



# NSW State Heritage Inventory form

ITEM DETAILS						
<b>Name of Item</b>	Grafton Street Urban Conservation Area					
<b>Other Name/s Former Name/s</b>	The Grafton Estate					
<b>Item type</b>	Built. Area.					
<b>Item group</b>	Residential buildings (private) Urban Area					
<b>Item category</b>	House, Streetscape					
<b>Area, Group, or Collection Name</b>	Grafton Street Urban Conservation Area					
<b>Street number</b>	All addresses					
<b>Street name</b>	Grafton Street , Nelson Street					
<b>Suburb/town</b>	Bondi Junction				<b>Postcode</b>	2022
<b>Local Government Area/s</b>	Waverley Council					
<b>Property description</b>	Various					
<b>Location - Lat/long</b>	<b>Latitude</b>	-33.890639			<b>Longitude</b>	151.247378
<b>Location - AMG</b>	<b>Zone</b>	MGA Zone 56 (GDA 94)	<b>Easting</b>		<b>Northing</b>	
<b>Owner</b>	Multiple					
<b>Current use</b>	Residential/home office					
<b>Former Use</b>	Rural grazing. Residential					
<b>Statement of significance</b>	<p>The Grafton Street Heritage Conservation Area has historical, aesthetic, and social significance at the local level.</p> <p>The surviving built and natural fabric of the HCA has significance for its ability to demonstrate the important historical phases of the area's development, including late-19th and early 20<sup>th</sup> Century speculative subdivisions.</p> <p>In its surviving elements of built fabric, the HCA retains the potential to reveal evidence of ways of life, building and land uses which have now changed or disappeared.</p> <p>The HCA has high aesthetic significance for its visual complexity derived from:</p> <ul style="list-style-type: none"> <li>○ The variety of private building types;</li> <li>○ The variety of significant architectural styles and scales within the range of building types;</li> <li>○ The HCA contains aesthetically significant items of architectural excellence dating from the</li> </ul>					



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	<p>major period of its development.</p> <ul style="list-style-type: none"> <li>○ The area has social significance for its association with the growth of the heritage conservation movement in Sydney during the 1960s. It was an early example of an area which received recognition by the National Trust and the Australian Heritage Commission. through the efforts of the local community.</li> </ul>		
<b>Level of Significance</b>	National <input type="checkbox"/>	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

DESCRIPTION						
<b>Designer</b>	Various					
<b>Builder/ maker</b>	Various					
<b>Physical Description</b>	<p>The significant characteristics of the Grafton Street Conservation Area are:</p> <ul style="list-style-type: none"> <li>○ The strong definition of its boundaries by the elevated structure of Syd Einfeld Drive to the North and the high rise forms lining Oxford Street to the south. The location remains an element of the historic Grafton Estate now bisected by Syd Einfeld Drive.</li> <li>○ The Victorian street pattern grid of the original Grafton Estate subdivision remains evident in the wide carriageway with long, narrow lots, which are laid out on an axis perpendicular to Grafton Street.</li> <li>○ The topography sloping from south to north, creating streetscapes with repetitive stepped roof forms.</li> <li>○ The residential architecture, dominated by a variety of housing types from the late-Victorian and Federation periods, with housing including single and two storey attached terraces and free standing large residences of later Victorian and Federation Styles.</li> </ul> <p>The differing architectural forms, styles and scale of the houses, and the variety of groupings within the precinct, illustrate the gradual and erratic nature of development of the Grafton Estate.</p>					
<b>Construction years</b>	<b>Start year</b>	1885	<b>Finish year</b>	1915	<b>Circa</b>	<input type="checkbox"/>
<b>Modifications and dates</b>	Ongoing					
<b>Further comments</b>						



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## HISTORY

### Historical notes

Prior to European settlement of the Sydney Basin the region was home to a group of Aboriginal tribes, bound by loose family connections and speaking variations of a common language called Darug. Those to the southern side of the Harbour and Parramatta River were identified as the Wangal Clan of which Bennelong is the best known member. Following European settlement in 1788, the clan progressively retreated to lands about Rushcutters Bay including the hillside rising to the north east from Trumper Park and to areas further to the east and south east including the lagoon then behind the dunes fronting Bondi Beach.

With establishment of the settlement at Sydney Cove in 1788, development of lands to the east was determined both by land grants to notable and influential citizens and the construction of roads and bridle paths along the open ridge tops and down into the swampy bays of the southern harbour shores. By 1805 a track is recorded as extending along the eastern ridgeline to the South Head. The route was developed as a road in 1811 connecting the settlement at Sydney Cove with the South Head Signal Station. The east west route followed the ridgeline separating the harbour slopes from the lands falling toward Botany Bay to the south. A number of secondary trails linked outposts of settlement to the South Head Road. Prominent among these were the Frenchman's Road leading to Governor Macquarie's watchhouse at distant Laperouse, Captain Piper's Road leading down to Piper's Henrietta Villa at Point Piper and the winding trail across the slopes of the Rushcutters Valley leading to Daniel Cooper's Gin Distillery deep in the valley.

The Piper Estate was amassed by Captain James Piper following his initial grant of 190 acres on what was to become Point Piper. Prior to Piper's 1825 insolvency due to gambling debts Piper's Estate had grown by grant and purchase to 1500 acres encompassing much of the land from Rose Bay to the South Head Road. As Pipers mortgagors, Daniel Cooper and Solomon Levy in 1826 assumed control of the lands when Piper found himself in default. Copper and Levy's title was authenticated by a new grant of 1130 acres on 23 March 1830. Daniel Cooper became sole owner in 1847. What then became the Cooper Estate, remained in large part leasehold land for much of the 19<sup>th</sup> Century. Cooper returned to England from where he and his descendants progressively leased and subdividing the Estate as the market for lands about the harbour slopes grew with the improvement of transport.

Records in Woollahra Local History Centre note that after Cooper's death in 1854 sales of his Estate ceased but that the Estate allowed leasing of lands with a number of 99 year leases offered in West Woollahra. On 1 January 1857, several leases were acquired for speculative purposes by Randolph Nott a local resident, timber merchant and Mayor of Woollahra in 1867. The leases covered an area of 52 acres and 3 roods between Edgecliff Road and Old South Head Road being shown as lots 94 to 100 on an 1844 survey of the Estate and were later subdivided as the Grafton Estate. The lease agreement required Nott to invest 10,000 pounds on buildings within 15 years and to charge any sub leases at 11 pound per foot. Nott achieved some subletting prior to his leases being sequestered by the NSW Supreme Court on 30 April 1861. Daniel Cooper's nephew (later Sir Daniel Cooper) repurchased the estate when auctioned by the court in 1862. During the land boom of the 1880's Cooper subdivided the resecured lands, offering the lots for sale as freehold allotments. The sale was advertised as the Grafton Estate offered for sale on Saturday April 18, 1885. Land to the eastern end of the Estate had previously been leased as the Adelaide Brewery. The brewery, originally owned by Simms Chapman and Gleeson, opened in 1874 and, after being taken over by Burrows and Gleeson in 1876, was renamed the Waverley Brewery. The site of the brewery was sold and developed initially as Fletchers Foundry then as Holy Cross College in 1908 and later sold to an education consortium operating as Reddam House School.

The Grafton Estate subdivision was planned by noted Prussian Architect and Surveyor Ferdinand Reuss working as Reuss and Haddon. The subdivisions were progressively sold, the Depression of 1890 providing a complex pattern of development ranging from large freestanding residences largely of later Victorian Styles interspersed with single and two story terrace rows and late Federation Style

	terraces and cottages. The Estate, located within the Woollahra Municipality, remained relatively static through the early and mid years of the 20 <sup>th</sup> Century. Significant transport changes of the later 20 <sup>th</sup> Century, beginning with cessation of tram services in 1960 followed by construction of the eastern suburbs railway completed in 1979 and construction of Syd Einfeld Drive in 1976-79, resulted in substantial demolition of residential fabric in the Grafton Estate. Transfer of lands south of Syd Einfeld Drive from Woollahra Council to Waverley Council occurred in 2002 divided the existing Grafton Precinct of the West Woollahra Conservation Area identified in Woollahra Council LEP. The section of the Conservation Area transferred to Waverley Council was identified as a Conservation Area in Waverley LEP 2012.
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## THEMES

<b>National historical theme</b>	4. Building settlements and towns 9. Marking the phases of life.
<b>State historical theme</b>	Towns, suburbs and villages-activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages; Land tenure-activities and processes for identifying forms of ownership and occupancy of land and water; Accommodation-activities associated with the provision of accommodation, and particular types of accommodation.  Persons-activities of, and associations with, identifiable individuals, families and communal groups.

## APPLICATION OF CRITERIA

<b>Historical significance</b> SHR criteria (a)	The area records the pattern of later 19 <sup>th</sup> Century subdivision of the Cooper Estate the area initially within the vast Captain Piper Estate acquired by Daniel Cooper after 1826 and after short lease in 1867 to Randolph Nott a local resident, timber merchant and Mayor of Woollahra was reacquired by the Cooper family and subsequently subdivided and sold as the Grafton Estate between 1885 and the early 1900.
<b>Historical association significance</b> SHR criteria (b)	The area has general association with Colonial identities Captain Pier and Daniel Cooper and the former mayor of Woollahra Randolph Nott. These associations are general and do not provide a high level of significance under this criterion of assessment.
<b>Aesthetic significance</b> SHR criteria (c)	Subdivision and development as a residential location in the late 19 <sup>th</sup> and early 20 <sup>th</sup> Century has established a group setting of notable freestanding and attached residences combining residences of late Victorian Italianate, Filigree and Gothic detailing with later Federation styled residences. Sandstone and cast iron palisade fencing and sandstone walls reinforce the quality of the residences and former streetscape now impacted by the raised carriageway of Syd Einfeld Drive.
<b>Social significance</b> SHR criteria (d)	The area records the residential forms and variety of population inhabiting Waverley and Woollahra of the later 19 <sup>th</sup> and early 20 <sup>th</sup> Century.
<b>Technical/Research significance</b> SHR criteria (e)	The area is not considered of significance under this criterion.



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<b>Rarity</b> SHR criteria (f)	The form of construction and the remnant streetscape are representative of later 19 <sup>th</sup> and early 20 <sup>th</sup> Century development of the Grafton Estate now impacted by expansion of the Bondi Junction commercial area. The area represents a setting increasingly rare in Waverley.
<b>Representativeness</b> SHR criteria (g)	The pattern and variety of residential forms is representative of the complex pattern of residential construction resulting from improved transport, access to harbour views and the size of subdivided lots within the Grafton Estate. The resulting urban setting identifies the skills of noted surveyor/architect Ferdinand Reuss who with associate Halloran planned the subdivisions of the Grafton Estate in 1885.
<b>Integrity</b>	The immediate and confined area retains a high degree of integrity although visually isolated from the greater extent of the Grafton Estate to the north and east.

## HERITAGE LISTINGS

<b>Heritage listing/s</b>	Waverley and Woollahra Joint Local Environmental Plan 1991 Bondi Junction Commercial Centre
	Waverley Local Environmental Plan (Bondi Junction Centre) 2010
	Waverley Local Environmental Plan 2012, Schedule 5, Conservation Area C10

## INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Heritage Study	Perumal Murphy	Waverley Heritage Study	1990	Waverley Council
DCP	Woollahra Council	Woollahra Heritage Conservation Area DCP 2003	2003	Woollahra Local History Centre

## RECOMMENDATIONS

<b>Recommendations</b>	<p>A Heritage Impact Report is to accompany applications for works to all sites within the Conservation Area.</p> <p>All buildings erected prior to 1939 are to be considered contributory elements and are to be retained with limited and sympathetic additions maintaining the core form, materials, details, finishes and streetscape contribution of the building.</p> <p>Streetscape elements including fences, retaining walls and planting are to be retained in any works within the Conservation Area.</p> <p>All demolitions are to be accompanied by a photographic archival record.</p>
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## SOURCE OF THIS INFORMATION

<b>Name of study or report</b>	Woollahra Heritage Conservation Area DCP 2003		
<b>Item number in study or report</b>			
<b>Author of study or report</b>	Woollahra Council		
<b>Inspected by</b>	Colin Brady		



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<b>NSW Heritage Manual guidelines used?</b>		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
<b>This form completed by</b>	Rosanne Paskin & Colin Brady	<b>Date</b>	Sep 2012; Jan 2015

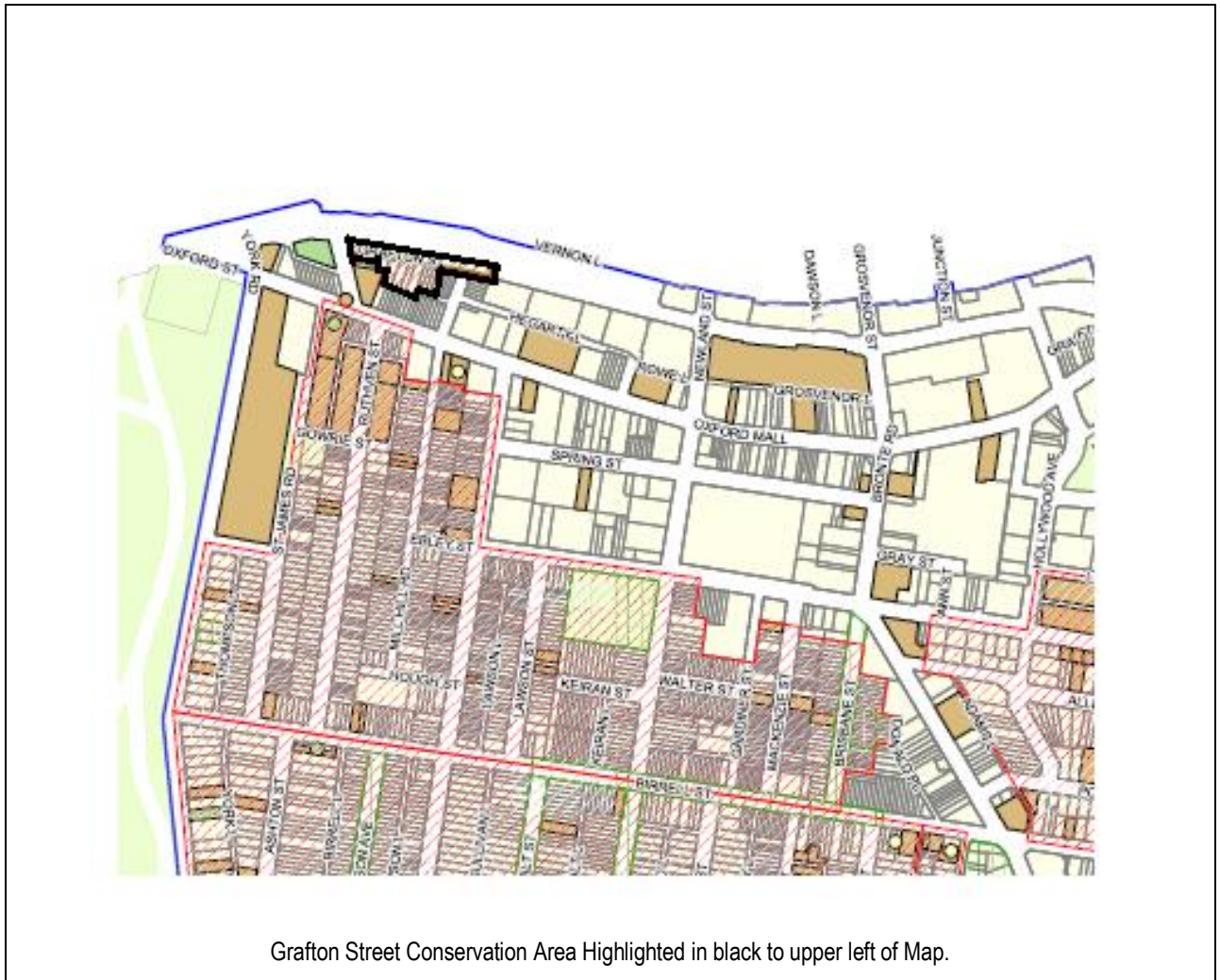


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## IMAGES

Image caption	Grafton Street Conservation Area.				
Image year	2015	Image by	Waverley Council	Image copyright holder	Waverley Council







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## IMAGES - 1 per page

<b>Image caption</b>	1943 aerial survey showing Grafton Street prior to construction of Syd Einfeld drive with terraced residences to opposing –northern side of street.				
<b>Image year</b>	1943	<b>Image by</b>	Mapping NSW Six Maps	<b>Image copyright holder</b>	Mapping NSW







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## IMAGES - 1 per page

<b>Image caption</b>	1961 aerial survey showing Grafton Street prior to construction of Syd Einfeld drive with street trees firmly established .				
<b>Image year</b>	1961	<b>Image by</b>	Waverley Council	<b>Image copyright holder</b>	Waverley Council





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## IMAGES - 1 per page

<b>Image caption</b>	Grafton Street looking southwest.				
<b>Image year</b>	2015	<b>Image by</b>	Colin Brady	<b>Image copyright holder</b>	Colin Brady





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## IMAGES - 1 per page

<b>Image caption</b>	Federation period residence to south side of Grafton Street viewed looking south.				
<b>Image year</b>	2015	<b>Image by</b>	Colin Brady	<b>Image copyright holder</b>	Colin Brady







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<b>Image caption</b>	Late Victorian Styled residence to south side of Grafton Street viewed looking south.				
<b>Image year</b>	2015	<b>Image by</b>	Colin Brady	<b>Image copyright holder</b>	Colin Brady



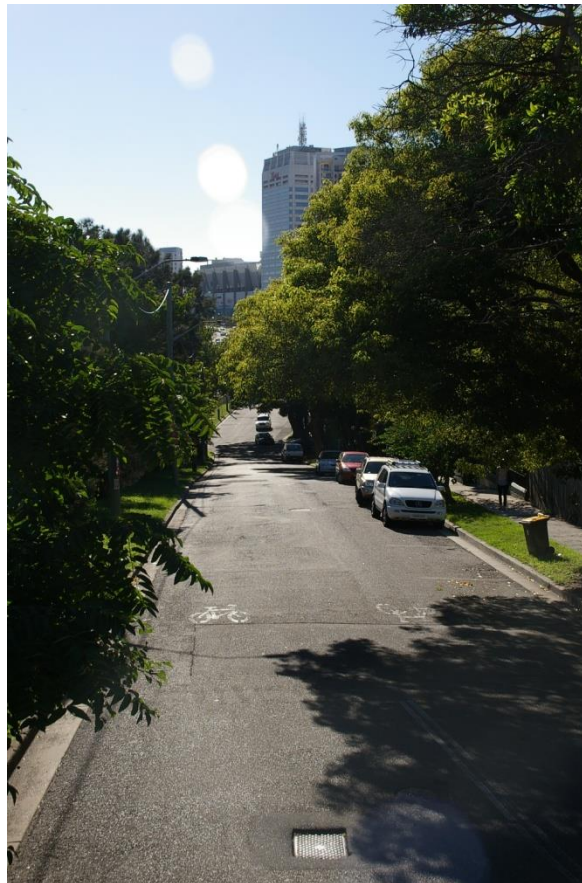


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## IMAGES - 1 per page

<b>Image caption</b>	Grafton Street viewed looking east from corner of Nelson Street.				
<b>Image year</b>	2015	<b>Image by</b>	Colin Brady	<b>Image copyright holder</b>	Colin Brady





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## IMAGES - 1 per page

<b>Image caption</b>	Victorian Filigree Style residence set above sandstone retaining wall to south side of Grafton Street viewed looking south west.				
<b>Image year</b>	2015	<b>Image by</b>	Colin Brady	<b>Image copyright holder</b>	Colin Brady







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<b>Image caption</b>	Victorian Italianate residence at corner of Grafton and Leswell Streets with Victorian Filigree terraces rising to Oxford Street.				
<b>Image year</b>	2015	<b>Image by</b>	Colin Brady	<b>Image copyright holder</b>	Colin Brady

