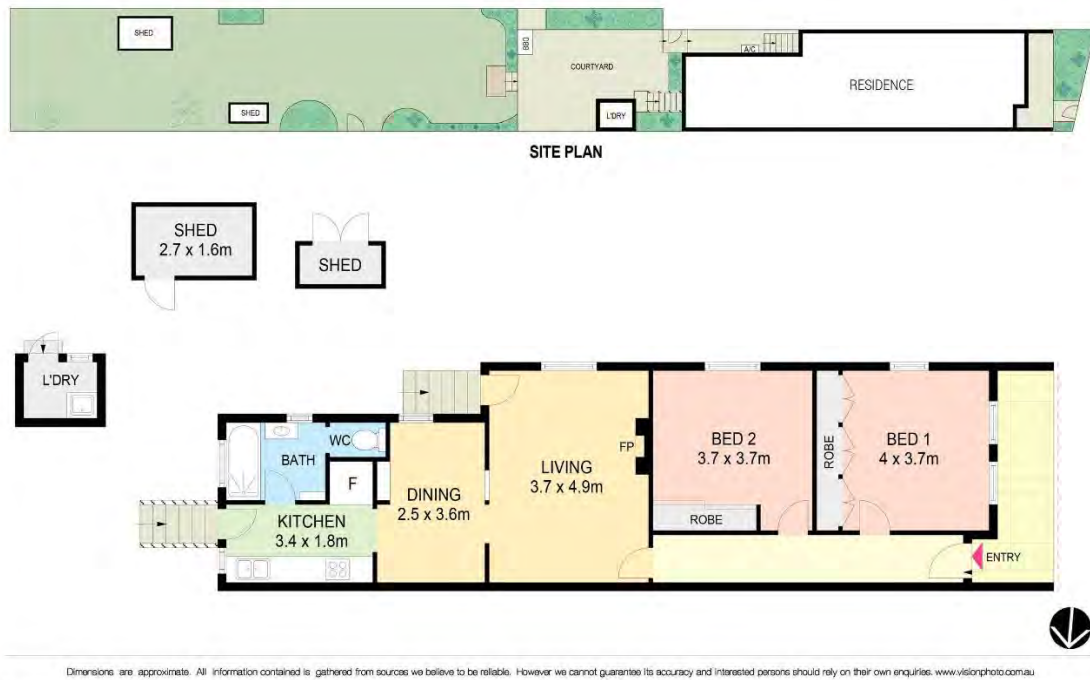


Figure 17

*Floorplan of No.45 Ben Boyd Road showing similar internal configuration to No. 31 to 35 Bydown Street. (Source: <https://www.realestate.com.au/property/45-ben-boyd-rd-neutral-bay-nsw-2089/>)*

## 78-88 Parraween Street, Cremorne

Property details		Photograph #1
Address:	78-88 Parraween Street, Cremorne	
Item name:	Parraween Street group—house	
Listing No.:	I1138-I1143	
Date:	1908-1910	
Architect/Builder:	Harbutt Brothers	

### Description (from SHI):

Not available on SHI

### Statement of significance (from Heritage Assessment by Lucas Stapleton Johnson & Partners, March 2023):

Nos. 78 & 80 Parraween Street, Cremorne are of significance on a local level for their historical, aesthetic and representational values. The buildings are a pair of substantially intact, modest, single storey, semi-attached Federation bungalows of high integrity to their original configuration and detailing.

The pair of semi-attached bungalows, constructed between 1908 and 1910, are of historical significance on a local level as forming part of the earliest phases of residential development of the Parraween Estate (part of the Cooperville Estate lands).

The pair of bungalows are representative of modest Federation style housing, erected in the early 20th century to accommodate local workers. Retaining a number of key style characteristics of the Federation style, the houses are mirrored under a single hipped gabled terracotta tiled roof with projecting front gablet with timber shingling defining the two entries, face brick chimney, exposed eaves rafters, verandah under the main roof with squared timber posts and decorative brackets. Originally of face brick, both houses are now painted, with rendered windowsills, timber joinery and fanlight over the front doors. Minor differences in detailing (a pair of sash windows to No. 78 and a single sash window to No. 80) subtly individualise the pair. Internally, both houses remain substantially intact in configuration and detailing to the main body of the bungalows.

Forming part of a row of pairs of semi-attached cottages along Parraween Street of mixed intactness and integrity built by local building contractor Charles Blackman (Nos. 58 to 80 Parraween Street), Nos. 78 & 80 Parraween Street are of a notably different form and make a strong contribution to the streetscape due to their relative intactness and integrity, Federation detailing, and historical character.

### Assessment of significance (from Heritage Assessment by Lucas Stapleton Johnson & Partners, March 2023):

#### Criterion (a) Historical Significance

Nos. 78 & 80 Parraween Street, Cremorne are of historical significance on a local level as forming part of the earliest phases of residential development of the Parraween Estate (part of the Cooperville Estate lands). Constructed between 1908 to 1910, by local building contractor Charles Blackman as speculative development, the pair of semi-attached Federation bungalows remain relatively intact to their original configurations and detailing.

Meets the criterion on a local level.

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### **Criterion (b) Historical Associational Significance**

Nos. 78 & 80 Parraween Street, Cremorne are associated with building contractor Charles Blackman, who, together with his wife Mary, took out the leaseholds over the land (Lot 21 and Part Lots 20 and 22 of Section 2 of the Parraween Estate) in 1906 and developed the land as one of a group semi-attached Federation bungalows that characterise Parraween Street. Charles and Mary Blackman are not considered to be notable persons in the history of Cremorne and are not well known today. More broadly, the properties are associated with persons and companies of note that were involved with the management, sale and subdivision of the Parraween Street, including Gerard Phillips administrator of the Cooper Estate lands, manager and agent for the Waterloo Company and solicitor for John Cooper. However, these associations are found throughout the suburbs of Cremorne, Neutral Bay, Cammeray and parts of Mosman.

Does not meet the criterion on a local level.

### **Criterion (c) Aesthetic Significance**

Nos. 78 & 80 Parraween Street are of aesthetic significance on a local level as a pair of substantially intact, modest, semi-attached, single storey Federation bungalows of high integrity. Constructed between 1908 to 1910 in the Federation style, the pair of houses are mirrored under a single hipped terracotta tiled roof with a single front gablet with timber shingling defining the two entries, face brick chimney, exposed eaves rafters, verandah under the main roof with chamfered timber posts and decorative brackets. Originally of face brick, both houses are now painted, with rendered windowsills, timber joinery and fanlight over the front doors. Minor differences in detailing (a pair of sash windows to No. 78 and a single sash window to No. 80) subtly individualise the pair.

Internally, the main body of both houses remain substantially intact to their original configuration and detailing with surviving Federation details including pressed metal ceilings, four panelled doors with fanlights, ceiling roses, picture rails, moulded skirtings, timber T&G floorboards, and arched hallway opening with corbels. No. 78 retains its original living room corner chimney piece with timber mantel. The relative intactness of both houses enhances their aesthetic significance.

Although both properties now contain a hard stand parking space within their front yards, the width of the sites allows for a front garden and the intactness, configuration and detailing of this pair of cottages remains of aesthetic interest and enhances the historical character of Parraween Street.

Meets the criterion on a local level.

### **Criterion (d) Social Significance**

As part of the historic development of the former Thrupp land grant, the Cooperville estate lands and the Parraween Estate from the late 19th century, Nos. 78 & 80 Parraween Street may be valued by local residents, for their historical character and intactness.

Potentially meets the criterion on a local level.

### **Criterion (e) Research Potential**

No. 78 & 80 Parraween Street have some research potential on a local level in relation to the history of the early development of the Cooperville Estate lands, the type of persons who took advantage of the development opportunities offered and the roles the original/early occupants played in the subsequent development of the surrounding suburb of Cremorne. To a lesser extent, there is also some potential for further information to be gained regarding local building contractor Charles Blackman and the extent of his involvement in the early development of the suburb of Cremorne and surrounding suburbs.

Meets the criterion on a local level.

### **Criterion (f) Rarity**

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Nos. 78 & 80 Parraween Street are not considered rare being examples of a pair of semi-attached Federation bungalows, many of which are located throughout the North Sydney LGA.

Does not meet the criterion on a local level.

### **Criterion (g) Representativeness**

As a pair of semi-attached, single storey Federation bungalows, Nos. 78 & 80 Parraween Street are representative of the early 20th century suburban residential development of the former Cooperville Estate lands that resulted in the form, configuration and historical character of the suburb of Cremorne and surrounding localities that survives today. The form, detailing, material selection and configuration of the pair of semi-attached cottages are representative of Federation style residential development for the working classes.

Meets the criterion on a local level.

### **Comparative discussion:**

#### **Similarities**

The properties at Nos. 78-80 Parraween Street are comparable to Nos. 27 and 29 Bydown Street in terms of being a semi-detached pair, mirror image of each other. They represent a typical configuration of a workers cottage – with one corridor along the party wall and bedrooms to the side.

#### **Differences**

The properties at Nos. 82-88 Parraween Street are detached buildings.

#### **Overall**

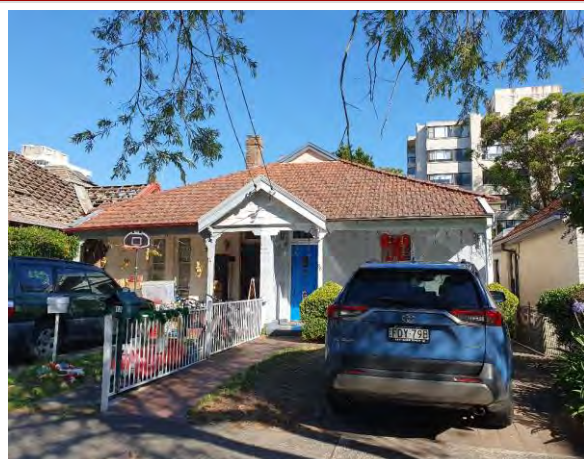
For Nos. 78-80 Parraween Street, the overall intactness and integrity is high for their exterior and low for the interior.

For Nos. 82-88 Parraween Street, the overall intactness and integrity is high for their exterior and moderate for the interior.

### **Additional photographs**



#78 (left) and #80 (right)



#78 (left) and #80 (right)



82 Parraween Street



84 Parraween Street



Interior of 82 Parraween Street showing more decorative fireplace. (Source: <https://www.realestate.com.au/property/82-parraween-st-cremore-nsw-2090/>)



Interior of 84 Parraween Street showing more decorative fireplace and timber batten ceiling. (Source: <https://www.realestate.com.au/property/84-parraween-st-cremore-nsw-2090/>)




86 Parraween Street



88 Parraween Street

## 1-9 Byrnes Avenue, Neutral Bay

Property details		Photograph #1
Address:	1-9 Byrnes Avenue, Neutral Bay	
Item name:		
Listing No.:	I0582, I0584, I0586, I0588, I0590	
Date:	-	
Architect/Builder:	-	

### Description (from SHI):

One of a single storey terrace of three houses (Nos. 1-5 Brynes Avenue) each identical, with Nos 1 and 3 in mirror-image. The building is of brick with an attic storey, the dormer window gable end and wall above a moulded cornice located midway between verandah roof and eaves level is roughcast rendered. Main roofing is gabled and verandah is bull-nosed, all clad in corrugated iron, windows have nine light upper frames. Verandahs have turned timber posts and cast iron lace valences and brackets. This building is designed in the Federation Filigree style.

### Statement of significance (from SHI):

See Byrnes Avenue Group NSHS1372.

### Assessment of significance (from SHI):

**Criteria f) Rarity** -This item is assessed as historically rare locally.

**Criteria g) Representative** - This item is assessed as historically representative locally. This item is assessed as aesthetically representative regionally. This item is assessed as socially representative regionally.

**Integrity/Intactness** \_

### Comparative discussion:

#### 1, 3 and 5 Byrnes Avenue

##### Similarities

This row of three cottages has the same ground floor front elevation as No.27 and 29 Bydown Street – with a single door and pair of windows adjacent.

Their construction materiality of brick and timber is similar to the subject properties.

From looking at online photographs of No.3 interior, it retains many of their original features - including the original cornice, skirting boards and timber floorboards.

##### Differences

Their internal configuration is different than the subject properties – with one corridor along the party wall, but two receptions rooms on the ground floor, and bedrooms on the upper floor.

No.3 has marble fireplaces in the ground floor living room and dining room, whereas the subject

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properties (if they have) are timber surround and mantle.

They present as a consistent row of three in the streetscape with most front elevation features and overall form intact.

### **Overall**

While they are a similar typology to the subject properties (being a row of three workers cottages), the overall intactness and integrity is high for their exterior and high for the interior front portion of each cottage.

### **7 and 9 Byrnes Avenue**

#### **Similarities**

Their construction materiality of brick and timber is similar to the subject properties.

From looking at online photographs of their interiors, they retain many of their original features - including the original cornice, ceiling rose, skirting boards, architraves, fireplaces and timber floorboards. No.7 has a timber fireplace in the ground floor bedroom, similar to the subject properties.

#### **Differences**

The front elevation of this pair of cottages is not like the subject properties being wider and with a protruding room to the side.

Their internal configuration is different than the subject properties – with one central corridor, and a bedroom and living room corridor off to the side.

No.7 and 9 both have a marble fireplace in the ground floor living room, whereas the subject properties (if they have) are timber surround and mantle.

They present as a consistent pair in the streetscape with most front elevation features and overall form intact.

### **Overall**

While they are a similar typology to the subject properties (being a pair of workers cottages), the overall intactness and integrity is high for their exterior and moderate for the interior front portion of each cottage.

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**Additional photographs**



Contextual photo: #9-#1 (left) and #12-#2 (right)



#9 (left) and #7 (right)



9 Byrnes Avenue



7 Byrnes Avenue



5 Byrnes Avenue



#3 (left) and #1 (right)

## 2-12 Byrnes Avenue, Neutral Bay

Property details		Photograph #1
Address:	2-12 Byrnes Avenue, Neutral Bay	
Item name:	House	
Listing No.:	I0583, I0585, I0587, I0589, I0591, I0592	
Date:	-	
Architect/Builder:	-	

### Description (from SHI):

Single storey terrace house in rendered and painted brick with corrugated iron gabled roof with rendered chimneys with a decorated capping. Full length verandahs have a bull-nosed roof carried on turned timber posts. Projecting gabled ends over the window bay to each house are roughcast rendered.

-

One of a single storey terrace of three houses (nos. 2-6 Brynes Avenue) of brick with a gabled roof of corrugated iron. Verandahs are full length, with bull-nosed roof carried on turned timber posts. Projecting gable ends over the window bay to each house are with a grid of squares containing individual moulded decorations, made either of stucco or possibly of pressed metal panels. This building is designed in the Federation Filigree; Victorian Free Classical style.

-

One of a single storey terrace of three houses (Nos. 8-12 Brynes Avenue) of brick with corrugated iron gabled roof. Full length verandahs have a bull-nosed roof carried on turned timber posts. Projecting gable ends over the window bay to each house are roughcast rendered. This building is designed in the Federation Filigree; Victorian Free Classical style.

### Statement of significance (from SHI):

An example of a single storey terrace house in the Edwardian Free Classical style. Part of a row of three. See Byrnes Avenue Group NSHS1372

### Assessment of significance (from SHI):

**Criteria a) Historical Significance** - Local significance

**Criteria b) Historical Association Significance** - Potential

**Criteria c) Aesthetic/Technical Significance** - Local significance

**Criteria e) Research Potential** - Potential

**Criteria f) Rarity** - This item is assessed as historically rare locally.

**Criteria g) Representative** - This item is assessed as historically representative locally. This item is assessed as aesthetically representative regionally. This item is assessed as socially representative regionally.

**Integrity/Intactness** - Good/High

## Comparative discussion:

### Similarities

These two groups of three cottages have the same front elevation as No.27 and 29 Bydown Street – with a single door and pair of windows adjacent.

Their construction materiality of brick and timber is similar to the subject properties.

These cottages also have a typical internal configuration of workers cottages to No. 31 to 35 Bydown Street – with one corridor along the party wall and bedrooms (two in this case) to the side.

### Differences

The elevations have more decorative elements including the pressed metal or plaster relief work to the front-facing gable of the roof, tessellated tiles to the front verandah, and coloured glass in the front windows.

They present as a consistent row of two groups of three cottages in the streetscape with a majority of front elevation features and overall form intact.

### Overall

They are a similar typology to the subject properties (being two groups of three workers cottages), the overall intactness and integrity is high for their exterior and moderate for the interior front portion of each cottage.

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Additional photographs



Group B - 12 Byrnes Avenue



Group B - 10 Byrnes Avenue



Group B - 8 Byrnes Avenue



Group A - 6 Byrnes Avenue




Group A - 4 Byrnes Avenue



Group A - 2 Byrnes Avenue

## 14-16 Byrnes Avenue, Neutral Bay

Property details		Photograph #1
Address:	14-16 Byrnes Avenue, Neutral Bay	
Item name:	House	
Listing No.:	I0593 and I0594	
Date:	-	
Architect/Builder:	-	

### Description (from SHI):

One of a single storey brick semi-detached pair of houses (nos. 14 & 16 Brynes Avenue) in mirror image, with a hipped roof of corrugated iron and hipped, bull-nosed verandah carried on square timber posts and the central dividing wall. Verandah posts feature small decorative timber quadrant brackets. This building is designed in the Victorian Georgian style.

### Statement of significance (from SHI):

See Brynes Avenue Group NSHS1372.

### Assessment of significance (from SHI):

**Criteria f) Rarity** - This item is assessed as historically rare locally.

**Criteria g) Representative** - This item is assessed as historically representative locally. This item is assessed as aesthetically representative regionally. This item is assessed as socially representative regionally.

### Integrity/Intactness

### Comparative discussion:

#### Similarities

These properties at 14-16 Byrnes Avenue are comparable to Nos. 27 and 29 Bydown Street in terms of being a semi-detached pair, mirror image of each other, alongside a row of workers cottages.

Similar to Nos. 27 and 29 Bydown Street, these also represents a typical configuration of a workers cottage – with one corridor along the party wall and bedrooms (two in this case) to the side.

#### Differences

Without a high front fence or extensive landscaping, these buildings are distinguishable as a semi-detached pair, and have a better streetscape presence than Nos. 27 and 29 Bydown Street.

From looking at online photographs of their interiors, they have both been modified but retain some of their original features - including the cornice, fireplace, ventilation grills, skirting boards, architraves, decorative corridor archway and timber floorboards.

No.16 has a new/separate addition at the rear of the block.

#### Overall

They are a similar typology to the attached pair of subject properties, the overall intactness and integrity is high for their exterior and moderate for the interior.

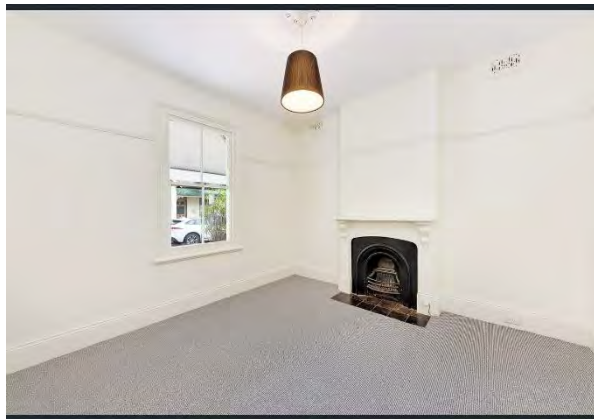
**Additional photographs**



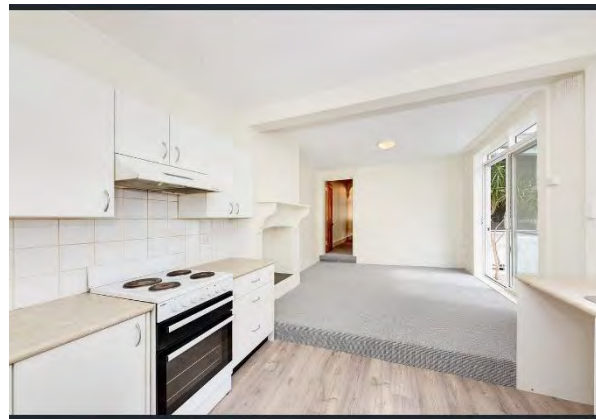
14 Byrnes Avenue



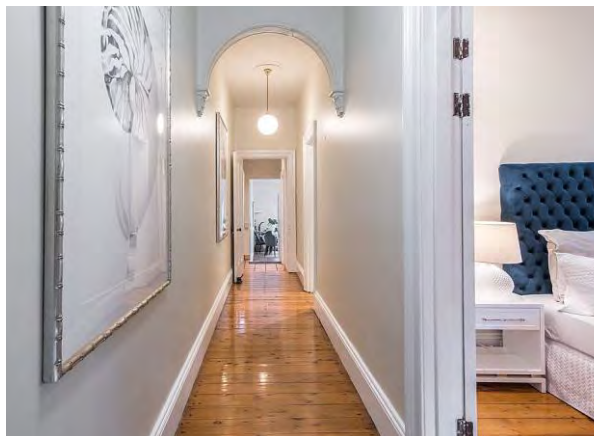
16 Byrnes Avenue



Interior of 14 Byrnes Avenue (Source: <https://www.realestate.com.au/property/14-byrnes-ave-neutral-bay-nsw-2089/>)



Interior of 14 Byrnes Avenue (Source: <https://www.realestate.com.au/property/14-byrnes-ave-neutral-bay-nsw-2089/>)



Interior of 16 Byrnes Avenue (Source: <https://www.realestate.com.au/sold/property-house-nsw-neutral+bay-136703118>)



Interior of 16 Byrnes Avenue (Source: <https://www.realestate.com.au/sold/property-house-nsw-neutral+bay-136703118>)

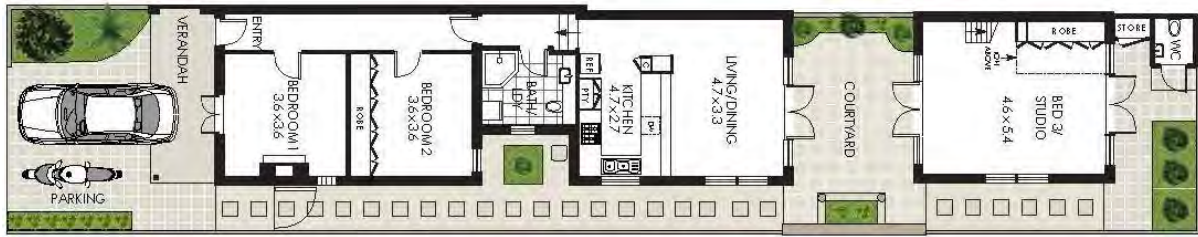



Figure 18 *Floor plan of No.16 Byrnes Avenue. (Source: <https://www.realestate.com.au/sold/property-house-nsw-neutral+bay-136703118>)*

## 11 Armstrong Street, Cammeray

Property details		Photograph #1
Address:	11 Armstrong Street, Cammeray	
Item name:	House	
Listing No.:	I0002	
Date:	-	
Architect/Builder:	-	

### Description (from SHI):

Single storey symmetrical cottage of rusticated ashlar, the stone apparently used for the two front rooms and the rest of the house of weatherboard. It has a hipped roof of corrugated-iron and a bull-nosed verandah carried on timber posts, with a timber frieze valence.

The original room configuration is still evident as are some original features such as chimney breasts. This building is designed in the Victorian Georgian style.

### Statement of significance (from SHI):

Good example of a late-Victorian small residence in the Victorian Georgian style. The fine quality stonework contrasts with the working class scale of the building, which is indirect evidence of the nearby sandstone quarries of the period. The house is likely to be associated with the quarry. The interior and landscape setting are also of significance.

### Assessment of significance (from SHI):

**Criteria a) Historical Significance** - High local significance

**Criteria b) Historical Association** - Potential

**Criteria c) Aesthetic/Technical Significance** - High Local significance

**Criteria e) Research Potential** - Potential

**Criteria f) Rarity** - This item is assessed as aesthetically rare regionally.

**Criteria g) Representative** - This item is assessed as historically representative locally. This item is assessed as socially representative locally.

**Integrity/Intactness** - Good/Good

## Comparative discussion:

### Similarities

It has a similar scale as No.37 Bydown Street and in internal configuration – with one central corridor and then two room (in this case Bedrooms) on either side.

### Differences

While this cottage is similar in front elevation and presentation to the street to No.37 of the subject properties with its double frontage – this cottage has a central door and on one side a set of French doors and on the other a bay window.

From looking at online photographs of the interior, it has been extensively renovated and added to at the rear.

Unusual in that it is a single detached cottage, not part of a group or pair.

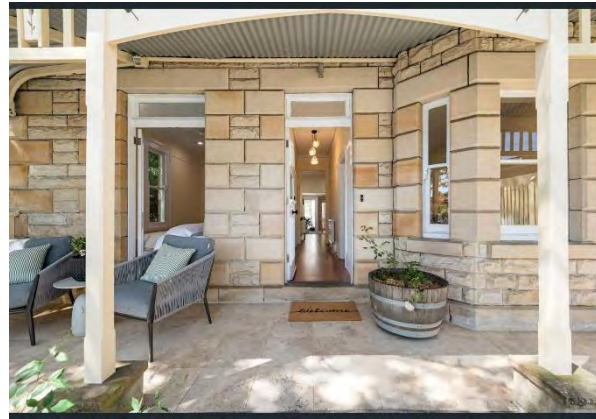
This cottage is constructed in sandstone blocks as opposed to brick of the subject properties.

This cottage is much more decorative than the subject properties with ornate features in the front elevation (eg timber fretwork) and internally (eg marble fireplaces).

### Overall

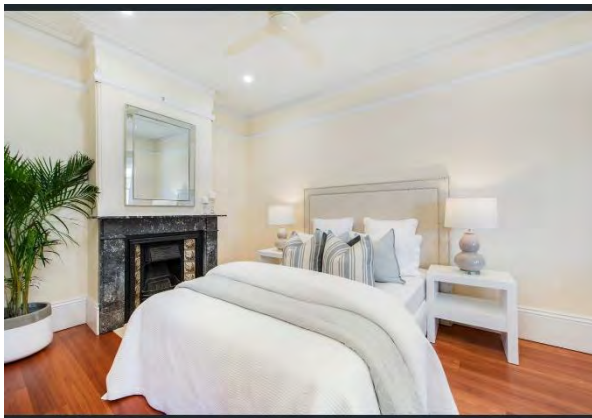
This is not a comparable property to the subject properties. It is much grander and not typical of a workers' cottage.

Additional photographs

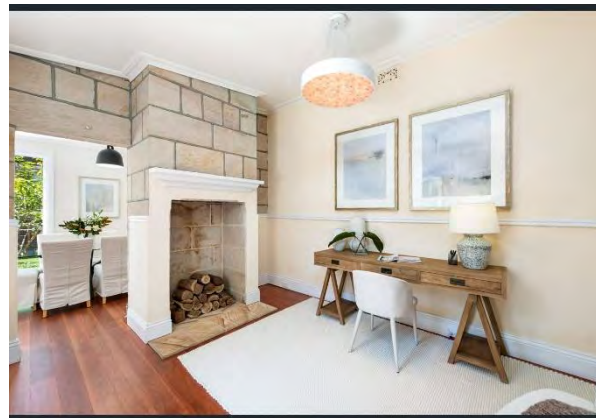


11 Armstrong Street

11 Armstrong Street (Source: <https://www.realestate.com.au/sold/property-house-nsw-cammeray-143331440>)



Interior view – marble fireplace, decorative cornice and picture rail, timber floorboards. (Source: <https://www.realestate.com.au/sold/property-house-nsw-cammeray-143331440>)



Interior view – timber fireplace, decorative cornice and chair rail, timber floorboards. (Source: <https://www.realestate.com.au/sold/property-house-nsw-cammeray-143331440>)

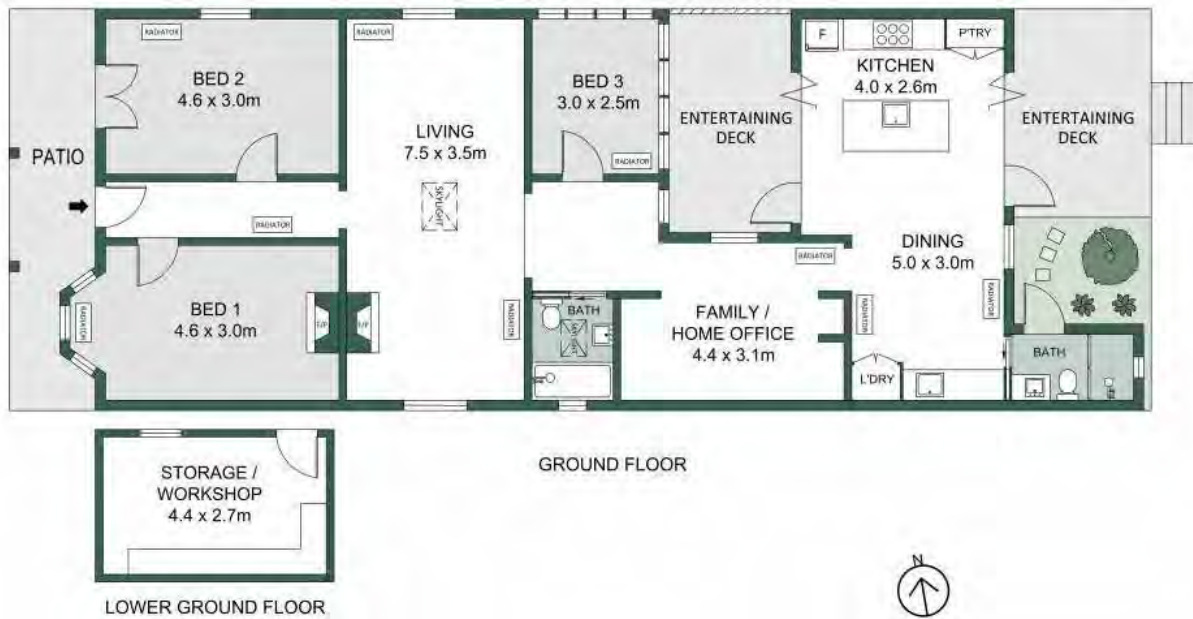



Figure 19 Floor plan of 11 Armstrong Street, Cammeray. (Source: <https://www.realestate.com.au/sold/property-house-nsw-cammeray-143331440>)

## 4-22 High Street, Waverley – 'Glen Rock Terrace'

Property details	Photograph #1
<b>Address:</b> 4-22 High Street, Waverley	
<b>Item name:</b> Glen Rock Terrace	
<b>Listing No.:</b> I1483	
<b>Date:</b> 1866	
<b>Architect/Builder:</b> Ebenezer Vickery	

### Description (from SHI):

Early stone terrace. Simply styled. Pitched iron roof, distinguished by gables over alternate upper windows. Skillion verandah to ground floor across whole frontage. Supported by chamfered posts with brackets. Rusticated, coursed, random stonework. No major alterations but spoiled by high front walls, some painting of stonework, and loss of other ground floor detailing. Upper floor most visible above fences and planting, and essentially intact.

### Statement of significance (from SHI):

The oldest surviving terrace in the Waverley Council area and one of the earliest buildings overall. Considerable social, historical and aesthetic interest. One of the oldest and best examples of a stone terrace in Sydney. Most original external fabric survives despite some unsympathetic alteration. Excellent streetscape contribution, largely responsible for this quiet back street's persistent historic atmosphere. Special social and historic interest as a workers' row, associated with Ebenezer Vickery and his tannery.

### Assessment of significance (from SHI):

**Criteria a) Historical Significance** - This item is of historical and cultural significance.

**Criteria c) Aesthetic/Technical Significance** - This item is of architectural, aesthetic and streetscape significance.

**Criteria d) Social/Cultural Significance** - This item is of social significance.

**Criteria e) Research Potential** - This item is of archaeological significance.

**Criteria f) Rarity** - This item is of rarity value.

**Integrity/Intactness** - Substantially intact; altered unsympathetically.

**Comparative discussion:**

**Similarities**

These terraces were built by the same builder as the subject properties (ie Ebenezer Vickery).

**Differences**

While also built as workers cottages for workers of the Vickery tannery, these are different in terms of scale, materiality and architectural style.

These are two-storey, attached terraces, constructed of sandstone blocks which are exposed externally and internally.

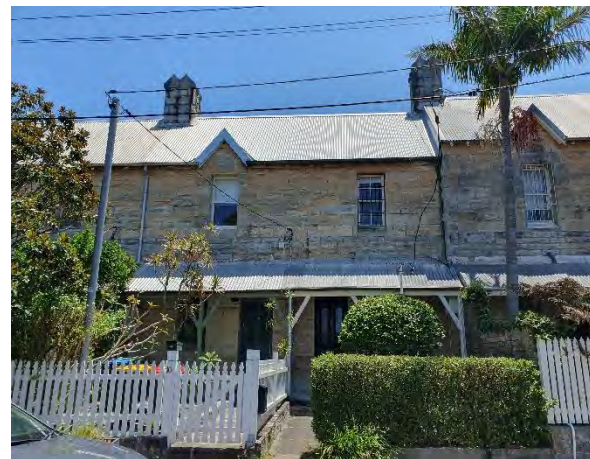
**Overall**

They are not architectural comparable to the subject properties at Bydown Street, but their typology (being workers terraces built by one builder) is comparable.

**Additional photographs**



Southern extent of terrace group (#4 end)



Mid-section of terrace group



Northern extent of terrace group (#22 end)



Central pediment signage



4 High Street



6 High Street



8 High Street



#10 (left) and #12 (right)



Representative interior showing exposed sandstone (#10 High Street) (Source: <https://www.realestate.com.au/property/10-high-st-waverley-nsw-2024/>)



Representative interior showing exposed sandstone (#22 High Street) (Source: <https://www.realestate.com.au/property/22-high-st-waverley-nsw-2024/>)



Interior of #6 High Street. (Source: <https://www.realestate.com.au/property/6-high-st-waverley-nsw-2024/>)



Interior of #8 High Street. (Source: <https://www.realestate.com.au/property/8-high-st-waverley-nsw-2024/>)



Interior of #16 High Street. (Source: <https://www.realestate.com.au/property/16-high-st-waverley-nsw-2024/>)



Interior of #16 High Street. (Source: <https://www.realestate.com.au/property/16-high-st-waverley-nsw-2024/>)

## 2-34 Campbell Road, Alexandria

Property details	Photograph #1
Address:	2-34 Campbell Road, Alexandria
Item name:	Terrace Group including interiors
Listing No.:	I12
Date:	1886
Architect/Builder:	Ebenezer Vickery



### Description (from SHI):

Two storey Victorian Regency style terrace house group. Continuous front parapet, and continuous front galvanised iron roof for balconies, face brick front wall (painted over) and timber vertical slat balcony balustrade.

### Statement of significance (from SHI):

The terrace group are historically significant as they represent early housing associated with the nearby brick making and potting works. They are located on the hill away from the former swampy areas in Waterloo and Alexandria area. Prior to the 1890s group housing is rare within the southern industrial suburbs in the City of Sydney.

### Assessment of significance (from SHI):

**Criteria a) Historical Significance** - The housing represents early c1886 housing associated with the brick making and pottery works in the local area.

**Criteria b) Historical Association** - The terraces are associated with the adjacent brickpits.

**Criteria c) Aesthetic/Technical Significance** - The terraces are a good example of mid Victorian workers housing which date from the early period of development for the Alexandria area.

**Criteria d) Social/Cultural Significance** - The terraces demonstrate the type of housing developed to accommodate workers in the nearby area.

**Criteria e) Research Potential** - There is potential for further research on the social history of residents of the terraces and where they worked.

**Criteria f) Rarity** - the houses are located on the hill away from the swampy areas that covered a large proportion of the area. they are rare in terms of its location and context.

**Criteria g) Representative** - The terraces are representative examples of working class mid Victorian terrace housing.

**Integrity/Intactness** - High to the front, low to the rear

**Comparative discussion:**

**Similarities**

These terraces were built by the same builder as the subject properties (ie Ebenezer Vickery).

**Differences**

While also built as workers cottages for workers of the adjacent brickpits, these are different in terms of scale and architectural style.

These are two-storey, attached terraces, constructed of brick.

**Overall**

They are not architectural comparable to the subject properties at Bydown Street, but their typology (being workers terraces built by one builder) is comparable.

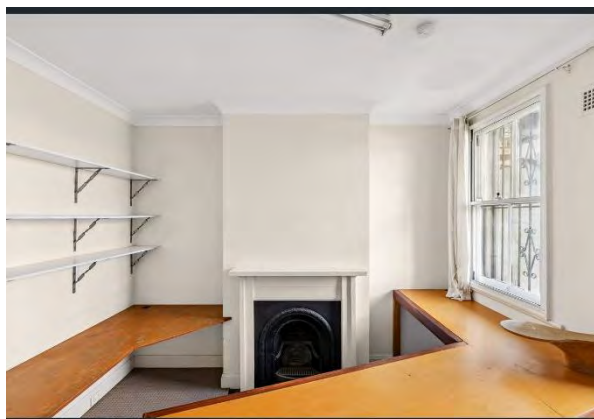
**Additional photographs**



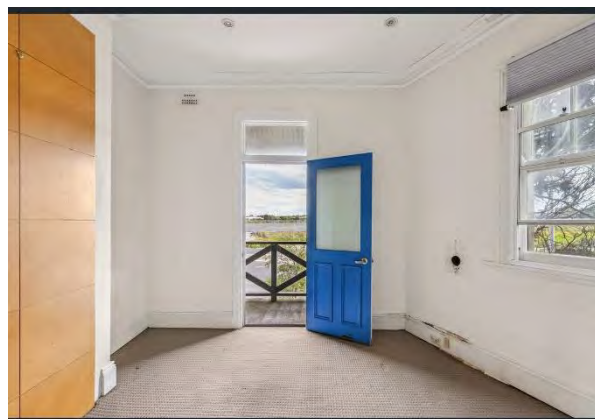
Western extent of terrace row



Eastern extent of terrace row




Typical ground floor interior (#2 Campbell Road) with fireplace and window retained. (Source: <https://www.realestate.com.au/sold/property-house-nsw-alexandria-148717804>)



Typical first floor interior (#2 Campbell Road) with cornice, door + fanlight, window and skirting boards retained. (Source: <https://www.realestate.com.au/sold/property-house-nsw-alexandria-148717804>)

## 8-34 Ourimbah Road, Mosman

Property details		Photograph #1
Address:	8-34 Ourimbah Road, Mosman	
Item name:	Group of 7 pairs of semi-detached cottages	
Listing No.:	I199	
Date:	Not known	
Architect/Builder:	Not known	

### Description (from SHI):

Federation Queen Anne. These cottages are in seven pairs, on narrow allotments. They have brick walls and tiled gable front roofs with ridges parallel to the street, with a double skillion roof covering the rear rooms. The fronts are tuckpointed brown brick, with a turned timber posted and skillioned verandah across the front of each pair, the whole on a base of coursed squared axe-faced sandstone. Each cottage has an asymmetrical verandah bay with brick balustrading and is mirrored by the other cottage and making the pair symmetrical.

In one variation the verandah has a faceted projection with a pyramidal roof; in the other the verandah is flushed and marked by a gablet. Each pair of entrances flanks the party wall and they are approached by adjacent concrete stairs separated by a single balustrade fabricated of bent and rivetted steel stripwork. The front fences comprise a stone retaining wall topped by decorative steel stripwork matching the stair balustrading. The group, despite some modifications, is in remarkably original condition. No.s 16, 20-22, 30 and 32-34 have been painted and No. 22 has a vastly intrusive carport at street level, resulting also in the loss of the front fence. No.s 24-26 have garages inserted below their faceted bays; their fences have gone but the steps remain. The cottages without car spaces have small front gardens. The brush box and eucalypt street trees supplement the visual attraction of the group.

### Statement of significance (from SHI):

A group of houses which is very unusual in several respects, the first being that there are 14 matching occupancies in the group, each pair related to one another and uniformly set back from the building line, forming an ensemble of considerable unity. Secondly, they are elevated above the street and have unusual approach steps, adding to the group's streetscape presence. Thirdly they have attractive matching detailing such as rivetted metal front fences and stair balustrading on stone basework. Fourthly, to overcome mere uniformity, there are two alternating variations of facade design. Finally they are generally very intact. The group is also significant for demonstrating part of the history of real estate development and architectural style in Mosman.

### Assessment of significance (from SHI):

**Criteria f) Rarity** - This item is aesthetically rare regionally.

**Criteria g) Representative** - This item is aesthetically representative locally. This item is historically representative locally.

**Integrity/Intactness** - Intact

## Comparative discussion:

### Similarities

These properties at 8-34 Ourimbah Road are comparable to Nos. 27 and 29 Bydown Street in terms of being a semi-detached pair, mirror image of each other.

These also represents a typical configuration of a workers cottage – with one corridor along the party wall and bedrooms (three in this case) to the side.

### Differences

These are a row of semi-detached cottages raised from the street level on sandstone block podiums. They are more decorative than the subject properties and include multi-pane windows, timber fretwork and turned verandah columns, projecting verandah bays and tiled roofs.

From looking at online photographs of some of the interiors, they have more ornate ceilings, fanlights above corridor door and fireplaces.

### Overall

They are not architectural comparable to the subject properties at Bydown Street, but their typology (being workers cottages built by one builder) is comparable.

## Additional photographs



#8 (left) and #10 (right)



#12 (left) and #14 (right)



#16 (left) and #18 (right)



#20 (left) and #22 (right)



#24 (left) and #26 (right)

#28 (left) and #30 (right)



#32 (left) and #34 (right)



Interior of No.12 Ourimbah Road showing more decorative ceiling and fireplace, and fanlight above corridor door. (Source: <https://www.realestate.com.au/property/12-ourimbah-rd-mosman-nsw-2088/>)



Interior of No.16 Ourimbah Road showing more decorative fireplace. (Source: <https://www.realestate.com.au/property/16-ourimbah-rd-mosman-nsw-2088/>)



Interior of No.18 Ourimbah Road showing more decorative ceiling and fireplace. (Source: <https://www.realestate.com.au/property/18-ourimbah-rd-mosman-nsw-2088/>)



Interior of No.20 Ourimbah Road showing more decorative ceiling and fireplace, and fanlight above corridor door. (Source: <https://www.realestate.com.au/property/20-ourimbah-rd-mosman-nsw-2088/>)



Interior of No.22 Ourimbah Road showing more decorative ceiling and fireplace. (Source: <https://www.realestate.com.au/property/22-ourimbah-rd-mosman-nsw-2088/>)



Interior of No.28 Ourimbah Road showing more decorative ceiling and fireplace. (Source: <https://www.realestate.com.au/property/28-ourimbah-rd-mosman-nsw-2088/>)

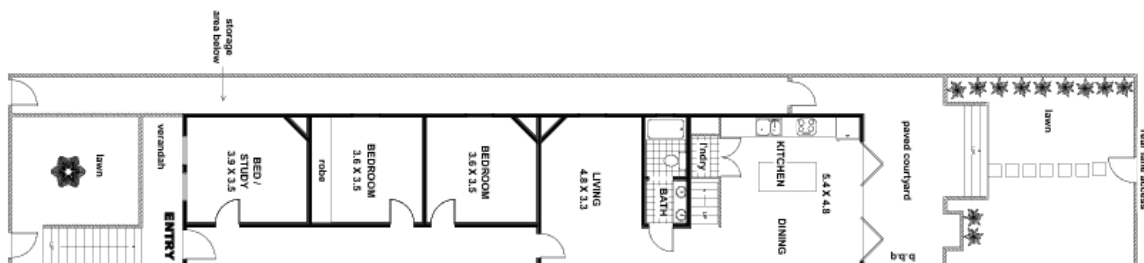



Figure 20 Floor plan of 12 Ourimbah Road, Mosman. (Source: <https://www.realestate.com.au/property/12-ourimbah-rd-mosman-nsw-2088/>)

## 82-94 Glover Street, Mosman

Property details		Photograph #1
Address:	82-94 Glover Street, Mosman	
Item name:	Pair of houses	
Listing No.:	I100, I101 and I102	
Date:	Not known	
Architect/Builder:	Not known	

### Description (from SHI):

Federation Queen Anne. These two neighbouring similar houses are single-storeyed and built of brick with front walls tuckpointed and chimneys of roughcast and brick. Each has a tiled hipped roof from which projects a ventilated gable with a panelled stucco tympanum and bargeboards with delicate embellishment. In front there is a three-bay skillion verandah with fluted square timber posts and decorative curved valences. Joinery includes a front doorcase with glazed top panel, sidelights and transom lights and casement windows with toplights. No. 84 has painted brickwork and its verandah has one glazed end with some coloured panes. These houses make an interesting ensemble with the houses at No.s 86, 88-90 and 92-94 Glover Street.

### Statement of significance (from SHI):

A pair of similar houses in good condition and with architectural treatment demonstrating the pattern of historical development of the Australian Queen Anne style. They are also part of a consistent ensemble of adjacent residences.

### Assessment of significance (from SHI):

**Criteria g) Representative** - This item is aesthetically representative locally. This item is historically representative locally.

**Integrity/Intactness** - Intact

### Comparative discussion:

#### Similarities

The properties at Nos. 88-90 and 92-94 Glover Street are comparable to Nos. 27 and 29 Bydown Street in terms of being a semi-detached pair, mirror image of each other. They represent a typical configuration of a workers cottage – with one corridor along the party wall and bedrooms (three in this case) to the side.

#### Differences

The properties at Nos. 82-86 Glover Street are detached buildings.

All these properties (either detached or semi-detached) are more decorative than the subject properties and include stained glass windows, timber fretwork and scribed verandah columns, projecting verandah bays and terracotta tiled roofs.

From looking at online photographs of some of the interiors, they have more ornate ceilings, cornices, ceiling rose, picture rails, fanlights above corridor door, architraves and fireplaces.

#### Overall

They are not architectural comparable to the subject properties at Bydown Street but demonstrate a better example of a consistent ensemble of adjacent residences than the subject properties.

Additional photographs



82 Glover Street



84 Glover Street



Interior of No.82 Glover Street showing more decorative features and timber fireplace. (Source: <https://www.realestate.com.au/property/82-glover-st-mosman-nsw-2088/>)



Interior of No.84 Glover Street showing more decorative features and timber fireplace. (Source: <https://www.realestate.com.au/property/84-glover-st-mosman-nsw-2088/>)



86 Glover Street. (Source: <https://www.realestate.com.au/property/86-glover-st-mosman-nsw-2088/>)



88 Glover Street



90 Glover Street



Interior of No. 88 Glover Street showing much more decorative ceiling and cornice, fanlight above corridor door, and timber fireplace. (Source: <https://www.realestate.com.au/property/88-glover-st-mosman-nsw-2088/>)



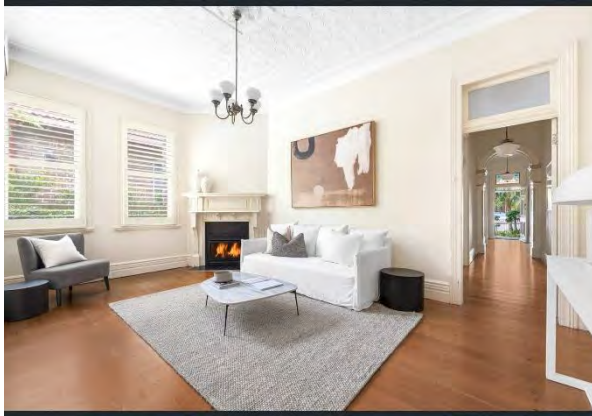
Interior of No. 90 Glover Street showing much more decorative ceiling, cornice and fireplace. (Source: <https://www.realestate.com.au/property/90-glover-st-mosman-nsw-2088/>)



92 Glover Street



94 Glover Street



Interior of No.94 Glover Street showing more decorative ceiling, ceiling rose, cornice and fireplace. (Source: <https://www.realestate.com.au/property/94-glover-st-mosman-nsw-2088/>)



Interior of No.94 Glover Street showing more decorative ceiling, cornice and fireplace. (Source: <https://www.realestate.com.au/property/94-glover-st-mosman-nsw-2088/>)



Interior of No.94 Glover Street showing more decorative ceiling, archway and stained glass door. (Source: <https://www.realestate.com.au/property/94-glover-st-mosman-nsw-2088/>)



Figure 21 Floor plan of 94 Glover Street, Mosman. (Source: <https://www.realestate.com.au/property/94-glover-st-mosman-nsw-2088/>)

## 4. Rarity

The following text (for each criterion) has been extracted from *Assessing heritage significance - Guidelines for assessing places and objects against the Heritage Council of NSW criteria* (DPE, 2023) to provide context and guidance on how the rarity value should be approached and assessed.

### Criterion (f) – Rare

*A place or object possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.*

*A place or object demonstrates rare, uncommon or endangered aspects of an area's cultural or natural heritage. The place or object illustrates past human activities or achievements that are at risk of being lost, and/or are of exceptional interest. Past human activities and achievements can include a way of life, custom, process, function, land use, design or some other activity or achievement that is no longer practised.*

*Types of places or objects that meet this criterion might include those that:*

- *provide evidence of a defunct custom, way of life or process*
- *are the only example of their type*
- *demonstrate designs or techniques of exceptional interest*
- *show rare evidence of a significant human activity important to a community.*

*This criterion is exclusive and is concerned with places that are few in number. Determining what constitutes 'few in number' relies on contextual study. It is difficult to make claims without knowing how many other places survive or how many places existed at some time in the past.*

*It requires overview studies and comparative studies of place types to make judgements, although even with comparative study the historical data may be indicative rather than quantifiable.*

*The level of heritage significance at state or local levels can only be determined by comparison with other like places or objects or by proving that there is no documentation on similar places. This helps in determining the heritage significance of a place.*

## Threshold Test

Significance indicator	Local significance threshold	Bydown Street properties
Rare surviving evidence of an event, phase, period, process, function, movement, custom or way of life in an area's history that continues to be practised or is no longer practised	<b>One of few comparable places</b> in the local area that demonstrates any evidence of this event, etc., a place that is <b>unusually extensive, intact or undisturbed</b> that demonstrates evidence of this event, etc., or the movement, custom or way of life is of particular interest to a community group	Does <u>not</u> meet threshold under this indicator
Evidence of a rare historical activity that was considered distinctive, uncommon or unusual at the time it occurred	One of few comparable places in the local area that is <b>associated with or demonstrates an activity that was distinctive</b> for what it achieved, or was <b>so unusual in its nature</b> it is now of particular interest to a group or community in the local area	Does <u>not</u> meet threshold under this indicator
Distinctiveness in demonstrating an unusual historical, natural, architectural, archaeological, scientific, social or technical attribute(s) that is of special interest	Demonstrates a <b>distinctive attribute</b> that is rare within the local area	Does <u>not</u> meet threshold under this indicator
Demonstrates an unusual composition of historical, natural, architectural, archaeological, scientific, social or technical attributes that are of greater importance or interest as a composition/collection	Demonstrates a <b>composition of attributes that is unique</b> within the local area	Does <u>not</u> meet threshold under this indicator

## Discussion

The subject properties contain standard materials and attributes of workers cottages – which are not unusual, rare or uncommon since the typology utilized standardized, mass-produced construction materials like brick, timber for floors, doors, timber sash windows, transom lights, tiles, and internal features like cornices, timber picture rails and skirting boards, which made construction more efficient and economical. Many other workers cottages have a similar palette of materials, design features and architectural styles which reflect the period(s) of their construction.

There is no genuinely rare aspect of the subject properties that other typical workers cottages do not exhibit or possess. They are standard examples of this typology. There are many examples of modest housing across North Sydney Municipality and the fact that these are near an area of larger estates does not bestow any particular rarity.

The only unusual element in the group of buildings is No.37 Bydown Street which is a double fronted/wider cottage whereas all the others in this group are single fronted, typical narrow width. This variation is attributed to the alignment of Cheal Lane which prevented the typical two narrow fronted cottages from being constructed on this end lot. However, this site-specific design response is not rare.

In terms of rarity as a typology, the comparative analysis in this report demonstrates that there are numerous other examples of ‘workers cottages’ and ‘workers terraces’ within the North Sydney LGA, and in other LGAs. Aside from the properties investigated in Section 3 of this report, other prominent groups/rows of locally listed worker cottages in the North Sydney LGA include: 1-7 Napier Street, North Sydney (Item Nos. I0923, I0924, I0925 and I0927) and 17-31 Whaling Road (Item Nos. I1014-I1021), as well as other not listed but within a HCA rows including: 15-29 Edward Street, North Sydney.

The ‘workers cottage’ is a common typology in inner-city and working class suburbs. Many have been listed as heritage items individually, as part of a group and/or are incorporated into heritage conservation areas in these LGAs. It cannot be said to be an ‘endangered’ typology that is at risk of disappearing.

The typology is geographically dispersed but concentrated in and adjacent to areas of former industry and is well represented in heritage schedules the environmental planning instruments for various local government areas, including North Sydney, Sydney (particularly Pyrmont, The Rocks, Millers Point, Potts Point, Darlinghurst and Woolloomooloo), and Inner West (particularly Annandale and Balmain).

It is difficult to quantify the number of workers cottage or workers terraces included in heritage schedules as most are listed as individual ‘House’ or ‘Terrace’ entries. However, a general idea can be deduced from looking at the sequential house numbering of listings along a street.

This comparative analysis has been prepared to provide the documentary evidence and research to determine whether the subject properties are rare, uncommon, or under-represented on heritage schedules. The evidence shows that the subject properties are not rare. They do not meet the relevant threshold to be identified as local heritage items for rarity value.

## 5. Representativeness

The following has been extracted from *Assessing heritage significance - Guidelines for assessing places and objects against the Heritage Council of NSW criteria* (DPE, 2023) to provide context and guidance on how the representativeness value should be approached and assessed.

### Criterion (g) – Representative

*A place or object is important in demonstrating the principal characteristics of a class of the local area's:*

- *cultural or natural places*
- *cultural or natural environments.*

*A place or object is important in demonstrating the principal characteristics of a particular class of cultural or natural places or objects if it displays:*

- *the defining features, qualities or attributes of a type*
- *variation within a type*
- *evolution of a type*
- *transition of a type*
- *and where the type or class of cultural or natural places illustrates*
- *a range of human or environmental activities including:*
- *a way of life*
- *a custom*
- *an ideology or philosophy*
- *a process*
- *a land use*
- *a function*
- *a form*
- *a design*
- *a style*
- *a technique*
- *some other activity or achievement.*

*Types of places or objects that meet this criterion might include those that:*

- *demonstrate the stages of development of a class of cultural places, including experimentation*
- *are recognised as an example of a type, style, taxonomic group, etc.*

- *demonstrate land-use influence on the geographical, financial, etc. development of an area*
- *demonstrate in their fabric the impact of an ideology, value or philosophy or association with a custom*
- *include complexes where more than one building or structure survives, demonstrating a way of life, often with associated furniture, fittings and other objects.*

*A place must demonstrate its significance in its fabric to fulfil criterion (g). This criterion is concerned with the evidence found at the place. If the evidence does not survive this criterion cannot be applied.*

*To assist in determining whether a place satisfies criterion (g), it is important to adopt a common understanding of:*

- *class of cultural places*
- *principal characteristics.*

## Threshold Test

Significance indicator	Local significance threshold	Bydown Street properties
A class of places or objects that demonstrate an aesthetic composition, design, architectural style, applied finish or decoration of historical importance	A <b>particularly fine example of the class</b> in the local area, <b>demonstrating a range of characteristics that are typical of the class</b>	Does <u>not</u> meet threshold under this indicator
	A <b>particularly intact example</b> of the class in the local area, demonstrating a range of physical characteristics that typify the class and which <b>remain mostly unchanged since built/created</b>	Does <u>not</u> meet threshold under this indicator
	A <b>clear/pivotal example of the class</b> in a local context, being a place that <b>notably influenced subsequent examples</b> of the class, or <b>encapsulates a key evolutionary stage</b> in the development of the class, or <b>incorporates notable variations</b> to the characteristics of the class that are of special interest	Does <u>not</u> meet threshold under this indicator
Representative of a class of places that demonstrate a <b>construction method, engineering design, technology, or use of materials</b> , of historical importance	A fine, intact or pivotal example (as per above) in the local area	Does <u>not</u> meet threshold under this indicator
Representative of a class of places that demonstrate an <b>historical land use, environment, function, or process</b> , of historical importance	A fine, intact or pivotal example (as per above) in the local area	Does <u>not</u> meet threshold under this indicator
Representative of a class of places that demonstrates an <b>ideology, custom or way of life</b> of historical importance	A fine, intact or pivotal example (as per above) in the local area	Does <u>not</u> meet threshold under this indicator

## Discussion

It is demonstrated from the preceding comparative analysis that there is no particular distinctiveness to the subject properties that sets them apart as significant representative examples of ‘workers cottages’. They are typical of this class of building.

The subject properties contain standard materials and attributes of workers cottages – which are not unusual, rare or uncommon since the typology utilized standardized, mass-produced construction materials like brick, timber for floors, doors, timber sash windows, transom lights, tiles, and internal features like cornices, timber picture rails and skirting boards, which made construction more efficient and economical. Other workers cottages have a similar palette of materials, design features and overall architectural style.

They are also not the best examples of these characteristics. Other better examples exist, including the properties at 1-9, 2-12 and 14-16 Byrnes Avenue, Neutral Bay, 2-12 Oak Street, North Sydney, and 45 and 47 Ben Boyd Road, North Sydney. These other examples have already been recognized through listing as local heritage items, and provide evidence that a representative set of workers cottages from the North Sydney Municipality are already included as heritage items in Schedule 5 of *North Sydney Local Environmental Plan 2013*.

The subject properties have also been altered both externally and internally to varying degrees so their intactness and integrity as individual properties and as a group is diminished. Therefore, they have a lesser degree of integrity than the listed heritage items and are not good representative examples of this class of building.

The subject properties all have high brick walls (constructed post-1979) and landscape plantings which limit the legibility of their front elevations from the public domain. While their front verandahs, party walls, chimneys and verandah and main roof forms are visible above the brick walls, their overall contribution to the streetscape and area is diminished by the presence of these high and solid brick walls and landscaping.

There is no suggestion that these properties were influential or pivotal in the typology with numerous other buildings/groups being prevalent throughout North Sydney and other LGAs. There are numerous other examples of this class of building.

In terms of the builders, E Vickery and Sons, the other similar workers accommodation buildings attributed to them (Glen Rock Terrace and Campbell Road) are much larger, grander, have different materiality and are better conserved. So, the subject properties are not exemplars of their buildings.

The subject properties are not fine examples, highly intact examples, influential examples or pivotal examples of their type. They do not meet the relevant threshold to be identified as local heritage items for representative value.

## 6. Other Criteria

### Criterion (a) – Historic

*A place or object is important in the course, or pattern, of the local area's cultural or natural history.*

*A place or object is important in the course or pattern of an area's history if it:*

- *is the product of*
- *is an example of*
- *was influenced by*
- *has influenced*
- *is associated with*
- *has a symbolic association with something that has made a strong contribution to the course or pattern of development of our culture, society or environment.*

*Places or objects that meet criterion (a) might include:*

- *those that demonstrate strong associations with past customs, cultural practices, philosophies or systems of government, regardless of the intactness of the place or any structure on the place*
- *those that are associated with significant historical events, regardless of the intactness of the place or any structure on the place*
- *cultural landscapes and other evidence demonstrating overlays of the continual pattern of human use and occupation where the physical fabric (above or below ground) demonstrates any of the points described above.*

## Threshold Test

Significance indicator	Local significance threshold	Bydown Street properties
Association with <b>an event, or series of events</b> , of historical, cultural or natural significance	Demonstrates the occurrence of an event(s) at the place that was significant to the local area	Does <u>not</u> meet threshold under this indicator
	Demonstrates the influence of an event(s) that occurred elsewhere and was significant to the local area	Does <u>not</u> meet threshold under this indicator
Demonstration of <b>important periods or phases in history</b>	An early example of settlement within the local area	Does <u>not</u> meet threshold under this indicator
	Demonstrates an important period or phase in the history of the local area	Does <u>not</u> meet threshold under this indicator
	Demonstrates the influence on the local area of a prominent period of economic prosperity or decline	Does <u>not</u> meet threshold under this indicator
	Demonstrates a notable period in the governance and administration of the local area	Does <u>not</u> meet threshold under this indicator
Association with <b>important cultural phases or movements</b>	Notable association with changing demographic factors in the local area	Does <u>not</u> meet threshold under this indicator
	Notable association with an important phase of social development in the local area	Does <u>not</u> meet threshold under this indicator
	Association with the development of an ideology derived from ethnic, religious, aesthetic, political, educational or other social beliefs, which had a notable influence on the local level	Does <u>not</u> meet threshold under this indicator
Demonstration of <b>important historical, natural or cultural processes or activities</b>	Notable example of the harvesting and trade of natural and cultural resources associated with the key local historical themes of the area	Does <u>not</u> meet threshold under this indicator
	Notable example of industrialization associated with the key local historic themes of the area	Does <u>not</u> meet threshold under this indicator
	Notable example of civil infrastructure, transport and communications associated with	Does <u>not</u> meet threshold under this indicator

Significance indicator	Local significance threshold	Bydown Street properties
	the key local historical themes of the area	
	Notable example of the development and application of technology in the local area	Does <u>not</u> meet threshold under this indicator
	Notable example of the development of centres for trade and governance, and the provision of community services in the local area	Does <u>not</u> meet threshold under this indicator
	Notable example of patterns of domestic life in the local area	Does <u>not</u> meet threshold under this indicator
<b>Symbolism and influence of place</b> for its association with an important historical, natural or cultural event, period, phase or movement	The place possesses symbolic meaning to the local community, irrespective of whether the related activity is demonstrated at the place	Does <u>not</u> meet threshold under this indicator
	The place or activity had a notable influence on physical or social outcomes in the local area	Does <u>not</u> meet threshold under this indicator

## Discussion

The subject buildings comprise a group of early twentieth century Federation style workers cottages, but have not been demonstrated to be important in the course, or pattern, of the history of the North Sydney Municipality.

The research which has been undertaken into the subject buildings enables an understanding of the history of these buildings, including the architect/builder and some occupants, but similar research would reveal similar history for any house in the Municipality; the narrative for this group is typical rather than remarkable.

There are many examples of modest housing across North Sydney Municipality and the fact that these are near an area of larger estates does not bestow any particular historic value.

Although it is possible that the subject buildings used to house tramway workers, there is no actual evidence to support a conclusion that the buildings have a strong connection with the nearby former tram depot, nor any substantive role in the expansion of transport to the lower north shore, and related growth, so assertion that the buildings are likely to have historic value on this basis is speculative rather than evidence based.

Available information does not indicate any strong contribution to the course or pattern of development of the local area. The subject buildings are examples of modest housing, which are neither typical of the surrounding area, nor sufficiently unusual to be remarkable.

The subject buildings have no known role in any event of historical significance and do not provide exemplary evidence of early settlement, nor particular historic periods or phases. They have no known symbolic connection or association with important social developments nor with demographic processes and are not noteworthy for their ability to demonstrate local domestic life.

The subject properties do not meet the relevant threshold to be identified as local heritage items for historic values.

## Criterion (b) - Historical Association

*A place or object has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area.*

*A place or object has special associational value if it is associated with a person, organisation or group of people who have made an important or notable contribution to the course, pattern and development of our cultural and/or physical environment. In this context, special association may relate not only to the ‘great’ and well known, but also to the influential, the exemplary, and the innovative.*

*Places or objects that meet this criterion might include those that:*

- *demonstrate strong associations with a particular event, historical theme, people, or philosophies and ideologies*
- *are associated with significant historical events, regardless of the intactness of the place or any structure on the place.*

*A place may be considered significant because an important historical figure was said to have lived there and accomplished significant achievements while living there. For example, a house and studio being of state heritage significance as it was associated with an important artist during the most productive period of their career.*

*The level of heritage significance at state or local levels can only be determined by comparison with other like places. The attributes described for criteria (f) and (g) can assist in the determination of significance.*

*The contribution of persons or groups to an area’s history must focus primarily on their individual achievement(s) or how well they are known across NSW or the local area. This generally relates to ‘who/what did they ultimately influence’ or ‘who/what did they come to be recognised by’.*

## Threshold Test

Significance indicator	Local significance threshold	Bydown Street properties
A key phase(s) in the <b>establishment or subsequent development at the place or object</b> was undertaken by, or directly influenced by, the important person(s) or organisation	The person(s) or organisation has made an important contribution to the history of the local area The person(s) or organisation has made an important contribution to the history of the local community and has a direct association with the place over an extended period of time	Does <u>not</u> meet threshold under this indicator
<b>An event or series of events of historical importance occurring at the place</b> or object were undertaken by, or directly influenced by, the important person(s) or organisation		Does <u>not</u> meet threshold under this indicator
One or more achievements for which the person(s) or organisation are considered important are <b>directly linked to the place</b> or object		Does <u>not</u> meet threshold under this indicator

## Discussion

There is no suggestion or evidence that the subject properties have ever been associated with a significant event of historical importance.

It has been suggested that the subject properties may have significance arising from association with the company E. Vickery and Sons, including because this company was one of the largest merchants in NSW in the late nineteenth and early twentieth centuries. It is understood that the subject properties were built by Ebenezer Vickery / E. Vickery and Sons, but they do not appear to be associated with the commercial activities of that company. By contrast, the local heritage item 'Glen Rock Terrace' at 4-22 High Street, Waverley is associated with the Vickery tannery. Research can identify the architect/builder of most buildings, so establishing the architect/builder and knowing about their history or activities does not of itself give rise to 'strong or special association'. The relevant threshold test requires that the building is connected with the significant activity for which the person is known to be important. That is not the case in relation to the subject property and either Ebenezer Vickery or the company E. Vickery and Sons.

The subject properties do not meet the relevant threshold to be identified as local heritage items for historical association.

## Criterion (c) – Aesthetic/creative/technical achievement

*A place or object is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.*

*A place or object is important because of its aesthetic significance if that place or object exhibits sensual qualities that can be judged to be of significance against various ideals including beauty, picturesqueness, evocativeness, expressiveness, landmark presence, streetscape contribution, symbolism or some other quality of nature or human endeavour.*

*Alternatively, a place is important in demonstrating a high degree of creative or technical achievement at a particular period if that place illustrates artistic or technical excellence, innovation, accomplishment, extension or creative adaptation in a variety of fields of human endeavour including but not exclusive to art, engineering, architecture, industrial or scientific design, landscape design, construction, manufacture, and craftsmanship or some other technical field.*

*Places or objects that meet this criterion might include those that:*

- *demonstrate creative or technical excellence, innovation or achievement*
- *demonstrate aspirations, tastes and fashions*
- *have been the inspiration for creative or technical achievement*
- *demonstrate distinctive aesthetic attributes in form or composition*
- *demonstrate a highly original and influential style, such as an important early (or seminal) work of a major architect*
- *are an archaeological resource*
- *demonstrate the culmination of a particular architectural style (known as climactic).*

*A place may be considered significant under this criterion if it is a major landmark in a town, or it is the first major work in a particular architectural style. The significance may be diminished if its landmark qualities have been impacted by surrounding development, or it is only one of many examples of the architectural style.*

*The level of heritage significance at state or local levels can only be determined by comparison with other like places or objects. The attributes described for criteria (f) and (g) can assist in the determination of significance.*

## Threshold Test

Significance indicator	Local significance threshold	Bydown Street properties
Recognition as a <b>landmark or distinctive aesthetic natural environment</b>	Distinctive in its formation, qualities, nature, size, or application within a local context or otherwise of particular interest in a local comparison of similar places	Does <u>not</u> meet threshold under this indicator
Recognition of <b>artistic or design excellence</b>	Critical acclaim of a place as a notable local example by prominent members of a discipline	Does <u>not</u> meet threshold under this indicator
	Acknowledgement of merit in local media	Does <u>not</u> meet threshold under this indicator
	Prominent use of imagery in media promoting the artistic or built environment of the local area	Does <u>not</u> meet threshold under this indicator
Represents a <b>breakthrough or innovation in design, fabrication or construction technique</b> , including design/technological responses to changing social conditions	Example of creative and technical achievements that influenced techniques used within the discipline/industry or influenced outcomes at other places or changing social, economic or political conditions in the local area	Does <u>not</u> meet threshold under this indicator
<b>Distinctiveness as a design solution, treatment or use of technology</b>	Unusual in its nature, size, or application within such a local context or otherwise of particular interest in a local comparison of similar places	Does <u>not</u> meet threshold under this indicator
	Notable or distinctive construction response to local constraints due to the availability of certain building materials at the time (known as 'vernacular' construction)	Does <u>not</u> meet threshold under this indicator
	Example of an adaptation or extension to the characteristics of a class of place, or blending of the characteristics of different classes in the local area	Does <u>not</u> meet threshold under this indicator
<b>Adapts technology in a creative manner or extends the limits of available technology</b>	Notable example of an unorthodox use or adaptation of the technology of the period in a local area	Does <u>not</u> meet threshold under this indicator

## Discussion

The subject properties do not demonstrate significant aesthetic characteristics nor a high degree of creative or technical achievement at a level that would warrant consideration of heritage listing at a local level.

The subject buildings are not recognised as local landmarks. Their streetscape presence and contribution are diminished by high boundary fences. They are not remarkable for their design excellence, of which there is no separate evidence, such as media coverage, awards, critical acclaim, written commentary or any other form of formal or informal recognition. Their typical design, materials and construction are modest and do not display innovation nor noteworthy local adaptation, nor unusual technology. There is no evidence nor suggestion of creative ingenuity, influential or unusual style nor any influence on the design of other places.

It has been suggested that the subject buildings may have aesthetic significance as an intact group of workers' cottages with a high degree of external integrity and homogeneity. This is not the case. Multiple phases of change have affected the physical and visual integrity of the subject buildings, including extensive interior alterations and removal/replacement of decorative details, painting/render of external face brick, roof replacement, new brown glazed tiling of the entrance pathways and front verandahs as well as the addition of high brick front fences to the Bydown Street elevation. However, even if they were less altered and thereby more intact, the fact that they are an intact group, does not of itself give rise to aesthetic value under this criterion.

The subject properties do not meet any of the relevant threshold guidelines to be identified as local heritage items for aesthetic value, nor for creative or technical achievement.

## Criterion (d) – Social, cultural and spiritual significance

*A place or object has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.*

*A place or object is important for its strong or special association with a particular community or cultural group. This could be for social, cultural or spiritual reasons that have a perceived meaning or symbolic, spiritual or moral value that is important to them and which generates a strong sense of attachment.*

*Alternatively, a place is important when the community exhibits strong or special feelings or attaches community identity to it, or the community gathers especially for spiritual reasons, recreation or resort.*

*The place or object may be Aboriginal or non-Aboriginal or a natural environment. The natural place or object does not have to be a built/ constructed/modified (culturally created) place and could be in an unmodified natural form or format.*

*Types of places or objects that meet this criterion might include those that:*

- *are esteemed by the community for their cultural values such as places that support cultural traditions or practices*
- *are considered sacred and/or if damaged or destroyed would cause the community a sense of loss*
- *contribute to a community's sense of identity such as places of reverence and worship.*

*A place or object does not need to be known to or valued by the whole community in an area to be significant. A 'particular' community or cultural group may be defined by such things as a common ethnic background, religious belief or profession.*

*Care must be taken not to confuse heritage significance with preference. For example, a community may seek to retain an older building in preference to replacing it with a more contemporary development of a site. In such cases, there must be evidence that the place or object is separately valued in accordance with this criterion or one of the other criteria to be considered a significant place.*

## Threshold Test

Significance indicator	Local significance threshold	Bydown Street properties
Highly regarded by a community as a <b>key landmark</b> (built feature, landscape or streetscape) within the physical environment	A landmark that is visually prominent and possesses picturesque attributes or aesthetic qualities acknowledged by the local community	Does <u>not</u> meet threshold under this indicator
	Use of imagery in media promoting the artistic or built environment of the local area	Does <u>not</u> meet threshold under this indicator
Important to the community as a <b>landmark within social and political history</b>	The site of an event(s) that had a profound effect on a particular community or group from the local area	Does <u>not</u> meet threshold under this indicator
Important as a place of <b>symbolic meaning and community identity</b>	A place that symbolically represents some aspect of the past that a local community or cultural group feels contributes to the local identity	Does <u>not</u> meet threshold under this indicator
	A place in which a local community or cultural group gathers for rituals or ceremonies	Does <u>not</u> meet threshold under this indicator
Important as a <b>place of public socialisation</b>	A place in which a local community or cultural group regularly gathers for social or recreational interaction	Does <u>not</u> meet threshold under this indicator
Important as a <b>place of community service</b> (including health, education, worship, pastoral care, communications, emergency services, museums)	Public places that form the hub of local community services and cultural institutions	Does <u>not</u> meet threshold under this indicator
Important in <b>linking the past affectionately to the present</b>	A place that is known, used and valued as a link between the past and present by the local community	Does <u>not</u> meet threshold under this indicator

## Discussion

The subject buildings have no known associations with a particular community or cultural group for social, cultural or spiritual reasons.

Insofar as the recently made IHO suggests a level of community interest in the subject buildings, that is a reaction to a proposed development and does not, of itself, give rise to evidence of any prior or separate level of community esteem.

There has never been any suggestion that the subject buildings are recognised as local landmarks, either visually or historically. They have no record of any connection with community groups, nor community or public activity.

There is neither suggestion nor evidence that the subject buildings are, or have ever been, valued as a link between the past and present by the local community.

The subject properties therefore do not meet the relevant threshold to be identified as local heritage items because of social value.

## Criterion (e) – Research Potential

*A place or object has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.*

*A place or object has potential to yield information that will contribute to an understanding of an area's history if it can be demonstrated that with further examination or research, it may reveal information that will contribute to our understanding of our past.*

*The potential to contribute to our understanding of the past may be found in archaeological deposits, complexes, buildings and structures, gardens and plantings.*

*Types of places or objects that meet this criterion might include those that:*

- *have the potential to yield new or further substantial information (such as scientific, archaeological, architectural)*
- *are an important benchmark or reference site, place or type*
- *contribute evidence to our understanding of past natural and cultural patterns, development or activity that is unavailable elsewhere.*

*Documents, oral history and other sources of evidence, in addition to a detailed examination of the surviving physical fabric, can often assist in the assessment of whether a site could reveal valuable archaeological, technical or scientific information.*

## Threshold Test

Significance indicator	Local significance threshold	Bydown Street properties
<b>Comparative analysis</b>	A comparative analysis suggests that further research of the place or of an object could improve our understanding of local history or archaeology	Does <u>not</u> meet threshold under this indicator
Potential to <b>improve knowledge of a little-recorded aspect of an area's past</b> or to <b>fill gaps in our existing knowledge</b> of the past	Has potential archaeological/environmental or architectural evidence, through analysis and interpretation, to provide information about a place, practice or people that could not be derived from any other source and that contributes to the understanding of that place and its environment, fabric and relics, and is important to understanding the past of the local area	Does <u>not</u> meet threshold under this indicator
<b>Potential to inform/confirm unproven historical concepts or research questions</b> relevant to our past	The place or object has high research merit in that the relevant historical concepts or research questions relevant to the local area's past have not been explored	Does <u>not</u> meet threshold under this indicator
Potential to <b>provide information about single or multiple periods of occupation or use</b>	The place, collection or object contains relics and remains that may illustrate a significant pattern in local history. A benchmark or reference site or object with potential to represent a period, occupation, practice or tradition important to the local area or its people	Does <u>not</u> meet threshold under this indicator
Potential to <b>yield site-specific information that would contribute to an understanding of significance against other criteria</b>	Archaeological, environmental or fabric remains may have particular associations with individuals, groups and events that may transform mundane places or objects into significant items through the association with historical occurrences important to the local area  The place, collection or objects is likely to embody an architectural or engineering style or pattern/layout that is distinctive in the local area	Does <u>not</u> meet threshold under this indicator

## Discussion

The subject buildings and their properties have no known or asserted research potential at a level that would warrant consideration for listing at a local level.

The subject buildings are all standard early twentieth-century houses. Their fabric has been altered over time, including some substantial recent alterations, affecting their integrity.

There is no known or predicted sub-surface archaeological potential at 27-37 Bydown Street, Neutral Bay.

The technology and building materials used to construct the subject buildings are unlikely to yield any substantive new information on further investigation.

The comparative analysis in this report has not identified any areas warranting further research, nor information that may be available from this site, but not from other sources.

There are no known major gaps in local knowledge that would be addressed through examination of the subject buildings' design, materials or construction.

The subject buildings lack known potential to yield information that might contribute to an understanding of local history and do not meet the relevant threshold to be identified as local heritage items for their research potential.