

Heritage Data Form

ITEM DETAILS					
Name of Item	Chatham Road Heritage Conservation Area				
Other Name/s Former Name/s					
Item type (if known)	Heritage Conservation Area				
Item group (if known)	Urban Area				
Item category (if known)	Other—urban area				
Area, Group, or Collection Name					
Street number					
Street name	Chatham Road, Burmah Road, Simla Road, Bencoolen Road				
Suburb/town	Denistone	Postcode	2114		
Local Government Area/s	Ryde				
Property description	Multiple				
Location - Lat/long	Latitude		Longitude		
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Various				
Current use	Residential				
Former Use	Residential				
Statement of significance	<p>The Chatham Road Heritage Conservation Area is culturally significant at a local level as a highly intact example of an early twentieth-century subdivision in the Ryde area. It is historically significant for its association with the Darvall family, particularly Anthony Darvall, an alderman of Ryde who was responsible for the first subdivisions of the family estate, and for its demonstration of early town planning principles. It has aesthetic value for its high proportion of original building stock, with many high-quality homes built to a strict building covenant and representing architectural styles from the interwar period. The area as a whole is representative of the boom in suburban development in the Denistone/Eastwood area in the early twentieth century as early land grants began to be subdivided and train stations were opened along the rail line.</p>				
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>		

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DESCRIPTION					
Designer	Various				
Builder/ maker	Various				
Physical Description	<p>The landscape of the Chatham Road Heritage Conversation Area is characterised by a steep slope from Eastwood in the north down towards Denistone in the south, defined by Chatham Road which runs in a north–south direction parallel to the rail corridor. The area largely retains its original subdivision pattern, with a small number of allotments having been re-subdivided to create additional properties but the majority retaining their original size.</p> <p>There is a large proportion of original housing stock, with the dominant architectural typology demonstrating characteristics of the Inter-war Bungalow style. A covenant on the land at the time of sale stipulated that the lots were only for residential purposes, any house constructed must be to the value of 400 pounds, and all houses must have a slate, tile or shingled roof.</p> <p>The northern portion of the Chatham Road Heritage Conservation Area, north of Burmah Road, demonstrates a slight but noticeable change in typology as it was the result of a later subdivision. Houses in this area exemplify characteristics more common in the 1930s and are exclusively constructed of face brick, with face brick front fences and timber joinery, often with arched verandah entryways and polychromatic Art Deco brick detailing to the façade.</p> <p>The streets contain a large number of mature pre-1943 brush box trees, which characterise much of the Denistone/Eastwood area and were possibly planted as part of a Council beautification scheme in the 1930s. The slope of the landscape provides an attractive leafy outlook from the crest of the hill over the trees and private gardens of the streets.</p> <p>A defining landscape feature of the area is the remnant endangered Turpentine-Ironbark Forest community comprising about 400 square metres within Darvall Park, a long thin strip of open space between Chatham Road and the rail corridor. Darvall Park is a listed heritage item within the <i>Ryde Local Environmental Plan 2014</i> as a remaining unbuilt portion of Darvall's Estate, acquired by Ryde Council between 1926 and 1929. Houses fronting Chatham Road have a pleasing outlook over Darvall Park looking east.</p>				
Physical condition and Archaeological potential	The area largely retains its original subdivision pattern and a large proportion of original housing stock. There are a small number of uncharacteristic modern infill dwellings. The streets are well maintained and private gardens are generally well landscaped and cared for with a mix of ornamental plants, native trees and hedging. The archaeological potential of the area is unknown.				
Construction years	Start year	1924	Finish year	1950s	Circa <input type="checkbox"/>
Modifications and dates	Some original buildings have been replaced with new buildings over time. Many buildings have had alterations and additions, of varying levels of intrusion.				
Further comments					

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HISTORY

Historical notes

Denistone is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter.

By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. This began in 1794 in Denistone, when William Balmain was given land in the north of the area. Another grant named Porteous Mount was quickly acquired by Reverend Richard Johnson after being given to three men in 1795. Johnson then sold this land to the Connor family.

Porteous Mount was bought by Elizabeth Blaxland and her husband Dr Thomas Forster in 1830, who built a house named 'Deniston' after which the suburb is named (and which burnt down in 1855). John Blaxland purchased land east of Porteous Mount from Forster and built the Hermitage in 1842. Richard Rouse Terry later acquired land from the Blaxlands and built a new house called 'Denistone House' in 1874.

Subdivision of the area began in 1888 after the construction of Eastwood Station and continued till 1929. Terry's Denistone Estate was subdivided in 1913. A train station opened in the in 1937, after which time the suburb was called Denistone. Subdivision and development continued after World War Two with the Ryde Council Housing Scheme, which built hundreds of houses in Denistone East and West.

Major Edward Darvall leased the first Deniston House, and the surrounding 100 acres, from Thomas Forster after arriving in Sydney with his family in 1840. The lease was for a period of 12 years, but Deniston House was once again advertised for lease in 1849 indicating that the Darvalls left the estate earlier than expected. Darvall then purchased 400 acres of land between the present-day Shaftsbury Road, Victoria Road, Ryedale Road and Rowe Street. His family lived in a large two-storey house near the present-day Chatham Road, called Ryedale House, and planted the 50 acres nearest to the house with orchards (Angela Phippen 2008, 'West Ryde').

Jane Darvall kept the estate mostly intact after the death of her husband, although some small areas were sold in the 1880s, including a two-acre parcel sold to the Crown for a school (now Eastwood Public School) in 1889. In 1899, the estate was divided into two titles separated by the rail line, and transferred to her son Anthony Darvall who began to subdivide portions of the estate in 1902.

The area of the Chatham Road Heritage Conservation Area was formed as part of a series of subdivisions of the Darvall Estate. Allotments were advertised for sale along the southern part of Chatham Road in 1919 and were subject to a building covenant restricting all development to be residential only, to the value of 400 pounds, and requiring all houses to have a slate, tile or shingled roof. The northern section of the conservation area was subdivided in 1929 as the Outlook Estate, which was advertised for its breathtaking views over the suburbs towards the city. However, the advent of the 1929 stock market crash slowed any development in this area, which picked up again in the mid-1930s. The Outlook Estate was influenced by Garden Suburb principles, evident in its use of curvilinear streets, a dedicated public reserve, standardised building line and consistent setbacks, and

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	extensive street trees.
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THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Chatham Road Heritage Conservation Area is historically significant as one of a series of subdivisions of the land held by and lived upon by the Darvall family for 70 years—the Darvalls were prominent landholders in the Ryde area. The estate demonstrates early town planning principles, evident through its use of wide streets, a planned public reserve and generous allotments, as well as the covenant on the land requiring the construction of a single dwelling of a high value and restricting the use of particular materials. It is representative of the rapid rates of subdivision in the area around the train line in the early twentieth century, which shaped the present-day suburbs of West Ryde, Denistone and Eastwood.</p> <p>The area is considered significant at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The Chatham Road Heritage Conservation Area is associated with the Darvall family. Major Edward Darvall was a prominent landholder in the Ryde area, holding a number of significant estates, including the estate of the family home where the conservation area is located. The Darvall Estate was kept mostly intact by his second wife Jane Darvall until it was transferred to her son Anthony Darvall, who began to subdivide the area.</p> <p>The area is considered significant at a local level under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Chatham Road Heritage Conservation Area is important in demonstrating aesthetic characteristics that are significant at a local level. It contains many original contributory dwellings demonstrating architectural typologies from the interwar period. Its open space and public reserve was designed to be an integral element of the subdivision's design and appeal. The streetscapes and landscaping contribute to the amenity of the area with wide roads and mature street trees. The distinctive slope of the landscape informed the layout of the streets in a north–south direction and provides a leafy outlook from the crest of the slope near Outlook Park.</p> <p>The area is considered significant at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the area could meet the threshold for inclusion under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The area is unlikely to yield information that would contribute to an understanding of the building typologies evident in the area.</p> <p>The archaeological potential of the area has not been assessed in this report and should be assessed in order to determine if it has research potential to contribute to a better understanding of the history of the area.</p> <p>The area has not been assessed under this criterion.</p>

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Rarity SHR criteria (f)	<p>The area demonstrates intact examples of interwar architecture and elements of early twentieth-century town planning principles. It does not demonstrate uncommon, rare or endangered aspects for the local area.</p> <p>The area does not meet the threshold for significance under this criterion.</p>
Representativeness SHR criteria (g)	<p>The area represents principal characteristics of interwar architectural typologies. The area is also representative of early twentieth-century town planning principles, which are evident in the wide curvilinear tree-lined streets and a dedicated public reserve. These architectural typologies and planning principles were common in the early twentieth century as early estates were subdivided and populations increased in the suburbs.</p> <p>The area is considered significant at a local level under this criterion.</p>
Integrity	<p>The Chatham Road Heritage Conservation Area is overall largely intact despite some later modifications. Individual streets have varying levels of intactness. There are some modern infill dwellings, but the overall character of the subdivision is easily discernible.</p>

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HERITAGE LISTINGS

Heritage listing/s	None
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INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Heritage Study		Treasures of the Outlook Estate		Ryde Library
Online article	Angela Phippen, Ryde Local Studies Librarian	West Ryde	2008	Dictionary of Sydney
Article	Angela Phippen	Denistone; Denistone West	2010	Dictionary of Sydney
Article	Angela Phippen	Denistone East	2008	Dictionary of Sydney
Book	Frances Pollon	<i>The Book of Sydney Suburbs</i>	1988	
Book	MC Levy	<i>Wallumetta: A History of Ryde and its District, 1792 to 1945</i>	1947	
Book	Megan Martin	<i>A Pictorial History of Ryde</i>	1998	
Book	Philip Geeves	<i>A Place of Pioneers: The Centenary History of the Municipality of Ryde</i>	1970	

RECOMMENDATIONS

Recommendations	<p>The Chatham Road Heritage Conservation Area should be included as a heritage conservation area of local significance on Schedule 5 of the <i>Ryde Local Environmental Plan 2014</i>.</p> <p>The heritage significance and historical character of the Chatham Road Heritage Conservation Area should be preserved and maintained through the retention of contributory buildings, public open space, the existing subdivision pattern, and large street trees with extensive canopies. All remaining original dwellings should be retained, conserving their single-storey character, consistent setbacks, and relationship to the street and each other.</p> <p>A detailed character statement and development controls specific to the Chatham Road Heritage Conservation Area should be included within the <i>Ryde Development Control Plan (DCP)</i> to guide future development and ensure the preservation of the area's significance and character. All buildings within the heritage conservation area should be identified within the DCP as contributory, neutral or uncharacteristic, using mapping and schedules.</p>
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SOURCE OF THIS INFORMATION

Name of study or report	City of Ryde Heritage Review – Shortlist of Potential Heritage Items	Year of study or report	2019
Item number in study or report	C3		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	GML Heritage Pty Ltd	Date	31 May 2019

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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Boundaries of the Chatham Road Heritage Conservation Area.				
Image year	2019	Image by	NSW SIX Maps with GML overlay	Image copyright holder	NSW SIX Maps with GML overlay



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Contributory dwelling in the Chatham Road Heritage Conservation Area.				
Image year	2019	Image by	GML Heritage Pty Ltd	Image copyright holder	GML Heritage Pty Ltd



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Image caption	Plan of the fifth subdivision of the Darvall Estate, 1919.				
Image year	1919	Image by	Richardson & Wrench	Image copyright holder	State Library of NSW

By Order of the Executors of the Estate of the late Anthony Darvall Esq.

RYDE Darvall's Estate Fifth Subdivision. EASTWOOD

Auction Sale on the Ground on **SATURDAY, 15TH NOVEMBER '19.** at 3 o'clock.

Auctioneers **Richardson & Wrench, Ltd.**
92 Pitt St. Sydney.

TERMS
£5 per Lot Deposit. Balance in 20 quarterly payments. Interest at 6 per cent per annum.

Torrens Title
Building Covenant for protection of purchasers.

Solicitors to the Estate **Dalrymple & Blain.**
33-39 Hunter St. Sydney.

Surveyors to Estate **Chapman & Faviell.**
33-39 Hunter St. Sydney.

Trains on Day of Sale. Leave Sydney. 12.48, 1.17, 1.34, 2.11.

Note. All dimensions etc. subject to Deposited Plan.

R20/68

W. C. PENFOLD & CO. LTD. LITHO. SYDNEY.

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Image caption	Plan of the Outlook Estate subdivision.				
Image year	1929	Image by	TM Burke Pty Ltd	Image copyright holder	Ryde Library

Outlook Estate EASTWOOD
(Municipality of Ryde)

PLAN OF THE OUTLOOK ESTATE SUBDIVISION

Streets shown include: BELLEVUE AVENUE, TRELAWNEY ROAD, BURMAH ROAD, BUENA VISTA AVENUE, CHATHAM ROAD, and OUTLOOK ROAD.

FOR 125 HOME-SEEKERS

INSTALLMENTS

TORRENS TITLE Building Covenant

MODERN CONVENIENCES

ONLY 30 MINUTES FROM THE CITY

T. M. BURKE Pty. Ltd.

279 George Street, Sydney

Val 1950

80 Electric Trains per day stop at Eastwood

You can buy everything cheaply in Eastwood! Note the fine new Theatre on the right. "Talkies" to be installed at an early date.

Future: 1000 sq. ft. of Outlook Estate will have a fine view of the city from the Outlook Estate. A well-ventilated porch for children.

In the early days of Sydney we had elevated areas, surrounded by greenery, but probably there is little left. Stretching away from the foot of the Estate, the view embraces the "Paradise River", the "Garden Suburb", the "City", the "Harbour Bridge", the "Dawson Suburb", the "University", and the "Dawson". Beyond these are the sandhills which ring the coast.

This is the type of Home offering Outlook Estate.

Water, Gas and Electricity are laid right up to the boundaries of Outlook Estate and waiting for years to modernize your home. A School is situated close by, and Churches of all denominations are within a few minutes' walk.

Now that the public realizes the benefits of an improved transport and speedy electric train service, an influx of home-seekers are turning their eyes towards Eastwood. The proposed St. Leonards-Epping Electric Railway will boost and value of the district.

Outlook Estate has an airy aspect—belleved—view—sun-drenched, cool in summer. Clear, unobstructed ground out on the industrial healthy, happy lands. It is assured on the city of Eastwood. Public reserves and large private estates, miles of timbered areas give ample "breathing space" for the district.

Showing the ideal location and conveniences on Outlook Estate, Eastwood.

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Please supply images of each elevation, the interior and the setting.

Image caption	<i>Darvall's Homestead, Ryde, NSW</i> , a watercolour by Herbert R Gallop, 1944, showing the character of the estate. The homestead was located next to the conservation area until it was relocated in the mid-twentieth century.				
Image year	1944	Image by	Herbert R Gallop	Image copyright holder	New England Regional Art Museum

