

HERITAGE ASSESSMENT



3 Wolseley Road, Drummoyne

September 2020 | J4421

**Weir
Phillips**
Heritage
and Planning

Level 19, 100 William Street Woolloomooloo NSW 2011

Phone: (02) 8076 5317

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1 INTRODUCTION

1.1 Preamble

This Heritage Assessment (HA) has been prepared for an existing dwelling at No. 3 Wolseley Road, Drummoyne, New South Wales.

The site is located within the City of Canada Bay Council. The principal planning control for the site is the *Canada Bay Local Environmental Plan 2013 (LEP 2013)*. The site is listed and lies adjacent to and within the vicinity of heritage item under Schedule 5, Part 1 of the *LEP 2013*.

This statement has been prepared at the request of the owners of the site.

1.2 Authorship and Acknowledgements

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

1.3 Limitations

The history contained in this statement was prepared using readily available resources.

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

1.4 Methodology

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

1.5 Physical Evidence

A site visit was carried out in August 2020. Unless otherwise stated, the photographs contained in this statement were taken by the author on this occasion.

1.6 Documentary Evidence

1.6.1 General References

- Australian Dictionary of Biography, 'Lyons, Samuel (1791-1851)', <http://adb.anu.edu.au/biography/lyons-samuel-2384>, accessed 2 September, 2020.
- *Brisbane Courier*, 'Advertising', 23 August, 1924.
- *Byron Bay Record*, 'Local and General', 9 March, 1912.
- *Daily Telegraph*, 'For Sale', 5 September, 1998.
- *Grafton Argus and Clarence River General Advertiser*, 'Personal', 22 August, 1913.
- *Grafton Argus and Clarence River General Advertiser*, 'Chatsworth', 11 October, 1918.
- *Newcastle Morning Herald and Miners' Advocate*, 'News of the Day', 27 March, 1919.
- Russell, E., *Drummoyne: A Western Suburbs' History 1794, 1871, 1971* (Council of the Municipality of Drummoyne, 1971).
- *Sydney Morning Herald*, 'Death Notice', 2 November, 1906.
- *Sydney Morning Herald*, 'Death Notice', 12 November, 1964.
- *Sydney Morning Herald*, 'Drummoyne – V.P. Residence', 31 July, 1965.
- *Truth*, 'Woman Dies After Accident', 19 August, 1951.

1.6.2 Historic Plans and Photographs

- Aerial Photograph of No. 3 Wolseley Street (c. 1940s). NSW Spatial Imagery.
- Aerial Photograph of No. 3 Wolseley Street (c. 1990s). NSW Spatial Imagery.

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- Photograph of Wolseley Street Wharf (c. 1920s). City of Canada Bay Local Studies Collection.
 - Plan of the Five Dock Farm Estate (c. 1840s). National Library of Australia.
 - Plan of the Parish of Concord, County of Cumberland, New South Wales (n.d.). NSW LPI.
 - Sheet 23, Water Board Map of Drummoyne (1932). Sydney Water.
 - Subdivision Plan for Drummoyne Park (1882). State Library of New South Wales.

1.6.3 Heritage Listing Sheets

- 'House', 54 Lyons Road, Drummoyne. *Canada Bay LEP 2013* Item No. I315.
- 'House', 41 St Georges Crescent, Drummoyne. *Canada Bay LEP 2013* Item No. I415.
- 'House', 1 Wolseley Street, Drummoyne. *Canada Bay LEP 2013* Item No. I504.
- 'House', 3 Wolseley Street, Drummoyne. *Canada Bay LEP 2013* Item No. I505.
- 'House', 4 Wolseley Street, Drummoyne. *Canada Bay LEP 2013* Item No. 506.
- 'House', 9 Wolseley Street, Drummoyne. *Canada Bay LEP 2013* Item No. 507.
- 'House', 45 Wrights Road, Drummoyne. *Canada Bay LEP 2013* Item No. 514.

1.6.4 NSW LPI Records

- NSW LPI, Certificate of Title, Volume 4-Folio 75.
- NSW LPI, Certificate of Title, Volume 159-Folio 42.
- NSW LPI, Certificate of Title, Volume 744-Folio 235.
- NSW LPI, Certificate of Title, Volume 932-Folio 185.
- NSW LPI, Certificate of Title, Volume 5828-Folio 31.

1.6.5 Planning Documents

- *Canada Bay Development Control Plan 2013.*
- *Canada Bay Local Environmental Plan 2017.*

1.7 Site Location

No. 3 Wolseley Road is located on the southern side of Wolseley Street between Raglan Street to the west and St Georges Crescent to the east (Figure 1). The site is identified as Lot 37, Section 5, D.P. 964.

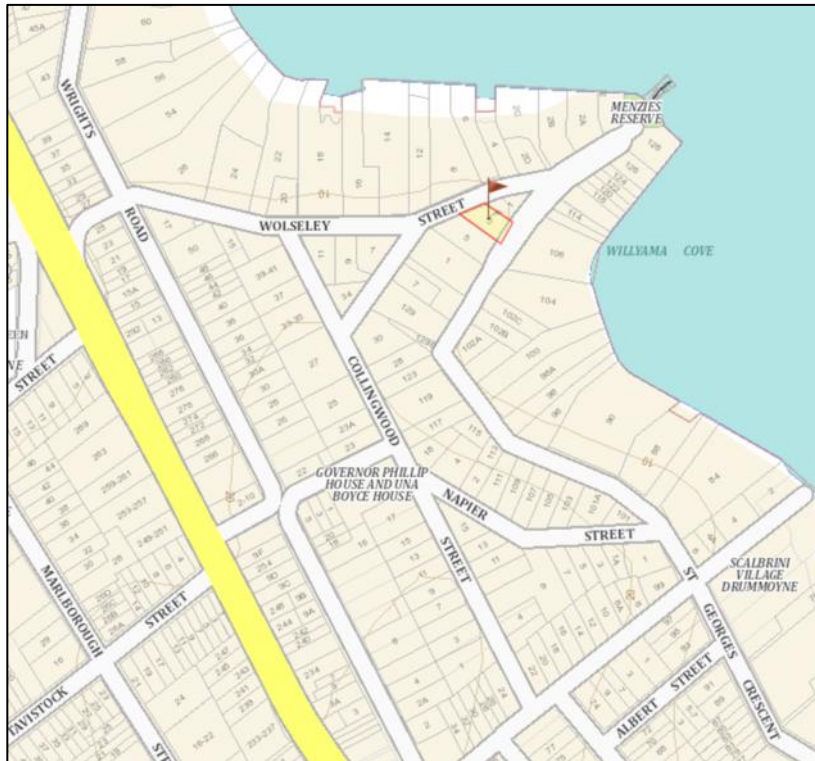


Figure 1: Site location.
SIX Maps, 2020

2 BRIEF OUTLINE OF THE HISTORICAL DEVELOPMENT

2.1 Aboriginal History

While an Aboriginal history is not provided for, it is acknowledged that the original inhabitants of the Canada Bay area were the Wangal of the Dharug language group.

2.2 Early European History

The Colony of New South Wales was formally established on 26 January, 1788 at Sydney Cove. Exploration of Sydney Harbour and its surrounds began soon after. The first recorded contact between the European colonists and the Wangal occurred as the colonists explored the Parramatta River. In November 1788, Governor Phillip established a second settlement, Rose Hill (later Parramatta); the Parramatta River provided the first major link between the two settlements.

All land in the Colony was declared to be Crown land. From 16 January 1793, successive colonial governors granted land outside the official boundaries of the township of Sydney in order to open up the land and augment the colony's food supplies. The present-day City of Canada Bay is located well outside these boundaries. Several grants were made to Royal Marines on the western side of Iron Cove in 1794. These grants proved unsuccessful and later reverted to the Crown. A number of these grants were later included in a substantial grant of 1,500 acres made to Surgeon John Harris on 1 January, 1806, under the hand of Governor Philip Gidley King. This grant, known as 'Five Dock Farm,' comprises the present-day suburb of Drummoyne (Figure 2).



Figure 2: Detail of a Plan of the Parish of Concord, County of Cumberland, New South Wales (n.d.).
NSW LPI

The Irish born John Harris, surgeon and public servant, arrived in Sydney in 1790 as a surgeon's mate to the New South Wales Corps and was soon appointed surgeon to the Corps. Harris' many and varied duties often brought him into conflict with his fellow officers and traders. Although notably loyal to Governor King, he was involved in the deposition of Governor Bligh; he later gave evidence at Colonel Johnson's court martial in London in 1811.

Harris resigned his commission and returned to the Colony as a private settler in 1814. Although he continued to play an active role in public affairs, he primarily devoted himself to farming and stock raising. By 1826, he had amassed 3,824 acres by grant, 590 acres by purchase and 700 acres by exchange, the whole of which, he claimed, was fenced and divided into paddocks and enclosures, with 1,550 cleared or under 'Tillage.' 'Five Dock Farm' appears to have been among the least developed of Harris holdings; the only improvements listed in 1826 were 'One Dwelling House and Fencing', valued at £200. When Harris died in 1838, he left an estate reputed to be worth £150,000.¹

2.3 Samuel Lyons and the Subdivision of Five Dock Farm

In March 1828, the *Sydney Gazette* reported that emancipist Joseph Nettleton had leased the entire 'Five Dock Farm' from Harris. In September 1836, most of the grant, including the subject site, was sold to the merchant and auctioneer, Samuel Lyons.

Samuel Lyons had arrived in Sydney in 1815 as a convict, serving a life sentence for theft. Lyons received a conditional pardon in 1825 and an absolute pardon in 1832. Upon obtaining his freedom, he established himself as a successful auctioneer, becoming the owner of one of Sydney's largest auction houses. Lyons' business interests were diverse and included property development, money lending and banking; he was also active in public affairs, later becoming a prominent member of Sydney's Jewish community.²

Lyons wasted little time in seeking to profit from 'Five Dock Farm.' In September 1836, he advertised his intent to sell the whole of the grant in lots of a 'convenient size', directing his

¹ Eric Russell, *Drummoyne: A Western Suburbs' History 1794, 1871, 1971*, (Council of the Municipality of Drummoyne, 1971), p. 33.

² Australian Dictionary of Biography, 'Lyons, Samuel (1791-1851)', <http://adb.anu.edu.au/biography/lyons-samuel-2384>, accessed 2 September, 2020.

notices in several Sydney newspapers 'To Capitalists, Gentlemen in Private or Public Offices, Tradesmen and Others.' The picturesque qualities of the estate and its proximity to Sydney Township were particularly noted. Trespassers were evidently a problem for Lyons at this time. In late 1836, he issued notices that those found cutting timber, quarrying stone or depasturing cattle on 'Five Dock Farm' would be prosecuted.

Lyons sale of 1836 divided 'Five Dock Farm' into 133 lots, varying in size from two to sixty nine acres 'so as to suit the means of all classes of buyers.' The lots had frontage to the three principal means of access into the area at this time: the Parramatta River, the Parramatta Road and the Great North Road.

Figure 3 provides a near contemporary plan of 'Five Dock Farm Estate.' The subject site forms part of the large lot marked 'Lot 104' on this plan. The Estate sold well at the initial sale and at subsequent sales. Who purchased the land now part of the subject site at this time has not been ascertained for the purposes of this statement.

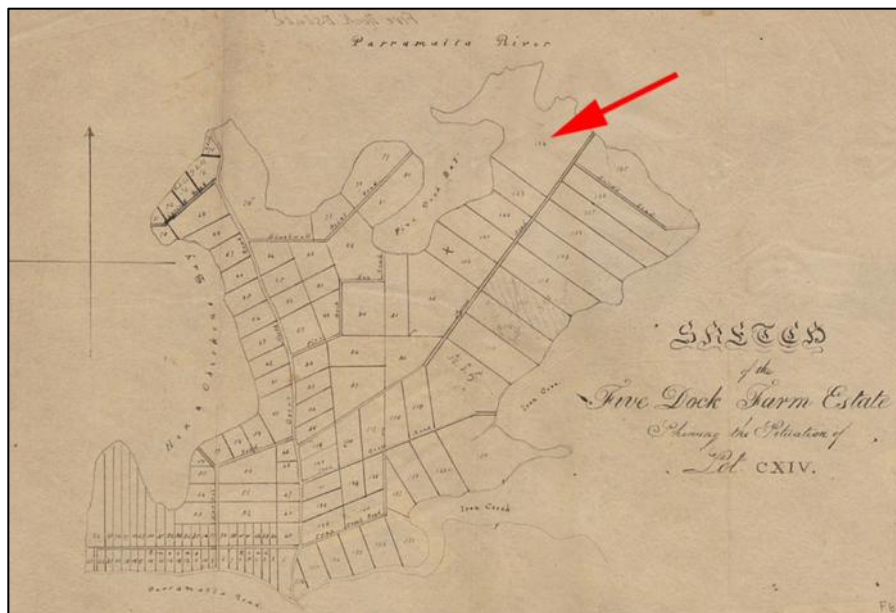


Figure 3: Sketch of the Five Dock Farm Estate (c. 1840s).
National Library of Australia

2.4 William Wright and the Drummoyne Park Estate

Around 1853, William Wright, merchant and Island trader, purchased an extensive area of land fronting the Parramatta River, which he called 'Drummoyne Park,' reputedly for a place he knew in Scotland. The subject property formed part of a parcel of 61 acres brought under the provisions of the *Real Property Act* by Wright, with the first Certificate of Title being dated 4 April, 1864.³ A second Certificate of Title was issued for 70 acres 2 roods and 37 perches soon after.⁴

The English born William Wright, merchant and island trader, arrived with his wife, Bethia, in Australia in 1838, having recently inherited his uncle's foreign commission agency in Glasgow. Wright travelled to the colonies to investigate the business' existing agency in Sydney. During a trading expedition to the Kaipari River in Auckland in 1837, he purchased extensive land from the Maori people. Wright went on to establish a general commission and shipping agency in Auckland and became an early figure in the Kauri timber trade. Ill health forced his early

³ NSW LPI, Certificate of Title, Volume 4-Folio 75.

⁴ NSW LPI, Certificate of Title, Volume 159-Folio 42.

retirement to his Five Dock estate, upon which he constructed the villa mansion 'Drummoyne House'. While the name 'Drummoyne' would eventually be adopted for the Peninsula, the area was generally known at this time as Five Dock; it was under this name that residents were first listed in *John Sands' Sydney and Suburban Directory* in 1870.

As the population of Five Dock began to increase, the first moves were made to incorporate the area and establish local government. In 1870, the petitioners who sought the creation of a Municipality claimed that they represented a population of more than 500 people within boundaries roughly comparable to the original 'Five Dock Farm.' Wright was among those who signed an unsuccessful counter petition against incorporation. When the Municipality of Five Dock was declared on 25 July 1871, the population was given as 850 people, in 101 houses.⁵

The new Municipality of Five Dock was short-lived. By the late 1880s, there was a strong movement to separate the North Ward, in which the subject property was located, on the basis that the area generally known as 'Drummoyne' was more heavily populated than Five Dock. William Wright was among those supporting separation, which was achieved when the Municipality of Drummoyne came into being on 18 January, 1890.

The 'Drummoyne Park Estate,' on which the subject property now stands, was subdivided from the early 1880s. The sale was later described as one of the most successful in the area, resulting in the disposal of the majority of the Estate for around £35,000.⁶

2.5 Development of the Subject Site

The subject site is situated on Lot 37 of Section 5 of the 'Drummoyne Park Estate' subdivision which was purchased in 1885 by John Purnell, described in the title record as a plumber from Leichhardt (Figure 4).⁷ The allotment was transferred to Edward Purnell in 1889 and then Stephen Vale in 1899.⁸ The subject dwelling first appears in the 1901 *Sands' Directories* where it was occupied by Vale. At this time, the address was given as St. Georges Crescent, rather than Wolseley Street. Subsequent editions also give the dwelling the name 'Kubara'. It was not until 1915 that the subject dwelling was assigned the address No. 137 St. Georges Crescent.

⁵ Russell, *Drummoyne*, pp. 99-102.

⁶ Russell, *Drummoyne*, p. 125.

⁷ NSW LPI, Certificate of Title, Volume 744-Folio 235.

⁸ NSW LPI, Certificate of Title, Volume 932-Folio 185.

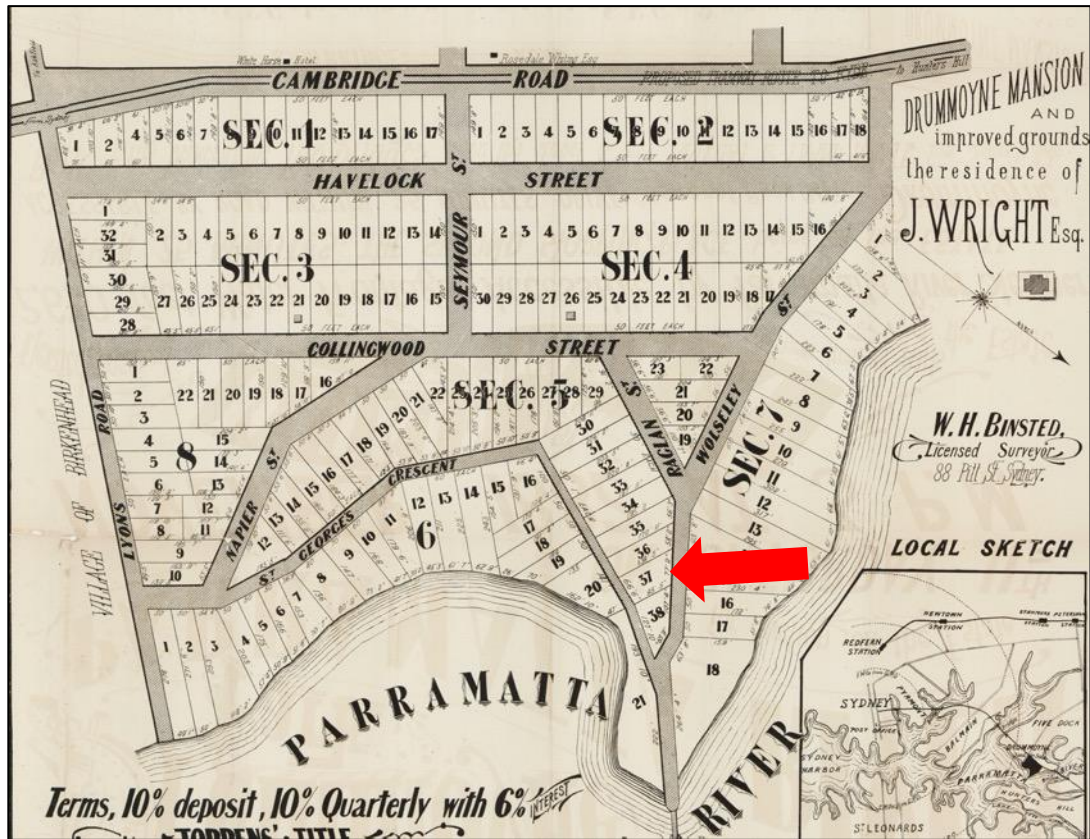


Figure 4: Drummoyne Park subdivision (1882).

State Library of New South Wales

Vale was an assayer and mineraologist and was employed by the English and Australian Copper Company from at least the 1870s up to his death in 1906.⁹ Following this the title was transferred to his widow Charlotte, who continued to live at the dwelling until 1911, when it was briefly tenanted, and then sold to John Read. Read formerly lived at Chatsworth Island to the northeast of Grafton, however, retired to Drummoyne in 1912.¹⁰ Read had been an alderman on Harwood Shire Council in 1906, however, little else is known about him; he died at 'Kubara' in 1918, leaving behind an estate worth £16,691.¹¹ The estate was transferred to, and lived in by, Mary Read, who appears to have been John Read's daughter; his wife having passed away some years earlier.¹²

There are no clear photographs of the subject dwelling. Figure 5 shows No. 1 Wolseley Street (indicated by the red arrow). Behind, or possibly the building to the left, is the subject dwelling. The streetscape has changed significantly since the time the photograph was taken, with many of these mansions having been demolished.

⁹ *Sydney Morning Herald*, 'Death Notice', 2 November, 1906.

¹⁰ *Byron Bay Record*, 'Local and General', 9 March, 1912.

¹¹ *Grafton Argus and Clarence River General Advertiser*, 'Chatsworth', 11 October, 1918; and *Newcastle Morning Herald and Miners' Advocate*, 'News of the Day', 27 March, 1919.

¹² *Grafton Argus and Clarence River General Advertiser*, 'Personal', 22 August, 1913.



Figure 5: Wolseley Street Wharf (c. 1920s).
City of Canada Bay Local Studies Collection

Figure 6, a Water Board Map of the area from 1932, shows the footprint and significant site features of dwellings. The map indicates the existence of a set of stairs from St Georges Crescent that led to what was likely a verandah and entry to the subject dwelling. Other features of note is that the Wolseley Street elevation appears to have had a verandah as well.



Figure 6: Sheet 23, Water Board Map of Drummoyne (1932).
Sydney Water

Mary Read is recorded as living continuously at the subject dwelling at least until the last edition of the *Sands' Directories* in 1932-33. Advertisements show an attempt in the intervening years to lease the dwelling:

Drummoyne, Sydney, to let, a gentleman's residence, fully furnished, 3 reception rooms, 3 bedrooms, sleeping-out balcony and all offices, magnificent harbour views, e. l., gas, bath heater, piano, 'phone'.¹³

Read is listed as living in St. Georges Crescent in 1951, when she was fatally struck by a car on Victoria Road.¹⁴ The subject site was subsequently transferred to Rachel Read; the relationship between the two has yet to be determined; Mary was a 'spinster' which means it is unlikely Rachel was her daughter.

Rachel Read lived at the dwelling until 1964 when she passed away.¹⁵ The estate was put up for sale and advertised as follows:

Solid well built Brick/Tile Residence in fashionable area. Well elevated with excellent views over River and Reserve. Comprises: Enclosed verandah, 4 beds. Interconnecting lounge and dining rooms, utility-room (5th bed.), rear entrance room, bathroom, toilet, kitchen, laundry, outside toilet, storeroom, garage.¹⁶

The last known owner prior to computerisation of records was Ursula Moubarak. Ursula was married to Joseph who had also purchased what is now No. 1 Wolseley Street in 1958.¹⁷ The two dwellings were retained under the ownership of the Moubaraks and were put up jointly for sale in 1998, however, were sold separately. Both dwellings were noted for having retained 'many of their original features such as pressed metal ceilings, fireplaces'.¹⁸ No. 3 Wolseley Street was then purchased and renovated to its existing condition by the present owner.

¹³ *Brisbane Courier*, 'Advertising', 23 August, 1924.

¹⁴ *Truth*, 'Woman Dies After Accident', 19 August, 1951.

¹⁵ *Sydney Morning Herald*, 'Death Notice', 12 November, 1964.

¹⁶ *Sydney Morning Herald*, 'Drummoyne - V.P. Residence', 31 July, 1965.

¹⁷ NSW LPI, Certificate of Title, Volume 5828-Folio 31.

¹⁸ *Daily Telegraph*, 'For Sale', 5 September, 1998.

3 SITE ASSESSMENT

3.1 The Site

For the following, refer to Figure 7, an aerial photograph over the site, and to the survey that accompanies this application.



Figure 7: Aerial photograph of subject site.
SIX Maps, 2020

The subject site comprises an irregular shaped allotment with frontage to Wolseley Street and St Georges Crescent. The site is terraced into several levels on the east side by means of cutting into the rockface. The garden addressing St Georges Crescent has small plantings and a hedge along the southeastern side. There is a swimming pool raised above the garden to the northeast. A sandstone fence with piers and a timber gate borders the eastern side of the property. There is a garage constructed from sandstone with two openings on this side. A second garage constructed from rendered brick with a metal roof is attached to the northwest side of the dwelling, while there is a timber carport with metal roof on the northern side. The western side of the garden addressing Wolseley Street is paved with small plantings in pots. The total site area is approximately 720m².

Refer to Figures 8 to 11 which illustrate the site.



Figure 8: Rear garden.



Figure 9: Swimming pool.



Figure 10: Rear garages.



Figure 11: Carport.

3.2 Exterior

No. 3 Wolseley Street presents as a two-storey highly modified Federation dwelling. The dwelling is L-shaped and comprises a two-storey square principal building form with an attached single-storey rectangular wing on the southern side. Both the principal building form and wing are constructed from rendered brick and have hipped roofs clad in terracotta tiles. The wing has three masonry chimneys with terracotta pots along the

southern side of the roof. To the western side of the wing has an attached garage constructed from rendered brick with a flat metal roof and metal roller door.

The front elevation (addressing Wolseley Street) has vertically proportioned, timber-framed sash windows along the ground and first-floors. The front entrance is via a timber door with leadlight top light. It has two timber-framed sash windows to either side. There is a gabled bay on the first-floor with wide overhanging eaves and a single timber-framed window.

The northern and southern elevations are plain in detailing and have timber-framed window openings. There is one window on the northern elevation (Figure 17) which is original to the dwelling.

The rear elevation (addressing St Georges Crescent) is elevated on a sandstone bed with a lower ground-floor comprising two timber-framed sash windows. The first-floor to the principal building form has a verandah with a tiled floor and timber balustrade and timber posts. It has a timber-framed French door to either side with a small timber-framed window opening in between.

Below, on the ground-floor to the principal building form, is an enclosed verandah with a roof clad in terracotta tiles. It has timber-framed window openings with top lights and bottom lights. There is a panelled timber entry door with side lights on the left side which has a semi-enclosed porch with timber posts and a gabled roof clad in terracotta tiles. The rear elevation to the single-storey wing has two timber-framed door openings with top lights. To either side of the dwelling are balconies with tiled floors and glass balustrades supported by sandstone columns. Beneath the western balcony is a small lower ground-floor which has two timber-framed sash windows.

Refer to Figures 12 to 19 which illustrate the exterior.



Figure 12: Front elevation of the principal building form.



Figure 13: The gable to the first-floor.



Figure 14: The main entry door.



Figure 15: Southern elevation.



Figure 16: Northern elevation.



Figure 17: The only original window to the dwelling.



Figure 18: Rear elevation.



Figure 19: Rear elevation showing single-storey wing.

3.3 Interior

The main entry door leads into a T-shaped hallway with a set of timber stairs with balustrade immediately on the left that leads to the first-floor. The ground-floor to the wing is generally characterised by plaster walls and plain plaster ceilings with roses and cornices, timber floors, skirting boards and architraves. There are door openings throughout which have stained glass leadlight top lights. The bathrooms all have modern fit-outs with tiled floors and walls. There are arched openings at the rear of the hallway which have decorative moulded plasterwork.

There is a formal living room and dining room contained within the wing. These two rooms are separated by a wide arched opening. The living room has a fireplace with cast iron insert and timber mantelpiece (a later modern addition). There is a kitchen within the principal building form. It has a plain plaster ceiling with cornices, timber floors and architraves and a modern fit-out. Adjacent and separated by an arched opening is the sunroom which has a timber ceiling and otherwise the same finishes as the kitchen.

The first-floor is accessed via a set of timber stairs with a timber balustrade. It comprises additional bedrooms, bathroom and a large family room with access to the rear balcony. The rooms are carpeted with plaster walls and plain plaster ceilings with cornices. The bathroom has a modern fit-out with tiled floor and walls.

Refer to Figures 20 to 32 which illustrate the interior.



Figure 20: Hallway looking towards the rear of the dwelling.



Figure 21: Hallway looking towards the front of the dwelling.



Figure 22: The rear of the hallway looking towards the rear entry door.



Figure 23: A bedroom on the ground-floor.



Figure 24: A bathroom on the ground-floor.



Figure 25: Living room and dining room.



Figure 26: Dining room.



Figure 27: Living room showing fireplace.



Figure 28: Sunroom.



Figure 29: Kitchen.



Figure 30: Bedroom on first-floor.



Figure 31: Bathroom on first-floor.



Figure 32: Family room on first-floor.

3.4 The Surrounding Area

3.4.1 The General Area

For the following, refer to Figure 33, an aerial photograph of the site and its surrounds.

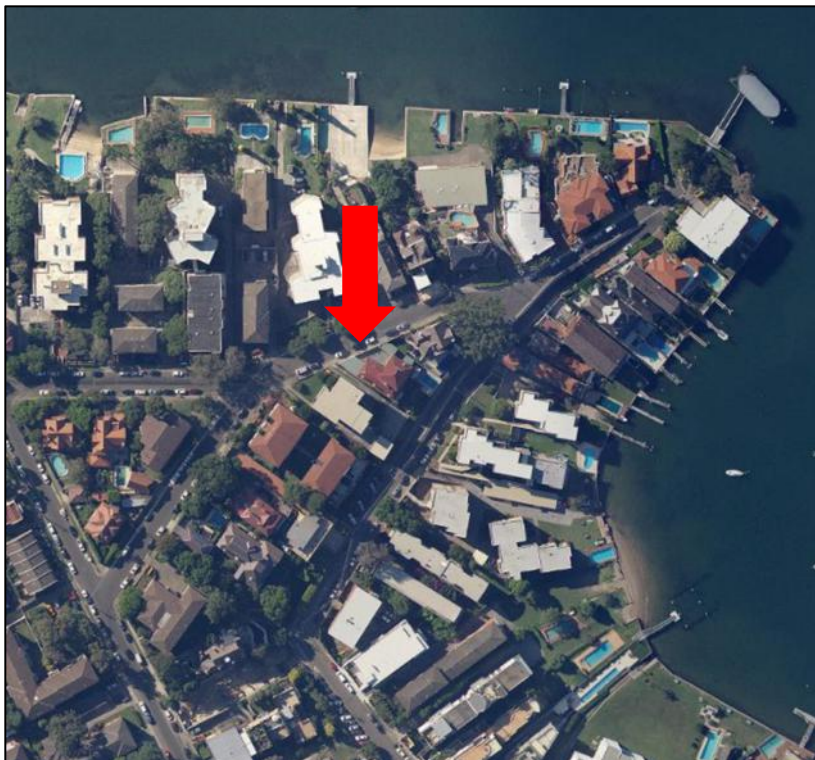


Figure 33: Aerial photograph of surrounding area.
SIX Maps, 2020

3.4.2 Wolseley Street

Wolseley Street runs east-west from Victoria Road to terminate at Drummoyne Wharf. It is residential in character with large one and two-storey Victorian and Federation freestanding dwellings on substantial allotments and modern infill characterised by two-storey dwellings and two to four-storey residential flat buildings.

The road carries two-way traffic with parking on both sides and concrete footpaths. The adjacent dwelling to the east is No. 1 Wolseley Street, a two-storey Federation style dwelling. To the west is No. 5 Wolseley Street, a two-storey modern residential flat building. Opposite the site to the north are four separate modern residential flat buildings between three and four-storeys.

Refer to Figures 34 to 37 which illustrate the character of Wolseley Street.



Figure 34: No. 3 Wolseley Street adjacent to the west of the subject site.



Figure 35: No. 1 Wolseley Street adjacent to the east of the subject site.

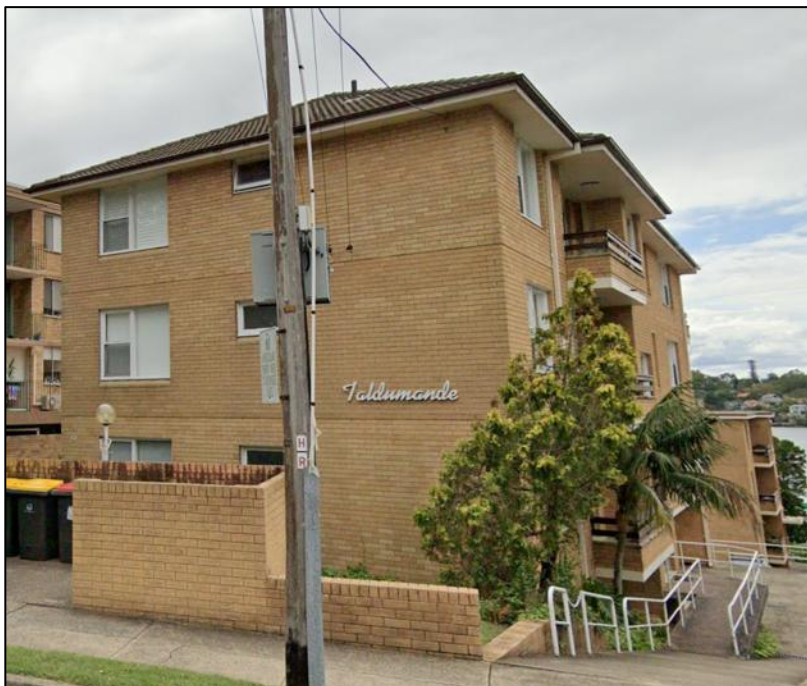


Figure 36: No. 12 Wolseley Street to the northwest of the subject site.



Figure 37: No. 6 Wolseley Street opposite the subject site to the north.

3.4.3 St Georges Crescent

St Georges Crescent runs north-south, then north-east between Park Avenue and Wolseley Street. It is residential in character with large one and two-storey Victorian and Federation freestanding dwellings on substantial allotments and modern infill characterised by two-storey dwellings and two to four-storey residential flat buildings.

The road carries two-way traffic with parking mainly on the eastern side. Opposite the site are several four-storey modern residential flat buildings and two-storey Victorian and Federation style dwellings.

Refer to Figures 38 to 40 which illustrate the character of St Georges Crescent.



Figure 38: No. 106 St Georges Crescent opposite the subject site.



Figure 39: The rear elevation of No. 1 Raglan Street to the south of the subject site.



Figure 40: No. 102A St Georges Crescent to the south of the subject site.

4 ASSESSMENT OF SIGNIFICANCE

4.1 Summary of Statutory Heritage Listings

No. 3 Wolseley Street, Drummoyne:

- Is listed as a heritage item under Schedule 5, Part 1 of the *LEP 2013* (Item No. I505).
- Is not listed on the State Heritage Register under the auspices of the *NSW Heritage Act 1977*.

- Is not located within a Heritage Conservation Area under Schedule 5, Part 2 of the *LEP 2013*.

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

The house is of high significance as part of a group at the end of St Georges Crescent which form a very fine streetscape and the house is capable of refurbishment. It is one of a group of fine Federation houses that typified development around the waterfront of Drummoyne.¹⁹

4.2 Heritage Items Within the Vicinity of the Site

Refer to Figure 41 below, which shows a heritage map from the *LEP 2013*. In this plan, heritage items are coloured brown and numbered and Conservation Areas are hatched red. The subject site is coloured brown and numbered '1505'.

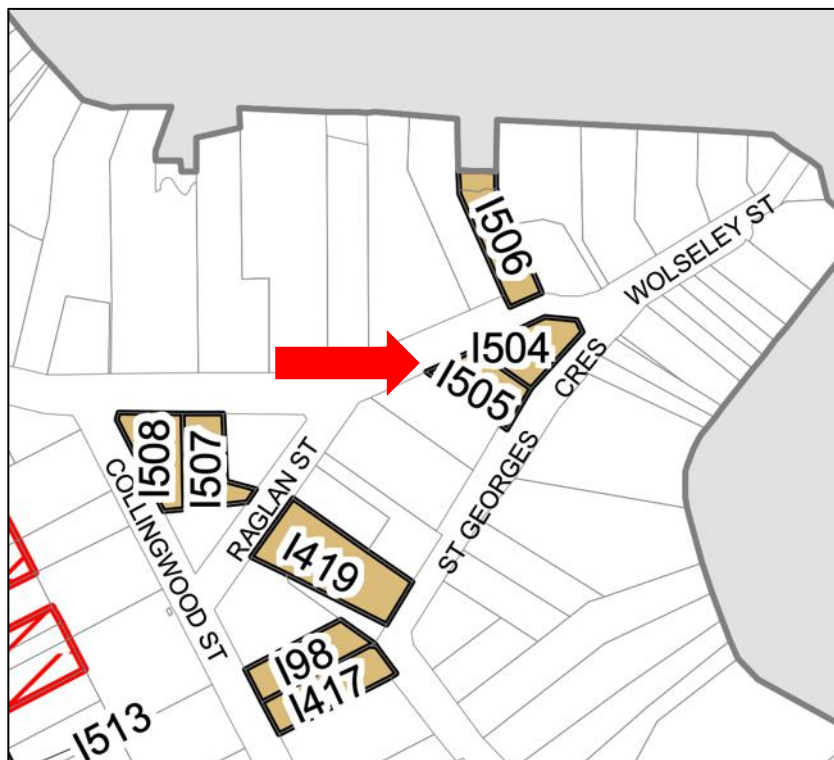


Figure 41: HER_006 showing heritage items in relation to the subject site.
Canada Bay LEP 2013

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

4.2.1 State Listings

There are no State heritage items within the vicinity of the site under the auspices of the *NSW Heritage Act 1977*.

¹⁹ Office of Environment & Heritage, 'House', <http://apps.environment.nsw.gov.au/dpcheritgeapp/ViewHeritageItemDetails.aspx?ID=2891173>, accessed 10 August, 2020.

4.2.2 Local Listings

There are two heritage items within the vicinity of the site under Schedule 5, Part 1 of the *Canada Bay LEP 2013*.

- **'House', 1 Wolseley Street, Drummoyne**

This item is adjacent to the northeast of the subject site. It is marked 'I504' in Figure 41 above.

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

The house is of high significance as part of a group at the end of St Georges Crescent which forms a very fine streetscape and the house is largely intact. It is one of a group of Federation/Edwardian houses that typified development around the waterfront of Drummoyne.

The remnant Eucalyptus Pilularis is a rare survivor in the council area.²⁰

Refer to Figure 42.



Figure 42: No. 1 Wolseley Street.

- **'House', 4 Wolseley Street, Drummoyne**

This item is located to the northeast of the subject site. It is marked 'I506' in Figure 41 above.

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

²⁰ Office of Environment & Heritage, 'House', <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2891172>, accessed 10 August, 2020.

A very fine example of the later Federation Arts and Crafts style residence with excellent detailing and an imposing waterfront location. One of the finest surviving waterfront houses in the area.²¹

Refer to Figure 43.



Figure 43: No. 4 Wolseley Street.

²¹ Office of Environment & Heritage, 'House', <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2891174>, accessed 1 September, 2020.

4.3 Integrity

For the following, refer to Figure 44, an aerial photograph of the subject site from the 1940s and to Figure 45, an aerial photograph from the 1990s, prior to the alterations and additions.

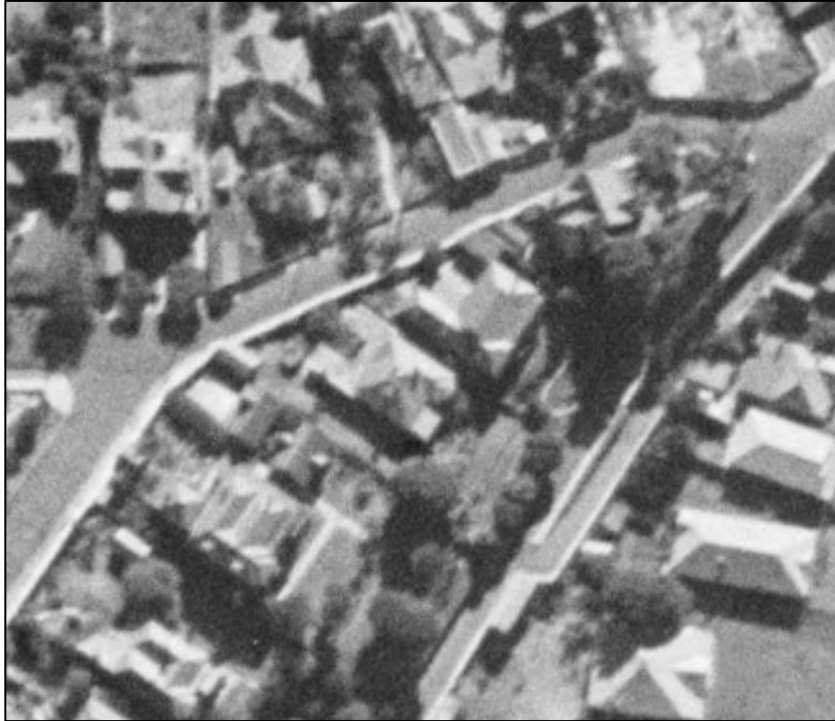


Figure 44: Aerial photograph of subject site (c. 1940s).
NSW Spatial Imagery



Figure 45: Aerial photograph of subject site (c. 1990s).

No. 3 Wolseley Street demonstrates a low degree of integrity and has undergone significant alterations and additions over time. This is analysed in detail below. For a more comprehensive fabric survey of the interior, refer to Appendices 1 and 2 at the end of this report.

Site

The following is noted:

- There is no original landscaping or vegetation.
- The boundary fences have been replaced with the existing.
- The front garage is not original.
- The rear garage is not original, however, the sandstone likely is.
- The garages at the rear and front of the site are not original.
- It is unclear whether the stairs visible in the 1940s aerial photograph are the same as exist now, notwithstanding, they appear to terminate further from the subject dwelling than they originally did. The historic entry from St Georges Crescent has been obscured by the existing garden arrangement.

Exterior

The following is noted:

- The original face brickwork has been rendered.
- The dwelling appears originally to have been single-storey. The existing first-floor to the principal building form is a modern addition, however, the chimney on the northern side is original.
- A dormer window has been added to the north-western elevation.
- The roof cladding has been replaced with the existing glazed terracotta tiles.
- The existing entry door and top light to the front elevation addressing Wolseley Street is a later addition.
- There may have been a verandah adjacent to the existing entry which is now removed.
- The original entry was from the rear elevation addressing St Georges Crescent. The relocation of the front entry door has fundamentally changed how the dwelling should be entered and the rooms used.
- The rear elevation has been enclosed and would have been a verandah.
- The twin balconies are later additions.
- The existing rear entry door may not be original; the Water Board Map shows the garden stairs ended adjacent to the north-eastern elevation. A niche in the southern wall of the sun room appears to have been the original entry. This relocation of the rear door further alters an understanding of the original configuration.
- All but one of the windows to the ground-floor northern elevation and two to the lower ground-floor rear elevation has been replaced.

Interior

The following is noted:

- Most of the ceilings and cornices have been replaced with plain plasterboard ceilings with modern reproduction roses which are uncharacteristic of the period and style.
- Most of the joinery including skirting boards and architraves have been replaced. The picture rails where noted may be original.
- The leadlight top lights are later additions.
- The moulded plasterwork in the hallway is a later addition.
- A staircase has been added.
- The kitchen and bathrooms have modern fit-outs with modern finishes.

-
- The fireplaces have all been removed. The existing fireplace and mantelpiece in the living room is a later addition.

Overall, these changes have had a significant and detrimental impact on the dwelling and has meant the loss of detailing normally associated with dwellings of this style and period. There is little remaining original fabric to the interior of the house.

4.4 View Corridors

The principal view corridor towards the subject dwelling is either from directly outside on Wolseley Street or on St Georges Crescent. Due to its elevated position, the dwelling has limited visibility from the latter, with the lower half of the site obscured by vegetation and the high boundary fence.

It can be seen on approach from the west along Wolseley Street, while it is blocked from view on approach from the east due to No. 1 Wolseley Street. From St Georges Crescent, it is not visible on approach from the southwest as No. 3 Wolseley Street blocks views, while the rear elevation has limited visibility from the northeast.

The main view corridor is to the southeast and east, which overlooks Parramatta River. Secondary views along Wolseley Street are limited.

Refer to Figures 47 to 53 which illustrate view corridors.



Figure 46: Looking towards the subject dwelling from the west along Wolseley Street.



Figure 47: Looking towards the subject dwelling from the east along Wolseley Street.



Figure 48: Looking towards the subject dwelling from the northeast along St Georges Crescent.



Figure 49: Looking towards the subject dwelling from the southwest along St Georges Crescent.



Figure 50: Looking southeast from the subject dwelling towards Sydney Harbour.



Figure 51: Looking west from the subject site along Wolseley Street.

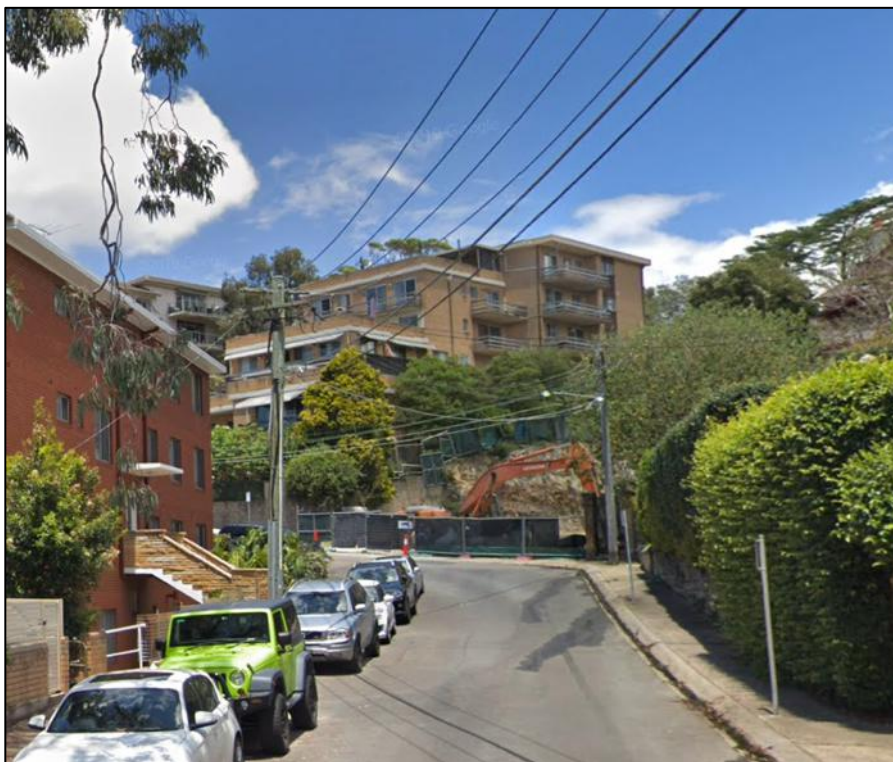


Figure 52: Looking southwest from the subject site along St Georges Crescent.

4.5 Comparative Analysis

The subject dwelling was constructed c. 1900-1901 and would originally have demonstrated many of the attributes now associated with the Federation style. This style dominated domestic architecture in Sydney during the late 19th and early 20th century.

Characteristics included the use of face brick, stone foundations, timber-framed double hung windows, gables, bay windows, leadlight windows, etc.

The following is a list of Federation period dwellings listed as local heritage items in Drummoyne.

Item	Description	Photograph
1 Wolseley Street, Drummoyne <i>LEP 2013</i> Item No. 504.	Two-storey sandstone base red face brick and roughcast rendered dwelling with hipped and gabled roof clad in tiles. A verandah on the eastern elevation has been enclosed.	
4 Wolseley Street, Drummoyne <i>LEP 2013</i> Item No. 506.	Two-storey dwelling constructed from brick clad in roughcast render with high pitched gabled roof clad in tiles. Unsympathetic additions to the front elevation.	
9 Wolseley Street, Drummoyne <i>LEP 2013</i> Item No. 507.	Two-storey dwelling constructed from face brick with gabled roof clad in terracotta tiles. Front elevation has decorative timberwork.	

<p>41 St Georges Crescent, Drummoyne</p> <p><i>LEP 2013</i> Item No. 415.</p>	<p>Single-storey dwelling constructed from face brick with gabled roof clad in slate. Bay windows with leadlight detailing.</p>	
<p>45 Wrights Road, Drummoyne</p> <p><i>LEP 2013</i> Item No. 514.</p>	<p>Two-storey dwelling constructed from face brick with hipped and gabled roof clad in tiles. Features octagonal tower and oriel windows as well as decorative timberwork. Now split into flats.</p>	
<p>54 Lyons Road, Drummoyne</p> <p><i>LEP 2013</i> Item No. 315.</p>	<p>Single-storey dwelling constructed from face brick with hipped and gabled roof clad in slate. The front verandah has been enclosed, otherwise most original detailing is intact.</p>	

As the above Comparative Analysis shows, there are numerous other dwellings dating from the Federation period that are located in Drummoyne. These show varying degrees of integrity. For instance, No. 4 Wolseley Street has undergone unsympathetic alterations to the front elevation with the construction of a garage, while No. 45 Wrights Road has been converted into a residential flat building.

Notwithstanding, they all retain architectural details that characterise Federation style dwellings. These include face brick facades, half-timbering, leadlight windows, bay or oriel windows, unglazed terracotta roof tiles or slate. While the character of their interiors is unknown, it can be assumed that most would retain their decorative plaster ceilings and original joinery and fretwork.

The retention of these finishes allows the items to continue to present as belonging to the Federation style, which the subject dwelling is unable to do so because all these details have been removed or replaced. For these reasons, the subject dwelling is a poor representation of the style, while these others are superior examples.

4.6 Assessment under NSW Heritage Division Criteria

4.6.1 Criterion (a)

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

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

No. 3 Wolseley Street was constructed c. 1900-1901 during one of the key periods of subdivision in Drummoyne. It was originally known as 'Kubara' and has limited historic significance as part of a pattern of substantial dwellings being constructed in this part of Drummoyne during the late 19th and early 20th centuries.

The subject site does fulfil this criterion for listing.

4.6.2 Criterion (b)

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

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

No. 3 Wolseley Street was constructed c. 1900-1901 by Stephen Vale, an assayer and mineralogist. Neither he, nor subsequent owners including the Read and Moubarak families, have been determined to be of any more than local prominence.

The subject site does not fulfil the criterion for listing.

4.6.3 Criterion (c)

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

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none">shows or is associated with, creative or technical innovation or achievement	<ul style="list-style-type: none">is not a major work by an important designer or artist
<ul style="list-style-type: none">is the inspiration for creative or technical innovation or achievement	<ul style="list-style-type: none">has lost its design or technical integrity

<ul style="list-style-type: none"> is aesthetically distinctive or has landmark qualities 	<ul style="list-style-type: none"> its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded
<ul style="list-style-type: none"> exemplifies a particular taste, style or technology 	<ul style="list-style-type: none"> has only a loose association with a creative or technical achievement

No. 3 Wolseley Street was an example of a Federation dwelling. It has, however, not been identified as the work of an important architect and has undergone significant alterations which mean it is more than temporarily degraded.

This has included but is not limited to the following:

- The original face brick is now rendered.
- The principal roof structure has been replaced with the first-floor addition.
- The original front elevation has been enclosed and the front entry relocation to Wolseley Street.
- The fireplaces have all been removed or replaced.
- The ceilings, plasterwork and joinery has all been replaced.

As this assessment has shown, there are other better examples of the type to be found throughout the City of Canada Bay that better demonstrate the style.

The subject site does not fulfil the criterion for listing.

4.6.4 Criterion (d)

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

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

No. 3 Wolseley Street has not been found to have any association with a particular community or cultural group.

The subject site does not fulfil this criterion for listing.

4.6.5 Criterion (e)

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

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

No. 3 Wolseley Street is an example of a Federation style dwelling, however, it has been so altered externally and internally that it can no longer be considered a good example of its type. There are other better examples to be found throughout the City of Canada Bay that would provide this type of information.

The subject site does not fulfil the criterion for listing.

4.6.6 Criterion (f)

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

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

No. 3 Wolseley Street is a highly altered example of a substantial Federation dwelling that once characterised this part of Drummoyne, however, while not as numerous as they once were, there are better examples of this type of dwelling.

The subject site does not fulfil the criterion for listing.

4.6.7 Criterion (g)

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

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

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

No. 3 Wolseley Street is part of a group which collectively illustrate Federation dwellings, however, it has lost many of the range of characteristics that make up the type and no longer presents as a Federation style dwelling.

The subject site does not fulfil the criterion for listing.

4.7 Discussion

No. 3 Wolseley Street was constructed c. 1900-1901 and thus stands out as an early example of a Federation dwelling in the area. It was built as one of several substantial dwellings overlooking Sydney Harbour and once formed part of an uninterrupted row. This aesthetic and historic continuity no longer exists with many of these dwellings replaced by residential flat buildings, for instance, No. 5 Wolseley Street.

Unlike remaining dwellings from this period, the subject dwelling has undergone alterations and additions over time. These include but are not limited to the following:

- The face brick has been rendered.
- The principal roof structure was removed when the first-floor addition was constructed.
- Nearly all of the original openings have been replaced.
- The original front elevation has been enclosed and the entry relocated to Wolseley Street. This has obscured an understanding of the original configuration and the use of the rooms.
- All of the ceilings have been replaced with uncharacteristic plain plaster ceilings.
- Nearly all of the original joinery including skirting boards and architraves have been replaced.
- The plasterwork in the hallway is not original.
- Nearly all of the leadlight top lights are new.
- The fireplaces have either been removed or replaced.
- All site structures including the boundary fencing, garden stairs, vegetation and so on have been replaced or removed.

These alterations are significant and irreparable and have resulted in the loss of important detail that characterises the style. The removal of the subject dwelling would thus have an acceptable impact on the Heritage Conservation Area. The changes mean that removal of the dwelling to replace it with a new dwelling would be subject to scrutiny by Council as it is located adjacent to and within the vicinity of other heritage items. Any proposal would be assessed to identify the implications of the removal of the dwelling on these items.

5 **APPENDIX 1**
Exterior Fabric Survey

Building:	Elevation: Front	
Address: 3 Wolseley Street		Date: August 2020

Element	Materials/ Comments	Integrity
Roof	Glazed terracotta tiles.	Not original. Inappropriate replacement.
Walls	Rendered and painted.	Not original.
Windows	Ground Floor: 3 x timber-framed sash windows. First Floor: 4 x timber-framed sash windows.	None are original.
Doors	1 x solid timber door.	Not original.
Other Features	1 x timber-framed dormer window to first-floor. 2 x wall lamps.	None are original.

Photographs



Building:	Elevation: Rear	
Address: 3 Wolseley Street		Date: August 2020

Element	Materials/ Comments	Integrity
Roof	Glazed terracotta tiles.	Not original. Inappropriate replacement.
Walls	Rendered and painted. Lower half is on sandstone base.	Walls not original, nor appropriate. Sandstone base is original, however, the columns supporting the projecting balconies are not.
Windows	Ground Floor: 6 x timber-framed glazed windows with top lights and bottom lights. First Floor: 1 x timber-framed window.	None are original.
Doors	Lower Ground Floor: 2 x timber-framed sash windows. Ground Floor: 2 x timber-framed doors with top lights. 1 x timber-framed door with side lights. 1 x timber-framed door with glazing. First Floor: 2 x timber-framed French doors.	Lower ground floor windows likely original. The others are not.
Other Features	Lower Ground Floor: 1 x sandstone stair to rear entry door. Ground Floor: 2 x balconies with glazed balustrade and sandstone floors. First Floor: 1 x verandah with timber balustrade and tiled floor.	None are original.

Photographs



Building:	Elevation: Northern	
Address: 3 Wolseley Street		Date: August 2020

Element	Materials/ Comments	Integrity
Roof	Glazed terracotta tiles.	Not original. Inappropriate replacement.
Walls	Rendered and painted. Shallow sandstone base.	Walls not original, nor appropriate. Sandstone base is original.
Windows	Ground Floor: 3 x timber-framed sash windows.	Only one is original (as noted elsewhere). The others are replacements.
Doors		
Other Features		

Photographs

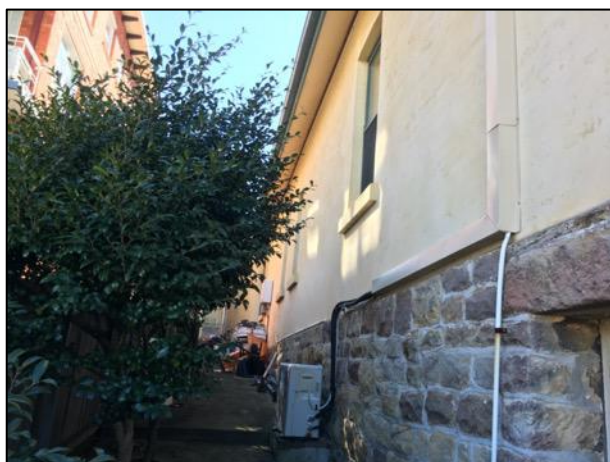




Building:	Elevation: Southern	
Address: 3 Wolseley Street		Date: August 2020

Element	Materials/ Comments	Integrity
Roof	Glazed terracotta tiles.	Not original. Inappropriate replacement.
Walls	Rendered and painted. Shallow sandstone base.	Walls not original, nor appropriate. Sandstone base is original.
Windows	Ground Floor: 3 x timber-framed sash windows.	None are original.
Doors		
Other Features		

Photographs



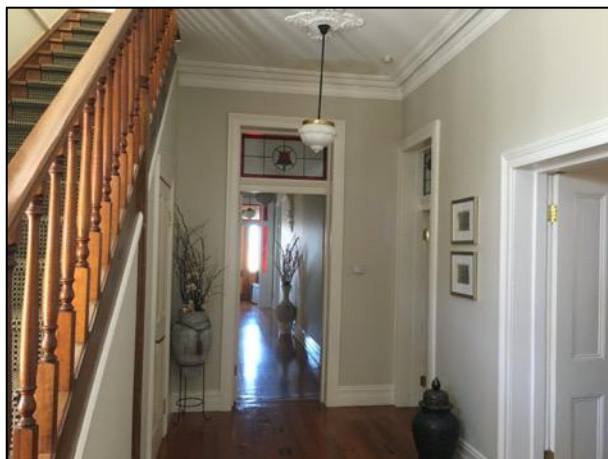
6 APPENDIX 2
Interior Fabric Survey

Ground Floor

Building:	Room: Foyer	
Address: 3 Wolseley Street		Date: August 2020

Element	Materials/ Comments	Integrity
Floor	Timber floor.	Original or appropriate replacement.
Skirting	Timber; simple moulded profile; painted.	Not original.
Walls	Rendered and painted.	Original.
Doors	Timber panelled with timber profiled architraves; painted.	Doors are original or appropriate replacement.
Cornice	Detailed	Not original.
Ceiling	Plain plaster with rose.	Not original.
Stairs	Timber with timber balustrade.	Not original.
Fireplace	None.	
Other Features	Leadlight top lights.	Not original.

Photographs

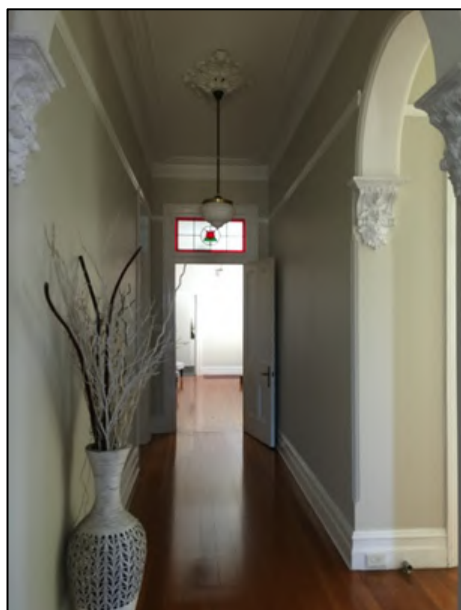


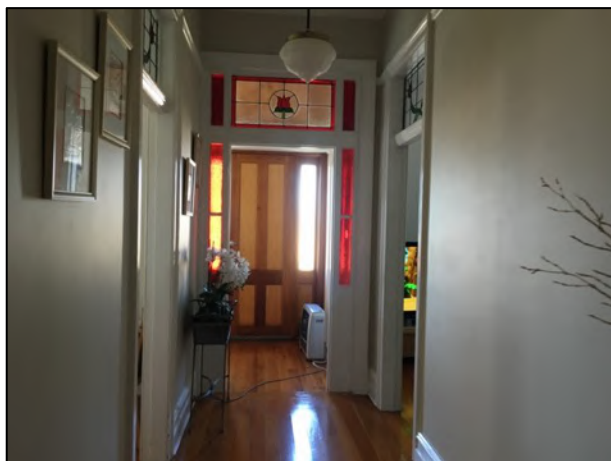


Building:	Room: Main Hallway	
Address: 3 Wolseley Street		Date: August 2020

Element	Materials/ Comments	Integrity
Floor	Timber floor.	Original or appropriate replacement.
Skirting	Timber; simple moulded profile; painted.	Not original.
Walls	Rendered and painted with elaborate moulded plasterwork.	Walls are original. Plasterwork is a later addition.
Doors	Timber panelled with timber profiled architraves; painted.	Doors are original or appropriate replacement.
Cornice	Detailed	Not original.
Ceiling	Plain plaster with rose.	Not original.
Fireplace	None.	
Other Features	Leadlight top lights.	Not original.

Photographs

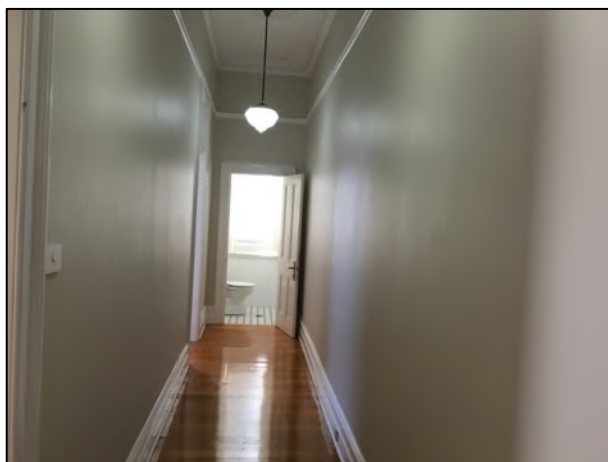




Building:	Room: North-east Hallway	
Address: 3 Wolseley Street		Date: August 2020

Element	Materials/ Comments	Integrity
Floor	Timber floor.	Original or appropriate replacement.
Skirting	Timber; simple moulded profile; painted.	Original or appropriate replacement.
Walls	Rendered and painted.	Original.
Doors	Timber panelled with timber profiled architraves; painted.	Doors are original or appropriate replacement.
Cornice	Detailed	Not original.
Ceiling	Plain plaster with rose.	Not original.
Fireplace	None.	
Other Features	Leadlight top lights. Picture rails: timber; simple moulded profile; painted.	Top lights not original. Picture rails original or appropriate replacement.

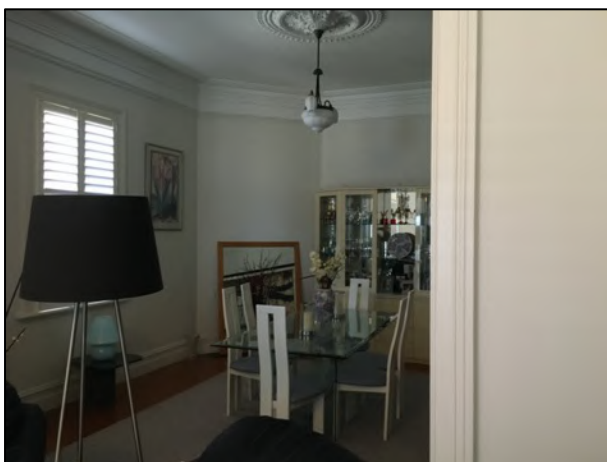
Photographs

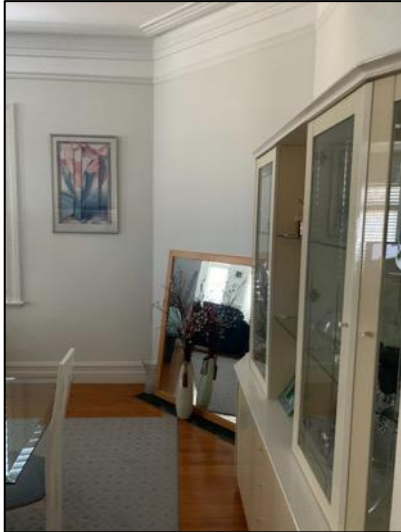


Building:	Room: Dining Room	
Address: 3 Wolseley Street		Date: August 2020

Element	Materials/ Comments	Integrity
Floor	Timber floor.	Original or appropriate replacement.
Skirting	Timber; simple moulded profile; painted.	Not original.
Walls	Rendered and painted.	Original.
Doors	Timber panelled with timber profiled architraves; painted.	Doors are original or appropriate replacement.
Cornice	Detailed	Not original.
Ceiling	Plain plaster with rose.	Not original.
Fireplace	None.	
Other Features	None.	

Photographs



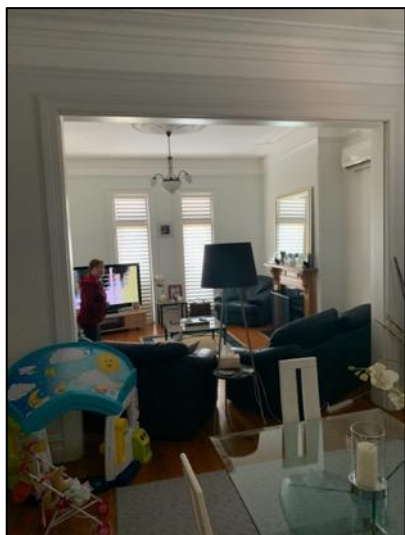


Building:	Room: Living Room	
Address: 3 Wolseley Street		Date: August 2020

Element	Materials/ Comments	Integrity
Floor	Timber floor.	Original or appropriate replacement.
Skirting	Timber; simple moulded profile; painted.	Not original.
Walls	Rendered and painted.	Original.
Doors	Timber panelled with timber profiled architraves; painted.	Doors are original or appropriate replacement.
Cornice	Detailed	Not original.
Ceiling	Plain plaster with rose.	Not original.
Fireplace	Cast iron fireplace with timber mantelpiece and tiled floor.	Not original.
Other Features	None.	

Photographs





Building:	Room: Kitchen	
Address: 3 Wolseley Street		Date: August 2020

Element	Materials/ Comments	Integrity
Floor	Timber floor.	Not original.
Skirting	Timber; simple moulded profile; painted.	Not original.
Walls	Rendered and painted with tiles.	Original with later openings.
Doors	Timber panelled with timber profiled architraves; painted.	Doors are original or appropriate replacement.
Cornice	Simple.	Not original.
Ceiling	Plain plaster.	Not original.
Fireplace	None.	
Other Features	Modern fit-out with timber cabinetry.	Not original.

Photographs

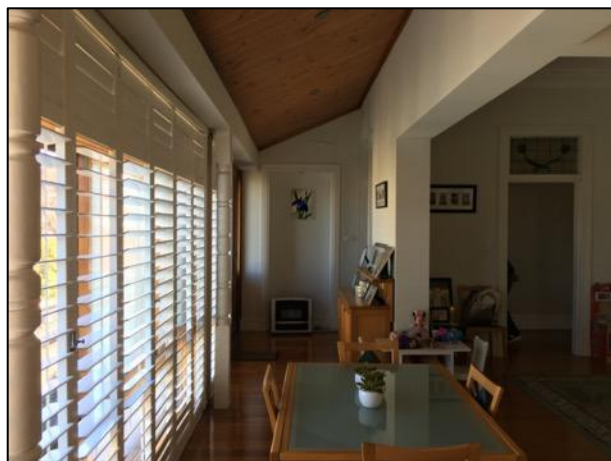




Building:	Room: Sun Room	
Address: 3 Wolseley Street		Date: August 2020

Element	Materials/ Comments	Integrity
Floor	Timber floor.	Original or appropriate replacement.
Skirting	Timber; simple moulded profile; painted.	Not original.
Walls	Rendered and painted with tiles.	Original with later openings.
Doors	Timber with profiled architrave and glazed openings.	Not original.
Cornice	None.	
Ceiling	Timber	Not original.
Fireplace	None.	
Other Features	Timber columns.	Not original.

Photographs

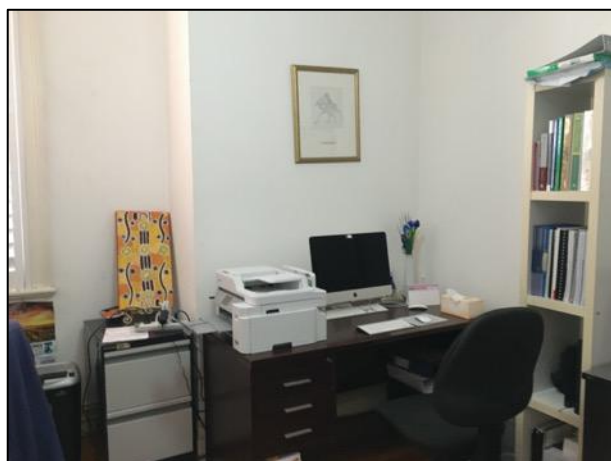




Building:	Room: Study	
Address: 3 Wolseley Street		Date: August 2020

Element	Materials/ Comments	Integrity
Floor	Timber.	Original or appropriate replacement.
Skirting	Timber; simple moulded profile; painted.	Not original.
Walls	Rendered and painted.	Original.
Doors	Timber panelled with timber profiled architraves; painted.	Doors are original or appropriate replacement.
Cornice	Simple.	Not original.
Ceiling	Plain plaster with rose.	Not original.
Fireplace	None.	
Other Features	None.	

Photographs



Building:	Room: Bedroom 1	
Address: 3 Wolseley Street		Date: August 2020

Element	Materials/ Comments	Integrity
Floor	Timber.	Original or appropriate replacement.
Skirting	Timber; simple moulded profile; painted.	May be original.
Walls	Rendered and painted.	Original.
Doors	Timber panelled with timber profiled architraves; painted.	Doors are original or appropriate replacement.
Cornice	Simple.	Not original.
Ceiling	Plain plaster with rose.	Not original.
Fireplace	None.	
Other Features	Picture rail: timber; simple moulded profile; painted.	Original or appropriate replacement.

Photographs



Building:	Room: Bedroom 2	
Address: 3 Wolseley Street		Date: August 2020

Element	Materials/ Comments	Integrity
Floor	Timber.	Original or appropriate replacement.
Skirting	Timber; simple moulded profile; painted.	May be original.
Walls	Rendered and painted.	Original.
Doors	Timber panelled with timber profiled architraves; painted.	Doors are original or appropriate replacement.
Cornice	Simple.	Not original.
Ceiling	Plain plaster with rose.	Not original.
Other Features	Picture rail: timber; simple moulded profile; painted.	Original or appropriate replacement.

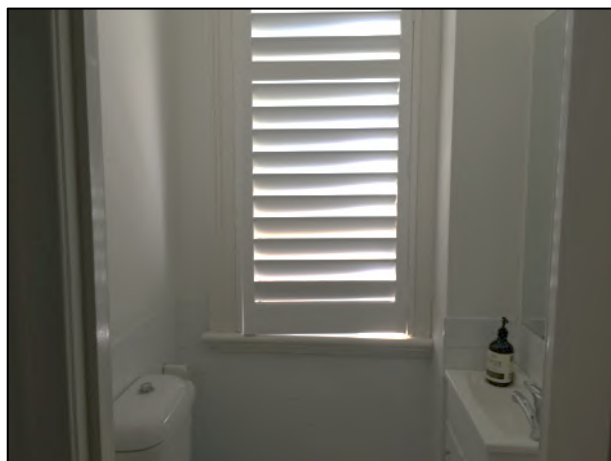
Photographs



Building:	Room: WC	
Address: 3 Wolseley Street		Date: August 2020

Element	Materials/ Comments	Integrity
Floor	Tiled.	Not original.
Skirting	None.	
Walls	Tiled then rendered and painted.	Original with later tiling.
Doors	Timber panelled with timber profiled architraves; painted.	Doors are original or appropriate replacement.
Cornice	Simple.	May be original.
Ceiling	Plain plaster.	May be original.
Fireplace	None.	
Other Features	Modern fit-out with toilet.	Not original.

Photographs



Building:	Room: Bathroom 1	
Address: 3 Wolseley Street		Date: August 2020

Element	Materials/ Comments	Integrity
Floor	Tiled.	Not original.
Skirting	None.	
Walls	Tiled.	Original with later tiling.
Doors	Timber panelled with timber profiled architraves; painted.	Doors are original or appropriate replacement.
Cornice	Simple.	May be original.
Ceiling	Plain plaster.	May be original.
Fireplace	None.	
Other Features	Modern fit-out with timber cabinetry and shower.	Not original.

Photographs

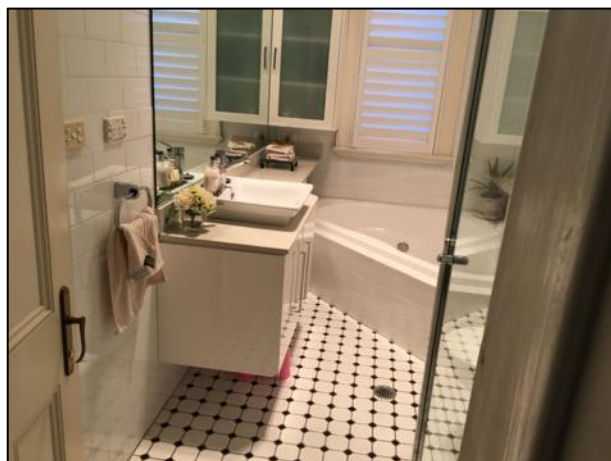




Building:	Room: Bathroom 2	
Address: 3 Wolseley Street		Date: August 2020

Element	Materials/ Comments	Integrity
Floor	Tiled.	Not original.
Skirting	None.	
Walls	Tiled, then rendered and painted.	Original with later tiling.
Doors	Timber panelled with timber profiled architraves; painted.	Doors are original or appropriate replacement.
Cornice	Simple.	May be original.
Ceiling	Plain plaster.	May be original.
Fireplace	None.	
Other Features	Modern fit-out with timber cabinetry and shower and bath.	Not original.

Photographs

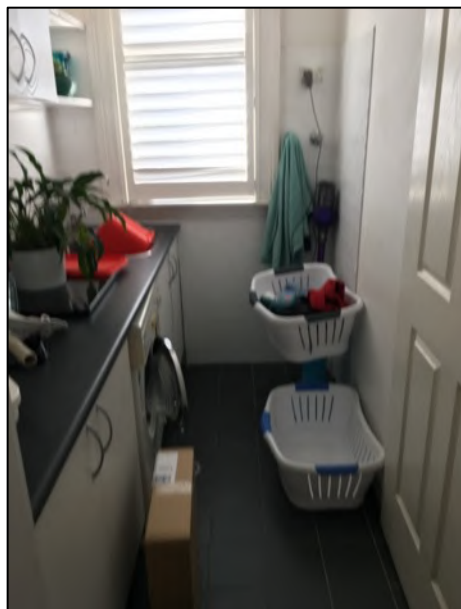




Building:	Room: Laundry	
Address: 3 Wolseley Street		Date: August 2020

Element	Materials/ Comments	Integrity
Floor	Tiled.	Not original.
Skirting	None.	
Walls	Rendered and painted.	Not original.
Doors	Timber panelled with timber profiled architraves; painted.	Doors are original or appropriate replacement.
Cornice	Simple.	May be original.
Ceiling	Plain plaster.	May be original.
Fireplace	None.	
Other Features	Modern fit-out with timber cabinetry.	Not original.

Photographs



Building:	Room: Garage	
Address: 3 Wolseley Street		Date: August 2020

Element	Materials/ Comments	Integrity
Floor	Concrete.	Not original.
Skirting	None.	
Walls	Concrete.	Not original.
Doors	Metal roller door.	Not original.
Cornice	None.	Not original.
Ceiling	Timber rafters.	Not original.
Fireplace	None.	
Other Features	None.	

Photographs



First-Floor

Building:	Room: Bedroom 1	
Address: 3 Wolseley Street		Date: August 2020

Element	Materials/ Comments	Integrity
Floor	Carpet, likely timber below.	Not original.
Skirting	Timber; simple moulded profile; painted.	Not original.
Walls	Rendered and painted.	Not original.
Doors	Timber panelled with timber profiled architraves; painted.	Not original.
Cornice	Simple.	Not original.
Ceiling	Plain plaster with metal vent.	Not original.
Fireplace	None.	
Other Features	None.	

Photographs



Building:	Room: Family Room	
Address: 3 Wolseley Street		Date: August 2020

Element	Materials/ Comments	Integrity
Floor	Carpet, likely timber below.	Not original.
Skirting	Timber; simple moulded profile; painted.	Not original.
Walls	Rendered and painted.	Not original.
Doors	Timber panelled with timber profiled architraves; painted.	Not original.
Cornice	Simple.	Not original.
Ceiling	Plain plaster with metal vent.	Not original.
Fireplace	None.	
Other Features	None.	

Photographs





Building:	Room: Bathroom 1	
Address: 3 Wolseley Street		Date: August 2020

Element	Materials/ Comments	Integrity
Floor	Tiled.	Not original.
Skirting	None.	Not original.
Walls	Tiled.	Not original.
Doors	Timber panelled with timber profiled architraves; painted.	Not original.
Cornice	Simple.	Not original.
Ceiling	Plain plaster.	Not original.
Fireplace	None.	
Other Features	Modern fit-out with timber cabinetry and shower.	Not original.

Photographs



7 APPENDIX 3

Heritage Listing Sheet for No. 3 Wolseley Street, Drummoyne



Search for NSW Heritage

Item details

Name of item:

House

Type of item:

Built

Group/Collection:

Residential buildings (private)

Category:

House

Primary address:

3 Wolseley Street, Drummoyne, NSW 2047

Parish:

Concord

County:

Cumberland

Local govt. area:

Canada Bay

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
3 Wolseley Street	Drummoyne	Canada Bay	Concord	Cumberland	Primary Address
Lower St Georges Crescent	Drummoyne	Canada Bay	Concord	Cumberland	Alternate Address

Statement of significance:

The house is of high significance as part of a group at the end of St Georges Crescent which form a very fine streetscape and the house is capable of refurbishment. It is one of a group of fine Federation houses that typified development around the waterfront of Drummoyne.

Date significance updated: 09 Nov 07

Note: The State Heritage Inventory provides information about heritage items listed by local and State government agencies. The State Heritage Inventory is continually being updated by local and State agencies as new information becomes available. Read the Department of Premier and Cabinet [copyright](#) and [disclaimer](#).

Description

Physical description:

A relatively intact Federation house on a terraced site, in poor overall condition but retaining its original features. The front verandah is enclosed and there are several additions to the rear including a garage. The front garden is terraced in stone and the house sits on a stone base with stone stairs to the verandah.

Physical condition and/or

Archaeological potential:

Deteriorated

Date condition updated: 09 Nov 07

Current use:

Residence

Former use:

Residence

Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
4. Settlement-Building settlements, towns and cities	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Suburbanisation-

Assessment of significance

<https://www.heritage.nsw.gov.au/search-for-heritage/search-for-nsw-heritage/>

1/2

SHR Criteria c)

[Aesthetic significance]

The house is of high significance as part of a group at the end of St Georges Crescent which form a very fine streetscape and the house is capable of refurbishment. It is one of a group of fine Federation houses that typified development around the waterfront of Drummoyne.

SHR Criteria g)


[Representativeness]

It is one of a group of fine Federation houses that typified development around the waterfront of Drummoyne.

Integrity/Intactness:

Altered, extended unsympathetically

Assessment criteria:

Items are assessed against the  [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	House	505	07 Mar 08	30	1464
Heritage study					

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Drummoyne Heritage Study Review	1996		Paul Davies & Associates		Yes

References, internet links & images

None

Note: internet links may be to web pages, documents or images.

Data source

The information for this entry comes from the following source:

Name:

Local Government

Database number:

2891173

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