

Heritage Data Form

ITEM DETAILS					
Name of Item	Brush box street trees				
Other Name/s Former Name/s	<i>Lophostemon confertus</i>				
Item type (if known)	Landscape				
Item group (if known)	Parks, gardens and trees				
Item category (if known)	Tree groups—street Trees of social, historic or special significance				
Area, Group, or Collection Name					
Street number	N/A				
Street name	Rowe Street, Wallace Street, Tarrants Avenue, Auld Avenue, Richards Avenue, Rutledge Street				
Suburb/town	Eastwood	Postcode	2122		
Local Government Area/s	City of Ryde				
Property description	Street verges				
Location - Lat/long	Latitude		Longitude		
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	City of Ryde				
Current use	Street trees				
Former Use	Street trees				
Statement of significance	<p>The brush box street tree avenues in and abutting Rowe Street and Shaftsbury Road, Eastwood, are of cultural heritage significance at a local level principally due to the high degree of historic and aesthetic contribution that the monoculture makes to the subject suburban precinct.</p> <p>The trees are an important part of Eastwood's urban forest. These municipal cultural plantings are significant because they were made during what could be broadly considered the second phase in street tree and public park plantings in Sydney and NSW, from the 1920s to the 1950s.</p>				
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>	

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DESCRIPTION						
Designer	City of Ryde					
Builder/ maker	City of Ryde					
Physical Description	<p>A series of in-verge street-tree avenues and alignments in the centre of the western portion of the suburb of Eastwood.</p> <p>Wallace Street contains 28 brush box specimens (eight on the west of the carriageway, 20 on the east).</p> <p>Tarrants Avenue (north of Rowe Street) contains 27 brush box specimens (19 on the west of the carriageway and eight on the east).</p> <p>Tarrants Avenue (between Rose Street and Rutledge Street—outside the proposed Conservation Area) contains 12 brush box specimens (six on the west, six on the east).</p> <p>Tarrants Avenue (between Rutledge and Campbell Street—outside the proposed Conservation Area) contains 11 brush box specimens (five on the west, six on the east).</p> <p>[Brush boxes continue as street trees south of the nearby Clanwilliam Street.]</p> <p>Rutledge Street contain brush box specimens near Darvall Road, southwest of the proposed Conservation Area.</p> <p>Rowe Street contains three brush box specimens, east of Tarrants Avenue, planted in the carriageway.</p> <p>Richards Avenue contains 21 brush box specimens (nine on the north, 12 on the south).</p> <p>Auld Avenue contains 19 brush box specimens (eight on the west, 11 on the east).</p>					
Physical condition and Archaeological potential	The majority of the subject street trees appear to be in good health, although a detailed arboricultural inspection is required to determine SULE ratings. Archaeological potential is not relevant to these street tree plantings.					
Construction years	Start year	c.1920s	Finish year	c.1930s	Circa	<input type="checkbox"/>
Modifications and dates	Historical photographic evidence suggests that the principal 'modifications' made to the subject brush box avenues were various removals in the middle or latter decades of the twentieth century. These removals were likely the result of specimen failure or the provision of utilities below verges.					
Further comments	<p>The subject zone of brush box street trees extends beyond the boundaries of the proposed conservation area.</p> <p>Other residential pockets of Eastwood were also planted with canopy trees as avenues (many brush box) in the early decades of the twentieth century. This includes the streetscapes between Midson Road and Railway Avenue, west and north of Eastwood Park.</p>					

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HISTORY	
Historical notes	<p>The Department of Planning's <i>Street Trees in NSW</i> publication from 1990 states that 'the type and formation of street trees planted usually reflect a particular era and therefore, through time, the fashions for such activities have altered. In consequence, specific patterns can be related to specific time periods'.</p> <p>It is unclear from a 1930 aerial photograph whether the subject trees had been planted by this date. Certainly by 1943 the planted avenues along Wallace Street, Tarrants Avenue, Auld Avenue and Richards Avenue had been made.</p>

THEMES	
National historical theme	Developing local, regional and national economies Building settlements, towns and cities
State historical theme	Environment—cultural landscape Towns, suburbs and villages

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The brush box trees in and abutting this proposed conservation area are of historical significance as they're representative of municipal species selection by many NSW local councils, who sought suburban beautification during the first several decades of the twentieth century. Most of the specimens in the subject area are older than 80 years and as a collective are emblematic of post-Federation and interwar streetscape treatments across the state.</p> <p>The trees are considered significant at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The subject brush box street trees have some historic associational significance with the Garden City or Garden Suburb Movement of the early 1900s. One of the key principles of this movement was the en-masse planting of canopy trees—regularly brush box in NSW—within road corridors and the setting out of generous lawn verges.</p> <p>The trees are considered significant at a local level under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The subject trees are important features of the Eastwood townscape. Their scale and habit (framing the road corridors they abut) are of high aesthetic significance. The continuity and regular form of the canopy provided by these streetscape monocultures provides a distinctive character for the streets which support these mature specimens.</p> <p>The historic pollarding of the trees, which has resulted in the candelabra-ed form of most of the specimens, has some aesthetic, historic and even social significance. The pollarding effect was a cultural practice reflecting prevailing taste in the decades following the planting of these trees.</p> <p>The trees are considered significant at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>These street trees create a sense of place and distinctive local character for the proposed conservation area zone and a portion of its abutting streetscapes. This character would be held in high esteem by residents of the subject streets and by transitory users of the area.</p> <p>The subject brush box trees have some historical social significance, having been planted during a period when municipal authorities were paying substantially more attention to the detailing of suburban streetscapes and the provision of trees for shade and general townscape aesthetic improvement.</p> <p>The condition and retention of brush box street trees throughout Eastwood, and the Ryde LGA more broadly, has likely been of continuing interest and concern to the local community since the 1940s.</p> <p>The trees are considered significant at a local level under this criterion.</p>

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<p>Technical/Research significance SHR criteria (e)</p>	<p>There is no particular scientific value intrinsic to the subject street tree plantings. There is some research significance to further examination of the original extent of brush box use in this local government area. Analysis of historic minutes books of Ryde Council's Parks & Gardens Committees from the time of Federation could assist in this regard.</p>
<p>Rarity SHR criteria (f)</p>	<p>The brush box avenues and rows in and abutting the proposed conservation area could be considered somewhat rare, as such thoughtfully planned vegetative responses to streetscapes often occurred rather randomly throughout local government areas. Unlike many of the brush box avenues planted during the early decades of the twentieth century within a carriageway corridor (in suburbs like Haberfield), these subject trees in Eastwood were positioned within the available wide lawn street verges.</p> <p>The trees are considered significant at a local level under this criterion.</p>
<p>Representativeness SHR criteria (g)</p>	<p>Brush box was a species commonly used by municipal councils in streetscape design in the first several decades of the twentieth century across NSW. Avenue Road in Glebe, for example, is a prominent suburban brush box alignment, listed within the <i>Sydney Local Environmental Plan 2012</i>. Brush box continued to be used by local councils during the 1940s and 1950s. Brush boxes were promoted from the early 1900s for use in municipal parks, in school grounds and other institutional complexes.</p> <p>The trees are considered significant at a local level under this criterion.</p>
<p>Integrity</p>	<p>The avenues and rows of brush box in and abutting this proposed conservation area are relatively intact, based on the quantity of these street tree plantings in the 1930s and 1940s. Some of the avenues, especially ones which may have had original specimen failures, have commonly had 'incursions' of alternate species to fill gaps, including eucalypts, camphor laurels and jacarandas, some of which are now mature. Occasional 'garden escape' plantings, likely made by private landowners, are also present in verges.</p>

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HERITAGE LISTINGS

Heritage listing/s	None

INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Report	North Sydney Council	Street Tree Strategy	2016	North Sydney Council
Report	Department of Planning	Street Trees in NSW	1990	Online

RECOMMENDATIONS

Recommendations	<p>The subject trees should be listed as a heritage item of local significance under Schedule 5 of the <i>Ryde Local Environmental Plan 2014</i>.</p> <ul style="list-style-type: none"> Add these subject trees to Council’s Significant Tree Register. Undertake further research of City of Ryde historic minutes from the 1910s to 1940s to trace precisely when each street avenue was planted. Undertake LGA-wide mapping and assessment of all historic brush box street tree plantings. Develop a succession planting strategy for senescence and poor arboricultural health. Consider the extension of brush box infills in the subject streets and the rationalisation and possible removal of certain random (non-brush box) verge plantings in and abutting Rowe Street and Shaftsbury Road, Eastwood. Protect and maintain the integrity and intactness of mature single species avenues.
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SOURCE OF THIS INFORMATION

Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	Year of study or report	2019
Item number in study or report	4		
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	5 June 2019

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IMAGES - 1 per page

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

Image caption	Looking south along Wallace Street, showing its mature brush box avenue.				
Image year	2019	Image by	GML Heritage Pty Ltd	Image copyright holder	GML Heritage Pty Ltd



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IMAGES - 1 per page

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

Image caption	Looking south up Tarrants Avenue (between Rutledge and Campbell Streets), showing its mature brush box avenue. This is to the south of the proposed conservation area.				
Image year	2019	Image by	GML Heritage Pty Ltd	Image copyright holder	GML Heritage Pty Ltd



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IMAGES - 1 per page

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

Image caption	Looking north down Tarrants Avenue (between Rutledge and Rowe Streets), showing its mature brush box avenue. This is to the south of the proposed conservation area.				
Image year	2019	Image by	GML Heritage Pty Ltd	Image copyright holder	GML Heritage Pty Ltd



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IMAGES - 1 per page

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

Image caption	Looking west along Rowe Street (toward Tarrants Avenue), showing the very mature and heavily lopped brush box specimens (at left) within the road corridor.				
Image year	2019	Image by	GML Heritage Pty Ltd	Image copyright holder	GML Heritage Pty Ltd



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IMAGES - 1 per page

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

Image caption	Looking south along Tarrants Avenue, toward Rose Street, showing its mature brush box avenue.				
Image year	2019	Image by	GML Heritage Pty Ltd	Image copyright holder	GML Heritage Pty Ltd



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IMAGES - 1 per page

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

Image caption	Looking west along Richards Avenue, at the junction of Auld Avenue, showing its mature brush box avenue.				
Image year	2019	Image by	GML Heritage Pty Ltd	Image copyright holder	GML Heritage Pty Ltd



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IMAGES - 1 per page

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

Image caption	Looking north along Auld Avenue, showing its mature brush box avenue.				
Image year	2019	Image by	GML Heritage Pty Ltd	Image copyright holder	GML Heritage Pty Ltd



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IMAGES - 1 per page

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

Image caption	RLEP Heritage Map showing location of the Street Trees shaded green.				
Image year	2019	Image by	GML Heritage Pty Ltd	Image copyright holder	GML Heritage Pty Ltd



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ITEM DETAILS					
Name of Item	Grace Seccombe's House				
Other Name/s Former Name/s	Nantwych				
Item type (if known)	Built				
Item group (if known)	Residential buildings				
Item category (if known)	House				
Area, Group, or Collection Name					
Street number	1				
Street name	Campbell Street				
Suburb/town	Eastwood	Postcode		2122	
Local Government Area/s	Ryde				
Property description	Lot 15, Section A, DP4980 Lot 16, DP1112515				
Location - Lat/long	Latitude	-33.794406		Longitude	151.077346
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Unknown				
Current use	Residential				
Former Use	Residential				
Statement of significance	<p>The dwelling at 1 Campbell Street, Eastwood, has cultural heritage significance at a local level due to its association with the artist Grace Seccombe (1880–1956). Born Grace Povey Capper in Staffordshire, England, Grace was a prolific Australian potter who produced brightly painted ceramic models of native Australian animals. Grace lived at 1 Campbell Street, Eastwood, where she worked in a studio equipped with a kiln. She is most well remembered for her ceramic native Australian birds, particularly kookaburras, but produced a wide variety of works including plates, bowls and cups. The dwelling itself is not of historic or aesthetic significance and its significance is in its association with Grace Seccombe.</p>				
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>	

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DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	<p>The house at 1 Campbell Street, Eastwood, is a simple single-storey rendered and painted dwelling with a gable ended tiled roof. Although it originates from the early twentieth century, it has been heavily modified and no longer demonstrates a particular architectural style. Although the original form is retained, the original slate roof tiles have been replaced with concrete tiles and the face brickwork has been rendered and painted. The gable end is rendered with battens. The asymmetric front façade has a deep entry porch with timber shingles awning and some non-original details. Windows are simple timber casement windows. The joinery has been painted dark brown, likely in the 1970s.</p> <p>The house sits within a large lot and is set back from the street within a lawn and garden. A single garage is located at the side of the dwelling, towards the rear. The front yard fence is a low metal picket fence that is not original.</p>					
Physical condition and Archaeological potential	<p>The house and gardens are in fair condition. The house has been heavily modified (likely in the 1970s).</p> <p>The archaeological potential of the site is unknown.</p>					
Construction years	Start year	c.1912–1914	Finish year		Circa	<input type="checkbox"/>
Modifications and dates	<p>In 1913 the land was subdivided to create two separate lots (now 1 and 3 Campbell Street).</p> <p>The house has been heavily modified, including rendering of brickwork and replacement of the slate roof with concrete tiles, and a garage to the side of the house at the rear.</p>					
Further comments						

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HISTORY

Historical notes

Eastwood 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. In 1795 Private John Love was given a grant of 90 acres in the then densely timbered area directly surrounding what is today Eastwood Station. The land was then acquired by Captain William Kent, who held onto the land until 1835 when it was sold to William Rutledge.

Rutledge named his estate Eastwood, building a house of the same name on the ridge overlooking the area in 1840. The land was leased out to James de Beuzeville in 1848, who imported silkworms to produce silk on the estate. De Beuzeville was ultimately unsuccessful in his venture and the estate was sold to Dr William Sherwin in 1851. Sherwin saw the success that farmers were having growing fruit in the region and set about planting fruit trees, forming an orchard. By the time Edward Terry bought the estate in 1863 it had almost 3,000 fruit trees growing on it. Terry was a prominent community member and was elected as Ryde's first mayor. He lived at Eastwood house until his death in 1907, having served three times as mayor of Ryde and having been elected as a member of the Legislative Assembly twice.

Eastwood is famously associated with Granny Smith apples, a reflection of its long history of fruit-growing. These apples were grown in the area by Maria Ann Smith in the 1860s, eventually becoming a popular cultivar.

In 1886 Eastwood Station was completed, catalysing the development of the area. While this development was mainly residential, it also included commercial development around the train station and industry, such as the Eastwood Brickworks. Subdivisions began occurring in 1905 and continued until after World War I, by which time the area was a residential suburb centred around the station. Development increased after the Second World War, as housing pressures prompted Ryde Council to build houses and flats throughout the area. In 1976 the Eastwood Centre was opened, by which time the suburb had lost its associations with fruit-growing.

No. 1 Campbell Street sits on land that was granted to William Patullo in 1794. It was purchased by William Cox in 1800 before being bought six years later by Gregory Blaxland, who named it Brush Farm. Blaxland was part of the 1813 expedition across the Blue Mountains along with William Lawson and William Wentworth. This expedition allowed for settlements to the west of the Blue Mountains, such as Bathurst, Australia's first inland settlement.

Blaxland's Brush Farm was a large early estate in the area and is associated with fruit-growing, which later became one of the dominant agricultural practices of the area. In 1829, Blaxland transferred Brush Farm to his daughter Elizabeth and her husband Thomas Forster, who expanded the farm and built Deniston House to the south. Once Thomas died in 1856 it was transferred to his son, William Forster, who sold it to Lancelot Thelkeld and John Bennett in an equal share in 1881.

Two years later, Thelkeld and Bennett began the process of subdividing Brush Farm. In 1884, William Green purchased the land bounded by Rutledge Street, Shaftsbury Road, Wentworth Road and Clanwilliam Street, which contained the subject site. He held this land until subdividing it in 1907, where it was called Clanwilliam Estate. The property at 1 Campbell Street was part of this subdivision. It passed through multiple hands before being sold to the artist Grace Seccombe in 1912. Grace purchased two lots of the Clanwilliam Estate subdivision from Frederick Matthews, selling one in 1913. The 1924 land valuation has Grace Seccombe as the owner of 1 Campbell Street. By 1914 it is recorded that Clarence Seccombe was living in Campbell Road, giving the construction date of the building as between 1912–1914.

Grace Seccombe (1880–1956) was an Australian potter. She was born Grace Povey Capper in

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	<p>Staffordshire, England, the daughter of Alfred and Hannah Capper. Alfred was a pottery manufacturer who worked in the large pottery factories of Staffordshire. After receiving samples of clay from Gosford, he moved his family to Sydney in 1902–1904 in the hope of starting a domestic pottery industry. He first began in Longueville, discovering that the quality of Australian clay did not match his expectations. Struggling to find suitable clay, Alfred’s business did not find success, and he died in 1914, a year after the pottery company he partly owned voluntarily dissolved for lack of funds.</p> <p>Grace, who was in her early 20s when she came to Australia, had been exposed to clay-making from a young age owing to her father’s involvement in the pottery industry. After finishing school she was not allowed to continue clay-making, being told that it was not lady-like, and instead studied drawing and painting at the Wedgwood Institute in Stoke-on-Trent. In 1907 she married Clarence Seccombe, an architect, in Sydney and lived in Eastwood following the purchase of 1 Campbell Street in 1912.</p> <p>Although a prolific potter, Grace seems to have only begun producing her works late in life. It was only in the 1920s that she began producing her clay models. Her inspiration came from seeing pottery birds while travelling in England and thinking that she could do the same with Australian birds. After returning to Australia, Grace bought a small gas furnace and some clay and began practising at the rear of 1 Campbell Street. She would have been over 40 at the time but lent strongly into her practice. By 1930 she was a member of the Sydney Society of Arts and Crafts, exhibiting with them until the 1950s. She quickly gained recognition, and her work was sold by Prouds Jewellers from the 1930s to 1940s. She is also credited with the creation of the piebird, which allowed for steam to vent from pies as they baked. By 1952 it was said that she had produced over 20,000 pieces.</p> <p>Grace’s success required her to expand her garden studio which was at the rear of 1 Campbell Street, replacing her gas furnace with a brick kiln. In the 1943 aerials of the property, a large rear shed can be seen behind the house, almost certainly being her studio.</p> <p>Grace’s works were mainly brightly painted pottery models of native Australian flora and fauna. She is most well remembered for her kookaburra series, which became famous for capturing the joviality of the Laughing Kookaburra. Later in life she began decorating plates, dishes and bowls with Aboriginal motifs.</p> <p>Grace Seccombe also worked as a teacher, living at her property in Eastwood until her death in 1956. Following her passing, the property was sold by her brother to James Brandt.</p>
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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 function, landscapes and lifestyles in towns, suburbs and villages

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The dwelling at 1 Campbell Street demonstrates the historical development of Eastwood in the early twentieth century. The property was released as part of the Campbell Estate subdivision in 1906, and its original allotment has not changed since. Its architectural typology of a Federation bungalow demonstrates part of the historical pattern of development in Eastwood.</p> <p>The building is considered significant at a local level under this criterion..</p>
Historical association significance SHR criteria (b)	<p>This item is associated with Grace Seccombe, an artist from the early twentieth century who is best known for her pottery models of Australian flora and fauna. Grace worked in a garden studio at the back of the property, which held a brick kiln for firing her pottery. She was an established and well-known artist in Sydney, who produced a huge amount of works that were well loved for their representations of native Australian wildlife. Grace lived and worked at 1 Campbell Street until her death in 1956.</p> <p>This item is considered significant at a local level under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The dwelling at 1 Campbell Street is a single-storey residential dwelling built between 1912 and 1924. Although it does contain some features typical of a house from the early twentieth century, it does not represent any particular style.</p> <p>This item is not considered to be significant 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.</p> <p>It is not known if the dwelling could meet the threshold for inclusion under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The historical archaeological potential of the site has not been assessed, but should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area.</p> <p>The property has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>When compared to other items in the area, 1 Campbell Street is not considered to be significant. It is not of a particular style and does not demonstrate uncommon, rare or endangered aspects for the local area.</p> <p>The building does not meet the threshold for significance under this criterion.</p>
Representativeness SHR criteria (g)	<p>The house at 1 Campbell Street is not representative of a particular style of early twentieth-century dwelling and is not a good example of its type within the local area.</p> <p>The building does not meet the threshold for significance under this criterion.</p>
Integrity	<p>The building has been heavily modified with the loss of original materials. It retains its original form and some original features.</p>

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HERITAGE LISTINGS

Heritage listing/s	None

INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Article	Beverley McClymont	Eastwood	2010	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	
Biography	Joan Kerr	Grace Secombe - Biography	2011	Design & Art Australia Online
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	
Title	Registrar General	Certificate of Title Vol. 2239 Fol. 180	1912	Land Registry Services
Newspaper article	Worker	Sydney Woman Models our Birds for Tourists	1952	
Biography	Prints and Printmaking Australia Asia Pacific	Grace Seccombe	2019	Centre for Australian Art
Directory	John Sands Ltd	Sands' Directory for 1914	1914	Sands Directory

RECOMMENDATIONS

Recommendations	The dwelling should be included as a heritage item of local significance within Schedule 5 of the <i>Ryde Local Environmental Plan 2014</i> .
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SOURCE OF THIS INFORMATION

Name of study or report	City of Ryde Heritage Review	Year of study or report	2019
Item number in study or report	5		
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	1 Campbell Street, Eastwood.				
Image year	2019	Image by	GML Heritage	Image copyright holder	GML Heritage

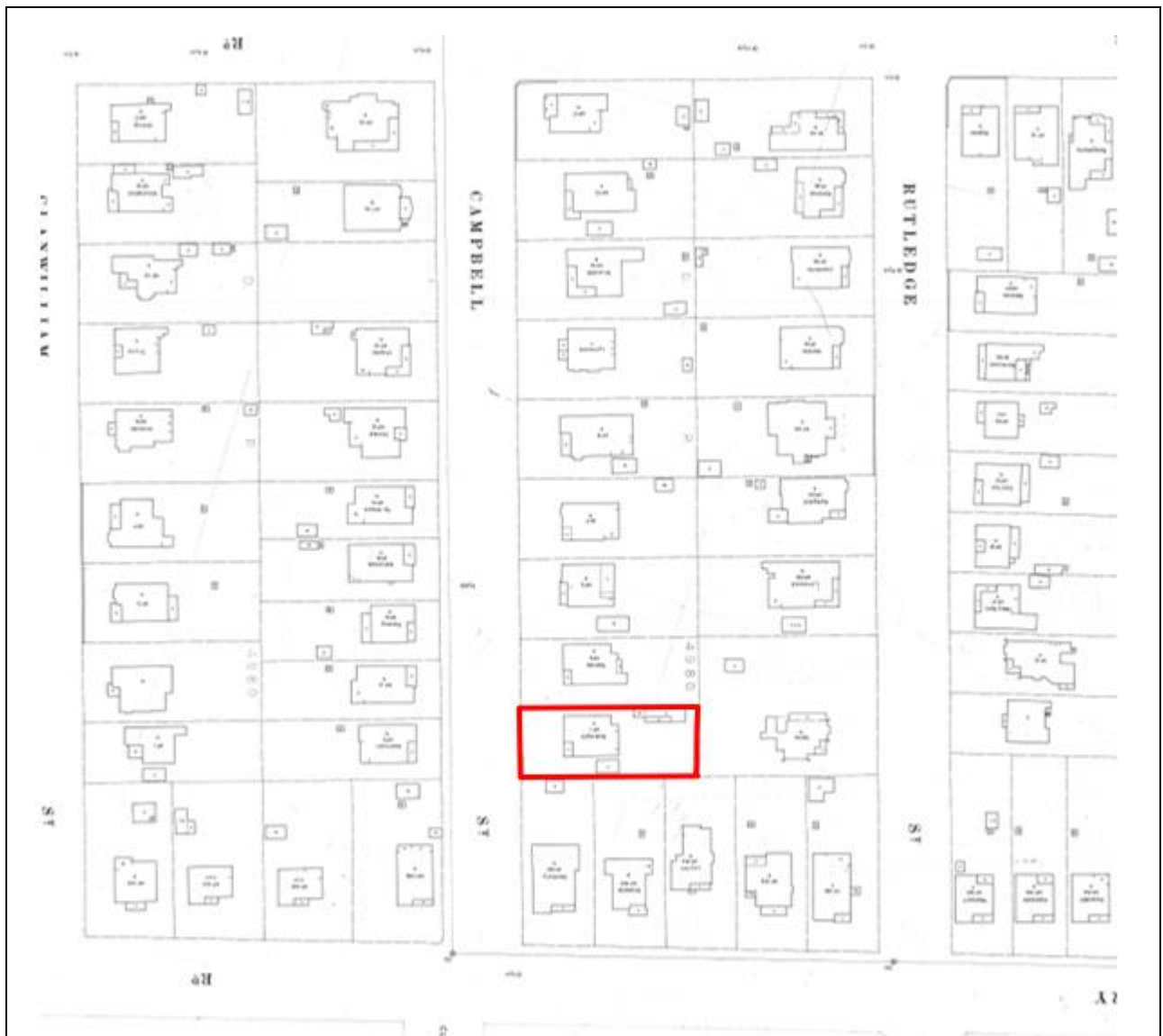


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IMAGES - 1 per page

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

Image caption	1 Campbell Street, Eastwood, in the 1930 sewer diagrams. Note: The pottery shed at the rear is on this diagram.				
Image year	1930	Image by	Metropolitan Water Sewerage & Drainage Board	Image copyright holder	NSW State Archives



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

Image caption	1 Campbell Street, Eastwood, in the 1943 aerial.				
Image year	1943	Image by	NSW Spatial Services	Image copyright holder	NSW Spatial Services



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

Image caption	Current aerial imagery of 1 Campbell Street, Eastwood.				
Image year	2018	Image by	NSW Spatial Information Exchange	Image copyright holder	NSW Spatial Information Exchange



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

Image caption	An example of Grace Seccombe's pottery.				
Image year	Unknown	Image by	PicClick	Image copyright holder	PicClick



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

Image caption	An example of Grace Seccombe's pottery.				
Image year	Unknown	Image by	Unknown	Image copyright holder	Carter's Price Guide to Antiques

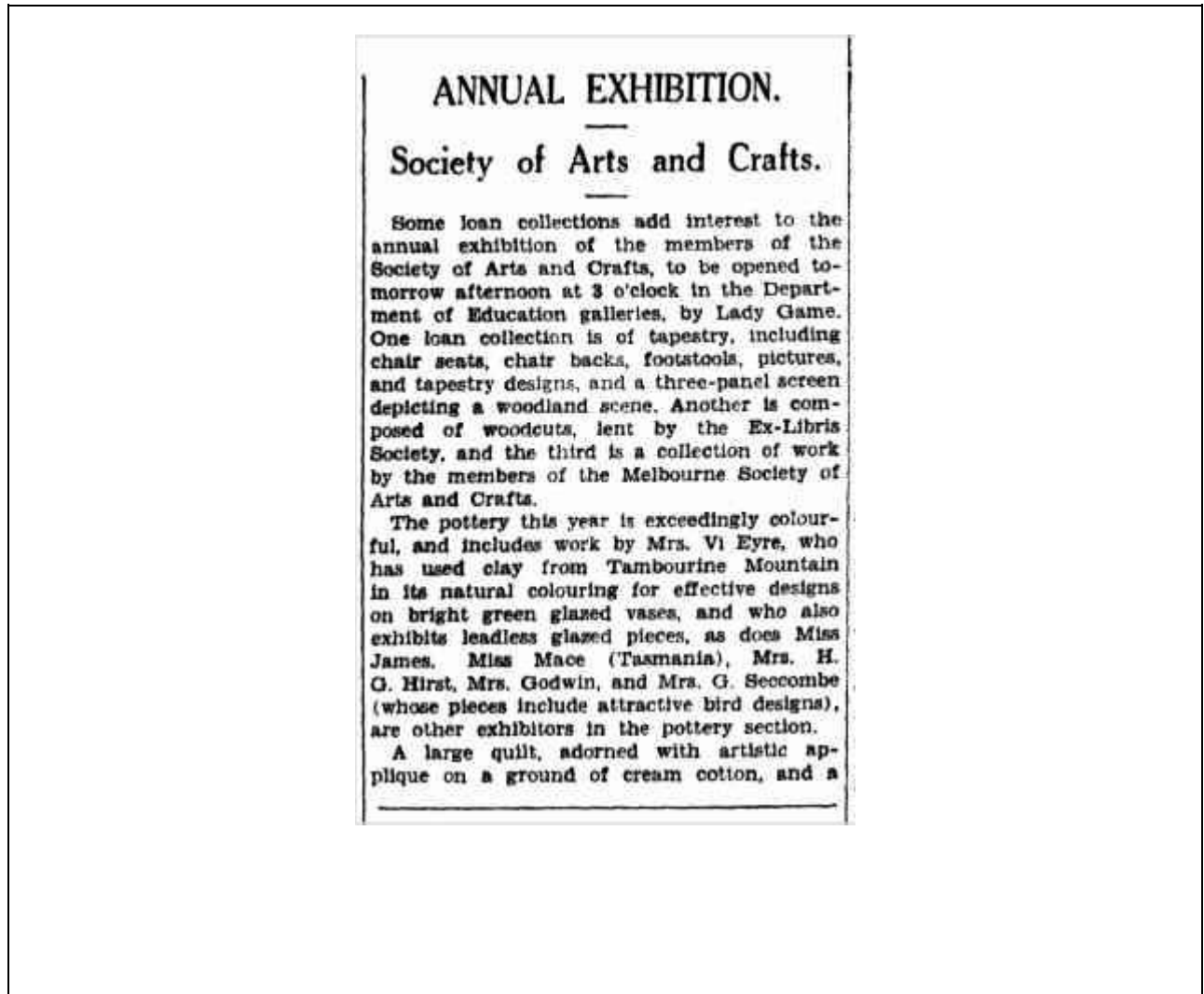


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Please supply images of each elevation, the interior and the setting.

Image caption	An annual art exhibition advertisement in the <i>Sydney Morning Herald</i> from 1930 mentions G. Seccombe and her 'pieces including attractive bird designs'.				
Image year	1930	Image by	Trove	Image copyright holder	Trove



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ITEM DETAILS					
Name of Item	Balmoral				
Other Name/s Former Name/s	Balmoral				
Item type (if known)	Built				
Item group (if known)	Residential buildings				
Item category (if known)	House				
Area, Group, or Collection Name					
Street number	19				
Street name	Campbell Street				
Suburb/town	Eastwood	Postcode		2122	
Local Government Area/s	Ryde				
Property description	Lot 14, DP4789				
Location - Lat/long	Latitude	-33.794968		Longitude	151.075261
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Unknown				
Current use	Residential				
Former Use	Residential				
Statement of significance	<p>Within the 1906 subdivision of the Campbell Estate, the dwelling at 19 Campbell Street, Eastwood, has cultural heritage significance at a local level as it demonstrates a key period of development in the Eastwood area at the start of the twentieth century. It is a good and intact example of a Federation cottage and demonstrates qualities of a particular building typology that was once predominant in the area. It is highly intact and retains a number of features that are consistent with dwellings built at the start of the century.</p>				
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>	

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DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	<p>The house at 19 Campbell Street is a modest single-storey rendered brick dwelling built in the Federation cottage style, with a dominant pitched and gabled slate roof. Located on the corner of Campbell Street and Tarrants Avenue, the primary façade of the house addresses Tarrants Avenue.</p> <p>The house has a simple rectangular floor plate and symmetrical form. The slate roof has a terracotta ridge and finial and continues over the front verandah, which extends along the length of the front façade. It retains one brick chimney. The verandah has pairs of simple timber posts on masonry columns and a timber balustrade. The entrance is in the centre of the main façade, defined by a set of stairs. The gable end facing Campbell Street has a single bay with timber windows and decorative joinery, leadlight bottom panes and a metal hood. The gable end is battened with an original vent.</p> <p>The house is set within a garden setting with lawns and mature plantings. It has a low wire fence that is not original. It is in fair condition and appears to require some maintenance.</p> <p>A garage is located at the rear corner of the lot, accessed from Tarrants Avenue. The garage is fibro, with a tin roof, and was built after 1943, replacing an earlier shed in the same location.</p>					
Physical condition and Archaeological potential	<p>The house is in a fair condition and is largely unaltered. The house has sustained some minor damage from age, mostly to the joinery and the slate tiles on the roof. The verandah has non-original tiles but otherwise the house is in its original condition.</p> <p>The archaeological potential of the site is unknown.</p>					
Construction years	Start year	c.1906–1910	Finish year	c.1906–1910	Circa	<input type="checkbox"/>
Modifications and dates	Rear shed replaced with a garage post-1943. Verandah tiles replaced.					
Further comments						

Heritage Data Form

HISTORY

Historical notes

Eastwood 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. In 1795 Private John Love was given a grant of 90 acres in the then densely timbered area directly surrounding what is today Eastwood Station. The land was then acquired by Captain William Kent, who held onto the land until 1835 when it was sold to William Rutledge.

Rutledge named his estate Eastwood, building a house of the same name on the ridge overlooking the area in 1840. The land was leased out to James de Beuzeville in 1848, who imported silkworms to produce silk on the estate. De Beuzeville was ultimately unsuccessful in his venture and the estate was sold to Dr William Sherwin in 1851. Sherwin saw the success that farmers were having growing fruit in the region and set about planting fruit trees, forming an orchard. By the time Edward Terry bought the estate in 1863 it had almost 3,000 fruit trees growing on it. Terry was a prominent community member and was elected as Ryde's first mayor. He lived at Eastwood house until his death in 1907, having served three times as mayor of Ryde and having been elected as a member of the Legislative Assembly twice.

Eastwood is famously associated with Granny Smith apples, a reflection of its long history of fruit-growing. These apples were grown in the area by Maria Ann Smith in the 1860s, eventually becoming a popular cultivar.

In 1886 Eastwood Station was completed, catalysing the development of the area. While this development was mainly residential, it also included commercial development around the train station and industry, such as the Eastwood Brickworks. Subdivisions began occurring in 1905 and continued until after World War I, by which time the area was a residential suburb centred around the station. Development increased after the Second World War, as housing pressures prompted Ryde Council to build houses and flats throughout the area. In 1976 the Eastwood Centre was opened, by which time the suburb had lost its associations with fruit-growing.

No. 19 Campbell Street sits on land that was granted to William Patullo in 1794. Six years later, in 1800, William Cox purchased the land and consolidated it with other grants. In 1806, Gregory Blaxland purchased the land before his expedition across the Blue Mountains. Blaxland named the land Brush Farm. Blaxland was part of the 1813 expedition across the Blue Mountains along with William Lawson and William Wentworth. This expedition allowed for settlements to the west of the Blue Mountains, such as Bathurst, Australia's first inland settlement. In 1829, Blaxland's daughter and her husband Dr T Forster expanded the farm and built Deniston House to the south.

The property at 19 Campbell Street was a part of the Campbell Estate, which was subdivided from Brush Farm in 1906. The Campbell Estate was bound by Rutledge Street, Clanwilliam Street, Wentworth Road, and Tarrants Avenue (formerly Railway Rd). No. 19 Campbell Street was purchased by Alfred Alley in 1906. The house was constructed between this date and the 1924 valuation which described the house as a brick cottage with a slate roof. Albert Clarke was the owner of the property at this time (1924), and records indicate that he remained as the owner until 1963, when Harold Taylor purchased the property.

Heritage Data Form

THEMES	
<i>National historical theme</i>	Settlement—Building settlements, towns and cities
<i>State historical theme</i>	Towns, suburbs and villages—Activities associated with creating, planning and managing urban function, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The dwelling at 19 Campbell Street demonstrates the historical development of Eastwood in the early twentieth century. The property was released as part of the Campbell Estate subdivision in 1906, and its original allotment has not changed since. Its architectural typology of a Federation bungalow demonstrates an important part of the historical pattern of development in Eastwood.</p> <p>The building is considered significant at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>Although the land was part of early estates associated with notable people in the local area, such as Gregory Blaxland, there is no evidence that the dwelling has a strong or special association with any person of importance to the local area.</p> <p>The dwelling does not meet the threshold for significance under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The dwelling is a single-storey, rendered brick dwelling which demonstrated key characteristics of a Federation style cottage. Many original features remain intact, including its original external form and slate roof front verandah. The dwelling is largely intact and the addition of a garage on Tarrants Avenue does not detract from its aesthetic significance.</p> <p>Although this is a good example of this style of cottage, it does not meet the threshold for significance for 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.</p> <p>It is not known if the dwelling could meet the threshold for inclusion under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>Although the building's features and characteristics retain a high level of integrity, the property is unlikely to yield information that would contribute to an understanding of the typology.</p> <p>The archaeological potential of the site has not been assessed in this report but should be assessed in future to determine if the site has research potential to contribute to a better understanding of the history of the area.</p> <p>The property has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>The dwelling is a good example of an architectural and aesthetic typology evident throughout the area. It does not demonstrate uncommon, rare or endangered aspects for the local area.</p> <p>The dwelling does not meet the threshold for inclusion under this criterion.</p>
Representativeness SHR criteria (g)	<p>The dwelling is a good example of its type and displays a number of original architectural characteristics. It is representative of a typology of late Federation period housing in the local area.</p> <p>The dwelling is considered significant at a local level under this criterion.</p>
Integrity	<p>The dwelling is intact with few modifications. It retains a high level of integrity.</p>

Heritage Data Form

HERITAGE LISTINGS

Heritage listing/s	None

INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Article	Beverley McClymont	Eastwood	2010	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	
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	

RECOMMENDATIONS

Recommendations	The dwelling should be listed as a heritage item of local significance under Schedule 5 of the <i>Ryde Local Environmental Plan 2014</i> .
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SOURCE OF THIS INFORMATION

Name of study or report	City of Ryde Heritage Review	Year of study or report	2019
Item number in study or report	6		
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

Heritage Data Form

IMAGES - 1 per page

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

Image caption	19 Campbell Street, Eastwood, as seen from Campbell Street.				
Image year	2019	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	19 Campbell Street, Eastwood, as seen from the corner of Campbell Street and Tarrants Avenue.				
Image year	2019	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	19 Campbell Street, Eastwood, as seen from the corner of Campbell Street and Tarrants Avenue.				
Image year	2019	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	19 Campbell Street, Eastwood—close-up of the verandah.				
Image year	2019	Image by	GML Heritage	Image copyright holder	GML Heritage

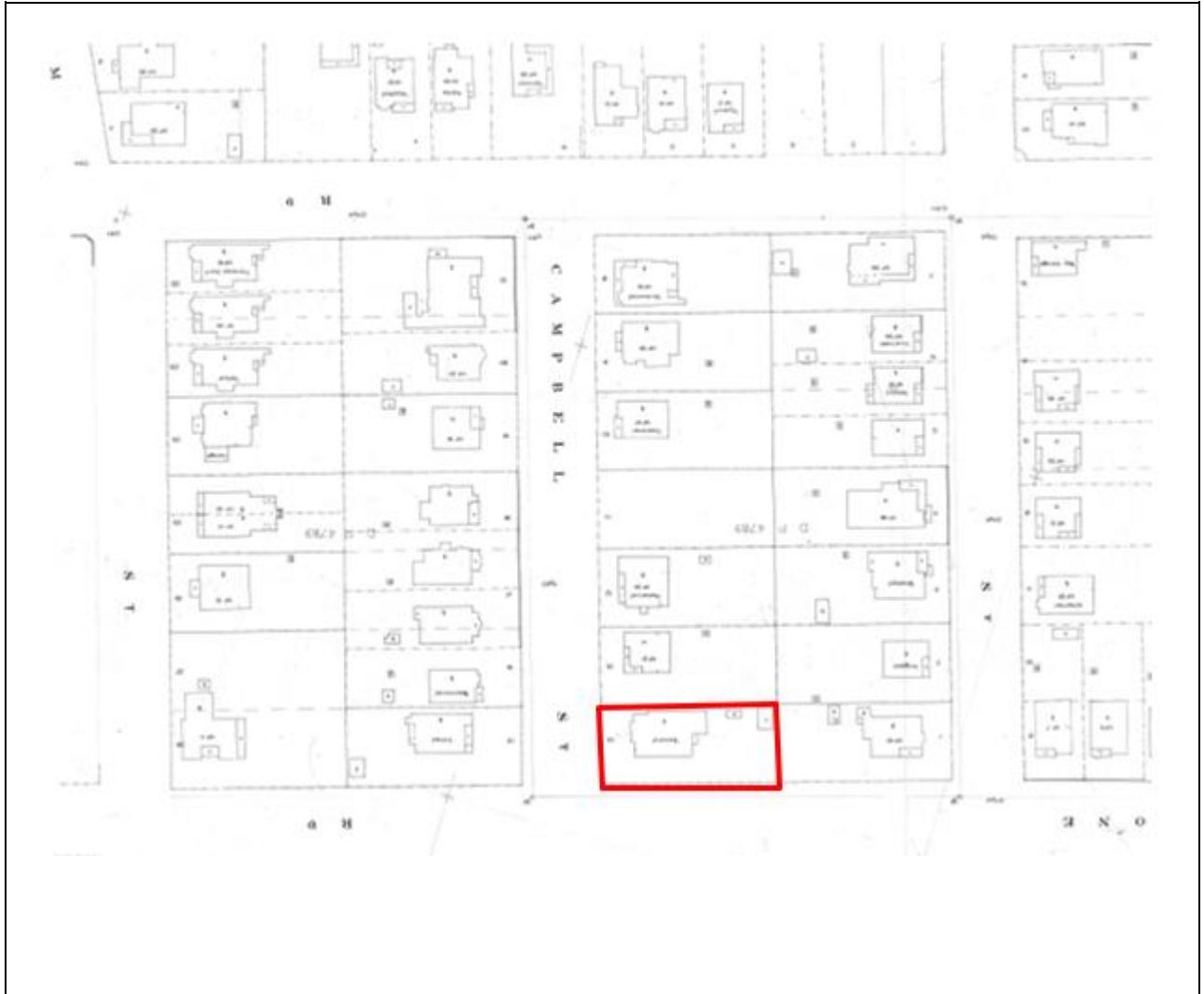


Heritage Data Form

IMAGES - 1 per page

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

Image caption	19 Campbell Street, Eastwood—seen from the 1937 sewer diagrams.				
Image year	1937	Image by	Metropolitan Sewerage & Water Board	Image copyright holder	NSW State Archives



Heritage Data Form

IMAGES - 1 per page

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

Image caption	19 Campbell Street, Eastwood.				
Image year	1943	Image by	NSW Spatial Services	Image copyright holder	NSW Spatial Services

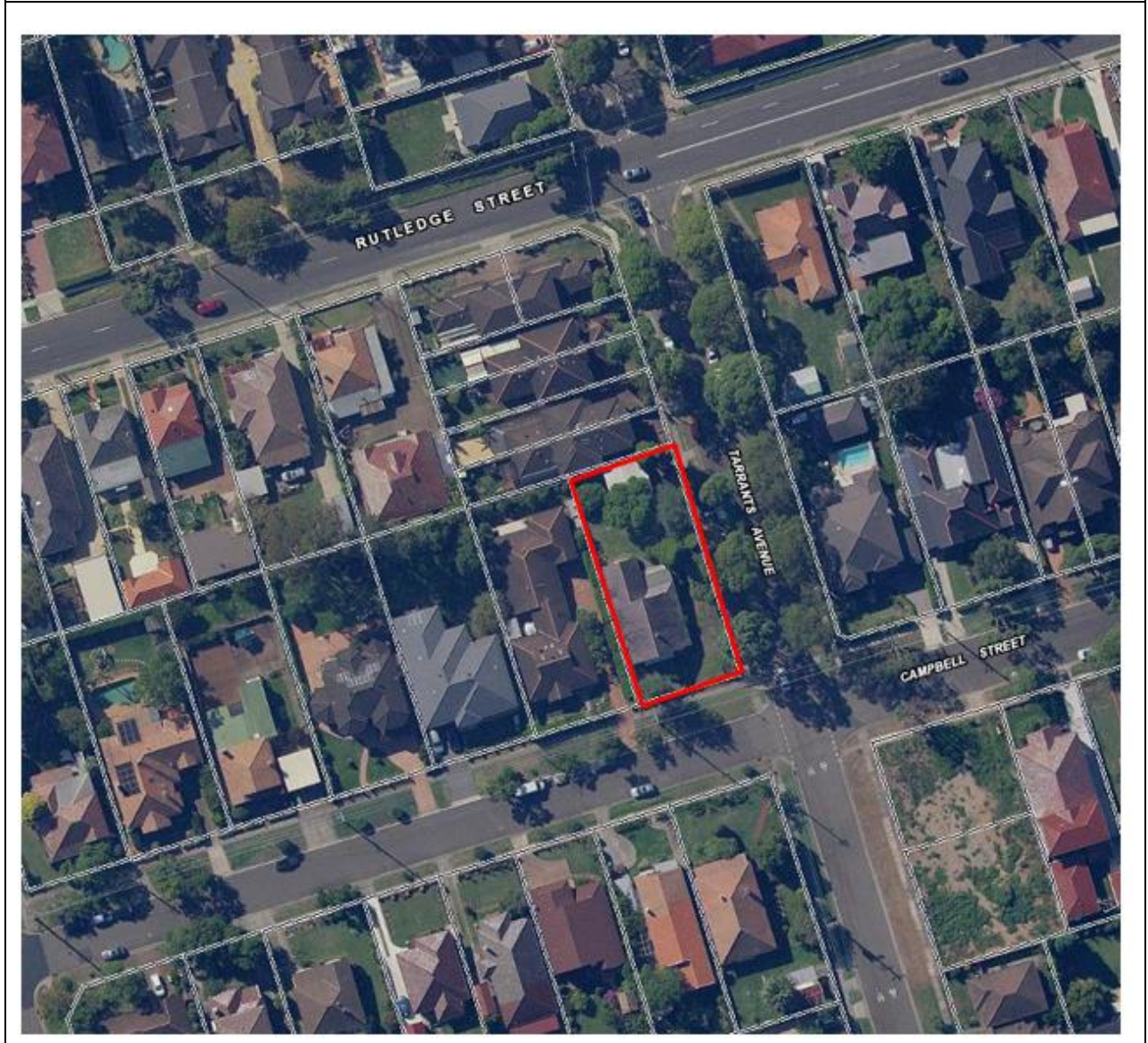


Heritage Data Form

IMAGES - 1 per page

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

Image caption	19 Campbell Street, Eastwood.				
Image year	2018	Image by	NSW Spatial Services	Image copyright holder	NSW Spatial Services



Heritage Data Form

ITEM DETAILS					
Name of Item	Federation House				
Other Name/s Former Name/s	Deveonlea				
Item type (if known)	Built				
Item group (if known)	Residential buildings				
Item category (if known)	House				
Area, Group, or Collection Name					
Street number	31				
Street name	Campbell Street				
Suburb/town	Eastwood	Postcode		2122	
Local Government Area/s	Ryde				
Property description	Lot 8, DP4789				
Location - Lat/long	Latitude	-33.795292		Longitude	151.073994
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Unknown				
Current use	Residential				
Former Use	Residential				
Statement of significance	<p>Within the 1906 subdivision of the Campbell Estate, the dwelling at 31 Campbell Street, Eastwood, has cultural heritage significance at a local level as it demonstrates a key period of development in the Eastwood area at the start of the twentieth century. It is a good and intact example of a Federation cottage and demonstrates qualities of a particular building typology that was once predominant in the area. It has aesthetic significance, retaining many of its original Federation features including its overall form, wraparound verandah and decorative joinery. It is largely intact and retains a number of features that are consistent with dwellings built at the start of the century.</p>				
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>	

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	<p>The house at 31 Campbell Street is a single-storey brick dwelling built in the Federation style with a dominant pitched terracotta roof. Located on the corner of Campbell and Wentworth Streets, the house has a symmetrical form that addresses the corner. The main entrance of the house addresses Campbell Street.</p> <p>The house has a hipped roof with symmetrical projecting gables on either side of the front verandah, which wrap around the corner of the house. The roof has terracotta Marseilles pattern tiles and extends over the verandah. The verandah has pairs of simple timber posts on masonry columns with decorative timber fretwork. The walls are face brick with darker banding. Gables are rendered with overhanging eaves and simple vertical battens.</p> <p>Modifications include the replacement of original slate tiles with terracotta, replacement of original windows with aluminium windows and a large addition at the rear that is not visible from the street.</p> <p>The front garden of the house is currently overgrown. The Wentworth Road boundary is defined by a low metal fence which encloses the backyard. A single-car garage is located in the backyard and is accessible from Wentworth Road.</p>					
Physical condition and Archaeological potential	<p>The house is in a good condition. Modifications include the replacement of original slate tiles with terracotta, replacement of original windows and a large addition at the rear that is not visible from the street. The garden is currently overgrown and obscures views of the house from the street. The condition of the interior is unknown.</p> <p>The archaeological potential of the site is unknown.</p>					
Construction years	Start year	c.1914–1924	Finish year		Circa	<input type="checkbox"/>
Modifications and dates	The garage was built at some point between 1937 and 1943. The slate tiled roof noted in the 1924 valuation has been replaced with terracotta roof tiles. The original windows have been replaced with sliding aluminium windows. There is a large addition at the rear that is not visible from the street.					
Further comments						

Heritage Data Form

HISTORY

Historical notes

Eastwood 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. In 1795 Private John Love was given a grant of 90 acres in the then densely timbered area directly surrounding what is today Eastwood Station. The land was then acquired by Captain William Kent, who held onto the land until 1835 when it was sold to William Rutledge.

Rutledge named his estate Eastwood, building a house of the same name on the ridge overlooking the area in 1840. The land was leased out to James de Beuzeville in 1848, who imported silkworms to produce silk on the estate. De Beuzeville was ultimately unsuccessful in his venture and the estate was sold to Dr William Sherwin in 1851. Sherwin saw the success that farmers were having growing fruit in the region and set about planting fruit trees, forming an orchard. By the time Edward Terry bought the estate in 1863 it had almost 3,000 fruit trees growing on it. Terry was a prominent community member and was elected as Ryde's first mayor. He lived at Eastwood house until his death in 1907, having served three times as mayor of Ryde and having been elected as a member of the Legislative Assembly twice.

Eastwood is famously associated with Granny Smith apples, a reflection of its long history of fruit-growing. These apples were grown in the area by Maria Ann Smith in the 1860s, eventually becoming a popular cultivar.

In 1886 Eastwood Station was completed, catalysing the development of the area. While this development was mainly residential, it also included commercial development around the train station and industry, such as the Eastwood Brickworks. Subdivisions began occurring in 1905 and continued until after World War I, by which time the area was a residential suburb centred around the station. Development increased after the Second World War, as housing pressures prompted Ryde Council to build houses and flats throughout the area. In 1976 the Eastwood Centre was opened, by which time the suburb had lost its associations with fruit-growing.

No. 31 Campbell Street sits on land that was granted to William Patullo in 1794. Six years later, in 1800, William Cox purchased the land and consolidated it with other grants. In 1806, Gregory Blaxland purchased the land before his expedition across the Blue Mountains. Blaxland named the land Brush Farm. Blaxland was part of the 1813 expedition across the Blue Mountains along with William Lawson and William Wentworth. This expedition allowed for settlements to the west of the Blue Mountains, such as Bathurst, Australia's first inland settlement. In 1829, Blaxland's daughter and her husband Dr T Forster expanded the farm and built Deniston House to the south.

The property at 31 Campbell Street was a part of the Campbell Estate, which was subdivided from Brush Farm in 1906. The Campbell Estate was bound by Rutledge Street, Clanwilliam Street, Wentworth Road, and Tarrants Avenue (formerly Railway Road). No. 31 Campbell Street was purchased by Frederick Bertram in 1914. The house was constructed between this date and the 1924 valuation which described the house as a brick cottage with a slate roof. George Charles Currie was listed on the valuation as the owner of the property at this time (1924). Alfred Danies, an officer of the Royal Australian Air Force, owned the property in 1958/1957, before selling it to Ailsa Dawes, who lived in the property until her death in 1987.

Heritage Data Form

THEMES	
<i>National historical theme</i>	Settlement—Building settlements, towns and cities
<i>State historical theme</i>	Towns, suburbs and villages—Activities associated with creating, planning and managing urban function, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The dwelling demonstrates the progressive development of Eastwood in the early twentieth century. The site was released as part of the Campbell Estate in 1906 and its original allotment has not changed. Its distinct architectural typology (Federation bungalow) demonstrates an important part of the historical pattern of development in Eastwood.</p> <p>The building is considered significant at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>Although the land was part of early estates associated with notable people in the local area, such as Gregory Blaxland, there is no evidence that the dwelling has a strong or special association with any person of importance to the local area.</p> <p>The dwelling does not meet the threshold for significance under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The dwelling is a single-storey brick dwelling, exhibiting key characteristics of a Federation style bungalow. Many of the original Federation features remain intact, such as the hipped and gabled roof form, front verandah with decorative joinery, and banded face brick walls. The original form of the dwelling remains intact. Modifications to the front of the house can generally be reversed. Although the original windows and the slate tiled roof have been replaced, the house can still be identified as a Federation style dwelling through its remaining features and the form of the house.</p> <p>The dwelling 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 dwelling could meet the threshold for inclusion under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>Although the building's features and characteristics retain a fair level of integrity, the property is unlikely to yield information that would contribute to an understanding of the typology.</p> <p>The archaeological potential of the site has not been assessed in this report but should be assessed in future to determine if the site has research potential to contribute to a better understanding of the history of the area.</p> <p>The property has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>The dwelling is a largely intact example of an architectural and aesthetic typology evident throughout the area. It does not demonstrate uncommon, rare or endangered aspects for the local area.</p> <p>The dwelling does not meet the threshold for significance under this criterion.</p>
Representativeness SHR criteria (g)	<p>The dwelling is a good example of its type and displays a number of original architectural characteristics. It is representative of a typology of late Federation period housing in the local area.</p> <p>The dwelling is considered significant at a local level under this criterion.</p>
Integrity	<p>The dwelling at 31 Campbell Street is largely intact. It has been subject to some changes, notably the addition of a garage on Wentworth Road, and the replacement of some features such as the slate roof and original window materials. A comparison of aerial imagery from 1943 and 2019 shows that the form and size of the house does not appear to have been modified.</p>

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Article	Beverley McClymont	Eastwood	2010	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	
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	

RECOMMENDATIONS	
Recommendations	The dwelling should be included as a heritage item of local significance on Schedule 5 of the <i>Ryde Local Environmental Plan 2014</i> .

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review	Year of study or report	2019
Item number in study or report	7		
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

Heritage Data Form

IMAGES - 1 per page

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

Image caption	31 Campbell Street, Eastwood, as seen from Campbell Street.				
Image year	2019	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	31 Campbell Street, Eastwood, as seen from the corner of Campbell Street and Wentworth Road.				
Image year	2019	Image by	GML Heritage	Image copyright holder	GML Heritage

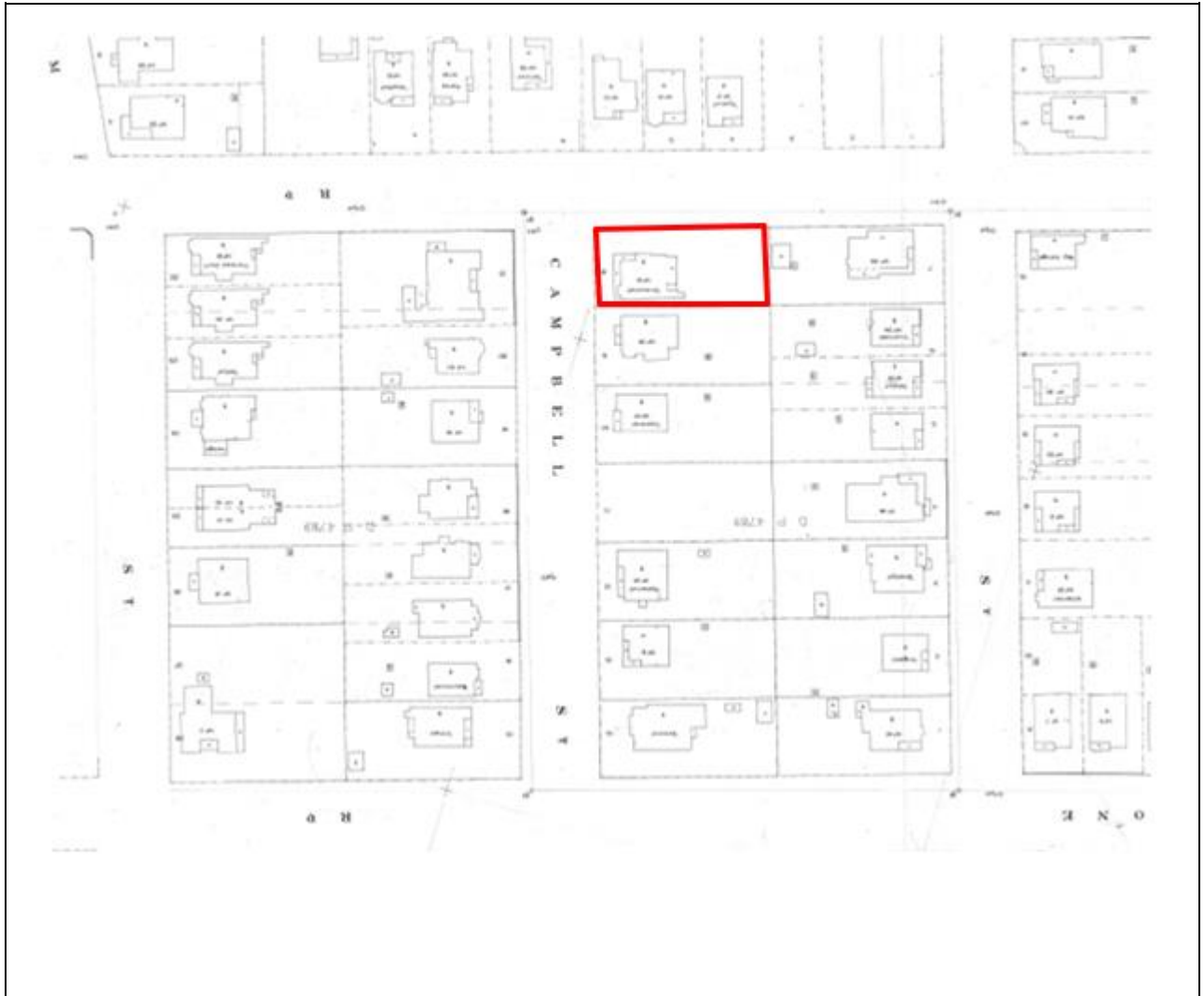


Heritage Data Form

IMAGES - 1 per page

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

Image caption	31 Campbell Street, Eastwood—visible in the 1937 sewer diagrams.				
Image year	1937	Image by	Ryde Local Studies Library	Image copyright holder	Ryde Local Studies Library



Heritage Data Form

IMAGES - 1 per page

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

Image caption	31 Campbell Street, Eastwood—visible in the 1943 aerial.				
Image year	1943	Image by	NSW Spatial Services	Image copyright holder	NSW Spatial Services

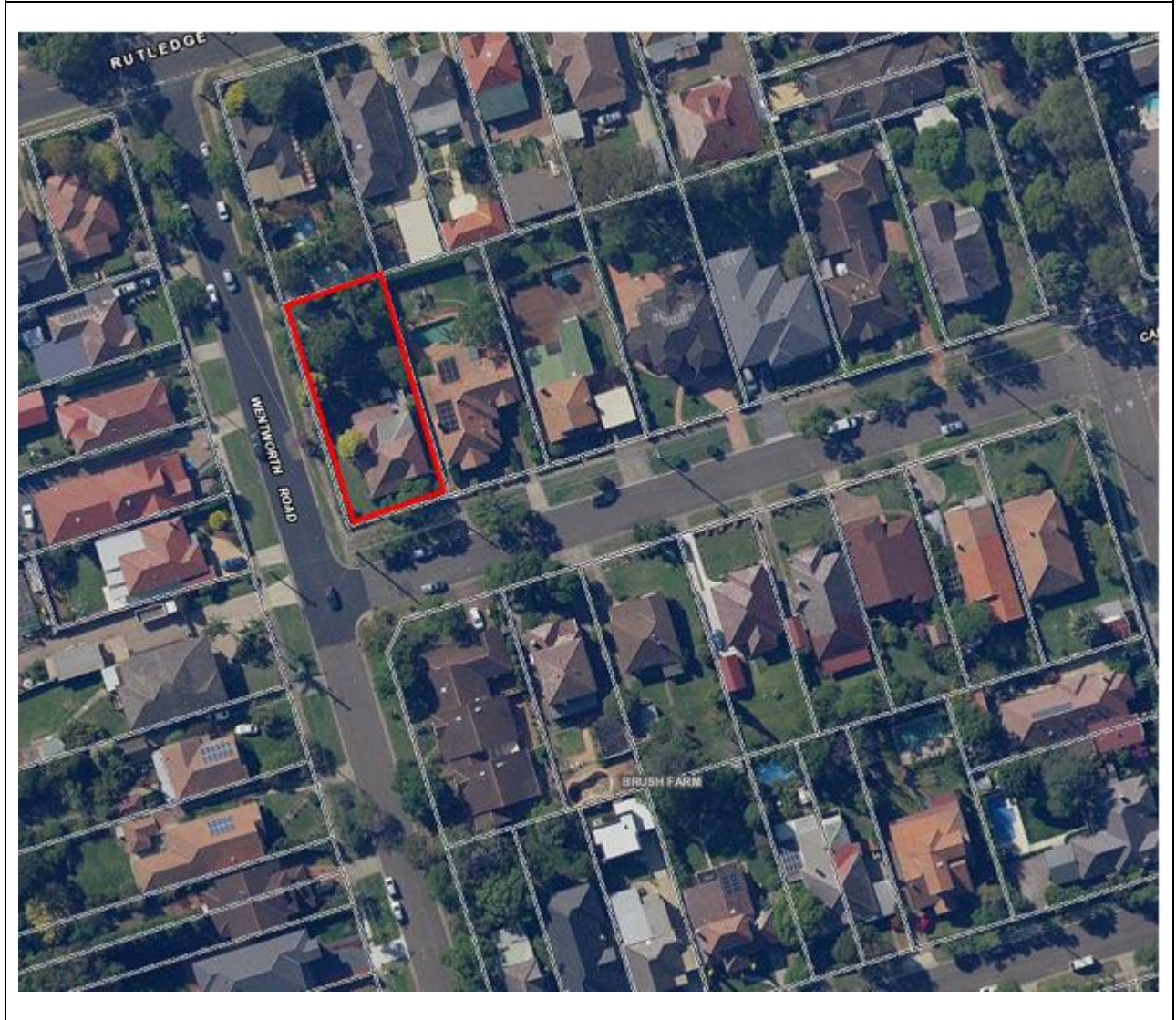


Heritage Data Form

IMAGES - 1 per page

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

Image caption	31 Campbell Street, Eastwood—visible in the 2018 aerial.				
Image year	2018	Image by	NSW Spatial Services	Image copyright holder	NSW Spatial Services



Heritage Data Form

ITEM DETAILS					
Name of Item	Federation Bungalow style cottage				
Other Name/s Former Name/s	Tweed Villa				
Item type (if known)	Built				
Item group (if known)	Residential buildings				
Item category (if known)	House				
Area, Group, or Collection Name					
Street number	17				
Street name	Clanalpine Street				
Suburb/town	Eastwood	Postcode		2122	
Local Government Area/s	Ryde				
Property description	Lot 49, DP4231				
Location - Lat/long	Latitude	-33.794020		Longitude	151.079418
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Unknown				
Current use	Residential				
Former Use	Residential				
Statement of significance	<p>The dwelling at 17 Clanalpine Street has cultural heritage significance at a local level as a fine and rare intact example of a Federation period cottage exhibiting characteristics of the Californian Bungalow style. It is historically significant as one of the earliest dwellings constructed on the first subdivision of the Darvall Estate and is representative of residential development in the area at the time. The dwelling sits in a group of original houses built during this period, retaining the original subdivision allotment pattern, with limited infill development. It has aesthetic significance as a particularly fine example of its type within the local area, demonstrating intact stylistic qualities. It is representative of a typology of dwellings from this period.</p>				
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>	

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	<p>The dwelling is a one- and two-storey masonry dwelling with a slate roof and front gable. It has a second storey contained within the roof pitch. The house is largely intact and appears to retain the majority of its original characteristics and stylistic elements, and to be in excellent condition.</p> <p>The external walls are of a dark face brickwork. The distinctive front gable is rendered and features painted timber battening with a projecting timber bay window. It has a decorative terracotta ridge capping to the roof, and a terracotta finial. There is a simple rendered concrete chimney with a terracotta chimney pot on one side of the dwelling.</p> <p>The front door of the dwelling is located in the centre of the façade, with a projecting bay window to one side and a projecting covered verandah at the other. The front door is timber framed and features side and top lights, and a modern flyscreen door at the exterior. The verandah is enclosed by a solid face brick balustrade, with square timber posts featuring decorative timber fretwork and shaped timber brackets. Exposed timber rafters are visible at the low-pitched skillion verandah roof.</p> <p>The bay window at the façade consists of four casement windows facing the street, and two casement windows to each side. The window panes feature intricate leadlighting detail. There are coloured glass fanlights above the casements. There is an oriel window at the centre of the gable above the front door, supported by shaped timber brackets and featuring matching leadlight detailing.</p> <p>The dwelling retains its original allotment. It is set back from the street with a moderately sized garden fronting the street. There are ornamental hedges and shrubbery in front of the dwelling. The front boundary of the lot is defined by a flat-topped timber picket fence. There is a concrete strip driveway at the side of the lot leading to a modern carport, situated well behind the main building.</p>					
Physical condition and Archaeological potential	<p>The dwelling is in good condition. No visible modifications to the dwelling can be seen from the street. The condition of the interior is unknown.</p> <p>The archaeological potential of the site is unknown.</p>					
Construction years	Start year	c.1910	Finish year	By 1919	Circa	<input type="checkbox"/>
Modifications and dates	The dwelling has not been substantially modified. Comparison of historical and modern aerial imagery shows the house retains its original size and form.					
Further comments						

Heritage Data Form

HISTORY

Historical notes

Eastwood 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 knew the area as Wallumetta and lived as fishers and hunters. They experienced dislocation and dispossession with the arrival of European colonists, who began granting parcels of land in the area in 1795.

Initially these grants were small. They were progressively consolidated by wealthy landowners such as Gregory Blaxland, Major Edward Darvall, and Dr Thomas Forster. The Eastwood township sits on land that was part of a 90-acre grant to Private John Love in the 1790s. This was purchased in 1835 by William Rutledge, who built Eastwood House on the hill overlooking nearby estates in 1840. The estate was subsequently owned by Edward Terry and then his brother Richard Rouse Terry. Edward Terry was the first Mayor of Ryde, serving three terms.

In 1886 Eastwood Station was completed. The area became increasingly suburbanised during the twentieth century, now being a residential suburb. Eastwood is associated with Maria Ann Smith, who grew the Granny Smith apple cultivar on her estate in the area.

The conservation area is located on land that was part of several land grants in the late eighteenth century, with recipients including William Balmain (1794), William Patullo (1794) and William Broughton (1795). The land was later subdivided progressively from 1902 up until the 1920s.

The land granted to William Patullo was purchased by William Cox soon after it was granted. In 1806, Gregory Blaxland purchased the land before his expedition across the Blue Mountains, and named the property Brush Farm. Blaxland was part of the 1813 expedition across the Blue Mountains along with William Lawson and William Wentworth. This expedition allowed for settlements to the west of the Blue Mountains, such as Bathurst, Australia's first inland settlement. In 1829, Blaxland's daughter and her husband Dr Thomas Forster expanded the farm and built Deniston House to the south. Between 1831 and 1880 Brush Farm was owned by the Forster family, including a former premier of NSW, William Forster, who entered the colonial legislature in 1853 and served in nine of the 10 parliaments until his death in 1882.

Blaxland's land began to be subdivided from 1883 onwards. It was purchased by several landholders; in 1884, William Green purchased the land bounded by Rutledge Street, Shaftsbury Road, Wentworth Road and Clanwilliam Street, and in 1903, Charles Robert Summerhayes purchased a block of land that is bounded by the present-day Shaftsbury Road, Tarrants Avenue and Clanwilliam Street.

Summerhayes, a local architect and developer, purchased 13 acres of land between Clanwilliam Street, Shaftsbury Road and Railway Road (now Tarrants Avenue) in 1903. Summerhayes was a Mayor of Ryde in 1911 and 1912 and was a prominent and well-respected member of the community, responsible for several subdivisions and overseeing the development of a number of residences and public buildings. He designed St Philip's Anglican Church on Clanalpine Street in 1907, and later built the Summerhayes Shops on Rowe Street which were part of the initial development of the Eastwood shopping centre.

Summerhayes also built his own house, Womerah, on the corner of Trelawney Street and Shaftsbury Road. He then began to subdivide the surrounding land and created a number of streets which he named after his wife and daughters—Rose Street (now Stewart Street), Lily Street (now Coronation Avenue) and Alice Street (now Trelawney Street). The subdivision was advertised as the Eastwood Heights Estate and promoted 'magnificent panoramic views of the city and suburbs'. The first allotments were sold in 1904 with the majority sold by 1920. Many allotments were subject to a covenant stipulating that any house built on the land must be worth at least 350 pounds and must be

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	<p>constructed of brick or stone with a roof of slate, tiles or shingles.</p> <p>William Broughton's 1795 land grant was named Chatham Farm. In 1806 John Bennet purchased the land along with part of William Balmain's grant. In 1855, Major Edward Darvall 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. Jane Darvall kept the estate mostly intact after the death of her husband, although some small areas were sold in the 1880s. In 1899, her son Anthony inherited the estate and began to subdivide the land in 1902. The north side of Clanalpine Street was sold in the first Darvall Estate subdivision which occurred in 1902. The south side of Clanalpine Street, including Stewart Street, was sold in the second Darvall Estate subdivision which occurred in 1915, although the land was purchased from the Darvalls in 1908.</p> <p>Clanalpine Street was formed as part of a subdivision of the Darvall Estate in 1902. The subject site is part of the subdivision of land on the northern side of the street at this time (the southern side was subdivided in 1907). It was the first lot to be sold in the street, purchased by Peter and Mary Trotter in 1904, although the Sands Directory does not indicate any houses or residents until 1907 (one person) and then three residents in 1908. The 1913 entry shows five residents in this part of the street. The dwelling at 17 Clanalpine Street was constructed by 1919, as stated in the obituary for Peter Trotter of Tweed Villa in <i>The Cumberland Argus</i> in May 1919.</p> <p>Mary Trotter remained at the house for some time after Peter's death as she is listed as the owner and occupier in a 1924 land valuation. However, the house was tenanted shortly after, being rented to the new pastor of St Kevin's, Eastwood, in 1929 while a permanent presbytery was found (<i>Freeman's Journal</i>, 28 November 1929).</p>
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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 function, landscapes and lifestyles in towns, suburbs and villages

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The dwelling is of historical significance as evidence of the first subdivision of the Darvall Estate, and as evidence of the early suburban development of Eastwood which was dramatically shaped by these subdivisions. The building demonstrates a distinct architectural typology that was prolific in the immediate area due to the significant amount of development occurring there between 1909 and 1920.</p> <p>This dwelling is considered significant at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with any person or group of persons of importance to the local area.</p> <p>The dwelling does not meet the threshold for inclusion under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The dwelling is a one- and two-storey face brick late Federation period cottage, exhibiting finely detailed characteristics of the Californian Bungalow style. It has a strong street presentation and retains many original elements, including its timber framed casement windows with coloured glass fanlights, a verandah with decorative timber fretwork, timber battening, and original oriel window. The exterior of the dwelling appears to be almost completely intact.</p> <p>The building 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 for this dwelling and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area.</p> <p>It is not known if the dwelling could meet the threshold for inclusion under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>Although the building's features and characteristics retain a very high level of integrity, the property is unlikely to yield information that would contribute to an understanding of the typology.</p> <p>The archaeological potential of this property has not been assessed in this report and should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area.</p> <p>The property has not been assessed under this criterion.</p>

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Rarity SHR criteria (f)	<p>When compared to currently listed heritage items in the Ryde local government area (LGA), 17 Clanalpine Street is a well-maintained, intact example of a Federation period cottage in the Ryde LGA, demonstrating intact characteristics of the Californian bungalow style, such as its windows, verandah, timber detailing and roof. Comparable heritage items of the same style within the Ryde LGA were not as finely detailed nor of the same scale as the dwelling at 17 Clanalpine Street.</p> <p>This dwelling is considered significant at a local level under this criterion.</p>
Representativeness SHR criteria (g)	<p>The dwelling represents the principal characteristics of a typology of Federation period dwellings common in the local area, and particularly in the immediate area on Clanalpine Street, Coronation Avenue and Campbell Street. It is a fine example of the Californian Bungalow style and displays a number of original architectural characteristics shared with nearby heritage listed properties, including the use of detailed timber joinery, high pitched gable roof with timber battening, face brick exterior with a front verandah at the façade, and bay windows with coloured glass detailing.</p> <p>The dwelling is considered significant at a local level under this criterion.</p>
Integrity	<p>This property has a high level of integrity. No visible changes can be seen from the street or in aerials taken in 1943 and 2019. This house retains a number of features and style indicators that are identified with Federation style dwellings.</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	Garry Stanley, City of Ryde Council	City of Ryde Heritage Study	2009	
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	

RECOMMENDATIONS

Recommendations	The dwelling should be included as a heritage item of local significance on Schedule 5 of the <i>Ryde Local Environmental Plan 2014</i> .
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SOURCE OF THIS INFORMATION

Name of study or report	City of Ryde Heritage Study	Year of study or report	2009
Item number in study or report	n/a		
Author of study or report	Garry Stanley, City of Ryde Council		
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	Year of study or report	2019
Item number in study or report	8		
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	17 Clanalpine Street, Eastwood—view from the footpath.				
Image year	2019	Image by	GML Heritage Pty Ltd	Image copyright holder	GML Heritage Pty Ltd



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IMAGES - 1 per page

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

Image caption	17 Clanalpine Street, Eastwood—view from the street.				
Image year	2017	Image by	Google Maps	Image copyright holder	Google Maps

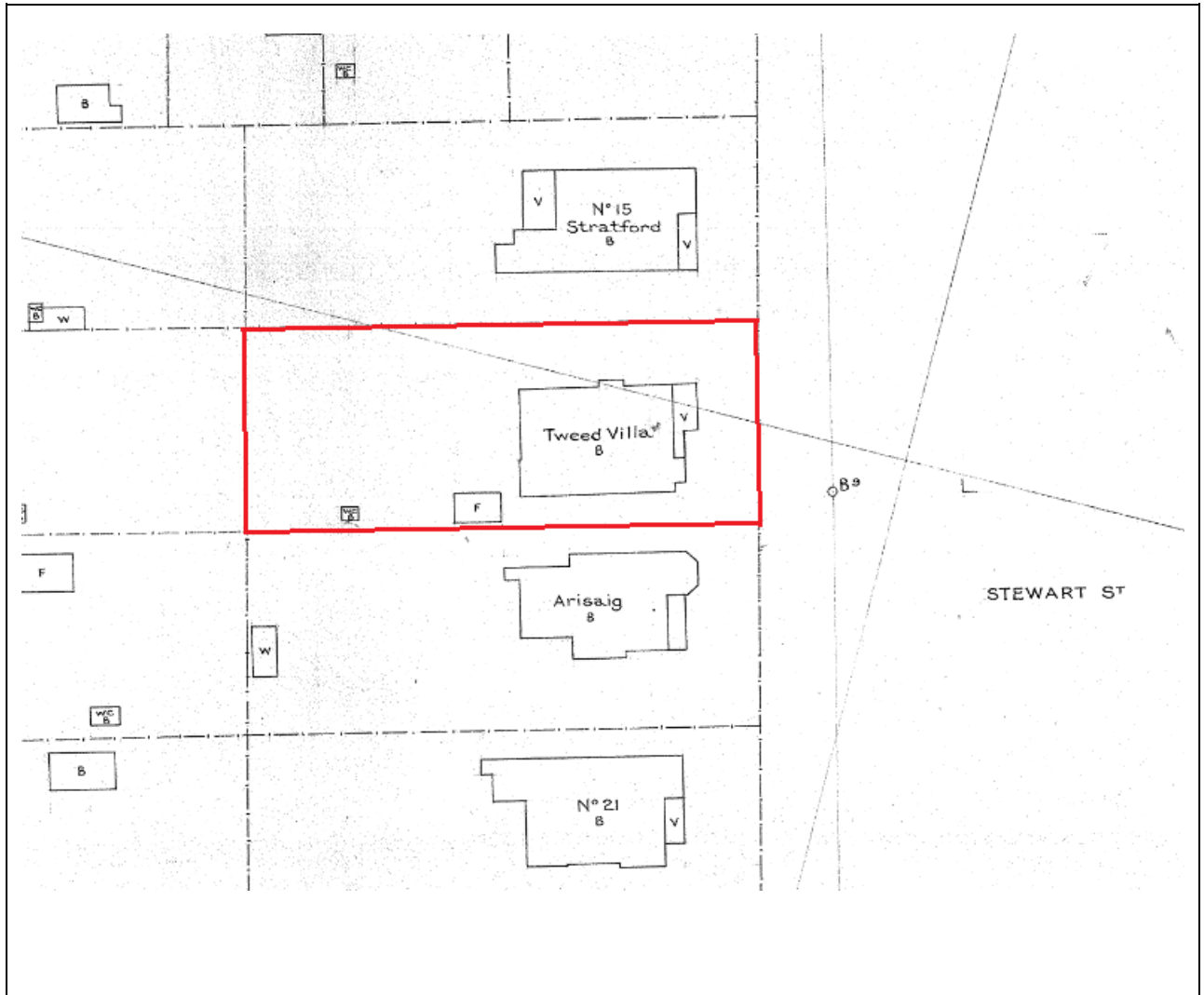


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IMAGES - 1 per page

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

Image caption	17 Clanalpine Street, Eastwood—visible on this sewer diagram.				
Image year	1930	Image by	Metropolitan Water Sewerage & Drainage Board	Image copyright holder	NSW State Archives



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IMAGES - 1 per page

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

Image caption	Historical aerial photography of 17 Clanalpine Street, Eastwood, with current lot boundaries shown.				
Image year	1943	Image by	NSW Spatial Information Exchange	Image copyright holder	NSW Spatial Information Exchange



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IMAGES - 1 per page

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

Image caption	Aerial photography of 17 Clanalpine Street, Eastwood, with current lot boundaries shown.				
Image year	2019	Image by	NSW Spatial Information Exchange	Image copyright holder	NSW Spatial Information Exchange



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ITEM DETAILS					
Name of Item	Federation House				
Other Name/s Former Name/s					
Item type (if known)	Built				
Item group (if known)	Residential buildings				
Item category (if known)	House				
Area, Group, or Collection Name					
Street number	36				
Street name	Fourth Avenue				
Suburb/town	Eastwood	Postcode		2122	
Local Government Area/s	Ryde				
Property description	Lot D, DP18058				
Location - Lat/long	Latitude	-33.794487		Longitude	151.087278
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Unknown				
Current use	Residential				
Former Use	Residential				
Statement of significance	<p>The dwelling at 36 Fourth Avenue, Eastwood, has cultural heritage significance at local level as an intact Federation bungalow from the late stage of development in the Eastwood area in the early twentieth century. As such, the dwelling demonstrates the progressive development of Eastwood in the early twentieth century. The site was released as part of the Tully's 2nd Subdivision in 1906, and its original allotment has not changed. The dwelling has aesthetic significance as a good example of its type and displays several original architectural characteristics, including its cross gabled form, slate roof, chimneys and timber casement windows. It is representative of a typology of late Federation period housing in the local area.</p>				
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>	

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DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	<p>The house at 36 Fourth Avenue is a detached single-storey, face brick dwelling with a pitched and gabled slate roof, built in the late Federation Bungalow style with interwar influences. The house utilises elements from both Federation and early interwar styles. It has a cross-gabled form with three gabled ends and a slate tile roof. The distinctive slate roof extends across the front verandah which has timber posts and a low brick wall with soldier course. Walls are face brick. The front gable face is rendered and with vertical battening.</p> <p>The house has three rendered chimneys and timber framed casement windows with coloured glass margin panes and panelled highlights.</p> <p>The roof has an unusual projecting element above the projecting bay that breaks the symmetry of the front gable. This element appears on the 1943 aerial and may be an early addition or part of the original design. A small, unsympathetic addition is located at the side of the original house at the front. It has a flat roof and large aluminium framed windows. The house has a later addition at the rear that is not visible from the street.</p> <p>The property has a detached garage at the side towards the rear. The house sits within a formal garden setting with a lawned yard and garden beds. It has a timber picket fence at the front boundary of the property which is not original. There is a large pine tree at the rear of the property that is a dominant element in the streetscape.</p>					
Physical condition and Archaeological potential	<p>The house appears to be in good condition. The condition of the interior is unknown. The archaeological potential of the site is unknown.</p>					
Construction years	Start year	c.1918	Finish year	c.1920	Circa	<input type="checkbox"/>
Modifications and dates	<p>Small, unsympathetic addition at the front. Rear verandah addition. A garage at the side towards the rear replaced a smaller shed that was visible in the 1943 aerials.</p>					
Further comments						

Heritage Data Form

HISTORY

Historical notes

Eastwood 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. In 1795 Private John Love was given a grant of 90 acres in the then densely timbered area directly surrounding what is today Eastwood Station. The land was then acquired by Captain William Kent, who held onto the land until 1835 when it was sold to William Rutledge.

Rutledge named his estate Eastwood, building a house of the same name on the ridge overlooking the area in 1840. The land was leased out to James de Beuzeville in 1848, who imported silkworms to produce silk on the estate. De Beuzeville was ultimately unsuccessful in his venture and the estate was sold to Dr William Sherwin in 1851. Sherwin saw the success that farmers were having growing fruit in the region and set about planting fruit trees, forming an orchard. By the time Edward Terry bought the estate in 1863 it had almost 3,000 fruit trees growing on it. Terry was a prominent community member and was elected as Ryde's first mayor. He lived at Eastwood house until his death in 1907, having served three times as mayor of Ryde and having been elected as a member of the Legislative Assembly twice.

Eastwood is famously associated with Granny Smith apples, a reflection of its long history of fruit-growing. These apples were grown in the area by Maria Ann Smith in the 1860s, eventually becoming a popular cultivar.

In 1886 Eastwood Station was completed, catalysing the development of the area. While this development was mainly residential, it also included commercial development around the train station and industry, such as the Eastwood Brickworks. Subdivisions began occurring in 1905 and continued until after World War I, by which time the area was a residential suburb centred around the station. Development increased after the Second World War, as housing pressures prompted Ryde Council to build houses and flats throughout the area. In 1976 the Eastwood Centre was opened, by which time the suburb had lost its associations with fruit-growing.

The land that 36 Fourth Avenue sits on was first granted to William Balmain in 1794. William Balmain died in 1803, and for the next 15 years the land was managed by Gregory Blaxland. In 1818, the land was sold to John Bennett, who incorporated the land into his estate, Chatham Farm. The land was inherited by his nephew, William Bennett, who built Meadowbank House. Bennett sold the estate to Major Edward Darvall in 1855. His family lived in a large two-storey house near the present-day Chatham Road called Ryedale House. Jane Darvall kept the estate mostly intact after the death of her husband, although some small areas were sold in the 1880s. In 1899, her son Anthony inherited the estate and began to subdivide the land in 1902. The earliest subdivisions were close to Ryde Station (now West Ryde).

The lot that 36 sits on was sold in the Darvall Estate – Tully's 2nd Subdivision in 1906. The year of construction is not known. However, the 1924 valuation describes lots 114 to 119 (the dwelling is on 118) as a 'brick cottage, 7 rooms, tiled roof'. Arthur J Burnell is listed as the owner. The 1930 aerials and the 1936 sewer diagrams confirm that the subject site was the only existing building on the corner.

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	<p>In 1929, Arthur J. Burnell purchased five lots from the estate. The five lots were sold over the next eight years until the final lot (36 Fourth Avenue) was sold to Mabel Cocksedge in 1937.</p> <p>Note: The 1924 valuation lists Burnell as the owner and occupant of the subject site; however, the certificate of title was not transferred from the Darvall Estate until 1929. The 1924 valuation also identified the subject house as the only building on the corner, which is confirmed by the 1930 aerials and the 1936 sewer diagrams.</p>
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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 function, landscapes and lifestyles in towns, suburbs and villages

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The dwelling demonstrates the progressive development of Eastwood in the early twentieth century. The site was released as part of the Darvall Estate – Tully’s 2nd Subdivision in 1906, and its original allotment has not changed. Its architectural typology demonstrates an important part of the historical pattern of development in Eastwood.</p> <p>The building is considered significant at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with any person of importance to the local area.</p> <p>The dwelling does not meet the threshold for significance under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The dwelling is a single-storey face brick late Federation dwelling with interwar influences. It exhibits fine characteristics of the style and has a strong street presentation. It has many original elements, including its prominent hipped and cross-gabled slate roof. The original dwelling is largely intact. Although a small extension at the side detracts from its aesthetic qualities, it can be removed to reinstate the original form of the house.</p> <p>The building 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 dwelling could meet the threshold for inclusion under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>Although the building’s features and characteristics retain a high level of integrity, the property is unlikely to yield information that would contribute to an understanding of the typology.</p> <p>The archaeological potential of the site has not been assessed in this report but should be assessed in future to determine if the site has research potential to contribute to a better understanding of the history of the area.</p> <p>The property has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>The dwelling is a good example of an architectural and aesthetic typology evident throughout the area. It does not demonstrate uncommon, rare or endangered aspects for the local area.</p> <p>The dwelling does not meet the threshold for significance under this criterion.</p>
Representativeness SHR criteria (g)	<p>The dwelling is a good representative example of a late Federation bungalow with interwar influences. Although some modifications have been made, the property can be restored to its original form and the later extensions do not detract from its significance.</p> <p>The dwelling is considered significant at a local level under this criterion.</p>
Integrity	<p>The building is largely intact despite modifications. The dwelling retains several significant stylistic elements and the original form of the house remains distinguishable, with its key stylistic features retained. The front addition detracts from the dwelling but could be removed to reinstate its original form.</p>

Heritage Data Form

HERITAGE LISTINGS

Heritage listing/s	None

INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Article	Beverley McClymont	Eastwood	2010	Dictionary of Sydney
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review— Shortlist of Potential Heritage Items	2019	
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	The dwelling should be listed as a heritage item of local significance under Schedule 5 of the <i>Ryde Local Environmental Plan 2014</i> .
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SOURCE OF THIS INFORMATION

Name of study or report	Ryde Heritage Study	Year of study or report	2019
Item number in study or report	9		
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	36 Fourth Avenue from the street.				
Image year	2019	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

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

Image caption	36 Fourth Avenue from the street.				
Image year	2019	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	36 Fourth Avenue from the street.				
Image year	2019	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

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

Image caption	36 Fourth Avenue is located on lot 118. AJ Burnell purchased lots 114-119 in 1929.				
Image year	2019	Image by	Unknown	Image copyright holder	State Library NSW



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

Image caption	36 Fourth Street is identifiable as the only building in 1930 on the corner of Fourth Avenue.				
Image year	1930	Image by	Unknown	Image copyright holder	City of Ryde Council



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IMAGES - 1 per page

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

Image caption	36 Fourth Avenue as seen in the 1936 sewer diagrams. The surrounding lots were sold in 1936/1937.				
Image year	1936	Image by	Metropolitan Sewerage & Water Board	Image copyright holder	NSW State Archives



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IMAGES - 1 per page

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

Image caption	36 Fourth Avenue as seen in the 1943 aerials.				
Image year	1943	Image by	NSW Spatial Services	Image copyright holder	NSW Spatial Services

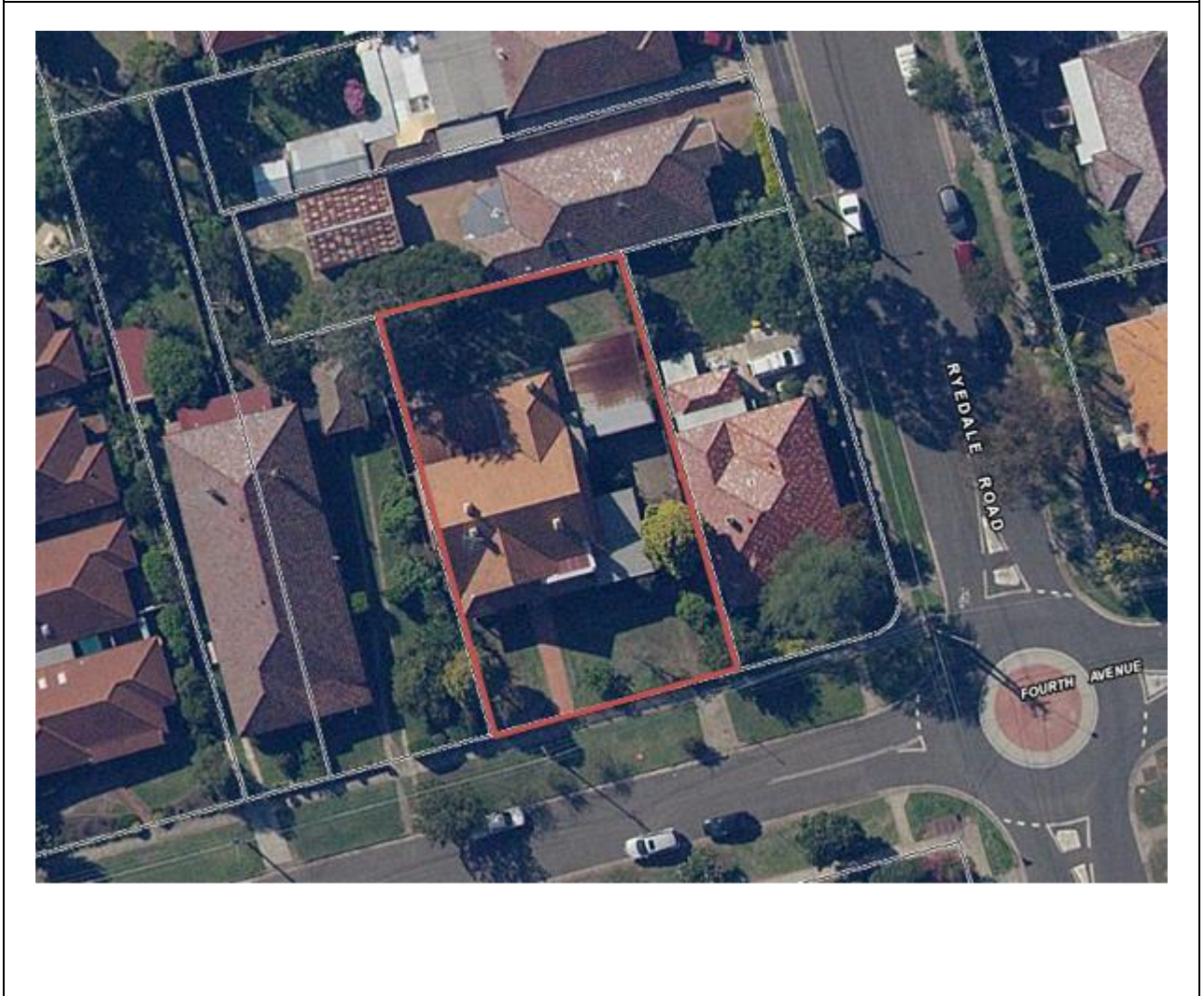


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IMAGES - 1 per page

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

Image caption	36 Fourth Avenue as seen in the 2018 aerals. Note that the shape of the house has not changed.				
Image year	2018	Image by	NSW Spatial Services	Image copyright holder	NSW Spatial Services



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ITEM DETAILS					
Name of Item	Eastwood Public School				
Other Name/s Former Name/s	Main Camp School, Eastwood Central School				
Item type (if known)	Built				
Item group (if known)	Education				
Item category (if known)	School—state (public)				
Area, Group, or Collection Name					
Street number	212				
Street name	Rowe Street				
Suburb/town	Eastwood	Postcode	2122		
Local Government Area/s	Ryde				
Property description	Lot 1/DP910987, 13/DP4231, Lot 14/DP4231, Lot 15/DP4231, Lot 16/DP4231, Lot 17/DP4231, Lot 18/DP4231, Lot 19/DP4231, Lot 20/DP4231, Lot 4/DP516935				
Location - Lat/long	Latitude	-33.792604		Longitude	151.077797
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	NSW Department of Education				
Current use	Public School				
Former Use	Public School / Infants school				
Statement of significance	<p>Eastwood Public School is culturally significant at a local level as an intact collection of school buildings dating from the 1910s to 1930s. This school is one of the oldest in the Ryde local government area, with a continuous history of providing education since 1884. The school was established to educate the children of workers building the Main Northern Railway Line. The school buildings have aesthetic significance as fine examples of early twentieth-century school buildings and represent the style that was commonly used in the design of school buildings at the time of their construction. Eastwood Public School is considered to have social significance to the community of Eastwood due to its long history of educating students in the local area.</p>				
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>	

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DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	<p>The 1923 school building: The 1923 school building is a two-storey brick building located in the centre of the school grounds. It has a tiled, gable ended roof, with three projecting wings facing towards Rowe Street, each with their own gable end, with the two outer wings being slightly larger and taller than the centre wing. The building has a symmetrical design with two two-light windows flanked on either side by a single-light window. This building was completed in 1923 and contains features that are commonly found on buildings that are of the Inter-War style.</p> <p>The 1928 school building: The 1928 school building is a two-storey, brick building located near the corner of Rowe Street and Shaftsbury Road. The building has a tiled, gable-ended roof, with two projecting wings towards Rowe Street with hipped roofs. The building has three-light windows, large eaves and ornaments on top of the building.</p> <p>The girls school building: The girls school building opened in 1935 and has been built to an Inter-War style, and includes identifying items such as a gabled roof, sash windows, vertical columns between the windows and large eaves. The building is a two-storey brick building with a tiled roof.</p> <p>Remaining buildings and school grounds: The school grounds contain several large trees, with most being located on the boundary fence, and some open space which is either concrete or synthetic turf. There are several new buildings on the school grounds located throughout the site. A small weatherboard structure (built 1934) is located in the centre of the school and is identifiable in the 1943 aerials.</p>					
Physical condition and Archaeological potential	<p>The original school buildings are in a good condition. Modifications have been made to the school campus over time, including the removal of buildings and construction of new buildings; however, the three main buildings and the weatherboard cottage remain intact.</p> <p>The archaeological potential of the site is unknown.</p>					
Construction years	Start year	1884	Finish year	Present	Circa	<input type="checkbox"/>
Modifications and dates	<p>Four buildings visible in 1943 remain: the infants school on the corner of Rowe Street and Shaftsbury Road (dated 1928); the boys school in the centre of the school (dated 1923); the girls school on Rutledge Street (1935); and a small weatherboard building in the centre of the playground between Rowe Street and the boys school building (1934).</p> <p>The original school building was demolished in 1975.</p> <p>Two weatherboard buildings visible in the 1943 aerials near Rowe Street were replaced in 2010.</p> <p>Diagrams from 1988 identify these building as two weatherboard portables being built in 1913 and 1926.</p> <p>A new hall and administration building were opened in 1995.</p>					
Further comments						

Heritage Data Form

HISTORY

Historical notes

Eastwood 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. In 1795 Private John Love was given a grant of 90 acres in the then densely timbered area directly surrounding what is today Eastwood Station. The land was then acquired by Captain William Kent, who held onto the land until 1835 when it was sold to William Rutledge.

Rutledge named his estate Eastwood, building a house of the same name on the ridge overlooking the area in 1840. The land was leased out to James de Beuzeville in 1848, who imported silkworms to produce silk on the estate. De Beuzeville was ultimately unsuccessful in his venture and the estate was sold to Dr William Sherwin in 1851. Sherwin saw the success that farmers were having growing fruit in the region and set about planting fruit trees, forming an orchard. By the time Edward Terry bought the estate in 1863 it had almost 3,000 fruit trees growing on it. Terry was a prominent community member and was elected as Ryde's first mayor. He lived at Eastwood house until his death in 1907, having served three times as mayor of Ryde and having been elected as a member of the Legislative Assembly twice.

Eastwood is famously associated with Granny Smith apples, a reflection of its long history of fruit-growing. These apples were grown in the area by Maria Ann Smith in the 1860s, eventually becoming a popular cultivar.

In 1886 Eastwood Station was completed, catalysing the development of the area. While this development was mainly residential, it also included commercial development around the train station and industry, such as the Eastwood Brickworks. Subdivisions began occurring in 1905 and continued until after World War I, by which time the area was a residential suburb centred around the station. Development increased after the Second World War, as housing pressures prompted Ryde Council to build houses and flats throughout the area. In 1976 the Eastwood Centre was opened, by which time the suburb had lost its associations with fruit-growing.

Eastwood Public School opened in 1884 as the Main Camp School, as it served the camp for the construction gangs building the Main Northern Line. In 1885 the school was renamed Eastwood Public School. The original school building was thought to be a small wooden structure, which was replaced in 1890 by a permanent brick building. In 1901 the school was closed and all students were transferred to Epping.

The school reopened in 1909 as an infants school, and in 1913 the school was expanded to become a primary school with Mr Owen Jones as its first headmaster. According to building plans, a permanent brick building was opened in 1916 (the boys school). At the time, this was a small building in the centre of the school, which was later extended in 1923 to become a two-storey building which can be seen in the 1923 image below. The library was added to the eastern side of this building in 1962. New buildings were progressively added, both temporary wooden structures and new brick buildings.

During World War I, the headmaster, Owen Jones, gave permission for a small rifle range to be built in the northwest corner of the playground. During World War II, students dug trenches in the playground (visible in the 1943 imagery) and used them whenever air raid sirens would sound. These trenches were filled in from 1943–1945.

The school received a sewer connection in the 1940s. None of the original toilet blocks remain as all have been replaced since the 1990s. The toilet block in front of the 1935 building is identified as 'new' on the upgrade plans and even though it stands on the site of the toilet block built in the 1940s, it is unlikely to be of heritage value.

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	<p>Four buildings that are visible in in the 1943 aerial photographs remain on site today: the infants school on the corner of Rowe Street and Shaftsbury Road (dated 1928); the boys school in the centre of the school (dated 1923); the girls school on Rutledge Street (1935); and a small weatherboard building in the centre of the playground between Rowe Street and the boys school building (1934). Two weatherboard building visible in the 1943 aerials near Rowe Street were replaced in 2010. Diagrams from 1988 identify these buildings as two weatherboard portables being built in 1913 and 1926. The original school building, visible in the 1943 aerials as the closest building to Rowe Street, was condemned in 1971 due its poor condition and was then demolished in 1975 to create more play area.</p> <p>The large assembly building, as well as several other buildings in the southwestern corner, were built between 1990 and 1995.</p>
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THEMES	
<i>National historical theme</i>	Education—Educating
<i>State historical theme</i>	Education—Activities associated with teaching and learning by children and adults, formally and informally

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>Eastwood Public School is historically significant as a highly intact collection of school buildings dating from 1923 to 1919 and later. It is one of the earliest public schools in the Ryde LGA, with a continuous history of providing education in Eastwood since 1884.</p> <p>The building is considered significant at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>Research undertaken to date has not discovered any known associations with notable people. However, further research should be undertaken to ascertain if important people or groups of people have been associated with Eastwood Public School.</p> <p>Further research is needed to determine if the school meets the threshold for significance under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The 1920s school buildings have aesthetic significance as fine early twentieth-century century school buildings, which illustrate the style of school architecture that was common at the time. These buildings retain a number of their original features are considered to be good examples of the period.</p> <p>The building 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 for this item. However, this item operates as a public school and can be considered to be socially significant to the local community.</p> <p>The building is considered significant at a local level under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The archaeological potential of the site has not been assessed in this report but should be assessed in future to determine if the site has research potential to contribute to a better understanding of the history of the area.</p> <p>The property has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>The dwelling is a good example of an architectural and aesthetic typology evident throughout the area. It does not demonstrate uncommon, rare or endangered aspects for the local area.</p> <p>The dwelling does not meet the threshold for significance under this criterion.</p>
Representativeness SHR criteria (g)	<p>The dwelling is a good example of its type and displays a number of original architectural characteristics. It is representative of school designs from the interwar period.</p> <p>The dwelling is considered significant at a local level under this criterion.</p>
Integrity	<p>The original school buildings are relatively intact with few modifications visible on the exterior. The school grounds have been modified over time.</p>

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HERITAGE LISTINGS

Heritage listing/s	None

INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Article	Beverley McClymont	Eastwood	2010	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	
Book	Philip Geeves	<i>A Place of Pioneers</i>	1970	Ryde Council Library
Book	M. C. I. Levy	<i>Wallumetta</i>	1947	Ryde Council Library
Book	Angela Sanderson	<i>Stories from under the Bunya Pine: A History of Eastwood Public School</i>	2000	NSW State Library
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	

RECOMMENDATIONS

Recommendations	This property should be included as a heritage item of local significance within Schedule 5 of the <i>Ryde Local Environmental Plan 2014</i> .
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SOURCE OF THIS INFORMATION

Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	Year of study or report	2019
Item number in study or report	10		
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

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Eastwood Public School, c.1920s. The building in the photo is the centre building (former boys school). The weatherboard cottage can be seen in front of the main building.				
Image year	c.1923	Image by	Unknown	Image copyright holder	Frank S. Pacey



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Eastwood Public School—1928 school building (former infants school).				
Image year	2019	Image by	GML Heritage	Image copyright holder	GML Heritage

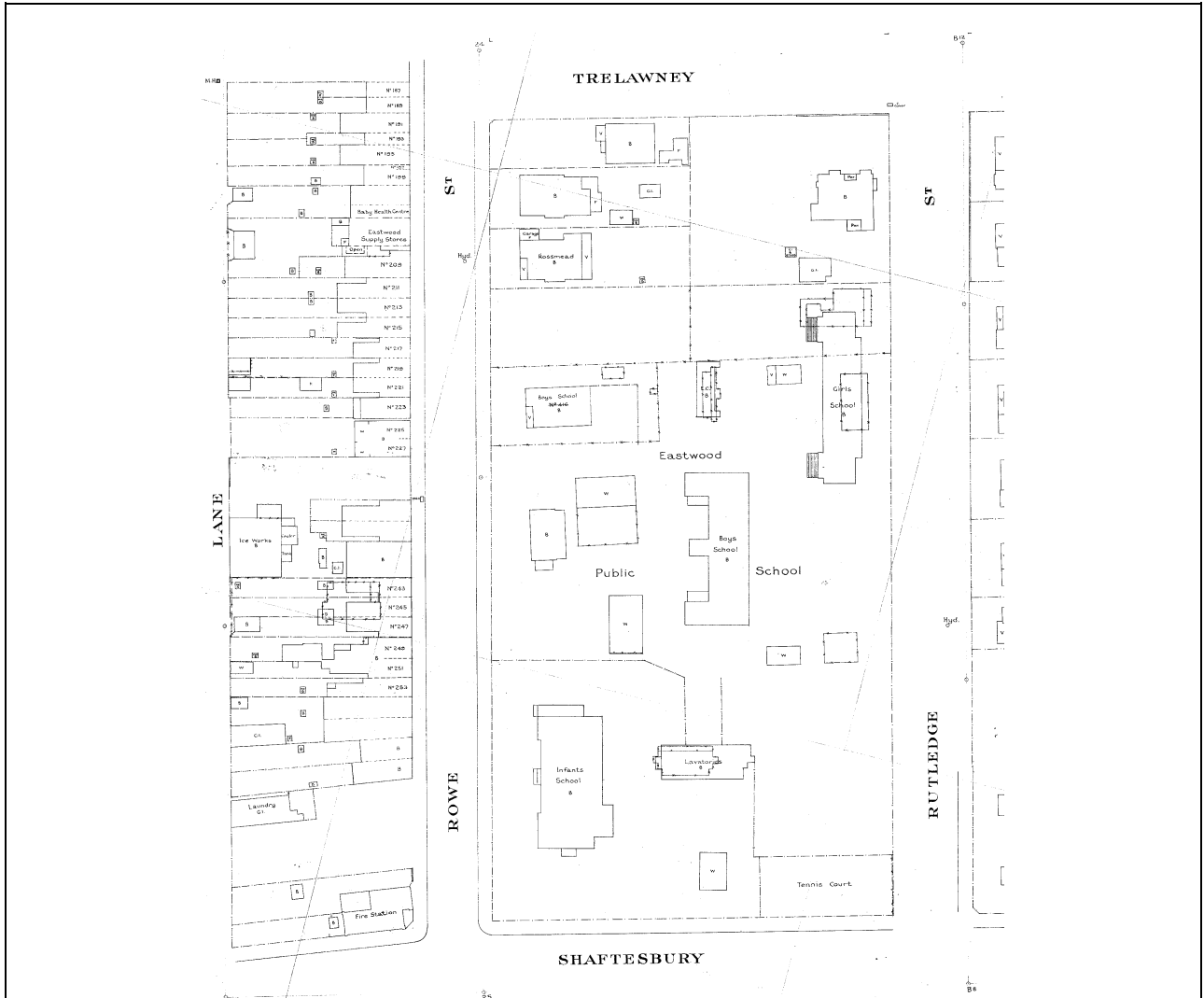


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Eastwood Public School, 1930—sewerage diagrams.				
Image year	1930	Image by	Ryde Local Studies Library	Image copyright holder	Ryde Local Studies Library



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Eastwood Public School, 1943.				
Image year	1943	Image by	NSW Spatial Services	Image copyright holder	NSW Spatial Services

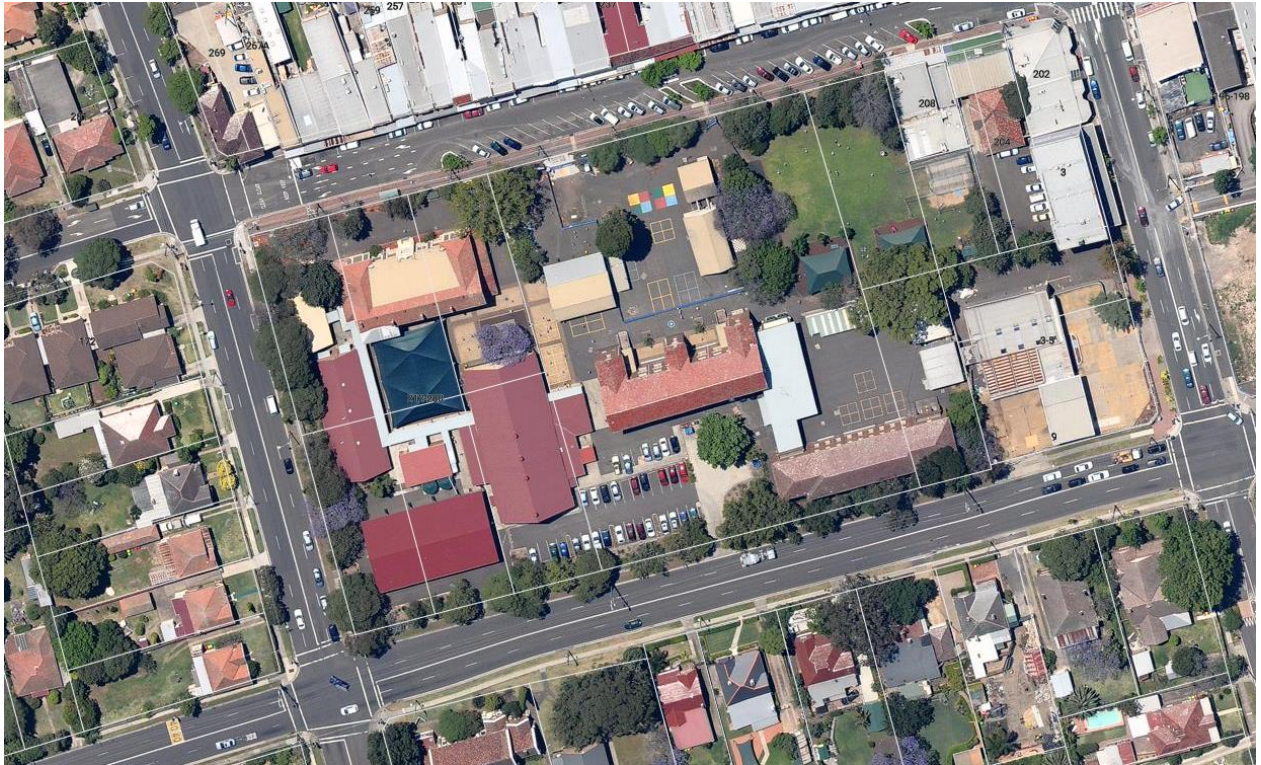


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Eastwood Public School, 2009.				
Image year	2009	Image by	NearMap	Image copyright holder	NearMap



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Eastwood Public School, 2019, indicating current lot boundaries.				
Image year	2019	Image by	NSW Spatial Information Exchange	Image copyright holder	NSW Spatial Information Exchange



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IMAGES - 1 per page

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

Image caption	Plan of the original school building which was demolished in 1975.				
Image year	1890	Image by	Unknown	Image copyright holder	Angela Sanderson

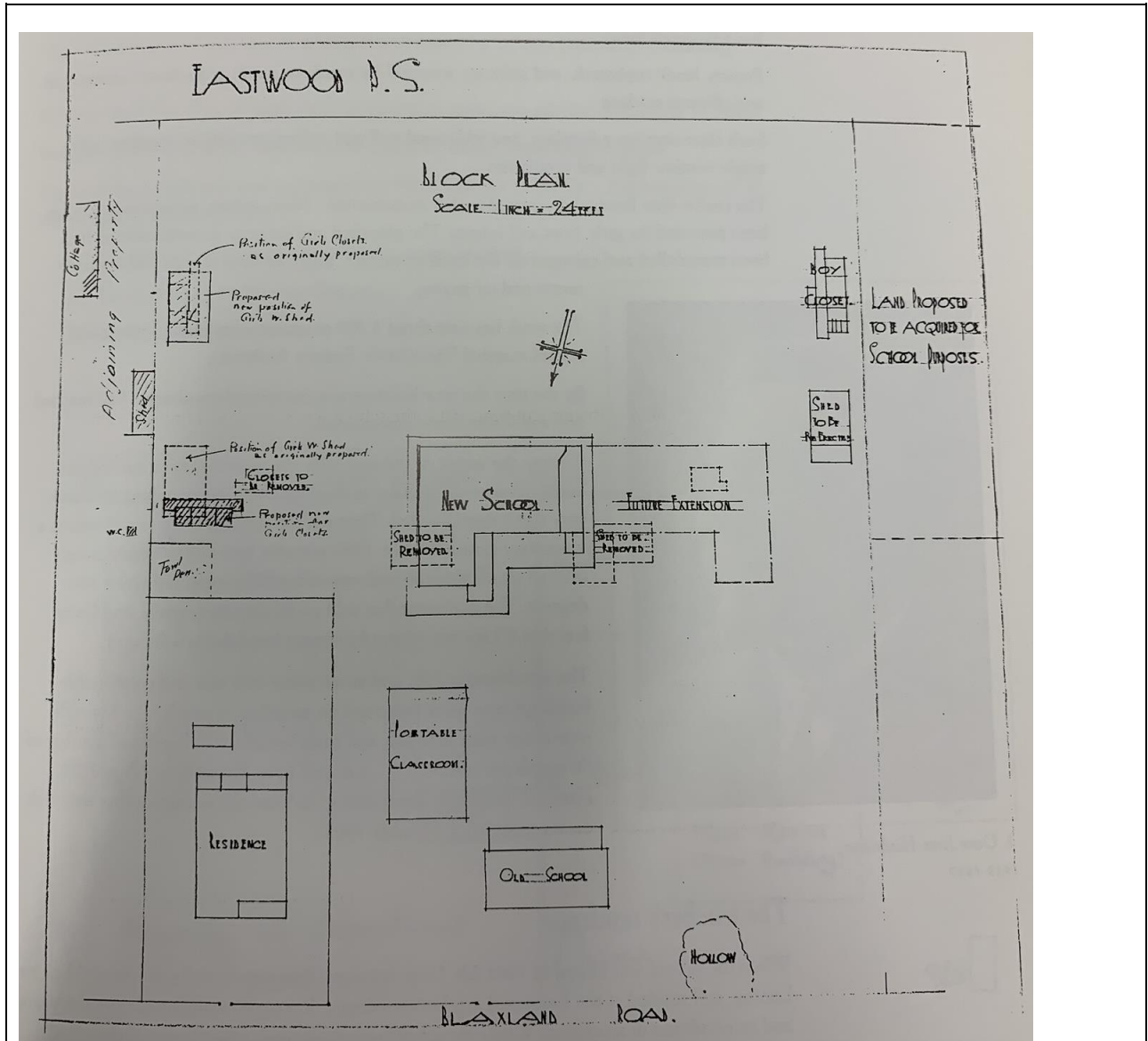


Heritage Data Form

IMAGES - 1 per page

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

Image caption	A plan of the school from c.1915–1923. This plan identifies the 'new school' which was opened in 1916 and the future extension to the west. The original school building can be seen in the bottom centre next to the portable classroom which was built in 1913.				
Image year	c. 1915–1923	Image by	Unknown	Image copyright holder	Angela Sanderson

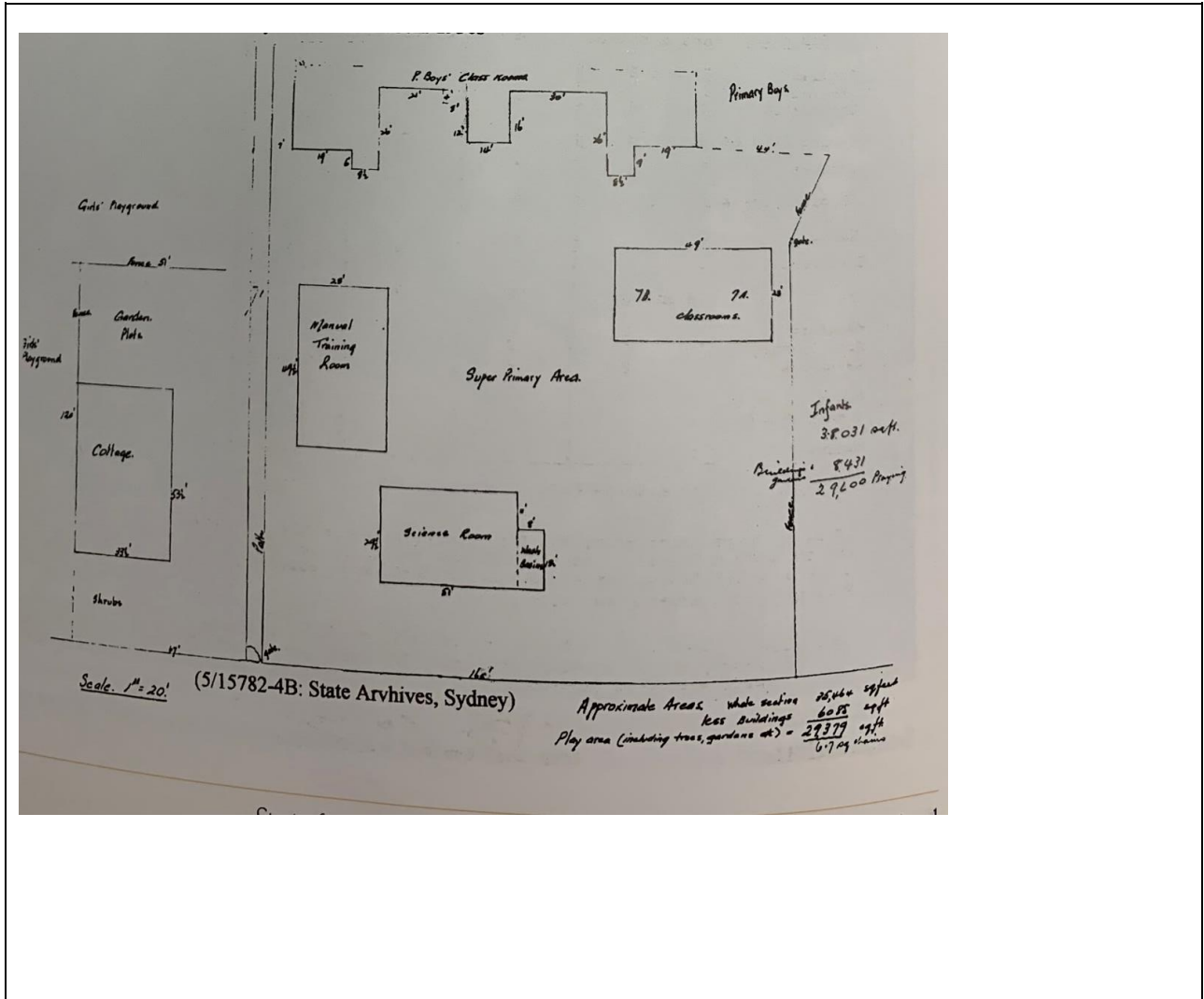


Heritage Data Form

IMAGES - 1 per page

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

Image caption	A plan of the school from c.1930s. By this time the boys school building had been completed (1923) as well as the weatherboard building to the right (1934).				
Image year	c.1930s	Image by	Unknown	Image copyright holder	Angela Sanderson

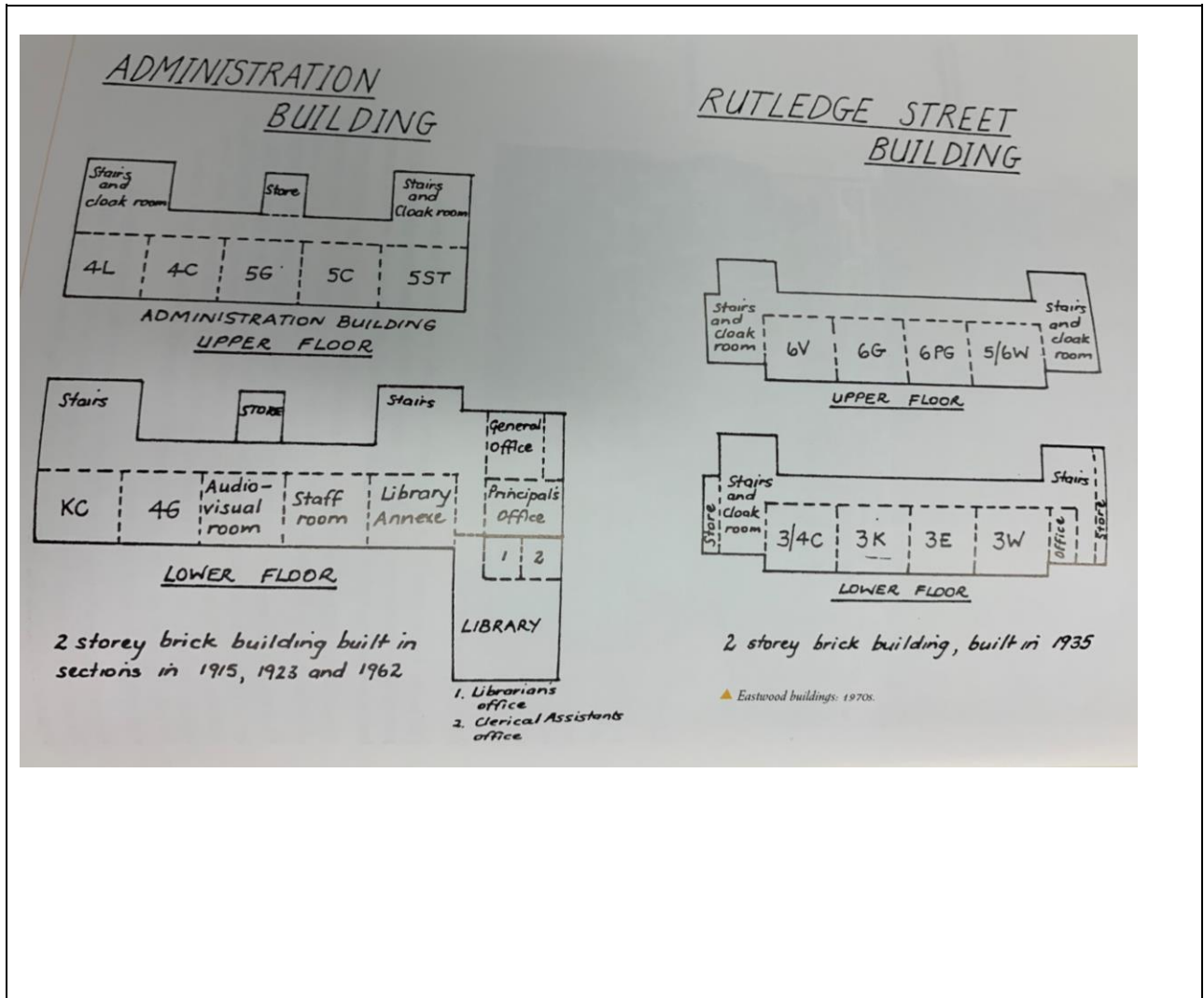


Heritage Data Form

IMAGES - 1 per page

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

Image caption	A floorplan of the school buildings from c.1970s. The 1923 school building is on the left and the 1935 building is on the right.				
Image year	c.1970s	Image by	Unknown	Image copyright holder	Angela Sanderson

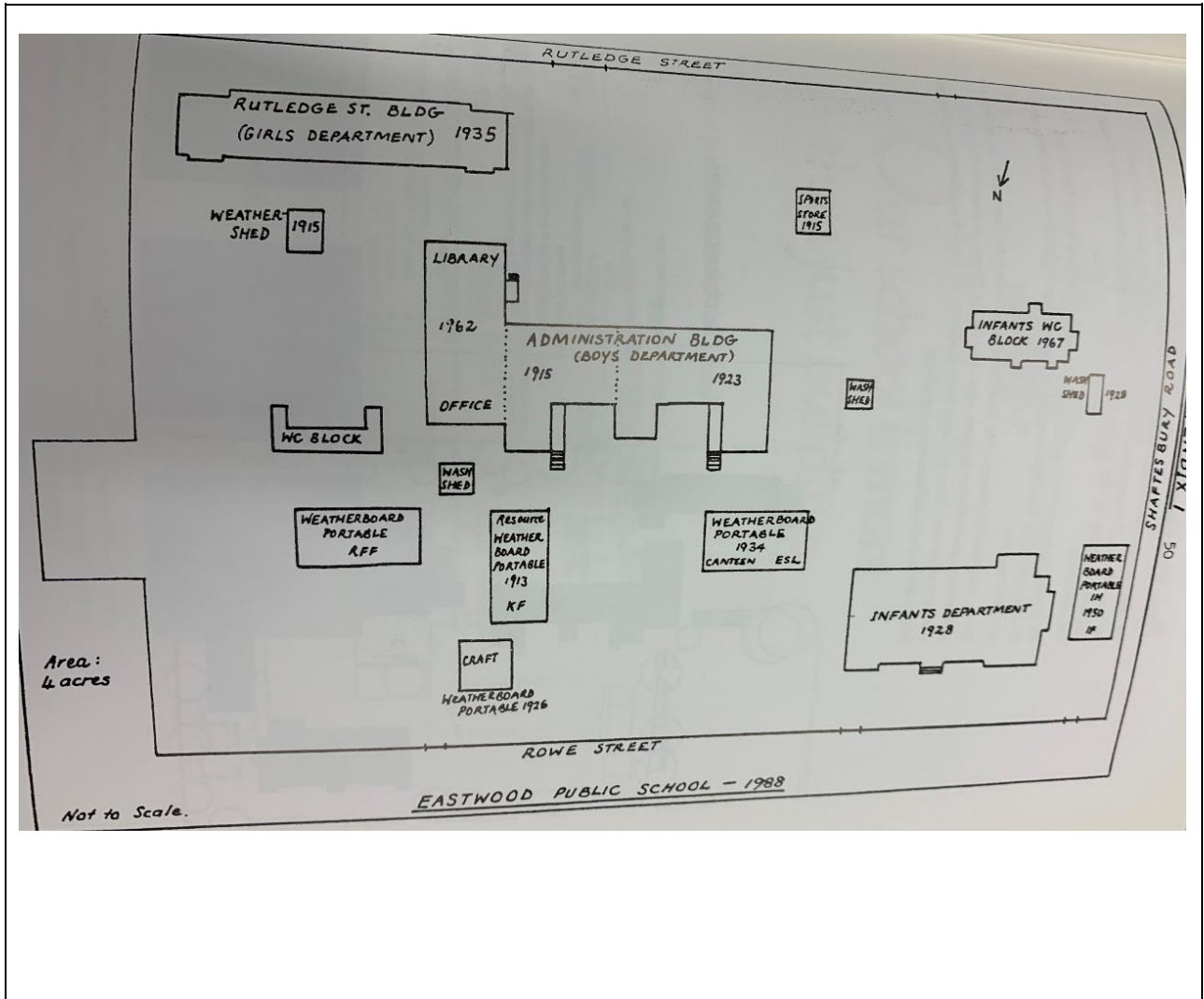


Heritage Data Form

IMAGES - 1 per page

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

Image caption	A plan of the school from 1988. This plan identifies the ages of all of the buildings. The original school building had been removed by 1988. Only four of these buildings remain in 2019, with the last demolition occurring in 2010.				
Image year	1988	Image by	Unknown	Image copyright holder	Angela Sanderson



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IMAGES - 1 per page

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

Image caption	A plan of the school from c.1990s. This plan identifies the ages of all of the buildings at the time. The buildings to the bottom right (identified by 1, 2, 4, 5 and 7) were constructed between 1990 and 1995.				
Image year	c.1990s	Image by	Unknown	Image copyright holder	Angela Sanderson

