

NSW State Heritage Inventory form

ITEM DETAILS						
Name of Item	Woodstock Street Urban Conservation Area					
Other Name/s Former Name/s						
Item type	Conservation Area.					
Item group	Residential buildings (private). Urban Area.					
Item category	Cottage, House. Streetscape.					
Area, Group, or Collection Name	Woodstock Street Urban Conservation Area					
Street number						
Street name	Barnett Lane, Bon Accord Avenue, Bondi Road, Flood Street, Gowrie Avenue, Flood Lane, Flood Street, Kenilworth Lane, Kenilworth Street, Paul Street, Woodstock Lane, Woodstock Street					
Suburb/town	Bondi Junction				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	338,842.069089444	Northing	6,248,467.77151788
Owner	various					
Current use	residential					
Former Use	residential					
Statement of significance	<p>The Woodstock Heritage Urban Conservation area contains the historic subdivisions of the early and mid 19th century established about Barnett Levey's Waverley Estate, the first attempt to a consolidated residential setting within Waverley and a rare example of Georgian town planning in Sydney's east. The subdivisions, including John B Jones' and Edward Flood's Waverley Crescent Extension Estate, provided the basis for established suburban housing in an area still dominated by isolated grand villas and small vernacular cottages. The Conservation Area has historic, social and aesthetic significance as a cohesive setting of late Victorian Italianate and Federation Style residences. The chronology and quality of residential styles are defining aspects of the location. The former Estates remain a cohesive neighbourhood within close proximity of major traffic routes, the Bondi Junction retail area and the high density residential streets to the east.</p>					
Level of Significance	National <input type="checkbox"/>		State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>	

DESCRIPTION	
Designer	various
Builder/ maker	various
Physical Description	
Physical condition	Various states of condition of properties.

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and Archaeological potential	All of the older houses have archaeological potential, particularly in areas of backyards, wells and privies in which household refuse was discarded.				
Construction years	Start year	1850s	Finish year		Circa <input type="checkbox"/>
Modifications and dates	To date, recent, frequently unsympathetic development has not overwhelmed the core character and quality of the area.				
Further comments					

HISTORY	
Historical notes	<p>The Woodstock Heritage Urban Conservation Area encompasses lands originally within and adjacent to William Foreman's grant acquired by Barnett Levey in 1826. The early land grants of the 1820s and 1830s established the current street pattern of the Woodstock Street Conservation Area.</p> <p>The original land grant of the area was awarded to Barnett Levey and included the area bounded by Birrell Street, South Head Road, Paul Street and Hollywood Avenue. The grant established the original name of the suburb. Levey a theatrical impresario, and devoted follower of Sir Walter Scott's Waverley Novels published between 1814 and 1831 named the estate and his residence Waverley House commenced in 1827 after Waverley the first of Scott's 27 novels published between 1814 and 1831. Whilst remaining an anonymous author until 1827, Scott's authorship was widely acknowledged from the outset. In 1827 the site of Waverley Crescent was subdivided in an attempt to establish a Georgian style crescent of linked residences. By 1830 Levey was forced to sell the Waverley Estate.</p> <p>The lands east of Waverley Crescent were largely purchased by John Paul and G Pane. The purchasers created further subdivisions along the current line of Paul Street. In 1834 the subdivided land to the eastern side of Paul Street was sold to James Doyle and in 1862 resold to James Campbell who erected his residence Bed Eden there in 1863. Lands immediately east of the Levey Estate were sold in 1838 to John B Jones and Edward Flood. Jones' and Flood's land along with grants east were of regular size to Bondi Beach, establishing the current grid pattern.</p> <p>Flood was one of NSW's most successful pastoralists. In 1868 the entrepreneur established the Waverley Crescent Extension Estate bringing into being Geirstein [now Bon Accord Avenue], Kenilworth and Woodstock Streets. Flood continued Levey's reference to the Waverley Novels, the streets being named after the Scott's novels <i>Kenilworth</i> [pub.1821], <i>Woodstock</i> [pub.1826] and <i>Anne of Geirstein</i> [pub.1829]. In this he was not alone some 2000 street in Britain being similarly named after Scott's novels. A further sale of lots on the Waverley Extension Estate held on 6 February 1886 established much of the current streetscape of late Victorian Italianate and Federation Style residences. The broad parallel street formations provided one of the first locations for superior suburban housing in the area. It is still dominated by isolated grand villas and small vernacular cottages.</p> <p>Expansion of Sydney's steam and electric tram system provided an impetus for late Federation housing within the established Victorian streetscapes. The later were concentrated toward the eastern areas of the precinct about Gowrie Street and the eastern extension of Waverley Crescent.</p>

THEMES	
National historical theme	<p>4 Building settlements, towns and cities.</p> <p>9 Marking the phases of life.</p>
State historical theme	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.

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	Persons - activities of, and associations with, identifiable individuals, families and communal groups.
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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The area records the pattern of early 19 th Century purchase grants which provided the basis for the later street pattern including the extension of Waverley Crescent Estate.
Historical association significance SHR criteria (b)	The area has historical association with Barnett Levey who was granted part of this Conservation Area The grant is possibly the most important in the Waverly area and established the original name of the suburb, named after his substantial residence <i>Waverley</i> . Edward Flood, one of NSW's most successful pastoralists, was involved with expansion of Levey's Waverley Crescent Extension Estate
Aesthetic significance SHR criteria (c)	The retained street pattern and narrow allotments demonstrates the forms and aesthetic considerations of Waverley during the consolidation resulting from the growth of transport from the 1880s onwards. Late Victorian Italianate and Federation Style residences and small vernacular cottages within the established Victorian streetscapes are dominated by isolated grand villas.
Social significance SHR criteria (d)	The later 19 th Century streetscapes of the Woodstock Conservation Area record the change from the early settlement pattern of large isolated villas and small village within Waverley. The largely freestanding houses of the Woodstock Subdivisions demonstrate the arrival of a new strata of population able to purchase and build more substantial housing incorporating provisions for domestic service.
Technical/Research significance SHR criteria (e)	Residences within the Conservation Area provide evidence of the trade skills particularly in masonry, moulded render, decorative tile and iron detailing of the later 19 th Century.
Rarity SHR criteria (f)	The spacious set out of the subdivisions, varied stylistic treatments and configuration of residences contrast with the closer settlement of other areas developed in the same period and remain as a rare example of such amenity form the period.
Representativeness SHR criteria (g)	The streetscapes and residences are highly representative of housing sought after by the emerging business and self employed population of the late 19 th Century.
Integrity	Streetscapes despite later intrusive construction of point residential flat buildings and some late 20 th /early 21 st Century residences remain substantially intact. Loss of street fencing and inappropriate planting has detracted from the visual qualities of the setting but remains largely reversible.

HERITAGE LISTINGS	
Heritage listing/s	Waverley Local Environmental Plan 1996 (Amendment No. 3) Item No. C13
	Waverley Local Environmental Plan 2012 Item No. C.16

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

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Book	B T Dowd (ed.) for Council of the Municipality of Waverley	The History of the Waverley Municipality		Waverley Council library
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RECOMMENDATIONS

Recommendations	
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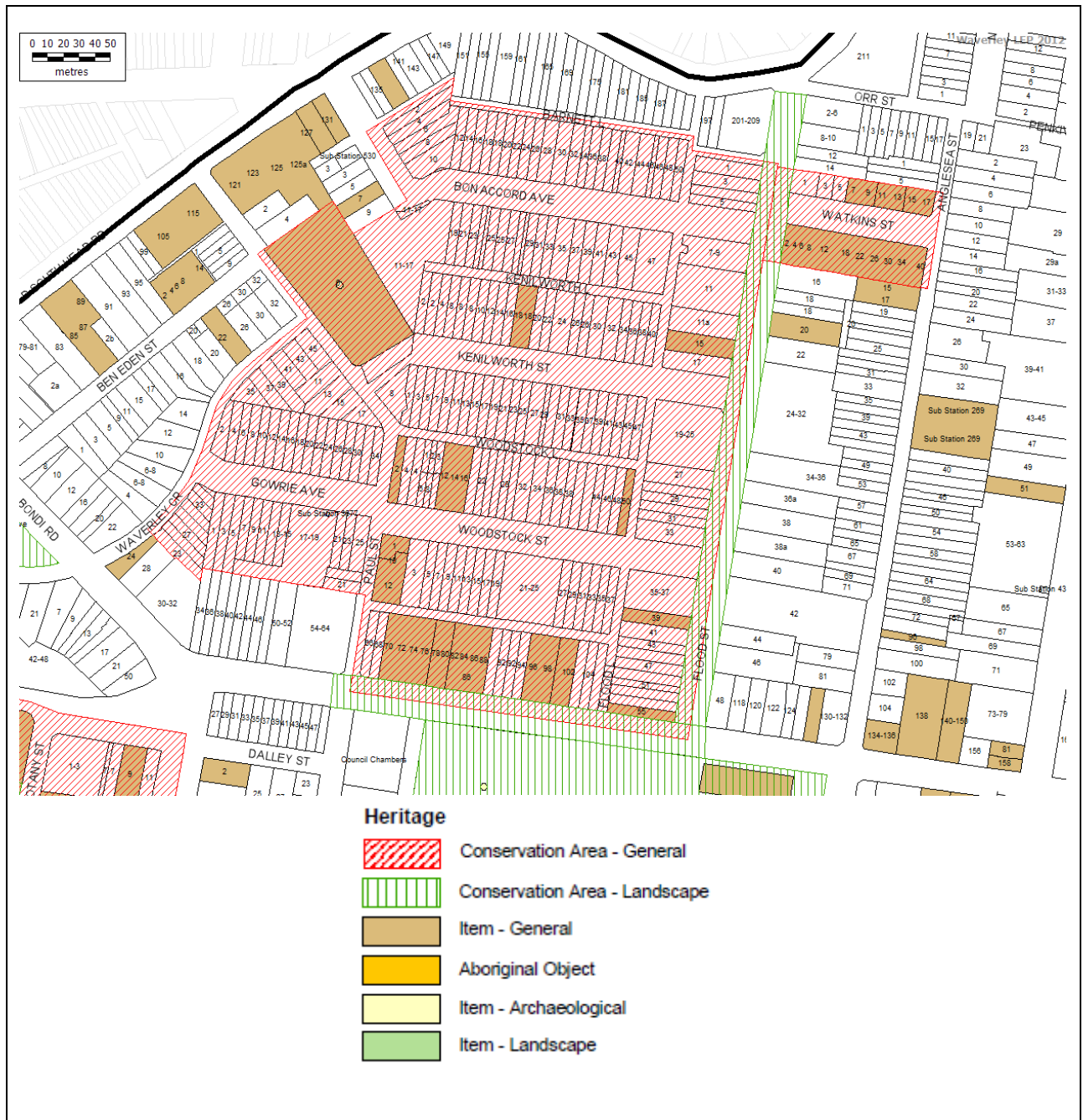
SOURCE OF THIS INFORMATION

Name of study or report		Year of study or report	
Item number in study or report			
Author of study or report			
Inspected by	Rosanne Paskin		
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

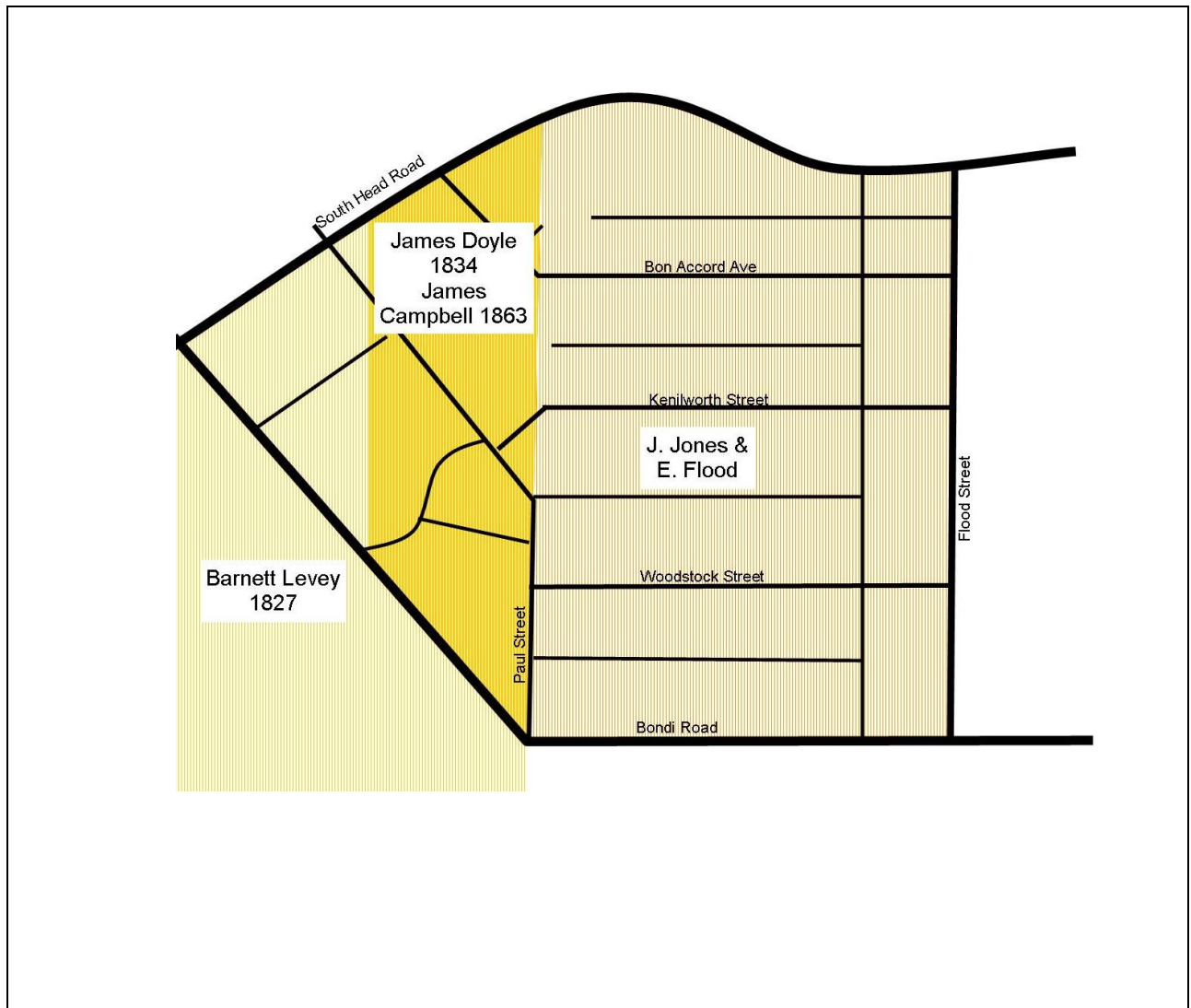
Image caption	Waverley Local Environmental Plan 2012 Schedule 5, Item C.16 Woodstock Street Urban Conservation Area http://www.legislation.nsw.gov.au/mapindex?type=epi&year=2012&no=540%27			
Image year		Image by		Image copyright holder



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Image caption	Land Grants and Purchases				
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Image caption	Major subdivision periods				
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