

NSW State Heritage Inventory form

ITEM DETAILS						
Name of Item	Queens Park Urban Conservation Area					
Other Name/s Former Name/s	Waverley, Bondi Junction					
Item type	Built. Area.					
Item group	Residential buildings (private). Urban Area.					
Item category	Cottage, House. Streetscape.					
Area, Group, or Collection Name	Queens Park Urban Conservation Area					
Street number	Multiple					
Street name	Bounded by Birrell Street, York Road, Queens Park Road, Blenheim Street, Cuthbert Street and Isabella Street. Also includes: Alt Lane, Alt Street, Arnold Street, Ashton Lane, Ashton Street, Bourke Lane, Denison Lane, Denison Street, Fitzgerald Lane, Fitzgerald Street, Isabella Lane, Lynch Avenue, Manning Street, Newland Lane, Newland Street, O'Sullivan Lane, Rawson Avenue, Rawson Lane, Stanley, Street, Stanley Lane, York Lane					
Suburb/town	Queens Park				Postcode	2022
Local Government Area/s	Waverley					
Property description	various					
Location - Lat/long	Latitude				Longitude	
Location - AMG (if no street address)	Zone	MGA Zone 56 (GDA 94)	Easting	337,857.16259052	Northing	6,247,847.9336061
Owner	various					
Current use	residential					
Former Use	Indigenous habitation, market gardening, dairying, water reserves, quarrying, light industry, residential					
Statement of significance	The Queens Park Urban Conservation Area incorporates land grants of the 1840's retaining remnant built forms of early settlement, rural and extractive industry in Waverley, combined with sequential layers of residential subdivision associated with improved transport during the later 19 th and early 20 th Centuries. The resultant streetscapes have evolved in response to the natural topography forming the upper catchment of the Lachlan/ Botany aquifer and illustrate the influence of the Garden City/Garden Suburb movement upon suburban Estates in Sydney of the period 1880- 1945. The layered fabric includes notable 19 th and 20 th century buildings together with sites of archaeological potential related to the early European occupation and industry of Waverley. Areas within the Conservation Area retain key aspects of residences and streetscapes of the 1850's; the boom years of 1875-1890 and the Federation Era of 189-1915. The south and western extent portrays the pattern and standard of subdivisions associated with the early 1900's sale of lands about Centennial and Queens Parks as a means of subsidising development of the parks and provision of associated built surrounds of a notable and sympathetic standard of design.					



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Level of Significance	National <input type="checkbox"/>	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>
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DESCRIPTION	
Designer	various
Builder/ maker	various
Physical Description	<p>Queens Park is a recent renaming of the south and south western sloping topography of Bondi Junction extending from the eastern boundary of Centennial Park/York Road to the western perimeter of Blenheim Gully.</p> <p>Topography is undulating with local high points particularly about the north eastern area. Slopes generally level out at the northern boundary of Queens Park forming the southern perimeter of the Conservation Area. Extensive sand deposits set above sandstone and shaped by former stream flows underlie the current built environment.</p> <p>The Conservation Area is characterised by an orthogonal street plan with principle traffic routes extending north- south from Birrell Street to Queens Park Road and secondary traffic routes forming intermittent cross routes. Street widths vary from generous to narrow in part due to varying verge widths but also the outcome of successive subdivision of early Estates. Subdivisions within the Conservation Area have varying lot sizes, again related to the periods of subdivision. The street pattern aligns the bulk of residential development across the prevailing slope. Residences whilst of varying periods of construction from the 1850's to present are predominantly of free standing or semi detached single storey form. Variations chiefly comprise one and two storey attached terraces in the former Fitzgerald Estate of 1847 at the northeast corner of the Conservation Area; large two storey residences within the Centennial Parklands Estate of 1904 and corner stores with residence above along intersections with Birrell Street. Many residences have later rear and first floor additions.</p> <p>The Conservation Area is characterised by substantial mature planting including avenue planting largely of Brush Box and Fig; varied mature tree species within front and rear yards of residences and palms within medians about the eastern extent of Cuthbert Street. Former quarry workings are also evident, notably in Arnold, Cuthbert and Stanley Streets at the eastern end of the Conservation Area.</p> <p>Streetscapes have consistent forms of residential development recording the periods of successive subdivision from the 1850's to the early 1950's. Later construction is largely in the form of alterations and additions with some residential flat buildings generally of Post World War 2 construction.</p> <p>Remaining evidence of rural, extractive and service industries is limited to vehicle service structures about the north eastern and lower south western extent of the Conservation Area, former stables on the Fitzgerald Estate and exposed quarry faces.</p> <p>Background to the visual setting. Early land grants of the 1830s-40s established the current grid pattern of the Queens Park Urban Conservation Area. Whilst subdivision followed the already established orthogonal street pattern, the current streetscapes evolved in accordance with the philosophy of the Garden City Movement. Originating in England and the United States, the Movement found some of its earliest realisation in Federation Australia, including Walter Liberty Vernon's designs for the Neutral Bay Land Company (1884-85), the beginnings of the Kensington Model Suburb (1889) at Daceyville, Haberfield Garden Suburb (1901), Charles Hosking's Appian Way (1903-11) at Burwood and Daceyville (1913-14) modelled on Lechworth (1904) in the United Kingdom. Design principles inherent in the Garden City/Suburb Movement included controls on housing typology ensuring harmonious streetscapes</p>

	<p>where buildings blended in park like settings with unsightly services located in rear laneways.</p> <p>The garden city movement provided the basis for the planning controls applied to the Centennial Parklands Estate subdivision. The resulting building types reflect the growth in Federation Style housing in remaining private subdivisions, e.g. the Victoria Estate. Building covenants maintained consistent qualities of construction and uniformity of scale predominantly in the Federation Style. This has provided a distinct departure from the terrace row housing characterising the adjacent Mill Hill Estates of the 1870s- 1880s and the north eastern corner of the Conservation Area developed prior to the 1890's. As with other peripheral streets fronting the newly established Centennial Parklands (Darley, Martins and Lang Roads), buildings fronting onto Queens and Centennial Park were required to be Villa Style.</p> <p>The garden city movement provided the basis for the planning controls applied to the Centennial Parklands Estate subdivision. The resulting building types reflect the growth in Federation Style housing in remaining private subdivisions, e.g. the Victoria Estate. The close set forms of housing maximising landscaped front yards and wide street verges reflects the commuter employee nature of the new population combined with the more established owners overlooking the park.</p> <p>Housing typologies of the Queens Park Urban Conservation Area:</p> <ul style="list-style-type: none"> • Attached housing characterises the northern and north-mid slopes of Conservation Area • Semi detached housing characterising the lower and mid-lower slopes of Conservation Area • Detached housing characterising the southern perimeter of Conservation Area <p>Wide verges and significant landscaped private front gardens characterise the streetscape. Housing generally meets the public domain with low solid fences, often retaining garden beds behind. This is reminiscent of the Garden Suburbs Movement's philosophy of public and private open space.</p>					
Physical condition and Archaeological potential	<p>Various states of condition of properties. All of the older houses have archaeological potential, particularly in areas of backyards, wells and privies in which household refuse was discarded.</p>					
Construction years	Start year	1840s	Finish year	1950's	Circa	<input type="checkbox"/>
Modifications and dates	Ongoing					
Further comments						

HISTORY

Historical notes	<p>The Queens Park Urban Conservation Area comprises subdivisions of lands initially within purchase grants made between 1839 and 1849 and associated lands previously within the 1811 Sydney Common and Sydney Water Reserves. The distinctive grid street pattern derives from the boundary lines of purchase grants made by George W Cole in December 1839; W. Abercrombie in 1840, (now bounded by Denison and Birrell Streets and Ashton Lane), by T.W Smart and Michael Fitzgerald in 1847 comprising lands now enclosed by Birrell Street, Cuthbert Street, Bourke Street and Alt Streets and lands east of Bourke Street purchased by Simeon Pearce and his brother Henry Pearce in 1849. Initial European land owners dwelt outside the location. Simeon Pearce residing in Blenheim House at Randwick, Cole being a noted auctioneer in Sydney and Michael Fitzgerald residing with his wife Jane Madden in a cottage belonging to John Madden at nearby Maddens Corner [now Charring Cross] Cowper Road. Other land owners remained absentee speculators.</p>
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Initial European occupation was limited to agricultural and extractive use with small residential cottages to the northern and eastern fringe. Local employment at the time included quarrying, market gardening, dairy and pig farming both later activities impacting on streams flowing south to the Sydney Water Reserves. Market gardens were operated by Michael Fitzgerald and the Pearce family from 1850 and a dairy operated on the Fitzgerald Estate during the same decade. After 1861, Vickery's Tannery and leather goods factory to the east of Charring Cross provided additional employment opportunities furthering the establishment of workers cottages about the north eastern corner of the Conservation Area. The first substantial residential development of the Conservation Area occurred with the construction of workers cottages on the Pearce Estate in the 1850s. Members of the Pearce family also operated a shop fronting Birrell Street and worked a market garden to the east of the Pearce Estate.

As early as 1844, the grants to Cole and Abercrombie were subdivided into five lots. These substantial land grants set a base for more intensive subdivision through the land boom of 1875-1889, spurred by the growth of nearby villages at Tea Gardens (Bondi Junction) and Maddens Corner (Charring Cross). Beginning with construction and lease of small workers cottages, land owners commenced residential subdivision extending from Cowper Street west along Birrell Street. Initial sales of residential lots on the Fitzgerald Estate occurred in the early 1870s with subsequent terrace groups constructed on Bourke and Cuthbert Streets by 1883. As with other estates in Waverley, occupation was initially dominated by family members of the initial owners.

The influences of these early landholders are still evident with early workers cottages, former stables and evidence of quarrying adding significantly to the quality of the streetscapes about the eastern end of the Conservation Area.

The lower slopes and western extent of the Queens Park Urban Conservation Area was originally part of the Sydney Common established on 5 December 1811 when Governor Macquarie dedicated 490 acres (198 hectares) as the Sydney Common for public use and the supply of pure water. It remained Sydney's sole source of water until 1858. In 1866 it was given over to the Municipal Council of Sydney under the Sydney Common Improvement Bill of 1866. In 1888 the park was dedicated for Centenary celebrations. In 1904, the Centenary Park Sale Act was passed enabling the sale of peripheral areas of the Common to finance the park's construction. Lands sold as the Centennial Park Estate subdivision form the southern and western parts of the Queens Park Urban Conservation Area.

The subdivision of Centennial Parklands that occurred throughout the early 1900s was influenced by the Garden City Movement. The movement originated in England with Ebenezer Howard and influenced Landscape Planners in America. Early land grants of the 1830s-40s established the current grid pattern of the Queens Park Urban Conservation Area. Whilst subdivision followed the already established orthogonal street pattern, the current streetscapes evolved in accordance with the philosophy of the Garden City Movement. Originating in England and the United States, the Movement found some of its earliest realisation in Federation Australia, including Walter Liberty Vernon's designs for the Neutral Bay Land Company (1884-85), the beginnings of the Kensington Model Suburb (1889), Haberfield Garden Suburb (1901), Charles Hosking's Appian Way (1903-11) at Burwood and the design of Daceyville (1913-14) modelled on Lechworth (1904) in the United Kingdom. Design principles inherent in the Garden City/Suburb Movement included controls on housing typology ensuring harmonious streetscapes where buildings blended in park like settings with unsightly services located in rear laneways.

The Garden City movement provided the basis for planning controls applied to the Centennial Park Estate subdivision. The resulting building types also influenced Federation Style housing in remaining private subdivisions, e.g. the Victoria Estate Subdivision forming the western extent of the original Fitzgerald Estate. The resulting building types reflect the increasing pattern of commuter housing of the early 20th Century combined with more established residences overlooking Queens and Centennial Parks. By the end of the Federation era [1890-1915] Streetscapes within the Conservation



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	<p>Area were substantially established. Construction and subdivision in the Inter War Period [1918-1939] essentially comprised pockets of infill housing employing single storey California Bungalow Style freestanding residences.</p> <p>Post World War 2 initially saw development within the Conservation Area largely limited to alteration and addition to existing residences. Some new construction occurred in the form light industrial structures about the north east corner of the Conservation Area and isolated residential flat buildings overlooking Centennial and Queens Parks from York and Queens Park Roads.</p> <p>From the 1970's onwards demand for larger alterations and increased housing expectations saw a pattern of additions and replacement of earlier fabric within the locality. Demand for off street parking and provisions for increased traffic flow through the area also introduced substantial impact upon the visual amenity of the locality.</p>
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THEMES	
National historical theme	<p>4 Building settlements, towns and cities.</p> <p>9 Marking the phases of life.</p>
State historical theme	<p>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.</p> <p>Persons-activities of, and associations with, identifiable individuals, families and communal groups.</p>

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The area records the pattern of early 19th Century purchase grants which provided the basis for the later grid street pattern of Queens Park. The residential subdivisions of the late 19th and early 20th Centuries forming much of the Conservation Area demonstrate the influence of the international Garden City. Town planning in Sydney of the Federation Era including the Centennial Parklands Estates incorporated some of the earliest realisations of the Garden Suburb philosophy.</p> <p>The area retains some of Waverley's earliest buildings in the form of mid 19th Century workers cottages and stables constructed in stone, brick and timber. Construction records the availability of quarried stone sourced from nearby quarries, including those in the Conservation Area. The small cottages record the forms and scale of housing for workers at Waverley in the early and mid 19th Century.</p>
Historical association significance SHR criteria (b)	<p>The area has historical association with the Fitzgerald and Pearce families. Simeon Henry Pearce and his brother James being land entrepreneurs of the mid 19th Century. Michael Fitzgerald a pioneer market gardener from the late 1840's was related by marriage to John Madden resident of Waverley from the late 1830's, an initial signatory for the establishment of Waverley Council and after whom Maddens Corner now Charring Cross was named. After Michael Fitzgerald's death in 1858, his wife [John Madden's daughter] remarried and undertook subdivision of the Fitzgerald Estate from the late 1870's onwards.</p>
Aesthetic significance SHR criteria (c)	<p>The area retains freestanding and attached residences demonstrating the aesthetic forms, fabric and detailing of Victorian Georgian Vernacular construction. The free standing, semi-detached and attached examples of single and two storey housing provided a notable assemblage of building forms</p>

	<p>from the mid 19th Century. Later Victorian, Federation and Inter War residences include notable terrace groups, semi detached and free standing residences demonstrating the chronology of forms and aesthetic considerations characterising Waverley from the 1880's – 1940's.</p> <p>The early 20th Century Centennial Park Estate subdivision modelled on the international Garden City Movement, provides a harmonious streetscape to the periphery of Queens and Centennial Parks with a high standard of building maintained by covenants and the provision of rear service lanes.</p>
Social significance SHR criteria (d)	<p>The area retains significance as a demonstration of the forms, streetscapes and social relationship of worker housing in the early years of Waverley Municipality. The scale, forms and history of the remaining worker cottages provided a notable demonstration of the Municipality's social history.</p> <p>Later building styles and types record the life styles and makeup of Waverley's population as improved transport changed the location from an isolated rural setting to a transport based commuter suburb of the early 20th Century.</p>
Technical/Research significance SHR criteria (e)	<p>Remaining examples of construction from the mid 19th Century provide rare examples of construction techniques and trade skills employed in worker housing of the period 1840-1870.</p> <p>Sites within the former Pearce and Fitzgerald Estates are considered to retain archaeological research significance as locations of early rural activities in the Waverley community.</p>
Rarity SHR criteria (f)	<p>The Conservation Area contains rare examples of mid 19th Century worker housing comparable to those in Balmain, Pyrmont and Darlinghurst combined with remnant examples of rural service buildings of exceptional rarity in Sydney's east.</p>
Representativeness SHR criteria (g)	<p>The Conservation Area includes representative examples of streetscapes from the 1850's -1920's. These are of greater significance by virtue of chronological evolution within a defined setting.</p>
Integrity	<p>Despite later alterations and intrusive development much of the setting and streetscapes remain intact as readily interpretable examples of historic streetscapes and settings.</p>

HERITAGE LISTINGS

Heritage listing/s	<p>Waverley Local Environmental Plan 1996 (Amendment No. 3) Item No. C11</p> <p>Waverley Local Environmental Plan 2012 Item No. C.14</p>
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INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Council research	Colin Brady	na	2012	Council files and Local History Library
Book	B T Dowd (ed.) for Council of the Municipality of Waverley	The History of the Waverley Municipality	1959	Waverley Council library

RECOMMENDATIONS

Recommendations	<ol style="list-style-type: none"> 1. All construction prior to 1950 existing on the Conservation Area should be considered contributory to the Conservation Area. 2. Contributory buildings and their original features should be retained, any unsympathetic elements should be removed and original features restored. 3. Neutral buildings may be replaced or altered, so that the property is made compatible with the significance of the area.
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	<ol style="list-style-type: none"> 4. Intrusive buildings should be replaced or altered so that the property is made compatible with the significance of the area. 5. A heritage impact report is to be prepared for proposed work to all contributory elements in the Conservation Area and to sites adjacent to or in the visual curtilage of Contributory fabric. 6. The existing subdivision pattern should be retained. 7. The pattern of single free-standing and semi detached housing on allotments should remain. 8. Where row housing of single and two storey terraced housing exists the pattern and streetscape should be retained. 9. Historic building forms should remain clearly identifiable at corner sites where the interface of new and existing fabric is to provide a cohesive interface retaining the original built form as the dominant aspect of both street elevations. 10. Existing front setbacks should be retained. 11. The pattern of small front gardens and larger back yards with rear lane access should remain. 12. Site coverage with Pergolas, awnings or shade structures should not extensively cover rear yard areas or be used to link rear garage/studios with the main residence. 13. Original garden elements should be retained and restored. 14. Original front fences should be retained and repaired. Unsympathetic fences should be replaced. New fences should reflect the design, material, finishes and scale of original fences in the streetscape. 15. Contributory building forms should be retained with alterations and additions secondary to and cohesive with the contributory building. 16. Original external architectural details should be retained, repaired, and/or reinstated, especially with regard to the front facade. 17. Extensions to contributory buildings should be compatible with the character of the existing building and retain the streetscape form and scale of the building. Contemporary design is acceptable but should exhibit cohesive form, finish and scale to existing contributory buildings. 18. In order to retain the significant character of specific streets within the Conservation Area new construction should acknowledged the precedent of historic form and fabric in scale, material and relationship to topography and building lines. 19. The original roof form over the main body of contributory residences should be retained in additions to contributory buildings. 20. Original external finishes should be retained and reinstated. Original face brick and sandstone walls and fences should not be rendered and/or painted. Slate and terra cotta tiling to roofs should be maintained and matched in new works to the core residence. 21. Parking structures should be set to rear of sites, should be accessed by rear laneways and should be secondary in scale to existing residences, the overall scale of rear lanes and the setting of rear yards. 22. Parking structures should only be accessed from the front of residences where no rear lane exists and in such locations are to be located behind the front building line of the existing residence. 23. Sandstone retaining walls and boundary walls should be retained and repaired. 24. Vehicle entry ways should not be permitted through stone retaining walls, former quarry workings or cuttings in live stone. 25. The street tree plantings to verge and median areas should be retained. 26. Median and verge planter beds and associated paving, stairs and fencing should be retained.
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SOURCE OF THIS INFORMATION			
Name of study or report	N.A.	Year of study or report	
Item number in study or report	N.A.		
Author of study or			



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report			
Inspected by	Rosanne Paskin & Colin Brady		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	Rosanne Paskin & Colin Brady	Date	Feb 2013



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IMAGES - 1 per page

Image caption	Waverley Local Environmental Plan 2012 Schedule 5, Item C14				
Image year	2014	Image by	Waverley Council	Image copyright holder	Waverley Council





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IMAGES

Image caption	Sydney Common looking southeast showing the open sandy landscape overlooked by sites now within Queens Park.				
Image year 1880's		Image by	Unknown	Image copyright holder	Mitchell Library



Image caption	Mid 19 th Century Worker Housing Left and Centre: Victorian Georgian Worker Housing in Isabella Street. Right: Victorian Georgian Workers Cottage in Birrell Street.			
Image year 2014		Image by Colin Brady		Image copyright holder Colin Brady



Image caption	Remnant Fabric from Dairying and Quarrying. Left Rubble Stone wall to rural outbuilding -corner of Isabella and Birrell Streets Centre. Quarry workings in later road easement - Cuthbert Street. Right. Former Stables - corner of Fitzgerald Street and Lane.			
Image year 2014		Image by Colin Brady		Image copyright holder Colin Brady



Image caption	Terrace house construction left to right			
Image year 2014		Image by Colin Brady		Image copyright holder Colin Brady



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Image caption	Federation Era Housing 1890-1915 Left to right: Single storey semi detached housing in Street. Art Nouveau detailing in Bourke Street. Federation Housing on York Road constructed under covenants within the Centennial Park Estate Subdivision of 1904 Federation detailing in York Road			
Image year 2014		Image by Colin Brady		Image copyright holder Colin Brady



Image caption	Inter War Housing Left: Freestanding Bungalow in Bourke Street Centre: Functionalist addition to Federation House in Bourke Street Right: Duplex in Bourke Street			
Image year 2014		Image by Colin Brady		Image copyright holder Colin Brady



Image caption	Landscape Features Left to right. Sandstone retaining walls, entry steps and pallisaded fencing. Avenue Planting. Mature street trees. Low front fences and landscape front yards Palms in median to eastern end of Cuthbert Street.			
Image year 2014		Image by Colin Brady		Image copyright holder Colin Brady





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Image caption	<i>Post War interventions</i> <i>Left: Post War residential flat buildings.</i> <i>Centre: Large scale infill housing.</i> <i>Poorly related additions and unsympathetic treatment of original fabric.</i>		
Image year 2014		Image by Colin Brady	Image copyright holder Colin Brady

