



# Architectural Projects

2086

50-88 Parraween Street and 59-67

Gerard Street, Cremorne

Updated Heritage Impact Statement for

Proposed Senior Living Precinct

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Ltd

Prepared for: Skermanic Pty Ltd

August 2024

V.05

## 2086 – 50-88 PARRAWEEN STREET AND 59-67 GERARD STREET, CREMORNE –HERITAGE IMPACT STATEMENT – REVISED SCHEME FOR THE PROPOSED SENIOR LIVING PRECINCT

### Document Control

| Version | Date     | Status | Author   | Verification                                     |
|---------|----------|--------|--|--|
| 01      | 03.07.24 | Final  | Jennifer Hill<br>Director, Registered Architect 4811 | Elizabeth Gibson<br>Associate, Senior Consultant |
| 02      | 15.07.24 | Final  | Jennifer Hill<br>Director, Registered Architect 4811 | Elizabeth Gibson<br>Associate, Senior Consultant |
| 03      | 16.07.24 | Final  | Jennifer Hill<br>Director, Registered Architect 4811 | Elizabeth Gibson<br>Associate, Senior Consultant |
| 04      | 17.07.24 | Final  | Jennifer Hill<br>Director, Registered Architect 4811 | Elizabeth Gibson<br>Associate, Senior Consultant |
| 05      | 08.08.24 | Final  | Jennifer Hill<br>Director, Registered Architect 4811 | Elizabeth Gibson<br>Associate, Senior Consultant |

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## 1. INTRODUCTION

### 1.1. BACKGROUND

Architectural Projects were commissioned by Skermanic Pty Ltd to prepare this Updated Heritage Impact Statement (HIS) in July 2024 in association with a Development Application (DA) for the proposed Senior Living Precinct at 50-58 Parraween Street and 59-67 Gerard Street, Cremorne to NSW Department of Planning and Environment.

This HIS assesses how the proposed works may impact the heritage significance of the heritage listed properties at 78-88 Parraween Street and other Heritage Items in the vicinity. This HIS is prepared in accordance with the NSW Department of Planning and Environment "Guidelines for preparing statement of heritage impact", 2023.

78 – 88 Parraween Street are listed as items of local significance on Schedule 5 of the North Sydney Local Environmental Plan (LEP) 2013. The buildings are not located within a Heritage Conservation Area. 6 of the 20 dwellings are Heritage Items.

### 1.2. SITE DESCRIPTION

The subject site comprises the following buildings:

- A flat building at 59-61 Gerard Street dating to 1966.
- One (1) semi-detached house at 63-65 Gerard Street dating to 1914.
- One (1) free-standing house at 67 Gerard Street dating to 1914.
- A Victorian cottage at 50 Parraween Street dating to 1888.
- One (1) row of Worker's Cottages at 52-56 Parraween Street dating to 1889.
- Twelve (12) semi-detached houses (6 pairs) at 58-80 Parraween Street by developers Charles & Mary Blackman dating to 1907.
- Four (4) detached single houses at 82-88 Parraween Street developed by developer Harbutt Brothers dating to 1908.

The addresses located on the north side of Parraween Street are identified as:

50 Parraween Street - Lot 30/2/DP4785  
52 Parraween Street - Lot A/DP366345  
54 Parraween Street - Lot B/DP366345  
56 Parraween Street - Lot C/DP366345  
58 Parraween Street - Lot A/DP419832  
60 Parraween Street - Lot B/DP419832  
62 Parraween Street - Lot A/DP412718  
64 Parraween Street - Lot B/DP412718  
66 Parraween Street - Lot 1/DP1001062  
68 Parraween Street - Lot 2/DP1001062  
70 Parraween Street - Lot X/DP442664  
72 Parraween Street - Lot Y/DP442664  
74 Parraween Street - Lot A/DP438187  
76 Parraween Street - Lot B/DP438187  
78 Parraween Street - Lot 1/DP441402 – Heritage Item  
80 Parraween Street - Lot 2/DP441402 – Heritage Item

82 Parraween Street - Lot 1/DP19887 – Heritage Item  
84 Parraween Street - Lot 2/DP19887 – Heritage Item  
86 Parraween Street - Lot 3/DP19887 – Heritage Item  
88 Parraween Street - Lot 4/DP19887 – Heritage Item

The addresses located on the south side of Gerard Street are identified as:

59-61 Gerard Street - Lot SP95237  
63 Gerard Street - Lot A/DP442573  
65 Gerard Street - Lot B/DP442573  
67 Gerard Street - Lot 81/DP978497

The buildings lie within the North Sydney LGA indicated in the location map and aerial photograph.

Refer Figure 2.1 Location Plan and Figure 2.2 Aerial Photograph.

## 2. SITE HISTORY

The site history is already documented in the Heritage Assessment prepared by Architectural Projects in September 2023 and reproduced as follows:

### 2.1.1. SITE AND BUILDING TIMELINE

| YEAR    | DESCRIPTION  |
|---------|--|
| 1816    | A Land grant from his father-in-law comprising of 700 acres is given to Alfred Thrupp as a part of Portion 352 of the Parish of Willoughby of which the subject site is located. The grant was later returned to Thrupp's father-in-law, Captain Piper.          |
| 1827    | Piper was bankrupted leading to the transfer of the land to Daniel Cooper.   |
| 1853    | Cooper died and the land was transferred to his nephew, Sir Daniel Cooper I. The land was managed under a trusteeship which was passed through to his son upon his death.  |
| 1883    | Leaseholds for the Parraween Estate subdivision is released <b>without much fanfare and development of the area was slow.</b>  |
| 1883    | <b>The first reference to the Parraween Estate appears in the Sydney Morning Herald of a weatherboard cottage on Military Road in the Parraween Estate</b>   |
| 1888    | Approximate construction of 50 Parraween Street.   |
| 1889    | Approximate construction of 52,54,56 Parraween Street.   |
| 1892    | Subdivision map indicates the buildings at 50-56 Parraween Street. This is consistent with the Victorian character of 50-56 Parraween Street on the corner of Paling Street which was demolished (Figure 3.1).<br>Phillip Street is changed to Parraween Street. |
| 1902    | The eastern portion of the north side of Phillip Street had expanded to seven houses (Nos. 44 to 56 Phillips Street) and remained at this low level of development until c.1910  |
| 1907-8  | Approximate construction of 58,60,62,64 Parraween Street.  |
| 1908-9  | Approximate construction of 70,72,74,76,78,80 Parraween Street.  |
| 1908-10 | Residential development jumped from just thirteen houses to thirty-one houses  |
| 1912-14 | rapid development of the remainder of the northern side of Parraween Street, east of Paling Street. By 1914, the whole of the street had been fully developed (street numbers 44 to 108 Parraween Street)  |
| 1912    | Subdivision indicates development to the north of the site (Figure 3.2).   |
| 1914    | Approximate construction of 82,84,86,88 Parraween Street.  |
| 1914    | Approximate construction of 90, 92, 94, 96, 98, 100, 102,104 & 106 Parraween Street.   |
| 1914    | Approximate construction of 59,61,63,65,67 Gerard Street.  |
| 1930's  | The Block Plan shows significant development on the site with all lots being built upon.   |
| 1943    | Aerial shows the site comprises of single dwelling houses.   |
| 1970    | Multiple buildings have non-original carports  |
| 1977    | Multiple large flat buildings evident on Gerard Street   |
| 1986    | Multiple buildings on the site have had non-original rear extensions by this time.   |

|       |   |
|-------|---|
|       | The corner Victorian Building at Parraween and Paling Street is replaced.                   |
| 1990s | House at 90-94 Parraween Street demolished for Townhouse                                    |
| 1990s | House at 96-106 Parraween Street demolished for Carpark                                     |
| 1990s | House at 108 Parraween Street demolished for Carpark  |
| 2023  | Proposal for senior living  |
| 2023  | Interim Heritage Order listing for all of site excluding already-listed St. Leonards Church |
| 2023  | Proposal for Land & Environmental Court appeal to Interim Heritage Order listing            |
| 2023  | Submission for a SDC for Seniors Living   |

### 2.1.2. HISTORICAL CONTEXT OF THE SITE

The subject site is located on land being part of 700-acres (Portion 352 of Parish) granted to Alfred Thrupp by Crown Grant dated 22 July 1830. (Figures 3.1 & 3.2 1800, undated, land grant)

Thrupp acquired 700 acres as a result of marrying the daughter of Captain John Piper who he had met on the ship in 1814 heading for the colony. According to the historical record, Thrupp never lived on the land spending most of his time in Tasmania. However, his name still lives on in the area through Thrupp Street and Thrupps Point. The land went eventually back into the control of Captain Piper<sup>1</sup>. However, Piper was bankrupted in 1826 and consequently, the land, including Thrupp's Estate was sold and purchased by Daniel Cooper, a wealthy merchant in 1827.

In 1846, Census records 161 houses on North Shore with population 432<sup>2</sup>.

The land was developed slowly. In 1854, Daniel Cooper appointed his nephew, John Cooper to manage the estate<sup>3</sup>. The Coopers retained ownership until late in the nineteenth century, in September 1881, when land transfer occurred from John Cooper to William Henry Paling and Andrew Hardie McCulloch the Younger. They occasionally leased allotments on 99-year leases throughout that period<sup>4</sup>. McCulloch was known for his interest in purchasing land next to a projected railway<sup>5</sup>. 1889 plan showing unsold portions of various estates, Mosman's Bay and vicinity indicates a projected railway line crossing through Military Road and around the area of Parraween Street (Fig 3.3 1889 plan).

The lease allowed for Paling and McCulloch to sub-let individual parcels of land to pay for the yearly rental to the Cooper estate, thus Paling and McCulloch subdivided their leasehold lands and began to sell individual allotments as underleases<sup>6</sup>. The leaseholds for Parraween Estate subdivision were released in c1883 without much fanfare and development of the area was slow<sup>7</sup>.

<sup>1</sup> Building a Marine Suburb, North Sydney History Walk

<sup>2</sup> 1993, North Sydney History, Godden Mackay Logan

<sup>3</sup> [https://dictionaryofsydney.org/entry/kurraba\\_point](https://dictionaryofsydney.org/entry/kurraba_point)

<sup>4</sup> North Sydney Heritage Study Review 1993, prepared for North Sydney Council by Godden Mackay Pty Ltd, p29

<sup>5</sup> Heritage Newsletter of the Blue Mountains Association of Cultural Heritage Organisation Inc, March-April 2012, Issue No.20

<sup>6</sup> Parraween Street and Hayden Orpheum Picture Palace 2022, Cremorne Heritage Review by Lucas Stapleton, p11

<sup>7</sup> Parraween Street and Hayden Orpheum Picture Palace 2022, Cremorne Heritage Review by Lucas Stapleton, p31

The first reference to the Parraween Estate appears in the Sydney Morning Herald in 1883, advertising the sale of a weatherboard cottage on Military Road in the Parraween Estate. (This is the first building in the Parraween estate which is no longer surviving). Described as being on brick piers with verandah in front, containing 4 rooms, washhouse and fowl house, and underground and overground tanks. The cottage fronted Gerard Street and was located east of Phillips's residence on Military Road (Redlands). The cottage was available on leasehold for a period of about 97 years, at £8 per annum.<sup>8 9</sup>

Neutral Bay and Cremorne began to be subdivided in the 1880s and 1890s, particularly along the ridge, following the construction of the Military Road to Middle Head in the early 1870s<sup>10</sup>.

1890 Map of part of Tunks Ward, Municipality of St Leonards, Parish of Willoughby indicates the layout of Parraween Estate extending to Foleys Point. Gerard Phillips' Redlands Estate fronting Military Road is also shown and outlined in red. Gerard Phillips was an administrator for the Cooper Estate which took in Point Piper and portions of Waterloo, Alexandria, Mascot, Neutral Bay, and Cremorne. He conducted his business in the city as a land and general agent and valuer<sup>11</sup>. (Fig 3.4 1890 Map of Tunks Ward)

Parraween Street was formerly known as Phillip Street, as shown in the 1892 North Sydney plan (Figure 3.5 1892 subdivision plan). The plan indicates some development had already occurred to the south side of Phillip Street (now Parraween Street). The western portion of the north side of Parraween Street, on the corner of Paling and Parraween Streets, shows development on what is currently 50, 52, 54 and 56 Parraween Streets. Development on 46-48 Parraween Street has been demolished by the 1986 aerial. This corresponds with the 1899 Sands Directory, noting Riddle J. occupying number 50, Ball G.CC occupying number 52, Riddle George occupying number 54 and Callaghan James occupying number 56<sup>12</sup>.

By 1902, the eastern portion of the north side of Phillip Street had expanded to seven houses (Nos. 44 to 56 Phillips Street) and remained at this low level of development until c.1910.<sup>13</sup>

The existing lot configurations of 50-88 Parraween Street do not reflect the original subdivided lots of the Parraween Estate, as the lots boundaries were changed in the early twentieth century as development progressed. These changes have diminished the historical connection between the current lot configurations and the original subdivision of the Parraween Estate. Parraween Street itself remains in its original alignment as evidence of the early subdivision, as do many streets throughout the area.

In 1906 a Certificate of Title was issued to Perpetual Trustee Company Limited as the proprietor of a Leasehold Estate which was subject to leases<sup>14</sup>. The Certificate of Title comprises various lots with total area of 102 acres, 2 roods and 7 ¼ perches situated in the Borough of North Sydney, parish of

<sup>8</sup> "Advertising", The Sydney Morning Herald, Monday 1 8th February 1883, p. 11

<sup>9</sup> Parraween Street and Hayden Orpheum Picture Palace 2022, Cremorne Heritage Review by Lucas Stapleton, p31

<sup>10</sup> 1993, North Sydney History, Godden Mackay Logan

<sup>11</sup> Gerard Phillips' Family History, RootsWeb

<sup>12</sup> Sands Directory, 1899

<sup>13</sup> Sands Directory

<sup>14</sup> Certificate of Title Vol 1683 Fol 211, Historical Land Records Viewer, NSW Land Registry Services

Willoughby and County of Cumberland, which includes Parraween Estate and the subject site. (Figure 3.6 1906 Vol 1683 Fol 211)

1906 Plan titled "Plan of Part of Parraween Estate" DP 4785 indicates the location of the subject property. The Hayden Orpheum Picture Palace is shaded in blue. (Fig 3.7 1906 plan DP4785)  
The plan of the Parraween Estate within North Sydney indicated the lots generally of the same size 472.4ft x 124.67ft (144m x 38m)

The ability to sell the individual allotments of the Parraween Estate as freehold, rather than leasehold, greatly influenced the taking up of the land and between 1908 and 1910, residential development along the north side of Parra ween Street (east of Paling Street) jumped from just thirteen houses to thirty-one houses.<sup>15</sup>

The years of 1912 to 1914 saw the rapid development of the remainder of the northern side of Parra ween Street, east of Paling Street, so that by 1914, the whole of the street had been fully developed (street numbers 44 to 108 Parraween Street).

1912 subdivision plan indicates development to the north of the site and the subdivision of north part of Parraween Estate that were up for sale by auction, Raine and Horne were noted as the auctioneers. The subject site was not included as part of the sale. (Figure 3.8 1912 Parraween Estate).

In 1913, Raine Raine, Auctioneer and Claude Gerard Phillips, Estates Manager purchased pieces of land in the Municipality of North Sydney, Parish of Willoughby and County of Cumberland which includes the subject site at 50-88 Parraween Street, Cremorne<sup>16</sup>. (Figure 3.9, 3.10 1913 Vol 2370 Fol 140 x2)

1918 photographs show development along Parraween Street at the time. One view is taken of the north side of Parraween Street looking towards Macpherson Street. (Fig 3.11 1918 Macpherson). Another photograph is showing 46-48 Parraween Street (now demolished), and 50 to 60 Parraween Street. (Fig 3.12 1918 Parraween St, east of Paling)

By the early 1920s, North Sydney municipality was approaching the limits of its settlement, with the most major estates subdivided and built upon and the essential character of each area was established, if not complete<sup>17</sup>. The population of the area reached 52,000 in 1925, close enough to the maximum ever (1947) of 60,000 and a typical level for the area for the subsequent years<sup>18</sup>.

1930s North Sydney Block plan shows significant development on the site with all subject lots being built upon. (Fig 3.13 1930s block plan)

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<sup>15</sup> Sands Directory 1908 & 1910

<sup>16</sup> Certificate of Title Vol 2370 Fol 140, Historical Land Records Viewer, NSW Land Registry Services

<sup>17</sup> 1993, North Sydney History, Godden Mackay Logan

<sup>18</sup> Australian Bureau of statistics, cited in Jones, M. op cit p80

1943 aerial photograph shows the subject site comprises of single dwelling houses. Street trees are visible. The aerial view also indicates that the Cremorne Orpheum Theatre on Military Road had been constructed. (Fig 3.14 1943 aerial)

There is no significant change from 1943 to 1955, and from 1955 to 1965, however several of the houses appear to have been modified to the rear or addition of non-original carports to the front. (Figs 3.15, 3.16 1955 & 1965 aerials)

Aerial photographs dated 1970 & 1971 indicates development of residential flat buildings that occurred around the area, specifically along the west side of Gerard Street. (Figs 3.17, 3.18 1970 & 1971 aerials).

Building outlines are evident in the 1977 North Sydney Block Plan of the area. Multiple large flat buildings are evident on Gerard Street. (Fig 3.19 1977 North Sydney Block Plan)

By 1986, 46 and 48 Parraween Street on the corner of Paling Street and Parraween Street had been demolished and replaced with a residential flat building. (Fig 3.20 1986 aerial). The aerial also shows that houses on the corner of Parraween Street and Langley Avenue, to the east of the subject site, had been demolished for the North Sydney Council car park.

From 1991 to 1996 there is no significant change visible. (Figs 3.21, 3.22, 3.23 1991, 1994, 1996)

In the 1990s, a 'revitalisation' plan was developed for Cremorne and included the subject site and shopping areas surrounding the Orpheum Theatre to 'overcome some of the traffic problems.'<sup>19</sup> It was envisioned the subject sites would feature the construction of a plaza, known as Parraween Plaza, 'reminiscent of an English village'.<sup>20</sup> The proposal, named 'Cremorne 2000', was developed in 1994 by the businessman and non-practising architect, Barry Gerrett, who was also president of the Cremorne Chamber of Commerce. It involved two new arcades, 80 new parking bays (in addition to the Parraween Street car park toward Langley Avenue), landscaping and townhouses with units above them on the subject sites, which were 'old houses' to be acquired and demolished:

*It would have stylish townhouses or units, and possibly boutiques and restaurants. Traffic would flow clockwise around the plaza, and parking areas would nestle amid trees in the middle....the shops in Military Road would have new entrances and window displays installed at the rear, facing Parraween Street. The plan is modelled on the revamped shopping centres of Neutral Bay and Double Bay.<sup>21</sup>*

The proposal was ultimately abandoned.

By 2004, the last three houses immediately to the west of the public car park had been demolished and replaced by a townhouse development. (Fig 3.24 2004 aerial)

There is no significant change from 2004 to 2005 (Fig 3.25 aerial)

<sup>19</sup> Ken Mathers, 'Trade Chief Plans Cure for Traffic Problems', Sydney Morning Herald, 3 March 1994, 19.

<sup>20</sup> Ken Mathers, 'New Vision Sees Homes, Trees, Landscaping and Revitalisation', Sydney Morning Herald, 7 March 1996, 28.

<sup>21</sup> Mathers, 28.

### 2.1.3. JOHN CONNOR

John Connor was a bricklayer from Greenwich, who leased Lots 28, 29, 30, Section 2 of the Parraween Estate (50 to 56 Parraween Street) in December 1886 from William Henry Paling and Andrew Hardie McCulloch the Younger<sup>22</sup>.

John Connor was noted as the occupant and rate payer of a brick house on Lot 30 (50 Parraween) in the 1888-1889 North Sydney rates books, and in 1889-1890 North Sydney rates books, he was also noted as the rate payer for three brick houses on Lots 29 and 28 (52, 54, 56 Parraween). He is not considered as a significant developer<sup>23</sup>.

### 2.1.4. CHARLES & MARY BLACKMAN

Little is known about Charles Henry Blackman (1860-1918) and his wife Mary. According to the 1913 electoral roll, the Blackmans were residing at 3 Reynolds Street, Cremorne (within the Parraween Estate to the north of Parraween Street) and Charles was recorded as being a contractor and Mary, domestic duties. In 1900, according to the Sands Directory, they were residing at No. 16 Parraween Street, while by the time of Charles's death in 1918, they were residing at Ronda, Illiliwa Street, Neutral Bay.<sup>24</sup>

A notice in The Mosman Mail dated 10 March 1906 noted 'Mrs Blackman has built two out of 30 workmen's cottages which are to be erected on the Parraween Estate, Neutral Bay.'<sup>25</sup>

Based on Land Titles records, in 1906, Mary Blackman took out the leasehold for part Lot 20 through to Lot 27 of Section 2 of the Parraween Estate. According to the North Sydney Rates Valuation books, the houses located on these allotments were constructed between 1907 and 1909.

The North Sydney Rates Valuation books also indicate that a number of the Blackman allotments were sub-let (assumed) as other names are listed as rate payers in the assessment books for 1907-08 and 1908-09. Jacob Samuel Stenning, plasterer, who resided at 3 Raymond Road, Neutral Bay, is listed as the rate payer for Lots 24 to 27, while Alfred Jackson, butcher, (address unknown), is listed as the rate payer for Lots 20 to 23.

Given that Mary Blackman was the registered leaseholder for Lots 20 to 27 in the year preceding the construction of the houses, it is reasonable to assume that the Blackmans were responsible for the construction of the original twelve (12) single storey cottages on their allotments, of which all remain today.

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<sup>22</sup> Certificate of Title

<sup>23</sup> North Sydney Planning Panel Peer Review

<sup>24</sup> 'Family Notices', The Sydney Morning Herald, Thursday, 16th May 1918, p. 6

<sup>25</sup> Fishing', 2.

### 2.1.5. THE HARBUTT BROTHERS

Harbutt Brothers were a local building contractor whose offices were on the corner of Military Road and Macpherson and Parraween streets. Harbutt Brothers developed numerous houses in North Sydney.<sup>26</sup>

1876, Thomas Harbutt, with his second wife, Annabelle Jennings and his children emigrated to Auckland, New Zealand. Although an ironmonger by trade, Harbutt Snr. established a successful brushware manufacturing business.<sup>27</sup> Helier (1875-1947), was born in Jersey, England, the son of Thomas Harbutt's first wife Elizabeth Leslie. Percy Hawea (1877-1959), was born in Auckland to Thomas Harbutt's second wife (Annabelle Jennings). By the early 1900s, both Percy and Helier (together with his wife Eva Wood), had relocated to Sydney and established a business as building contractors, Harbutt Brothers. They were involved in developing land around Mosman, Cremorne and Neutral Bay. Another brother, Lawrence Harbutt was a real estate agent and both businesses operated from Harbutt's Building on the corner of Military Road, MacPherson and Parraween Streets, Cremorne (demolished).

Percy, although a director of Harbutt Brothers, appears infrequently in notices and advertisements relating to property development and it appears that Helier undertook the majority of the development work for the company, including the architectural designs for a number of the buildings. One of the earliest projects known to have been undertaken by Helier Harbutt in the North Sydney area was the North Sydney Baptist Church, Willoughby Road, Crows Nest (demolished and replaced by the Northside Church), which was constructed in 1900 reportedly to plans by Harbutt himself.<sup>28</sup> In 1910, Helier became one of the founding directors of The Northern Suburbs Brick Co. Ltd (later renamed the Northern Suburbs Co-Operative Brick Co. Ltd.). The brickworks were located on 27 acres fronting Gordon Road, Artarmon.<sup>29</sup>

Other works known to have been completed by Helier Harbutt and/or the Harbutt Bros. include Ryecroft Hall, 17 Shellcove Road, Neutral Bay (c.1917, to designs by Helier), a residence on Spit Road, Mosman to designs by architect James Peddle in 1906 (location unknown),<sup>30</sup> 8 room residence on the corner of Harbour Street, Mosman (assumed No. 35 Harbour Street),<sup>31</sup> a three storey residence on Boyle Street, Mosman (location unknown),<sup>32</sup> additions to No. 68 Gerard Street, Cremorne (demolished),<sup>33</sup> a brick cottage on Robert Street, Willoughby (location unknown),<sup>34</sup> two brick cottages on Laurel Street, Willoughby (location unknown),<sup>35</sup> a house on Spofforth Street, Mosman (location unknown),<sup>36</sup> block of

<sup>26</sup> North Sydney Planning Panel Peer Review

<sup>27</sup> <https://timespanner.blogspot.com/2012/01/street-stories-22-broom-maker.html>

<sup>28</sup> 'Notices', The Sydney Morning Herald, Tuesday 24th July 1900, p. 5

<sup>29</sup> Leplastrier, C., 1915; Willoughby's Fifty Years: A Retrospect of the Jubilee Period of the Council of the Municipality of Willoughby for the years 1865-1915, Willoughby Municipal Council, p. 88

<sup>30</sup> 'Tenders', The Sydney Morning Herald, Tuesday 2nd October 1906, p. 6

<sup>31</sup> 'Advertising', The Sydney Morning Herald, Saturday 20th July 1901, p. 6

<sup>32</sup> 'Advertising', Construction: Weekly Supplement to Building, Monday 22nd June 1914, p. 2

<sup>33</sup> 'Advertising', Construction and Local Government Journal, Monday 10th August 1914, p. 11

<sup>34</sup> 'Advertising', Construction and Local Government Journal, Monday 28th August 1916, p.2

<sup>35</sup> 'Advertising', Construction and Local Government Journal, Monday 4th December 1916, p. 2

<sup>36</sup> 'Advertising', Construction and Local Government Journal, Monday 26th August 1918, p. 1

flats on Spofforth Street, Mosman (location unknown),<sup>37</sup> 'Arundel', Moruben Street, Mosman (demolished?),<sup>38</sup> as well as a number of cottages along Belmont Road, Mosman.

In 1900 the firm collaborated with the English-born architect, James Peddle, to construct the Mosman Town Hall<sup>39</sup>, as well as residential projects as evidenced by tenders published in Sydney newspapers, including one for a residence on Spit Road, Mosman in 1906.<sup>40</sup>

Historical records have identified 51 houses on land owned by Harbutt Bros within the Parraween Estate and North Sydney area (Lucas Stapleton Johnson report March 2023). Many of these houses exist with a higher level of integrity of houses and context within the existing heritage conservation area.

Based on Land Titles records, Helier and Percy Harbutt were the freehold property owners of Lots 1 to 7 and Lot 9 to part Lot 20 of Section 2 of the Parraween Estate. As such, it is reasonable to assume that the Harbutt Bros., were responsible for the construction of the original single storey cottages on all of their allotments. Of the fourteen (14) cottages developed by the Harbutt Bros. along Parraween Street, between Paling Street and Langley Avenue, only five (5) remain today. Nos. 90 to 106 Parraween Street were demolished in the late 20th century to accommodate the Council run car park and a residential flat building.

An advertisement published in November 1907 called for a 'good rubble mason' to work on Harbutt Bros' job on Parraween Street.<sup>41</sup> By 1910 the firm was advertising 'investments' with 'excellent views' and close to public transport in Cremorne and Mosman.<sup>42</sup>

There is no clear evidence in records or style characteristics suggesting the involvement of an architect to the design of houses constructed within the subject sites.

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<sup>37</sup> 'Building, Industry & Machinery', The Sun, Monday 21st January 1918, p. 7

<sup>38</sup> Caroline Simpson Library & Research Collection; CSL&RC PIC 2001/1: photograph album: Arundel, Mosman

<sup>39</sup> 'Report of the Sub-Committee Regarding Mosman Town Hall', Mosman Mail, 17 September 1904, 4, <http://nla.gov.au/nla.news-article247008694>.

<sup>40</sup> 'Tenders', Sydney Morning Herald, 2 October 1906, 6, <http://nla.gov.au/nla.news-article14827065>

<sup>41</sup> 'Advertising', Sydney Morning Herald, 12 November 1907, 2, <http://nla.gov.au/nla.news-article14904393>

<sup>42</sup> 'Advertising', Sydney Morning Herald, 24 December 1910, 17, <http://nla.gov.au/nla.news-article15216461>.

### 2.1.6. SITE HISTORY – 50-56 PARRAWEEN STREET, CREMORNE

In December 1886, Paling and McCulloch leased Lots 28, 29, 30, Section 2 of the Parraween Estate to John Connor, a Greenwich bricklayer<sup>43</sup>. 1888-1889 North Sydney rates books indicated brick house on Lot 30 (50 Parraween). John Connor was noted as the occupant in 1890. This indicates the approximate construction of the house at 50 Parraween being 1888.

1889-1890 North Sydney rates books indicate brick houses on Lots 29 and 28 (52, 54, 56 Parraween). John Connor was noted as the rate payers for the three houses. This indicates the approximate construction of the houses at 52, 54 and 56 Parraween being 1888/89.

In 1902, the eastern portion of the north side of Parraween Street had expanded to seven houses, being number 44 to 56 Parraween Street<sup>44</sup>.

On 16 October 1916, Warringah Property Company Limited acquired portions of land in North Sydney which includes Lots 28, 29 and 30 Section 2 of DP 4785<sup>45</sup>. (Figure 3.26 1916 Vol 2707 Fol 64). In November, Lots 28, 29 and 30 were transferred to Arthur Joseph Perkins Goulburn Reynolds, and a new Certificate of Title was issued in 1917<sup>46</sup>. A.J.P.G Reynolds subsequently transferred Lot 28 and part of Lot 29 to Mary Beddie, a Sydney spinster<sup>47</sup> (Figure 3.27 1917 Vol 2767 Fol 5), and he retained ownership of Lot 30 and part of Lot 29<sup>48</sup> (Figure 3.28 1917 Vol 2767 Fol 6).

#### Lot 30 and part Lot 29 (50 Parraween Street)

In June 1933, A.J.P.G Reynolds took up a mortgage from General Investments Limited. His ownership of the land ended in 1959 when George William Young, a landscape gardener of Crows Nest acquired the property. Following his death in 1977, Nellie Lorraine Young, his wife, became the sole proprietor of the property.

#### Lot 28 and part Lot 29 (52, 54, 56 Parraween Street)

An Application by Transmission was recorded in April 1937 noting Alexander George Stanton, a Sydney public accountant, and Janet Loshack Beddie, a Waverley spinster as the registered proprietors of this land as joint tenants<sup>49</sup>. Shortly after, the land was transferred to William Otto Ludwig, a Sydney Conveyancer who subsequently sold it to Dorothy Overell, a Lane Cove Widow.

In October 1944, a new Certificate of Title was issued for Lot 28 and part of Lot 29 to Dorothy Barwick, wife of Joseph Criglington Barwick, a Lane Cove investor became the registered proprietor<sup>50</sup>. Dorothy Barwick subsequently subdivided the two lots to three, comprises Lots A, B, C in DP 366345, now known as 52, 54 and 56 Parraween Street.

<sup>43</sup> Certificate of Title

<sup>44</sup> Sands Directory, 1902

<sup>45</sup> Certificate of Title Vol 2707 Fol 64, Historical Land Records Viewer, NSW Land Registry Services

<sup>46</sup> Certificate of Title Vol 2767 Fols 5 & 6, Historical Land Records Viewer, NSW Land Registry Services

<sup>47</sup> Certificate of Title Vol 2767 Fols 5, Historical Land Records Viewer, NSW Land Registry & Services

<sup>48</sup> Certificate of Title Vol 2767 Fols 6, Historical Land Records Viewer, NSW Land Registry & Services

<sup>49</sup> Application by Transmission, No. C519302, Historical Land Records Viewer, NSW Land & Registry Services

<sup>50</sup> Certificate of Title Vol 5450 Fol 119, Historical Land Records Viewer, NSW Land & Registry Services

In 1950, Dorothy Barwick sold Lot A (52 Parraween Street) to Douglas Roy Wilson<sup>51</sup> (Figure 3.29 1950 Vol 6166 Fol 56) and the residue being Lots B and C, to Harold King and Joan Gladys King as joint tenants<sup>52</sup> (Figure 3.30 1950 Vol 6237 Fol 157).

In 1951, an estate agent, William Lambert Gordon, and his wife Venita Gordon acquired Lots B and C. They sold Lot B to Christina Matheson in 1958 and retained ownership of Lot C<sup>53</sup>.

#### 2.1.7. SITE HISTORY – 58-68 PARRAWEEN STREET, CREMORNE

58, 60,62 and 64 Parraween Street first appeared in the Sands Directory in 1907. This indicates the approximate construction date of the houses being around 1907. This also corresponds with 1906-7, and 1907-8 North Sydney Rates Books. Jacob Stenning was noted as the rate payer for 58 and 62 Parraween, Mary Blackman was noted as the rate payer 60 Parraween, and Charles Blackman for 64 Parraween.

66 and 68 Parraween Street first appeared in Sands Directory in 1908. This indicates the approximate construction date of the houses being around 1908. This also corresponds with the 1907-8 North Sydney Rates Books. Jacob Stenning was noted as the rate payer for 66 and 68 Parraween.

In 1913, Thomas Albert Brown, a Mosman Gentleman, purchased Lots 27, 26, 25 and part of Lot 24 of section 2 DP 4785 from Raine Raine, Auctioneer and Claude Gerard Phillips, Estates Manager<sup>54</sup>. (Fig 3.31 1913, Thomas Albert Brown).

In 1924, land transfer was recorded, between Thomas Albert Brown and Leslie Vivian Buckingham, a North Sydney freeholder for the land<sup>55</sup>. A number of land transfers occurred between 1924 and 1936, when it was purchased by Frank Reginald Burnham of Rose Bay<sup>56</sup>. A year later, Frank Reginald Burnham sold Lot 27 and part of Lot 26 DP 4785 to Heleana Hallam, a Killara widow<sup>57</sup>(Fig 3.32 1937 Vol 4891 Fol 41. The residue, being part of Lot 26, Lot 25 and part of Lot 24 containing 36 ½ perches was sold to Charlotte Perry<sup>58</sup>. (Fig 3.33 1937 Vol 4891 Fol 43)

#### Lot 27 and part Lot 26 (58 and 60 Parraween Street)

In 1960, Heleana Hallam subdivided this land into two lots, creating Lot A and Lot B in DP 419832<sup>59</sup>, now known as 58 and 60 Parraween Street.

<sup>51</sup> Certificate of Title Vol 6166 Fol 56, Historical Land Records Viewer, NSW Land & Registry Services

<sup>52</sup> Certificate of Title Vol 6237 Fol 157, Historical Land Records Viewer, NSW Land Registry & Services

<sup>53</sup> Certificate of Title Vol 7598 Fol 26, Historical Land Records Viewer, NSW Land Registry Services

<sup>54</sup> Certificate of Title Vol 2409 Fol 222, Historical Land Records Viewer, NSW Land Registry Services

<sup>55</sup> Certificate of Title Vol 2409 Fol 222, Transfer No. B123515, Historical Land Records Viewer, NSW Land Registry Services

<sup>56</sup> Certificate of Title Vol 2409 Fol 222, Transfer No. C464130, Historical Land Records Viewer, NSW Land Registry Services

<sup>57</sup> Certificate of Title Vol 4891 Fol 41, Historical Land Records Viewer, NSW Land Registry Services

<sup>58</sup> Certificate of Title Vol 4891 Fol 42, Historical Land Records Viewer, NSW Land Registry Services

<sup>59</sup> Certificate of Title Vol 8223 Fol 231 & 232, Historical Land Records Viewer, NSW Land Registry Services

In 1961, John Walter Lutge, a radio mechanic and Rosalie Frances Lutge became the registered proprietor of Lot A 419832 (58 Parraween). The title notes cross easement by the operation of Section 181B of the Conveyancing Act 1919-1954 in respect of the area coloured blue, and noted by an x. (Fig 3.34 1961 Vol 8223 Fol 231)

Heleana Hallam sold Lot B 419832 (60 Parraween) in 1961 to Edward Daden, a lorry driver, and Thora Irene Daden of part as joint tenants together with reserving cross easements<sup>60</sup>. (Fig 3.35 1961 Vol 8223 Fol 232)

Part of Lot 26, Lot 25 and part of Lot 24 (62 - 68 Parraween Street)

In 1944, Charlotte Perry amalgamated these lots, and subdivided it into two lots, being Lot 1 and Lot 2 in plan annexed to the Instrument of Transfer No. D285140.

62-64 Parraween Street (Lot A & Lot B DP 412718)

Charlotte Perry sold Lot 1, containing 18 ¼ perches to Sophie Minnie England<sup>61</sup> (Figure 3.36 1944 Vol 5442 Fol 33).

In 1960, Sophie Minnie England further subdivided Lot 1 into two lots being Lot A and Lot B in DP 412718, being 62 and 64 Parraween Street respectively. Sophie subsequently sold Lot B (64 Parraween) to Albert Joseph Carrick and Myra Ellen Carrick, and retains ownership of Lot A (62 Parraween). Lot A and B are affected by easement for sewerage, coloured in brown in the plan and also affected by cross easements, coloured in blue in the plan (Figures 3.37, 3.38 1961 Vol 7881 Fol 169 & Vol 8137 Fol 22).

Between 1969 and 1987, the property at 62 Parraween Street had gone through several ownerships, including Peter George McKee, a Cremorne Technical Consultant, Julie Isabel Blunt, a Bondi spinster, and Alwynn Jones, a Computer Programmer.

In 1985, Ashbridge Pty Limited became the registered proprietor of the 64 Parraween Street<sup>62</sup> and in 1988, Ashbridge Pty Limited acquired 62 Parraween Street<sup>63</sup>. Mortgage to the Royal New South Wales Institute for Deaf and Blind Children was registered for both properties.

66-68 Parraween Street (Lot 1 and Lot 2 DP 1001062)

Alfred Charles William Amory of Enfield, Carcase Butcher, purchased Lot 2 from Charlotte Perry in 1944<sup>64</sup>. (Figure 3.39 1944 Vol 5434 Fol 178).

In 1946, the land was transferred to Francis Reginald Edwards of Lane Cove, a Master Boot Maker<sup>65</sup>. A mortgage was subsequently taken for the property and was discharged a few years later in 1953.

<sup>60</sup> Certificate of Title Vol 8223 Fol 232, Historical Land Records Viewer, NSW Land Registry Services

<sup>61</sup> Certificate of Title Vol 5442 Fol 33, Historical Land Records Viewer, NSW Land Registry Services

<sup>62</sup> Certificate of Title Vol 7881 Fol 169, Transfer No. V572690, Historical Land Records Viewer, NSW Land Registry Services

<sup>63</sup> Certificate of Title Vol 8137 Fol 22, Transfer No. X463057, Historical Land Records Viewer, NSW Land Registry Services

<sup>64</sup> Certificate of Title Vol 5434 Fol 178, Historical Land Records Viewer, NSW Land Registry Services

<sup>65</sup> Certificate of Title Vol 5434 Fol 178, Transfer No D593080, Historical Land Records Viewer, NSW Land Registry Services

Jean McIntyre Cameron, wife of Allan Leonard Cameron of Cremorne, an electric welder became the registered proprietor of the Lot 2 in June 1953<sup>66</sup>.

In 1956, the land was transferred to Cyril Ernest Mortomore and Beatrice May Mortomore as joint tenants. They subsequently subdivided the lot into two lots forming Lot A and Lot B in DP440696, being 68 and 66 Parraween Street respectively.

Lot A (68 Parraween) was sold to Alice Maud Raffan, a Cremorne widow<sup>67</sup> in 1956. (Figure 3.40 1956 CoT Vol 7226 Fol 191).

In 1959, Mascot Galvanising (Holdings) Pty Limited became the registered proprietor of Lot B (66 Parraween Street)<sup>68</sup> (Figure 3.41 1959 Vol 7658 Fol 202). In 1968, it was transferred to Cottage Rentals Pty Limited. A year later, Euphemia Jean Puskar purchased the property. In 1983, it was purchased by William Albertus Blandford Hagon.

In September 1989, Ashbridge Pty Limited became the registered proprietor of 68 Parraween Street.

In 1999, Torrens Survey subdivision was registered. Theodore Mossel was noted as the surveyor. Lot A and B DP440696 was cancelled, and DP1001062 was issued. 66 Parraween and 68 Parraween Street now known as Lot 1 and 2 DP 1001062 respectively.

#### 2.1.8. SITE HISTORY – 70-80 PARRAWEEN STREET, CREMORNE

1908-9 North Sydney Rates Book indicates houses were being built at the time at 70-80 Parraween Street, although it was noted that the houses at 74 and 80 Paraween Street were unfinished. This indicates the approximate date of construction of the houses being around 1909. Arthur Jackson, a butcher and Neutral Bay Freeholder Transferee was noted as the rate payer for 70 to 80 Parraween Street.

In 1915, Arthur Jackson, became the registered proprietor of pieces land containing part of Lot 24, Lot 23, Lot 22, Lot 21 and part of Lot 20 of Section 2 in DP 4785 under Instrument of Transfer from Tom Raine Raine and Claude Gerard Phillips<sup>69</sup> (Figure 3.42 1915 Vol 2586 Fol 212).

In July 1917, Arthur Jackson transferred a portion of land containing part of Lot 23, Lot 22, Lot 21 and part of Lot 20 to Albert Edward Shappere-Talbot<sup>70</sup> (Figure 1917 Vol 2788 Fol 107). The residue, being part of Lot 24 and part of Lot 23 was transferred to George Francis Horsey<sup>71</sup> (Figure 3.43 1917 Vol 2826 Fol 96).

<sup>66</sup> Certificate of Title Vol 5434 Fol 178, Transfer No FD891010, Historical Land Records Viewer, NSW Land Registry Services

<sup>67</sup> Certificate of Title Vol 7226 Fol 191, Historical Land Records Viewer, NSW Land Registry Services

<sup>68</sup> Certificate of Title Vol 7658 Fol 202, Historical Land Records Viewer, NSW Land Registry Services

<sup>69</sup> Certificate of Title Vol 2370 Fol 140, Transfer No. A178711, Historical Land Records Viewer, NSW Land Registry Services

<sup>70</sup> Certificate of Title Vol 2788 Fol 107, Historical Land Records Viewer, NSW Land Registry Services

<sup>71</sup> Certificate of Title Vol 2826 Fol 96, Historical Land Records Viewer, NSW Land Registry Services

#### Part of Lots 20 and 21 (78-80 Parraween Street)

In September 1920, Albert Edward Shappere-Talbot transferred his land to Harry Chandler, a North Sydney Gentleman. In December, a mortgage was recorded from Harry Chandler to John Stinson and George Herbert Hoskins, a North Sydney solicitor and an Engineer respectively<sup>72</sup>.

In April 1922, Harry Chandler, with the consent of Mortgagee, transferred a portion of the land containing part of Lots 20 and 21 to Patrick Brassil<sup>73</sup>. A new Certificate of Title was subsequently issued<sup>74</sup> (Figure 3.44 1922 CoT Vol 3313 Fol 116).

In 1939, an Application by Transmission noted Public Trustee as the registered proprietor of part of Lots 20 and 21. In 1941, James Hanney, a Chatswood Gentleman acquired the land. He then transferred the land to James Albert Hanney of Croydon Schoolmaster.

In 1953, Carl Francis Tulip of Cremorne became the registered proprietor of the land. He subsequently subdivided the land into two lots being Lot 1 and Lot 2 in plan lodged with Transfer No. G595519.

#### 80 Parraween Street

In 1956, Zena Eda Hallam acquired Lot 2, now known as 80 Parraween Street, Cremorne. A new Certificate of Title was subsequently issued in 1957<sup>75</sup> (Figure 3.45 1957 CoT Vol 7296 Fol 95). The Title notes that the land is subject to a restrictive covenant by the transferor.

In 1980, Aneva Elizabeth Borthwick of Cremorne was noted as the registered proprietor of 80 Parraween St, Cremorne<sup>76</sup>.

#### 78 Parraween Street

In 1958, Maude May Collins and Beryl Jean Collins, Spinster of Cremorne, acquired Lot 1, known as 78 Parraween Street, Cremorne as joint tenants. A new Certificate of Title was issued in 1959<sup>77</sup> The Title also notes a Covenant and cross easements in respect of the area colour blue in the plan. (Figure 3.46 1959 CoT Vol 7777 Fol 181).

In 1970, it was acknowledged that Beryl Jean Collins became Beryl Jean Smith, the wife of William Thomas Smith. In 1975, Beryl Jean Smith was noted as the surviving joint tenant and the sole registered proprietor of 78 Parraween Street, Cremorne.

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<sup>72</sup> Certificate of Title Vol 2788 Fol 107, Mortgage No. A662599, Historical Land Records Viewer, NSW Land Registry Services

<sup>73</sup> Certificate of Title Vol 2788 Fol 107, Transfer No. 808348, Historical Land Records Viewer, NSW Land Registry Services

<sup>74</sup> Certificate of Title Vol 3313 Fol 116, Historical Land Records Viewer, NSW Land Registry Services

<sup>75</sup> Certificate of Title Vol 7296 Fol 95, Historical Land Records Viewer, NSW Land Registry Services

<sup>76</sup> Certificate of Title Vol 7296 Fol 95, Transfer No. R870678, Historical Land Records Viewer, NSW Land Registry Services

<sup>77</sup> Certificate of Title Vol 7777 Fol 181, Historical Land Records Viewer, NSW Land Registry Services

**Part of Lot 23, Lot 22 and part of Lot 21 (74-76 Parraween Street)**

In October 1922, Harry Chandler made a land transfer to Jo Violet Abel of Katoomba, Spinster for a portion of land containing part of Lot 23, Lot 22 and part of Lot 21<sup>78</sup> (Figure 3.47 1922 Vol 3319 Fol 89).

In 1940, a North Sydney Engineer, Thomas Hubert Macartney de Burgh acquired the land<sup>79</sup>. He then transferred to Abram Lewis Helman, a Neutral Bay Grazier in 1947<sup>80</sup>.

In 1949, an Application by Transmission was registered noting Ellen May Kelman, John Tyrell Kelman and Abram Keith Kelman as the registered owners of the land as joint tenants. Four years later, it was sold to a Cremorne Marine Engineer, Leonard Geoffrey Riley, who subsequently subdivided the land forming Lot A and Lot B, also known as 74 and 76 Parraween Street respectively.

In 1954, Leonard Geoffrey Riley transferred part of the land together with and reserving cross easements to John Joseph Beesley, a North Sydney Fire Officer. A new Certificate of Title was subsequently issued in 1955 containing Lot A (74 Parraween Street)<sup>81</sup> (Figure 3.48 1955 Vol 6970 Fol 99).

In 1967, Lester John Cooper, a Mosman retiree became the registered proprietor of 74 Parraween Street<sup>82</sup>.

Lot B (76 Parraween) was acquired by M.P.R Investments Pty Ltd in 1958<sup>83</sup> (Figure 3.49 1958 Vol 7708 Fol 203). The land was subsequently sold to John Ronald Dwyer Lamont, a Lino type operator. In 1979, it was transferred to Kazuko Lamont, a widow.

**Part of Lots 24 and 23 (70 and 72 Parraween)**

George Francis Horsey, a Neutral Bay butcher acquired part of Lots 24 and 23 in 1918 from Tom Raine Raine and Claude Gerard Phillips<sup>84</sup> (Figure 3.50 1918 CoT Vol 2826 Fol 96.) An Application by Transmission was recorded in 1919 to William Thomas Horsey, an Insurance agent and James Mitchell, a real estate agent as joint tenants.

The land had numerous owners between 1919 and 1965. A new Certificate of Title was issued when Cecil Lloyd McMahon, a Surveyors Chainman acquired the land in 1965<sup>85</sup>. Cecil subdivided the land forming Lots X and Y in DP442664, also known as 72 and 70 Parraween Street respectively before selling them to Jack Wallace Muir in 1959.

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<sup>78</sup> Certificate of Title Vol 3319 Fol 89, Historical Land Records Viewer, NSW Land Registry Services

<sup>79</sup> Certificate of Title Vol 3319 Fol 89, Transfer No. C887939, Historical Land Records Viewer, NSW Land Registry Services

<sup>80</sup> Certificate of Title Vol 3319 Fol 89, Transfer No. D676478, Historical Land Records Viewer, NSW Land Registry Services

<sup>81</sup> Certificate of Title Vol 6970 Fol 99, Historical Land Records Viewer, NSW Land Registry Services

<sup>82</sup> Certificate of Title Vol 6970 Fol 99, Transfer No. K779546, Historical Land Records Viewer, NSW Land Registry Services

<sup>83</sup> Certificate of Title Vol 7708 Fol 203, Historical Land Records Viewer, NSW Land Registry Services

<sup>84</sup> Certificate of Title Vol 2826 Fol 96, Historical Land Records Viewer, NSW Land Registry Services

<sup>85</sup> Certificate of Title Vol 6961 Fol 74, Historical Land Records Viewer, NSW Land Registry Services

### 2.1.9. SITE HISTORY – 82-88 PARRAWEEN STREET, CREMORNE

1908-9 North Sydney Rates Book indicates houses were being built at the time at 82-88 Parraween Street. This indicates the approximate date of construction of the houses being around 1908. Helier Harbutt, was noted as the rate payer for 82 to 88 Parraween Street.

In June 1917, Warringah Property Company Limited acquired part of Lot 20, Lot 19, Lot 18, Lot 17 and part of Lot 16 of Section 2 in DP 4785<sup>86</sup>. (Figure 3.51 1917 CoT Vol 2762 Fol 220). In October, Warringah Property Company Limited transferred part of Lot 17, Lot 18, Lot 19, and part of Lot 20 to Helier Harbutt, a Mosman Contractor<sup>87</sup>.

In 1944, A Medical Practitioner, Roy Bowman Holliday acquired Lots 2, 3, and 4 in DP 19887 containing 1 rood 4  $\frac{3}{4}$  perches (Figure 3.52 1944).

In 1959, he sold Lot 4 to Robert Huggins and retained ownership of the remaining Lot 2 and Lot 3. A new Certificate of Title was issued<sup>88</sup>. (Figure 3.53 1951)

In 1951, Thomas Lainey acquired Lot 2, also known as 84 Parraween.

In 1959, Robert Huggins of North Sydney, a Fibrous Plasterer and his wife Ellen Huggins became registered proprietor of Lot 4<sup>89</sup>. (Fig 3.54 1959)

In 1964, Roy Holliday sold Lot 3, also known as 86 Parraween Street to Ernest Edward Johnson.

### 2.1.10. SITE HISTORY – 82-88 PARRAWEEN STREET, CREMORNE

1908-9 North Sydney Rates Book indicates houses were being built at the time at 82-88 Parraween Street. This indicates the approximate date of construction of the houses being around 1908. Helier Harbutt, was noted as the rate payer for 82 to 88 Parraween Street.

In June 1917, Warringah Property Company Limited acquired part of Lot 20, Lot 19, Lot 18, Lot 17 and part of Lot 16 of Section 2 in DP 4785<sup>90</sup>. (Figure 3.51 1917 CoT Vol 2762 Fol 220). In October, Warringah Property Company Limited transferred part of Lot 17, Lot 18, Lot 19, and part of Lot 20 to Helier Harbutt, a Mosman Contractor<sup>91</sup>.

In 1944, A Medical Practitioner, Roy Bowman Holliday acquired Lots 2, 3, and 4 in DP 19887 containing 1 rood 4  $\frac{3}{4}$  perches (Figure 3.52 1944).

In 1959, he sold Lot 4 to Robert Huggins and retained ownership of the remaining Lot 2 and Lot 3. A new Certificate of Title was issued<sup>92</sup>. (Figure 3.53 1951)

<sup>86</sup> Certificate of Title Vol 2762 Fol 220, Historical Land Records Viewer, NSW Land Registry Services

<sup>87</sup> Certificate of Title Vol 2799 Fol 214 & 215, Historical Land Records Viewer, NSW Land Registry Services

<sup>88</sup> Certificate of Title Vol 6269 Fol 30 Historical Land Records Viewer, NSW Land Registry Services

<sup>89</sup> Certificate of Title Vol 6190 Fol 97, Historical Land Records Viewer, NSW Land Registry Services

<sup>90</sup> Certificate of Title Vol 2762 Fol 220, Historical Land Records Viewer, NSW Land Registry Services

<sup>91</sup> Certificate of Title Vol 2799 Fol 214 & 215, Historical Land Records Viewer, NSW Land Registry Services

<sup>92</sup> Certificate of Title Vol 6269 Fol 30 Historical Land Records Viewer, NSW Land Registry Services

In 1951, Thomas Lainey acquired Lot 2, also known as 84 Parraween.

In 1959, Robert Huggins of North Sydney, a Fibrous Plasterer and his wife Ellen Huggins became registered proprietor of Lot 4<sup>93</sup>. (Fig 3.54 1959)

In 1964, Roy Holliday sold Lot 3, also known as 86 Parraween Street to Ernest Edward Johnson.

#### 2.1.11. SITE HISTORY – 59-67 GERARD STREET, CREMORNE

The land of the subject site at 59-67 Gerard Street, Cremorne comprises of what was previously five lots, known as Lot 77, 78, 79, 80, 81 of Section 2 in DP 4785. Lots 77, 78 and part of Lot 79 later formed 59-61 Gerard Street. Lot 80 and part of Lot 79 formed 63-65 Gerard Street, and Lot 81 formed 67 Gerard Street.

In May 1914, Vincent Vivian Ledger, a Neutral Bay builder, acquired Lot 79 and Lot 80 of Parraween Estate from Tom Raine Raine and Claude Gerard Phillips<sup>94</sup>. (Fig 3.55 1914 CoT Vol 2471 Fol 51). Vincent Ledger subsequently sold part of Lot 79 and Lot 80 to Otto Martin Theophil (Fig 3.56 1914 CoT Vol 2534-221), which later formed 63-65 Gerard Street, and Ledger retained ownership of the residue<sup>95</sup>, which later formed part of 59-61 Gerard Street. (Fig 3.57 1914 CoT Vol 2534-222)

In 1918, Warringah Property Company Limited purchased pieces of land in Cremorne from Tom Raine Raine and Claude Gerard Phillips, which includes Lot 77, 78 and 81 of Section 2 in DP 4785<sup>96</sup>. (Fig 3.58 1918, Warringah Lot 77, 78, 81).

An application by Transmission was recorded in October 1935, noting David Benjamin Bertram as the registered proprietor of the land residue previously owned by Vincent Ledger<sup>97</sup>.

In 1965, Una Lilian Ledger, a Cremorne Spinster, and Beryl Elsie Vivian Littlejohn, a married woman of Cremorne, became the registered proprietor of the land as tenants in common in equal shares. 2 years later, Edward Cogan Pty Limited acquired the property. In 2002, the ownership was transferred to Peermont Properties Pty Limited. This Certificate of Title was subsequently cancelled, and issued new folio being Lot 79 on DP 1052385, now known as part of 59-61 Gerard Street, Cremorne.

59 and 61 Gerard Street first appeared in Sands Sydney directory in 1914. This indicates the approximate construction date of the buildings are circa 1914<sup>98</sup>.

The flat building at 59-61 Gerard Street dating to 1966.

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<sup>93</sup> Certificate of Title Vol 6190 Fol 97, Historical Land Records Viewer, NSW Land Registry Services

<sup>94</sup> Certificate of Title Vol 2471 Fol 51, Historical Land Records Viewer, NSW Land Registry Services

<sup>95</sup> Certificate of Title Vol 2534 Fol 221, Vol 2534 Fol 222, Historical Land Records Viewer, NSW Land Registry Services

<sup>96</sup> Certificate of Title Vol 2858 Fol 227, Historical Land Records Viewer, NSW Land Registry Services

<sup>97</sup> Certificate of Title Vol 2534 Fol 222, Application No 378140, Historical Land Records Viewer, NSW Land Registry Services

<sup>98</sup> Sands Directory 1914

### 63-65 Gerard St, Cremorne

In November 1914, Otto Martin Theophil Leonhard Fischer, a Mosman draughtsman, became the registered proprietor of part of Lot 79 and Lot 80 of Parraween Estate<sup>99</sup>.

63 and 65 Gerard Street first appeared in Sands Sydney directory in 1914. This indicates the approximate construction date of the buildings are circa 1914<sup>100</sup>.

In 1924, Amalia Johann Elizabeth Fischer, widow, and Mary Linda Fischer, spinster became the registered proprietor of the land by Transmission as joint tenants. A year later, it was transferred to Annie Mercer.

In 1958, Pitt Securities acquired part of Lot 79 and Lot 80, and subsequently subdivided this land forming Lot A and Lot B, also known as 63 and 65 Gerard Street, Cremorne.

In 1959, Pitt Securities sold Lot B (65 Gerard Street Cremorne) to Guiseppe Panetta and Pina Panetta, and retained ownership of Lot A.

### 63 Gerard St Cremorne (Lot A)

In 1959 Pitt Street Securities became the registered proprietor of the land being Lot A<sup>101</sup> (Fig 3.59 1959 Vol 7739 Fol 164). In 1960, George Lawrence Sutcliffe acquired the land and mortgage was subsequently taken on the property. In 1976, an Application by Transmission was recorded with May Helena Sutcliffe, a Cremorne widow noted as the registered proprietor.

63 Gerard Street first appeared in Sands Sydney directory in 1914. This indicates the approximate construction date of the buildings are circa 1914<sup>102</sup>.

### 65 Gerard Street Cremorne (Lot B)

Guiseppe Panetta, a Chatswood Potter and Pina Panetta, his wife became the registered proprietor of Lot B as joint tenants in 1959<sup>103</sup>. (Fig 3.60 1959 CoT Vol 7663-64) they subsequently taken mortgage on the property.

65 Gerard Street first appeared in Sands Sydney directory in 1914. This indicates the approximate construction date of the buildings are circa 1914<sup>104</sup>.

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<sup>99</sup> Certificate of Title Vol 2534 Fol 221, Historical Land Records Viewer, NSW Land Registry Services

<sup>100</sup> Sands Directory 1914

<sup>101</sup> Certificate of Title Vol 7739 Fol 164, Historical Land Records Viewer, NSW Land Registry Services

<sup>102</sup> Sands Directory 1914

<sup>103</sup> Certificate of Title Vol 7663 Fol 64, Historical Land Records Viewer, NSW Land Registry Services

<sup>104</sup> Sands Directory 1914

### 67 Gerard Street, Cremorne

In August 1922, Abraham Victor Stenning acquired Lot 81 of Section 2 of the Parraween Estate from Warringah Property Company Limited<sup>105</sup>. (Fig 3.61 1922 CoT Vol 3348 Fol 24) Mortgages was subsequently taken on the property.

67 Gerard Street first appeared in Sands Sydney directory in 1914. This indicates the approximate construction date of the buildings are circa 1914<sup>106</sup>.

In 1955, a mortgagee, Robert McGregor, a Sydney warehouseman exercised his power of sale of the property to Brian Richard Stonestreet, a painter and his wife Rita May Stonestreet as joint tenants.

### 2.1.12. OUTLINE OF CHANGES

The following information provide a list of changes that have occurred to the properties, specifically to: 50, 52, 54, 56, 70, 72, 78, 80, 82, 84, 86 and 88 Parraween Street.

The alterations to the buildings have negatively impacted the integrity.

#### 50 Parraween Street

- Non-original roof finish and removal of chimneys
- Non-original fence.
- Verandah roof form and finish posts and floor are all non-original.
- Skillion laundry addition, removal of fireplaces, the alteration of the rear wing configuration and enclosing of the original open-courtyard with a sleep-out/verandah room.

#### 52 Parraween Street

- Skillion addition to the western elevation.
- Non-original verandah roof form.
- Extended rear wing.

#### 54 Parraween Street

- Non original verandah roof form.
- Non original front door.
- Internal rendered masonry in all rooms and replacement of original joinery, all ceilings and cornices.
- Modern style overlay to interior.

#### 56 Parraween Street

- The façade has been reconstructed to accommodate the car space (cast iron brackets and window relocated).
- The demolition of a large portion of the site, a two-storey addition uncharacteristic of these buildings.
- The interior finishes have been replaced.

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<sup>105</sup> Certificate of Title Vol 3348 Fol 24, Historical Land Records Viewer, NSW Land Registry Services

<sup>106</sup> Sands Directory 1914

70 Parraween Street

- The original rear wing has been substantially rebuilt.
- High fence
- Paved hard stand to front

72 Parraween Street

- Cement tiled awning and original rear wing has been rebuilt
- Concrete hardstand setting
- Fence removed
- Verandah to side infilled
- Aluminium sliding windows to façade

78 Parraween Street

- Original chimney removed
- Original tuckpointed face brick has been painted
- The rear wing has been rebuilt and extended.
- Hardstand car space
- Fence removed
- Non-original dividing fence

Rear

- New skillion
- Non-original windows
- Rendered walls
- Removal of original rear wall
- Glazed infill to original rear
- New timber deck

80 Parraween Street

- Original chimney removed
- Original tuck pointed brick face is painted.
- Front fence removed
- Non-original dividing fence
- Hardstand car space

Rear

- New skillion
- Non-original windows
- New tiled deck
- Painted walls

82 Parraween Street

- Hard stand car space
- Painted face brick
- Non original front fence
- Non original encaustic tile flooring
- Non original front door

- Original chimney removed
- Non original fireplace remains

Rear

- New skillion
- Non-original windows
- Painted walls
- Weatherboard cladding

84 Parraween Street

- Non original front fence
- Non original front garden

Rear

- Rusted non-original skillion
- Façade brick rear façade

86 Parraween Street

- Carport
- Painted face brick
- Non original front fence.

Rear

- Painted walls
- New terracotta roof tiles
- Later screen additions

88 Parraween Street

- Hard stand car space
- Non original front fence
- Reproduction decorative brackets
- Reproduction encaustic tile flooring and path
- Fireplace to the living room replaced
- Enlarged door openings between living room and dining room, kitchen and third bedroom
- Non original render and quoining to façade
- Reproduction of finial
- Original chimney removed

Rear

- New skillion
- Non-original windows
- Rendered walls
- New timber deck

#### 2.1.13.ABILITY TO DEMONSTRATE THEMES

The site has been assessed in comparison to the Historic Themes devised by the former Office of Environment and Heritage, now Heritage NSW, Department of Premier and Cabinet.

Australian Theme: 4 Settlement

NSW Theme: Building settlements town and cities - Towns, suburbs and villages

Activities associated with creating planning and managing urban functions landscapes and lifestyle in towns suburbs and towns.

Local Theme: None

### 3. PHYSICAL ANALYSIS

#### 3.1.1. THE CONTEXT

The site is not located within a Heritage Conservation Area and is not proposed for listing as a Heritage Conservation Area.

The following addresses are listed as Heritage Items in the North Sydney LEP 2013:

- 78 Parraween Street, Cremorne (I1138)
- 80 Parraween Street, Cremorne (I1139)
- 82 Parraween Street, Cremorne (I1140)
- 84 Parraween Street, Cremorne (I1141)
- 86 Parraween Street, Cremorne (I1142)
- 88 Parraween Street, Cremorne (I1143)

The Parraween Street streetscape is different on the north and south side. The north side is defined by Late Victorian and early Twentieth Century buildings which been altered due to the loss of front gardens, although many have been demolished. The south side is largely defined by four-storey commercial and residential buildings. The rear of the Cremorne Orpheum Picture Palace, 380 Military Rd, Cremorne which is of a similar scale, sits within this context. Its main façade fronts Military Road.

#### 3.1.2. THE SITE AND SETTING

The subject site is located within the North Sydney Local Government Area at 50-88 Parraween Street and 59-67 Gerard Street, Cremorne.

The sites are located along the northern side of Parraween Street between Paling Street and Macpherson Street. The sites are zoned R4 High Density Residential per the North Sydney LEP 2013 which allows 4-storey development.

The sites of 50-88 Parraween Street and 59-67 Gerard Street, Cremorne have a combined area of 7355.3m<sup>2</sup>.

According to the Deposited Plan, the overall dimensions of the site fronting Parraween Street are 143.6m x 37.8m, and fronting Gerard Street is 50.4m x 38.1m.

The site falls from Parraween Street to Gerard Street

The site falls 5 metres along Parraween Street from west (RL 83.25) to east (RL 78.28).

The site falls 2.7 metres along Gerard Street from west (RL 85.07) to east (RL 82.32).

#### 3.1.3. DESCRIPTION OF THE SITE

The subject site is T-shape with frontages to Gerard Street and Parraween Street.

The subject site comprises the following buildings:

- A flat building at 59-61 Gerard Street dating to 1966.
- Two (2) semi-detached houses at 63-65 Gerard Street dating to 1914 (1 pair).
- One (1) free-standing house at 67 Gerard Street dating to 1914.
- A Victorian cottage at 50 Parraween Street dating to 1888.
- One (1) row of Worker's Cottages at 52-56 Parraween Street dating to 1889.

- Twelve (12) semi-detached houses (6 pairs) at 58-80 Parraween Street by developers Charles & Mary Blackman dating to 1907.
- Four (4) detached single houses at 82-88 Parraween Street developed by developer Harbutt Brothers dating to 1908.

The Victorian & Federation buildings retained on Parraween Street have been modified and extended. Roof form and chimneys have been modified. Roof and wall finishes have changed in most cases. The front gardens along Parraween Street have become carparks and original fences and front gardens removed. The street trees evident in the 1918 photograph (Figure 3.11) have been removed.

#### 50-56 Parraween Street

50 Parraween Street is a single storey late Victorian, vernacular cottage with an altered roof. It features dentilation and acanthus bracket as it's a characteristic of many Victorian vernacular buildings and recessed arches located in the fin walls separating the verandahs of each house typical of vernacular workers cottages of the 1890s.

50 Parraween Street retains its original front setback and features a long driveway to the rear of the building. While it retains its basic front building form the verandah and roof has non original tile roof. 50 Parraween Street has rendered masonry with a non-original tiled gable roof. The cottage has a front inset verandah, a single storey skillion rear wing and skillion laundry addition. A timber framed pergola is attached to the rear in a generous rear yard containing a large, corrugated metal clad shed, with driveway access running along the eastern boundary. The front yard is defined by a timber post and metal balustrade fence on concrete base and includes mixed plantings.

The interior is modified by non-original cornices, so it presents as a non-intact interior and the existing features are unremarkable.

Internally, the cottage maintains its very simple detailing. It is noted that all fireplaces have been removed, the configuration of the rear wing has been altered with the addition of the sleep-out/ verandah room removing the original open courtyard. The rear wing retains its original uses.

The building retains its scale and simple detailing.

The modest vernacular Victorian cottage has some Victorian classical details but is not aesthetically distinctive as Georgian style.

The connection of a free-standing terrace and a row of three terraces is a common occurrence by developers and not a typological relationship of such note to warrant distinction.

A Victorian Workers cottage verandah appears to be modified based on the following investigation.

The historic 1918 photo indicates the line of the verandah.

The historic 1943 photo indicates the line of the verandah.

The verandah normally steps down in Victorian cottage.

The roof has changed from metal to tile and was very common to remove the step-down verandah at this time.

The beam is original and set in which suggests a separate verandah.

The wall has been rendered in course texture.

52 Parraween Street is the westernmost building of the row of three workers cottages.

52 Parraween Street while retaining its basic front building form, doors and window and has non original metal roof and front car stand, a side addition and non-original render. There is a later skillion addition to the western elevation and the original skillion to the rear wing has been replaced by a new, larger skillion. It is constructed of rendered masonry with corrugated metal gabled roof with two rendered chimneys with terracotta pots. The cottage retains an inset verandah with a four panelled timber front door with fanlight and dentil mouldings to the architrave.

The interior is modified by non-original cornices, so it presents as a non-intact interior and the existing features are remarkable.

There are some surviving original details. The chimney breast with mantel, fireplace and hearth tiles survives in the living room.

The building retains its original configuration and some of its original detailing.

52 Parraween Street's original form has lost some integrity due to the later skillion addition to the western elevation and replacement of the original skillion rear wing with a new, larger skillion rear wing. The building does not retain its original form or configuration to the level required for heritage listing.

54 Parraween Street is the centre building of the row of three workers cottages.

54 Parraween Street while retaining its basic front building form, doors and window and has non-original metal roof and front car stand and non-original render and modified front paving.

The site has an inset front verandah, and the front elevation has a rendered finish. A small skillion rear wing survives and a fibrous cement clad skillion laundry addition.

It is constructed of rendered masonry with a corrugated metal gabled roof and two masonry chimneys. The interior is modified by non-original cornices, so it presents as a non-intact interior and the existing features are remarkable.

56 Parraween Street is the easternmost building of the row of workers cottages.

56 Parraween Street while modified its basic front building form, doors and window and has non original metal roof and a modified front fence and car stand.

It is constructed of rendered masonry with a corrugated metal gabled roof. The cottage has been extensively altered at the rear due to a two-storey addition of rendered masonry and fibre cement sheeting.

The site has been refurbished with new internal joinery, cornices, skirtings, ceilings and floors. The original configuration survives only to the front portion of the house. The original cottage from the living room has been demolished to accommodate the new two storey rear wing.

The front elevation at 56 Parraween Street is only partially intact because majority of architectural detailing has been removed when the façade was relocated.

The interior is modified by non-original cornices, and significant alterations to the front façade and rear so it presents as a non-intact interior and the existing features are remarkable.

58-80 Parraween Street

58-80 Parraween Street consists of six (6) pairs of twelve (12) semi-detached cottages.

70-72 Parraween Street and 78-80 Parraween Street are proposed for listing.

74-76 Parraween Street is a pair with 70-72 Parraween Street but are not proposed for listing.

70 Parraween Street is the western half of a pair of semi-attached, single storey, Federation style cottages, built in c.1908.

70 Parraween Street has an inset front verandah with a timber framed French door with fanlight and louvered shutters. A name plate "Anfield" is attached to the front wall. The original rear wing has been substantially rebuilt. The main body of the cottage remains highly intact. Original internal details remain. The front room retains its chimney breast (fireplace removed), and the living room retains its fireplace with original features.

No. 70 Parraween Street while retaining its basic front building form, doors and window has original terracotta roof and face brick façade and non-original front car stand and modified front fence. The interior retains original cornices but modified arch, so it presents as reasonably intact interior however exterior features are unremarkable.

72 Parraween Street is the eastern half of a pair of semi-attached, single storey, Federation style cottages, built in c.1908.

72 Parraween Street has a projecting bay with painted timber shingle gable front, timber barge board, and a cement tiled awning over the front window on decorative timber styles to its front elevation. There is an inset verandah on its eastern elevation. The original rear wing of the dwelling appears to have been rebuilt and the main body of the house remains substantially intact. The living room retains its chimney breast with a later addition mantel piece, although the hearth has been removed. A chimney breast also remains in the front bedroom, although the heart and mantel have been removed.

No. 72 Parraween Street while retaining its basic front building form, doors and window has non original tile roof and front car stand and modified front fence and side addition. It retains no landscaping within the front setback to accommodate a double car space.

The interior is modified by non-original cornices, so it presents as a non-intact interior and the existing features are remarkable.

74 Parraween Street is the western half of a pair of semi-attached, single storey, Federation style cottages, built in c.1908 and similar to 70 Parraween Street, it is not proposed as a heritage item.

No. 74 Parraween Street while retaining its basic front building form, doors and window has non original tile roof and front car stand and modified front fence and side addition. It retains no landscaping within the front setback to accommodate a double car space.

The interior is modified by non-original cornices, so it presents as a non-intact interior and the existing features are remarkable.

76 Parraween Street is the eastern half of a pair of semi-attached, single storey, Federation style cottages, built in c.1908 and similar to 72 Parraween Street, it is not proposed as a heritage item.

No. 76 Parraween Street while retaining its basic front building form, doors and window has non original tile roof and front car stand and modified front fence and side addition. It retains no landscaping within the front setback to accommodate a double car space.

The interior is modified by non-original cornices, so it presents as a non-intact interior and the existing features are remarkable.

78 Parraween Street is the eastern half of a pair of semi-attached, single storey, Federation style cottages, built in c.1908, sharing a single hipped, tiled roof, with pedimented shared porch with 80 Parraween Street. The original brick face is painted, and it has an inset verandah.

78 Parraween Street has the name place "Araluen" and two, timber framed, double hung sash windows with brick arched window heads to its front elevation.

No. 78 Parraween Street while retaining its basic front building form, doors and window has terracotta roof and non-original render and non-original front car stand and modified front fence.

No. 78 and 80 Parraween Street retains minor landscaping within the front setback to accommodate a singular car space each. The buildings have also been turned into dual occupancies.

The interior retains original presses metal ceiling in post, so it presents as reasonably intact interior however exterior features are unremarkable.

Beyond the primary form, the rear non-original secondary form is not visible from beyond the tiled roof and possess a skillion roof. There is a greater extent of change in this area including a new skillion roof, non-original windows, removal of original rear walls, glazed infill to original rear and a new timber deck.

80 Parraween Street is the western half of a pair of semi-attached, single storey, Federation style cottages, built in c.1908, sharing a single hipped, tiled roof, with pedimented shared porch with 78 Parraween Street. The original brick face is painted and have an inset verandah.

80 Parraween Street has a single, timber framed, double hung sash window with brick arched window head.

No. 80 Parraween Street while retaining its basic front building form, doors and window has terracotta roof and non-original render and non-original front car stand and modified front fence.

No. 78 and 80 Parraween Street retains minor landscaping within the front setback to accommodate a singular car space each. The buildings have also been turned into dual occupancies.

Internally, the configuration of 80 Parraween Street is identical to 78 Parraween Street with similar internal detailing. The ceilings to the bedrooms and living room have been replaced and the living room fireplace and hearth has been replaced. The rear wing has been rebuilt and extended.

The interior retains original presses metal ceiling in post, so it presents as reasonably intact interior however exterior features are unremarkable.

Beyond the primary form, the rear non-original secondary form is not visible from beyond the tiled roof and possess a skillion roof. There is a greater extent of change in this area including a new skillion roof, non-original windows, a new tiled deck and painted walls.

#### 82 – 88 Parraween Street

82 – 88 Parraween Street is a group of 4 remaining houses of an original group of 14 houses built by Harbutt.

82 Parraween Street is a good though modest, representative example of a Federation style cottage with Arts & Crafts elements that has been painted.

No. 82 Parraween Street while retaining its basic front building form, doors and window has terracotta roof and non-original render and non-original front car stand and modified front fence. The interior significant alteration so it presents as non-intact interior however exterior features are unremarkable.

Beyond the primary form, the rear non-original secondary form is not visible from beyond the tiled roof and possess a skillion roof. There is a greater extent of change in this area including a new skillion roof, non-original windows, painted walls and weatherboard cladding.

84 Parraween Street is a good though modest, representative example of a Federation style cottage with Arts & Crafts elements, including projecting front gable with rough cast render to the gable front, and two arched brick window heads over timber sash windows, front verandah with exposed timber rafter eaves has timber posts with Art Nouveau style brackets and painted concrete flooring, half-glazed,

four panel front door with fanlight and single timber framed sash window with arched brick headed window head, four panelled internal doors, picture rails, ceiling roses and two ornate timber fireplaces with original fire surround and hearth tiles.

No. 84 Parraween Street while retaining its basic front building form, doors and window has terracotta roof and non-original face brick and non-original front fence so it presents as reasonably intact. Beyond the primary form, the rear non-original secondary form is not visible from beyond the tiled roof and possess a skillion roof. There is a greater extent of change in this area including a non-original face brick façade and a rusted non-original skillion roof.

86 Parraween Street is a good though modest, representative example of a Federation style cottage with Arts & Crafts elements, including projecting front gable with rough cast render to the gable front, and two arched brick window heads over timber sash windows, front verandah with exposed timber rafter eaves has timber posts with Art Nouveau style brackets and painted concrete flooring, half-glazed, four panel front door with fanlight and single timber framed sash window with arched brick headed window head, four panelled internal doors, picture rails, ceiling roses and two ornate timber fireplaces with original fire surround and hearth tiles.

No. 86 Parraween Street while retaining its basic front building form, doors and window has terracotta roof and non-original render, carport and car stand. The interior significant alteration so it presents as non-intact interior however exterior features are unremarkable.

Beyond the primary form, the rear non-original secondary form is not visible from beyond the tiled roof and possess a skillion roof. There is a greater extent of change in this area including painted walls, new terracotta roof tiles and later screen additions.

88 Parraween Street is a good though modest, representative example of a Federation style cottage with Arts & Crafts elements, including roughcast render with quoin motif, projecting front bay with rendered gable with bullseye vent, rendered arch headed windows and inset verandah with chamfered timber posts. Internally the original configuration of the main body of the house survives with original details including fibrous cement ceilings, moulded cornices, ceiling roses and skirtings.

The historic 1918 photo indicates the building tonally as consistent and dark suggesting face brick has no render.

The quoins have been modified probably when the verandah was modified.

No. 88 Parraween Street while retaining its basic front building form, doors and window has terracotta roof and non-original render, quioning, and car stand and non-original front fence. The interior significant alteration so it presents as non-intact interior however exterior features are unremarkable. Beyond the primary form, the rear non-original secondary form is not visible from beyond the tiled roof and possess a skillion roof. There is a greater extent of change in this area including non-original windows, rendered walls and a new timber deck.

#### 3.1.4. CONSTRUCTION OF THE BUILDING

The subject site comprises the following buildings:

- A flat building at 59-61 Gerard Street (1966) constructed in masonry and brick.
- One (1) semi-detached house at 63-65 Gerard Street (1914) constructed in timber and brick.
- One (1) free-standing house at 67 Gerard Street (1914) constructed in timber and brick.
- A Victorian cottage at 50 Parraween Street (1888) constructed in timber and brick developed by John O'Connor.

- 3 Worker's Cottages at 52-56 Parraween Street (1889) constructed in timber and brick developed by John O'Connor.
- Twelve (12) semi-detached houses (6 pairs) at 58-80 Parraween Street by developers Charles & Mary Blackman (1907) constructed in timber and brick.
- Four (4) detached single houses at 82-88 Parraween Street developed by developer Harbutt Brothers (1908) constructed in timber and brick.

### 3.1.5. CONDITION OF THE BUILDING

The original front gardens and fences of all houses have been removed.  
All the houses have been altered with changes to roof and wall finish.

50 Parraween Street the dropped down verandah now incorporated in the new roof.

52 Parraween Street there is a side addition unlikely to be removed.

56 Parraween Street there is a relocation of the front façade and an upper addition that will remain.

70-72 Parraween Street has an aluminium window in the main gable.

78-80 Parraween Street the face brick finish is painted in two different colours.

82 Parraween Street the face brick finish is painted.

86 Parraween Street The face brick finish is painted and there is a carstand unlikely to be removed.

88 Parraween Street The face brick finish is rendered with quoining to façade.

## 3.1.6. COMPARATIVE SUMMARY OF PROPERTIES

The following table provides a summary of the properties:

| Group | #          | Lot / DP                 | Description                            | Speculator              | Roof finish         | Wall finish                 | Detail Form                                       |
|-------|------------|--------------------------|--|-------------------------|---------------------|-----------------------------|---|
| 1     | 50         | Lot 2, DP 4785           | Free standing single-storey cottage    | John Connor             | Tile original metal | Original painted            |   |
|       | 52, 54, 56 | Lots A, B, C, DP 366345  | Attached row of single-storey cottages | John Connor             | Non original metal  | Original painted            | Roof form change – rear 56- 1 <sup>st</sup> floor |
| 2     | 58-60      | Lots A and B, DP 419832  | Semi-detached pair                     | Mary & Charles Blackman |                     |                             | 60 -2 <sup>nd</sup> store                         |
|       | 62-64      | Lots A and B, DP 412718  | Semi-detached pair                     | Mary & Charles Blackman |                     |                             |   |
|       | 66-68      | Lots 1 and 2, DP 1001062 | Semi-detached pair                     | Mary & Charles Blackman |                     |                             |   |
|       | 70-72      | Lots X and Y, DP 442664  | Semi-detached pair                     | Mary & Charles Blackman |                     | Facebrick                   |   |
|       | 74-76      | Lots A and B, DP 438187  | Semi-detached pair                     | Mary & Charles Blackman |                     |                             |   |
| 3     | 78-80      | Lots 1 and 2, DP 441402  | Semi-detached pair                     | Mary & Charles Blackman |                     | Painted facebrick 2 colours |   |
| 4     | 82         | Lot 1, DP 19887          | Detached single-storey house           | Harbutt Brothers        | Non original metal  | Painted facebrick           |   |
|       | 84         | Lot 2, DP 19887          | Detached single-storey house           | Harbutt Brothers        |                     | Facebrick                   |   |
|       | 86         | Lot 3, DP 19887          | Detached single-storey house           | Harbutt Brothers        |                     | Painted facebrick           |   |
|       | 88         | Lot4, DP 19887           | Detached single-storey house           | Harbutt Brothers        |                     | Facebrick rendered          |   |

#### 4. SIGNIFICANCE

##### 4.1. COMPARATIVE ANALYSIS

The buildings should be assessed within the context of other Victorian and Federation developments which exist within the North Sydney Local Government Area. Refer to Comparative Analysis Report by Architectural Projects.

50-56 Parraween Street buildings reflect Late Victorian workers cottages development by the same developer John Connor who is not considered a significant local builder. The buildings have a level of integrity that is lower than the threshold for listing of equivalent heritage items in the area. This is due to the loss of front gardens, front fences and street trees and modifications of existing original finishes and modifications of existing buildings. 50 Parraween Street has change to the roof form. 52 Parraween Street has changes to the façade with skillion extension. 56 Parraween Street has a changes to the façade alignments and roof form and large rear extension.

70-72 & 78-80 Parraween Street buildings reflect speculative Federation development of semi-detached houses by the same developer Charles and Mary Blackman who is not considered a significant local builder. The buildings have a level of integrity that is lower than the threshold for listing of equivalent heritage items in the area. This is due to the loss of front gardens, front fences and street trees and modifications of existing original finishes and modifications of existing buildings. 70-72 Parraween Street has large fences. 78-80 Parraween Street has lost the original façade finishes.

82-88 Parraween Street buildings reflect speculative Federation development of houses by the same developer Harbutt Brothers who is not considered a significant local builder. The buildings have a level of integrity that is lower than the threshold for listing of equivalent heritage items in the area. This is due to the loss of front gardens, front fences and street trees and modifications of existing original finishes and modifications of existing buildings. 82-86 Parraween Street has lost the original façade finishes. 86 Parraween Street has a non-original carport.

##### 4.2. COMPARATIVE OF VICTORIAN WORKERS COTTAGE IN NORTH SYDNEY LGA

In 1908, the topic of Australian 'workmen's homes' has been discussed by a few authors. the architect Robert Joseph Haddon concluded: 'As this class of property is more often than not letting property [i.e., built to be rented], there should be double reason for its general characteristics being convenience, substantiality, and ease of maintenance.' Haddon noted the typical workman's cottage, designed by an architect, was constructed of 'brick with hollow outside walls, the roof being of Australian tiles, with floors and verandah timbering of jarrah.' In his plan for a typical workmen's cottage, was a 'front living room and three bedrooms, each with a fire-place. The kitchen is at the back, and is fitted with a compact cooking range....Off the back lobby is the wash-house, all under cover, containing wooden wash-troughs in pair, served with soft rain water from the two outside tanks....'<sup>107</sup>

The North Sydney Heritage Study Review (prepared by Godden Mackay Pty Ltd, 1993) notes that a *"surprising number of Victorian residences in North Sydney embody the spirit of the earlier Georgian*

<sup>107</sup> Robert Joseph Haddon, *Australian Architecture: A Technical Manual for All Those Engaged in Architectural and Building Work* (Melbourne, VIC: George Robertson and Co Pty Ltd, 1908), 66.

*and Regency styles which continued Classical influences from the Colonial period". They are symmetrical, typically small, simple and have little in the way of embellishment and range in materials from sandstone to weatherboard to brick and include some examples of now rare 'slab' timber houses and others with weatherboards grooved to imitate ashlar.<sup>108</sup>*

#### 4.3. COMPARATIVE OF FEDERATION SEMI-DETACHED DWELLINGS IN NORTH SYDNEY LGA

The Lucas Stapleton Johnson report dated October 2022 notes:

*As demonstrated above, pairs of semi-attached, single-storey Federation cottages are a characteristic feature of the built form and history of the North Sydney LGA.*

*Notably, those areas of North Sydney that were subdivided towards the end of the 19th century and early 20th century contain numerous examples of this building type and are representative of speculative development for the working classes that by this stage were more readily able to travel from North Sydney into the City of Sydney for employment. As with the Parraween Street examples, groups of buildings of similar form, style and detailing, all constructed by a single owner/developer are found throughout the LGA. This continuity across a streetscape is a feature of speculative development.*

*When compared to other, listed groups of pairs of semi-attached, single-storey Federation cottages, the Parraween Street examples are, in the main, of less integrity.*

#### 4.4. COMPARATIVE OF FEDERATION INDIVIDUAL HOUSES IN NORTH SYDNEY LGA

The Lucas Stapleton Johnson report dated October 2022 notes:

*Numerous examples of free-standing Federation Bungalows are located throughout the North Sydney Local Government Area, and many of these are found within Heritage Conservation Areas. Of those that are individually listed as local heritage items, they range in scale and tend to be quite decorative (leaning more towards the Queen Anne Revival and Arts and Crafts architectural styles), often forming part of a group and appear to be of high integrity to the street frontage.*

#### 4.5. EXISTING STATEMENT OF SIGNIFICANCE OVERVIEW

There are numerous assessments of the significance including Lucas Stapleton Johnson October 2022, Lucas Stapleton Johnson March 2023, Architectural Projects September 2023, Kemp and Johnson November 2023.

The reports vary in their assessment.

The Lucas Stapleton Johnson report recommends 3 different listings finally including 12 properties for listing.

The Kemp and Johnson report recommends 78-88 Parraween Street, 6 properties should be retained. These buildings are listed as Heritage Items.

Architectural Projects' report identifies that the 12 properties due to their low level of integrity.

78-88 Parraween Street, 6 properties are listed as Heritage Items primarily for their exterior character.

<sup>108</sup> 1993, North Sydney History, Godden Mackay Logan

#### 4.5.1. 50-56 Parraween Street, Cremorne

The Inventory Sheet for the Draft Heritage Items prepared by Lucas Stapleton Johnson notes:

*“The buildings at No. 50 and Nos. 52 to 56 Parraween Street Cremorne are of significance on a local level for their historical, aesthetic and representational values and their rarity. The buildings are substantially intact late Victorian modest cottages, developed for the working classes, displaying Georgian Revival and Italianate detailing, and their significance is strengthened by their linked histories and shared architectural details.*

*Constructed by bricklayer John Connor in c.1887-89, comprising his own free-standing residence with adjacent row of semi-detached workers cottages, the residences survive as examples of the earliest phase of development that occurred following the release, subdivision and sale (leasehold) of the Cooperville Estate lands for suburban development in c.1883. The group of buildings are the oldest surviving buildings along Parraween Street, east of Paling Street, and potentially within the former Parraween Estate lands.*

*The relative intactness and consistency in form, materials and detailing of the cottages, together with their relatively intact front gardens (aside from No. 56), make a strong contribution to the surviving historical character of the immediate locality and are a distinctive feature in the streetscape of Parraween Street.*

*As a group of buildings, all constructed by the one person, and linked by way of history, form, style and architectural detailing, Nos. 50 to 56 Parraween Street are considered to be rare on a local level.”*

#### 4.5.2. 70-72 Parraween Street, Cremorne

The Inventory Sheet for the Draft Heritage Items prepared by Lucas Stapleton Johnson notes:

*“Nos. 70 & 72 Parraween Street, Cremorne are of significance on a local level for their historical, aesthetic and representational values and their rarity. The buildings are a pair of substantially intact, modest, single storey, semi-attached Federation bungalows of high integrity to their original configuration. Their significance is strengthened by their unusual form and configuration, presenting as a single dwelling rather than as a pair.*

*The pair of bungalows are also representative of a type of modest housing, erected in the early 20th century to accommodate local workers and displays many of the key characteristics of the Federation architectural style including face brick on sandstone base course, hipped tiled roof, face brick chimney, projecting gable front with timber shingling and boarded under-eaves, tiled (fibre cement?) window awning with shaped timber stays, exposed eaves rafters, timber panelled half-glazed door with fanlight and tessellated tiled verandah with squared timber posts and decorative timber brackets.*

*Forming part of a larger group of similar types of pairs of bungalows along Parraween Street (of mixed intactness and integrity), all built by local building contractor Charles Blackman, Nos. 70 & 72 Parraween Street make a strong contribution to the streetscape due to their relative intactness and integrity and historical character.”*

#### 4.5.3. 78-80 Parraween Street, Cremorne

The Inventory Sheet for the Heritage Items prepared by Lucas Stapleton Johnson notes:

*“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.*

*The pair of semi-attached bungalows, constructed between 1908 and 1910, are representative of modest housing, erected in the early 20th century to accommodate local workers. The bungalows are of aesthetic significance being good examples of a pair of semi-attached bungalows designed in the Arts & Crafts style. The dwellings 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.*

*Forming part of a large group of pairs of bungalows along Parraween Street (of mixed intactness and integrity), all built by local building contractor Charles Blackman, 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 and historical character.”*

#### 4.5.4. 82-88 Parraween Street, Cremorne

The Inventory Sheet for the Heritage Items prepared by Lucas Stapleton Johnson notes:

*“No. 82 Parraween Street, Cremorne is of significance on a local level for its historical, associational, aesthetic, and representational values. The single storey, free-standing Federation cottage is substantially intact (externally and internally) and makes a notable contribution to the streetscape due to its integrity and historical character.*

*Constructed in c1908, the cottage is 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 place is a good, though modest, representative example of a Federation style cottage with Arts & Crafts elements, including a timber battened gable front, arch headed timber framed sash windows and inset verandah with chamfered timber posts. Internally the original configuration of the main body of the house survives with original details including fibrous cement ceilings, moulded cornices, ceiling roses and skirtings.*

*As one of a small number of surviving cottages attributed to the Harbutt Brothers on Parraween Street (together with Nos. 84, 86 and 88 Parraween Street), No. 82 Parraween Street, is representative of the work of the Helier and Percy Harbutt, notable local builders and property developers, displaying the design preferences of the Harbutt Brothers (notably the projecting front bay with gable). The Harbutt Brothers are notable contributors to the residential development of the*

*North Sydney LGA and the quality and diversity in form of their work, including No. 82 Parraween Street, make a substantial contribution to the recognised historical character of the residential precincts of North Sydney.*

*No. 84 Parraween Street, Cremorne is of significance on a local level for its historical, associational, aesthetic, and representational values. The single storey, free-standing Federation cottage is substantially intact (externally and internally) and makes a notable contribution to the streetscape due to its integrity and historical character.*

*Constructed in c1908, the cottage is 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 place is a good, though modest, representative example of a Federation style cottage with Arts & Crafts elements, including a roughcast rendered gable front, exposed eaves rafters, arched brick window heads, and inset verandah with chamfered timber posts and ornate timber brackets. Internally the original configuration of the main body of the house survives with surviving details including fibrous cement ceilings, moulded cornices, ceiling roses and skirtings. The two surviving original ornate timber mantelpieces with tiled fireplace surrounds and hearths are noteworthy. As one of a small number of surviving cottages attributed to the Harbutt Brothers on Parraween Street (together with Nos. 82, 86 and 88 Parraween Street), No. 84 Parraween Street, is representative of the work of the Helier and Percy Harbutt, notable local builders and property developers, displaying the design preferences of the Harbutt Brothers (notably the projecting front bay with gable). The Harbutt Brothers are notable contributors to the residential development of the North Sydney LGA and the quality and diversity in form of their work, including No. 84 Parraween Street, make a substantial contribution to the recognised historical character of the residential precincts of North Sydney.*

*No. 86 Parraween Street, Cremorne is of some significance on a local level for its historical, associational, and representational values.*

*Constructed in c1908, the cottage is 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) and for its associations with noted local builders and developers the Harbutt Brothers.*

*As a representative example of a Federation style cottage, No. 86 Parraween Street is very modest in detailing and although substantially intact externally, better examples of the type exist along Parraween Street and throughout Cremorne, including other cottages built by the Harbutt Brothers.*

*No. 88 Parraween Street, Cremorne is of significance on a local level for its historical, associational, aesthetic, and representational values. The single storey, free-standing Federation cottage is substantially intact (externally and internally) and makes a notable contribution to the streetscape due to its integrity and historical character.*

*Constructed in c1908, the cottage is 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 place is a good, though modest, representative example of a Federation style cottage with Arts & Crafts elements, including a timber battened gable front, arch headed timber framed sash windows and inset verandah with chamfered timber posts. Internally the original configuration of the main body of the house survives with original details including fibrous cement ceilings, moulded cornices, ceiling roses and skirtings.*

*As one of a small number of surviving cottages attributed to the Harbutt Brothers on Parraween Street (together with Nos. 82, 84 and 86 Parraween Street), No. 88 Parraween Street, is representative of the work of the Helier and Percy Harbutt, local builders and property developers, displaying the design preferences of the Harbutt Brothers (notably the projecting front bay with gable). The Harbutt Brothers are notable contributors to the residential development of the North Sydney LGA and the quality and diversity in form of their work, including No. 88 Parraween Street, make a substantial contribution to the recognised historical character of the residential precincts of North Sydney."*

#### 4.6. COMMENTS ON STATEMENT OF SIGNIFICANCE OF PROPOSED HERITAGE ITEMS BY LUCAS STAPLETON JOHNSON

##### 4.6.1. 50-56 Parraween Street

The contribution to the streetscape is low as remnant forms of Victorian Worker Cottages in a streetscape of low integrity. The configuration is not unusual but typical of Victorian semi-detached dwellings within the North Sydney Local Government Area.

The buildings are not substantially intact, and the group 52-56 Parraween Street has low integrity due to modifications of 56 Parraween Street. The Lucas Stapleton Johnson report reference to Georgian Revival and Italianate detailing overstates the use of classical detailing vernacular buildings.

The buildings are representative of Victorian Cottage with typical detail.

Reference to the oldest house in Parraween Street is very specific and not consistent with the criteria used in other Heritage Items in the North Sydney LGA as every street has an oldest house.

##### 4.6.2. 70-72 Parraween Street

The contribution to the streetscape is low as remnant forms in a streetscape of low integrity. The configuration is not unusual but typical of semi-detached dwellings within the North Sydney Local Government Area. The buildings are not substantially intact.

The building is typical of many buildings in the North Sydney Local Government Area from this period. 70-72 Parraween Street are more intact than others within a streetscape that has a low level of integrity but not intact enough to warrant heritage listing.

##### 4.6.3. 74-76 Parraween Street

The contribution to the streetscape is low as remnant forms in a streetscape of low integrity. The configuration is not unusual but typical of semi-detached dwellings within the North Sydney Local Government Area. The buildings are not substantially intact.

The building is typical of many buildings in the North Sydney Local Government Area from this period. 74-76 Parraween Street are more intact than others within a streetscape that has a low level of integrity but not intact enough to warrant heritage listing.

#### 4.6.4. 78-80 Parraween Street

The contribution to the streetscape is as remnants form in a streetscape of low integrity.

The description is typical of many buildings in the North Sydney Local Government Area from this period. 78-80 Parraween Street have been modified including changes to the roof and wall finishes.

#### 4.6.5. 82-88 Parraween Street

The contribution to the streetscape is as remnants form in a streetscape of low integrity.

The description is typical of many buildings in the North Sydney Local Government Area from this period. 82-88 Parraween Street have been modified including changes to the roof and wall finishes.

The first Lucas Stapleton Johnson October 2022 report concluded that:

- Parraween Street did not warrant protection as part of a Heritage Conservation Area.
- Nos. 50, 52, 54, 56, 70 & 72 and 78 & 80 Parraween Street warrant listing as local heritage items.
- Nos. 58 to 68 Parraween Street and Nos. 74 to 76 Parraween Street do not warrant heritage listing.
- Further research should be undertaken to identify the extent of surviving building credited to Helier Harbutt

The second Lucas Stapleton Johnson March 2023 report undertook additional research including further research into the history of the Harbutt Brothers. The second report concluded that No. 82, 84 and 88 warrant heritage listing, and that No. 86 Parraween Street does not warrant listing.

The third Lucas Stapleton Johnson report concluded that 86 warrant heritage listing.

The significance does not consider the level of integrity of the buildings and as such the assessment is flawed. The independent review by Kemp and Johnson confirms this criticism.

#### 4.7. COMMENTS ON STATEMENT OF SIGNIFICANCE OF PROPOSED HERITAGE ITEMS BY KEMP & JOHNSON

The Kemp Johnson report provided a critique of the Lucas Stapleton Johnson reports and formed a different conclusion that only 6 of the 12 proposed listings warrant heritage listing. It provided comment on the terminology and the integrity.

The report by Kemp and Johnson confirms a number of relevant points:

- *Architectural style terminology used in the October 2022 report is confusing and does not conform to the accepted terminology.*
- *Analysis in both reports of the integrity is not considered precise.*
- *Where the houses are part of a row, if one of the row has low integrity, this impacts on the heritage significance of the entire row.*

- *While an assessment of the integrity of the affected houses was made in these reports, the writeup of the assessment criteria does not mention building integrity as a factor considered for the significance and the integrity rating for each house reference appears inaccurate.*

In terms of integrity, it describes the buildings as follows:

- *No. 50 Parraween Street described as "relatively intact" where roof cladding has been replaced and the front verandah roof form lost and the Front verandah has a concrete floor*
- *No 52 has a single storey side addition to front of the house.*
- *No. 56 is substantially altered and has had its roof raised to accommodate a rear 2 storey addition*
- *No. 70 & 72 appear substantially intact externally but has only moderate integrity due to aluminium window to the façade and addition to the eastern side which also feature aluminium framed windows (p10)*
- *No 78 & 80 had their brickwork painted*
- *No. 82 has brickwork painted*
- *No. 84 has high integrity, retaining its front garden and face brickwork.*
- *No 86 has painted brickwork, carport in the front garden similar to the level of integrity of No. 82:*
- *No. 88 painted brickwork hardstand parking lost its chimneys. It is not dissimilar in integrity to No. 86*

*Only the house at No. 88 has cement rendered walls. It is possible that, despite the 1908 construction date, the cement rendered walls are original.*

*The analysis in the March 2022 report which rejected Heritage Conservation Area listing, is a considered to be well reasoned.*

*If these houses proposed for heritage listing were within a Heritage Conservation Area, the houses would be considered "Contributory" to the Heritage Conservation Area, but they are not in a Heritage Conservation Area.*

*A house which may rate as "Contributory" if it were within a heritage conservation area, will not necessarily pass the significance threshold for local heritage listing.*

*The affected houses are only on the northern side of a section of Parraween Street, with the southern side of the street dominated by modern commercial or mixed-use buildings up to four storeys.*

*The houses are not in a continuous grouping.*

*The affected properties are all modest, speculatively built by local builders/developers. There would be numerous examples of such houses within heritage conservation areas in the North Sydney, which are not heritage listed. Many similar are finer in detail and more intact (some retaining slate roofs) when compared to the Federation Queen Anne style semi-detached residences (70,72, 78-88) in Parraween Street.*

*Charles Blackman, builder of houses at Nos. 70 & 72, 78 & 80, is not considered to be an important local builder.*

*Helier Harbutt. builder of houses at Nos. 80-88, was a prominent local builder and developer in the Federation period in the North Sydney LGA.*

In terms of reversibility and integrity the report notes:  
*It is unknown whether Charles Blackman built other houses in the LGA.*

Table 3 of the report summarizes this:

| <i>Address</i> | <i>Integrity rating</i>  |
|----------------|--|
| 50             | <i>Moderate ( changed from Moderate-High.). The house has lost its original roof cladding and chimneys and has lost its original front verandah roof. The front verandah also has a concrete floor.</i>  |
| 52             | <i>Moderate ( changed from High), as there is a side addition to the west elevation visible from the street. The side additional is unlikely to be reversed, though it is possible to do so</i>  |
| 54             | <i>High (unchanged)</i>  |
| 56             | <i>Low ( changed from Moderate). The roof has been raised, a large 2-storey rear addition -constructed and internally only the front hallway and front bedroom remain. This is a substantially altered building. These alterations are not reversible.</i> |
| 70             | <i>High (unchanged)</i>  |
| 72             | <i>Moderate (changed from High). This house has an aluminium framed window to the front facade and a weatherboard sunroom addition to the eastern side with aluminium framed Windows</i>   |
| 78 & 80        | <i>High (unchanged). Brickwork has been painted to both houses, but these are otherwise relatively intact. The chimney remains to No. 78, while No. 80 is missing its chimney.</i>   |
| 82             | <i>High (unchanged). Brickwork has been painted and the chimney has been lost from the roof</i>  |
| 84             | <i>High. Chimney remains to roof. Brickwork is unpainted. Very intact.</i>   |
| 86             | <i>High (Changed from Moderate). Chimney remains to roof. Brickwork has been painted and a carport in the front garden partially obscures the house from the street.</i>   |
| 88             | <i>High (unchanged). Brickwork has been painted. Chimney has been lost from the roof</i>   |

In conclusion the report notes

*No. 50 has been altered; however, alterations are reversible, Alterations to No. 52 are unlikely to be reversed and alterations to No. 56 are not reversible. The alterations to houses at Nos. 52 and 56 lower the integrity of the row of terraces at 52-56, resulting in these NOT being good examples of a Victorian Georgian terrace row.*

*Nos. 50, 52, 54 and 56 Parraween Street are not recommended for listing due to the low-moderate integrity.*

*While Nos. 50-56 Parraween Street are the oldest in this section of Parraween Street, they are not considered to be good representative examples of their period and style.*

*Nos. 70 & 72 are isolated. Due to this, it is not recommended that heritage listing proceed for this pair of houses.*

*The group of houses from 78 & 80 and 82 to 88 Parraween Street are recommended for a group heritage listing for the following reasons:*

- *These houses have local aesthetic significance as they form a contiguous group of relatively intact houses representative of the work of two local builders from the Federation period.*
- *Due to their high integrity the houses are considered good representative examples of modest Federation Queen Anne style houses.*
- *The Helier Harbutt built group has additional aesthetic significance for the street tree planting outside the group, which appears in the 1930 aerial and later aerial photographs.*
- *The group has additional local aesthetic significance as it provides a historic streetscape setting for the Cremorne Orpheum cinema on the opposite side of Parraween Street.*

It should be noted that the houses do not form a contiguous group of relatively intact houses because they have not retained their original finishes and key elements.

The integrity of the houses is not considered high which is consistent with the matrix provided in the Kemp & Johnson Report.

There is no question regarding the importance of Helier Harbutt as developers who built at least 94 buildings in the North Sydney Area which are far better buildings with appropriate protection. The report does not address what additional benefit is to be gained in the appreciation of Helier Harbutt by retaining these 4 buildings at 82-88 Parraween Street.

There is not additional aesthetic significance for the street tree planting outside the group. The relevant reference is the 1918 photo in the report which indicates street planting along Parraween Street not the 1930 aerial.

The group ability to provide a historic streetscape setting for the rear of the Cremorne Orpheum cinema on the opposite side of Parraween Street is of little value.

#### 4.8. ALTERNATIVE STATEMENT OF SIGNIFICANCE PREPARED BY ARCHITECTURAL PROJECTS

There are a number of key points that influence Statement of Significance:

- that Parraween Street does not reach the threshold for Heritage Conservation Area;
- that individual buildings require a higher standard than being a contributory component of a Heritage Conservation Area;
- that integrity, legibility and representative quality form the assessment criteria.
- 78-88 Parraween Street, 6 properties that are listed as heritage items have a low level of integrity.

##### 4.8.1. 50-56 Parraween Street

Reference to the oldest house in Parraween Street is very specific and not consistent with the criteria used in other Heritage Items in the North Sydney LGA as every street has an oldest house.

The historical significance of 50 to 56 Parraween Street as a distinct Victorian-era group has been diminished by the external alterations which have occurred to the original fabric, particularly to 50 and 56 Parraween Street, diminishing the integrity of 52 to 56 Parraween Street and its relationship to 50 Parraween Street which was built by the same owner.

The buildings have low significance in their ability to reflect Victorian development. The houses have removed fencing to install car stands. Many houses have been modified with rendering and front verandah modifications. Many houses have had finishes changed.

The buildings along Parraween Street are associated with local building contractors, John Connor **who while is a speculative development** who contributed to the development of the North Sydney Local Government Area is not considered a significant local builder.

The buildings are not considered significant as they are not rare within the North Sydney Local Government Area as much of the surrounding areas was developed at a similar time.

Victorian developments are well represented within the North Sydney area as heritage items and exists with a higher level of integrity.

#### Significance – 50 Parraween Street

The building is not considered to reach the threshold for listing under historic and aesthetic significance. As the first building in the street, the building belongs to a group that includes the first building in each street in North Sydney Local Government Area.

The building is a speculative development by John Connor who is not considered a significant local builder.

50 Parraween Street is a representative example of vernacular late Victorian cottage style with dentilation, a typical feature of Victorian cottages and characteristic of all classical buildings.

The building has a moderate level of integrity much lower than other heritage listed items.

The building does not meet the threshold to warrant listing.

#### Significance - 52 Parraween Street

The building is a speculative development by John Connor who is not considered a significant local builder.

52 Parraween Street's original form has lost some integrity due to the later skillion addition to the western elevation and replacement of the original skillion rear wing with a new, larger skillion rear wing. The building does not retain its original form or configuration to the level required for heritage listing.

52 Parraween Street has a car stand that impacts on the setting of the building.

The building is an example of a vernacular cottage that features a recessed arch (not an Italianate detail). The building is a part of a row of three terraces and their typological relationship has been compromised by the first-floor addition at 56 Parraween Street.

The building has a moderate level of integrity much lower than other heritage listed items.

The building does not meet the threshold to warrant listing.

#### Significance -54 Parraween Street

The building is a speculative development by John Connor who is not considered a significant local builder.

The building has a moderate level of integrity much lower than other heritage listed items.

The building does not meet the threshold to warrant listing.

Significance - 56 Parraween Street

The building is a speculative development by John Connor who is not considered a significant local builder.

56 Parraween Street's original form and facade has lost its integrity resulting in a moderate level of integrity due to the demolition and reconstruction of the facade to new alignment, demolition of much of the interior and replacement with a new, two storey rear wing. The demolition and reconstruction of the facade to new alignment excludes it from being substantially intact. No interior details survives due to the extent of the demolition. The building does not retain its original form or configuration to the level required for heritage listing.

The building has a moderate level of integrity much lower than other heritage listed items.

The building does not meet the threshold to warrant listing.

#### 4.8.2. 70-72 Parraween Street

The buildings along Parraween Street are associated with local building contractors, Charles and Mary Blackman who were speculative developments who contributed to the development of the North Sydney Local Government Area.

The historical significance of 70 to 72 Parraween Street as a distinct Federation-era group has been diminished by the external alterations which have occurred to the original fabric.

The buildings have low significance in their ability to reflect Federation development. The houses have removed fencing to install car stands. Many houses have been modified with rendering and front verandah modifications. Many houses have had finishes changed.

The buildings are not considered significant as they are not rare within the North Sydney Local Government Area as much of the surrounding areas was developed at a similar time.

Federation developments are well represented within the North Sydney area as heritage items with a higher level of integrity.

Significance - 70 Parraween Street

The building is a speculative development by Charles Blackman who is not considered to be an important developer.

70 Parraween Street, Cremorne has lost some integrity due to the loss of setting, and original rear wing which has been substantially rebuilt.

The building has a moderate level of integrity much lower than other heritage listed items.

The building does not meet the threshold to warrant listing.

Significance - 72 Parraween Street

The building is a speculative development by Charles Blackman who is not considered to be an important developer.

No 72 Parraween Street, Cremorne has lost some integrity due to the loss of setting, verandah infill, loss of original fenestration, loss of original fences and the original rear wing which has been substantially rebuilt.

The building has a moderate level of integrity much lower than other heritage listed items.

The building does not meet the threshold to warrant listing.

#### **4.8.3. 74-76 Parraween Street. This is not proposed as a heritage item**

The buildings along Parraween Street are associated with local building contractors, Charles and Mary Blackman who were speculative developments who contributed to the development of the North Sydney Local Government Area.

The historical significance of 74 to 76 Parraween Street as a distinct Federation-era group has been diminished by the external alterations which have occurred to the original fabric.

The buildings have low significance in their ability to reflect Federation development. The houses have removed fencing to install car stands. Many houses have been modified with rendering and front verandah modifications. Many houses have had finishes changed.

The buildings are not considered significant as they are not rare within the North Sydney Local Government Area as much of the surrounding areas was developed at a similar time.

Federation developments are well represented within the North Sydney area as heritage items with a higher level of integrity.

#### **Significance - 72 Parraween Street**

The building is a speculative development by Charles Blackman who is not considered to be an important developer.

72 Parraween Street, Cremorne has lost some integrity due to the loss of setting, and original rear wing which has been substantially rebuilt.

The building has a moderate level of integrity much lower than other heritage listed items.

The building does not meet the threshold to warrant listing.

#### **Significance - 76 Parraween Street**

The building is a speculative development by Charles Blackman who is not considered to be an important developer.

No 76 Parraween Street, Cremorne has lost some integrity due to the loss of setting, verandah infill, loss of original fenestration, loss of original fences and the original rear wing which has been substantially rebuilt.

The building has a moderate level of integrity much lower than other heritage listed items.

The building does not meet the threshold to warrant listing.

#### 4.8.4. 78-80 Parraween Street

The buildings along Parraween Street are associated with local building contractors, Charles and Mary Blackman **who were speculative developments** who contributed to the development of the North Sydney Local Government Area.

78-80 Parraween Street reflects a different type to the pairs at 70-76 Parraween Street. The historical significance of 78 to 80 Parraween Street as a distinct Federation-era group has been diminished by the external alterations which have occurred to the original fabric.

The buildings have low significance in their ability to reflect Federation development. The houses have removed fencing to install car stands. Many houses have been modified with rendering and front verandah modifications. Many houses have had finishes changed.

The buildings are not considered significant as they are not rare within the North Sydney Local Government Area as much of the surrounding areas was developed at a similar time.

Federation developments are well represented within the North Sydney area as heritage items with a higher level of integrity.

##### Significance - 78 Parraween Street

The building is a speculative development by Charles Blackman who is not considered to be an important developer.

78 Parraween Street, Cremorne has lost some integrity and loss of setting has resulted in a moderate level of integrity.

The building, while a Heritage Item, has a moderate level of integrity much lower than other heritage listed items.

##### Significance - 80 Parraween Street

The building is a speculative development by Charles Blackman who is not considered to be an important developer.

80 Parraween Street, Cremorne has lost some integrity due to the painting of original tuck pointed brick façade and the loss of setting. The building does not retain its original finishes or presentation to the street.

The building, while a Heritage Item, has a moderate level of integrity much lower than other heritage listed items.

#### 4.8.5. 82-88 Parraween Street

The buildings along Parraween Street are associated with local building contractors, Harbutt Brothers **who were speculative developments** who contributed to the development of the North Sydney Local Government Area and 94 of their building remain in the HCA as heritage items.

The historical significance of 82 to 88 Parraween Street as a distinct Federation-era group has been diminished by the external alterations which have occurred to the original fabric.

The buildings have low significance in their ability to reflect Federation development. The houses have removed fencing to install car stands. Many houses have been modified with rendering and front verandah modifications. Many houses have had finishes changed.

The buildings are not rare within the North Sydney Local Government Area as much of the surrounding areas was developed at a similar time.

Federation developments are well represented within the North Sydney area as heritage items with a higher level of integrity.

The building, while a Heritage Item, has a moderate level of integrity much lower than other heritage listed items.

#### Significance -82 Parraween Street

No. 82 Parraween Street has some historical values at a local level as forming part of the earliest phases of residential development of the Parraween Estate (part of the Cooperville Estate lands)

No. 82 Parraween Street has associations with Helier and Percy Harbutt. Harbutt Brothers undertook extensive residential development in the Parraween Estate and North Sydney LGA.

No. 82 Parraween Street is one of many cottages that is a representative of their work.

The building, while a Heritage Item, has a moderate level of integrity much lower than other heritage listed items.

#### Significance -84 Parraween Street

No. 84 Parraween Street has some historical values at a local level as forming part of the earliest phases of residential development of the Parraween Estate (part of the Cooperville Estate lands) No. 84

Parraween Street has associations with Helier and Percy Harbutt. Harbutt Brothers undertook extensive residential development in the Parraween Estate and North Sydney LGA. No. 84 Parraween Street is one of many cottages that is a representative of their work. 51 buildings have been identified in the Lucas Stapleton & Johnson study. No. 84 Parraween Street, while retaining its original form, has undergone significant change including a non-original front fence and a non-original front garden.

The building, while a Heritage Item, has a moderate level of integrity much lower than other heritage listed items.

#### Significance - 86 Parraween Street

No. 86 Parraween Street has some historical values at a local level as forming part of the earliest phases of residential development of the Parraween Estate (part of the Cooperville Estate lands) No. 86

Parraween Street has associations with Helier and Percy Harbutt. Harbutt Brothers undertook extensive residential development in the Parraween Estate and North Sydney LGA. No. 86 Parraween Street is one of many cottages that is a representative of their work. 51 buildings have been identified in the Lucas Stapleton & Johnson study.

The building, while a Heritage Item, has a moderate level of integrity much lower than other heritage listed items.

**Significance -88 Parraween Street**

No. 88 Parraween Street has some historical values at a local level as forming part of the earliest phases of residential development of the Parraween Estate (part of the Cooperville Estate lands). No. 88 Parraween Street has associations with Helier and Percy Harbutt. Harbutt Brothers undertook extensive residential development in the Parraween Estate and North Sydney LGA. No. 88 Parraween Street is one of many cottages that is a representative of their work. 51 buildings have been identified in the Lucas Stapleton & Johnson study.

The building, while a Heritage Item, has a moderate level of integrity much lower than other heritage listed items.

Overall, the 12 buildings are considered to have a low level of integrity which influences their ability to reach the threshold for listing based on comparable heritage items in North Sydney. The report by Kemp & Johnson confirms this position and proposes that 50 to 72 Parraween Street do not meet the threshold.

The Kemp & Johnson report recommends that 6 buildings being 78 to 88 reach the threshold for a group heritage listing for the following reasons:

- They have local aesthetic significance as a contiguous group of relatively intact houses.
- Due to their high integrity, they are considered to be good representative examples of modest Federation Queen Anne style houses.
- The street tree planting outside the group (82-88) adds additional aesthetic significance
- There is additional local aesthetic significance as the six houses provides a historic streetscape setting for the Cremorne Orpheum cinema.

It is our position that we consider that the houses do not form a contiguous group of relatively intact houses because they have not retained their original finishes and key elements.

The integrity of the houses is not considered high which is consistent with the matrix provided in the Kemp & Johnson Report.

There is not additional aesthetic significance for the street tree planting outside the group. The relevant reference is the 1918 photo in the report which indicates street planting along Parraween Street not the 1930 aerial.

The group ability to provide a historic streetscape setting for the rear of the Cremorne Orpheum cinema on the opposite side of Parraween Street is of little value.

**4.9. GRADING OF SIGNIFICANCE**

|   | GRADING     | JUSTIFICATION  | STATUS                                      |
|---|-------------|--|---|
| A | EXCEPTIONAL | Rare or outstanding element directly contributing to an item’s local and State significance. | Fulfils criteria for local or State listing |

|   | GRADING   | JUSTIFICATION  | STATUS   |
|---|-----------|--|--|
| B | HIGH      | High degree of original fabric. Demonstrates a key element of the item’s significance. Alterations do not detract from significance.   | Fulfils criteria for local or State listing.         |
| C | MODERATE  | Elements of typical representative quality. Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item. | Fulfils criteria for local or State listing.         |
| D | LITTLE    | Alterations detract from significance. Difficult to interpret.   | Does not fulfil criteria for local or State listing. |
| E | INTRUSIVE | Damaging to the item’s heritage significance.  | Does not fulfil criteria for local or State listing. |

Schedule of Significant Fabric

The schedule of existing fabric notes the relevant area and its level of significance.

|   |             |   |
|---|-------------|---|
| A | EXCEPTIONAL | -   |
| B | HIGH        | -   |
| C | MODERATE    | -   |
| D | LITTLE      | 50 – 88 Parraween Street It is noted that 78-88 Parraween Street, 6 properties are listed as heritage items in particular for their external appearance with the ability to be restored |
| E | INTRUSIVE   | -   |

## 5. THE PROPOSAL

The proposal is described in the architectural plans prepared by MDP Architecture, 16 July 2024 (Appendix B).

The proposal involves the following scope of works:

**Development of a new seniors living precinct incorporating four buildings, a public park providing a link between Gerard and Parraween Street's and underground basement carparking.**

### Demolition

Demolition of 50 Parraween Street for two lane car access to a basement garage.

Demolition of 50-76 Parraween Street.

Demolition of 59-67 Gerard Street.

**Retention and restoration of Federation Cottages at 78-88 Parraween Street including restoration of missing details. Partial demolition to occur to rear additions.**

### New Development

The T-shape site which has two zones linked by a new green link

The Gerard Street zone which includes three (3) houses and a flat building is replaced with a 7 storey high residential use.

The Parraween Street zone which includes twenty (20) houses is replaced by car access, an open green link, 6 retained houses and a new 4-storey building.

It is proposed to demolish 50 Parraween Street to create a 2-lane car access, to a basement garage. The basement garage allows the removal of car stands to Parraween Street which allows reinstatement of the front fences, front gardens and street trees.

It is proposed to demolish three (3) buildings to Gerard Street.

It is proposed to demolish six (6) houses being 50 -60 Parraween Street

It is proposed to demolish four (4) houses (2 pairs) being 62-68 Parraween Street to create a green link.

A continuous publicly accessible green strip is created from 74-76 Parraween Street.

It is proposed to retain a significant tree to the north-east of the site.

It is proposed to reinstate street trees that were removed to provide access to car-stands that are no longer required due to car access to 50 Parraween Street.

It is proposed to demolish 50,52, 54 and 56 Parraween Street

It is proposed to demolish ten(10) semi detached (5 pairs of houses) between 58-76 Parraween Street.

It is proposed to retain one, 1-storey semi-detached building at 78-80 Parraween Street and four individual buildings at 82-88 Parraween Street.

New development of 4-storeys is set behind some retained lower scale buildings 78-88 Parraween Street. The lower scale buildings to street are far less in height than anticipated in the controls.

While the site is zoned for a 4-storey development along Parraween Street, the proposal intends to retain the single storey character by retaining 78-80 Parraween Street.

A 4-storey development which complies with the height control is set behind the lower scale buildings and will provide a neutral screen backdrop to the retained single storey houses are used for publicly accessible servicing.

**Overall, the proposal retains the existing scale and character of Parraween Street by the retention of Federation Cottages at 82 to 88 Parraween Street and of Federation semi-detached Cottages at 78-80 Parraween Street.**

**A new green link is proposed between Gerard Street and Parraween Street.**

**A two 2 lane car access to basement carport is proposed.**

**The carpark enables the reinstatement of the front fences and gardens to Parraween Street.**

A higher building that directly relates to the context of Gerard Street occur to that frontage which is located a considerable distance from Parraween Street. Overall, the proposal has been informed by a contextual analysis and responds well to established height.

## 6. ASSESSMENT OF HERITAGE IMPACT

### 6.1. ASSESSMENT OF HERITAGE IMPACT USING THE DPE (2023) GUIDELINES

The Department of Planning and Environment provides the following guidelines as a prompt to assess the impact of a proposed development.

For the purpose of this assessment, the 6 retained and adapted buildings listed as heritage items are 78, 80, 82, 84, 86, 88 Parraween Street.

The stated significance of the buildings at 78,80,82,84,86,88 Parraween Street relates primarily to the contribution to the streetscape. This embodied in the terracotta roof and chimney of the roof of the primary form. In the original façade, although only 84 retains its face brick. The proposal will investigate the removal of paint from the face brick work or reinstatement of a finish similar to face brick. 88 Parraween Street has been rendered and the removal of the render will damage the face brick. Reinstatement off a finish similar to face brick is proposed.

Where terracotta tiles are porous, these will be replaced with terracotta tiles of the same profile. Original timber work, doors and windows will be retained and repaired. Where original timber windows have been removed, new timber windows will be installed. The timber work will be painted in appropriate colour.

Beyond the primary form, the skillion rooms in metal form the secondary zone of the house and is not visible beyond the tiled roofs There is a greater extent of change in this area. It is proposed to remove the secondary form to all retained heritage items.

#### Matters for Consideration

##### 6.1.1. Fabric and spatial arrangements

The proposed works include the removal of unsympathetic alterations and additions to primary form of the retained and adapted buildings. The proposed demolition of the rear secondary forms which exist in varying degrees of integrity do not contribute to the the Parraween streetscape.

The restoration benefits an understanding of the retained buildings and the former character of Parraween Street which will be enhanced by the retention of the primary form of the buildings and the reinstatement of their front gardens and fences. It is intended that street trees are also reinstated.

The secondary form which does not contribute to the the Parraween streetscape. does not meet the threshold for its retention and is proposed for demolition.

##### 6.1.2. Setting, views and vistas

The landscape setting of the street will change by the removal of 50-76 Parraween Street & 59-67 Gerard Street and the retention and adaption of the heritage items at 78-88 Parraween Street.

The streetscape is further enhanced by the reinstatement of front gardens, front fences and street trees to the heritage items and further landscaping to the front of the new developments.

The proposal will not impact on significant views and vistas, including views to retained buildings, and views to heritage items in the vicinity (Cremorne Orpheum).

The proposed works will not impact on the setting, landscape and character of the 6 heritage items in Parraween Street as the primary form of the retained and adapted buildings will be enhanced through the reinstatement of front gardens, front fences and street trees to the heritage items.

#### 6.1.3. Landscape

The original landscape elements of front gardens and front fences that contribute to the character of the retained buildings and the streetscape are reinstated to retained buildings at 78-88 Parraween Street.

The proposed landscape is appropriate to the period of the retained buildings.

The proposed tree removal in other areas on site which is minimal and will not impact on the heritage significance of the heritage properties.

#### 6.1.4. Use

The north side of Parraween Street has a predominately commercial use. The south side of Parraween Street has a predominately residential use with some commercial use.

The proposed use of a Senior's Living Precinct retains the existing residential use.

The buildings have low integrity, and the proposed works restores the appearance of the primary form and the front gardens which is a fundamental component of the design.

The following options to avoid impact have been implemented into the design:

- Retention of the primary form of the heritage items and reinstatement of front gardens and front fences.
- The removal of the driveways allows for street trees to be reinstated.

#### 6.1.5. Demolition

The extent of demolition proposed to the heritage properties are limited to the non-original secondary form with retention and adaptive re-use and restoration of the primary form. This enhances their ability to contribute to the streetscape which is a primary aspect of their significance.

Demolition of the remaining buildings and development into a senior living precinct to accommodate 4 new buildings, a public park and underground carparking is acceptable as the properties have been found to have little or no heritage significance.

#### 6.1.6. Curtilage

The curtilage for the 6 heritage items relates to the primary building form and front yards and street verge being the setting that contributes to their streetscape significance.

#### 6.1.7. Moveable heritage

No moveable heritage has been identified.

**6.1.8. Aboriginal cultural heritage**

The heritage listing of the item does not identify Aboriginal cultural heritage values. Refer Aboriginal Heritage report for an assessment of impacts to these values.

**6.1.9. Historical archaeology**

The development is not sited on any known, or potentially significant archaeological deposits.

**6.1.10. Natural heritage**

The heritage listing does not identify the heritage item as a place of natural heritage values. Refer Ecological report for assessments of impacts to the identified natural heritage values.

**6.1.11. Conservation areas**

Not applicable. The subject site is not located in a conservation area.

**6.1.12. Cumulative impacts**

The proposed works is presented as a broader scope of works to avoid the cumulative impact.

**6.1.13. The conservation management plan**

No conservation management plan has been requested or provided.

**6.1.14. Other heritage items in the vicinity**

The proposed works will not have any direct or indirect impacts to the significance of the heritage items in the vicinity because the area of the proposed works is beyond the visual curtilage of the heritage items due to its located on the opposite side of Parraween Street.

**6.1.15. Commonwealth/National heritage significance**

Not applicable.

**6.1.16. World Heritage significance**

Not applicable.

**6.2. ASSESSMENT OF HERITAGE IMPACT USING COUNCIL HERITAGE CONTROLS**

**6.2.1. North Sydney Local Environmental Plan 2013**

Clause 5.10 Heritage Conservation

**(1) Objectives**

*The objectives of this clause are as follows—*

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

Response:

This HIS argues that the significance of the heritage Items relates to their exterior appearance. Their level of integrity is low particularly in comparison to other listed Heritage Items in the area.

**(2) Requirement for consent**

*Development consent is required for any of the following—*

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

Response:

This heritage impact statement forms part of the SSDA submitted to NSW Department of Planning. The proposal complies with this provision. Notwithstanding, 6 properties are being retained/restored and other properties will be photographed and documented for future references.

**(3) When consent not required**

*However, development consent under this clause is not required if—*

- (a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development—*
  - (i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and*
  - (ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or*
- (b) the development is in a cemetery or burial ground and the proposed development—*
  - (i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and*
  - (ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or*

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

Response:

Not applicable. The proposal seeks development consent.

***(4) Effect of proposed development on heritage significance***

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

Response:

This HIS argues that the significance of the heritage Items relates to their exterior appearance. Their level of integrity is low particularly in comparison to other listed Heritage Items in the area.

***(5) Heritage assessment***

*The consent authority may, before granting consent to any development—*

- (a) on land on which a heritage item is located, or*
  - (b) on land that is within a heritage conservation area, or*
  - (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),*
- require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.*

Response:

This heritage impact statement assesses the extent of the proposed development to be carried out and the extent to which there is an impact on the Heritage Items and Heritage items in the vicinity.

***(6) Heritage conservation management plans***

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

Response:

A conservation management plan has not been requested or prepared for the site.

***(7) Archaeological sites***

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

- (a) notify the Heritage Council of its intention to grant consent, and*
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.*

Response:

An Archaeological Report has been prepared by Biosis dated 26 July 2023. Recommendation 1 in the report notes that “no further archaeological work is required in the study area due to the entire study area being assessed as having low archaeological potential”.

***(8) Aboriginal places of heritage significance***

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

- (a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and*
- (b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.*

Response:

Archaeological Report prepared by Biosis dated 26 July 2023 notes that a search of the Aboriginal Heritage Information Management System (AHIMS) database revealed that none of the Aboriginal cultural heritage sites are located within the study area.

***(9) Demolition of nominated State heritage items***

*The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item—*

- (a) notify the Heritage Council about the application, and*
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.*

Response:

Not applicable. No demolition of nominated State heritage item is proposed.

***(10) Conservation incentives***

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

- (a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and*
- (b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and*

- (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and*
- (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and*
- (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.*

Response:

Not applicable. No conservation incentives are requested.

**6.2.2. North Sydney Development Control Plan**  
Section 13 Heritage & Conservation

*13.4 DEVELOPMENT IN THE VICINITY OF HERITAGE ITEMS*

*Provisions*

*P1 Respect and respond to the curtilage, setbacks, form, scale and style of the heritage item in the design and siting of new work.*

Response:

The development will not impact upon the heritage item in the vicinity at Cremorne Orpheum Picture Palace, 380 Military Road, Cremorne.

There is no overshadowing created by the development. The restoration of the facades, front gardens and potential for street trees enhances the streetscape setting for the Cremorne Orpheum.

The proposed development is visually and physically separated from the Orpheum Picture Palace by Parraween Street and the retention of the Heritage Items to the northern side of the site which are closest to the Orpheum Picture Palace maintains a positive heritage outcome.

*P2 Maintain significant public domain views to and from the heritage item.*

Response:

The development will not impact upon the views to and from the heritage item in the vicinity at 380 Military Road, Cremorne. Existing views from the public domain will remain as the proposed development is on the opposite side of Parraween Street. Views from Gerard Street are not available due to the existing development and therefore no views from Gerard Street are impacted.

The Orpheum Picture Palace's primary elevation is facing Military Road and therefore would not be impact both visually or physically from the proposed seniors living precinct.

*P3 Ensure compatibility with the orientation and alignment of the heritage item.*

Response:

The development will not impact upon the heritage item in the vicinity at Cremorne Orpheum Picture Palace, 380 Military Road, Cremorne.

The proposed development is located on the opposite side of Parraween Street and all the proposed buildings on the Parraween Street sites are orientated towards Parraween Street. As the subject site is located on the opposite side of Parraween Street, it cannot match the alignment of the heritage item however the development is appropriately setback and is well-designed to retain the importance of the heritage item.

*P4 Provide an adequate area around the heritage item to allow for its interpretation.*

Response:

The development will not impact upon the heritage item in the vicinity at Cremorne Orpheum Picture Palace, 380 Military Road, Cremorne as the proposed development is located on the opposite side of Parraween Street.

*P5 Retain original or significant landscape features that are associated with the heritage item or that contribute to its setting.*

Response:

The development will not impact upon the heritage item in the vicinity at Cremorne Orpheum Picture Palace, 380 Military Road, Cremorne as the proposed development is located on the opposite side of Parraween Street.

*P6 Protect and allow interpretation of archaeological features (as appropriate and relevant).*

Response:

This DA is accompanied by a Historical Archaeological Assessment prepared by Biosis, which includes recommendations for the protection of potential archaeological features.

### 13.5 HERITAGE ITEMS

#### 13.5.1 Protecting heritage significance

##### Provisions

*P1 Retain features (including natural and cultural landscape features) that contribute to the significance of the item.*

##### Response:

Complies. The proposed development retains the original form of 78-88 Parraween Street, Cremorne and includes various conservation works to ensure they remain connected to the streetscape. Demolition to the rear non-original elements allow for further development on the site and remove uncharacteristic elements from the existing buildings.

*P2 Remove unsympathetic elements, especially where substantial changes are proposed to a heritage item, and there is potential for an improved heritage outcome.*

##### Response:

Complies. The proposed development retains the original form of 78-88 Parraween Street, Cremorne and includes various conservation works to ensure they remain connected to the streetscape. Demolition to the rear non-original elements allow for further development on the site and remove uncharacteristic elements from the existing buildings.

Landscaping is proposed to be improved with removal of hardstand carparking and replacement with underground basement carparking. Most notably, the garden setting of the heritage listed properties are to be improved with minimal hard paving and an improvement in soft landscaping to their front setback. The proposed landscaping will improve its setting to Parraween Street and retains its importance in the streetscape.

*P3 New work is to be consistent with the setback, massing, form and scale of the significant features of the heritage item.*

##### Response:

Complies. All development is in-line with the existing setback of the heritage listed properties at 78-88 Parraween Street. Extensions to the heritage listed properties are setback to the rear allowing for the primary form to remain legible.

The proposed massing of the development, although uncharacteristic of the heritage properties are located away from the properties which retain their importance in the streetscape.

*P4 Retain significant fabric, features or parts of the heritage item that represent key periods of the item's history or development.*

##### Response:

Complies. Significant fabric, features or parts of the heritage properties are retained at their primary forms.

*P5 Locate change away from original areas of the heritage item that are intact. For example, where a building's significance is related to the front of a building, locate new work to the rear.*

Response:

New work preserves the heritage significance of 78-88 Parraween Street by incorporating the existing building into the new design.

*P6 All works are to be consistent with an adopted Conservation Management Plan/s where applicable.*

Response:

Not applicable, a Conservation Management Plan has not been requested or prepared for the subject sites.

#### *13.5.7 Group heritage items*

##### *Objectives*

*O1 Retain the significant features or characteristics of the group but allow flexibility for change where significance will not be affected.*

##### *Provisions*

*P1 Retain significant features that are common to the group.*

**Note:** Council may require reinstatement of missing details on **group heritage items** where physical or documentary evidence is available

*P2 Locate new work away from the significant elements of the group.*

*P3 Retain significant historical boundaries.*

Response:

Complies. The heritage properties are part of 'Parraween Street Group – House' as per the North Sydney LEP. The proposed development retains the group and the features that contribute to the group listing, notably the primary form, are enhanced through conservation works.

#### *13.8 DEMOLITION*

*These controls apply to development applications for demolition works to heritage items and sites within heritage conservation areas.*

##### *Objectives*

*O1 To ensure that heritage items and buildings which positively contribute to the significance and character of a heritage conservation area retained.*

*O2 To outline the criteria which need to be considered by Council should applicant still seek to demolish the heritage item or building which positively contributes to a heritage conservation area.*

Response:

Complies. The proposed development demolishes all existing buildings and ancillary buildings at 50-76 Parraween Street and 59-67 Gerard Street, Cremorne. The heritage properties at 78-88 Parraween Street retain their primary form with demolition to the rear non-original secondary form and hard-stand

car parking in the front setbacks are proposed as they do not contribute to the significance of the heritage properties.

*Provisions*

*Demolition of heritage items*

*P1 Heritage items must not be demolished and demolition will not be supported by Council.*

*P2 Despite P1 above, Council may consider the demolition of a heritage item, but only where an applicant can satisfactorily demonstrate:*

*(a) why it is not reasonable to conserve the heritage item taking into consideration:*

*(i) The heritage significance of the property; and*

*(ii) the structural condition of the building; and*

*(iii) pest inspection reports; and*

*(iv) whether the building constitutes a danger to the public.*

*(b) that alternative options to demolition have been considered with reasons provided as to why the alternatives are not acceptable.*

*Response:*

Complies. Partial demolition of the heritage items is proposed to the non-original secondary form and hard-stand carparking within the front setback only. The significance is therefore retained through the retention of the primary form and details.

### 6.3. IMPACTS OF THE PROPOSED DEVELOPMENT ON THE HERITAGE ITEMS

The following provides a response to the impact of the proposed demolition of the rear wings of the heritage items on their identified heritage significance as identified in the Planning Proposal documents:

The proposed demolitions of the rear wings of the heritage items (78-88) is not considered to impact on the heritage significance as identified above as this is primarily based on their presentation to Parraween Street including their primary form, front garden and potential for street trees.

### 6.4. PROPOSED EXTENT AND METHODOLOGY FOR THE RESTORATION OF THE DWELLINGS AT 78-88 PARRAWEEN STREET

The proposed extent and methodology for the restoration of the dwellings at 78-88 Parraween Street are as follows:

The buildings contribute to the character of the streetscape, and missing detail that is relevant to this character in the street presentation of the buildings is proposed to be restored based on evidence. The interiors which have minimal contribution to the streetscape are proposed to be adaptively reused. Overall their contribution will be enhanced.

The development will enable the recovery of character in the streetscape by removing the need for multiple driveways and parking within the front setbacks, as has occurred. It is proposed to provide consistent low (1.2m) timber picket fencing from 78 – 88 Parraween Street boundary and to side boundaries forward of building line as evidenced in historic photos. The removal of driveways enables street trees evidenced from the 1918 photographs, likely to be brushbox is to be reinstated.

## 6.5. IMPACTS OF THE PROPOSAL ON THE SETTING AND VISUAL CURTILAGE OF THE CREMORNE ORPHEUM PICTURE PALACE, AND VIEWS FROM MILITARY ROAD

The identified significance of Cremorne Orpheum Picture Palace, 380 Military Rd, Cremorne, is provided in the State Heritage Inventory.

*"The Cremorne Orpheum like the Roxy at Parramatta, was built to rival the city cinemas, and accordingly is a large and impressively detailed building. Designed by eminent theatre architect, George Newton Kenworthy, its intricate and lavish ornamentation exemplifies the successful use of Art deco stylism in popular architecture and with original fittings and decoration intact, it survives as one of the best surviving examples of Art Deco cinema design in Sydney."*

These statements note the significance relies on:

Historic values as part of early subdivision.

Aesthetic values of the building as an Inter-war theatre.

The rarity of the of the building as an Inter-war theatre.

The proposal does not impact on the historic, aesthetic values or the rarity values.

The building is located approximately metres away from the proposed building. The Heritage Items are visually separated from the subject site by a 22m wide road. The proposed buildings are beyond the visual curtilage of the items and do not block views. Views of the building from Parraween Street will remain the same.

The context of the heritage item Cremorne Orpheum Picture Palace are flanked by medium rise flat buildings of around 4-storey scale, and look directly across the road to a carpark. The buildings in the immediate vicinity of the heritage item is similar and have defined the setting which is different to the north side of the street. Their heritage curtilage of Cremorne Orpheum Picture Palace is limited to the lot boundary. The scale of the proposed development in Parraween Street responds to the established scale of flat buildings in Parraween Street and the control. The scale of the proposed development fronting Gerard Street responds to the scale of development adjacent at 81a and 81B and is 75m from the heritage item Cremorne Orpheum Picture Palace.

The proposed buildings will not impact on the setting of the item, which is defined by the heritage items, the Cremorne Orpheum Picture Palace and medium rise flat buildings.

The proposal will not affect views to or from the heritage item as it is far removed and the scale of 5-13 storey flat buildings is well established in Gerard Street. No heritage views are identified, and no impact is anticipated.

The proposed development will not contribute to or detract from the setting of the items.

The proposed development will not reduce the significance of the heritage items.

## 6.6. IMPACTS OF THE PROPOSAL ON THE HERITAGE ITEMS AT 22 AND 24 GERARD STREET, CREMORNE

The identified significance of 22 Gerard St (Item I0054) is provided in the State Heritage Inventory as follows:

*"A rough but robust vernacular cottage of random coursed sandstone. It is of nineteenth century form and as such is probably a rare survivor of the early development in this area, Gerard Street being an early subdivision near to Military Road. It provides important contrasts to the more substantial houses of the area. A similar house survives next door."*

The identified significance of 24 Gerard St (Item I0055) is provided in the State Heritage Inventory as follows:

*"A well-composed and constructed single storey stone house of nineteenth century Victorian Georgian form and materials. As such it is probably a rare survivor of the early development in this area, Gerard Street being an early subdivision near Military Road. It provides important contrasts with the more substantial houses of the area. A similar house survives next door."*

*-*  
*A well-composed and constructed stone house of nineteenth century form and materials. As such it is probably a rare survivor of the early development in this area, Gerard Street being an early subdivision near Military Road. It provides important contrasts with the more substantial houses of the area. A similar house survives next door. The interior retains its original room configuration and much original fabric.(sic)"*

These statements note the significance relies on:

Historic values as part of early subdivision

Aesthetic values of the houses as robust/ well composed examples of nineteenth century cottage/house

The rarity of the cottages as survivors of the early development in this area.

The proposal does not impact on the historic, aesthetic values or the rarity values, or their ability to contrast with more substantial houses of the area.

The pair of Heritage Items at 22 and 24 Gerard Street are located approximately 130 and 140 metres away from the proposed building on Parraween Street and 170 and 180 metres from the building on Gerard Street. The Heritage Items are visually separated from the subject site by a 5-storey flat building at 47-51 Gerard Street. The proposed buildings are beyond the visual curtilage of the items.

The pair of heritage items are flanked by high rise flat buildings of around 13-storey scale, and look directly across the road to a 6-storey flat building. The buildings in the immediate vicinity of the heritage items have irrevocably compromised their setting. Their heritage curtilage is limited to the lot boundary. The scale of the proposed development in Parraween Street responds to the established scale of flat buildings in Paling Street. The scale of the proposed development in Gerard Street responds to the scale of development adjacent at 81a and 81B.

The proposed buildings will not impact on the setting of the items, which is dominated by high and medium rise flat buildings.

The proposal will not affect views to or from the heritage items as it is far removed and the scale of 5-13 storey flat buildings is well established in Gerard Street. No heritage views are identified, and no impact is anticipated.

The proposed development will not contribute to or detract from the setting of the items.  
The proposed development will not reduce the significance of the heritage items.

## 7. CONCLUSION

The overall impacts to the heritage significance of the Heritage Items (78-88 Parraween Street, Cremorne) are considered acceptable through their retention and restoration.

The heritage items, which have a low level of integrity to the street are retained and restored. Their front gardens and the removal of driveways allows for street trees to be reinstated and retained.

The heritage properties are retained and adaptively reused as part of the proposed seniors living precinct with removal of uncharacteristic elements such as hard paving within the front setback, their non-original secondary form and conservation works.

The following measures are recommended to help mitigate any adverse impacts on the heritage item:

- salvage / retain / conserve fabric to reinforce the streetscape of Parraween Street
- interpretation of the former subdivision pattern
- archival recording of all buildings

The overall impacts to the heritage significance of the in the vicinity, Cremorne Orpheum Picture Palace, 380 Military Rd, Cremorne and 22-24 Gerald Street is considered acceptable.

Overall, it is considered that the proposed works will have a positive impact on the character and streetscape of Parraween Street.

Accordingly, the Development Application warrants approval from a heritage perspective.

**8. BIBLIOGRAPHY**

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## 9. LIST OF ILLUSTRATIONS

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| Figure no. 2.2  | 2022            | Heritage Map Detail  | North Sydney LEP              |
| Figure no. 2.3  | 2023            | Location Map   | SIXMaps                       |
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| Figure no. 3.1  | 1816            | Thrupp Land Grant  | Land Register Services        |
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| Figure no. 3.5  | 1892            | Subdivision  | North Sydney Council          |
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Figure no. 2.1 | 2022 | Heritage Map | North Sydney LEP

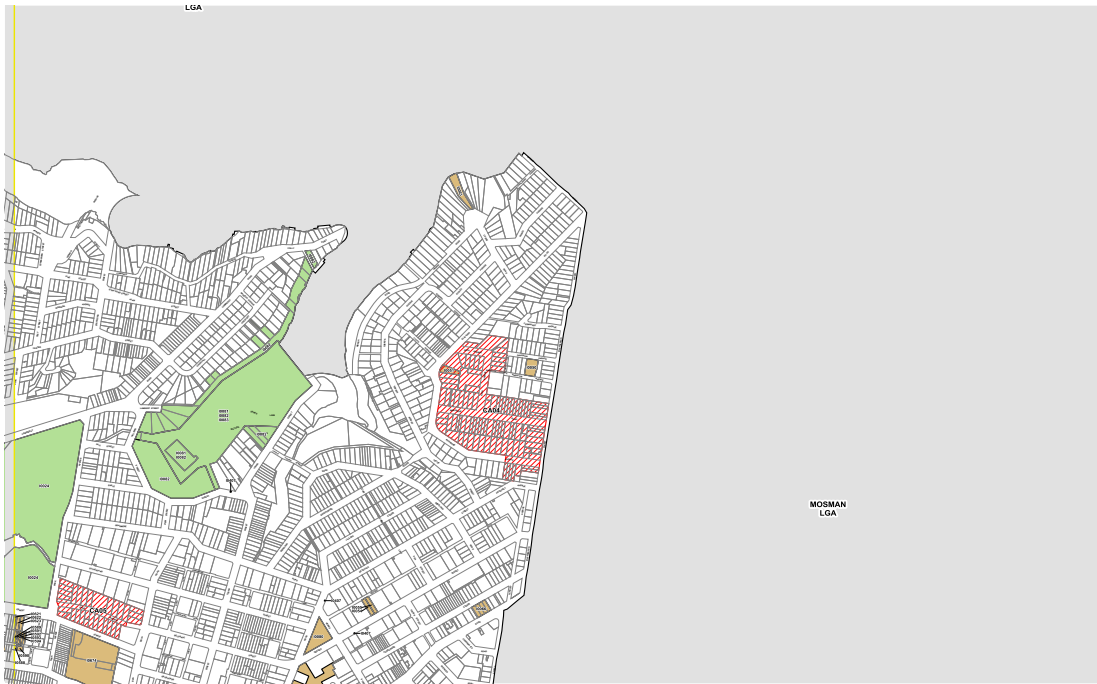


Figure no. 2.2 | 2022 | Heritage Map Detail | North Sydney LEP



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Figure no. 2.3

2023

Location Map

SIXMaps

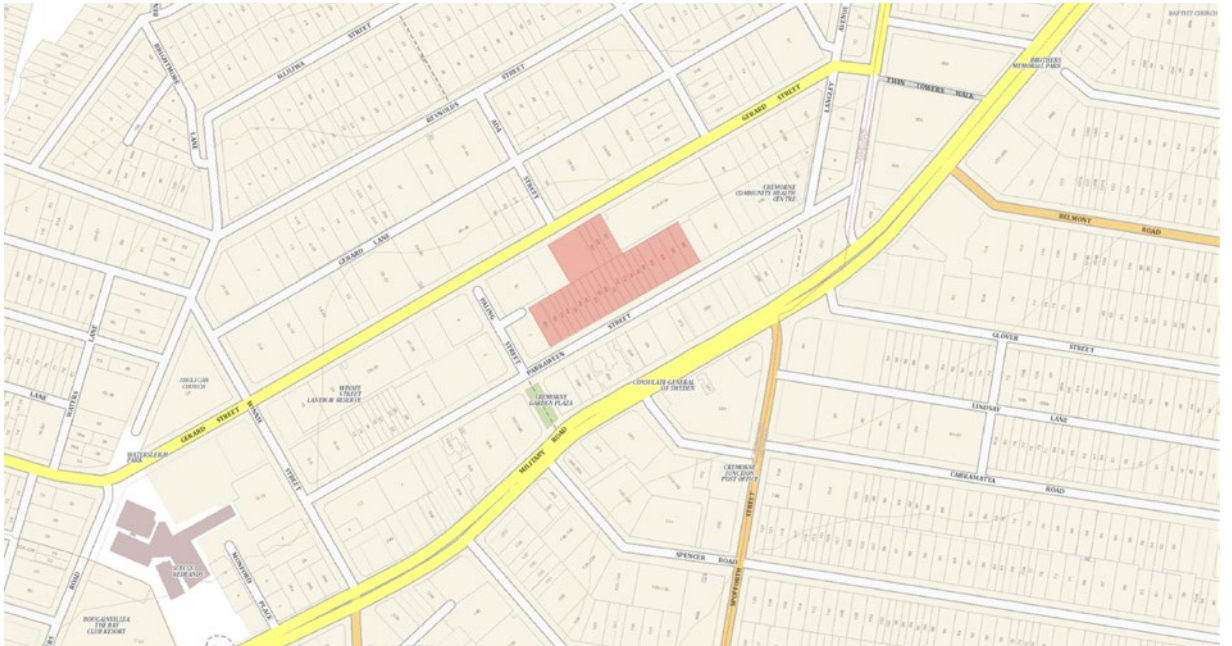


Figure no. 2.4

2022

Aerial Photograph

SIXMaps





Figure no. 3.2 | Undated | Thrupp Land Grant

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Figure no. 3.3 | 1889 | Plan showing unsold portions of various estates, Mosman's Bay & vicinity | NLA



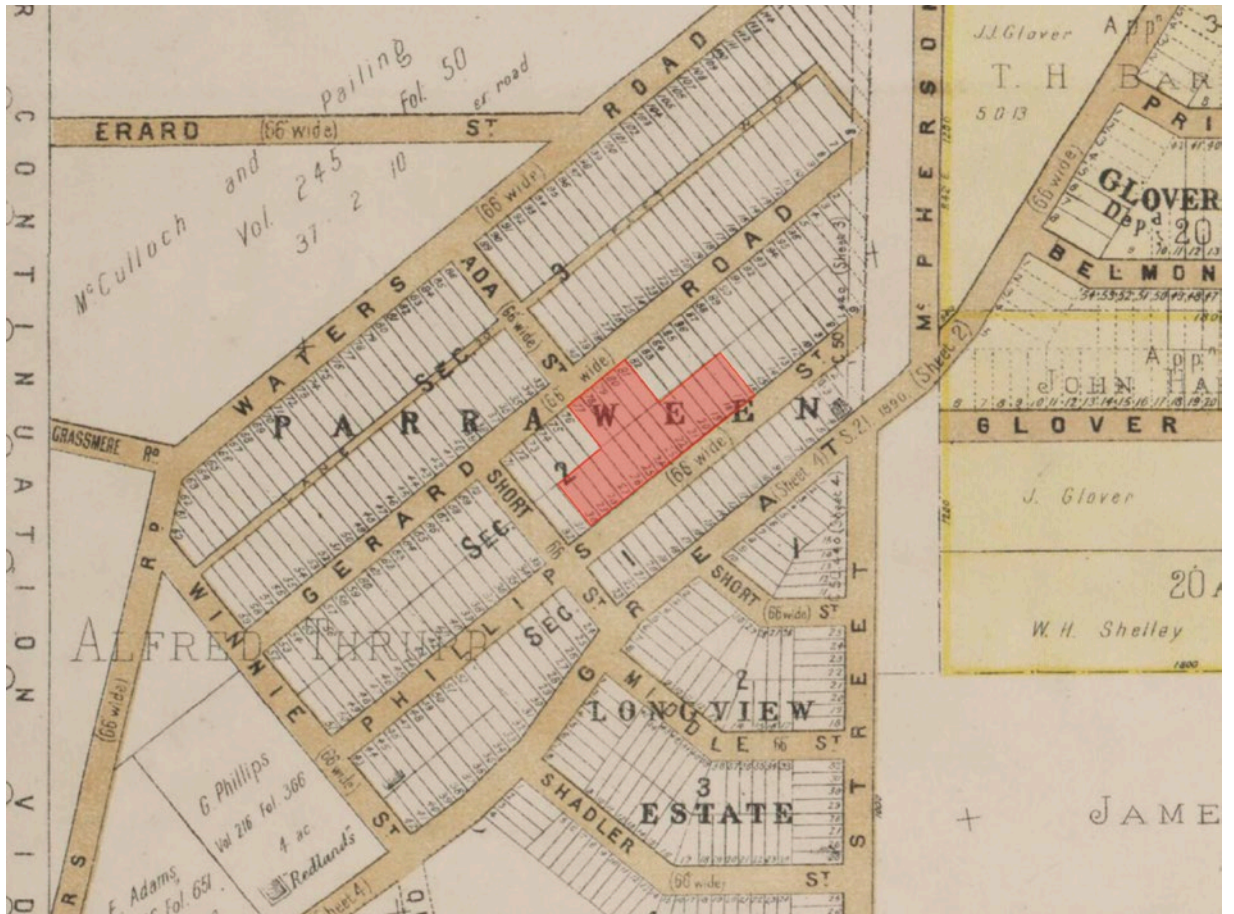
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Figure no. 3.4

1890

Detailed Map of 'Tunks Ward'

NLA



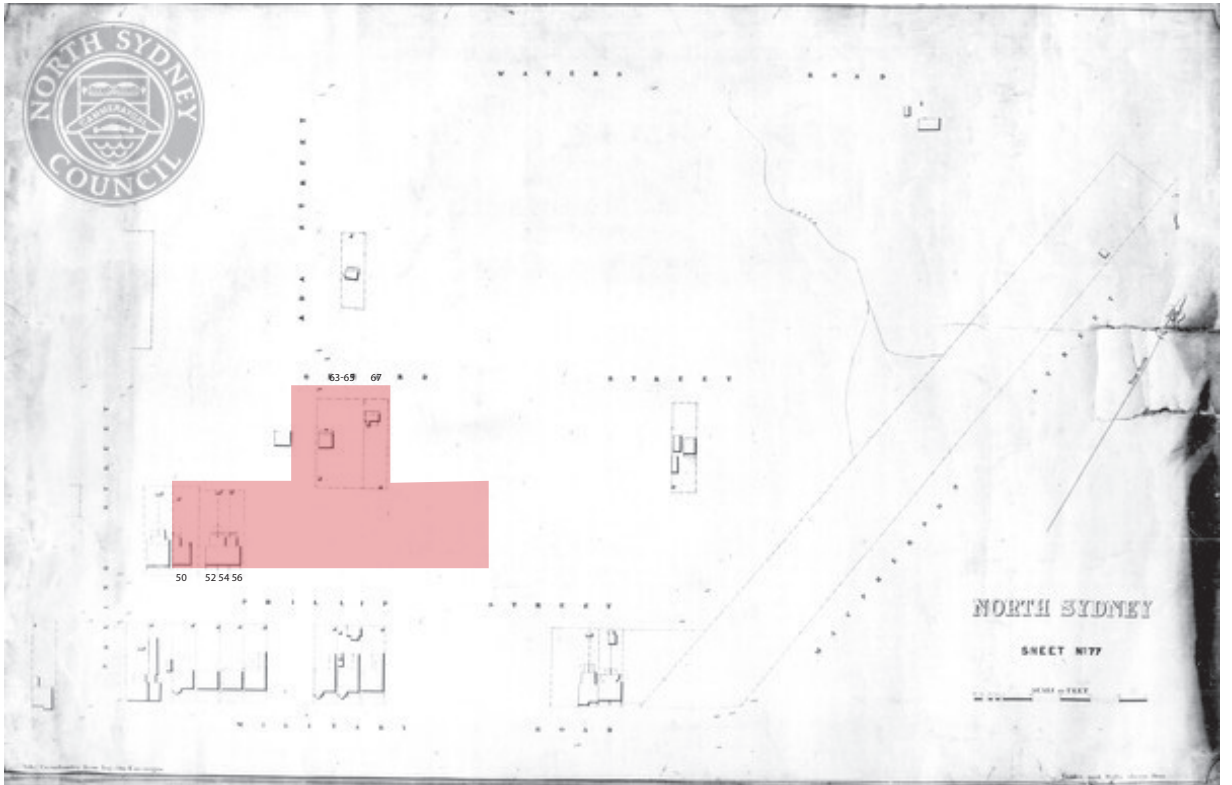
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Figure no. 3.5

1892

Subdivision

North Sydney Council







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Figure no. 3.8

1912

Subdivision

North Sydney Council



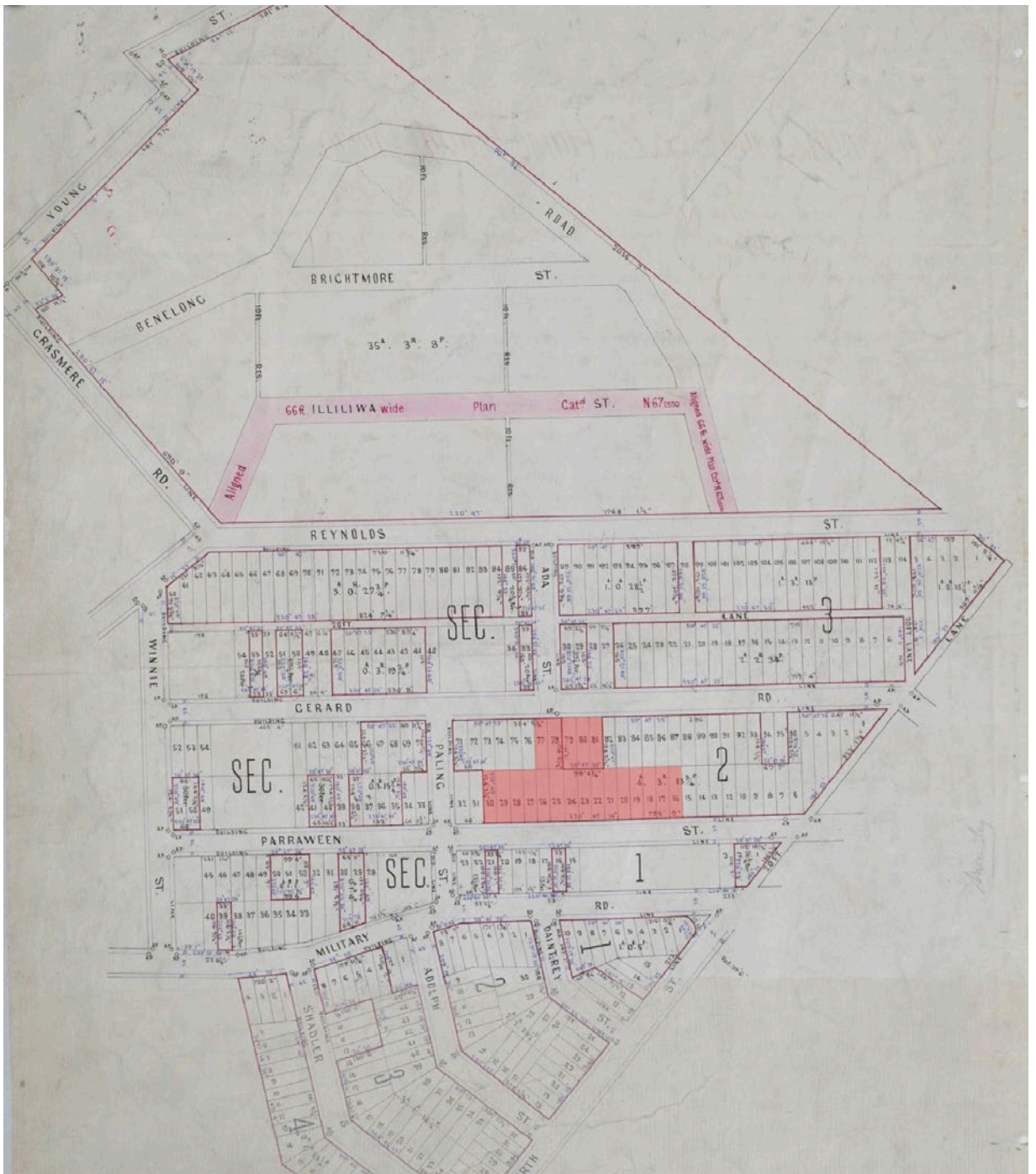
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Figure no. 3.9

1913

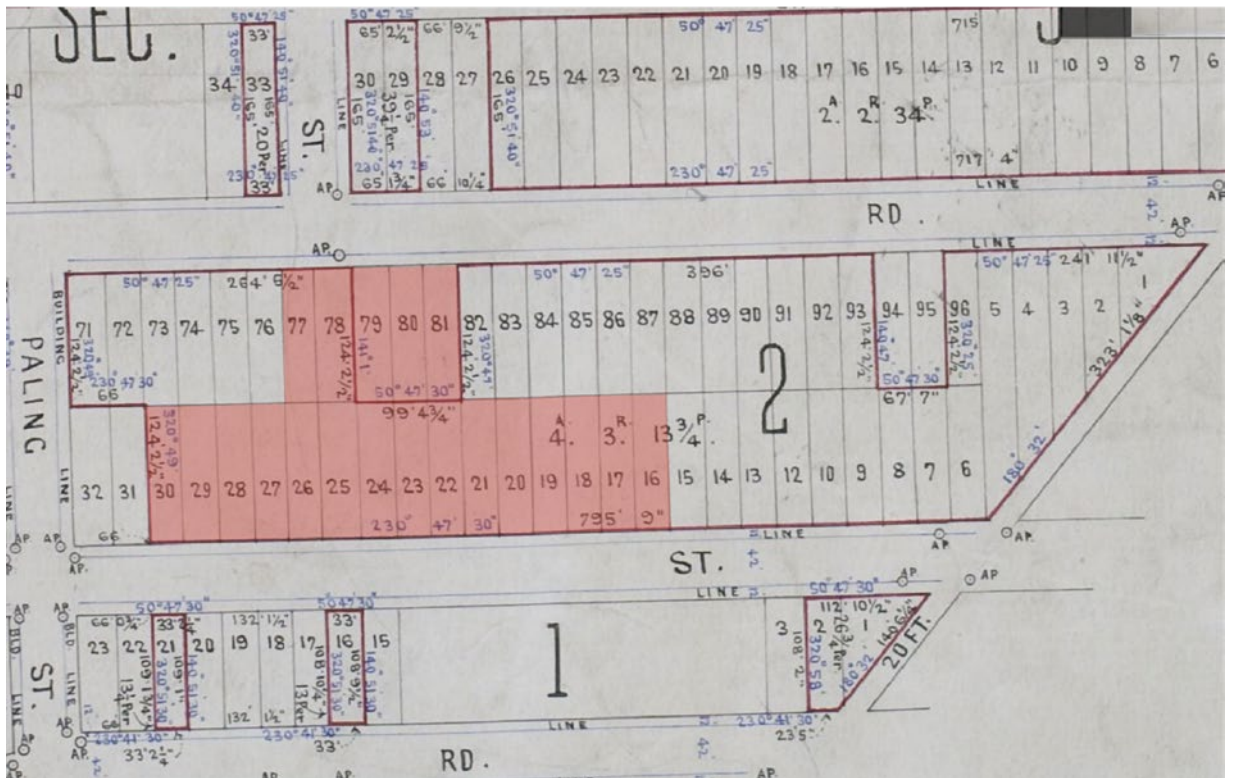
Raine and Raine Vol 2370 Fol 140

HLRV



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Figure no. 3.10 | 1913 | Raine and Raine Vol 2370 Fol 140 - Detail | HLRV

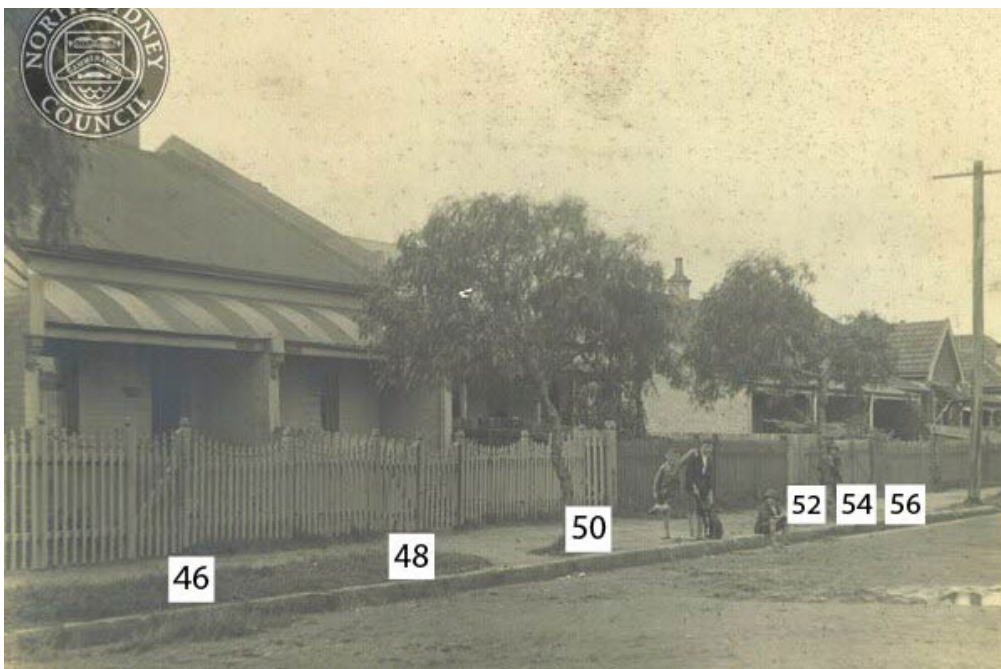


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Figure no. 3.12 | 1918 | North side of Parraween Street, Cremorne, east of Paling Street showing 46-48 Parraween St (now demolished) & 50-60 Parraween Street | NSW Historical Imagery Viewer



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Figure no. 3.13 | 1930's | 1930-1940's Block Plan

North Sydney Council

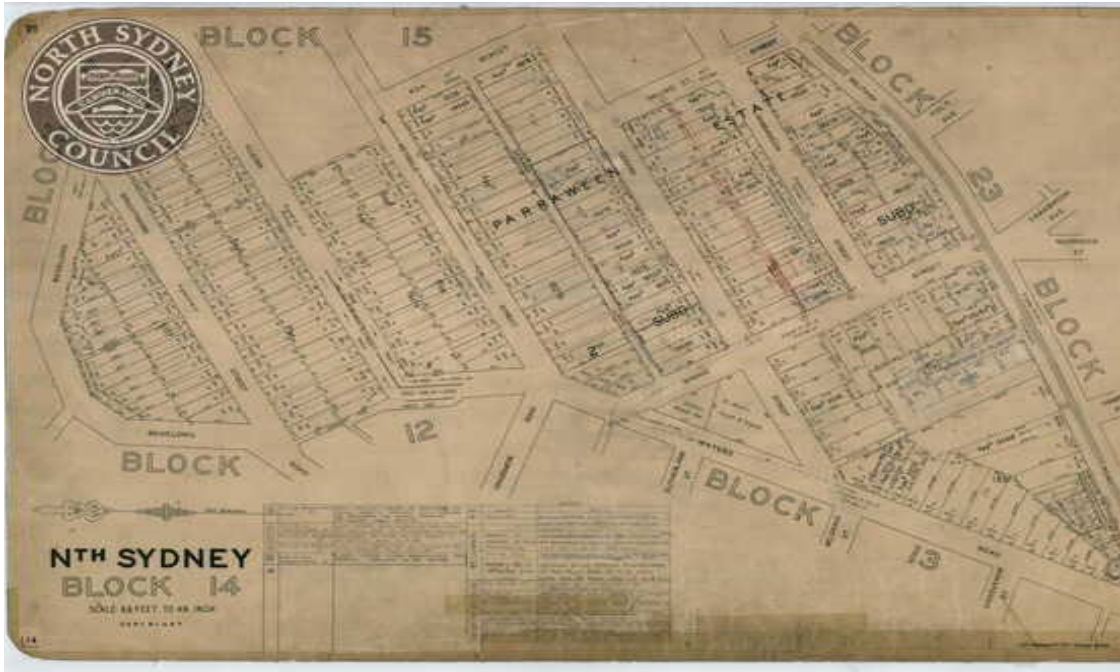


Figure no. 3.14 | 1943 | Aerial Photograph

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Figure no. 3.15 | 1955 | Aerial Photograph

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Figure no. 3.16 | 1965 | Aerial Photograph

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Figure no. 3.17 | 1970 | Aerial Photograph

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Figure no. 3.18 | 1971 | Aerial Photograph

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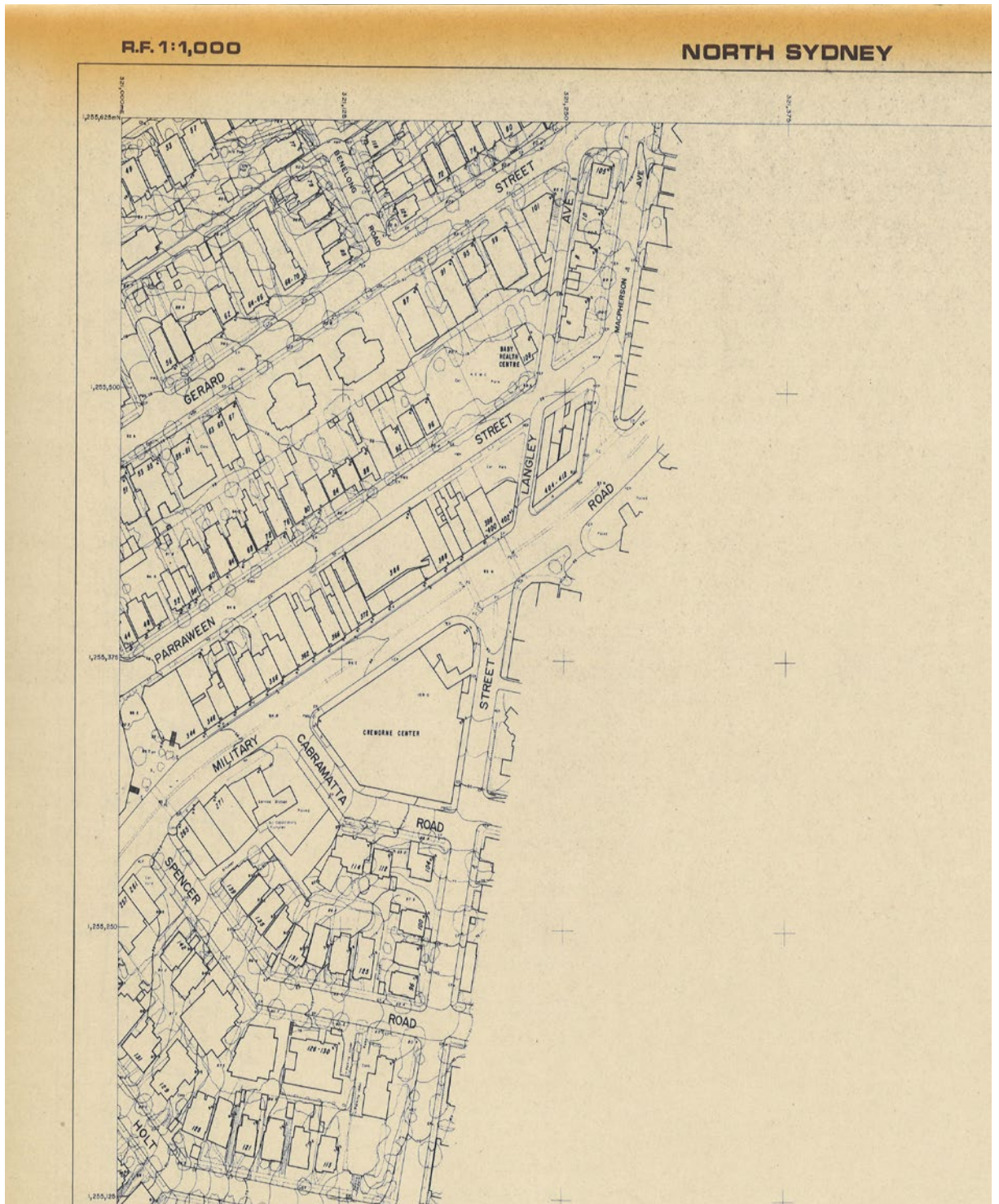


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Figure no. 3.19 | 1977

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North Sydney Council



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Figure no. 3.20 | 1986 | Aerial Photograph

NSW Historical  
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Figure no. 3.21 | 1991 | Aerial Photograph

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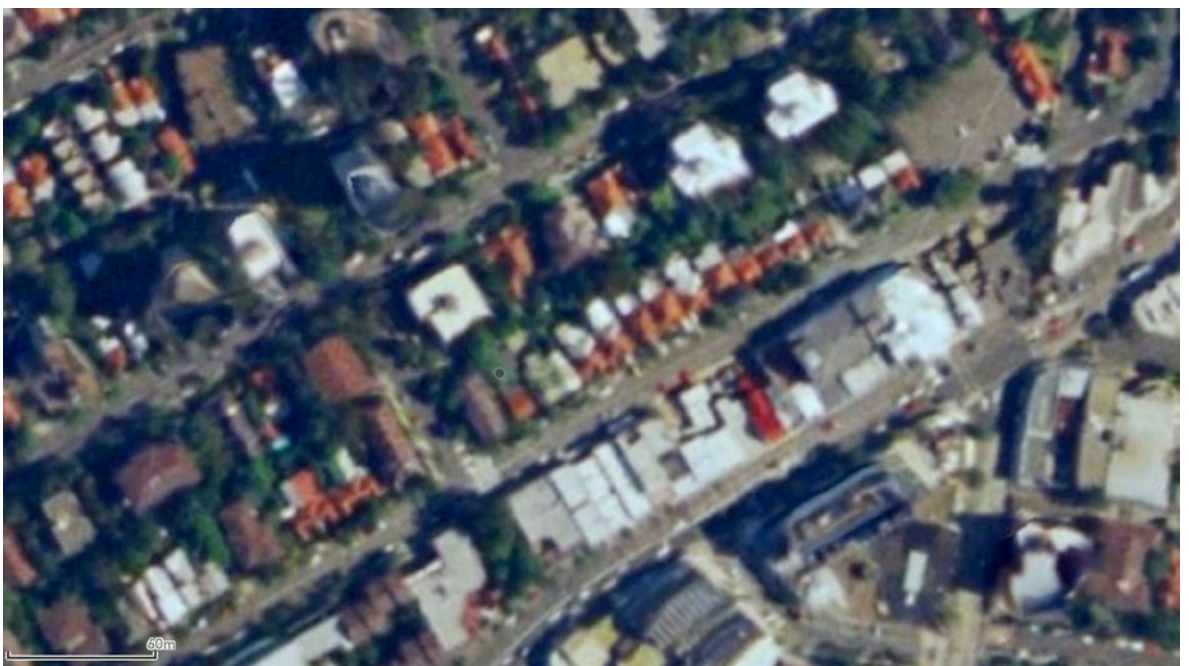
Figure no. 3.22 | 1994 | Aerial Photograph

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Figure no. 3.23 | 1996 | Aerial Photograph

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Figure no. 3.24 | 2004 | Aerial Photograph

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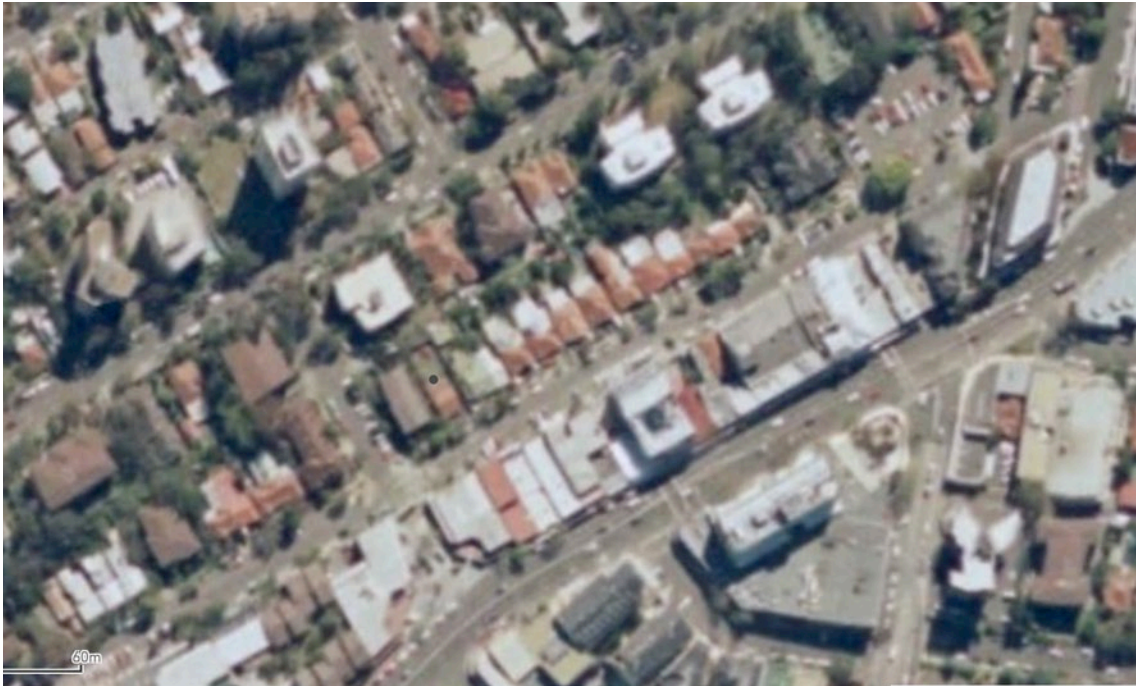
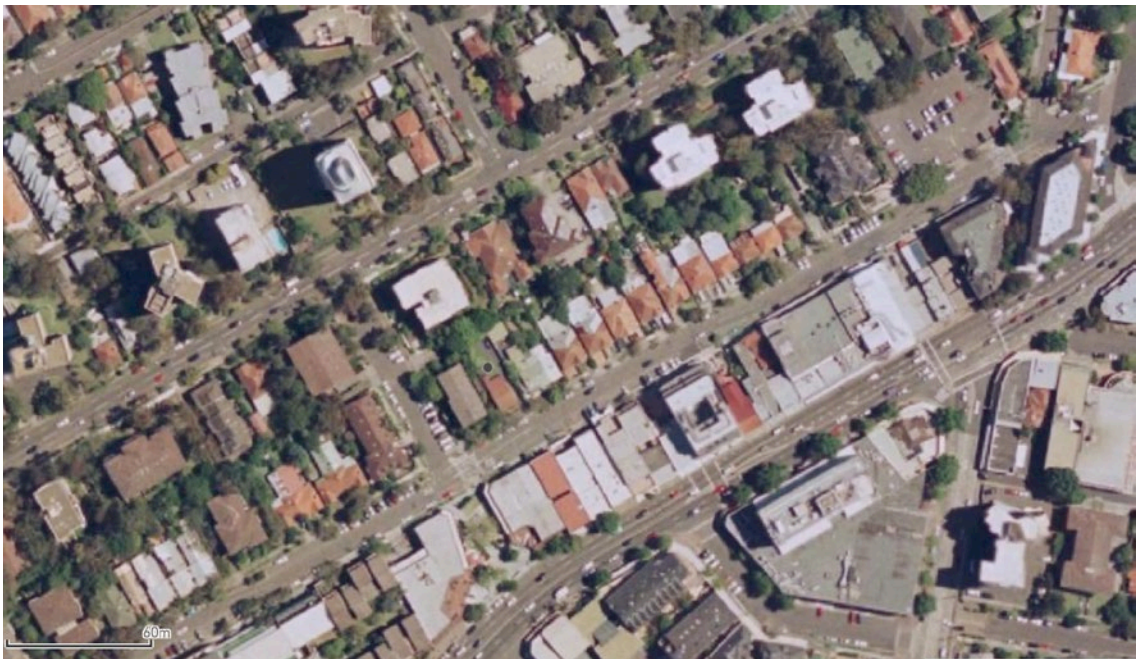


Figure no. 3.25 | 2005 | Aerial Photograph

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Figure no. 3.26 | 1916 | 50-56 Parraween St, Warringah Property Company Ltd, | HLRV NSW LRS  
CoT Vol 2707 Fol 64

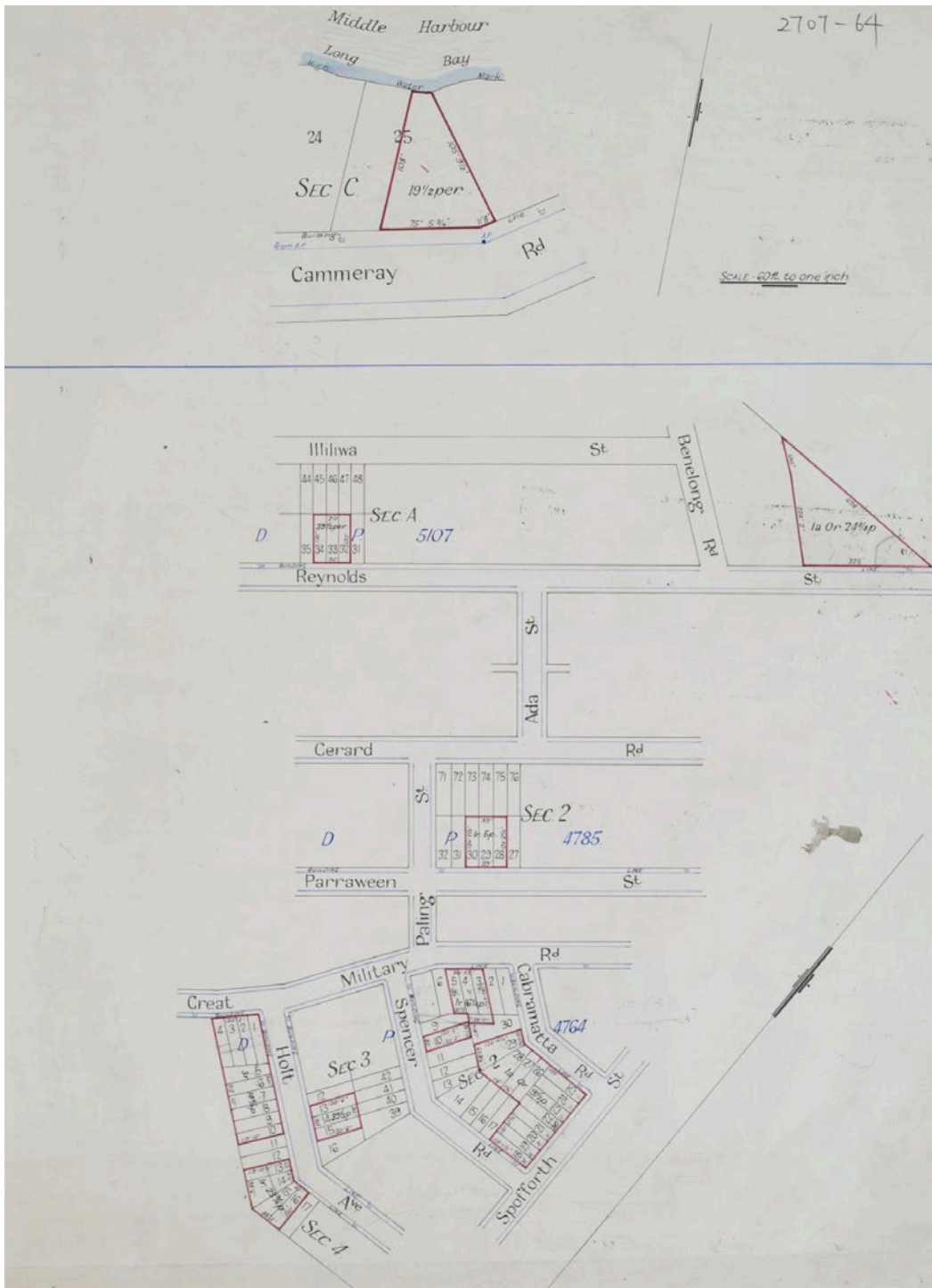


Figure no. 3.27 | 1917 | 52-56 Parraween St, AJPG Reynolds to Mary Beddie, CoT | HLRV NSW LRS Vol 2767 Fol 5

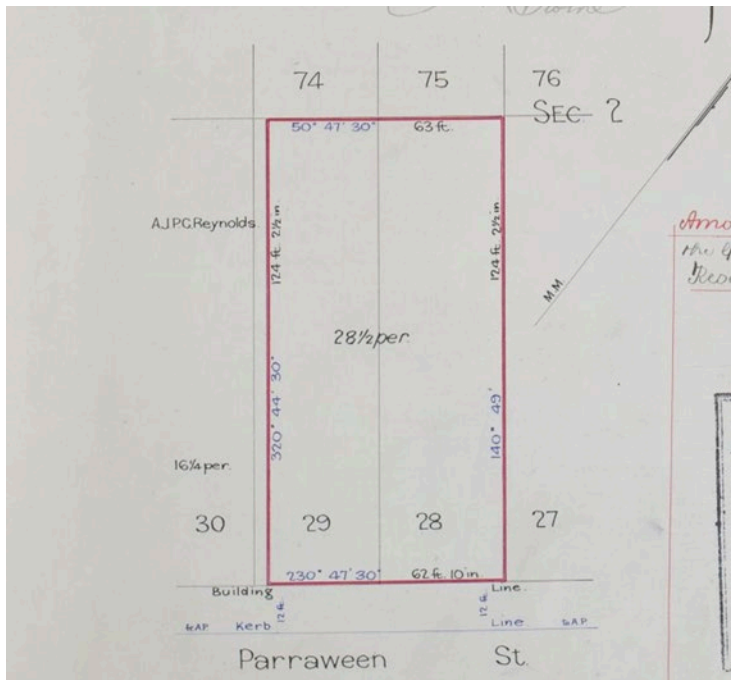
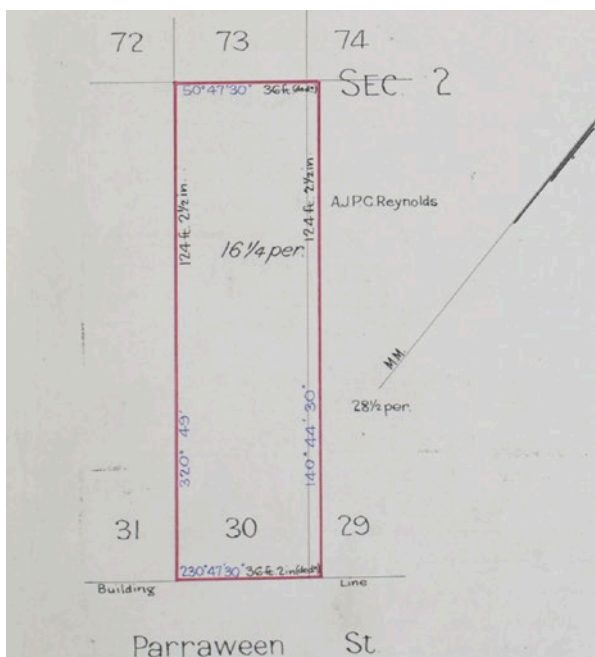


Figure no. 3.28 | 1917 | 50 Parraween Street, AJPG Reynolds Vol 2767 Fol 6 | HLRV NSW LRS



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Figure no. 3.29 | 1950 | 52 Parraween St, Douglas Roy Wilson, CoT Vol 6166 Fol 56) | HLRV NSW LRS

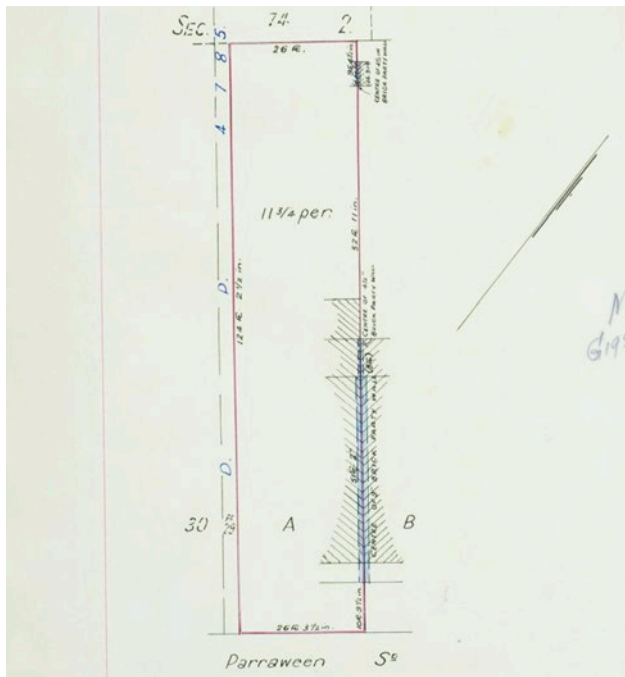


Figure no. 3.30 | 1950 | 54 & 56 Parraween St, Harold and Joan King\_CoT Vol 6237 Fol 157 | HLRV NSW LRS

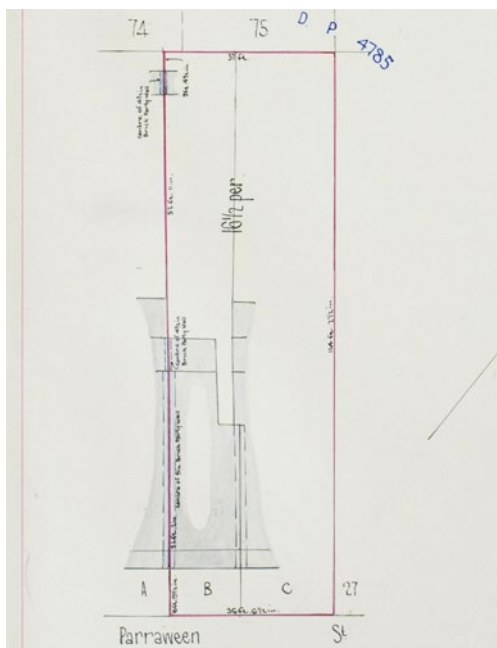


Figure no. 3.31 | 1913 | 58-68 Parraween St, Thomas Albert Brown\_HLRV NSWLRS | HLRV NSW LRS

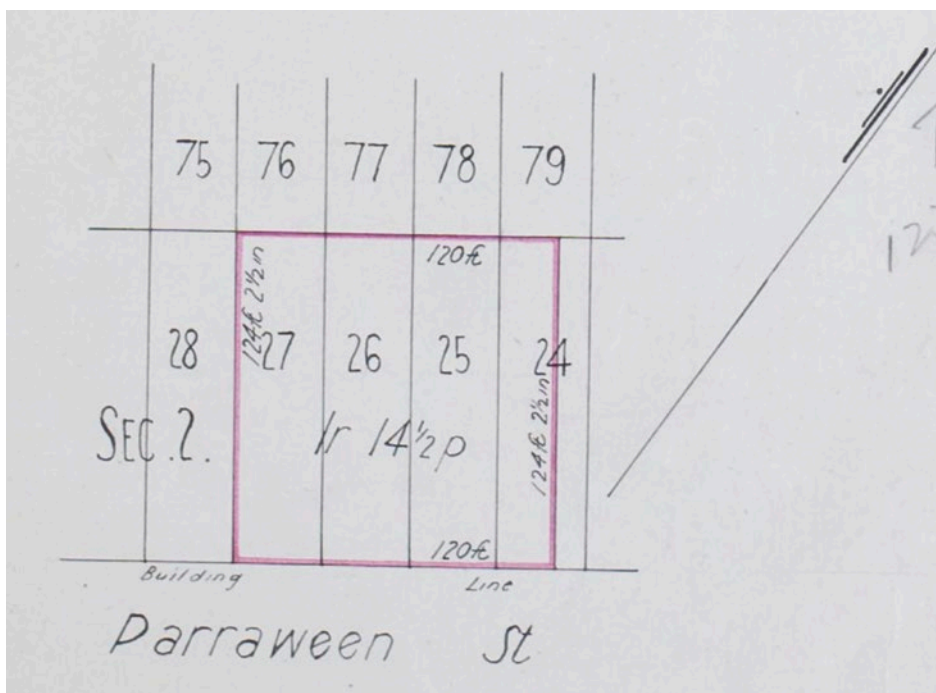
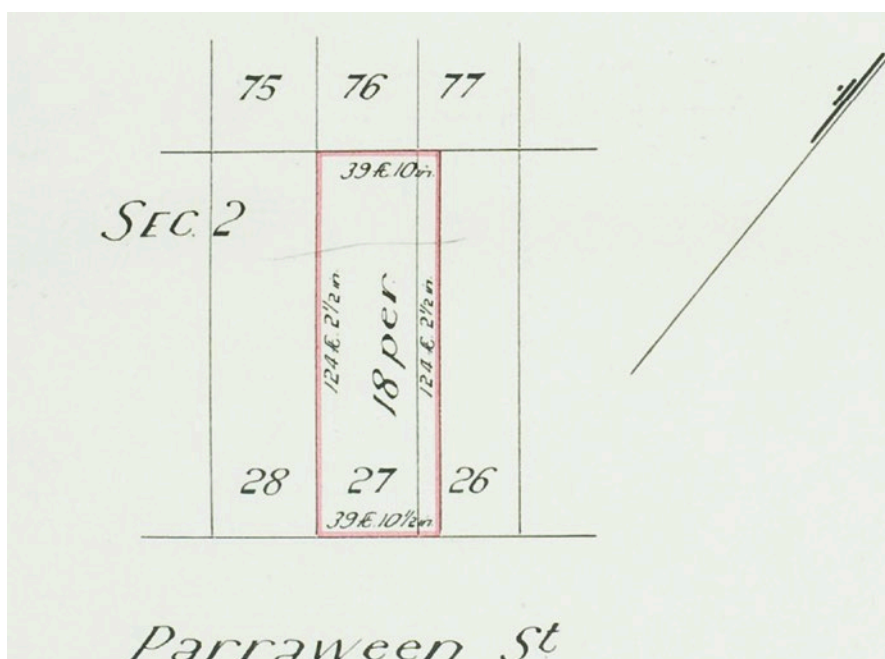


Figure no. 3.32 | 1937 | 58-60 Parraween, Heleana Hallam of Killara widow, CoT Vol 4891 Fol 41 | HLRV NSW LRS



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Figure no. 3.33 | 1937 | 62-68 Parraween, Charlotte Perry, CoT Vol 4891 Fol 43 | HLRV NSW LRS

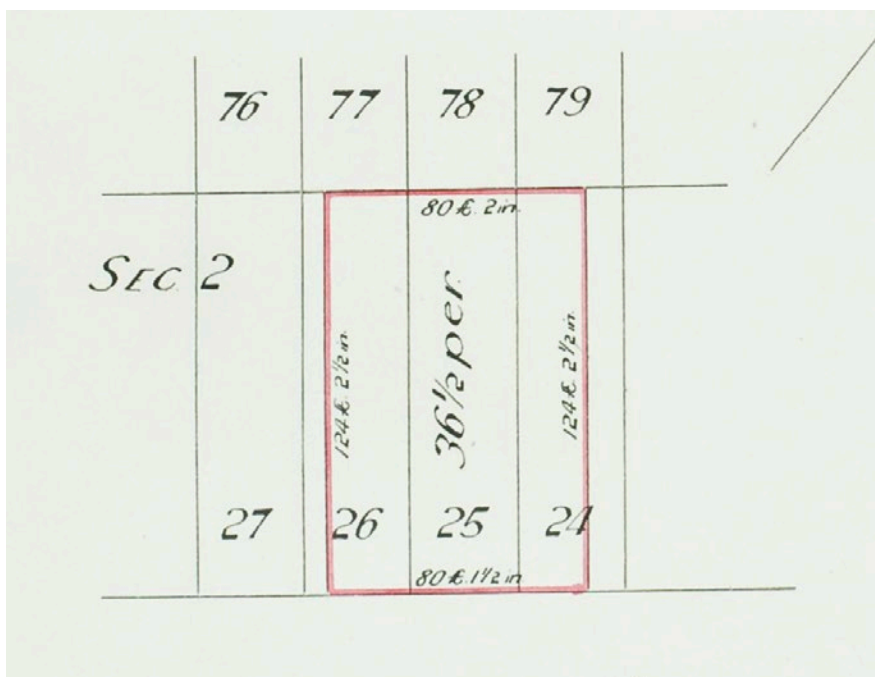
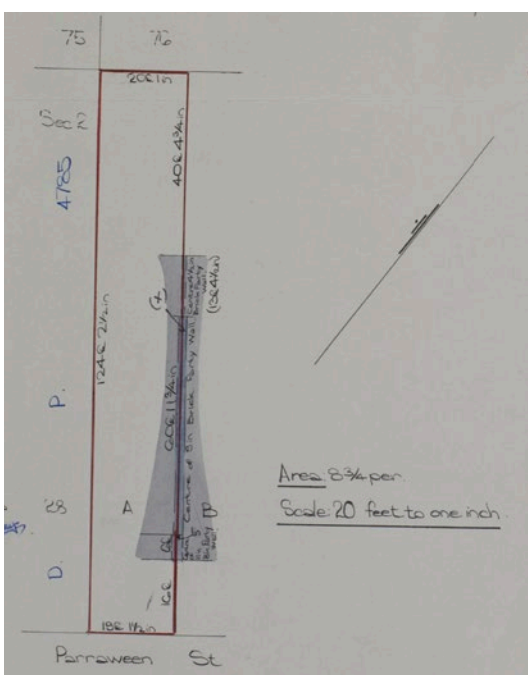


Figure no. 3.34 | 1961 | 58 Parraween, John Walter Lutge, CoT Vol 8223 Fol 231 | HLRV NSW LRS



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Figure no. 3.35 | 1961 | 60 Parraween, Edward and Thora Daden, CoT Vol 8223 Fol 232 | HLRV NSW LRS

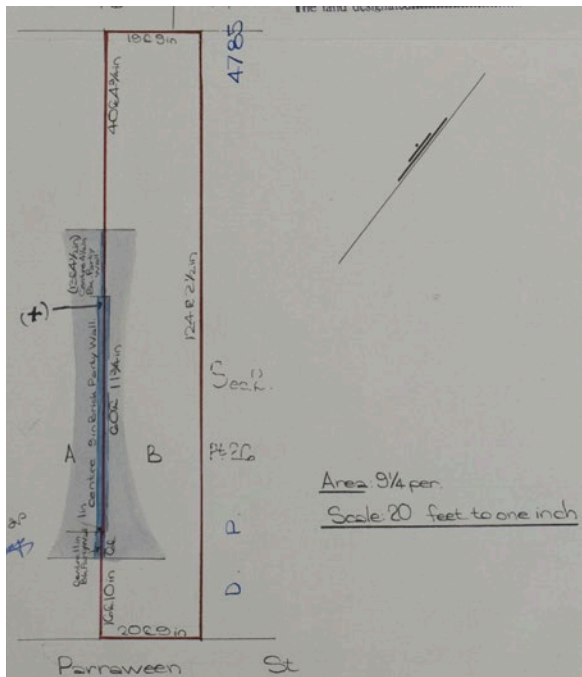
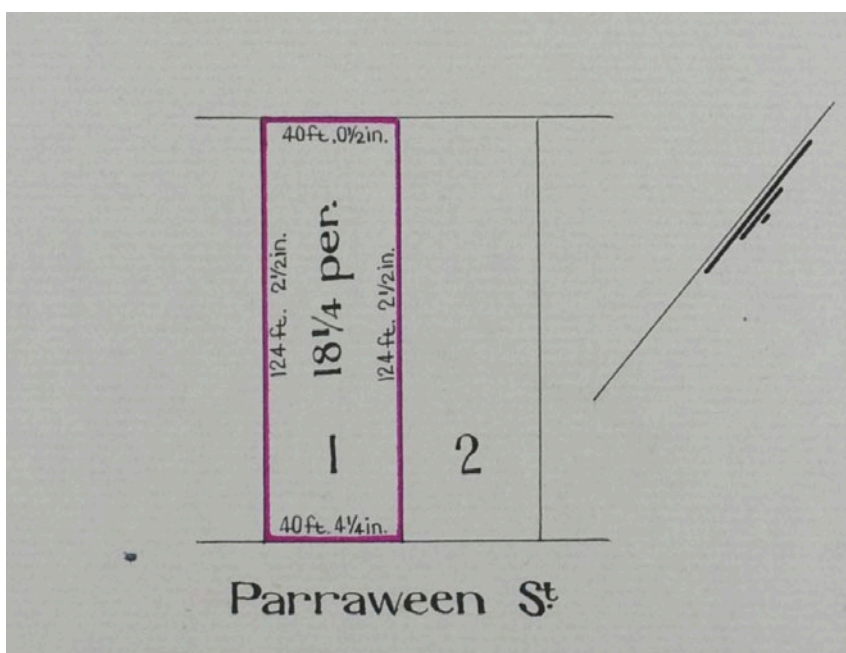


Figure no. 3.36 | 1944 | 62-64 Parraween St, Sophie Minnie England, CoT Vol 5442 Fol 33 | HLRV NSW LRS



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Figure no. 3.37 | 1961 | 62 Parraween, Sophie Minnie England, CoT Vol 8137 Fol 22 | HLRV NSW LRS

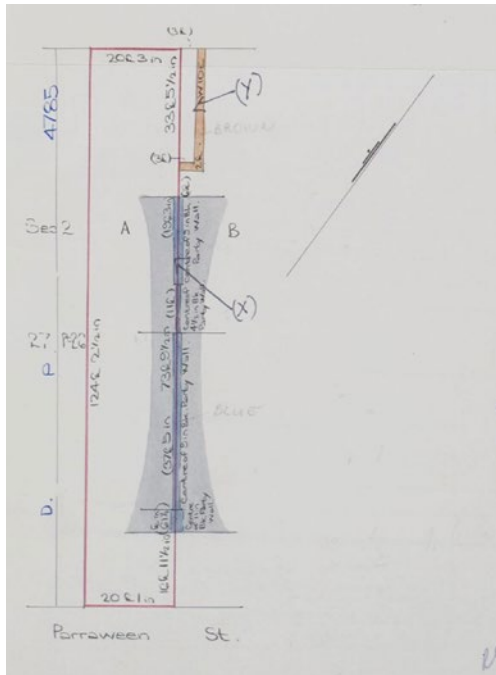
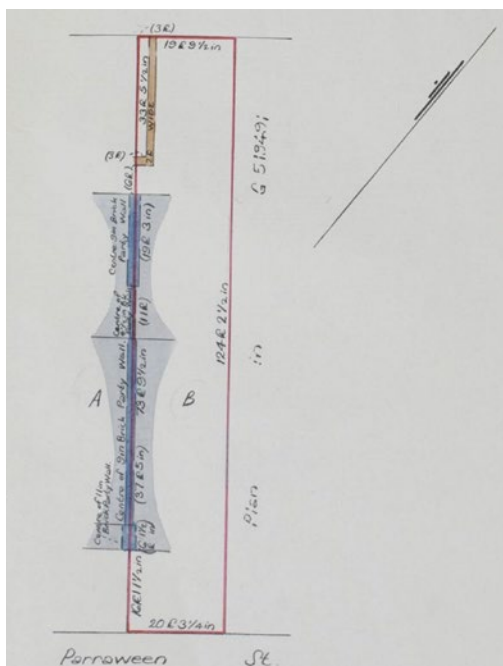
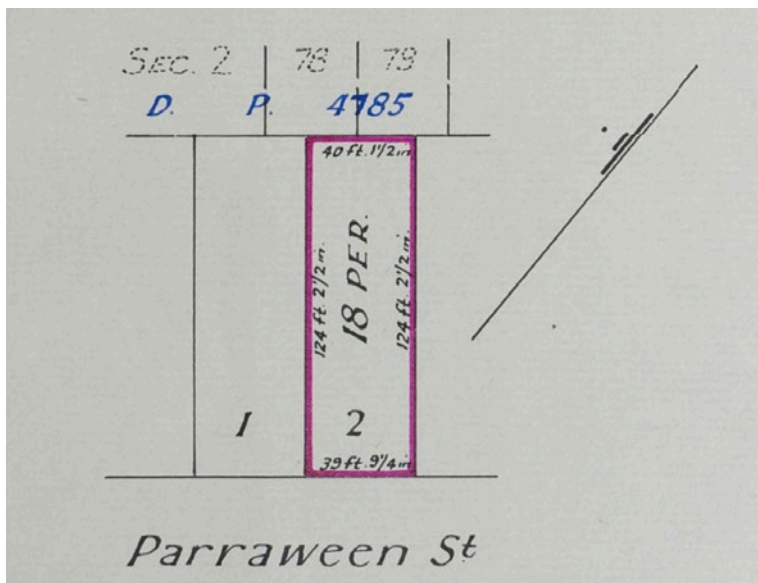


Figure no. 3.38 | 1961 | 64 Parraween Albert Joseph Carrick, CoT Vol 7881 Fol 169 | HLRV NSW LRS

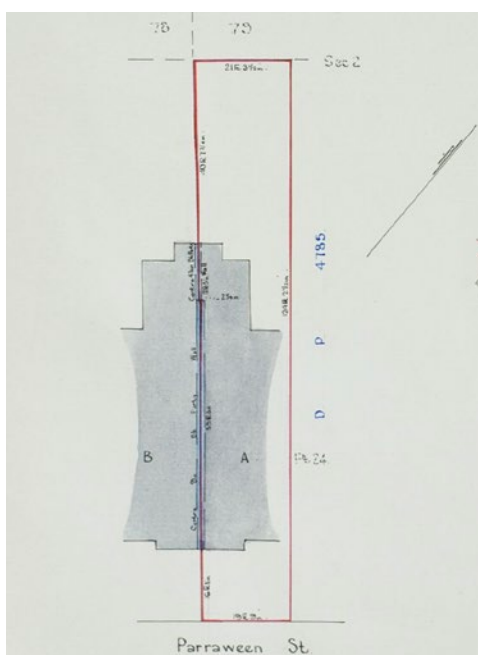


2086 | 50-88 Parraween & 59-67 Gerard Street

|                 |      |   |              |
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| Figure no. 3.39 | 1944 | 66-68 Parraween St, Alfred C Amory CoT Vol 5434 Fol 178 HLRV NSWLRS | HLRV NSW LRS |
|-----------------|------|---|--------------|



|                 |      |   |              |
|-----------------|------|---|--------------|
| Figure no. 3.40 | 1956 | 68 Parraween Lot A Alice Maud Raffan CoT Vol 7226 Fol 191 | HLRV NSW LRS |
|-----------------|------|---|--------------|



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Figure no. 3.41 | 1959 | 66 Parraween Lot B Mascot Galvanising CoT Vol 7658 Fol 202 | HLRV NSW LRS

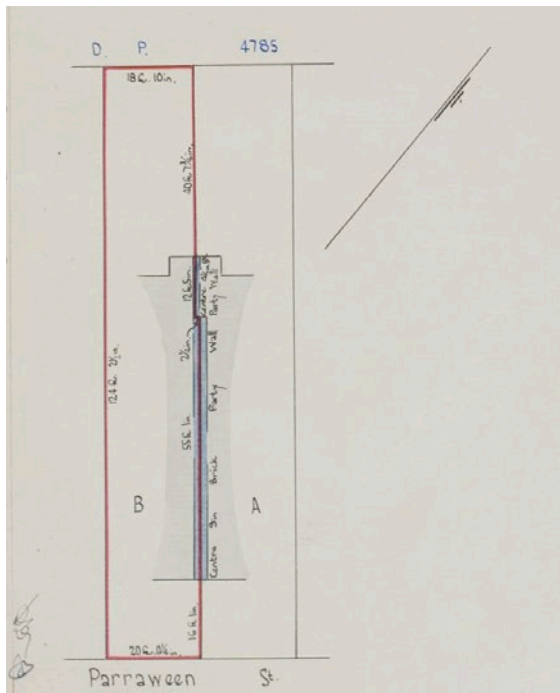
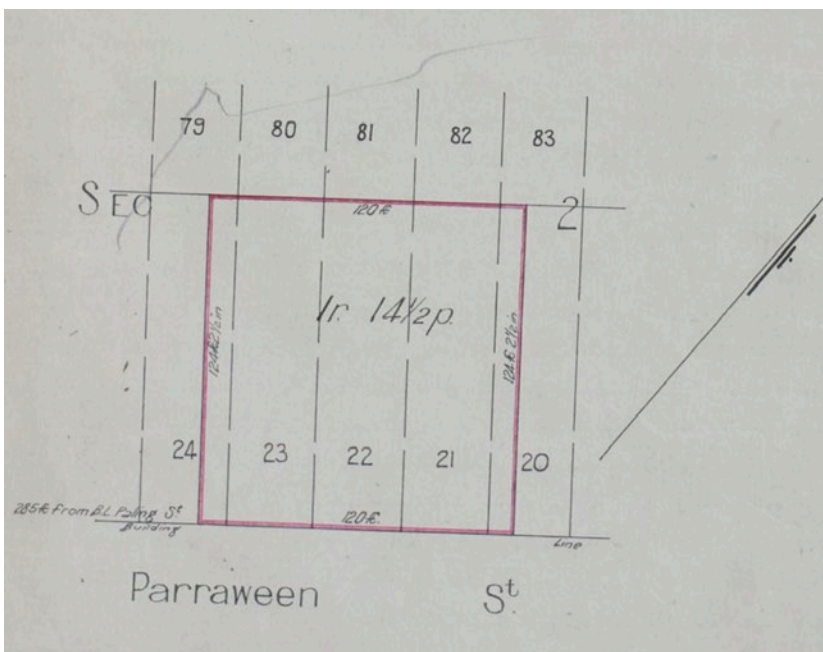


Figure no. 3.42 | 1915 | 70-80 Parraween St, Arthur Jackson CoT Vol 2586 Fol 212 | HLRV NSW LRS



2086 | 50-88 Parraween & 59-67 Gerard Street

Figure no. 3.43 | 1922 | 78-80, Patrick Brassil part of Lots 20 & 21 CoT Vol 3313 Fol 116 | HLRV NSW LRS

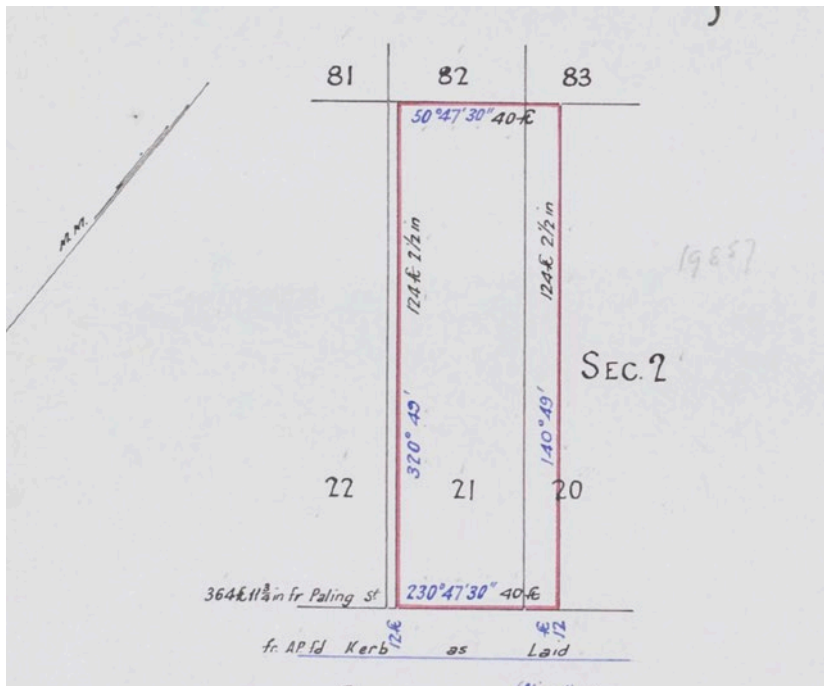
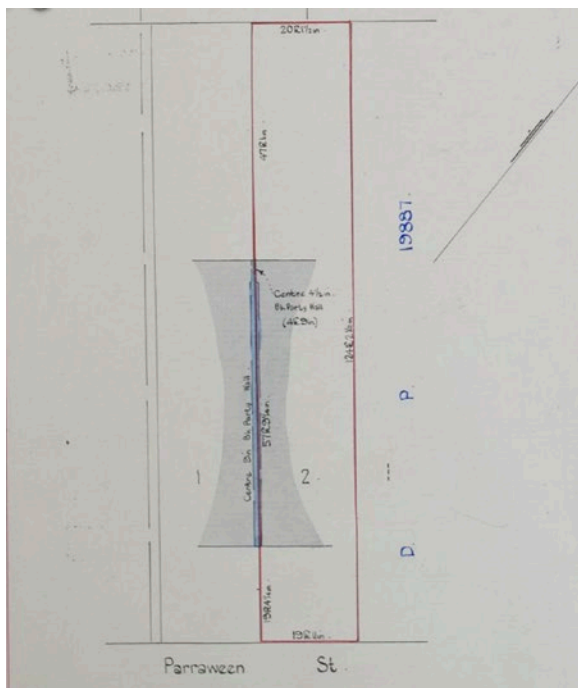


Figure no. 3.44 | 1957 | 80 Parraween, Zena A Hallam CoT Vol 7296 Fol 95 | HLRV NSW LRS



2086 | 50-88 Parraween & 59-67 Gerard Street

Figure no. 3.45 | 1959 | 78 Parraween, Mande Collings CoT Vol 7777 Fol 181 | HLRV NSW LRS

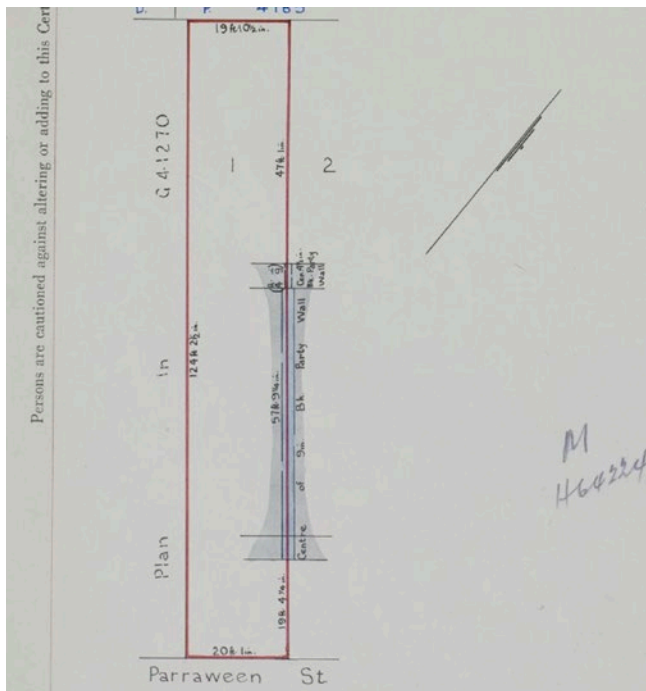


Figure no. 3.46 | 1922 | 74-76 Parraween St, Jo Violet Abel part of Lot 23, Lot 22, part Lot 21 CoT Vol 3319 Fol 89 | HLRV NSW LRS

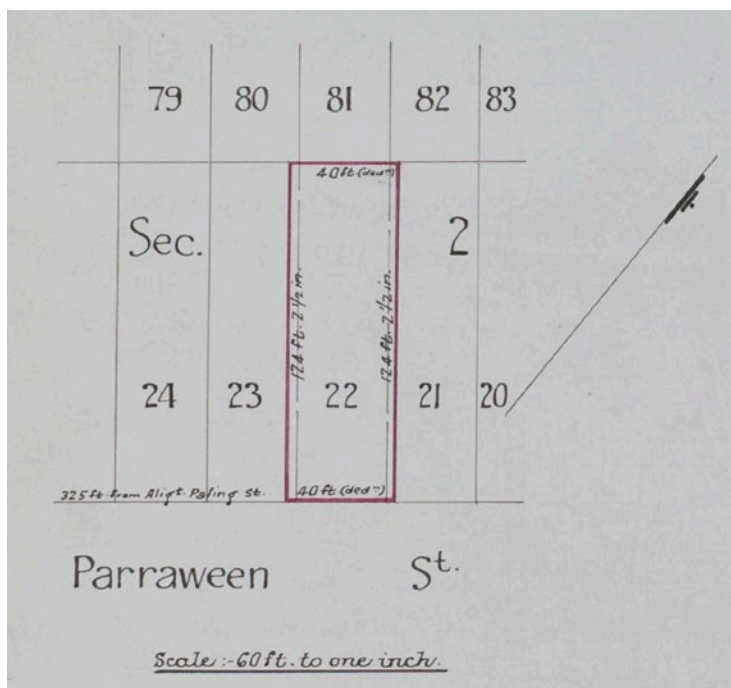


Figure no. 3.47 | 1955

74 Parraween, John Beesley CoT Vol 6970 Fol 99

HLRV NSW LRS

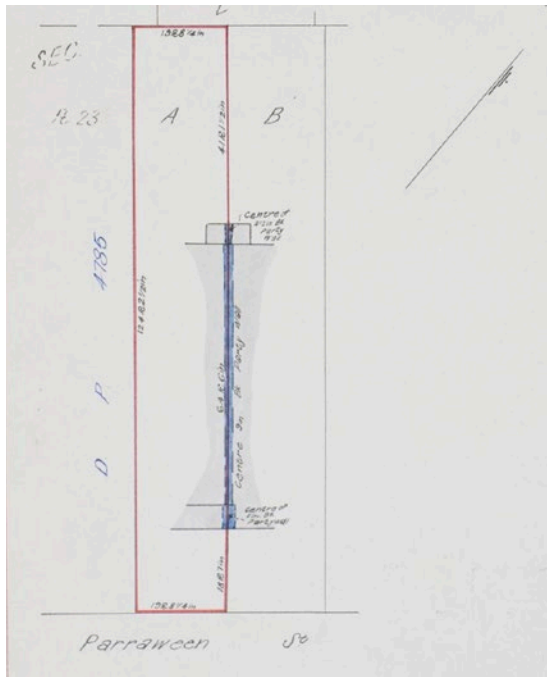
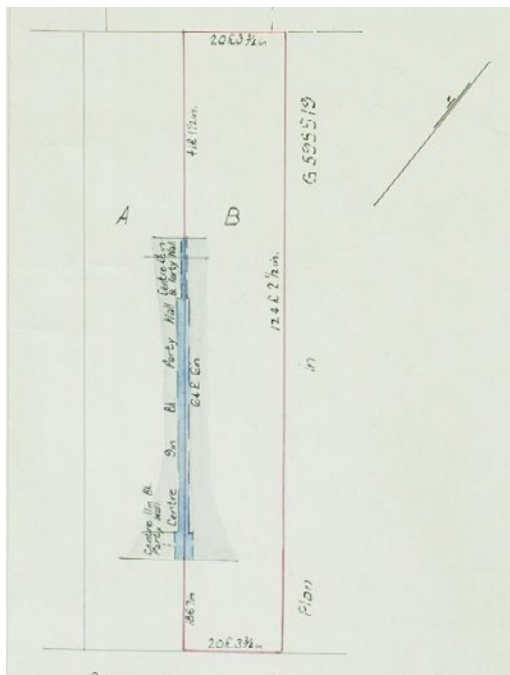


Figure no. 3.48 | 1958

76 Parraween St, CoT Vol 7708 Fol 203

HLRV NSW LRS



2086 | 50-88 Parraween & 59-67 Gerard Street

Figure no. 3.49 | 1918 | 70-72 Parraween St, George F Horsey CoT Vol 2826 Fol 96 | HLRV NSW LRS

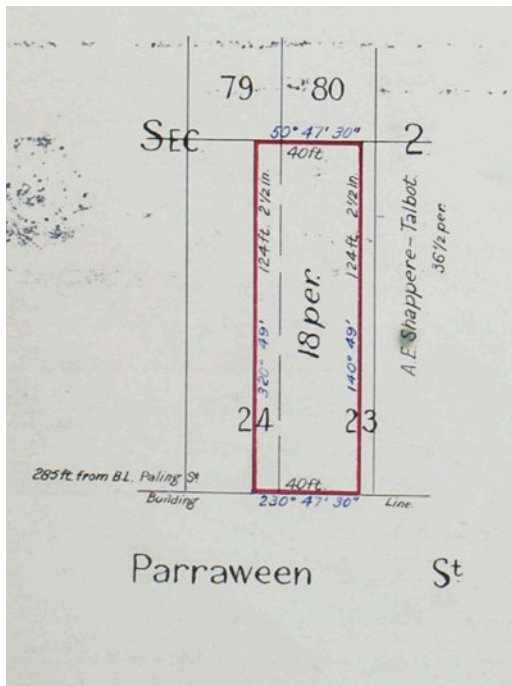


Figure no. 3.50 | 1917 | 82-88 Parraween St, Warringah Property CoT Vol 2762 Fol 220 | HLRV NSW LRS

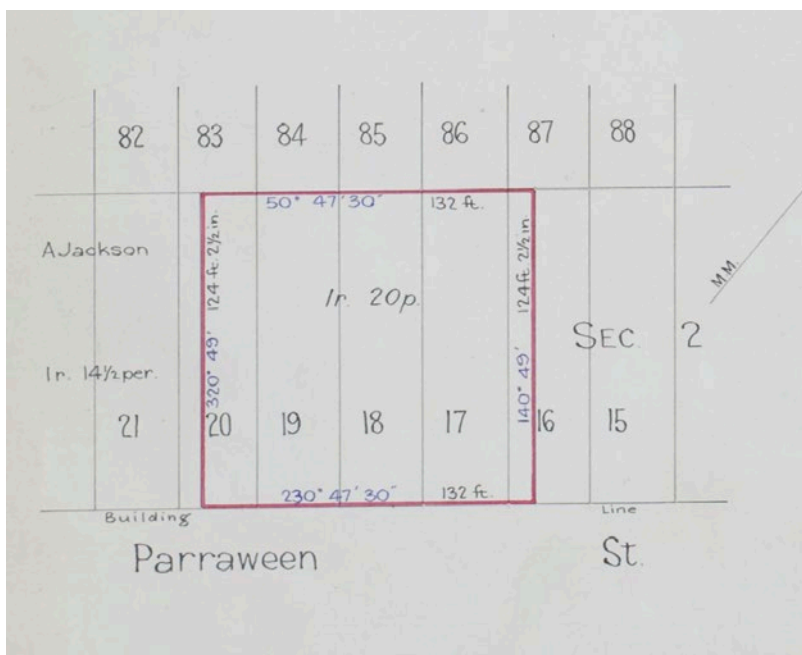


Figure no. 3.51 | 1944

82-88 Parraween St, Certificate of Title

HLRV NSW LRS



Figure no. 3.52 | 1951

Certificate of Title

HLRV NSW LRS

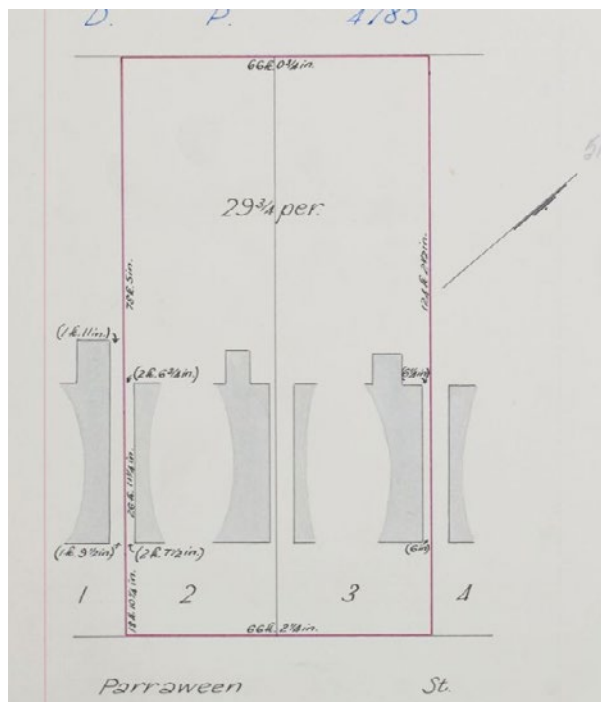


Figure no. 3.53 | 1959

88 Parraween St, Certificate of Title

HLRV NSW LRS

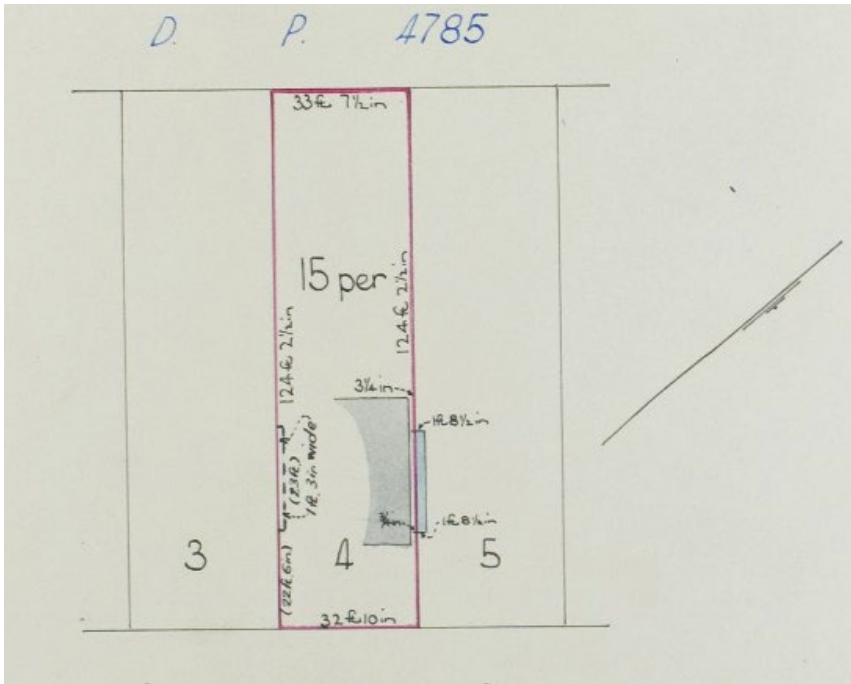


Figure no. 3.54 | 1914

Vincent Ledger Lot 79 and Lot 80 CoT Vol 2471 Fol 51

HLRV NSW LRS

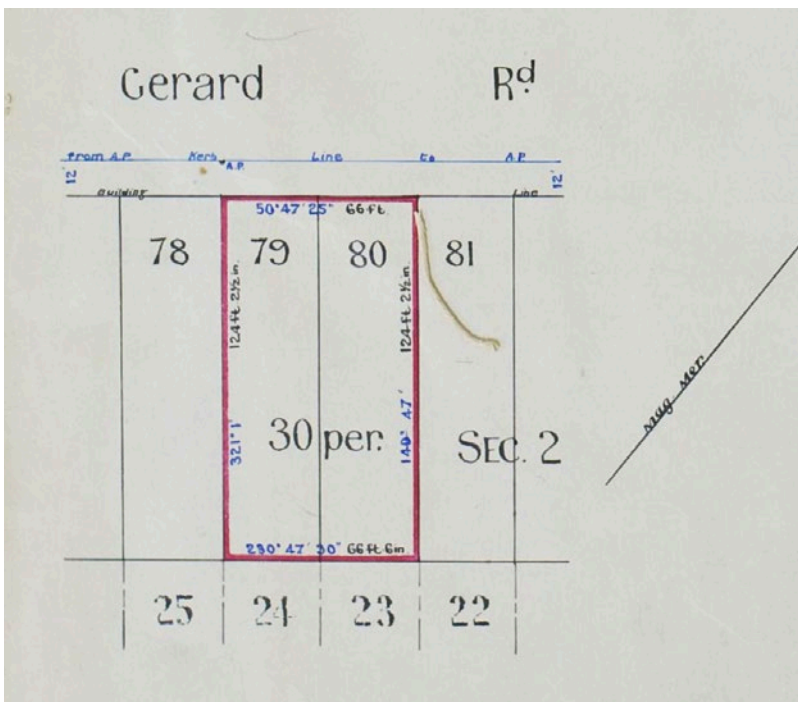


Figure no. 3.55 | 1914 | Otto Theophil Lot 80 and part Lot 79 CoT Vil 2534-221 | HLRV NSW LRS

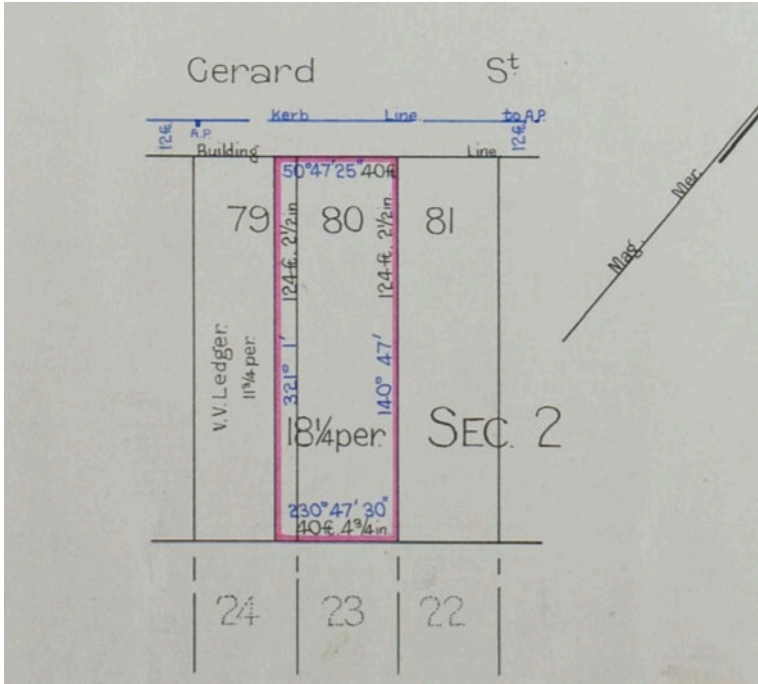
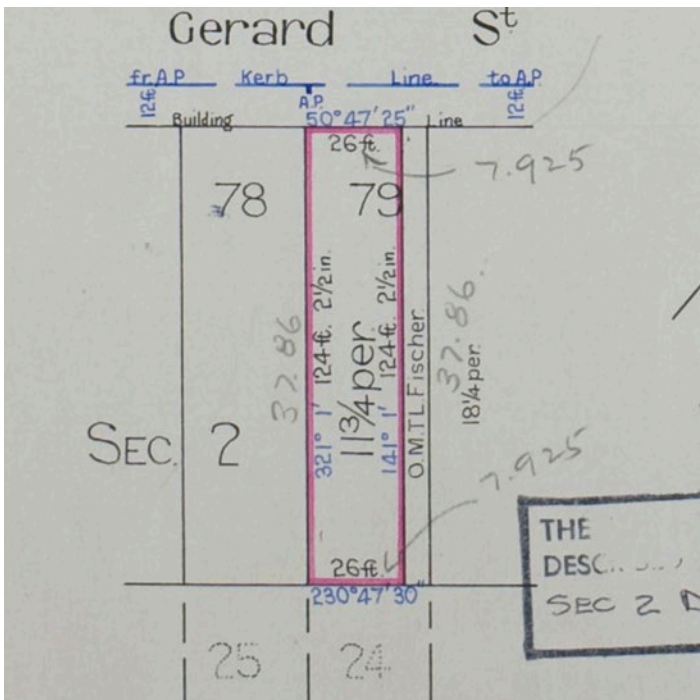


Figure no. 3.56 | 1914 | 59-61 Gerard St, Vincent ledger residue land Lot 79 CoT Vol 2534 Fol 222 | HLRV NSW LRS



2086 | 50-88 Parraween & 59-67 Gerard Street

Figure no. 3.57 | 1918 | 59-61 Gerard St, Warringah Property Company Limited, | HLRV NSW LRS  
CoT Vol 2858 Fol 227

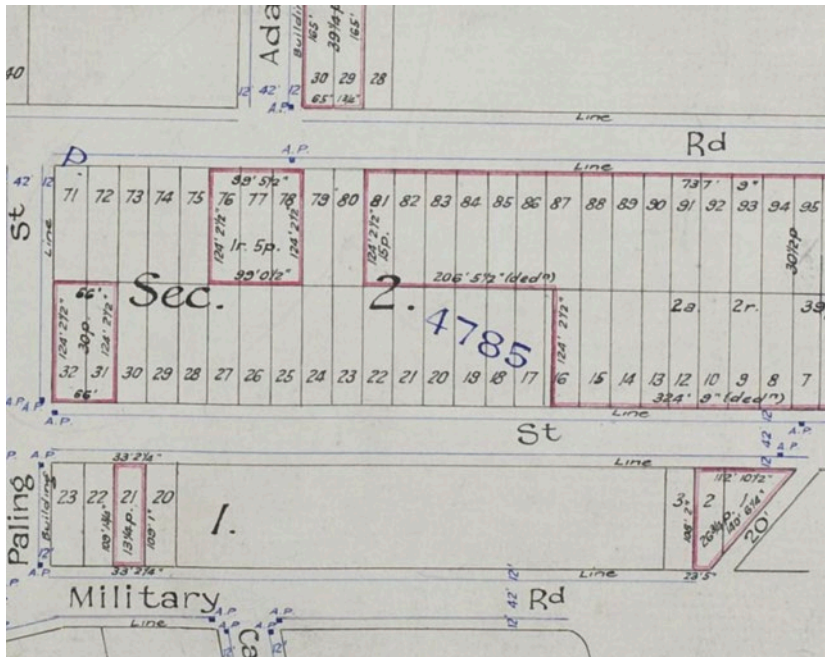
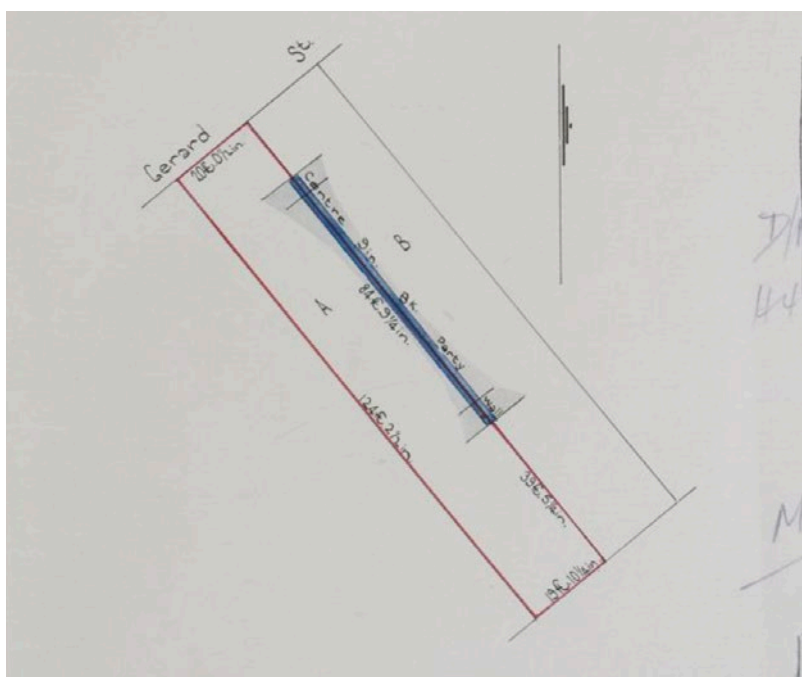


Figure no. 3.58 | 1959 | 63 Gerard St, Pitt Securities, CoT Vol 7739 Fol 164 | HLRV NSW LRS



2086 | 50-88 Parraween & 59-67 Gerard Street

Figure no. 3.59 | 1959 | 65 Gerard St, Guiseppe Panetta, CoT Vol 7663-64 | HLRV NSW LRS

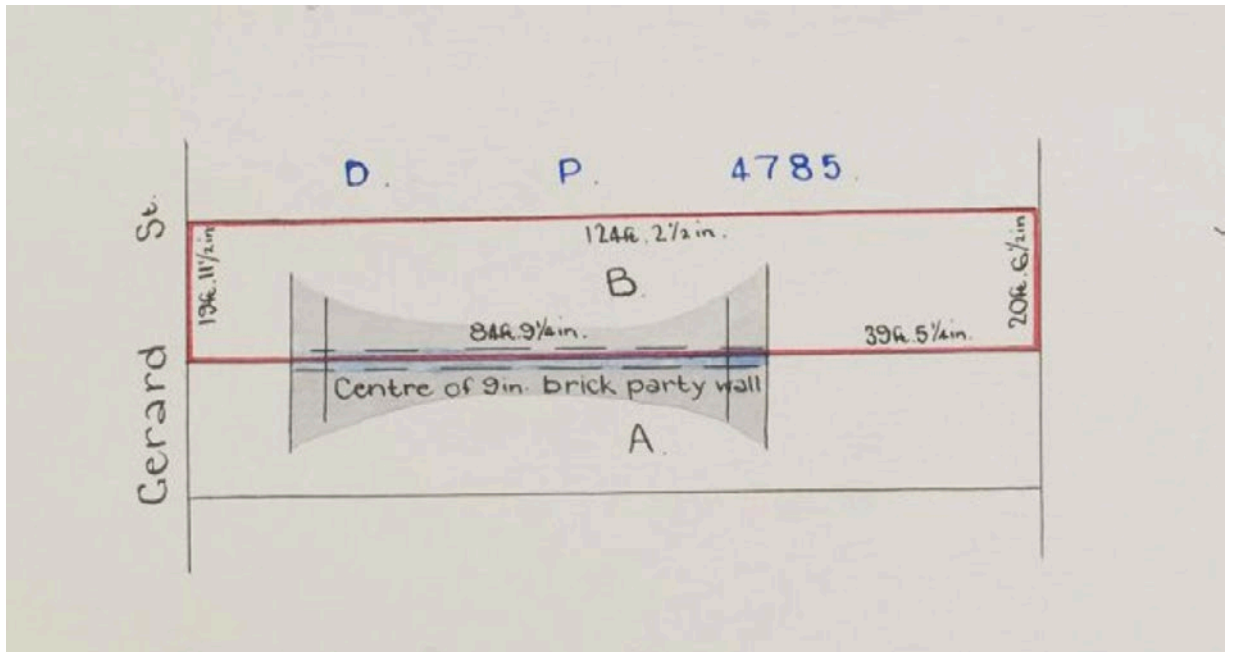


Figure no. 3.60 | 1922 | 67 Gerard St, Lot 81 Abraham Stenning CoT Vol 3348 Fol 24 | HLRV NSW LRS

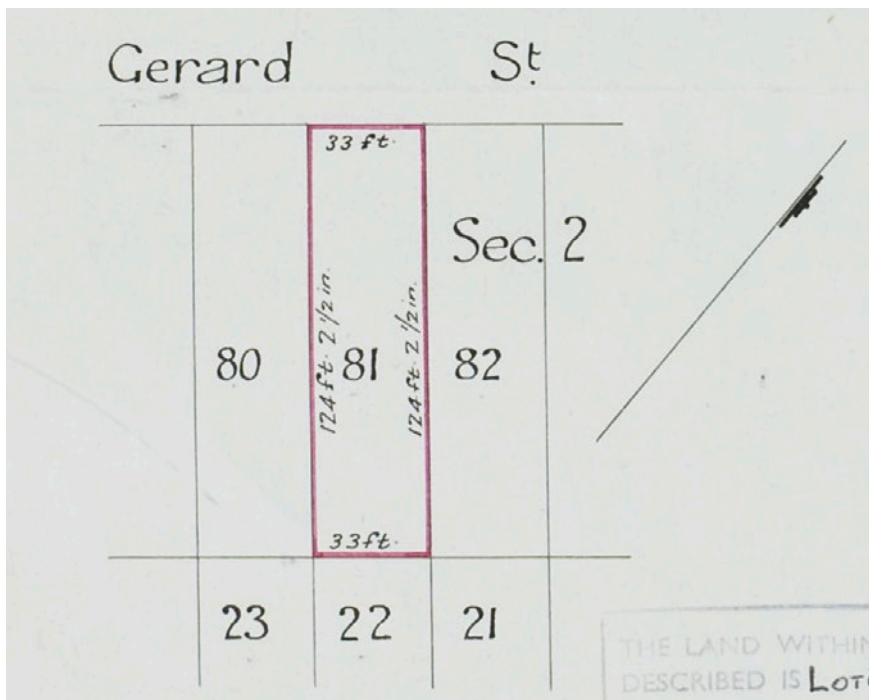


Figure no. 4.1 | 2023 | Parraween Streetscape - North Side

Architectural Projects



Figure no. 4.2 | 2023 | Gerard Street - South Side

Architectural Projects



2086 | 50-88 Parraween & 59-67 Gerard Street

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|                |      |  |                      |
|----------------|------|--|----------------------|
| Figure no. 4.3 | 1918 | North side of Parraween St looking towards Macpherson St | North Sydney Council |
|----------------|------|--|----------------------|



|                |      |  |             |
|----------------|------|--|-------------|
| Figure no. 4.4 | 2021 | North side of Parraween St looking towards Macpherson St | Google Maps |
|----------------|------|--|-------------|



2086 | 50-88 Parraween & 59-67 Gerard Street

|                |      |  |                               |
|----------------|------|--|-------------------------------|
| Figure no. 4.5 | 1918 | North side of Parraween Street, Cremorne, east of Paling Street showing 46-48 Parraween St (now demolished) & 50-60 Parraween Street | NSW Historical Imagery Viewer |
|----------------|------|--|-------------------------------|



|                |      |  |             |
|----------------|------|--|-------------|
| Figure no. 4.6 | 2021 | North side of Parraween St, Cremorne, east of Paling Street showing 9 Paling St, formerly 46-48 Parraween St | Google Maps |
|----------------|------|--|-------------|



**10. LIST OF APPENDICES**

|            |                        |
|------------|------------------------|
| APPENDIX A | L&EC Judgement Excerpt |
| APPENDIX B | Architectural Plans    |
| APPENDIX C | Summary of Properties  |

**APPENDIX A**                    **L&EC Judgement excerpt**

30        *The heritage experts agreed the following in relation to 50 Parraween Street, Cremorne (No 50) Ex 3: p 8:*

*"3. 50, 52, 54 and 56 Parraween St are a group of single storey late Victorian, vernacular cottages, built by the same owner.*

*4. 50 Parraween St is a vernacular cottage of rendered masonry with a tiled gable roof. The cottage has a front inset verandah, a single storey skillion rear window and skillion laundry addition.....with driveway access running along the eastern boundary. The front yard is defined by a timber post and metal balustrade fence on concrete base and includes mixed plantings.*

*6. The building retains its scale and simple detailing.*

*7. 50 Parraween St is an example of vernacular cottage.*

*8. John Connor is not considered a significant builder.*

*List of Changes*

- Non original roof finish and removal of chimneys*
- Non-original fence*
- Verandah roof form and finish posts and floor are all non-original*

32        *In relation to 52-56 Parraween Street (52,54 and 56 respectively), the heritage experts agreed (Ex 3: p 9-10):*

*"4. 52 is the westernmost building of the row of three workers cottages constructed of rendered masonry with corrugated metal gabled roof with two rendered chimneys with terracotta pots. The cottage retains an inset verandah with a four panelled timber front door with fanlight and dentil mouldings to the architrave....*

*6. The building retains its original configuration and some of its original detailing.*

*7. John Connor is not considered a significant local builder.*

*8. 52-56 Parraween St are a row of three terraces and their typological relationship has been compromised by the first floor addition of 56 Parraween St.*

*List of Changes*

- Non-original verandah roof form*

*4. 54 is the centre building of the row of three workers cottages. It is constructed of rendered masonry with a corrugated metal gabled roof and two masonry chimneys. The site has an inset front verandah and the front elevation has a rendered finish. A small skillion rear wing survives and a fibrous cement clad skillion laundry addition.*

*List of Changes*

- Non original verandah roof form - Non original front door

4. 56 is the easternmost building of the row of workers cottages constructed of rendered masonry with a corrugated metal gabled roof. The cottage has been extensively altered at the rear...

6. The front elevation at 56 Parraween St is only partially intact because majority of architectural detailing has been removed.

*List of Changes*

- The facade has been reconstructed to accommodate the car space (cast iron brackets and window relocated)

- The demolition of a large portion of the site, a two-storey addition uncharacteristic of these buildings

33      *In relation to 70 Parraween St (70) the heritage experts agreed (Ex 3: p 11)*

*"3.70 is the western half of a pair of semi-detached, single storey, Federation style cottages, built in c. 1908.*

4. 70 has an inset front verandah with a timber framed French door with fanlight and louvered shutters. A name plate "Anfield" is attached to the front wall. The original rear wing has been substantially rebuilt. The main body of the cottage remains highly intact...

5. Charles Blackman is not known to be an important developer.

*List of Changes*

- High fence

- Paved hard stand to front"

34      *In relation to 72 Parraween St (72), the heritage experts agreed (Ex 3: p 1 1):*

*"3. 72 is the western half of a pair of semi-detached, single storey, Federation style cottages, built in c. 1908.*

4. 72 has a projecting bay with painted timber shingle gable front, timber barge board, and a cement tiled awning over the front window on decorative timber styles to its front elevation. There is an inset verandah on its eastern elevation. The original rear wing of the dwelling appears to have been rebuilt and the main body of the house remains substantially intact. ....

5. Charles Blackman is not known to be an important developer."

35 *In relation to 78 Parraween St (78), the heritage experts agreed (Ex 3: p 12)*

*"3. 78 is the eastern (sic western) half of a pair of semi-attached, single storey, Federation style cottages build c. 1908, sharing a single hipped, tiled roof, with pedimented shared porch with 80 Parraween St. The original brickwork is painted and it has an inset verandah.*

*4. 78 has the name place "Araluen" and two, timber framed, double hung sash windows with brick arched window heads to its front elevation.*

*List of Changes*

- Original tuckpointed face brick has been painted - The rear wing has been rebuilt and extended*
- Hardstand car space*
- Fence removed*
- Non-original dividing fence*

36 *In relation to 80 Parraween St (80), the heritage experts agreed (Ex 3: p 12)*

*"3. 80 is the eastern half of a pair of semi-attached, single storey, Federation style cottages, built in c 1908. Sharing a single hipped tiled roof, with pedimented shared porch with 78 Parraween St. The original brick face is painted and have an inset verandah.*

*4. 80 has a single, timber framed, double hung sash window with brick arched window head.*

*List of Changes*

- Original tuck pointed brick face is painted - Front fence removed*
- Non-original dividing fence*
- Hardstand car space"*

37 *In relation to 82 Parraween St (82), the heritage experts agreed (Ex 4: p 8)*

*"- 82 has some historical values at a local level as forming part of the earliest phases of residential development of the Parraween Estate (part of the Cooperville Estate lands)*

*- 82 has associations with Helier and Percy Harbutt. Harbutt Brothers undertook extensive residential development in the North Sydney LGA*

*- 82 is one of many cottages that is representative of their work. Their design preferences the Federation style (notably the projecting front bay with gable).*

*List of Changes*

- hard stand car space*
- painted face brick*
- Non-original front fence*
- Non-original encaustic tile flooring - Non-original front door"*

38 *In relation to 84 Parraween St (84), the heritage experts agreed (Ex 4: p 8-9)*

*"- 84 has some historical values at a local level as forming part of the earliest phases of residential development of the Parraween Estate (part of the Cooperville Estate lands)*

*- 84 has associations with Helier and Percy Harbutt Brothers. Harbutt Brothers undertook extensive residential development in the NS LGA.*

*- 84 is one of many cottages that is a representative of their work. Their design preferences of applying the Federation style (notably the projecting front bay with gable)*

*- The description of 84 is a good though modest, representative example of a Federation style cottage with Arts & Crafts elements, including projecting front gable with rough cast render to the gable front, and two arched brick window heads over timber sash windows, front verandah with exposed timber rafter eaves, has timber posts with Art Nouveau style brackets and painted concrete flooring, half-glazed, four panel front door with fanlight and single timber framed sash window with arched brick headed window head, four panelled internal doors, picture rails, ceiling roses and two ornate timber fireplaces with original fire surround and hearth tiles.*

*List of Changes*

*- 84, while retaining its original form, has undergone significant change including:*

- Non original front fence*
- Non original front garden"*

39 *In relation to 86 Parraween St (86), the heritage experts agreed (Ex 4: p 9)*

*"- 86 has some historical values at a local level as forming part of the earliest phase of residential development of the Parraween Estate (part of the Cooperville Estate lands)*

*- 86 has associations with Helier and Percy Harbutt. Harbutt Brothers undertook extensive residential development in the North Sydney LGA.*

*- 86 is one of many cottages that is a representative of their work. Their design preferences the Federation style (notably the projecting front bay with gable).*

*... (last 2 points agreed but subsequently withdrawn, therefore not recited)*

*List of Changes*

- Carport*
- Painted face brick*
- Non original front fence."*

40      *In relation to 88 Parraween St (88), the heritage experts agreed (Ex 4: p 9-10)*

*"- 88 has some historical values at a local level as forming part of the earliest phases of residential development of the Parraween Estate (part of the Cooperville Estate lands)*

*- 88 has associations with Helier and Percy Harbutt. Harbutt Brothers undertook extensive residential development in the North Sydney LGA*

*- 88 is one of many cottages that is a representative of their work. Their design preferences of applying the Federation style (notably the projecting front bay window with gable).*

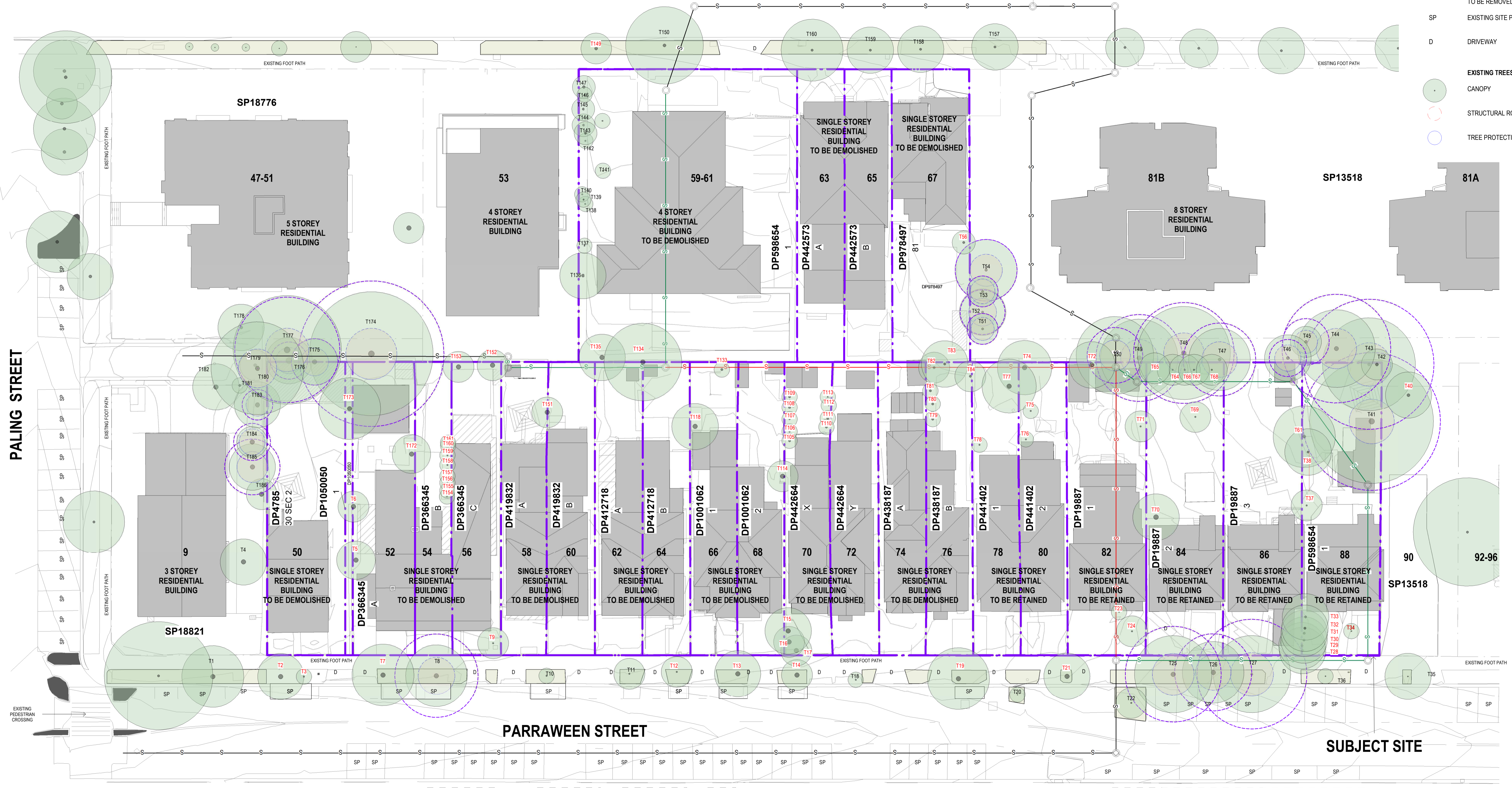
*- The description of 88 is a good though modest, representative example of a Federation style cottage with Arts & Crafts elements, including roughcast render with quoin motif, projecting front bay with rendered gable with bullseye vent, rendered arch headed windows, and inset verandah with chamfered timber posts. Internally the main body of the house survives with original details including fibrous cement ceilings, moulded cornices, ceiling roses and skirtings.*

*List of Changes*

- Hard stand car space*
- Non original front fence*
- Reproduction decorative brackets*
- Reproduction encaustic tile flooring and path*
- Non original render and quoining to facade - Reproduction of finial*
- Original chimney removed"*

**APPENDIX B**      **Architectural Plans**

GERARD STREET



SUBDIVISION NOTE:  
PROPOSED WORKS INCLUDE FOR AMALGAMATION OF ALL EXISTING SITES WITHIN THE SUBJECT SITE AREA.

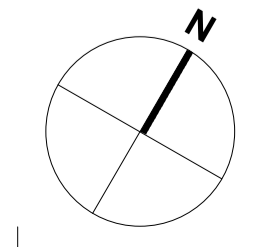
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  - EXISTING SITE BOUNDARIES
  - S EXISTING SEWER DIVERSION
  - S NEW SEWER DIVERSION
  - S EXISTING 150mm VCP SEWER TO BE REMOVED
  - SP EXISTING SITE PARKING
  - D DRIVEWAY
  - EXISTING TREES
  - CANOPY
  - STRUCTURAL ROOT ZONE
  - TREE PROTECTION ZONE

PALING STREET

PARRAWEEN STREET

SUBJECT SITE

1 EXISTING SITE PLAN  
SCALE 1 : 250



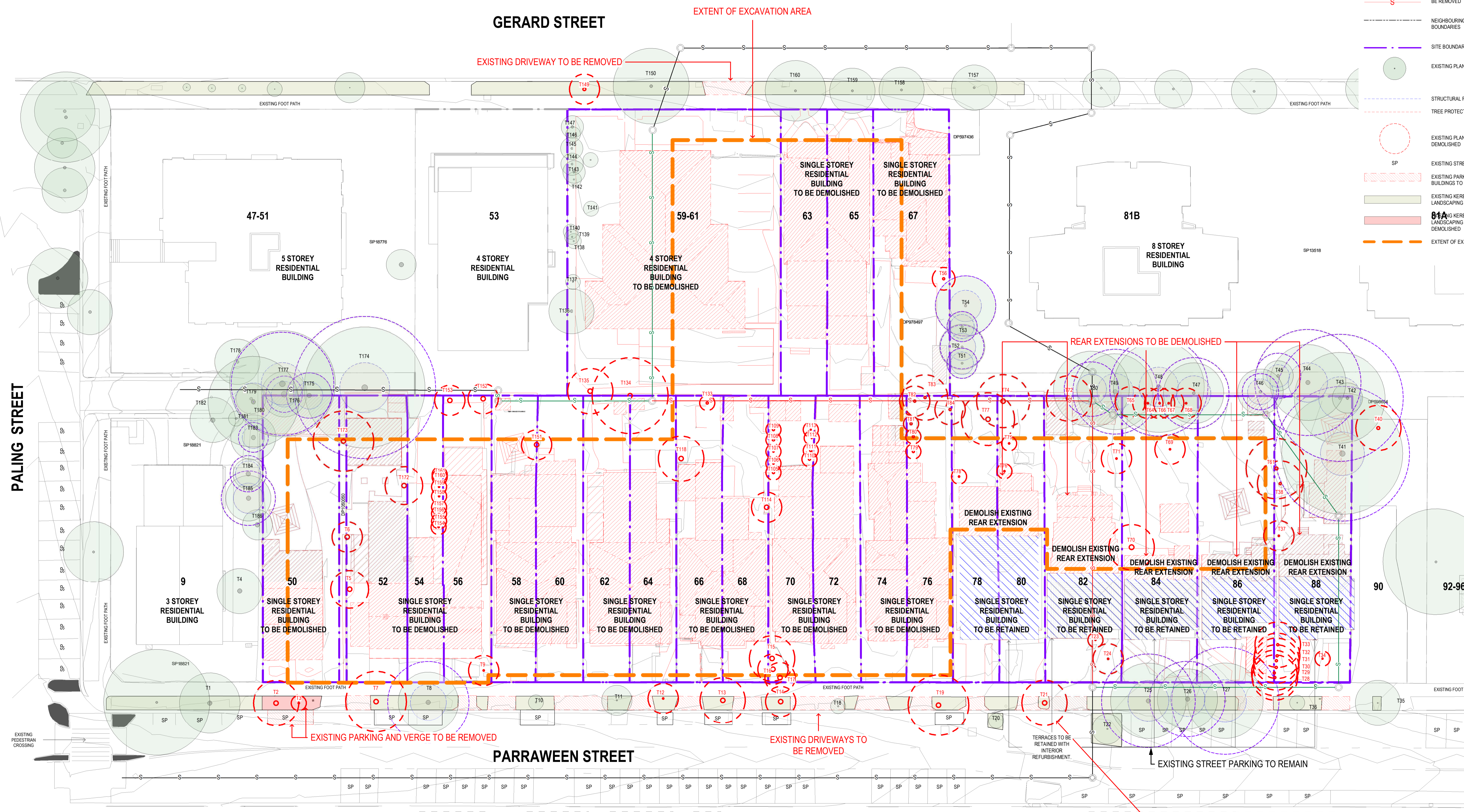
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| P5   | 2024-06-14 | PRELIMINARY   | LS       | MM    |
| P6   | 2024-06-24 | PRELIMINARY   | SS       | MM    |
| P7   | 2024-07-02 | PRELIMINARY   | SS       | MM    |
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| DA07 | 2024-07-12 | DA SUBMISSION | LS       | MM    |

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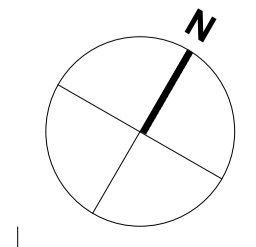
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**LEGEND**

- PROPOSED DEMOLITION
- EXISTING INTERIOR TO BE DEMOLISHED
- EXISTING SEWER DIVERSION
- NEW SEWER DIVERSION
- EXISTING 150mm VCP SEWER TO BE REMOVED
- NEIGHBOURING SITE BOUNDARIES
- SITE BOUNDARY
- EXISTING PLANTING
- STRUCTURAL ROOT ZONE
- TREE PROTECTION ZONE
- EXISTING PLANTING TO BE DEMOLISHED
- SP EXISTING STREET PARKING
- EXISTING PARKING / DRIVEWAYS/ BUILDINGS TO BE DEMOLISHED
- EXISTING KERBSIDE LANDSCAPING
- EXISTING KERBSIDE LANDSCAPING TO BE DEMOLISHED
- EXTENT OF EXCAVATION

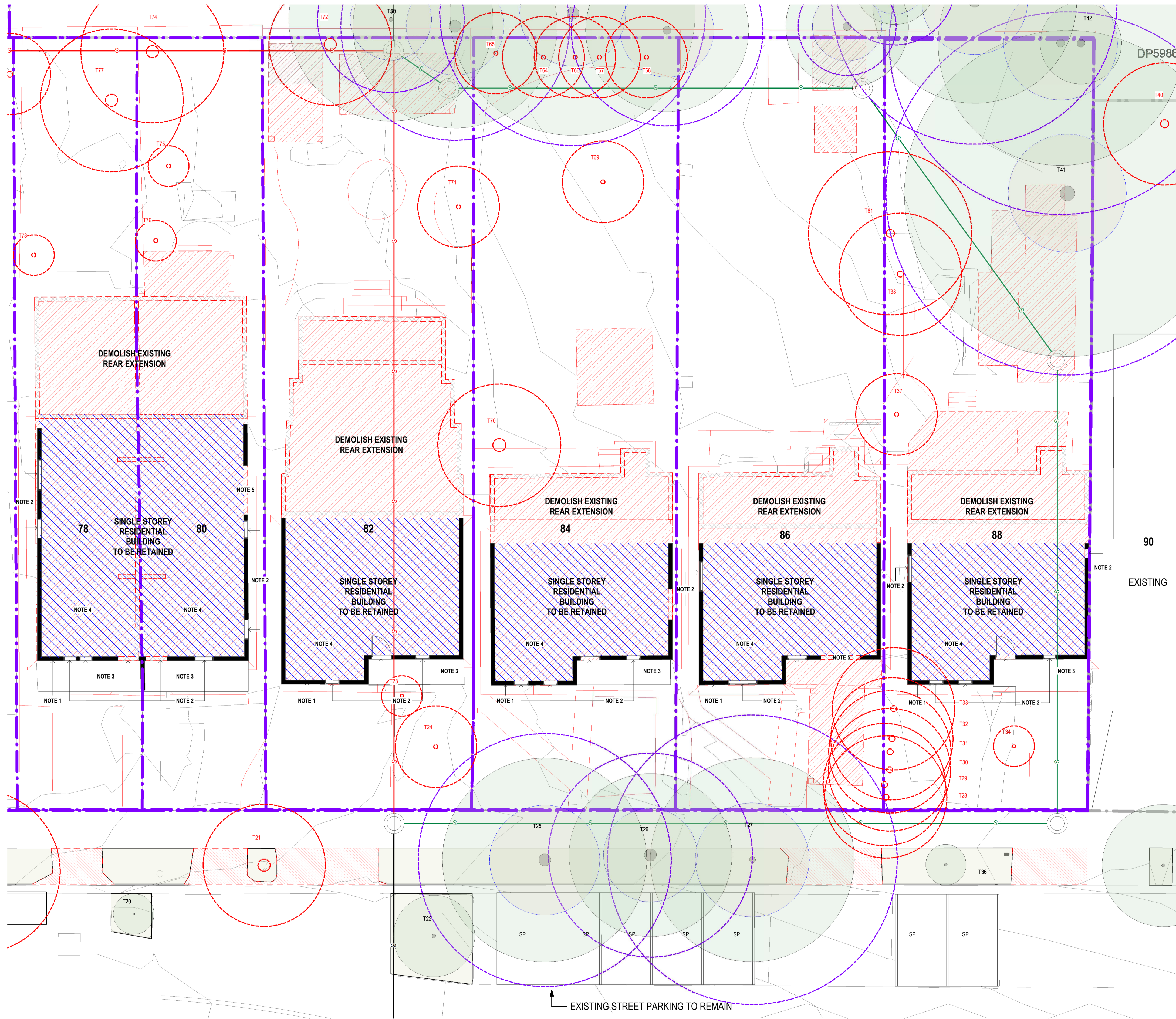


**1 Demolition Site Plan**  
SCALE 1 : 250



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| NSW NDM ARCH Reg: | Glen Orlerton, Reg. No. 7621 |          |
| DATE              | 2024-07-12                   |          |



**LEGEND**

- PROPOSED DEMOLITION
- EXISTING INTERIOR TO BE DEMOLISHED
- EXISTING SEWER DIVERSION
- NEW SEWER DIVERSION
- EXISTING 150mm VCP SEWER TO BE REMOVED
- NEIGHBOURING SITE BOUNDARIES
- SITE BOUNDARY
- EXISTING PLANTING
- STRUCTURAL ROOT ZONE
- TREE PROTECTION ZONE
- EXISTING PLANTING TO BE DEMOLISHED
- SP
- EXISTING PARKING / DRIVEWAYS/ BUILDINGS TO BE DEMOLISHED
- EXISTING KERBSIDE LANDSCAPING
- EXISTING KERBSIDE LANDSCAPING TO BE DEMOLISHED
- EXTENT OF EXCAVATION

NOTE 1: Existing front and side walls to be retained

NOTE 2: Existing doors and windows to be retained

NOTE 3: Existing veranda to be retained, decking to be replaced

NOTE 4: Internal walls and timber floors to be demolished

NOTE 5: New opening

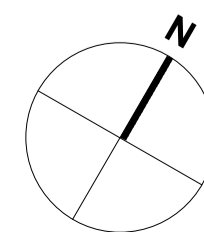
CLIENT

**PATHWAYS**  
RESIDENCES

**PROJECT**  
PATHWAYS RESIDENCES CREMORNE  
50-88 PARRAWEEN STREET and 59-67  
GERARD STREET, CREMORNE, NSW

**DRAWING TITLE**  
RETAINED COTTAGES  
FABRIC REMOVAL/  
RETENTION- GF PLAN

**DEVELOPMENT  
APPLICATION**



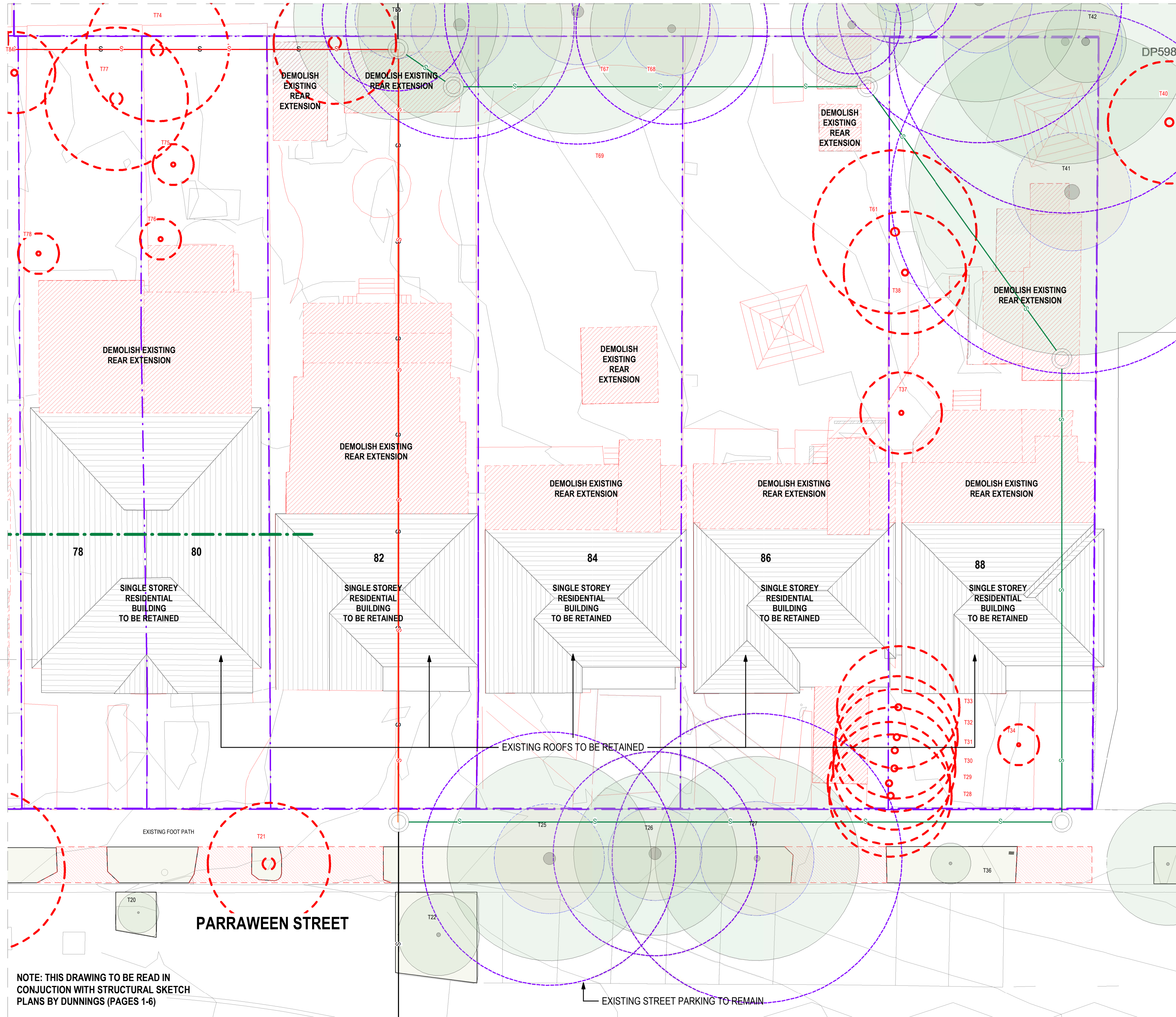
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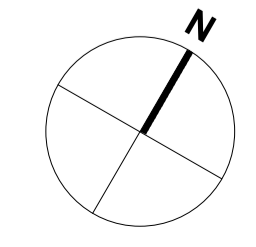


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- LEGEND**
- PROPOSED DEMOLITION
  - EXISTING INTERIOR TO BE DEMOLISHED
  - EXISTING SEWER DIVERSION
  - NEW SEWER DIVERSION
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  - SITE BOUNDARY
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  - EXISTING PLANTING TO BE DEMOLISHED
  - SP EXISTING STREET PARKING
  - EXISTING PARKING / DRIVEWAYS/ BUILDINGS TO BE DEMOLISHED
  - EXISTING KERBSIDE LANDSCAPING
  - EXISTING KERBSIDE LANDSCAPING TO BE DEMOLISHED
  - EXTENT OF EXCAVATION

NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL SKETCH PLANS BY DUNNINGS (PAGES 1-6)

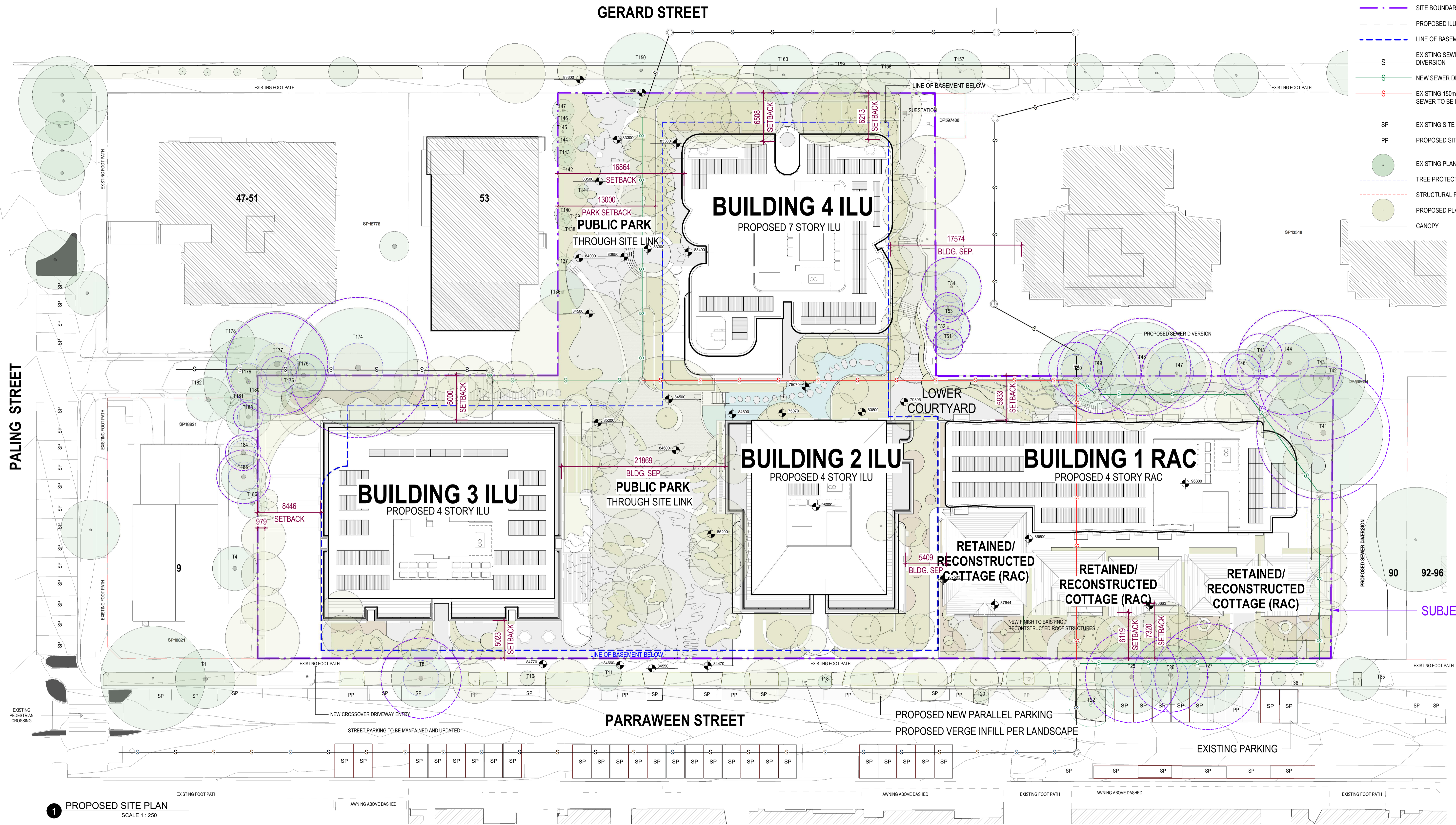


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| P5   | 2024-06-14 | PRELIMINARY   | LS       | MM    |
| P6   | 2024-06-24 | PRELIMINARY   | LS       | MM    |
| P7   | 2024-07-02 | PRELIMINARY   | SS       | MM    |
| DA02 | 2024-07-05 | DA SUBMISSION | SS       | MM    |
| DA03 | 2024-07-12 | DA SUBMISSION | LS       | MM    |

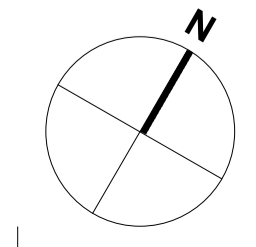
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| SCALE                 | As indicated @ A1           |          |
| DRAWN                 | LS                          |          |
| NSW NDM ARB ARCH Reg: | Glen O'Leary, Reg. No. 7621 |          |
| DATE                  | 2024-07-12                  |          |

**LEGEND**

- F1 1200mm high rail-less tubular palisade fence
- F2 800mm high picked fences to heritage cottages along Parraween Street
- F3 1800mm high timber lapped and capped fence
- — — — — EXISTING NEIGHBOURING BOUNDARIES
- — — — — SITE BOUNDARIES
- — — — — PROPOSED ILU / RAC
- — — — — LINE OF BASEMENT BELOW
- S EXISTING SEWER DIVERSION
- S NEW SEWER DIVERSION
- S EXISTING 150mm VCP SEWER TO BE REMOVED
- SP EXISTING SITE PARKING
- PP PROPOSED SITE PARKING
- EXISTING PLANTING
- TREE PROTECTION ZONE
- STRUCTURAL ROOT ZONE
- PROPOSED PLANTING
- CANOPY

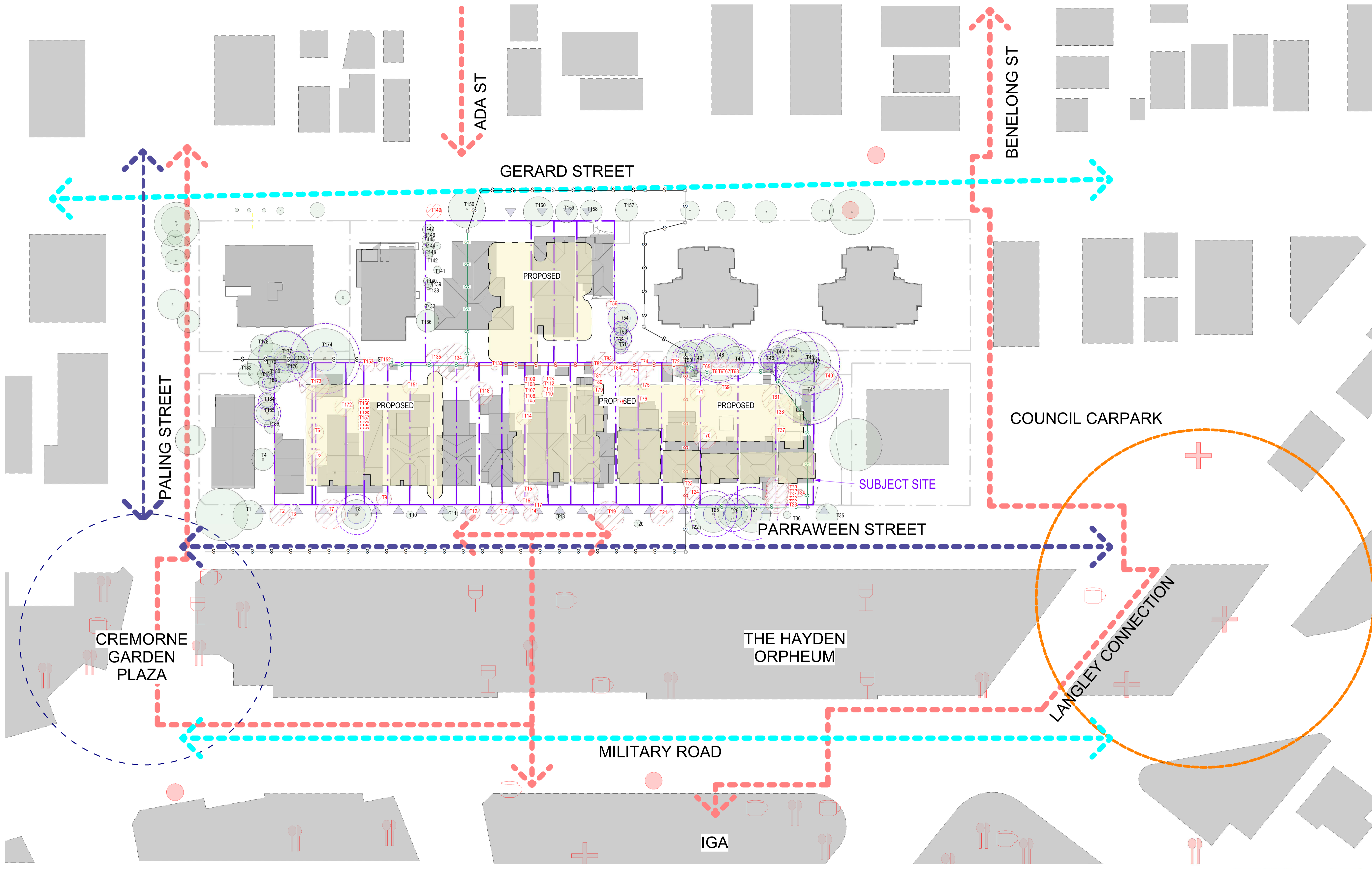


**1 PROPOSED SITE PLAN**  
SCALE 1 : 250

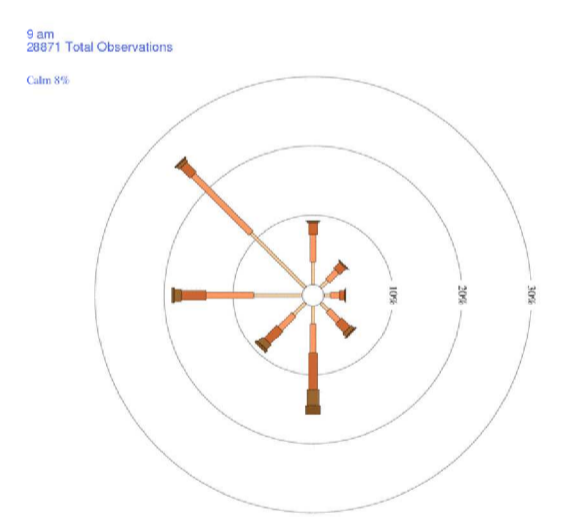


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| P4   | 2023-12-05 | FOR REVIEW      | DT       | MR    |
| DA09 | 2023-12-14 | DA SUBMISSION   | DT       | RS    |
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| P8   | 2024-07-02 | PRELIMINARY     | SS       | MM    |
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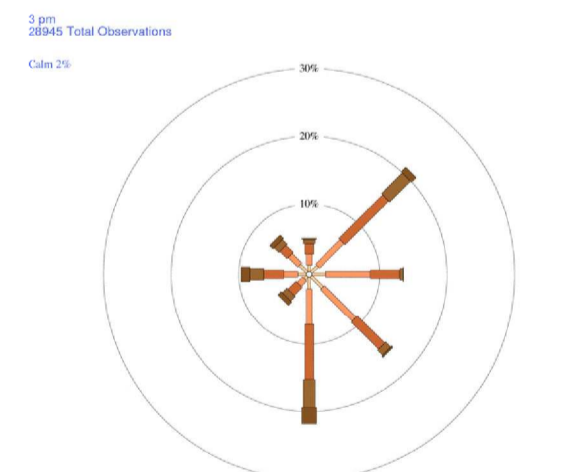
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| DRAWN                 | LS                           |          |
| NSW NOM ARB ARCH Reg: | Glen Orlerton, Reg. No. 7621 |          |
| DATE                  | 2024-07-12                   |          |



- LEGEND**
- - - - - SITE BOUNDARY
  - S EXISTING SEWER DIVERSION
  - S NEW SEWER DIVERSION
  - S EXISTING 150mm VCP SEWER TO BE REMOVED
  - - - - - VEHICLE MOVEMENT - SLOW
  - - - - - VEHICLE MOVEMENT - FAST
  - SUN PATH
  - - - - - PEDESTRIAN MOVEMENT
  - NOISE
  - PRIVACY/OVERLOOKING
  - SIGNIFICANT VIEWS
  - Bus Stops
  - Bottle Shops
  - Restaurants
  - Cafe
  - + Medical / Health Facilities
  - PROPOSED BUILDINGS
  - EXISTING VEHICLE ACCESS
  - PROPOSED VEHICLE ACCESS
  - PEDESTRIAN ACCESS
  - EXISTING TREES TO BE RETAINED
  - EXISTING TREES TO BE REMOVED



WINDROSE 9am

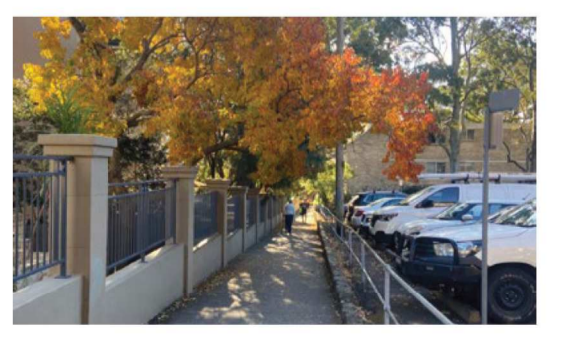


WINDROSE 3pm

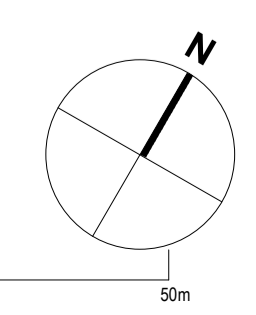
**1** EXISTING CONTEXT SITE ANALYSIS  
SCALE 1:500



MILITARY ROAD LIGHTS AND CROSSING


















THROUGH SITE LINK BETWEEN PARRAWEEEN AND GERARD STREET

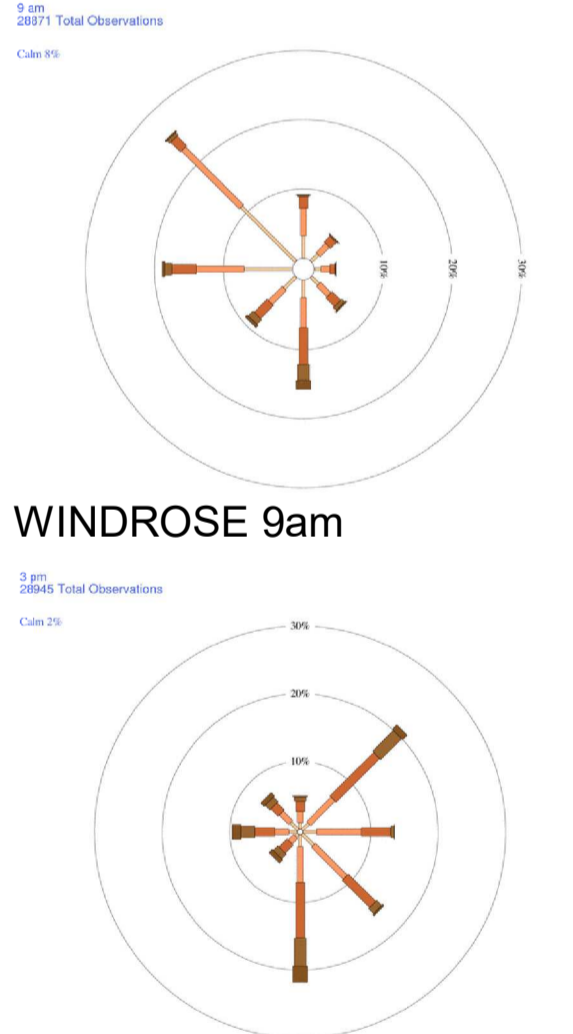


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| P8   | 2024-07-02 | PRELIMINARY   | SS       | MM    |
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| DA08 | 2024-07-12 | DA SUBMISSION | LS       | MM    |

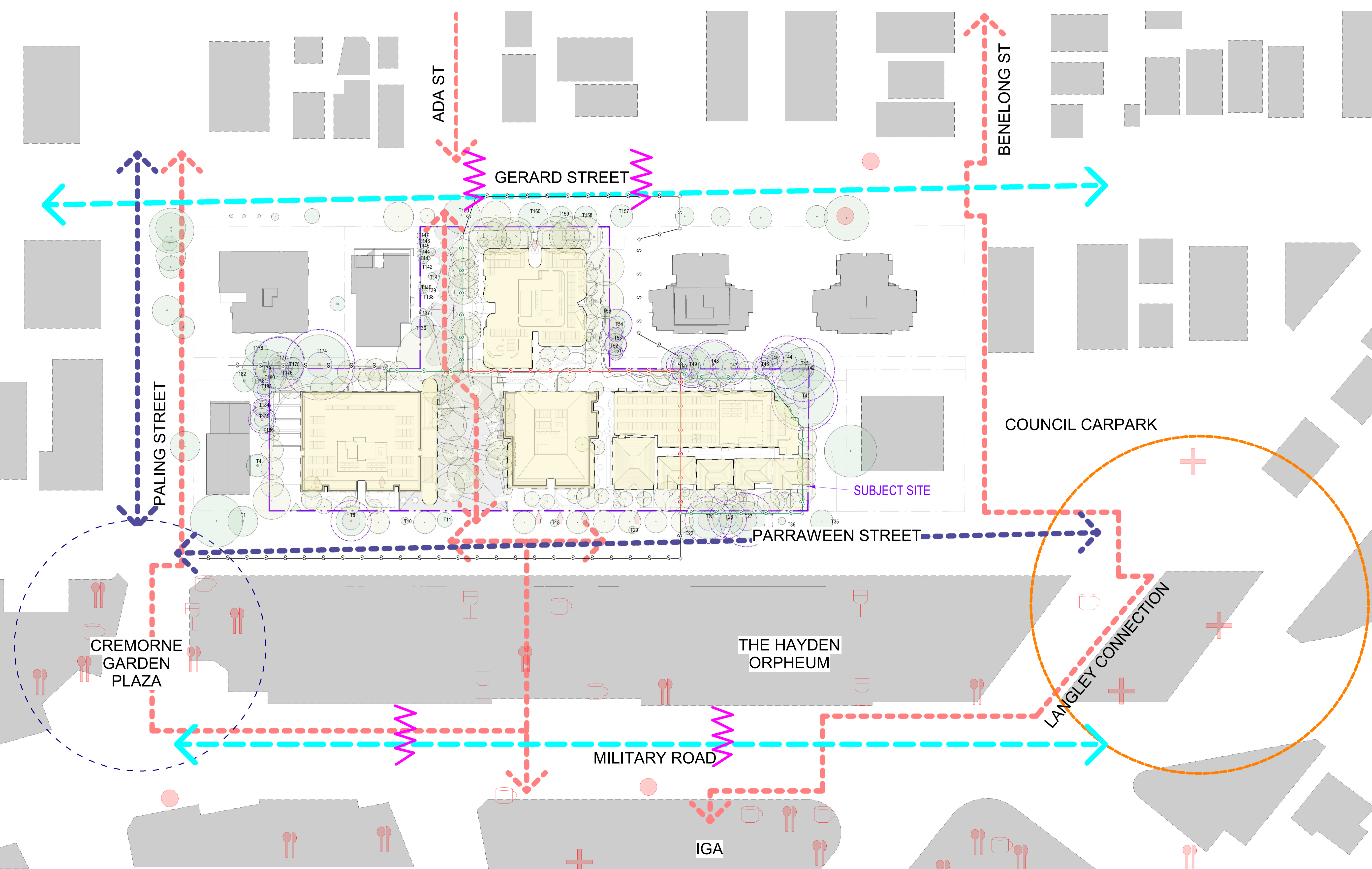
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|-----------------------|------------------------------|----------|
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| DRAWN                 | LS                           |          |
| NSW NDM ARB ARCH Reg: | Glen Orlerton, Reg. No. 7621 |          |
| DATE                  | 2024-07-12                   |          |

**LEGEND**

- - - - - SITE BOUNDARY
- S EXISTING SEWER DIVERSION
- S NEW SEWER DIVERSION
- S EXISTING 150mm VCP SEWER TO BE REMOVED
- - - - - VEHICLE MOVEMENT - SLOW
- - - - - VEHICLE MOVEMENT - FAST
-  SUN PATH
- - - - - PEDESTRIAN MOVEMENT
-  NOISE
-  PRIVACY/OVERLOOKING
-  SIGNIFICANT VIEWS
-  Bus Stops
-  Bottle Shops
-  Restaurants
-  Cafe
-  Medical / Health Facilities
-  PROPOSED BUILDINGS
-  EXISTING VEHICLE ACCESS
-  PROPOSED VEHICLE ACCESS
-  PEDESTRIAN ACCESS
-  EXISTING TREES TO BE RETAINED
-  EXISTING TREES TO BE REMOVED



- NOTES**
1. For more information regarding the legal constraints of the conservation areas, please refer to:  
A. The Heritage report.  
B. Statement of Environmental Effects report.
  2. For more information regarding the ecology, sun, trees, and vegetation, please refer to:  
A. BDAR report.  
B. TOP's and protected species report.  
C. Sheet 90.11 - Shadow Diagrams.  
D. Sheet 90.12 - Solar Access.
  3. For more information regarding access and sources of nuisance, please refer to:  
A. Noise Levels report.  
B. Traffic Levels report.  
C. Flight Paths report.



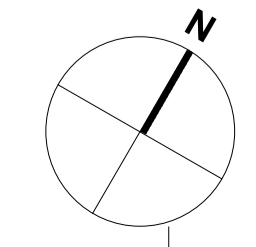
**1 PROPOSED CONTEXT SITE ANALYSIS**  
SCALE 1:500



**PROJECT**  
PATHWAYS RESIDENCES CREMORNE  
50-88 PARRAWEEEN STREET and 59-67  
GERARD STREET, CREMORNE, NSW

**DRAWING TITLE**  
PROPOSED CONTEXT  
SITE ANALYSIS

**DEVELOPMENT  
APPLICATION**



| REV  | DATE       | AMENDMENT     | INITIALS | CHECK |
|------|------------|---------------|----------|-------|
| DA05 | 2023-07-11 | DA SUBMISSION | RS       | RS    |
| P3   | 2023-11-22 | FOR REVIEW    | DT       | RS    |
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| P8   | 2024-07-02 | PRELIMINARY   | SS       | MM    |
| DA07 | 2024-07-05 | DA SUBMISSION | SS       | MM    |
| DA08 | 2024-07-12 | DA SUBMISSION | LS       | MM    |

| PROJECT NO.           | DRAWING NO.                | REVISION |
|-----------------------|----------------------------|----------|
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| NSW NDM ARB ARCH Reg: | Glen Orlton, Reg. No. 7621 |          |
| DATE                  | 2024-07-12                 |          |

**CHROFI**

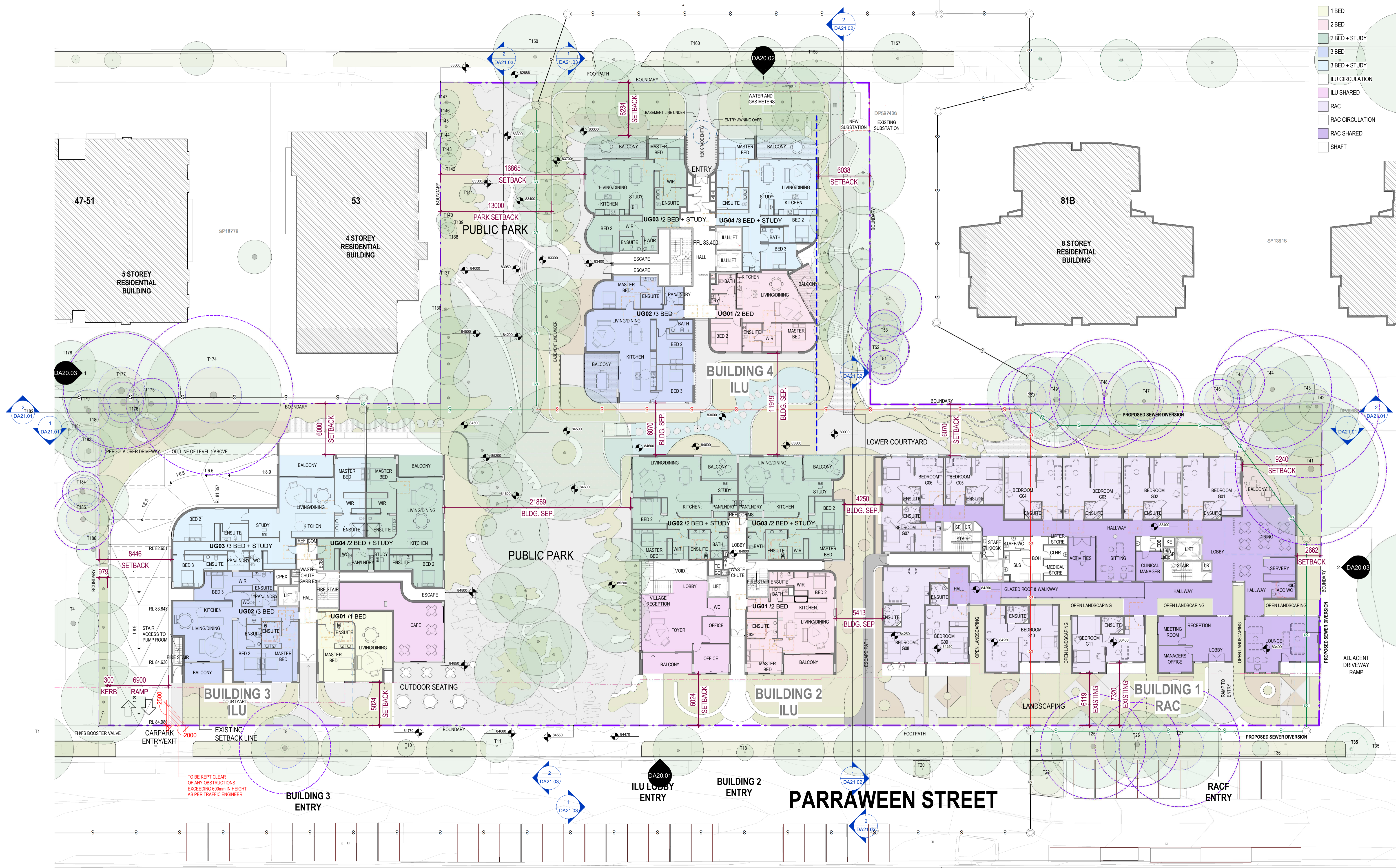


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# GERARD STREET

## UNIT TYPE

- 1 BED
- 2 BED
- 2 BED + STUDY
- 3 BED
- 3 BED + STUDY
- ILU CIRCULATION
- ILU SHARED
- RAC
- RAC CIRCULATION
- RAC SHARED
- SHAFT



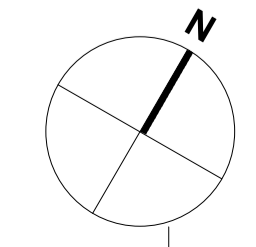
REFER TO DA00.65 FOR PEDESTRIAN ACCESS PLANS



**PROJECT**  
**PATHWAYS RESIDENCES CREMORNE**  
 50-88 PARRAWEEN STREET and 59-67  
 GERARD STREET, CREMORNE, NSW

**DRAWING TITLE**  
**GROUND FLOOR PLAN**

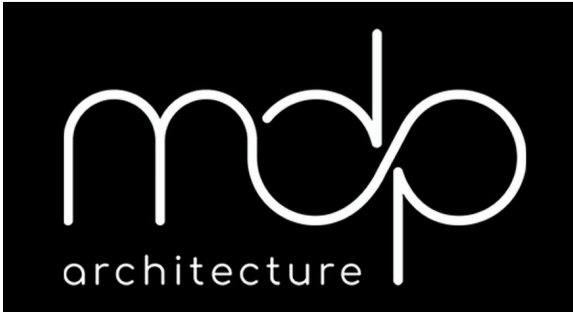
**DEVELOPMENT APPLICATION**



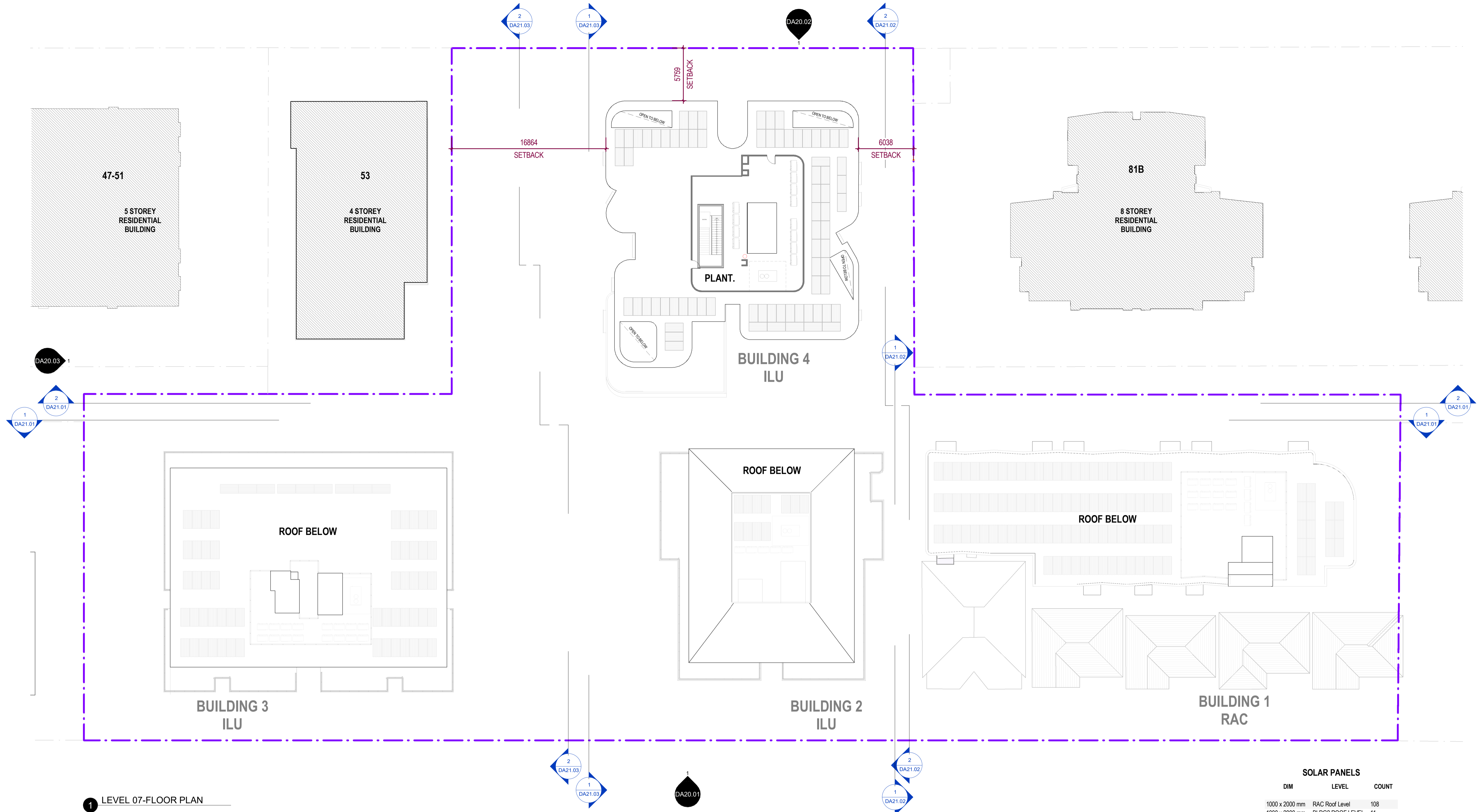
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| P15  | 2024-06-24 | PRELIMINARY   | LS       | MM    |
| P16  | 2024-06-25 | PRELIMINARY   | LS       | MM    |
| P17  | 2024-07-01 | PRELIMINARY   | SS       | MM    |
| P18  | 2024-07-02 | PRELIMINARY   | SS       | MM    |
| P19  | 2024-07-03 | PRELIMINARY   | SS       | MM    |
| P20  | 2024-07-04 | PRELIMINARY   | SS       | MM    |
| DA11 | 2024-07-05 | DA SUBMISSION | SS       | MM    |
| P21  | 2024-07-10 | PRELIMINARY   | SS       | MM    |
| DA12 | 2024-07-12 | DA SUBMISSION | LS       | MM    |

| PROJECT NO.       | DRAWING NO.                | REVISION |
|-------------------|----------------------------|----------|
| 3236              | DA10.03                    | DA12     |
| SCALE             | 1: 200 @ A1                |          |
| DRAWN             | LS                         |          |
| NSW NDM ARCH Reg: | Glen Orlton, Reg. No. 7621 |          |
| DATE              | 2024-07-12                 |          |

**CHROFI**

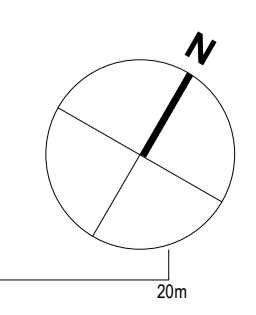


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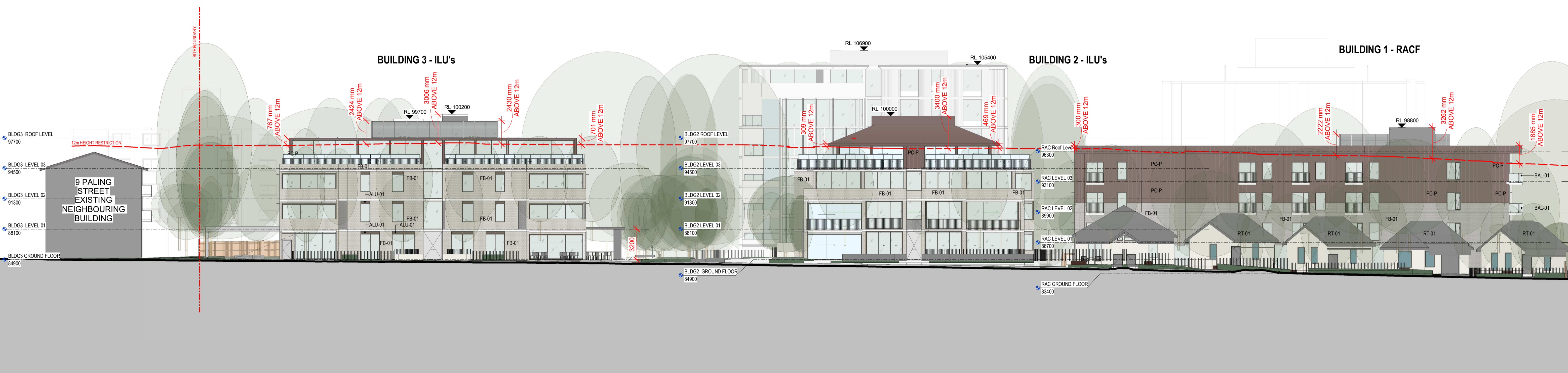
1 LEVEL 07-FLOOR PLAN

| SOLAR PANELS   |                  |       |
|----------------|------------------|-------|
| DIM            | LEVEL            | COUNT |
| 1000 x 2000 mm | RAC Roof Level   | 108   |
| 1000 x 2000 mm | BLDG2 ROOF LEVEL | 11    |
| 1000 x 2000 mm | BLDG3 ROOF LEVEL | 64    |
| 1000 x 2000 mm | BLDG4 ROOF       | 74    |
| GRAND TOTAL:   |                  | 257   |



| REV  | DATE       | AMENDMENT     | INITIALS | CHECK |
|------|------------|---------------|----------|-------|
| DA06 | 2023-12-14 | DA SUBMISSION | DT       | RS    |
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| P8   | 2024-07-02 | PRELIMINARY   | SS       | MM    |
| P9   | 2024-07-04 | PRELIMINARY   | SS       | MM    |
| DA08 | 2024-07-05 | DA SUBMISSION | SS       | MM    |
| DA09 | 2024-07-12 | DA SUBMISSION | LS       | MM    |

| PROJECT NO.           | DRAWING NO.                 | REVISION |
|-----------------------|-----------------------------|----------|
| 3236                  | DA10.11                     | DA09     |
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| DRAWN                 | LS                          |          |
| NSW NDM ARB ARCH Reg: | Glen Oterton, Reg. No. 7621 |          |
| DATE                  | 2024-07-12                  |          |



**1** SOUTHEAST ELEVATION  
SCALE 1 : 200  
(PARRAWEEEN STREET)



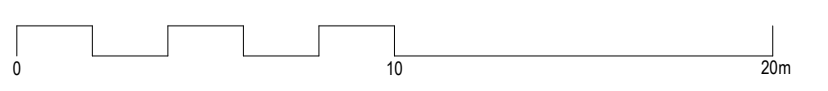
CLIENT  
**PATHWAYS**  
RESIDENCES

PROJECT  
**PATHWAYS RESIDENCES CREMORNE**  
50-88 PARRAWEEEN STREET and 59-67  
GERARD STREET, CREMORNE, NSW

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DRAWING TITLE  
**SOUTHEAST ELEVATION - PARRAWEEEN STREET**

DEVELOPMENT APPLICATION

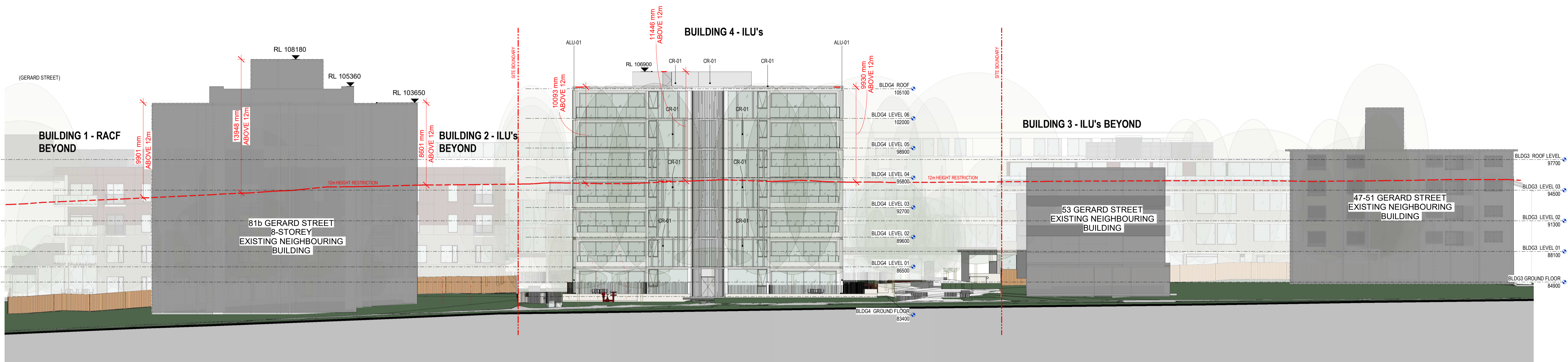


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| P8   | 2024-06-26 | PRELIMINARY   | LS       | MM    |
| P9   | 2024-06-28 | PRELIMINARY   | SS       | MM    |
| P10  | 2024-07-02 | PRELIMINARY   | SS       | MM    |
| P11  | 2024-07-04 | PRELIMINARY   | SS       | MM    |
| DA07 | 2024-07-05 | DA SUBMISSION | SS       | MM    |
| DA08 | 2024-07-12 | DA SUBMISSION | LS       | MM    |

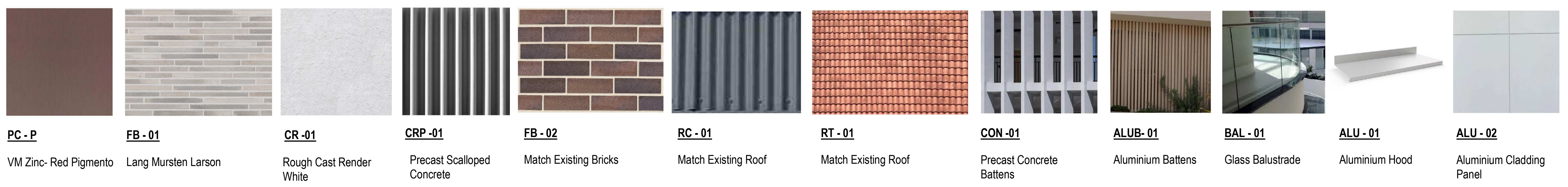
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| SCALE                 | As indicated @ A1            |          |
| DRAWN                 | LS                           |          |
| NSW NDM ARB ARCH Reg: | Glen Orlerton, Reg. No. 7621 |          |
| DATE                  | 2024-07-12                   |          |

**CHROFI**





1 NORTH WEST ELEVATION  
SCALE 1 : 200



CLIENT  
**PATHWAYS**  
RESIDENCES

PROJECT  
**PATHWAYS RESIDENCES CREMORNE**  
50-88 PARRAWEEEN STREET and 59-67  
GERARD STREET, CREMORNE, NSW

DRAWING TITLE  
**NORTHWEST ELEVATION  
- GERARD STREET**

DEVELOPMENT  
APPLICATION

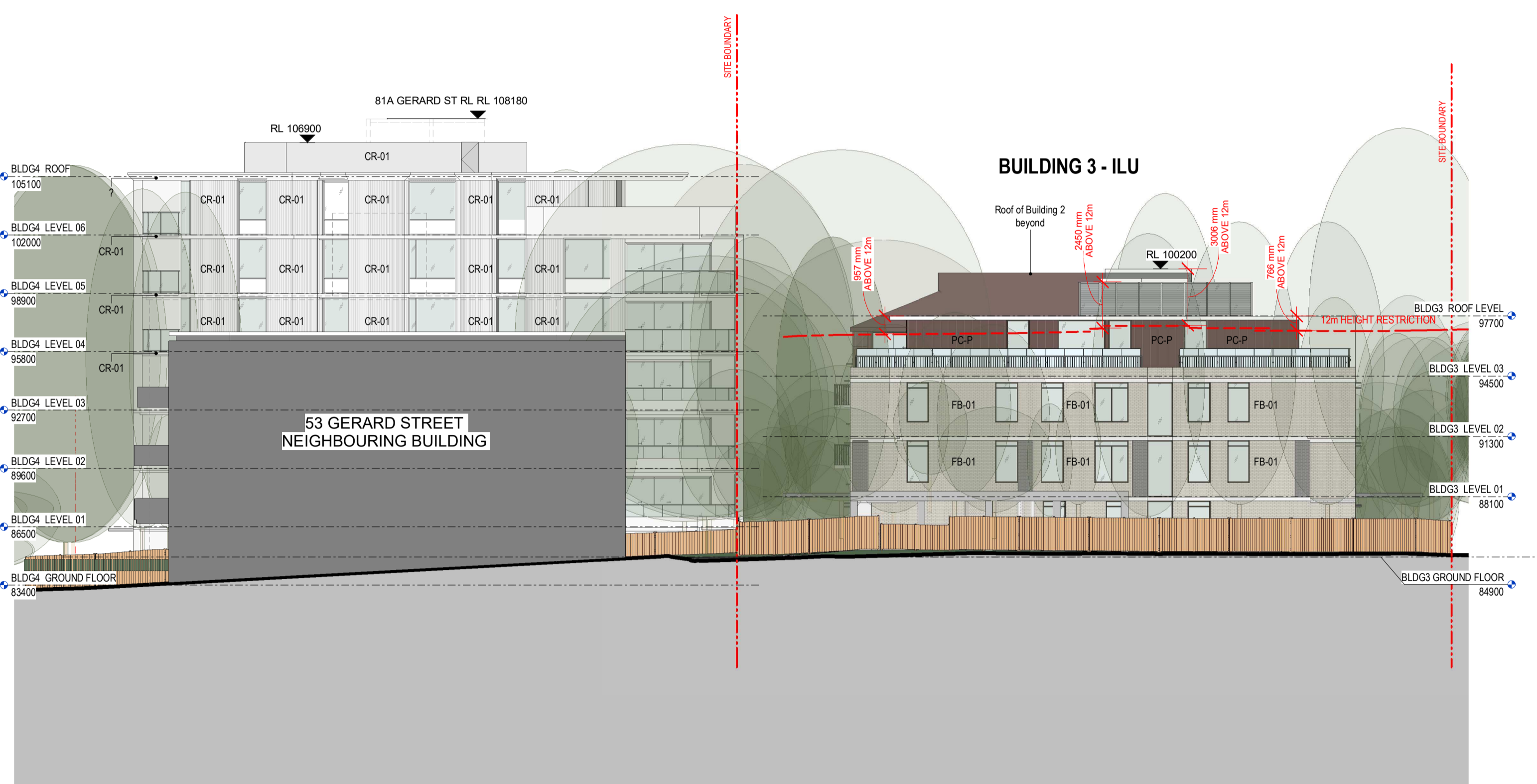
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| P12  | 2024-07-04 | PRELIMINARY   | SS       | MM    |
| DA08 | 2024-07-05 | DA SUBMISSION | SS       | MM    |
| DA09 | 2024-07-12 | DA SUBMISSION | LS       | MM    |

| PROJECT NO.           | DRAWING NO.                  | REVISION |
|-----------------------|------------------------------|----------|
| 3236                  | DA20.02                      | DA09     |
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| DATE                  | 2024-07-12                   |          |

**CHROFI**

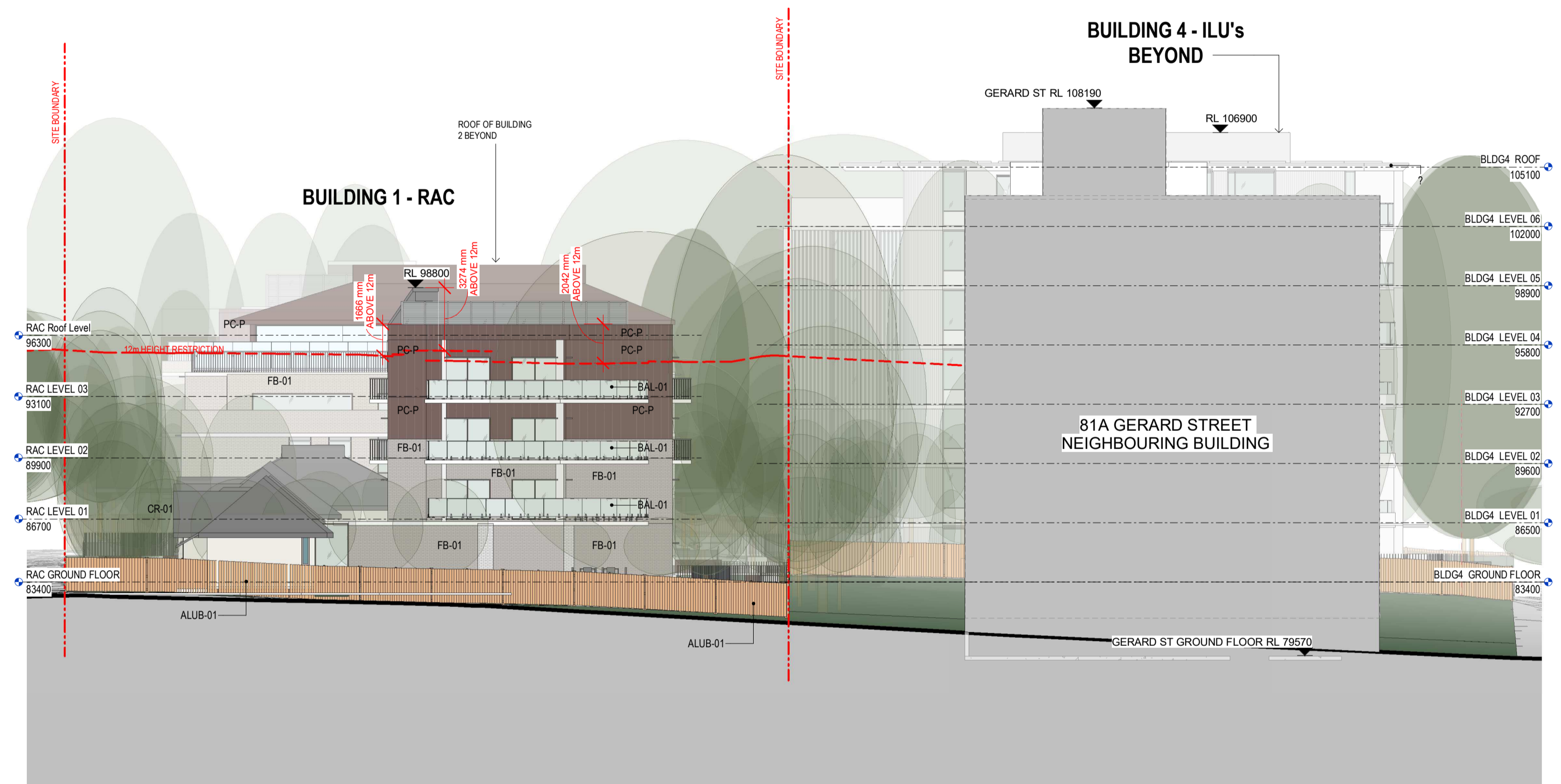


**BUILDING 4 - ILU's BEYOND**

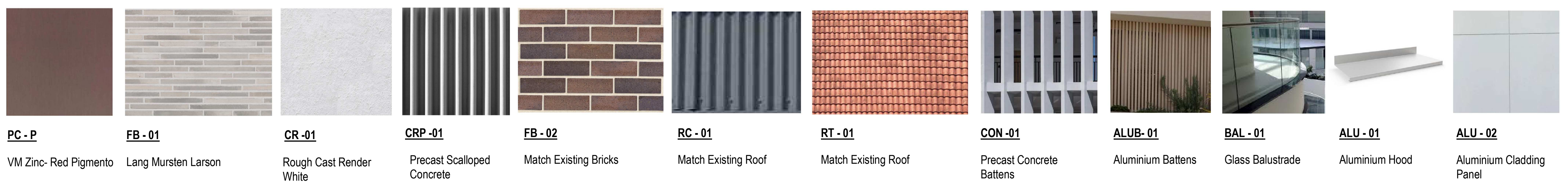


**1** **SOUTHWEST ELEVATION**  
SCALE 1 : 200  
(TO 53 GERARD STREET & 9 PALING STREET)

**BUILDING 4 - ILU's BEYOND**



**2** **NORTHEAST ELEVATION**  
SCALE 1 : 200  
(TO 90 PARRAWEN STREET & 81B GERARD STREET)

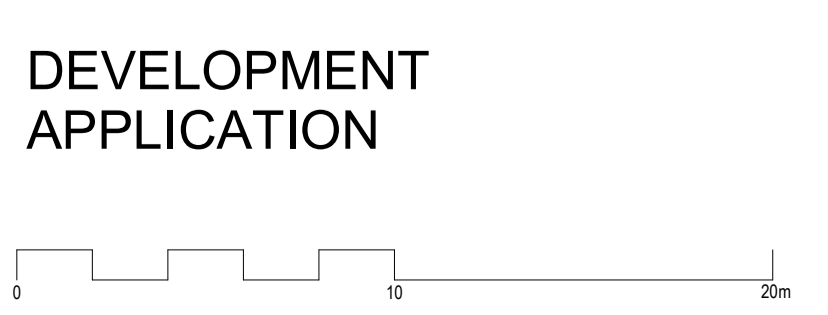


CLIENT  
**PATHWAYS RESIDENCES CREMORNE**  
50-88 PARRAWEN STREET and 59-67 GERARD STREET, CREMORNE, NSW

DRAWING TITLE  
**SOUTHWEST & NORTHEAST ELEVATIONS**

PROJECT  
**DEVELOPMENT APPLICATION**

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| REV  | DATE       | AMENDMENT     | INITIALS | CHECK |
|------|------------|---------------|----------|-------|
| DA07 | 2023-12-14 | DA SUBMISSION | DT       | RS    |
| P6   | 2024-06-04 | PRELIMINARY   | LS       | MM    |
| P7   | 2024-06-14 | PRELIMINARY   | LS       | MM    |
| P8   | 2024-06-24 | PRELIMINARY   | LS       | MM    |
| P9   | 2024-06-26 | PRELIMINARY   | LS       | MM    |
| P10  | 2024-06-28 | PRELIMINARY   | SS       | MM    |
| P11  | 2024-07-02 | PRELIMINARY   | SS       | MM    |
| P12  | 2024-07-04 | PRELIMINARY   | SS       | MM    |
| DA08 | 2024-07-05 | DA SUBMISSION | SS       | MM    |
| DA09 | 2024-07-12 | DA SUBMISSION | LS       | MM    |

| PROJECT NO.           | DRAWING NO.                 | REVISION |
|-----------------------|-----------------------------|----------|
| 3236                  | DA20.03                     | DA09     |
| SCALE                 | As indicated @ A1           |          |
| DRAWN                 | LS                          |          |
| NSW NDM ARB ARCH Reg: | Glen O'Leary, Reg. No. 7621 |          |
| DATE                  | 2024-07-12                  |          |



**APPENDIX C SUMMARY OF PROPERTIES**

| Group | #          | Lot / DP                   | Description                                      | Speculator              | Roof finish                           | Wall finish                       | Detail Form   | Listing recommendation                   |
|-------|------------|----------------------------|--|-------------------------|---------------------------------------|-----------------------------------|---|--|
| 1     | 50         | Lot 2,<br>DP 4785          | Victorian free-standing single-storey cottage    | John Connor             | Non-original tile<br>Originally metal | Original painted                  |   | Does not reach the threshold for listing |
|       | 52, 54, 56 | Lots A, B, C,<br>DP 366345 | Victorian attached row of single-storey cottages | John Connor             | Non original metal                    | Original painted                  | 56: Roof form change – rear<br>Front façade moved<br>Additional first floor | Does not reach the threshold for listing |
| 2     | 58-60      | Lots A & B,<br>DP 419832   | Federation semi-detached pair                    | Mary & Charles Blackman | Tile original metal replacement       | 58: original brick<br>60: painted | 60 -2 <sup>nd</sup> storey  | Does not reach the threshold for listing |
|       | 62-64      | Lots A & B,<br>DP 412718   | Federation semi-detached pair                    | Mary & Charles Blackman | Tile original metal replacement       | 62: painted<br>64: painted        |   | Does not reach the threshold for listing |
|       | 66-68      | Lots 1 & 2,<br>DP 1001062  | Federation semi-detached pair                    | Mary & Charles Blackman | Tile original metal replacement       | Painted 2 colours                 | 66: high fence  | Does not reach the threshold for listing |
|       | 70-72      | Lots X & Y,<br>DP          | Semi-  | Mary & Charles          | Tile original metal                   | 70 & 72:                          | 70: high fence  | Does not reach the threshold for listing |

2086 | 50-88 Parraween Street and 59-67 Gerard Street, Cremorne

|   |       |                            |                              |                         |                                       |                             |                                       |  |
|---|-------|----------------------------|------------------------------|-------------------------|---------------------------------------|-----------------------------|---------------------------------------|--|
|   |       | 442664                     | detached pair                | Blackman                | replacement                           | facebrick                   |                                       | listing                                  |
|   | 74-76 | Lots A & B,<br>DP 438187   | Semi-detached pair           | Mary & Charles Blackman | Tile original metal replacement       | 74 & 76: facebrick          | 74: changed windows<br>76: high fence | Does not reach the threshold for listing |
| 3 | 78-80 | Lots 1 and 2,<br>DP 441402 | Semi-detached pair           | Mary & Charles Blackman | Tile original metal replacement       | Painted facebrick 2 colours |                                       | Does not reach the threshold for listing |
| 4 | 82    | Lot 1,<br>DP 19887         | Detached single-storey house | Harbutt Brothers        | Non-original tile<br>Originally metal | Painted facebrick 2 colours |                                       | Does not reach the threshold for listing |
|   | 84    | Lot 2,<br>DP 19887         | Detached single-storey house | Harbutt Brothers        | Non-original tile<br>Originally metal | Facebrick                   |                                       | Does not reach the threshold for listing |
|   | 86    | Lot 3,<br>DP 19887         | Detached single-storey house | Harbutt Brothers        | Originally metal                      | Painted facebrick 2 colours |                                       | Does not reach the threshold for listing |
|   | 88    | Lot 4,<br>DP 19887         | Detached single-storey house | Harbutt Brothers        | Non-original tile<br>Originally metal | Facebrick rendered          |                                       | Does not reach the threshold for listing |