

HERITAGE IMPACT STATEMENT



Nos 115-119 Holt Avenue, Cremorne

July 2022 | J4671

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1 INTRODUCTION

1.1 Preamble

This updated Heritage Impact Statement (HIS) has been prepared to accompany a Development Application for the removal of the existing dwellings and the construction of a new three-storey residential flat building at Nos. 115-119 Holt Avenue, Cremorne, New South Wales.

Weir Phillips Heritage and Planning was engaged in 2021 by the owner of the above site to prepare an HIS. On 7 March 2022, the site comprising Nos. 115, 117 and 119 Holt Avenue was issued an Interim Heritage Order (IHO) by North Sydney Council which has delegated authority to issue IHOs under s.25 of the *NSW Heritage Act 1977*. The IHO was accompanied by a Heritage Assessment by GML. This updated HIS, which includes a heritage assessment, responds to the report prepared by GML, dated 3 June 2022.

The site is located within the North Sydney Council area. The principal planning control for the site is the *North Sydney Local Environmental Plan 2013 (LEP 2013)*. As set out above, the site has been issued an IHO for listing as local heritage items under Schedule 5 Part 1 of the *LEP 2013*. The site is also located within the vicinity of heritage items identified by the *LEP 2013* and is within the vicinity of a Conservation Area as identified by Schedule 5 Part 2 of the *Mosman LEP 2012*.

Under Part 5.10 of the *LEP 2013*:

(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).

(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.

In order to assess the heritage impact of the proposed works, a heritage management document must be submitted with the Development Application. The appropriate heritage management document in this instance is a Heritage Impact Statement (HIS). It accompanies plans prepared by PBD Architects.

1.2 Authorship and Acknowledgements

This HIS was prepared by Elliot Nolan, B.A. (Anc.Hist.Hons), M. Mus.Herit.Stud., Grad.Dip.Herit.Con., and James Phillips, B.Sc. (Arch.), B.Arch., M.Herit.Cons. (Hons), of Weir Phillips Heritage and Planning.

1.3 Limitations

The history contained in this statement was prepared using the primary sources listed below.

No Aboriginal or historical archaeology was carried out on the site.

The authors of this report visited Stanton Library to conduct a search of the rate and valuation records on 07/04/22.

1.4 Methodology

This assessment has been prepared with reference to the *NSW Heritage Manual* update *Statements of Heritage Impact* (2002) and with reference to the Council planning controls listed under Section 1.6.

1.5 Physical Evidence

A site visit was carried out in April 2021. Unless otherwise stated, the photographs contained in this statement were taken by the authors on this occasion.

1.6 Documentary Evidence

1.6.1 General References

- Australian Dictionary of Biography, 'Badgery, Henry Septimus (1840-1917)', <https://oa.anu.edu.au/obituary/badgery-henry-septimus-47>, accessed 12 April 2022.
- Australian Dictionary of Biography, 'Taylor, Florence Mary (1879-1969)', <https://adb.anu.edu.au/biography/taylor-florence-mary-8754>, accessed 12 April 2022.
- *Sydney Morning Herald*, 'Contracts Let', 24 April 1906.
- *Sydney Morning Herald*, 'Building and Construction', 11 December 1906.

1.6.2 Stanton Library

- *Municipality of North Sydney. Warringa Ward. Valuation Book 1907-08.*
- *Municipality of North Sydney. Warringa Ward. Valuation Book 1920-1922.*

1.6.3 Historic Plans and Photographs

- Aerial Photograph of Holt Avenue (1943). SIX Maps.
- Subdivision Plan for Long View Estate (1885). State Library of New South Wales.

1.6.4 NSW LPI Records

- NSW LPI, Certificate of Title, Volume 5734-Folio 76.
- NSW LPI, Certificate of Title, Volume 5839-Folio 29.
- NSW LPI, Crown Grant, Serial 28-Folio 7.

1.6.5 Heritage Listing Sheets

- 'Bundabulla', Heritage NSW State Heritage Inventory ID No. 2181112.
- 'House', Heritage NSW State Heritage Inventory ID No. 2181058.
- 'House', Heritage NSW State Heritage Inventory ID No. 5063844.
- 'House', Heritage NSW State Heritage Inventory ID No. 2181099.
- 'House', Heritage NSW State Heritage Inventory ID No. 2181024.
- 'House', Heritage NSW State Heritage Inventory ID No. 2181103.
- 'House', Heritage NSW State Heritage Inventory ID No. 2181057.
- 'House', Heritage NSW State Heritage Inventory ID No. 2181345.
- 'House', Heritage NSW State Heritage Inventory ID No. 2181099.
- 'House', Heritage NSW State Heritage Inventory ID No. 2181063.

- 'House', Heritage NSW State Heritage Inventory ID No. 2181351.
- 'House', Heritage NSW State Heritage Inventory ID No. 2181047.

1.6.6 Planning Documents

- *North Sydney Development Control Plan 2013.*
- *North Sydney Local Environmental Plan 2013.*

1.7 Site Location

Nos. 115-119 Holt Avenue, Cremorne is located on the north side of Holt Avenue between Military Road and Spofforth Road (Figure 1). The site is identified as follows:

- No. 115 Holt Avenue (Lot 1, D.P. 929395).
- No. 117 Holt Avenue (Lot 1, D.P. 980449).
- No. 119 Holt Avenue (Lot 1, D.P. 929074).



Figure 1: Map of Nos. 115-119 Holt Avenue. The subject site is outlined in red.
SIX Maps, 2022

2 BRIEF OUTLINE OF THE HISTORICAL DEVELOPMENT

2.1 Aboriginal History

While an Aboriginal history is not provided for, it is acknowledged that the original inhabitants of the area were the Cammeraygal of the Ku-ring-gai speaking people and the Wallumedegal of the Darug speaking people.

2.2 Early European History

Following the arrival of the First Fleet in 1788, Governor Arthur Phillip established the official boundaries of the Township of Sydney in December 1792. The present-day Municipality of North Sydney lay well outside these boundaries.

From January 1793, successive governors granted land outside the township in order to open up the Colony. Sydney operated substantially within its own boundaries during the

early period of its settlement. The production of food was the primary concern; and the beaches and forests of the North Shore were of little interest to agriculturalists. The resources of the area, however, soon attracted the attention of timber getters.

These early land grants of 25 or 30 acres, in the area of present-day North Sydney, were made to discharged soldiers. Evidence indicates that most of these grants were not taken up but were traded or abandoned for more profitable land elsewhere.

The subject property stands on land part of a 700-acre land grant made to Alfred Thrupp, the son-in-law of the Naval Officer and Collector of Customs, Captain Piper. Thrupp arrived in New South Wales in 1814 and married Sarah Piper soon after. Piper is said to have acquired the grant from Governor Macquarie for his son-in-law as a wedding present in 1814. The grant, however, was not officially assigned to Thrupp until 22 July 1830, when done so under the hand of Governor Darling. The grant was officially known as Portion 352 in the Parish of Willoughby, County of Cumberland.¹ This grant was later sold to Daniel Cooper who bequeathed his property assets to his nephew John Cooper, who in turn began releasing allotments with 99-year leases in the late 1800s.

2.3 Long View Estate

The subject site forms part of an 1885 subdivision advertised as the Long View Estate, which comprised 118 allotments offered as leaseholds. All three dwellings were constructed by Thomas Ross. Research indicates he had a professional association with Edmund Skelton Garton. A newspaper article from c. 1907 lists the 'erection of three residences at Neutral Bay; Mr. Garton, architect, Mr. T. Ross, builder'.² Another dwelling was erected by the pair in Francis Street, Kogarah.³

Garton was a local architect who designed several houses in the area. None of Garton's works are listed either as local or State heritage items. Research has ascertained little else about Thomas Ross. A search of the 1906 edition of the *John Sands' Sydney and Suburban Directories* lists seven Thomas Ross', none of whom lived in the North Sydney council area.

Whether the three residences at Neutral Bay are the same as those in Holt Street has not been confirmed. Even if they were designed by Garton, they were likely simply speculative builds taking advantage of the new housing markets in Cremorne.

A brief history of Nos. 115-119 Holt Avenue is set out below in the following sections.

¹ NSW LPI, Crown Grant, Serial 28-Folio 7.

² *Sydney Morning Herald*, 'Building and Construction', 11 December 1906.

³ *Sydney Morning Herald*, 'Contracts Let', 24 April 1906.

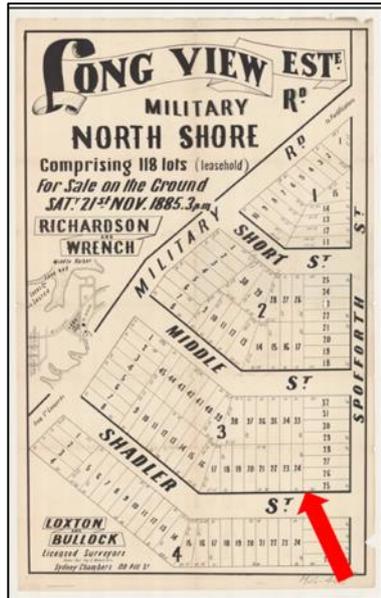


Figure 2: Long View Estate (1885).
State Library of New South Wales

2.4 No. 115 Holt Avenue

No. 115 Holt Avenue forms part of Lot 24 and Lots 25 to 28 in Section 3, which were purchased as underleases by Thomas Ross in 1906 and 1907.⁴ Ross erected the existing dwelling c. 1907. The valuation book for 1907-08 supports this construction date as it lists an entry for a single-storey dwelling of six rooms that was owned by John Cooper, leased to Thomas Ross and occupied by Arthur Humphries.⁵ From 1908 onwards, the dwelling was listed in the *John Sands' Sydney, Suburban and Country Directory* as 'Manningham'. In 1918, the dwelling was assigned its existing address as No. 115 Holt Avenue.

The table below is a list of occupants of the dwelling between 1907 and the last edition of the *Sands' Directory* in 1932/33.

Year	Occupant
1907	Arthur Humphries
1908	Arthur Cottie
1909-1912	Meredith Hammond
1913-1920	W.H. Brown
1921-1922	James Swanson
1923	Beatrice Fleming

⁴ NSW LPI, Certificate of Title, Volume 3547-Folio 243.

⁵ Stanton Library, *Municipality of North Sydney. Warringa Ward. Valuation Book 1907-08.*

1930-1932/33	Harold Martel
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In 1913, Tom Raine and Claude Phillips, trustees of the Cooper Estate, converted part of the leasehold land to Torrens title. In 1918, much of this land was sold to the Warringah Property Company. The site, lying on Lot 24 and part of Lots 25-28 was sold to General Investments Ltd.⁶ In 1931, these lots were sold by General Investments Ltd to Arthur Reynolds, who then sold it to George Fleming in 1946. The last known owners of the site prior to computerisation of title records were Bernard Riley (1948-1986); and John Simpson (1986-?).⁷ Research has not ascertained any information about any of these owners or occupants that is more than incidental to them having lived in the area.

2.5 No. 117 Holt Avenue

No. 117 Holt Avenue forms part of Lots 22 and 23 in Section 3. Like No. 115 Holt Avenue, the underlease to this site was bought by Thomas Ross, who constructed the subject dwelling c. 1907, and which is supported by the valuation book for 1907-08.⁸ The dwelling can be identified in the *Sands' Directories* in 1908, where it was occupied by Arthur Humphries and listed as 'Abi Ofa'. Later entries list it as 'Ritherdon'.

The dwelling can be first identified in the 1910 edition of the *John Sands' Sydney, Suburban and Country Directory*, where it was occupied by Arthur Humphries. The subject dwelling was known as 'Ritherdon'.

The table below is a list of occupants of the dwelling between 1908 and the last edition of the *Sands' Directory* in 1932/33.

Year	Occupant
1908-1909	Arthur Humphries
1910-1913	J. Prendergast
1914-1920	Abraham Falk
1921-1923	Reginald Addison
1924-1927	Raymond Addison
1928-1930	F.A. Orton
1931-1932/33	M. McCahon

In 1924, the site was sold to General Investments Ltd who, in turn, sold it in 1926 to Raymond and Ida Addison as joint tenants. The Addisons owned the property until 1945 when it was transferred to Alison Storey. The last known owners prior to computerisation of title records were Arthur and Maisie Coleman (1949-1952); Kenneth Crowe (1952-1974); and Seaconwil Pty Ltd (1974-?).⁹ Research has not ascertained any information

⁶ NSW LPI, Certificate of Title, Volume 3547-Folio 243.

⁷ NSW LPI, Certificate of Title, Volume 5839-Folio 29.

⁸ Stanton Library, *Municipality of North Sydney. Warringah Ward. Valuation Book 1907-08.*

⁹ NSW LPI, Certificate of Title, Volume 6091-Folio 142.

about any of these owners or occupants that is more than incidental to them having lived in the area.

No historic photographs at street level have been located.

2.6 No. 119 Holt Avenue

No. 119 Holt Avenue forms Lot 21 and part of Lots 20 and 22 in Section 3. Like Nos. 115 and 117 Holt Avenue, this site was also purchased as an underlease by Thomas Ross who constructed the dwelling c. 1907. This is again supported by the valuation book for 1907-08.¹⁰

The dwelling can be first identified in the 1908 edition of the *John Sands' Sydney, Suburban and Country Directory*, where it was occupied by Francis Hall. The subject dwelling was known as 'Thornley'. Some editions of the *Sands' Directories* vary the spelling as 'Thornleigh'. It is noted that the valuation books typically spell it as 'Thornleigh'. Refer to Figure 3.

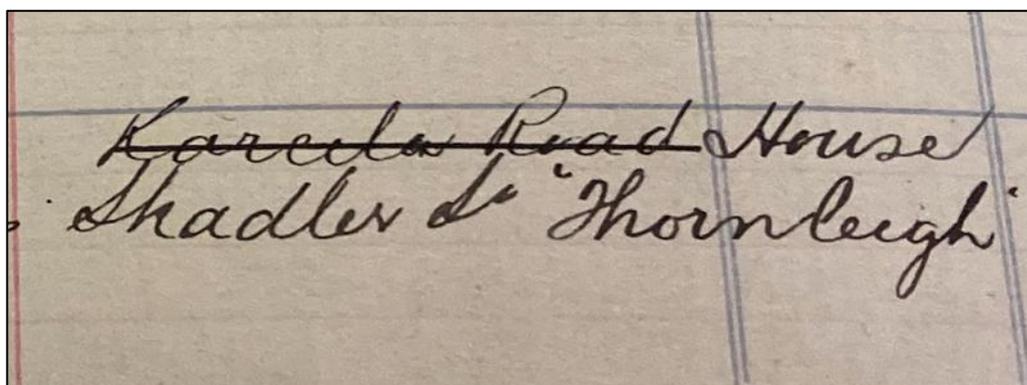


Figure 3: Detail, showing valuation record listing dwelling as 'Thornleigh'.
Stanton Library, Municipality of North Sydney. Warringah Ward. Valuation Book 1920-1922.

In 1919, the Warringah Property Company sold the site to John Reynolds who, in turn, transferred it to Robert Rain in 1924.¹¹ The Rain family are listed as having lived at the property from at least 1921. The Rains owned and occupied the dwelling until 1932 when it was sold to Estelle and Kenneth Spain. In 1938, the property was transferred to Blanche Champion, who lived there until her death in 1959. The last known owners prior to computerisation of title records were Dennys Champion (1959); and Frances Neill (1959-1980).

The table below is a list of occupants of the dwelling between 1908 and the last edition of the *Sands' Directory* in 1932/33.

Year	Occupant
1908-1914	Francis Hall
1915-1918	Alfred Douglas
1919-1920	Keith Badgery

¹⁰ Stanton Library, Municipality of North Sydney. Warringah Ward. Valuation Book 1907-08.

¹¹ NSW LPI, Certificate of Title, Volume 2967-Folio 195; and NSW LPI, Certificate of Title, Volume 3563-Folio 250.

1921- 1932/33	Robert Rain
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No historic photographs at street level have been located.

3 SITE ASSESSMENT

3.1 No. 115 Holt Avenue

3.1.1 The Site

For the following, refer to Figure 3, an aerial photograph of No. 115 Holt Avenue.



**Figure 3: Aerial photograph of No. 115 Holt Avenue.
The site is outlined in white.**

SIX Maps, 2022

The subject site comprises a rectangular allotment. It contains a freestanding dwelling set back from Holt Avenue behind a timber palisade fence with a hedge behind. A brick tiled driveway runs along the eastern boundary to the rear of the site. The front garden is characterised by lawn and small plantings and a brick tiled footpath that leads from the street to the front of the dwelling. The rear garden comprises a brick tiled surface with medium sized vegetation along the northern boundary. The total site area is 548m².

Refer to Figures 4 and 5 which illustrate the site.



Figure 5: Front garden to No. 115 Holt Avenue.



Figure 6: Rear garden and rear elevation to No. 115 Holt Avenue.

3.1.2 Exterior of the Dwelling

No. 115 Holt Avenue presents as a single-storey (plus roof addition) Federation era dwelling. It is constructed from face brick and has a hipped and gabled roof clad in terracotta tiles with two roughcast rendered chimneys. There is a timber-framed roof dormer with a roof clad in terracotta tiles at the front. The roof has six contemporary skylights.

The front elevation comprises a gabled bay with overhanging eaves and horizontal timber cladding to the top third on the western side. A tiled awning is located below over timber-framed casement windows with multi-paned top lights. A metal roller has been added to

the opening. To the east is a verandah with a tiled roof supported by decorative timber brackets. The verandah has a timber balustrade and floor. This part of the front elevation has a pair of timber-framed sash windows with multi-paned top lights and a timber-framed panelled entry door with top light.

The rear elevation to the principal building form comprises a rear wing constructed from weatherboard with a skillion roof clad in terracotta tiles. There is a contemporary rear addition constructed from timber which comprises a bay that projects from the principal building form and has a pitched roof clad in terracotta tiles and timber-framed multi-paned window and door openings. The side elevations are constructed from brick, with weatherboard to the rear.

Refer to Figures 6 to 9 which illustrate the exterior of the dwelling.



Figure 7: The front elevation to No. 115 Holt Avenue.



Figure 8: Close-up of front elevation showing verandah.

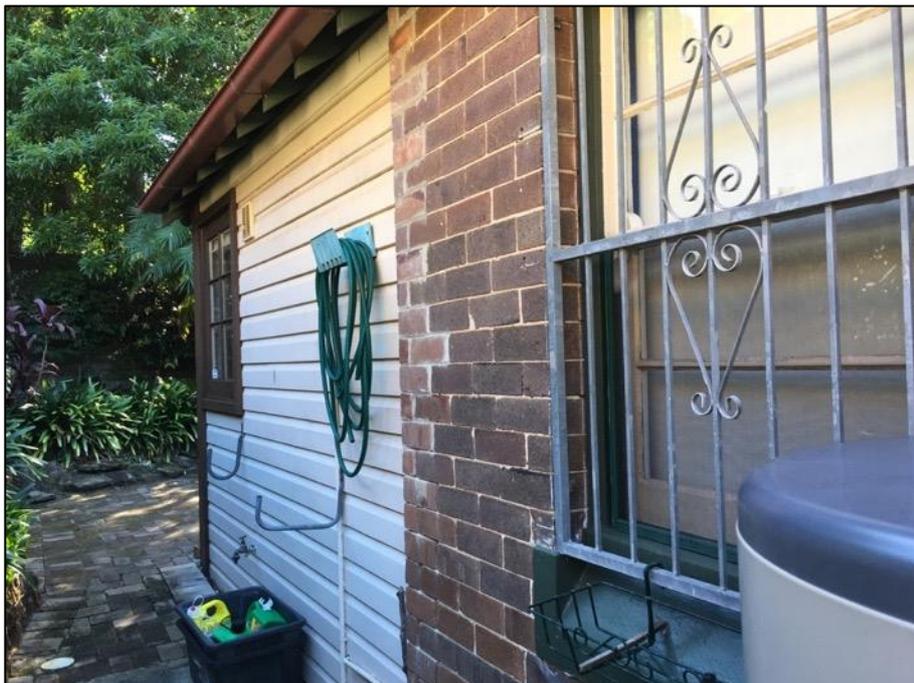


Figure 9: Western elevation showing side of rear wing.



Figure 10: Rear elevation.

3.1.3 Interior of the Dwelling

The interior of the dwelling is characterised by a long hallway with a timber floor, plain plaster ceiling and moulded cornices, that runs from the front to the rear of the dwelling with bedrooms and living spaces to the east and west. To the east of the hallway is a living room and dining room, separated by an arched opening. These rooms have carpeted floors, rendered masonry walls, timber skirting boards and architraves and plain plaster ceilings with moulded cornices. Each room has a fireplace with tiled surrounds and a timber mantelpiece. The front bedroom to the west of the hallway has similar finishes including a fireplace with tiled surrounds and a timber mantelpiece.

The rear of the dwelling comprises a kitchen, laundry, bathroom, family room and stair access to living spaces within the roof addition. This part of the dwelling is characterised by timber or carpeted floors, rendered masonry walls, plain plaster ceilings with cornices, timber skirting boards and architraves. The bathroom and kitchen have contemporary fit-outs and finishes.

Refer to Figures 10 to 17 which illustrate the interior of the dwelling.

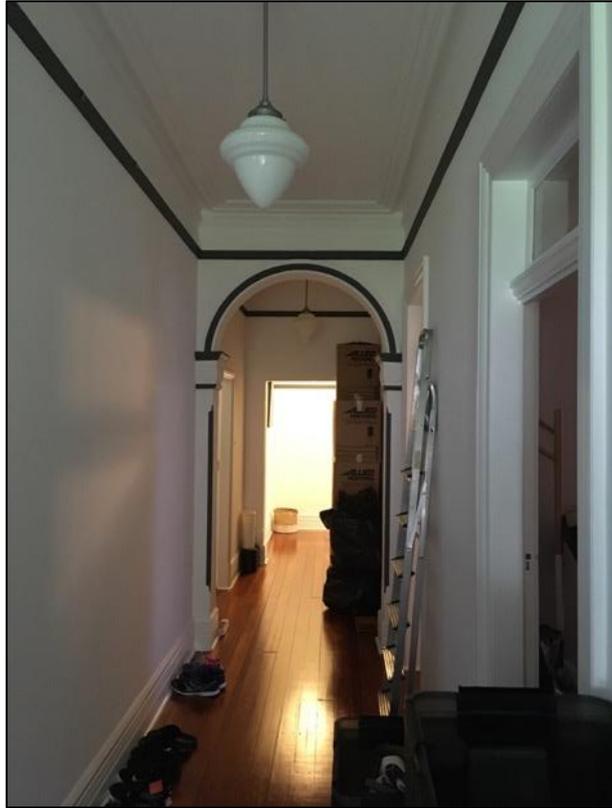


Figure 11: Hallway, looking towards the rear of the dwelling.



Figure 12: The front bedroom showing fireplace and part of bay window.



Figure 13: Living room separated by an arched opening.



Figure 14: Study.



Figure 15: Bathroom.



Figure 16: Family room at the rear of the dwelling.



Figure 17: Kitchen showing a contemporary fit-out and finishes.



Figure 18: Living space within the roof addition.

3.2 No. 117 Holt Avenue

3.2.1 The Site

For the following, refer to Figure 18, an aerial photograph of No. 117 Holt Avenue.



Figure 19: No. 117 Holt Avenue. The site is outlined in white.
SIX Maps, 2022

The subject site comprises a rectangular allotment. It contains a freestanding dwelling set back behind a timber palisade fence on a rendered brick base with pillars with a hedge behind. A brick paved driveway runs along the eastern boundary to the rear of the site. The front garden is characterised by lawn and established medium sized plantings and hedges.

Refer to Figures 19 and 20 which illustrate the site.



Figure 20: Front garden looking towards the street.



Figure 21: Rear garden showing contemporary landscaping.

3.2.2 Exterior of the Dwelling

No. 117 Holt Avenue presents as a single-storey (plus roof addition) Federation dwelling. It is constructed from roughcast rendered brick and has a hipped and gabled roof clad in terracotta tiles with one roughcast rendered chimney. There is a timber-framed roof dormer with a roof clad in terracotta tiles at the front and a second dormer on the eastern roof plane. The roof has seven contemporary skylights.

The front elevation, which is largely concealed from the street by vegetation, comprises a gabled bay on the western side with overhanging eaves and a tiled awning supported by timber brackets hanging over timber-framed casement windows with multi-paned top lights. To the east is a verandah with a tiled roof supported by decorative timber brackets. The verandah has a timber balustrade obscured by vegetation and a timber floor. This part of the front elevation has a timber-framed French door with top lights and a timber-framed panelled entry door with leadlight inserts and a top light.

The rear elevation comprises a contemporary rear addition constructed from roughcast rendered brick with a hipped roof clad in terracotta tiles. There is a timber-framed dormer window to the rear roof. The openings to this elevation are timber-framed with multi-paned top lights. The side elevations are constructed from roughcast rendered brick.

Refer to Figures 21 to 24 which illustrate the exterior of the dwelling.



Figure 22: Front elevation to No. 117 Holt Avenue as viewed from Holt Avenue.



Figure 23: Close-up of front elevation showing French door and verandah.



Figure 24: Rear elevation.



Figure 25: Eastern elevation and driveway.

3.2.3 Interior of the Dwelling

The interior of the dwelling is characterised by a long hallway with a timber floor, plain plaster ceiling and moulded cornices, that runs from the front to the rear of the dwelling with bedrooms and living spaces to the east and west. To the east of the hallway is a living room and dining room, separated by an arched opening. These rooms have timber floors, rendered masonry walls, timber skirting boards, picture rails, architraves and plain plaster ceilings with moulded cornices. Each room has a fireplace with tiled surrounds and a timber mantelpiece. The bedrooms to the west of the hallway have similar finishes, although have carpeted floors. The front bedroom has a chimneypiece; however, the fireplace has been removed.

The rear of the dwelling comprises a bathroom, laundry, kitchen, family room and stair access to living spaces within a mezzanine addition. This part of the dwelling is characterised by timber or carpeted floors, rendered masonry walls, plain plaster ceilings with cornices, timber skirting boards and arches. The bathroom and kitchen have contemporary fit-outs and finishes.

Refer to Figures 25 to 31 which illustrate the interior of the dwelling.



Figure 26: Hallway looking towards the rear of the dwelling.



Figure 27: Front bedroom. Note the fireplace has been removed.

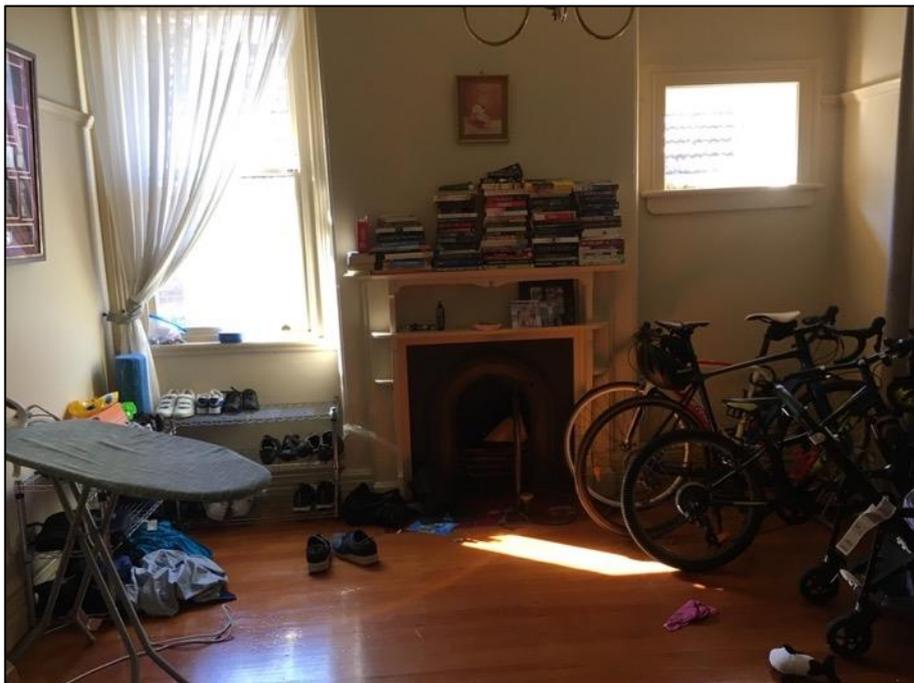


Figure 28: Living room.



Figure 29: Bathroom showing a contemporary fit-out and finishes.



Figure 30: Family room at the rear of the dwelling.



Figure 31: Kitchen showing contemporary fit-out and finishes.



Figure 32: Mezzanine addition at the rear of the dwelling.

3.3 No. 119 Holt Avenue

3.3.1 The Site

For the following, refer to Figure 32, an aerial photograph of No. 119 Holt Avenue.

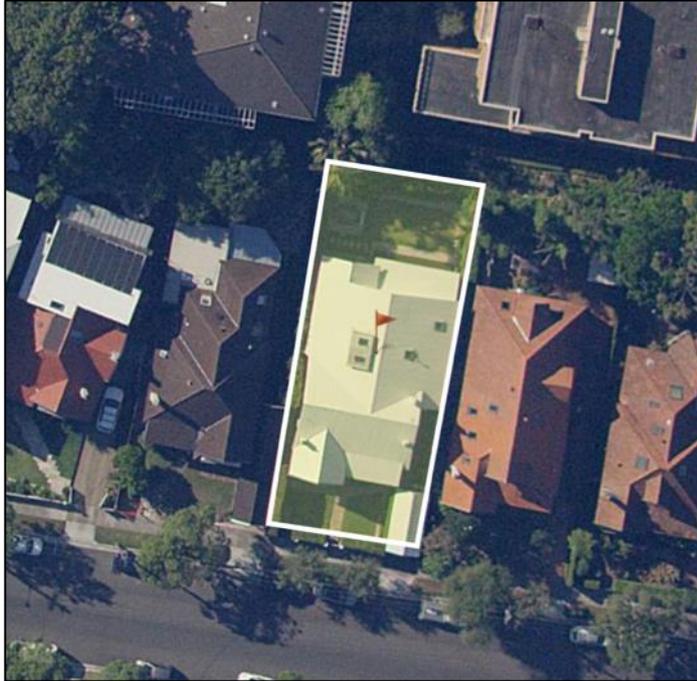


Figure 33: No. 119 Holt Avenue. The site is outlined in white.
SIX Maps, 2022

The subject site comprises a rectangular allotment oriented in a north south direction. It contains a freestanding dwelling set back behind a timber palisade fence on a painted brick base with pillars with a hedge behind. There is a single-car garage at the front of the eastern boundary which is constructed from rendered brick and has pitched roof clad in corrugated metal with a timber panelled roller door. A flagstone paved footpath leads from the street to the front of the dwelling. The front garden is characterised by lawn and small plantings. The rear garden has lawn and small plantings as well as stone paving. The total site area is approximately 550m².

Refer to Figures 33 to 35 which illustrate the site.



Figure 34: Front garden to No. 119 Holt Avenue looking towards the street.



Figure 35: Garage at the front of site.



Figure 36: Rear garden showing contemporary landscaping.

3.3.2 Exterior of the Dwelling

No. 119 Holt Avenue presents as a single-storey (plus rear roof addition) Federation dwelling. It is constructed from painted brick and has a gabled roof clad in corrugated metal and has three roughcast rendered chimneys. The roof has four contemporary skylights.

The front elevation, which is largely concealed from the street by vegetation, comprises a gabled bay on the western side with overhanging eaves. The top third is clad in roughcast render and detailed with decorative half-timbering. It has timber-framed casement windows with multi-paned top lights. To the east is a verandah with a roof clad in corrugated metal and supported by decorative timber brackets. The verandah has a timber balustrade and a timber floor. This part of the front elevation has a timber-framed casement windows with multi-paned top lights and a timber-framed panelled entry door with a leadlight insert, top lights and side lights.

The rear elevation comprises a contemporary rear addition comprising a large gable constructed from brick with the top third clad in timber shingles. The roof is clad in corrugated metal. The window and door openings are timber-framed. There is a rear verandah with a roof clad in corrugated metal that is supported by timber brackets and posts with a timber floor. The side elevations are constructed from painted brick.

Refer to Figures 36 to 38 which illustrate the exterior of the dwelling.



Figure 37: Front elevation to No. 119 Holt Avenue as viewed from Holt Avenue.



Figure 38: Close-up of front elevation showing bay window and verandah.



Figure 39: Rear elevation.

3.3.3 Interior of the Dwelling

The interior of the dwelling is characterised by a long hallway with a timber floor, plain plaster ceiling with a rose and moulded cornices, that runs from the front to the rear of the dwelling with bedrooms and living spaces to the east and west. To the east of the hallway is a living room and dining room, separated by an arched opening with a decorative timber architrave. These rooms have timber floors, rendered masonry walls, timber skirting boards, picture rails, architraves and plain plaster ceilings with moulded cornices. Each room has a fireplace with tiled surrounds and a timber mantlepiece. The bedrooms to the west of the hallway have similar finishes. The front bedroom has similar finishes including a fireplace.

The rear of the dwelling comprises a bathroom, laundry, kitchen, family room and stair access to living spaces within a large roof addition. This part of the dwelling is characterised by timber or tiles floors, rendered masonry walls, plain plaster ceilings with cornices, timber skirting boards and architraves. The bathroom and kitchen have contemporary fit-outs and finishes.

Refer to Figures 39 to 46 which illustrate the interior of the dwelling.



Figure 40: Hallway looking towards the rear of the dwelling.



Figure 41: Front bedroom.



Figure 42: The front two formal rooms separated by an arched opening with a timber architrave.



Figure 43: Fireplace to the rear front room.



Figure 44: Bathroom.



Figure 45: Family room at the rear of the dwelling.



Figure 46: Kitchen showing a contemporary fit-out and finishes.



Figure 47: Living space within the attic addition.

3.4 The Surrounding Area

3.4.1 The General Area

For the following, refer to Figure 47, an aerial photograph of the site and its surrounds.

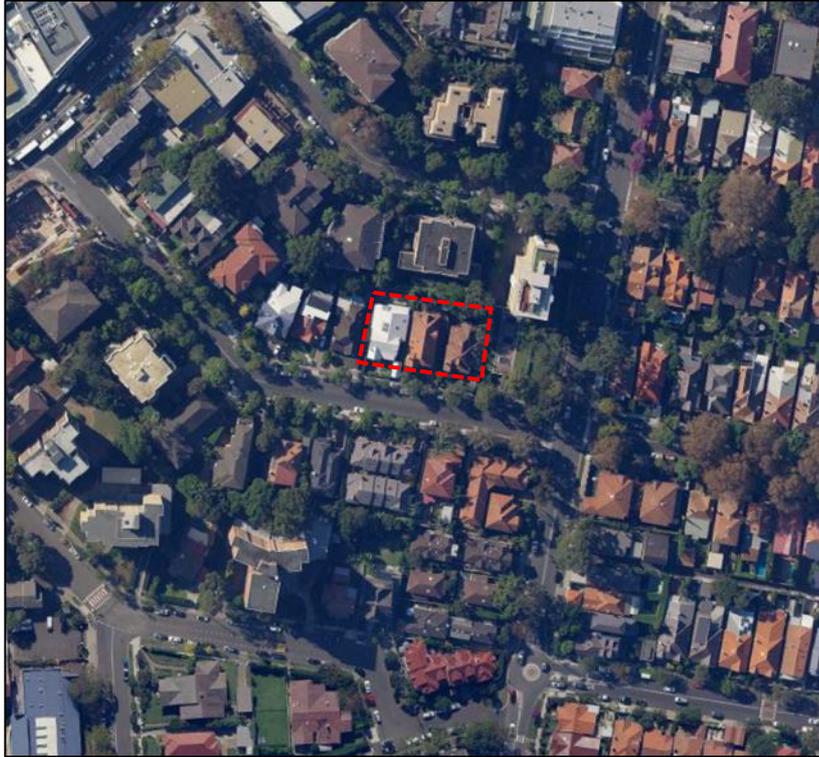


Figure 47: Aerial photograph of surrounding area. The subject site is outlined in red.

SIX Maps, 2022

The surrounding area is characterised by a regular street pattern running east to west with large allotments. Most of these allotments have residential flat buildings ranging in height from two to eight-storeys. The area forms part of the Murdoch Neighbourhood within the North Cremorne Planning Area. It is largely zoned R4: High Density Residential (Figure 48).

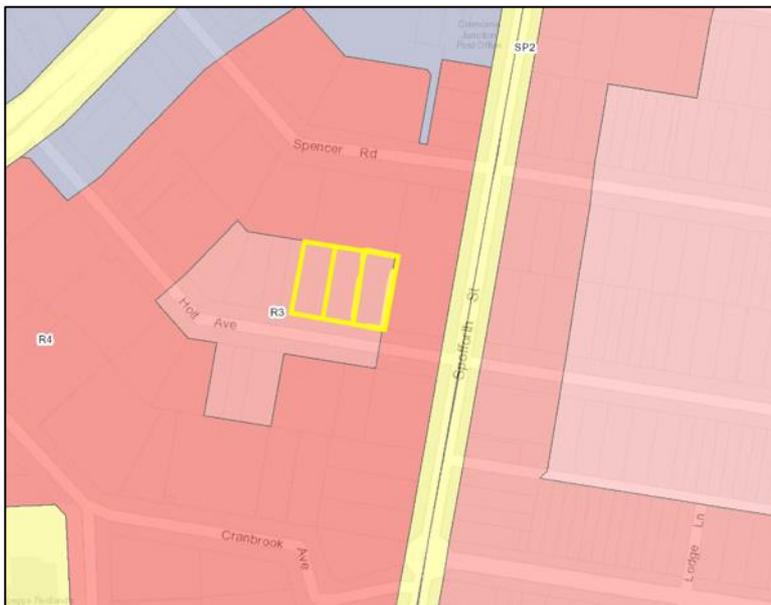


Figure 48: Detail, zoning map of surrounding area. The subject site is coloured yellow.

NSW Planning Portal, 2022

Refer to Figures 49 to 51 which illustrate the scale of development in the area surrounding the site.



Figure 49: No. 94A Spofforth Street to the northeast of the site.



Figure 50: No. 130 Spencer Road to the north of the site.



Figure 51: No. 132 Spencer Road to the northwest of the site.

3.4.2 Holt Avenue

Holt Avenue runs east-west between Military Road and Cowles Road. The road carries two-way traffic with parking on both sides. There are established street trees on grass verges and concrete footpaths on both sides of the street. This part of Holt Avenue is residential. It is characterised by single-storey dwellings ranging from the Victorian through to Federation periods and up to six-storey modern residential flat buildings.

Refer to Figures 52 to 54 which illustrate Holt Avenue within the vicinity of the site.



Figure 52: No. 136 Holt Avenue to the southwest of the site.



Figure 53: No. 140 Holt Avenue to the southwest of the site.



Figure 54: No. 129 Holt Avenue to the west of the site.

3.4.3 Desired Future Character

Section 5.5.2 of the *North Sydney DCP 2013* outlines the desired future character for the Murdoch Neighbourhood.

- 1. Primarily high density residential accommodation, generally comprising residential flat buildings.*
- 2. Limited opportunities for attached dwellings, dwelling houses, semi-detached houses, dual occupancies and multi-dwelling housing.*
- 3. The density of development generally reduces the further away a property is located from Military Road.*

4 ASSESSMENT OF SIGNIFICANCE

4.1 Summary of Statutory Heritage Listings

Nos. 115-119 Holt Avenue, Cremorne:

- Are not listed as heritage items as identified by Schedule 5, Part 1 of the *North Sydney LEP 2013* but are subject to an Interim Heritage Order.
- Are not located within a Heritage Conservation Area as identified by Schedule 5, Part 2 of the *North Sydney LEP 2013*.
- Are not listed as State heritage items as identified by the *NSW Heritage Act 1977*.

4.2 Heritage Items Within the Vicinity of the Site

Refer to Figures 55 and 56, which show heritage items within the vicinity of the site. In this plan, heritage items are coloured brown and numbered and Conservation Areas are hatched red.



Figure 55: Detail from the *North Sydney LEP 2013* showing heritage items and Conservation Areas within the vicinity of the site. The subject site is outlined in red.



Figure 56: Detail from *Mosman LEP 2012* showing heritage items and Conservation Areas within the vicinity of the site.

For the following, 'within the vicinity' has been determined with reference to physical proximity, existing and potential view corridors and the nature of the proposed works.

4.2.1 State Listings

There are no State heritage items within the vicinity of the site as identified by the *NSW Heritage Act 1977*.

4.2.2 Local Listings under the *North Sydney LEP 2013*

There are three local heritage items within the vicinity of the site as identified by Schedule 5, Part 1 of the *North Sydney LEP 2013*:

- **'House', No. 24 Cranbrook Avenue, Cremorne**

This item is identified as '11136' in Figure 55 above. It is located to the southwest and is separated from the subject site by vegetation, Holt Avenue and intermediate dwellings of up to two-storeys at a distance of approximately 75m. There are no existing view corridors to and from the item.

The State Heritage Inventory provides the following Statement of Significance for this item:

This house is a fine example of a single storey Inter-war Californian Bungalow of modest scale, with detailing, colour scheme and curtilage intact and is representative of residential design work by the eminent architect, noted for his contribution to an evolving Australian style. The interior is also of significance. It benefits from comparisons to the more stylistically individual houses opposite and contributes to their setting.¹²

Refer to Figure 57.



Figure 57: No. 24 Cranbrook Avenue.

- **'House', No. 32 Cranbrook Avenue, Cremorne**

This item is identified as 'I0048' in Figure 55 above. It is located to the south and is separated from the subject site by vegetation, Holt Avenue and intermediate dwellings of up to two-storeys at a distance of approximately 60m. There are no existing view corridors to and from the item.

The State Heritage Inventory provides the following Statement of Significance for this item:

A fine and distinctive Arts and Crafts style house, contrasting dark face brickwork with vast areas of orange terracotta shingle roof and generally illustrating the creative application of traditional forms in unusual situations. It is enhanced by its proximity to the other fine houses of this section of Cranbrook Avenue.¹³

Refer to Figure 58.

¹² 'House', Heritage NSW State Heritage Inventory ID No. 5063844.

¹³ 'House', Heritage NSW State Heritage Inventory ID No. 2181057.



Figure 58: No. 32 Cranbrook Avenue.

- **'House', No. 34 Cranbrook Avenue, Cremorne**

This item is identified as 'I0049' in Figure 55 above. It is located to the south and is separated from the subject site by vegetation, Holt Avenue and intermediate dwellings of up to two-storeys at a distance of approximately 60m. There are no existing view corridors to and from the item.

The State Heritage Inventory provides the following Statement of Significance for this item:

An excellent example of an Arts and Crafts style house, showing many characteristic features of the style. The verandah columns and materials provide strong links with the Californian Bungalow 'Egglement' opposite and the contrasts in style are illustrative of period trends and styles.¹⁴

Refer to Figure 59.

¹⁴ 'House', Heritage NSW State Heritage Inventory ID No. 2181058.



Figure 59: No. 34 Cranbrook Avenue.

4.2.3 Local Listings under the *Mosman LEP 2012*

There is one local heritage item within the vicinity of the site as identified by Schedule 5, Part 1 of the *Mosman LEP 2012*:

- **'Divided road', Holt Avenue, Mosman**

This item is identified as 'I379' in Figure 56 above. It is located to the east and is separated from the subject site by vegetation, Spofforth Street and intermediate dwellings of up to two-storeys at a distance of approximately 65m. There is limited visibility to and from this item.

The State Heritage Inventory provides the following Statement of Significance for this item:

Mosman's divided roads are integral to the Municipality's visual character and sense of place. Built as a utilitarian response to the steep harbourside topography, they reflect, in their fabric and construction technology, the development of Mosman's suburban structure. The large collection of these features makes Mosman instantly and uniquely recognisable.¹⁵

Refer to Figure 60.

¹⁵ 'Divided road', Heritage NSW State Heritage Inventory ID No. 2060198.



Figure 60: Looking east along Holt Avenue.

4.3 Conservation Areas Within the Vicinity of the Site

There is one Conservation Area within the vicinity of the site as identified by Schedule 5, Part 2 of the *Mosman LEP 2012*:

- **'Holt Estate Conservation Area', Mosman**

This Conservation Area is identified as 'C3' in Figure 56 above. It is located to the east and is separated from the subject site by vegetation, Spofforth Street and intermediate dwellings of up to two-storeys at a distance of approximately 60m. The site has limited visibility to and from the item.

The *Mosman DCP 2012* provides the following Statement of Significance for this Conservation Area:

The Holt Estate Conservation Area is a complete early subdivision containing a great many buildings from its original residential development. Its significance has been diminished by modifications which have catered to the requirements of individual owners' amenity at the cost of respecting and retaining heritage values.¹⁶

The Conservation Area is characterised by one and two-storey Federation and Inter-War dwellings and later infill. As indicated by the Statement of Significance, many of these dwellings have been modified with later additions, however, as a group they are visually cohesive.

Refer to Figures 61 and 62 which illustrate the streetscape.

¹⁶ *Mosman DCP 2012*, 'Holt Estate Conservation Area', p. 141.



Figure 61: No. 116 Holt Avenue with a contemporary first-floor addition.

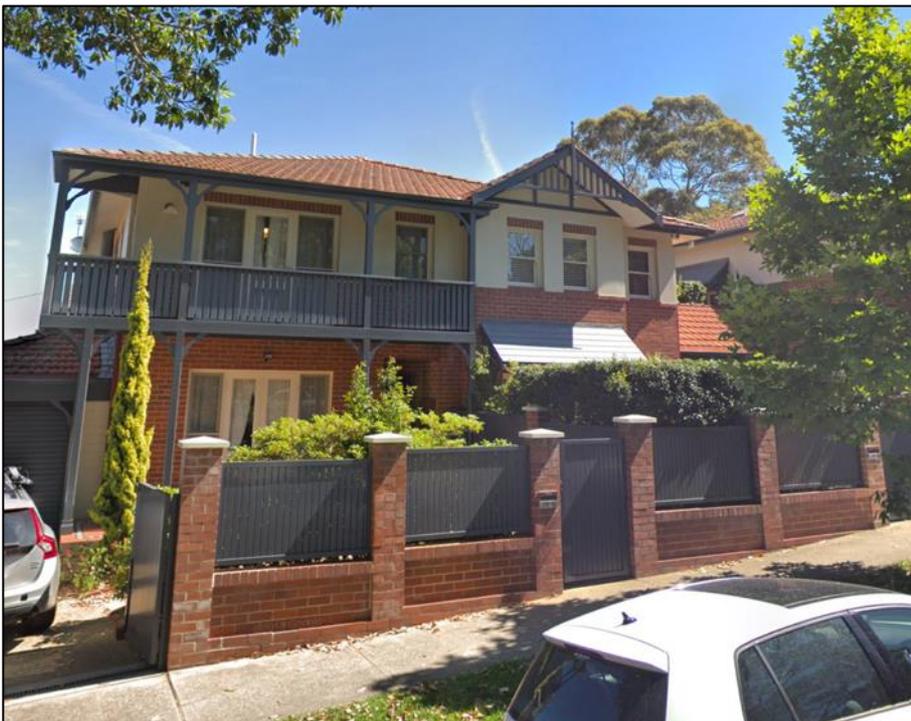


Figure 62: No. 120C Holt Avenue, a contemporary two-storey townhouse.

4.4 Integrity

For the following, refer to Figure 63, an aerial photograph of the subject site from 1943.



Figure 63: Aerial photograph of Holt Avenue. The site is outlined in red.
SIX Maps

4.4.1 No. 115 Holt Avenue

No. 115 Holt Avenue has been modified but continues to present to the street as a Federation dwelling. The following changes are noted:

- The dwelling has been extended to the rear, including a new roof addition. This was done after 1943.
- The bathroom and kitchen have contemporary fit-outs and finishes.
- The front roof dormer is a later addition.
- The skylights are later additions.
- The metal roller to the front elevation casement window is a later addition.
- The front and rear gardens have contemporary landscaping.
- The front fence has been replaced.

4.4.2 No. 117 Holt Avenue

No. 117 Holt Avenue has been modified but continues to present to the street as a Federation dwelling. The following changes are noted:

- Minor alterations were undertaken to the front elevation, comprising the replacement of a window and modifications to the verandah in c. 1949.
- The dwelling has been extended to the rear, including a new roof addition. This was done after 1943.
- The fireplace to the front bedroom has been removed.
- The front roof dormer is a later addition.
- The skylights are later additions.
- The front and rear gardens have contemporary landscaping.
- The front fence has been replaced.

4.4.3 No. 119 Holt Avenue

No. 119 Holt Avenue has been modified but continues to present to the street as a Federation dwelling. The following changes are noted:

- The dwelling has been extended to the rear, including a new roof addition. This was done after 1943. Note that the original rear roof structure visible in the 1943 aerial photograph has been replaced with the existing.
- The brickwork has been painted.
- The skylights are later additions.
- The garage is a later addition.
- The front and rear gardens have contemporary landscaping.
- The front fence has been replaced.

4.5 View Corridors

The principal view corridor towards the subject site is from directly outside and across the road on Holt Avenue. The dwellings which form part of the site are generally visible, however, vegetation within the individual allotments and on the street partly obscure the front elevations. The dwellings have limited visibility on approach from the east and west along Holt Avenue due to intermediate buildings, vegetation and boundary fencing. The main view corridors from outside the site are to the south, east and west along Holt Avenue. View corridors from within the site are limited. Views to the north, northeast and northwest are towards residential flat buildings along Spofforth Street and Spencer Road.

Refer to Figures 64 to 68 which illustrate view corridors.



Figure 64: Looking east along Holt Avenue towards the subject site.



Figure 65: Looking west along Holt Avenue towards the subject site.



Figure 66: Looking west along Holt Avenue from the subject site.



Figure 67: Looking east along Holt Avenue from the subject site.



Figure 68: Looking northeast from the rear yard of No. 115 Holt Avenue towards No. 94A Spofforth Street.

4.6 Comparative Analysis

The following table is a Comparative Analysis of Federation style dwellings in the local area. All these dwellings are listed as local heritage items, whether individually or as part of a group. The Comparative Analysis also lists two Heritage Conservation Areas listed by Schedule 5 Part 2 of the *Mosman LEP 2012* and *North Sydney LEP 2013*.

Item	Description	Photograph
<p>'House'</p> <p>No. 6 Claude Avenue, Cremorne</p> <p><i>North Sydney LEP 2013</i>, Item No. 10040.¹⁷</p>	<p>Two-storey Federation Arts and Crafts style dwelling designed by B.J. Waterhouse. It is constructed from rendered brick with a hipped roof clad in terracotta tiles and timber-framed windows. Highly intact.</p> <p>No. 6 Claude Avenue forms part of a group numbering 6-14 Claude Avenue, individually listed as items.</p>	
<p>'House'</p> <p>No. 38 Bennett Street, Cremorne</p> <p><i>North Sydney LEP 2013</i>, Item No. 10032.¹⁸</p>	<p>Single-storey Federation Queen Anne style dwelling. It is constructed from face brick with a hipped and gabled roof clad in terracotta tiles and timber-framed windows. Moderately intact.</p> <p>No. 38 Bennett Street forms part of a group numbering 36-42 Bennett Avenue, individually listed as items.</p>	

¹⁷ 'House', Heritage NSW State Heritage Inventory ID No. 2181047.

¹⁸ 'House', Heritage NSW State Heritage Inventory ID No. 2181024.

<p>'Bundabulla' No. 10 Guthrie Avenue, Cremorne <i>North Sydney LEP 2013</i>, Item No. I0056.¹⁹</p>	<p>Two-storey Federation Arts and Crafts style dwelling designed by B.J. Waterhouse. It is constructed from roughcast rendered brick with a gabled roof clad in terracotta tiles and timber-framed windows. Highly intact.</p>	
<p>'House' No. 7 Florence Street, Cremorne <i>North Sydney LEP 2013</i>, Item No. I0052.²⁰</p>	<p>Single-storey Federation Queen Anne style dwelling. It is constructed from rusticated sandstone with a hipped roof clad in terracotta tiles and timber-framed windows. Moderately intact. Contemporary rear addition.</p>	
<p>'Item' No. 32 Cranbrook Avenue, Cremorne <i>North Sydney LEP 2013</i>, Item No. I0048.²¹</p>	<p>Two-storey Federation Arts and Crafts Style dwelling. It is constructed from face brick with a pitched roof clad in terracotta tiles and timber-framed windows. Highly intact. No. 32 Cranbrook Avenue forms one of pair numbering 32-34, individually listed as heritage items.</p>	

¹⁹ 'Bundabulla', Heritage NSW State Heritage Inventory ID No. 2181112.

²⁰ 'House', Heritage NSW State Heritage Inventory ID No. 2181103.

²¹ 'House', Heritage NSW State Heritage Inventory ID No. 2181057.

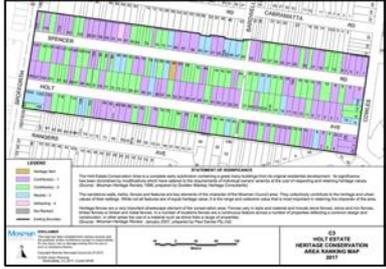
<p>'House' No. 7 Burroway Street, Cremorne <i>North Sydney LEP 2013</i>, Item No. 10039.²²</p>	<p>Two-storey Federation Arts and Crafts Style dwelling. It is constructed from roughcast rendered brick with a gabled roof clad in terracotta tiles and timber-framed windows. Highly intact.</p>	
<p>'House' No. 7 Ellalong Road, Cremorne <i>North Sydney LEP 2013</i>, Item No. 10051.²³</p>	<p>Single-storey Federation Bungalow dwelling. It is constructed from face brick with a hipped and gabled roof clad in slate and timber-framed windows. Highly intact.</p>	
<p>'House' No. 27 Cremorne Road, Cremorne Point <i>North Sydney LEP 2013</i>, Item No. 10094.²⁴</p>	<p>Two-storey Federation Style dwelling. It is constructed from painted brick with a hipped and gabled roof clad in slate and timber-framed windows. Highly intact.</p>	
<p>'House' No. 4 Harrison Street, Cremorne <i>North Sydney LEP 2013</i>, Item No. 10058.²⁵</p>	<p>Two-storey Federation Style dwelling. It is constructed from face brick with a hipped roof clad in terracotta tiles. It forms part of a group of three such dwellings. Highly intact.</p>	

²² 'House', Heritage NSW State Heritage Inventory ID No. 2181345.

²³ 'House', Heritage NSW State Heritage Inventory ID No. 2181099.

²⁴ 'House', Heritage NSW State Heritage Inventory ID No. 2181063.

²⁵ 'House', Heritage NSW State Heritage Inventory ID No. 2181351.

<p>Holt Estate Heritage Conservation Area, Cremorne</p> <p><i>Mosman LEP 2012.</i></p>	<p>This HCA contains a large group of one and two-storey Federation and Inter-War period dwellings on Holt Avenue and Spencer Road.</p> <p>While some dwellings have been altered to the rear, the significance of the group is as a large, early residential subdivision which contributes to the streetscape in the range and collective value of all the dwellings.</p>	
<p>Cremorne Conservation Area, Cremorne</p> <p><i>North Sydney LEP 2013.</i></p>	<p>This HCA contains a large group of one, two and three-storey Victorian, Federation and Inter-War dwellings and residential flat buildings.</p> <p>As above, while some dwellings have been altered, the HCA retains a consistency of character expressed by all the dwellings that contributes to the overall significance of the HCA. The Conservation Area forms a coherent group.</p>	

The Comparative Analysis has shown several examples of dwellings constructed in the Federation Style in the local area, which forms part of the North Sydney Council area. All of these are listed as local or group heritage items as identified by the *North Sydney LEP 2013* and are moderately to highly intact. Two of these items have been identified to be designed by the prominent architect B.J. Waterhouse. This Comparative Analysis has also listed two other Conservation Areas in the vicinity of the site as listed by the *Mosman LEP 2012* and the *North Sydney LEP 2013*.

Nos. 115-119 Holt Avenue are single-storey Federation dwellings that may have been designed by Edmund Skelton Garton and were definitively constructed by Thomas Ross, one of at least two local builders with whom Garton is known to have had a professional association. None of Garton's works are listed either as local or State heritage items.

While the interiors appear to be reasonably intact, all three dwellings have been altered, particularly to the rear elevation and roofscapes, nor do they demonstrate any particularly

interesting detailing that would make them stand out. Architectural elements such as gabled bay windows, roughcast rendered chimneys and leadlight windows were very common in the Federation period. In comparison to the heritage items above, the subject dwellings are modest examples of the period and style and do not merit listing as heritage items, whether individually or as part of a group.

Nearby Conservation Areas contain a large number of buildings from the same period. While it is acknowledged that some of these buildings have been altered, the overall streetscape retains a high degree of integrity and consistency in character that contributes to the collective value and significance of the Conservation Areas. In comparison to these Conservation Areas, the dwellings do not form a large enough group or a similar consistency in character to be part of a Conservation Area, let alone to warrant individual listing. Furthermore, the setting of the dwellings has been eroded by past development which is not the case with the Conservation Areas noted above.

4.7 Assessment Under NSW Heritage Division Criterion

The subject site is assessed for significance under the following criterion of the New South Wales Heritage Division. The Guidelines for Inclusion / Exclusion are as provided by *Assessing Heritage Significance, NSW Heritage Manual Update*.

The following sets out the significance assessment prepared by GML and then the response provided by Weir Phillips Heritage and Planning. It is noted that the discussion by GML includes assessment of the properties at Nos. 121, 123 and 125 Holt Avenue, which Weir Phillips Heritage and Planning was not engaged to assess.

4.7.1 Criterion A – Historic significance

An item is important in the course, or pattern, of New South Wales’ cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> shows evidence of a significant human activity 	<ul style="list-style-type: none"> has incidental or unsubstantiated connections with historically important activities or processes
<ul style="list-style-type: none"> is associated with a significant activity or historical phase 	<ul style="list-style-type: none"> provides evidence of activities or processes that are of dubious historical importance
<ul style="list-style-type: none"> maintains or shows continuity of a historical process or activity 	<ul style="list-style-type: none"> has been altered so that it can no longer provide evidence of a particular association

GML provides the following assessment under this criterion:

Nos 115-123 Holt Avenue display evidence of the historical development of North Sydney generally, and Cremorne specifically. Like much of North Sydney, the properties originate from part of Alfred Thrupp’s grant, and eventually formed part of the 1885 Longview Estate subdivision. Although the properties were not constructed under the Federation period, the site maintains the subdivision pattern of this estate.

The properties at 115-121 Holt Avenue were constructed in 1907, with 123 Holt Avenue constructed shortly after in c1908-09. When viewed as a group the subject properties form an important part of the streetscape and contribute to the collective understanding of the Federation character of the streetscape, and the development of the former Longview Estate.

Significantly, the properties provide rare evidence of the phenomenon of speculative development throughout the Cremorne area. Much of the suburb, and the Longview Estate specifically, was initially developed in the early twentieth century as part of programs of development by initial builders, or partnerships between builders and architects, who would buy large tracts of land on which to construct a series of similar, modest houses to sell for

profit. Archival records suggest that much of Holt Avenue was constructed as part of developments undertaken by builders Thomas Ross and Richard Henry Pearce, with both often working to designs by architect Edward Skelton Garton. Nos 115-121 form part of a development by Thomas Ross, with 123 completed by Pearce. Despite modifications, the buildings collectively display a good degree of integrity and can be understood as part of a wider housing development. As much of the area has been eroded by contemporary development, they are now a rare physical example of the practice of speculative development in Cremorne.

The Holt Avenue Group has cultural significance at a local level under this criterion.

Weir Phillips Heritage and Planning response:

Nos. 115, 117 and 119 Holt Avenue are associated with the Federation subdivision of Cremorne, however, much of the suburb was subdivided during this period, generally as part of a speculative development. The practice of buying large parcels of land to build houses was not confined to Cremorne; it occurred more broadly throughout New South Wales and Australia.

That they are remaining examples of speculative development is not a sound basis for listing as heritage items, nor can they easily be read in this context, unlike other groups of housing in Cremorne constructed for this purpose. Their immediate setting has been eroded due to redevelopment which has severed this historical relationship, while the houses themselves have undergone substantial changes that have impaired their presentation to the street and their visual relationship to one another.

The site does not meet the threshold of significance under this criterion.

4.7.2 Criterion B – Associational Significance

An item has strong or special association with the life or works of a person, or group of persons, of importance in New South Wales’ cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> shows evidence of a significant human occupation 	<ul style="list-style-type: none"> has incidental or unsubstantiated connections with historically important people or events
<ul style="list-style-type: none"> is associated with a significant event, person, or group of persons 	<ul style="list-style-type: none"> provides evidence of people or events that are of dubious historical importance
<ul style="list-style-type: none"> maintains or shows continuity of a historical process or activity 	<ul style="list-style-type: none"> has been altered so that it can no longer provide evidence of a particular association

GML provides the following assessment under this criterion:

The dwellings at 115-121 Holt Avenue were built by Thomas Ross, a builder who purchased several leases and underleases throughout the Cremorne area. Archival documentation shows that Ross developed several areas throughout the suburb in the Federation period. Similarly, No. 123 was the product of speculative developer Richard Henry Pearce. While these housing developments established much of the original form and character of the former Longview Estate, the Holt Avenue properties are now a rare remnant example of Ross and Pearce’s work. Similarly, while Ross and Pearce constructed

the properties, they were built with the intention of immediate sale, and there is no evidence that either builder ever occupied any of the dwellings.

As outlined in Section 3, each of the properties have passed through a series of owners – generally middle-class professionals. While there are some notable occupants, such as military doctor Bernard Moreton Birkenhead Riley and Lieutenant Commander Arthur Stanley Storey, their occupants were neither substantial nor evidenced in the built form and there is no evidence that these individuals are of significance to either the local Cremorne or wider North Sydney area. Further, there is no evidence of any significant associations with local groups or local events or activities which have taken place at the properties.

The Holt Avenue Group does not meet the threshold for cultural significance under this criterion.

Weir Phillips Heritage and Planning response:

We agree with GML’s assessment that the site does not meet the threshold for cultural significance under this criterion. To expand: Thomas Ross was a speculative builder and likely responsible for other groups of housing in the area, but so were numerous others. He had a professional association with the architect Edmund Skelton Garton, who was also in partnership with other builders, essentially by constructing houses to make a profit. The practice was common throughout the late 19th and early 20th centuries as individuals sought to maximise financial return. No evidence has come to light to demonstrate Thomas Ross had a strong or special associative significance within the local area; based on preliminary research he may not have even lived in the area.

Whether Garton designed the three houses at Nos. 115-119 Holt Avenue has not been confirmed. None of Garton’s known buildings are listed as either local or State heritage items.

Research has not uncovered any information about any owners or occupants of Nos. 115-119 Holt Avenue that is more than incidental to them having lived in the area, or which suggests they were of any local prominence. None of these individuals known to have occupied the dwellings are listed by the *Australian Dictionary of Biography*.

The site does not meet the threshold of significance under this criterion.

4.7.3 Criterion C – Aesthetic Significance

An item is important in demonstrating aesthetic characteristics and/or a high degree of technical achievement in New South Wales (or the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> shows or is associated with, creative or technical innovation or achievement 	<ul style="list-style-type: none"> is not a major work by an important designer or artist
<ul style="list-style-type: none"> is the inspiration for creative or technical innovation or achievement 	<ul style="list-style-type: none"> has lost its design or technical integrity
<ul style="list-style-type: none"> is aesthetically distinctive or has landmark qualities 	<ul style="list-style-type: none"> its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded
<ul style="list-style-type: none"> exemplifies a particular taste, style or technology 	<ul style="list-style-type: none"> has only a loose association with a creative or technical achievement

GML provides the following assessment under this criterion:

Nos 115-123 Holt Avenue are typical Federation Bungalows, sharing characteristic elements of the typology such as projecting gable bays with overhanging eaves, roughcast rendered chimneys, timber shingles (apart from 119), timber-framed casement windows, hipped roof with tiling (apart from 119), and timber joinery to the verandah.

Although the properties have been modified, with the introduction of new elements such as the introduction of the dormer windows at 115 and 117, works to the primary facades are sympathetic. Other alterations are generally constrained to the rear of the properties where they are not visible from the public domain. Some properties in the group have had carports and masonry fences introduced; however, these elements are sympathetic in style and fabrication, and do not obscure the properties from the street, or detract from their Federation character.

As a group, the properties retain their original siting and setbacks, and feature pleasant front gardens which contribute to the aesthetic character of the street. The dwellings maintain a consistent, low-rise scale, and building line, and demonstrate similar roof forms, which provide a consistent character.

The properties are representative of modest, middle-class housing developments of the Federation period. Although comparatively modest in relation to grander dwellings to the south of the suburb, they provide a significant example of their typology in central Cremorne. As a group they demonstrate a consistent Federation character, scale and materiality, and make a strong contribution to the streetscape, providing an understanding of the historic character of the area.

The Holt Avenue Group has cultural significance at a local level under this criterion.

Weir Phillips Heritage and Planning response:

Nos. 115, 117 and 119 Holt Avenue are identifiable as modest Federation dwellings but have undergone enough modification to prevent them from being listed as heritage items individually or as part of a group. It is insufficient to suggest that despite the significant alterations to the rear and interior of each dwelling, they still reach the threshold for aesthetic significance. These modifications may not be visible from the public domain, however, that is not an argument for listing. Heritage items are typically listed for the integrity of their whole built form. In this instance, the original rear elevation of each dwelling in the group has been lost due to past works.

The dwellings do not reach the threshold for listing as a group. Groups are typically listed not based on each dwelling being particularly significant, but because as a group they demonstrate a visual cohesion and aesthetic similarity. Such a grouping can be found at Bennett Street, Cremorne; these dwellings retain their face brick facades and gabled terracotta tile roofs.

The subject dwellings, on the other hand, are aesthetically dissimilar with respect to their roof forms and façade treatments. The introduction of front dormers to two of the dwellings has irrevocably altered the low-rise, originally single-storey character of the group. Face brick, in particular, is a key characteristic of the Federation style at the time the dwellings were built. There is no cohesion to the group that one would expect, having been constructed by one person, and which later modifications have further reduced.

The site does not meet the threshold of significance under this criterion.

4.7.4 Criterion D – Associational Significance

An item has strong or special association with a particular community or cultural group in New South Wales (or the local area) for social, cultural or spiritual reasons

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none">• is important for its association with an	<ul style="list-style-type: none">• is only important to the community

identifiable group	for amenity reasons
<ul style="list-style-type: none"> is important to a community's sense of place 	<ul style="list-style-type: none"> is retained only in preference to a proposed alternative

GML provides the following assessment under this criterion:

A detailed social values assessment of the properties at 115-119 Holt Avenue was not undertaken as part of the applicant's submission.

The properties form part of the Holt Avenue Group proposed for listing by the Cremorne Conservation Group. The efforts of this community group suggest that the properties have some social value to the local community, although it is unlikely that this would be sufficient to meet the threshold for listing under this criterion.

An assessment of Aboriginal cultural values is beyond the scope of this report.

The Holt Avenue Group does not meet the threshold for cultural significance under this criterion.

Weir Phillips Heritage and Planning response:

Weir Phillips Heritage and Planning agrees with this assessment.

The site does not meet the threshold of significance under this criterion.

4.7.5 Criterion E – Research Potential

An item has potential to yield information that will contribute to an understanding of New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> has the potential to yield new or further substantial scientific and/or archaeological information 	<ul style="list-style-type: none"> has little archaeological or research potential
<ul style="list-style-type: none"> is an important benchmark or reference site or type 	<ul style="list-style-type: none"> only contains information that is readily available from other resources of archaeological sites
<ul style="list-style-type: none"> provides evidence of past human cultures that is unavailable elsewhere 	<ul style="list-style-type: none"> the knowledge gained would be irrelevant to research on science, human history of culture

GML provides the following assessment under this criterion:

Although the Holt Avenue Group is representative of the historical development of Cremorne, the properties do not appear to demonstrate any evidence of significant architectural development to meet the threshold for listing under this criterion.

An archaeological assessment is not within the scope of this report.

It is not known whether the Holt Avenue Group meets the threshold for cultural significance under this criterion.

Weir Phillips Heritage and Planning response:

The historical archaeological potential of the site was not assessed for the purposes of this statement. It appears there were no earlier buildings constructed on the site.

Weir Phillips Heritage and Planning agrees with this assessment.

The site does not meet the threshold of significance under this criterion.

4.7.6 Criterion F – Rarity

An item possesses uncommon, rare or endangered aspects of New South Wales’ cultural or natural history (of the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> provides evidence of a defunct custom, way of life or process 	<ul style="list-style-type: none"> is not rare
<ul style="list-style-type: none"> demonstrate a process, custom or other human activity that is in danger of being lost 	<ul style="list-style-type: none"> is numerous but under threat
<ul style="list-style-type: none"> shown unusually accurate evidence of a significant human activity 	
<ul style="list-style-type: none"> is the only example of its type 	
<ul style="list-style-type: none"> demonstrate designs or techniques of exceptional interest 	
<ul style="list-style-type: none"> shown rare evidence of a significant human activity important to a community 	

GML provides the following assessment under this criterion:

Originating from the Longview Estate subdivision, the Holt Avenue Group dwellings were constructed from 1907 to 1909 as part of a series of speculative developments in the Federation period. Nos 115-121 were developed by Thomas Ross, with 123 constructed by Richard Henry Pearce. Archival documentation shows that these builders, along with the architect Edward Skelton Garton whose designs they often employed, owned several leases of land throughout the former Longview Estate, which they developed for sale. These developments established a residential character and scale in the area, with the Holt Avenue Group demonstrating the shared architectural character, and consistent form and siting, typical of such a group.

Later development and re-development has led to the loss of similar properties throughout the Cremorne area. The Holt Avenue Group now provides a rare example of what was once a widespread development. As such, although the properties have undergone some modification, they can be readily understood as a group, and provide a rare understanding of the early character of the northern area of Cremorne.

The Holt Avenue Group has cultural significance at a local level under this criterion.

Weir Phillips Heritage and Planning response:

We concur that the dwellings do not demonstrate enough significance for listing as individual heritage items, however, it is odd that GML thinks there is consequently a basis

for listing them as a group. As established above, groups of Federation dwellings are typically listed based on their aesthetic similarity with respect to form, style and visual cohesion, which is not reflected in the subject group for the following reasons:

- Nos. 117 and 119 have both been painted, altering the original face brick which is characteristic of the Federation style.
- No. 119 has a simple transverse gable roof with corrugated metal cladding. Nos. 115 and 117 have more complex hipped and gabled tiled roofs.
- The integrity of the roofs to Nos. 115 and 117 has been compromised by the introduction of dormers.

Modifications to the dwellings have resulted in a loss of any architectural character they once may have shared so that it is difficult to discern the group as having been built as a speculative development. There are numerous other groups of dwellings throughout the municipality that are listed as heritage items and that better demonstrate their period characteristics and retain a greater degree of integrity as well as overall setting, such as at Nos. 36-42 Bennett Street, Cremorne.

The site does not meet the threshold of significance under this criterion.

4.7.7 Criterion G – Characteristic Significance

An item is important in demonstrating the principal characteristics of a class of New South Wales (or a class of the local areas):

- Cultural or natural places; or
- Cultural or natural environments

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> • is a fine example of its type 	<ul style="list-style-type: none"> • is a poor example of its type
<ul style="list-style-type: none"> • has the potential characteristics of an important class or group of items 	<ul style="list-style-type: none"> • does not include or has lost the range of characteristics of a type
<ul style="list-style-type: none"> • has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique of activity 	<ul style="list-style-type: none"> • does not represent well the characteristics that make up a significant variation of type
<ul style="list-style-type: none"> • is a significant variation to a class of items 	
<ul style="list-style-type: none"> • is part of a group which collectively illustrates a representative type 	
<ul style="list-style-type: none"> • is outstanding because of its setting, condition or size 	
<ul style="list-style-type: none"> • is outstanding because of its integrity or the esteem in which it is held 	

GML provides the following assessment under this criterion:

The Holt Avenue Group is representative of an important period of Federation development in the Cremorne area. Originating from land that was owned by Daniel and John Cooper and subdivided in the Longview Estate in 1885, the dwellings were constructed between 1907 and 1909. The properties maintain the subdivision pattern of the 1885 Longview Estate and are representative of an early period of intensive subdivision which occurred through the Cremorne area.

The properties present as a cohesive group of characteristic Federation Bungalow dwellings. They maintain their original scale, siting and setbacks, and building lines, and are demonstrate of the popularity of the typology in the North Shore area through the general retention of their primary facades, despite modifications. Although modified, the dwellings are good examples of their type, and provide an understanding of modest middle-class dwellings which were developed in proximity to transport routes. They provide a counterpoint to the more ornate and substantial Federation housing stock created for more affluent dwellings towards the foreshore and communicate the varied social make-up of the suburb in the early twentieth century. The properties retain much of their original setting, maintaining pleasant front gardens, and collectively provide an understanding of the historic character of the Cremorne area in a significant period of expansion.

The properties show stylistic similarity to contributory dwellings located in the neighbouring Holt Estate HCA in the Mosman LGA. Although 115-123 Holt Avenue were constructed slightly later than these dwellings, the fact that so many houses in this style were built is a tribute to how widely these design principles were adopted in North Sydney and have been valued by the community since.

Significantly, the properties are also representative of the phenomenon of speculative building developments in Cremorne. Nos 115-121 were constructed in 1907 by Thomas Ross, with 123 completed shortly after by Richard Henry Pearce. They were constructed as part of wider projects undertaken by these builders to create housing for sale throughout the Longview Estate. Although the Holt Avenue Group is now a rare remnant of these developments, they are representative of a phase of development which at one time defined the character of the area, before the transition to the more intense residential development of the interwar period.

Although there are some extant groupings of Federation properties throughout the Cremorne and Cremorne Point areas, these groups are generally representative of grander housing designed for affluent residents, and were often constructed sporadically, rather than as part of an intentional group development. The Holt Avenue Group thus has a high degree of representative significance, providing evidence of middle-class housing and lifestyles in Cremorne in the twentieth century.

The Holt Avenue Group has cultural significance at a local level under this criterion.

Weir Phillips Heritage and Planning response:

The dwellings at Nos. 115-119 Holt Avenue are ordinary, modest examples of Federation style dwellings that collectively illustrate their representative type, despite later modifications, but fail to reach the threshold for listing as heritage items, whether individually or as a group.

It is noted that the Comparative Analysis by GML largely focuses on heritage items which are of an altogether grander scale and architectural typology than the subject dwellings. As is demonstrated in this statement, there are numerous examples of modest middle-class Federation housing that can be found in the North Sydney LGA; the group at Holt Avenue is far from rare in this regard.

In addition, the dwellings have undergone substantial modifications such as the painting of face brick, changes to the roof through the introduction of dormers and the replacement of cladding, and the replacement of internal finishes. As a result of these alterations, the houses cannot be read within their original context as part of a speculative development.

This is compounded by the redevelopment of the surrounding area. The dwellings exist in a disjointed grouping of Federation era dwellings, segregated from a wider Federation era subdivision owing to the consolidation of neighbouring sites for high density development. There are more intact residential settings elsewhere in Cremorne which show the early development of the area, for example, the Holt Estate HCA to the east of the site, which better demonstrates this modest Federation style through its sample size and visual cohesion.

The site does not meet the threshold of significance under this criterion.

4.8 Discussion

Nos. 115, 117 and 119 Holt Avenue, Cremorne are examples of Federation dwellings constructed during the subdivision and re-subdivision of the North Shore during the early 20th century.

The dwellings are modest examples of their type and do not display any aesthetically distinctive or unique qualities when compared with heritage listed items in the North Sydney Council area. They were built by Thomas Ross, a speculative builder who had a professional association Edmund Skelton Garton, a minor local architect who may have designed the dwellings, however, this has not been confirmed.

Listed examples of Federation style dwellings often occur in streetscape clusters, usually built as speculative subdivision. For instance, the four dwellings at Bennett Street, in Cremorne. The subject dwellings originally formed part of the 1885 Long View Estate subdivision. Most of these dwellings have since been demolished. Many of those remaining having been altered to the extent they no longer form part of a cohesive group. They are isolated from similar dwellings that form part of the Cremorne Conservation Area to the south, as identified by the *North Sydney LEP 2013*, or the Holt Avenue Heritage Conservation Area to the east, as identified by the *Mosman LEP 2012*.

The subject buildings do not meet the threshold for listing at a local level under any of the NSW Heritage Office criteria.

5 THE PROPOSAL

The following should be read in conjunction with the plans prepared by PBD Architects that accompany this application:

It is proposed to remove the existing dwellings and all site structures and vegetation at Nos. 115, 117 and 119 Holt Avenue and to construct a new three-storey residential flat building to include the following:

- Ground-floor to comprise 4 x 3-bedroom flats.
- First-floor to comprise 4 x 2-bedroom and 2 x 3-bedroom flats.
- Second-floor to comprise 4 x 2-bedroom and 2 x 3-bedroom flats.
- Two levels of basement parking for cars and bicycles. Vehicle access will be via Holt Avenue.

6 EFFECT OF WORK

6.1 Methods of Assessment

The following is a merit-based assessment. It does not consider compliance or otherwise with Council's numerical controls except where non-compliance would result in a heritage impact. Refer to the Statement of Environmental Effects that accompanies this application. The following assessment is made with an understanding of the objectives and controls provided by the *North Sydney LEP 2013* and the *North Sydney DCP 2013*.

6.2 Effect of Work on Nos. 115-119 Holt Avenue

The proposed works will facilitate a residential flat building which will require the removal of the existing dwellings on the site. Nos. 115-119 Holt Avenue are modest examples of Federation style dwellings that may have been designed by Edmund Skelton Garton, a minor local architect but this has not been confirmed. They have not been found to have any historical association with anyone of note. While they generally present to the street as Federation style dwellings, their individual integrity has been reduced through successive alterations and roof additions, like the other remaining dwellings on this side of Holt Avenue which, based on inspection, have all been highly altered. Nos. 115-119 Holt Avenue are not considered to have any heritage significance and their removal will have an acceptable impact.

North Sydney Council has undertaken numerous heritage studies relating to the significance of both individual items and heritage conservation areas. Why the heritage significance of these dwellings is only coming into consideration now, despite many heritage reviews, is clearly being utilised as a response to an unpopular development planned for the site as opposed to their individual historic merit.

6.3 Effect of Work on Heritage Items Within the Vicinity under the North Sydney LEP 2013

'House', No. 24 Cranbrook Avenue, Cremorne

'House', No. 32 Cranbrook Avenue, Cremorne

'House', No. 34 Cranbrook Avenue, Cremorne

The proposed works will have a minimal and acceptable impact on these heritage items for the following reasons:

- The heritage items are separated from the subject site by Holt Avenue, intermediate dwellings and vegetation. There are no existing view corridors to and from the items, nor will any significant views towards the items be blocked.
- The proposed works are for a well-designed, contemporary three-storey residential flat building that is consistent with the existing character of the area.
- For example, there are three nine-storey residential flat buildings within the immediate vicinity of the items. No. 24 Cranbrook Avenue is already set between two nine-storey buildings. The impact of these developments has been reduced by increased setbacks from the item.
- The proposed works are also consistent with the desired future character of the area as expressed by the *DCP 2013*. In doing so, it is implied that Council have accepted there will be a level of impact on heritage items in the area. The subject site, notwithstanding, is sufficiently separated from the items for there to be no physical or visual impact as a result of the proposal.
- The proposed works will have no impact on the ability for the public to understand and appreciate the historic and aesthetic significance of the heritage items as Federation dwellings.

6.4 Effect of Work on Heritage Items Within the Vicinity under the Mosman LEP 2012

'Divided road', Holt Avenue, Mosman

The proposed works will have a minimal and acceptable impact on this heritage item for the following reasons:

- The heritage item is sufficiently separated from the subject site by Spofforth Street, intermediate dwellings and vegetation by a distance of approximately 65m. There are limited view corridors to and from the item as a result.
- The proposed works will facilitate a three-storey residential flat building. While this is greater than the scale of development immediately surrounding the item, the impact on the item will be significantly reduced by the physical and visual separation from the subject site.

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- The proposed works will have no impact on the ability for the public to understand and appreciate the historic and aesthetic significance of the heritage item as a divided road.

6.5 Effect of Work on Conservation Areas Within the Vicinity under the Mosman LEP 2012 'Holt Estate Conservation Area', Mosman

The proposed works will have a minimal and acceptable impact on this Conservation Area for the following reasons:

- The heritage item is sufficiently separated from the subject site by Spofforth Street, intermediate dwellings and vegetation by a distance of approximately 65m. There are limited view corridors to and from the item as a result.
- The proposed works will facilitate a three-storey residential flat building. While this is greater than the scale of development immediately surrounding the item, the impact on the item will be significantly reduced by the physical and visual separation from the subject site.
- The subject site is separated from the more intact subdivision that forms the Conservation Area. Any visual relationship the subject site may have to the Conservation Area has been diminished by the construction of contemporary residential flat buildings fronting Spofforth Street and by the overall lesser integrity of the subject dwellings.
- The proposed works will have no impact on the ability for the public to understand and appreciate the historic and aesthetic significance of the Conservation Area as a Federation and Inter-War subdivision.

7 CONCLUSION

This Heritage Impact Statement has been prepared in conjunction with a Development Application for the removal of the existing dwellings and the construction of a new three-storey residential flat building at Nos. 115-119 Holt Avenue, Cremorne, New South Wales. The subject site has no statutory heritage listings; however, it lies within the vicinity of heritage items as identified by the *North Sydney LEP 2013* and a heritage item and Conservation Area as identified by the *Mosman LEP 2012*.

The proposed works will facilitate a residential flat building which will require the removal of the three dwellings at Nos. 115, 117 and 119 Holt Avenue. The individual integrity of these dwellings has been reduced through successive alterations and roof additions as well the erosion of the general setting as part of surrounding high-density development. Their architect may have been Edmund Skelton Garton, however, this has not been confirmed. There are other, better examples of the period to be found throughout the North Sydney Council area that demonstrate the style through their greater integrity or are associated with prominent architects or individuals. Their removal as part of the proposal will have an acceptable impact and is consistent with the objectives of the *North Sydney DCP 2013* for the future character of the area.

The proposal will be sufficiently separated from the heritage items identified by the *North Sydney LEP 2013* by intermediate dwellings and vegetation. The proposed works will result in a three-storey residential flat building that is consistent with the surrounding area and is less than the scale of development immediately surrounding the items, which comprise nine-storey residential flat buildings; the visual impact of these being reduced by increased setbacks from the items.

The proposal will be sufficiently separated from the heritage item identified by the *Mosman LEP 2012* by vegetation, intermediate buildings and Spofforth Street. The separation will significantly reduce the visual impact of any corresponding development, while ensuring there is no physical impact to the divided road itself.

The proposal will be sufficiently separated from the Holt Avenue Conservation Area identified by the *Mosman LEP 2012* by vegetation, intermediate buildings and Spofforth

Street. The dwellings in the Conservation Area form a more cohesive, intact group than the subject site. Any visual relationship the site once had with the Conservation Area has been reduced by the construction of contemporary buildings along Spofforth Street.

The proposed works fulfil the aims and objectives of the *North Sydney LEP 2013* and the *North Sydney DCP 2013* by improving the quality and diversity of housing options in Cremorne while respecting the heritage significance of the area in which it lies.