


Heritage Inventory Sheet

Item Name	Colquhoun Park, including palm trees and monument		
Recommended Name	Colquhoun Park, including palm trees and monument		
Site Image			
Address	196 Blaxcell Street, South Granville NSW 2142		
Lot/Section/DP	1	-	136166
	11	-	136168
	52 and 53	-	192747
Draft Cumberland LEP ID	I234		
Former LEP ID	I600 (Parramatta LEP)		
Heritage Conservation Area	Not included		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	

Curtilage Map



Statement of Significance

Colquhoun Park is of local significance for its historic, associative, aesthetic and social values. The item is historically significant as an open space, opened under the patronage of Mayor John Colquhoun in 1926. Its use as an open community park has been maintained since its opening. The item is associated with John Colquhoun. He served as a Granville Municipal alderman for a number of years, and Mayor of Granville four times. John Colquhoun was patron of the park, but unexpectedly died on the day of its opening. The item is locally significant for its aesthetic values as a picturesque park with a remnant avenue of trees and a varied collection of plantings including tall palms, silky oak, fig and jacaranda. The park is socially significant as the community's representation of its regard for Mayor John Colquhoun. The memorial, erected in commemoration of him, was built by public subscription. The park also represents the rapid growth and subdivision of the area following WW1, forcing the need to reserve areas for public recreation.

Criteria Assessment

a) Historic

The item is historically significant as an open space, opened under the patronage of Mayor John Colquhoun. Colquhoun saw that as a result of the rapid growth and subdivision of the area in the Inter-War period, the provision of parklands for children and families in the community

	was lacking. Its use as an open community park has been maintained since its opening.
b) Associative	The item is associated with John Colquhoun, a Scottish immigrant who came from humble beginnings to build the successful Colquhoun's Bag Company. He served as a Granville Municipal Alderman for a number of years, and Mayor of Granville four times. A prominent and well-respected member of the Granville community, the park is directly connected to the life and death of Mayor John Colquhoun, who was patron of the park but had unexpectedly died on the day of its opening.
c) Aesthetic/Technical	The item is locally significant for its aesthetic values as a picturesque park with a remnant avenue of trees and a varied collection of plantings, including tall palms, silky oak, fig and jacaranda.
d) Social	The item is socially significant as the community's representation of its regard for Mayor John Colquhoun. The memorial, erected in commemoration of him, was built by public subscription. The park also represents the rapid growth and subdivision of the area following WW1, forcing the need to reserve areas for public recreation.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item does not meet this criterion.

Physical Description

The item consists of two key components:

The park itself is a large open area reserved for public recreation. The park offers significant landscaping elements such as an avenue of landscaped exotic trees including tall palms, silky oak, one fig and recent complementary replacement planting of two jacarandas, which all appear to be complementary to the memorial in the front of the park. The park also features asphalted netball courts, concreted footpaths, a children's playground, cricket nets, and an amenities building.

At the eastern boundary of the park by Blaxcell Street is a rotunda style memorial constructed locally of Benedict stone, a polished pebbled concrete material. The memorial is an open classical temple form with a domed roof supported by five columns, set on a pebble concrete circular pedestal raised on four steps. A new aluminium dedication plaque has been applied which reads:

*"To the memory of Alderman John Colquhoun
A worthy citizen and public benefactor
An Alderman of the Municipality of Granville for 18 years and 4 times Mayor
Born 18th October 1857
Died on 12 May 1929
This memorial erected by citizens of Granville"*

Both the memorial and park appear to be in good condition, the memorial has recently had a new aluminium dedication plaque affixed.

Condition	Good	Fair	Poor
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Alterations and Additions

- A new replacement aluminium dedication plaque has been installed on the memorial.
- Elements such as playground equipment and amenities are modernised.
- Some plantings have been replaced; others potentially removed.

The integrity of the park is intact, the thoroughfare through the park appears to follow its original alignment.

Integrity	High	Moderate	Low
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* *element detracts from the overall cultural significance of the place*

Historical Notes

Construction years	1926-1935
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This land was acquired for Colquhoun Park in 1926. An aerial photograph of 1930 shows what appears to be an access way into the park. In 1932, in reply to a request for the planting of Australian native trees in the park, Granville Council noted that many trees had already been planted in the park and that they would consider planting more at a future date.

The memorial is dedicated to memory of former Mayor, John Colquhoun, born 18 October 1857 and died 12 May 1929. He was a Scottish immigrant who arrived in Australia as a miner with no wealth. He started selling second-hand bags, bottles, cans and other goods. The bags were bought from the produce markets and re-sold to the public. Once John had generated some money, he was able to send for his family in Scotland. They arrived in 1890 and amongst his children was Alexander, who would go on to inherit the company.

The second-hand bag business grew ever larger as the NSW and Australian agricultural sectors found their feet. Around the turn of the century, John Colquhoun and his son Alexander Colquhoun were not only purchasing the second-hand bags from the markets. When the shipments of jute bags arrived from the sub-continent, ships carrying the goods were not always watertight. John Colquhoun and Alexander Colquhoun were able to purchase the wet and damaged items directly from the wharf. The bags were then dried out and repaired if necessary. These repaired bags were then sold to the public to satisfy the ever-increasing demand. Alexander Colquhoun took over the day to day running of the business in 1920, whilst John Colquhoun moved into politics. During the first of John Colquhoun's four (4) terms as mayor of Granville, he built the company's first ever premises located on Parramatta Road in Granville.

John Colquhoun saw that as a result of the rapid growth and subdivision of the area in the inter-war period, the provision of parklands for children and families in the community was lacking. He purchased the land to be reserved as a park for the recreational use of the many residents in the area in 1926. On the day of the park's official opening, John Colquhoun suddenly died at St Joseph's Hospital in Auburn one hour before the park was to be opened.

A monument was erected in 1935, designed by architect Sir Charles Rosenthal. The monument was built of Benedict Stone, an artificial stone produced by Goodlet and Smith in Merrylands in the early 1930s. The 5 September 1935 edition of the *Cumberland Argus and Fruitgrowers Advocate* (Parramatta, NSW) contains details of the dedication ceremony:

The romance of the Colquhoun bag industry, which started in a humble way and became the largest of its kind in Australia, was recalled at the dedication of the John Colquhoun memorial at Granville on Saturday afternoon. Executed in Benedict stone, the monument stands in an attractive garden plot near the railway station. It was built by public subscription. Mr. John Colquhoun's name is a household word in Granville. He lived there about 35 years. He played a prominent part in public affairs, was an alderman for sixteen years and Mayor on four occasions, and was noted for his philanthropy.

At the dedication ceremony, the secretary of the Colquhoun Memorial Committee (Alderman Brophy), who presided, read apologies from Sir Charles Rosenthal (designer of the monument), Sir Joseph Cook (an old friend of Mr. Colquhoun), and Alderman W. S. Kay (president of the memorial committee). Dedicating the memorial, the Mayor (Alderman Fielding) paid a warm tribute to Mr. Colquhoun's work for the town. His record of public service was an honourable one. An example of his generosity was his gift of Colquhoun Park to the town. Even in retirement he continued to take a keen interest in local affairs.

Documents within the National Trust (Parramatta Branch) state that it is possible the dedication plaque has been renewed. The 'chrome metal plaque' appears to have been placed with an aluminium plaque, stating:

*"To the memory of Alderman John Colquhoun
A worthy citizen and public benefactor
An Alderman of the Municipality of Granville for 18 years and 4 times Mayor
Born 18th October 1857
Died on 12 May 1929
This memorial erected by citizens of Granville"*

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.	X	14. Future uses for this item should be compatible with its historical functions/associations.	X
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- None.

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Colquhoun Park, including palm trees and monument	I234
Heritage Study	Colquhoun Park, including palm trees and monument	I234
National Trust Australia Register	N/A	-

Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

Other References

- Liberty Plains Parish A Map, Department of Lands, Sydney (c.1800s)
- Author unidentified 2008, Granville, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Kass T 1996, *Auburn Heritage Study Draft Final Report, Volume 2 Historical Context Report*, Sydney, Auburn Council.
- *The Cumberland Argus and Fruitgrowers Advocate* (Parramatta, NSW), 5 September 1935.

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



View northwest from Blaxcell Street to monument in Colquhoun park.



View west from Blaxcell Street to Colquhoun park.




View northeast from Blaxcell Street to monument in Colquhoun park.



View of established trees lining footpaths throughout Colquhoun park.

Heritage Inventory Sheet

Item Name	Houses built for Housing Commission		
Recommended Name	Blaxcell Street Houses Built for Housing Commission		
Site Image			
Address	347, 349, 351, 353, 355, 357, 359 and 361 Blaxcell Street, South Granville NSW 2142		
Lot/Section/DP	13-16 and 35-38	-	35007
Draft Cumberland LEP ID	I235		
Former LEP ID	I601 (Parramatta LEP)		
Heritage Conservation Area	Included, Blaxcell Estate Conservation Area		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential Buildings (private)	

Curtilage Map



Revised curtilage recommended – refer below

Statement of Significance

The dwellings at 347-361 Blaxcell Street, South Granville are locally significant for their historical, associative and social values. Alongside the houses in Montgomery Avenue, Oakleigh Avenue, Clyde Street and Chiswick Road, this group of cottages were part of the first group developments constructed by the newly formed Housing Commission in 1944. As opposed to the brick houses within the area, the fibro houses are reflective of the cost-effective measures undertaken by the Housing Commission to produce the quantity of houses when post war shortages of labour and materials threatened the building program. The item is associated with the Government Housing Commission, who built the cottages. The Blaxcell Street cottages have social value to the community as public housing. As the dwellings have been heavily modified with respect to fabric, they are generally not representative of Government Housing Commission dwellings other than through their overall form.

Criteria Assessment

a) Historic	Alongside the houses in Montgomery Avenue, Oakleigh Avenue, Clyde Street and Chiswick Road, this group of cottages were part of the first group developments constructed by the newly formed Housing Commission in 1944. As opposed to the brick houses within the area, the fibro houses are reflective of the cost-effective measures undertaken by the Housing Commission to produce the quantity of houses when post war shortages of labour and materials threatened the building program.
b) Associative	The item is associated with the Government Housing Commission, who built the cottages.
c) Aesthetic/Technical	The item does not meet this criterion.

d) Social	The Blaxcell Street cottages have social value to the community as public housing.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	As the dwellings have been heavily modified with respect to fabric, they are generally not representative of Government Housing Commission dwellings other than through their overall form.

Physical Description

The subject site consists of eight (8) Housing Commission dwellings in fibro with tiled roofs. The Housing Commission style from the 1940s is distinguished by its materiality and form which consist of brick, fibro-sheeting and weatherboard clad single storey dwellings, in either an L shape or rectangular form. Many of the dwellings have been re-clad in Hardiplank or aluminium imitation 'weatherboards' and most now have aluminium windows as opposed to timber. They do however generally retain their scale and form.

347 Blaxcell Street

The dwelling at 347 Blaxcell Street is an L shaped Inter-War bungalow in the Housing Commission style. The dwelling is located on a street corner between Blaxcell Street and Oakleigh Avenue and features a deep setback from the street, in alignment with other dwellings.

The dwelling has fibro sheet walls and a cement tiled hipped roof with a face brick chimney, cement tile ridging and modern guttering. Windows are timber double hung with flyscreens and four long panes of glass to each. The entrance has a square face brick arch over the doorway, a concrete porch with two concrete steps leading from the yard, a raised concrete garden bed with succulents and a fly screen over the door.

A concrete footpath leads from the gate, along the front of the dwelling to the porch. The front yard is neat and tidy, containing several mature trees and grassed areas. The property is bound by a wire mesh loop top fence.

The dwelling is in a good condition.

349 Blaxcell Street

The dwelling at 349 Blaxcell Street presents a highly modified rectangular shaped Inter-War dwelling in the Housing Commission style. The dwelling faces Blaxcell Street and features a deep setback from the street, in alignment with other dwellings.

The dwelling has contemporary stone clad walls and a cement tiled gabled roof with a rendered brick chimney, cement tile ridging and modern guttering. The gable ends contain aluminium cladding imitating weatherboard. Windows are rectangular and aluminium framed, with flyscreens. The front entrance is centred on the façade and is framed by stone cladding. It is entered via a new concrete porch which is painted. The dwelling has been extended to the rear with a large single-storey skillion. The dwelling has been given a modern colour scheme.

A concrete driveway has been provided along the southern boundary, leading to an open carport with a flat metal roof. A footpath leads from the driveway to the front porch. The front yard is neat and tidy, containing only a grassed area. The property is bound by a rendered brick fence with timber slat inserts. The fence has been given a modern colour scheme.

The dwelling is in a good condition.

351 Blaxcell Street

The dwelling at 351 Blaxcell Street presents a highly modified rectangular shaped Inter-War dwelling in the Housing Commission style. The dwelling faces Blaxcell Street and features a deep setback from the street, in alignment with other dwellings.

The dwelling has painted fibro sheeting walls (recently replaced) and a modern roof with black tiles and modern guttering. There is no chimney extant. There are large aluminium framed windows to the facade. Four small lights have been fixed to the front façade either side of the windows. The front entrance is centred on the façade and is covered by a security door. It is entered via a new concrete porch which is painted and sheltered by a flat roof metal awning. The dwelling has been extended to the rear with a large hipped roof extension. A modern granny flat has also been provided in the back yard. The dwelling has been given a modern colour scheme.

The front setback has been paved. There is no landscaping to the front. The property is bound by a rendered brick fence with timber slat inserts. The fence has been given a modern colour scheme.

The dwelling is in a good condition.

353 Blaxcell Street

The dwelling at 353 Blaxcell Street is an L shaped Inter-War bungalow in the Housing Commission style. The dwelling is located on a street corner between Blaxcell Street and Montgomery Street and features a deep setback from the street, in alignment with other dwellings.

The dwelling has aluminium or vinyl clad walls to imitate weatherboard, and a cement tiled gable roof with a projecting gable to the front. The roof contains a face brick chimney, cement tile ridging and modern guttering. Windows are aluminium framed with steel security screens, all painted white. The entrance has a concrete porch, covered with a flat metal roof held up on one steel pole. The front door is a modern four panelled door with a security screen. A flat roof extension has been added to the rear of the dwelling which is visible from Montgomery Street.

A concrete footpath leads from the gate directly to the porch. The front yard is neat and tidy, containing several mature trees and grassed areas. The property is bound by an aluminium loop and spearhead palisade fence.

The dwelling is in a fair condition.

355 Blaxcell Street

The dwelling at 355 Blaxcell Street is an L shaped Inter-War bungalow in the Housing Commission style. The dwelling is located on a street corner between Blaxcell Street and Montgomery Street and features a deep setback from the street, in alignment with other dwellings. The site has been subdivided at the rear and a new single-storey dwelling constructed at the rear facing Montgomery Street.

The dwelling has asbestos fibro sheet walls and a cement tiled hipped roof with a face brick chimney, cement tile ridging and modern guttering. Windows are timber double hung with flyscreens and four long panes of glass to each. The entrance has a modern concrete porch, covered with a modern flat roof shelter attached to the dwelling. It is unclear if the front door has been replaced.

A concrete footpath leads from the corner of the property straight to the concrete porch. The front yard is neat and tidy, containing a large low-lying palm tree and grassed areas. The property is bound by a wire mesh loop top fence.

The dwelling is in a fair condition.

357 Blaxcell Street

The dwelling at 357 Blaxcell Street is a rectangular shaped Inter-War dwelling in the Housing Commission style. The dwelling faces Blaxcell Street and features a deep setback from the street, in alignment with other dwellings.

The dwelling has aluminium or vinyl clad walls (painted yellow) to imitate weatherboard, and a cement tiled gable roof with a small projecting hip to the front. The roof features modern guttering, cement tile ridging and a face brick chimney which extends down the front the façade to the ground. Windows are rectangular and aluminium framed, with flyscreens and aluminium awnings/shutters. The front entrance

is off-set from the centre of the façade and sits adjacent to the chimney breast. The front porch is brick topped with concrete, sheltered by a flat metal roof on three poles. The dwelling has been extended to the rear with a small flat roof extension.

A concrete driveway has been provided along the southern boundary. A footpath leads from the driveway to the front porch. The front yard is neat and tidy, containing one established tree and a large grassed area. There is no front boundary fence.

The dwelling is in good condition.

359 Blaxcell Street

The dwelling at 359 Blaxcell Street is a rectangular shaped Inter-War dwelling in the Housing Commission style. The dwelling faces Blaxcell Street and features a deep setback from the street, in alignment with other dwellings.

The dwelling has aluminium or vinyl clad walls (painted white) to imitate weatherboard, and a cement tiled gable roof with a small projecting hip to the front. The roof features modern guttering, cement tile ridging and a face brick chimney which extends down the front the façade to the ground. The chimney breast is clad with stone. Windows are rectangular and aluminium framed, with flyscreens and aluminium awnings. The front entrance is off-set from the centre of the façade and sits adjacent to the chimney breast. The front porch is brick topped with terracotta coloured tiles. It is sheltered by a flat metal roof on three Corinthian style poles. The dwelling has not been extended to the rear.

A concrete driveway has been provided along the northern boundary which leads to a Colourbond garage at the rear. A footpath leads from the driveway to the front porch. The front yard is neat and tidy, containing some hedges and a large grassed area. There is no front boundary fence.

The dwelling is in good condition.

361 Blaxcell Street

The dwelling at 361 Blaxcell Street is an L shaped Inter-War bungalow in the Housing Commission style. The dwelling is located on a street corner between Blaxcell Street and Chiswick Road and features a deep setback from the street, in alignment with other dwellings.

The dwelling has aluminium or vinyl clad walls to imitate weatherboard, and a cement tiled gable roof with a projecting gable to the front. There is no chimney extant, though the roof contains cement tile ridging and modern guttering. Windows are aluminium framed with flyscreens. The entrance has a concrete porch accessed by three concrete stairs and a steel balustrade. The door is framed by a square brick arch. The dwelling has a large skillion extension in fibro to the side (north) which is visible from Blaxcell Street. It is considered to be an intrusive addition with regards to form which reduces the overall significance of the dwelling and group of dwellings in general.

A concrete footpath leads from the street corner to the porch. The front yard is neat and tidy containing only grassed areas. The property is bound by an aluminium loop and spearhead palisade fence.

The dwelling is in fair condition.

Condition	Good	Fair	Poor
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Alterations and Additions

347 Blaxcell Street

- Wire mesh loop top fence*
- Integrity = High

349 Blaxcell Street

- Aluminium windows*
- New guttering
- Stone cladding*
- Imitation weatherboard to gable ends*
- New paint scheme
- Rendered front boundary fence with timber slat inserts*
- Single-storey rear extension
- Integrity = Low

351 Blaxcell Street

- New fibro wall sheeting
- New roof and guttering
- Aluminium windows*
- Façade lights x 4*
- New paint scheme
- Paved front setback*
- Rendered front boundary fence with timber slat inserts*
- Single-storey rear extension
- Granny flat to the rear
- Integrity = Low

353 Blaxcell Street

- Aluminium windows, painted white, with security screens*
- Front door replaced
- Flat roof, single-storey extension
- Aluminium loop and spearhead palisade fence*
- Integrity = High

355 Blaxcell Street

- New guttering
- Contemporary flat roof porch shelter*
- Wire mesh loop top fence*
- Subdivision of site and construction of a new single-storey dwelling at the rear, facing Montgomery Street*
- Integrity = High

357 Blaxcell Street

- Imitation weatherboard*
- Aluminium windows*
- Flat roof porch shelter*
- Rear extension
- Integrity = Moderate

359 Blaxcell Street

- Imitation weatherboard*
- Stone cladding to chimney breast*
- Aluminium windows*
- Flat roof porch shelter and Corinthian posts*
- Tiled porch
- Garage at rear
- Integrity = Moderate

361 Blaxcell Street

- Fibro skillion extension*
- Imitation weatherboard*
- Aluminium windows*
- Aluminium loop and spearhead palisade fence
- Balustrade to stairs

■ Integrity = Moderate

Overall, the integrity of the item is considered to be moderate. Many of the dwellings have undergone significant alterations to fabric, although they generally retain their form and scale.

349 Blaxcell Street and 351 Blaxcell Street have a significantly lower grading of integrity due to the level of external modifications that have been undertaken. The buildings have a low level of integrity and are no longer demonstrative of this building type.

Integrity	High	Moderate	Low
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* element detracts from the overall cultural significance of the place

Historical Notes

Construction years	1944
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The suburb of South Granville lies along the western bank of the Duck River and is bounded by Granville to the north, Auburn to the east., Guildford to the west and Chester Hill to the south. Westwards from present day Clyde Street, this portion of land in South Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided.

To the east of Clyde Street, lies part of 250 acres of land by the Duck River that was granted to Darcy Wentworth, an Irish medical practitioner and public servant who settled in Australia in June 1790. Other early land grants to the south of the area were given to James Chisolm and Charles Frazer.

In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared which included the suburb of South Granville. Many of the first buyers in the area were orchardists and farmers, although there were also some men who built middle-class villas.

Compared to Granville, South Granville experienced a greater industrial expansion and is consequently a mixture of industrial and residential buildings. The formation of South Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, the Municipality of Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the worker's and substantial residences were built for the manager's and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s. In the post-war period there was a large-scale Housing Commission Scheme through South Granville which also impacted the development and layout of the suburb.

The land on which the Blaxcell Street cottages are located on had been privately acquired and subdivided as early as 1922, but very few of the lots had sold. The Commission bought a portion of Blaxcell Estate, kept the proposed street pattern, re-subdivided the lots, leaving a few private lots (all at the end of streets). This was the first of the Commission's group developments in New South Wales and the buildings in Montgomery Street were completed in December 1944. They were constructed in full double brick with Marseilles tiled roofs, decorative use of bricks around front porches and identical front fences.

This item on Blaxcell Street, alongside the houses in Montgomery Avenue, Oakleigh Avenue, Clyde Street and Chiswick Road, represents one of the earliest Housing Commission group developments. The fibro houses are reflective of the cost-effective measures undertaken by the Housing Commission to produce the quantity of houses when post war shortages of labour and materials threatened the building program. All of these dwellings are shown on the Water Board plan of December 1944. The dwellings remain in use as private residences.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.	X	10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- The fibro extension to 361 Blaxcell Street is visible from Blaxcell Street and is considered to be a highly intrusive addition which reduces the overall significance of the dwelling and group of dwellings in general. Should the opportunity arise, this should be removed, and a sympathetic addition provided in its place.
- Due to a range of modern alterations and additions, the dwellings at 349 and 351 Blaxcell Street have low heritage integrity. While they can continue to contribute to the overall significance of the Blaxcell Estate Conservation Area, their inclusion as part of an individual heritage item is no longer warranted due to the extensive changes to both places on the façades, to the landscapes and to the rears. Therefore, the heritage curtilage shown below should be considered as a revised curtilage for the 'Houses built for Housing Commission' on Blaxcell Street in the Cumberland LEP. The dwellings at 349 and 351 Blaxcell Street should continue to be managed as part of the conservation area. Should the revised curtilage be adopted, this listing sheet does not reflect the current Lot/DP which will need to be altered.



Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Houses built for Housing Commission	I235
Heritage Study	Houses built for Housing Commission	I235
National Trust Australia Register	N/A	-

Previous Studies			
Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study
Heritage Study	Terry Kass	1995	Draft Historical Context Report: Auburn Heritage Study

Other References

- Liberty Plains Parish A Map, Department of Lands, Sydney (c.1800s)
- Author unidentified 2008, Granville, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



No. 347 Blaxcell Street



No. 349 Blaxcell Street



No. 351 Blaxcell Street



No. 353 Blaxcell Street



No. 355 Blaxcell Street



No. 357 Blaxcell Street




No. 359 Blaxcell Street



No. 361 Blaxcell Street

Heritage Inventory Sheet

Item Name	Electrical Substation		
Recommended Name	Electricity Substation		
Site Image			
Address	415-417 Blaxcell Street, South Granville		
Lot/Section/DP	19	-	11886
Draft Cumberland LEP ID	I236		
Former LEP ID	I602 (Parramatta LEP)		
Heritage Conservation Area	Not included		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Utilities - Electricity	

Curtilage Map



Statement of Significance

The Blaxcell Street Electricity Substation is of local significance for its historic, aesthetic, technological and representative heritage values. The item illustrates the early-mid twentieth century technology utilised in the generation and distribution of electricity supply in the area by the former Parramatta & Granville Electricity Supply Co. The item has technical value as it illustrates the early-mid twentieth century technology utilised in the generation and distribution of electricity supply in the area. The item is an intact and representative example of the standardised electrical substations constructed in the Inter-War period, designed and built to harmonise with surrounding houses.

Criteria Assessment

a) Historic	The item illustrates the early-mid twentieth century technology utilised in the generation and distribution of electricity supply in the area by the former Parramatta & Granville Electricity Supply Co.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The substation illustrates the early-mid twentieth century technology utilised in the generation and distribution of electricity supply in the area.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is an intact and representative example of the standardised electrical substations constructed in the Inter-War period, designed and built to harmonise with surrounding houses.

Physical Description

The substation is a single-storey shed-form common brick building, with a gabled roof of terracotta tile. It has a central front entry door with a triple vent above and tumbled courses of one and half bricks of soldiers standing to tiled line of roof edge. Plaques to each side of the door and the central shield/escutcheon indicate creation by "P & GES Co Ltd" (Parramatta and Granville Electricity Supply Co Ltd). Later additions include attached mono-pitch skillion form to the Rawson Street side and exposed machinery and units between substation and Blaxcell street.

A black open-mesh steel security fence has been installed between the substation and Blaxcell Street, topped with barbed wire. Signage has been installed on this fence to dissuade access and to warn of high voltage, and several steel light poles have been installed adjacent to the item.

The electrical substation is still in operation. The brickwork and terracotta tiling all appear to be in very good condition. The item is in good condition.

Condition	Good	Fair	Poor
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Alterations and Additions

- Weatherboard extension to site
- Black open-mesh steel security fence*
- Brick skillion roof extension

Although the security fencing detracts from the overall significance of the item, the building itself retains a high level of integrity.

Integrity	High	Moderate	Low
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* *element detracts from the overall cultural significance of the place*

Historical Notes

Construction years	1934
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The suburb of South Granville lies along the western bank of the Duck River and is bounded by Granville to the north, Auburn to the east., Guildford to the west and Chester Hill to the south. Westward from present day Clyde Street, this portion of land in South Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided.

Compared to Granville, South Granville experienced a greater industrial expansion and is consequently a mixture of industrial and residential buildings. The formation of South Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, the Municipality of Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the worker's and substantial residences were built for the manager's and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s. In the post-war period there was a large-scale Housing Commission Scheme through South Granville which also impacted the development and layout of the suburb.

The substation is not visible on a 1930 aerial photograph. In 1938, the Parramatta and Granville Electricity Supply Co Ltd stated in their advertising that "Substations [were] built to harmonise with

surrounding houses.” This policy is evident in the attempt to design a pleasant sub-station on this site, utilising brickwork and terracotta tiling.

Parramatta and Granville Electricity Supply Co Ltd acquired this site in March 1933. On 9 April 1934, Parramatta builders Muston and Lavar applied to Granville Council to erect a brick sub-station on this site worth 350 pounds. The building remains in use as an electricity substation.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	X
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).			
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- It is understood that as the substation is still operational, some unsympathetic alterations such as open-mesh steel security fencing are unable to be removed or altered. If possible, in future, any additions and/or alterations should respect the historic aesthetic of the item.

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Electrical Substation	I236
Heritage Study	Electrical Substation	I236
National Trust Australia Register	N/A	-

Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

Other References

- Liberty Plains Parish A Map, Department of Lands, Sydney (c.1800s)
- Author unidentified 2008, Granville, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Kass T 1996, *Auburn Heritage Study Draft Final Report, Volume 2 Historical Context Report*, Sydney, Auburn Council.

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.


3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



View from Blaxcell Street to Electricity Substation

Heritage Inventory Sheet

Item Name	Houses Built for Housing Commission		
Recommended Name	Chiswick Road Houses Built for Housing Commission		
Site Image			
Address	27, 29, 33, 35, 37, 39, 41, 43 and 47 Chiswick Road, South Granville, NSW 2142		
Lot/Section/DP	39, 41-46 and 48-50	-	35007
Draft Cumberland LEP ID	I237		
Former LEP ID	I603 (Parramatta LEP)		
Heritage Conservation Area	Included, Blaxcell Estate Conservation Area		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential Buildings (private)	

Curtilage Map



Revised curtilage recommended – refer below

Statement of Significance

The dwellings at 27, 29, 33, 35, 37, 39, 41, 43 and 47 Chiswick Road, South Granville are locally significant for their historic, associative, social and representative values. Alongside the houses in Montgomery Avenue, Oakleigh Avenue, Clyde Street and Blaxcell Street, this group of cottages were part of the first group development constructed by the newly formed Housing Commission in 1944. As opposed to the brick houses within the area, the fibro houses are reflective of the cost-effective measures undertaken by the Housing Commission to produce the quantity of houses when post war shortages of labour and materials threatened the building program. The item is associated with the Government Housing Commission, who built the cottages. The Chiswick Road Houses have social value to the community as public housing. As dwellings retain much of their original fabric and form and are therefore representative of Government Housing Commission dwellings.

Criteria Assessment

a) Historic	Alongside the houses in Montgomery Avenue, Oakleigh Avenue, Clyde Street and Blaxcell Street, this group of cottages were part of the first group development constructed by the newly formed Housing Commission in 1944. As opposed to the brick houses within the area, the fibro houses are reflective of the cost-effective measures undertaken by the Housing Commission to produce the quantity of houses when post war shortages of labour and materials threatened the building program.
b) Associative	The item is associated with the Government Housing Commission, who built the cottages.
c) Aesthetic/Technical	The item does not meet this criterion.

d) Social	The Chiswick Road Houses have social value to the community as public housing.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	As dwellings retain much of their original fabric and form, and are therefore representative of Government Housing Commission dwellings.

Physical Description

The subject site consists of nine (9) Housing Commission dwellings in fibro with tiled roofs and brick features. The Housing Commission style from the 1940s is distinguished by its materiality and form which consist of brick, fibro-sheeting and weatherboard clad single storey dwellings, in either an L shape or rectangular form. The group generally retains their scale, form and materiality.

27 Chiswick Road

The building at 27 Chiswick Road is unlike any of the other housing commission dwellings on the street. This single-storey building includes four separate apartments, orientated to the east and addressing the park adjacent to the site rather than Chiswick Road. The building includes a cement tile gable roof timber with vertical timber boards to the gable end, double-hung sash windows, fibro sheeting walls, concrete steps (some of which have been tiled) and unornamented timber doors with modern flyscreens. The building has been modified with the inclusion of a large concrete ramp along the western elevation, set on top of a brick base. The ramp includes a painted steel balustrade. Due to the style of the building, it is likely that it was constructed at a later date than the other commissioning housing dwellings on the street.

A modern, single-storey brick dwelling is currently under constructed on the site, between the original dwelling and 29 Chiswick Road.

The dwelling is in a good condition.

29 Chiswick Road

The dwelling at 29 Chiswick Road is a rectangular shaped Inter-War bungalow in the Housing Commission style. The dwelling has a consistent setback with other dwellings along the street.

The dwelling has been built on a brick base, with fibro sheet walls and a cement tiled gabled roof with cement tile ridge capping. Windows are timber double hung with flyscreens and four long panes of glass to each. One window on the eastern (side) elevation has a mounted air conditioning unit. The porch is tiled and has been partially enclosed with fibro sheeting and two large sections of clear acrylic. The porch is sheltered by a flat Corrugated iron roof and is entered via three stairs which lead from the footpath. The dwelling has a small, single-storey extension with a flat roof.

The concrete footpath leads from a concrete driveway which runs along the eastern boundary of the site. There are several established trees in the front yard, though it is largely a grassed area. There is no front boundary fence.

The dwelling is in a good condition.

33 Chiswick Road

The dwelling at 33 Chiswick Road is a rectangular shaped Inter-War bungalow in the Housing Commission style. The dwelling has a consistent setback with other dwellings along the street.

The dwelling has been built on a brick base, with fibro sheet walls and a cement tiled gabled roof with cement tile ridge capping. There is a single face brick chimney to the eastern side of the roof. Windows are timber double hung with flyscreens and four long panes of glass to each. There is no covered porch, though the front entrance is located just inside an enclave. The dwelling has been extended to the rear with a single-storey flat roof structure.

The front yard is not well maintained, with overgrown grass and tree cuttings. Two circular, painted brick garden beds are located on either side of the entrance, containing overgrown plantings. There are several established trees adjacent to the street which screen views of the building. There is no front boundary fence.

The dwelling is in a fair condition, with some elements such as the fibro noted to be in poor condition.

35 Chiswick Road

The dwelling at 35 Chiswick Road is a rectangular shaped Inter-War bungalow in the Housing Commission style. The dwelling has a consistent setback with other dwellings along the street.

The dwelling has been built on a brick base, with aluminium clad walls to imitate wide weatherboards and a modern tiled hipped roof. The roof also has a new guttering system. There is a single face brick chimney to the front of the roof, with a chimney breast visible down the front elevation that has been recently repointed. It is unclear if the timber windows are extant as they are now covered by modern fly screens with aluminium framing. There is no covered porch, although the front entrance is located just inside a brick enclave that appears to have been recently repointed. The dwelling has been extended to the rear with a single-storey flat roof structure. It appears as though a granny flat has also been added to the rear yard.

The front yard is well maintained. There are no established plantings though the front yard contains several small garden beds. There is no front boundary fence.

The dwelling is in a good condition, having undergone renovations recently.

37 Chiswick Road

The dwelling at 37 Chiswick Road is a rectangular shaped Inter-War bungalow in the Housing Commission style. The dwelling has a consistent setback with other dwellings along the street.

The dwelling has been built on a brick base, with fibro sheet walls and a terracotta tiled gabled roof with a projecting gable to the front. There is a single face brick chimney to the western side of the roof and the chimney breast is visible down the western elevation. Windows are timber double hung, with four long panes of glass to each. There is a concrete porch next to the front door, partially covered by a circular awning. The dwelling has not been extended to the rear.

The front yard is well maintained grass with a concrete footpath leading to the front door. There are no established plantings. There is no front boundary fence.

The dwelling is in a good condition.

39 Chiswick Road

The dwelling at 39 Chiswick Road is a rectangular shaped Inter-War bungalow in the Housing Commission style. The dwelling is setback closer to the street than most buildings along Chiswick Road.

The dwelling has been built on a brick base, with fibro sheet walls and a cement tile gabled roof. There is a single face brick chimney to the eastern side of the roof and the chimney breast is visible down the western elevation. The original timber windows to the front facade have been replaced with three large aluminium frames which is disproportionate to the scale of the dwelling. The front porch is set on a brick base with a concrete topping. The porch is covered by a recent flat roof awning set on two brick piers. The dwelling has been extended to the rear with a large flat-roof extension which is a similar size to the original dwelling.

The front yard is well maintained grass with a concrete footpath leading to the front door. There are no established plantings. Unlike most dwellings along the northern side of Chiswick Road, the site has a face brick boundary wall.

The dwelling is in a good condition.

41 Chiswick Road

The dwelling at 41 Chiswick Road is a rectangular shaped Inter-War bungalow in the Housing Commission style. The dwelling has a consistent setback with other dwellings along the street.

The dwelling has been built on a brick base, with fibro walls and a cement tile hipped roof. There is a single face brick chimney to the front of the roof, with a chimney breast visible down the front elevation. The chimney breast appears to have been cleaned and repointed recently, otherwise the brick has been replaced. Windows are timber double hung with aluminium framed flyscreens and four long panes of glass to each window. There is no covered porch, though the front entrance is located just inside a brick enclave. The dwelling has not been extended to the rear.

The front yard is well maintained. There are no established plantings though the front yard contains a garden bed which runs along the front of the building. There is no front boundary fence.

The dwelling is in a good condition.

43 Chiswick Road

The dwelling at 43 Chiswick Road is a rectangular shaped Inter-War bungalow in the Housing Commission style. The dwelling has a consistent setback with other dwellings along the street.

The dwelling has been built on a brick base, with fibro walls and a cement tile gable roof. There is a single face brick chimney to the eastern side of the roof and the chimney breast is visible down the eastern elevation. Windows are timber double hung with aluminium framed flyscreens and four long panes of glass to each window. There is no covered porch, though the front entrance is located just inside an enclave. The dwelling has been extended to the rear with a single-storey, flat roof addition.

The front yard is well maintained. There are several young trees in the front yard as well as a garden bed directly in front of the dwelling. There is no front boundary fence.

The dwelling is in a good condition.

47 Chiswick Road

The dwelling at 47 Chiswick Road is a rectangular shaped Inter-War bungalow in the Housing Commission style. The dwelling has a consistent setback with other dwellings along the street.

The dwelling has been built on a brick base, with fibro walls and a cement tile hipped roof. There is a single face brick chimney to the front of the roof, with a chimney breast visible down the front elevation. Timber windows have been replaced with wide aluminium framed windows. There is no covered porch, though the front entrance is located just inside a brick enclave. There is a set of five tiled stairs leading up to the front entrance with a simple steel balustrade. The dwelling has been extended several times to the rear. A large granny flat or shed has also been added to the rear north west corner of the site.

The front yard is well maintained. There are no established plantings though the front yard contains a garden bed which runs along the front of the building. There is no front boundary fence.

The dwelling is in a good condition.

Condition	Good	Fair	Poor
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Alterations and Additions

27 Chiswick Road

- Modern dwelling constructed on site*
- Integrity = Nil

29 Chiswick Road

- Air-conditioning unit in window*
- Tiled porch
- Partially enclosed porch*
- Single-storey extension to the rear
- Integrity = Moderate

33 Chiswick Road

- Single-storey extension to the rear
- Integrity = High

35 Chiswick Road

- Aluminium clad walls to imitate wide weatherboards*
- Replaced roof and guttering
- Repointed brickwork
- Aluminium framed flyscreens to the outside*
- Single-storey extension to the rear
- Granny flat to the rear
- Recent garden beds to the front yard
- Integrity = Moderate

37 Chiswick Road

- None
- Integrity = High

39 Chiswick Road

- Timber windows replaced with large aluminium framed windows to façade*
- Flat roof awning to porch*
- Large single-storey extension to the rear
- Integrity = Moderate

41 Chiswick Road

- Aluminium framed flyscreens to the outside*
- Repointing or reconstruction of chimney breast to the front façade
- Integrity = High

43 Chiswick Road

- Aluminium framed flyscreens to the outside*
- Single-storey rear extension
- Integrity = High

47 Chiswick Road

- Aluminium windows*
- Several single-storey extensions to the rear
- Granny flat or shed in north west corner
- Integrity = Moderate

Overall, the integrity of the item is considered to be high. Though some modifications have occurred, the dwellings generally retain their scale, form and materiality.

Integrity	High	Moderate	Low
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* element detracts from the overall cultural significance of the place

Historical Notes

Construction years	1944
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The suburb of South Granville lies along the western bank of the Duck River and is bounded by Granville to the north, Auburn to the east, Guildford to the west and Chester Hill to the south. Westwards from present day Clyde Street, this portion of land in South Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided.

To the east of Clyde Street, lies part of 250 acres of land by the Duck River that was granted to Darcy Wentworth, an Irish medical practitioner and public servant who settled in Australia in June 1790. Other early land grants to the south of the area were given to James Chisolm and Charles Frazer.

In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared which included the suburb of South Granville. Many of the first buyers in the area were orchardists and farmers, although there were also some men who built middle-class villas.

Compared to Granville, South Granville experienced a greater industrial expansion and is consequently a mixture of industrial and residential buildings. The formation of South Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, the Municipality of Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the worker's and substantial residences were built for the manager's and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s. In the post-war period there was a large-scale Housing Commission Scheme through South Granville which also impacted the development and layout of the suburb.

The land on which the Chiswick Road Houses are located on had been privately acquired and subdivided as early as 1922, but very few of the lots had sold. The Commission bought a portion of the Blaxcell Estate, kept the proposed street pattern, re-subdivided the lots, leaving a few private lots (all at the end of streets). This was the first of the Commission's group developments in New South Wales and the buildings in Montgomery Street were completed in December 1944. They were constructed in full double brick with Marseilles tiled roofs, decorative use of bricks around front porches and identical front fences.

This item on Chiswick Road, alongside the houses in Montgomery Avenue, Oakleigh Avenue, Clyde Street and Blaxcell Street, represents one of the earliest Housing Commission group developments. The fibro houses are reflective of the cost-effective measures undertaken by the Housing Commission to produce the quantity of houses when post war shortages of labour and materials threatened the building program. All of these dwellings are shown on the Water Board plan of December 1944. The dwellings remain in use as private residences.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.	X	10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- A new dwelling has been constructed at 27 Chiswick Road, adjacent to an original but highly modified Housing Commission dwelling. The heritage curtilage shown below should be considered as a revised curtilage for the Cumberland LEP. Should the revised curtilage be adopted, this listing sheet does not reflect the current Lot/DP which will need to be altered.



Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Houses Built for Housing Commission	I237
Heritage Study	Houses Built for Housing Commission	I237
National Trust Australia Register	N/A	-

Previous Studies			
Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study
Heritage Study	Terry Kass	1995	Draft Historical Context Report: Auburn Heritage Study

Other References

- Liberty Plains Parish A Map, Department of Lands, Sydney (c.1800s)
- Author unidentified 2008, Granville, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



No. 27 Chiswick Road.



No. 29 Chiswick Road.



No. 29 Chiswick Road.



No. 33 Chiswick Road.



No. 35 Chiswick Road.



No. 37 Chiswick Road.



No. 39 Chiswick Road.



No. 41 Chiswick Road.



No. 43 Chiswick Road.



No. 47 Chiswick Road.



Streetscape view, Chiswick Road.



Streetscape view, Chiswick Road.




Streetscape view, Chiswick Road.



Streetscape view, Chiswick Road.

Heritage Inventory Sheet

Item Name	Houses built for Housing Commission		
Recommended Name	Clyde Street Houses Built for Housing Commission		
Site Image			
Address	278, 286 - 288 Clyde Street, South Granville NSW 2142		
Lot/Section/DP	2	-	877380
	53 - 54	-	35007
Draft Cumberland LEP ID	I238		
Former LEP ID	I604 (Parramatta LEP)		
Heritage Conservation Area	Included, Blaxcell Estate Conservation Area		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential Buildings (private)	

Curtilage Map



Revised curtilage recommended – refer below

Statement of Significance

The houses at 286 and 288 Clyde Street, South Granville are of significance for the local area for historic and social reasons, and as a representative example of Government provision of housing undertaken by the Housing Commission. Alongside the houses in Montgomery Avenue, Oakleigh Avenue, Chiswick Road and Blaxcell Street, this group of cottages were the first group development constructed by the newly formed Housing Commission in 1944. This group of houses show the standard of early Housing Commission development. The item is socially significant for its connection to the Government Housing Commission, who built the cottages.

Criteria Assessment

a) Historic	The item is of significance as part of the first group development constructed by the newly formed Housing Commission in 1944.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item does not meet this criterion.
d) Social	The item is socially significant for its connection to the Government Housing Commission, who built the cottages.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item meets the local criteria as a representative example of Government provision of housing undertaken by the Housing Commission.

Physical Description

The houses on Clyde Street form part of an estate of Housing Commission houses which includes both brick and fibro dwellings. The Housing Commission style from the 1940s is distinguished by its materiality and form which consist of brick, fibro-sheeting and weatherboard clad single storey dwellings, in either an L shape or rectangular form. There were originally six houses, all of which were fibro clad, however, only two remain extant.

278 Clyde Street

The original dwelling at 278 Clyde Street has been demolished and replaced with a modern dwelling. The new dwelling built c. 2014 is not a heritage item and should be removed from the listing.

286 Clyde Street

The dwelling at 286 Clyde Street has stretcher bond brick walls with a terracotta tiled roof. The roof has a gable with projecting gable front, with a brick external chimney with steps and string line. A vent is installed within the wall underneath the projecting gable. The original low brick fence with bullnose brick coping and dentils below with a wrought iron gate has been added to, with a horizontal aluminium slat fence adding height to the fencing. Heavy vegetation cover within the road-facing portions of the house impede the view from the public domain.

288 Clyde Street

The dwelling at 288 Clyde Street has stretcher bond brick walls with a terracotta tiled roof. The roof has a gable with weatherboard boxed ends and a brick external chimney with steps and string line. The original low brick fence with bullnose brick coping and dentils below with a wrought iron gate is extant, and a box hedge has been planted behind this fence to provide an additional visual buffer. A weatherboard extension has been erected to the rear of the dwelling.

Overall, the two dwellings are well maintained, and their condition is good.

Condition	Good	Fair	Poor
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Alterations and Additions

No. 286

- Aluminium slat fence*
- Heavy vegetation

No. 288

- Rear weatherboard extension

Overall, the integrity of 286 and 288 Clyde Street, South Granville is high. With the exception of the installation of the aluminium slat fence at 286 Clyde Street, modifications have been sympathetic in nature and do not detract from the significance of the group of items.

Integrity	High	Moderate	Low
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* element detracts from the overall cultural significance of the place

Historical Notes

Construction years	1944
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The suburb of South Granville lies along the western bank of the Duck River and is bounded by Granville to the north, Auburn to the east., Guildford to the west and Chester Hill to the south. Westwards from present day Clyde Street, this portion of land in South Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided.

To the east of Clyde Street, lies part of 250 acres of land by the Duck River that was granted to Darcy Wentworth, an Irish medical practitioner and public servant who settled in Australia in June 1790. Other early land grants to the south of the area were given to James Chisolm and Charles Frazer.

In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared which included the suburb of South Granville. Many of the first buyers in the area were orchardists and farmers, although there were also some men who built middle-class villas.

Compared to Granville, South Granville experienced a greater industrial expansion and is consequently a mixture of industrial and residential buildings. The formation of South Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, the Municipality of Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the worker's and substantial residences were built for the manager's and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s. In the post-war period there was a large-scale Housing Commission Scheme through South Granville which also impacted the development and layout of the suburb.

The land on which the two houses at 286 and 288 Clyde Street, South Granville are located on had been privately acquired and subdivided as early as 1922, but very few of the lots had sold. The Commission bought a portion of Blaxcell Estate, kept the proposed street pattern, re-subdivided the lots, leaving a few private lots (all at the end of streets). This was the first of the Commission's group developments in New South Wales and the buildings in Montgomery Street were completed in December 1944. They were constructed in full double brick with Marseilles tiled roofs, decorative use of bricks around front porches and identical front fences.

This item on Clyde Street, alongside the houses in Blaxcell Street, Oakleigh Avenue, Montgomery Avenue and Chiswick Road, represents one of the earliest Housing Commission group developments. The brick houses within this estate demonstrate the ideals of the Housing Commission which was established to build comfortable and well-appointed dwellings within the resources and capacity of the state. Many of these dwellings are shown on the Water Board plan of December 1944. The dwellings remain in use as private residences.

Recommendations

Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.		12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X

3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.	X	10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).			
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- The original dwelling at 278 Clyde Street has been demolished and replaced and the new build has no heritage significance. The heritage curtilage shown below should be considered as a revised curtilage for the 'Houses built for Housing Commission' on Clyde Street in the Cumberland LEP. Should the revised curtilage be adopted, this listing sheet does not reflect the current Lot/DP which will need to be altered.



Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Houses built for Housing Commission	I238
Heritage Study	Houses built for Housing Commission	I238
National Trust Australia Register	N/A	-

Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

Other References

- Liberty Plains Parish A Map, Department of Lands, Sydney (c.1800s)
- Author unidentified 2008, Granville, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Kass T 1996, *Auburn Heritage Study Draft Final Report, Volume 2 Historical Context Report*, Sydney, Auburn Council.

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



No. 286 Clyde Street.



No. 286 Clyde Street.




No. 288 Clyde Street.



New dwelling at 278 Clyde Street.

Heritage Inventory Sheet

Item Name	Dellwood Shopping Centre		
Recommended Name	Dellwood Shopping Centre		
Site Image			
Address	12 Dellwood Street, South Granville NSW 2124		
Lot/Section/DP	1	-	221074
	-	-	SP43874
Draft Cumberland LEP ID	I239		
Former LEP ID	I605 (Parramatta LEP)		
Heritage Conservation Area	Not included		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Retail and Wholesale	

Curtilage Map



Statement of Significance

The Dellwood Shopping Centre is of local significance for its historic and social values. The item is historically significant as a local shopping centre built during the Post-War period to service the growing local community placed in housing commission residences, and as the first planned shopping centre built by the Housing Commission of NSW. The item is historically associated with the Post-War and baby boomer period where there was a sudden growth in population and the need for public housing was high. The item is socially significant for its connection to the Government Housing Commission who built the shops for the local community.

Criteria Assessment

a) Historic	The item is historically significant as a local shopping centre built during the Post-War period to service the growing local community placed in housing commission residences, and as the first planned shopping centre built by the Housing Commission of NSW. The item is associated with the Post-War and baby boomer period where there was a sudden growth in population and the need for public housing was high.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item does not meet this criterion.
d) Social	The item is socially significant for its connection to the Government Housing Commission who built the shops for the local community.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item does not meet this criterion.

Physical Description

The item is a Post-War (c. late-1940s) two-storey brick-veneer building with a shopping strip on the ground floor and apartment-style residences above. The building exterior features decorative banded brick walls with a gabled terracotta tile roof. The main long building is intersected at the western end by a gable-ended L-shaped wing. There is a flat cantilevered awning running the length of the main building. There is a mix of original and modern elements along the façade fenestration, including modern aluminium infill windows, window grilles, air conditioning units, signage and steel roller shutters. Signage on the awnings and glazed shopfronts have been provided directly onto the brickwork, detract from the significance of the building.

Along the Dellwood Street frontage, there is a wide-open verge with rectangular garden beds planted with perennial maples. On the northern side of Dellwood Street is William Lamb Park, an open public park with a set of typical, Post-War three-storey housing commission apartment block.

There are detached garages at the rear of main building accessed by a rear lane parallel to Dellwood Street. Many of these have been infilled with carports and shelters to enclose the rear yards completely.

The item appears to be in fair condition, with a number of later additions and alterations.

Condition	Good	Fair	Poor
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Alterations and Additions

- Modern elements including modern aluminium infill windows, window grilles, air conditioning units, signage and steel roller shutters*.
- Signage on the awnings, glazed shopfronts and directly onto the brickwork*.
- Structures enclosing the yards in the rear of the building

While the building maintains its original form, there are many modern accretions that detract from the significance of the building. The integrity is noted as moderate.

Integrity	High	Moderate	Low
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* *element detracts from the overall cultural significance of the place*

Historical Notes

Construction years	1948
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The suburb of South Granville lies along the western bank of the Duck River and is bounded by Granville to the north, Auburn to the east, Guildford to the west and Chester Hill to the south. Westwards from present day Clyde Street, this portion of land in South Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided.

To the east of Clyde Street, lies part of 250 acres of land by the Duck River that was granted to Darcy Wentworth, an Irish medical practitioner and public servant who settled in Australia in June 1790. Other early land grants to the south of the area were given to James Chisolm and Charles Frazer.

In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared which included the suburb of South

Granville. Many of the first buyers in the area were orchardists and farmers, although there were also some men who built middle-class villas.

Compared to Granville, South Granville experienced a greater industrial expansion and is consequently a mixture of industrial and residential buildings. The formation of South Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, the Municipality of Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s. In the Post-War period, there was a large-scale Housing Commission Scheme through South Granville which also impacted the development and layout of the suburb.

The Dellwood Street Shopping centre was the first planned shopping centre built by the Housing Commission of NSW. It was designed by architect, W. Watson Sharp for the Housing Commission, as a set of ten shops with flats overhead. The design was influenced by the New Towns development in United Kingdom. It was built in 1948. Today, the site remains in use as for commercial premises.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	X
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		

		11. The condition of this item is poor. Condition and maintenance should be monitored.		
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Other recommendations and/or comments:

- None.

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Dellwood Shopping Centre	I239
Heritage Study	Dellwood Shopping Centre	I239
National Trust Australia Register	N/A	-

Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

Other References

- Liberty Plains Parish A Map, Department of Lands, Sydney (c.1800s)
- Author unidentified 2008, Granville, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Kass T 1996, *Auburn Heritage Study Draft Final Report, Volume 2 Historical Context Report*, Sydney, Auburn Council.

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



View of shopfronts from Dellwood Street.



Detail of the awnings along the north elevation.



View from the corner of Dellwood Street and Pegler Avenue.



View of east elevation from Pegler Avenue.




View from the corner of Dellwood Street and Pegler Avenue of north elevation.



Detail of north elevation from Dellwood Street.

Heritage Inventory Sheet

Item Name	Acrow Building		
Recommended Name	Acrow Building		
Site Image			
Address	7-11 Ferndell Street, South Granville NSW 2124		
Lot/Section/DP	4	-	541981
Draft Cumberland LEP ID	I240		
Former LEP ID	I606 (Parramatta LEP)		
Heritage Conservation Area	Not included		
Date Updated	October 2019		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Commercial	

Curtilage Map



Statement of Significance

The Acrow Building is of local significance for its aesthetic and rarity values. The Acrow Building retains its aesthetic significance as a Post-War modernist commercial building of pronounced styling, that represents a major design effort in presentation by the company, Felt & Textiles of Australia Ltd in 1948. The item's aesthetic significance is enhanced by the landmark qualities of the building reflected in the architectural form. The item is a rare example of a Post-War modernist commercial building. There are very few industrial sites built in the Post-War modernist style in South Granville and more broadly in the Cumberland LGA.

Criteria Assessment

a) Historic	The item does not meet this criterion.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The Acrow Building retains its aesthetic significance as a Post-War modernist commercial building of pronounced styling that represents a major design effort in presentation by the company, Felt & Textiles of Australia Ltd in 1948. The item's aesthetic significance is enhanced by the landmark qualities of the building reflected in the architectural form.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item is a rare example of a Post-War modernist commercial building. There are very few industrial sites built in the Post-War modernist style in South Granville and more broadly in the Cumberland LGA.

g) Representativeness	The item does not meet this criterion.
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Physical Description

The Acrow factory complex is presented as an elongated two storey form spread north/south along the site, with the central landmark tower bearing vertical strip windows under a clock face on the main front. The main features are the rendered wall surfaces with lifts visible in the tower, and the horizontal tower fins. The ground floor windows have vertical proportions with squared steel frames inset with green glass. The windows are sheltered by a continuous strip hoop façade, which is plain with string courses to give shadow lines.

The heritage item was identified as having a large, formally planted and grassed forecourt of palms cypress, eucalypts and brush box. It appears as if part of this landscaping has been removed for the construction of a carpark.

The item is in good condition overall.

Condition	Good	Fair	Poor
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Alterations and Additions

- Carpark and carpark shelters
- Palisade fence
- Signage
- Extension to original set of buildings along South Fernadell Street

The integrity of the item is moderately intact. The extension to the original set of buildings along South Fernadell Street is of sensitive design. However, the installation of a carpark and carpark shelters appears to have removed part of the large formally planted and grassed forecourt mentioned in previous documentary evidence. The overall integrity of the item is moderate.

Integrity	High	Moderate	Low
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** element detracts from the overall cultural significance of the place*

Historical Notes

Construction years	1948
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The suburb of South Granville lies along the western bank of the Duck River and is bounded by Granville to the north, Auburn to the east., Guildford to the west and Chester Hill to the south. Westwards from present day Clyde Street, this portion of land in South Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided.

To the east of Clyde Street, lies part of 250 acres of land by the Duck River that was granted to Darcy Wentworth, an Irish medical practitioner and public servant who settled in Australia in June 1790. Other early land grants to the south of the area were given to James Chisolm and Charles Frazer.

In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared which included the suburb of South Granville. Many of the first buyers in the area were orchardists and farmers, although there were also some men who built middle-class villas.

Compared to Granville, South Granville experienced a greater industrial expansion and is consequently a mixture of industrial and residential buildings. The formation of South Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, the Municipality of Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the worker's and substantial residences were built for the manager's and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s. In the post-war period there was a large-scale Housing Commission Scheme through South Granville which also impacted the development and layout of the suburb.

This site was transferred to Felt & Textiles of Australia Ltd in June 1948. In March 1948, the company had expanded its capital by the issue of an additional 1,260,000 shares valued at £1 each, which was likely used to finance expansion. An aerial photo from May 1951 shows a range of saw-toothed industrial buildings on this site, though the characteristic tower does not appear to be part of this building. In 1953 and 1955, the company took out mortgages over this site, likely to finance further expansion. The company was the manufacturer of Feltex, an inexpensive floor covering which was very popular in the 1950s and 1960s.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		

		11. The condition of this item is poor. Condition and maintenance should be monitored.		
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Other recommendations and/or comments:

- None.

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Acrow Building	I240
Heritage Study	Acrow Building	I240
National Trust Australia Register	N/A	-

Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

Other References

- Liberty Plains Parish A Map, Department of Lands, Sydney (c.1800s)
- Author unidentified 2008, Granville, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Kass T 1996, *Auburn Heritage Study Draft Final Report, Volume 2 Historical Context Report*, Sydney, Auburn Council.

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



View southeast from carpark off Ferndell Street.

Heritage Inventory Sheet

Item Name	Houses Built for Housing Commission		
Recommended Name	Montgomery Street Houses Built for Housing Commission		
Site Image			
Address	2–24 and 7–29 Montgomery Avenue, South Granville		
Lot/Section/DP	17-25, 55-66, 68 and 69	-	35007
	B	-	413055
Draft Cumberland LEP ID	I241		
Former LEP ID	I608 (Parramatta LEP)		
Heritage Conservation Area	Included, Blaxcell Estate Conservation Area		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential buildings (private)	

Curtilage Map



Revised curtilage recommended – refer below

Statement of Significance

The dwellings at 2–24 and 7–29 Montgomery Avenue, South Granville are locally significant for their historic, associative, social and representative values. Alongside the houses in Oakleigh Avenue, Clyde Street and Chiswick Road, this group of cottages form part of the first group development constructed by the newly formed Housing Commission in 1944. The brick houses within this estate demonstrate the ideals of the Housing Commission which was established to build comfortable and well-appointed dwellings within the resources and capacity of the state. The item is associated with the Government Housing Commission, who built the cottages. The Montgomery Street houses have social value to the community as public housing. The area is remarkable for the totally intact core area of Montgomery Street which has kept all its fencing and all original houses without second storey additions, which are representative of Government Housing Commission dwellings.

Criteria Assessment

a) Historic	Alongside the houses in Montgomery Avenue, Oakleigh Avenue, Clyde Street and Chiswick Road, this group of cottages were part of the first group development constructed by the newly formed Housing Commission in 1944. The brick houses within this estate demonstrate the ideals of the Housing Commission which was established to build comfortable and well-appointed dwellings within the resources and capacity of the state.
b) Associative	The item is associated with the Government Housing Commission, who built the cottages.
c) Aesthetic/Technical	The item does not meet this criterion.

d) Social	The Montgomery Street houses have social value to the community as public housing.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The area is remarkable for its totally intact core area of Montgomery Street which has kept all its fencing and all original houses without second storey additions, which are representative of Government Housing Commission dwellings.

Physical Description

The subject site consists of twenty-four (24) dwellings in the brick Housing Commission style. The Housing Commission style from the 1940s is distinguished by its materiality and form which consist of brick, fibro-sheeting and weatherboard clad single storey dwellings, in either an L shape or rectangular form. Dwellings along both the northern and southern sides of the road have a consistent setback with their neighbours which creates a consistent streetscape setting, though the dwellings on the northern side are generally setback closer to the street. While some dwellings have undergone alterations and additions to the fabric, they are highly intact and generally retain their form and scale.

SOUTH SIDE OF STREET

2 Montgomery Avenue

The dwelling at 2 Montgomery Avenue is a highly intact single storey rectangular brick dwelling, laid in the stretcher bond pattern. The residence has a traverse gable roof clad with Marseilles tiles. The dwellings feature a tall face brick chimney on the east (side) elevation which include patterned bricks, visible chimney breasts on the east elevation and a brick entrance accessed by a small brick porch. Some dwellings retain their original timber windows with brick window boxes. In many instances timber windows have been replaced with painted aluminium sliding sash windows, either in the same size as existing or in larger sizes which has resulted in the loss of some brickwork to install.

The front yard is neat and well maintained, with a small a grassed front lawn and small garden beds. The property boundary is marked by a low brick wall with a bullnose brick coping and dentils below.

The condition of the building is good.

4 Montgomery Avenue

The dwelling at 4 Montgomery Avenue is a highly intact single storey L shaped brick dwelling, laid in the stretcher bond pattern. The roof form is a projecting gable clad with Marseilles tiles. There is no chimney present on this building. The dwelling has two projecting gables with a triple set timber framed sash window fronted by lightweight aluminium flyscreens. A pressed metal awning is cantilevered over the windows on each projecting gable. A vent is located at the apex of the gable end. The entrance was not visible from the public domain.

The dwelling has a well-maintained garden setting with an established row of conifers along the western boundary of the property. A concrete slab driveway is also located along the west elevation of the property and leads to a concrete ramp with steel post balustrade at the rear of the property. The property boundary is marked by a low brick wall with a bullnose brick coping and dentils below.

The condition of the building is good.

6 Montgomery Avenue

The dwelling at 6 Montgomery Avenue is a highly intact single storey rectangular brick dwelling, laid in the stretcher bond pattern. The residence has a traverse gable roof clad with Marseilles tiles and a replaced guttering system. The dwelling features a tall face brick chimney on the west (side) elevation which include patterned bricks, visible chimney breasts on the west elevation and a brick entrance accessed by a small brick porch. The brick porch has a flat roof with a boxed eave and is accessed by two steps clad in contemporary tiles. Some dwellings retain their original timber windows with brick

window boxes. In many instances timber windows have been replaced with painted aluminium sliding sash windows, either in the same size as existing or in larger sizes which has resulted in the loss of some brickwork to install. The residence at 6 Montgomery Avenue retains its timber framed sash windows, which are now fronted by lightweight flyscreens. The front door is a contemporary security screen door. An air conditioning unit is affixed to the front facade.

The front yard is neat and well maintained, with a small a grassed front lawn, small garden beds and a concrete footpath leading to the front porch. The property shares established row of conifers with 4 Montgomery Avenue. A concrete strip driveway is located along the western boundary of the property with a lightweight pressed metal carport at the rear. The property boundary to Montgomery Avenue is marked by a low brick wall with a bullnose brick coping and dentils below.

The condition of the building is good.

8 Montgomery Avenue

The dwelling at 8 Montgomery Avenue is a highly intact single storey rectangular brick dwelling, laid in the stretcher bond pattern. The residence has a hipped roof clad with Marseilles tiles and a replaced guttering system. The dwelling features a tall face brick chimney on the east (side) elevation which include patterned bricks, visible chimney breasts on the east elevation and a brick entrance accessed by a small brick porch with a flat roof and boxed eave. The porch of 8 Montgomery Avenue is fronted by a painted brick patio with a steel balustrade that matches the windows and doors. Some dwellings retain their original timber windows with brick window boxes. The timber windows at 8 Montgomery Avenue have been replaced with painted aluminium sliding sash windows and are fronted by painted steel bars. An air conditioning unit is fixed through a window on the front facade. The front door has a matching security screen door.

The dwelling has a small rear extension and a battle axe subdivision at the rear.

The front yard is neat and well maintained, with a small a grassed front lawn and a concrete footpath leading to the front patio/porch. A concrete strip driveway is located along the eastern boundary of the property leads to a weatherboard garage with a gabled roof. The property boundary to Montgomery Avenue is marked by a low brick wall with a bullnose brick coping and dentils below with a similar steel gate, matching the pattern on the windows, door and patio balustrade.

The condition of the building is good.

10 Montgomery Avenue

The dwelling at 10 Montgomery Avenue is a highly intact single storey rectangular brick dwelling, laid in the stretcher bond pattern. The residence has a hipped roof clad with Marseilles tiles and a small projecting gable to Montgomery Street. The roof has a replaced guttering system. The dwelling features a tall face brick chimney on the front elevation which include patterned bricks and a visible chimney breast. The front façade features a brick entrance accessed by a small brick porch with a flat roof and boxed eave. The porch of 10 Montgomery Avenue is fronted by a glazed brick patio. The timber windows at 10 Montgomery Avenue have been replaced with painted aluminium sliding sash windows. The window on the projecting gable has a pressed metal awning cantilevered over. An air conditioning unit is fixed to the front façade.

The front yard is neat and well-maintained, with a large established Norfolk Island Pine. A large portion of the front yard is dominated by a new concrete slab driveway along the east elevation. The dwelling has a small rear extension and a battle ace subdivision at the rear not visible from the public domain. The property boundary to Montgomery Avenue is marked by a low brick wall with a bullnose brick coping and dentils below.

The condition of the building is good overall, however has a deteriorated timber fascia.

12 Montgomery Avenue

The dwelling at 12 Montgomery Avenue is a highly intact single storey rectangular brick dwelling, laid in the stretcher bond pattern. The residence has a hipped roof clad with Marseilles tiles and a small

projecting gable to Montgomery Street. The roof guttering has been replaced. The dwelling features a tall face brick chimney on the front elevation which include patterned bricks and a visible chimney breast. The front façade features a brick entrance accessed by a small brick porch with a flat roof and boxed eave. The porch of 12 Montgomery Avenue is fronted by a glazed brick patio area accessed via two brick steps. The dwelling retains its original timber framed sash windows with brick window boxes. An air conditioning unit is located in window on front facade.

The front yard is neat consisting of a grassed lawn and no plantings. A concrete strip driveway is located along the eastern boundary and a small concrete footpath that leads to the porch. The property boundary to Montgomery Avenue is marked by a low brick wall with a bullnose brick coping and dentils below.

The condition of the building is good.

14 Montgomery Avenue

The dwelling at 14 Montgomery Avenue is a highly intact single storey rectangular brick dwelling, laid in the stretcher bond pattern. The residence has a traverse gable roof clad with Marseilles tiles and a new guttering system. The dwelling features a short brick chimney on the east elevation which includes patterned bricks and a visible chimney breast. The front façade features a brick entrance accessed by a small brick porch with a flat roof and boxed eave. The brick porch entry features decorative brick inserts. The dwelling retains its original timber framed sash windows with brick window boxes. They are fronted by lightweight flyscreens. The east and west gable ends are part brick and part timber weatherboard at the gable end.

A concrete slab driveway is located along the east elevation. The front yard is neat, consisting of a grassed lawn and no planting and a small concrete footpath that leads to the porch. The property boundary to Montgomery Avenue is marked by a low brick wall with a bullnose brick coping and dentils below.

The condition of the building is good.

16 Montgomery Avenue

The dwelling at 16 Montgomery Avenue is a highly intact single storey rectangular brick dwelling, laid in the stretcher bond pattern. The residence has a traverse gable roof clad with Marseilles tiles and a new guttering system. The dwelling features a short brick chimney on the east elevation which include patterned bricks and a visible chimney breast. The front façade features a brick entrance accessed by a small brick porch with a flat roof and boxed eave. The brick porch entry features recessed brick inserts. Some dwellings retain their original timber framed sash windows with brick window boxes. The timber windows at 16 Montgomery Avenue have been replaced with painted aluminium sliding sash windows. They are fronted by lightweight flyscreens. The east and west gable ends are part brick and part timber weatherboard at the gable end.

A concrete slab driveway is located along the east elevation. The front yard consisting of a grassed lawn, some informal plantings and a small concrete footpath that leads to the porch. The property boundary to Montgomery Avenue is marked by a low brick wall with a bullnose brick coping and dentils below.

The condition of the building is good overall, although some paint is peeling from the gable end.

18 Montgomery Avenue

The dwelling at 18 Montgomery Avenue is a highly intact single storey rectangular brick dwelling, laid in the stretcher bond pattern. The residence has a hipped roof clad with Marseilles tiles, with a replaced guttering system. The roof also features solar panels and a large aerial. The dwelling features a tall face brick chimney on the east elevation which include patterned bricks and a visible chimney breast. The front façade features a brick entrance accessed by a small brick porch with a flat roof, boxed eave and glazed tile flooring. The timber windows at 18 Montgomery Avenue have been replaced with painted aluminium sliding sash windows with security screens.

The rear of the dwelling has a large flat roofed brick extension. The east elevation features a brick garage. A large portion of the front yard is dominated by a new concrete slab driveway along the east elevation. The property boundary to Montgomery Avenue is marked by a low brick wall with a bullnose brick coping and dentils below.

The condition of the building is good.

20 Montgomery Avenue

The dwelling at 20 Montgomery Avenue is a highly intact single storey rectangular brick dwelling, laid in the stretcher bond pattern. The residence has a hipped roof clad with Marseilles tiles and a small projecting gable to Montgomery Street and a replaced guttering system. The dwelling features a tall face brick chimney on the front elevation which include patterned bricks and a visible chimney breast. The front façade features a brick entrance accessed by a small brick porch with a flat roof clad with pressed metal sheets and a rendered brick floor. The dwelling retains its original painted timber sash windows with brick window boxes. The timber windows at 20 Montgomery Avenue have been fronted by lightweight flyscreens. An air conditioning unit is fixed to the front façade.

The front yard is neat and well-maintained with a low-lying hedge along the front façade and small garden beds. A new garden bed with red gravel surrounds a palm tree stump. A large portion of the front yard is dominated by a new concrete slab driveway along the east elevation. The property's boundary to Montgomery Avenue is marked by a low brick wall with a bullnose brick coping and dentils below.

The condition of the building is good.

22 Montgomery Avenue

The dwelling at 22 Montgomery Avenue is a highly intact single storey L shaped brick dwelling, laid in the stretcher bond pattern. The roof form is a projecting gable clad with Marseilles tiles. A tall brick chimney is located on the front façade with patterned bricks and a visible chimney breast. The projecting gable to Montgomery Avenue has a triple set timber framed sash window. The projecting gable to the west has a corner window that consists of timber framed sash windows fronted by lightweight flyscreens. The front façade features a brick entrance accessed by a concrete ramp.

The dwelling has a well-maintained garden setting, with a concrete strip driveway located along the west elevation of the property. The property's boundary is marked by a low brick wall with a bullnose brick coping and dentils below.

The condition of the building is good.

24 Montgomery Avenue

The dwelling at 24 Montgomery Avenue is a highly intact single storey rectangular brick dwelling, laid in the stretcher bond pattern. The residence has a traverse gable roof clad with Marseilles tiles and a new guttering system. The east and west gable ends are part brick and part timber weatherboard at the gable end. The dwelling features a short brick chimney on the east elevation which include patterned bricks and a visible chimney breast. The front façade features a brick entrance accessed by a small brick porch with a flat roof and boxed eave. The brick porch entry is accessed via a concrete ramp. The dwelling retains some original timber framed sash windows with brick window boxes. They are fronted by lightweight flyscreens. The larger window opening on the front façade consists of a fixed aluminium framed window.

A concrete strip driveway is located along the east elevation and joins a concrete footpath that leads to the porch. The front yard is neat, consisting of a grassed lawn with several plantings along the property boundary. Several pot plants are located along the porch.

The condition of the building is good overall, although there is paint peeling from weatherboards at the gable ends.

NORTH SIDE OF STREET

7 Montgomery Avenue

The dwelling at 7 Montgomery Avenue is a highly intact single storey L shaped brick dwelling, laid in the stretcher bond pattern. The roof form is a projecting hip clad with Marseilles tiles, with a Colorbond guttering system. A tall simple brick chimney is located on the front façade with a visible chimney breast. The projecting hip to Montgomery Avenue has a triple set timber framed, sash window with the easternmost sash fronted by a lightweight flyscreen. The projecting gable to the west also has a triple set timber framed sash window. The southern elevation of the western projecting hip has a single timber framed sash window. The front façade features a brick entrance accessed by a curved brick step.

The dwelling has a well-maintained garden setting with a concrete strip driveway located along the west elevation of the property. The property boundary is marked by an established garden bed with young trees. The garden bed is constructed of roughly spaced, jiggered stones.

The condition of the building is good.

9 Montgomery Avenue

The dwelling at 9 Montgomery Avenue is a highly intact single storey rectangular brick dwelling, laid in the stretcher bond pattern. The residence has a traverse gable roof clad with Marseilles tiles and a new guttering system. The east and west gable ends are construction of just brick with two window openings. A tall brick chimney on the front façade which includes patterned bricks and a visible chimney breast. The front façade features a brick entrance accessed by a small brick porch with a flat roof and boxed eave. The porch is enclosed with a low-lying, black steel balustrade (matching front fence) and large grey tiles. The timber windows at 9 Montgomery Avenue have been replaced with aluminium framed slide windows. The windows are fronted by decorative steel bar, painted white.

A large portion of the front yard is dominated by a new concrete slab driveway encircling the building which has removed the garden setting of the item. The property's boundary to Montgomery Avenue is marked by a low brick wall with a bullnose brick coping and dentils below. A visually intrusive black metal gate is affixed atop the brick boundary fence.

The condition of the building is good.

11 Montgomery Avenue

The dwelling at 11 Montgomery Avenue is a highly intact single storey rectangular brick dwelling, laid in the stretcher bond pattern. The residence has a gabled roof with a small central projecting hip over the entrance, clad in Marseilles tiles and a new guttering system. A tall brick chimney is located on the west elevation of the building which includes patterned bricks and a visible chimney breast. The front façade features a stepped brick entrance with a small brick porch accessed by four brick steps. The dwelling retains its original timber framed sash windows with brick window boxes. The front façade features two triple sets of sash windows, fronted by lightweight flyscreens. An air conditioning unit is fixed to the lower sash opening of one window.

The front yard is neat, consisting of a grassed lawn with some informal plantings. A concrete slab driveway is located along western boundary and lead to a flat roof carport at the rear. A small concrete footpath leads from the driveway to the porch. The property boundary to Montgomery Avenue is marked by a low brick wall with a bullnose brick coping and dentils below.

The condition of the building is good.

13 Montgomery Avenue

The dwelling at 13 Montgomery Avenue is a highly intact single storey rectangular brick dwelling, laid in the stretcher bond pattern. The residence has a gabled roof with a projecting hip to Montgomery Avenue, clad in Marseilles tiles and a new Colorbond guttering system. A tall brick chimney is located on the front elevation of the building which includes patterned bricks and a visible chimney breast. The front façade features a brick entrance with a small brick porch accessed by four brick steps. The dwelling retains its original timber framed sash windows with brick window boxes. The front façade

features two double sets of sash windows, fronted by lightweight flyscreens. An air conditioning unit is fixed to the lower sash of the window on the projecting gable.

The front yard is neat, consisting of a grassed lawn with a garden bed along the front façade and porch. A concrete slab driveway is located along western boundary and lead to a skillion roof carport at the rear. Pressed metal sheets fronting the carport have been retrofitted as a gate. A small concrete footpath leads from the driveway to the porch. The property's boundary to Montgomery Avenue is marked by a low brick wall with a bullnose brick coping and dentils below.

The condition of the building is good.

15 Montgomery Avenue

The dwelling at 15 Montgomery Avenue is a highly intact single storey rectangular brick dwelling, laid in the stretcher bond pattern. The residence has a traverse gable roof clad with Marseilles tiles and a new guttering system. The east and west gable ends are construction of just brick. A tall brick chimney on the west elevation which includes patterned bricks and a visible chimney breast, cutting into the gable end. The front façade features a central brick entrance accessed by a small brick porch with a flat roof and boxed eave. The brick entrance features a later lacework corner. The porch is accessed by three brick steps. The dwelling retains its original timber framed sash windows with brick window boxes, fronted by lightweight flyscreens.

The rear of the property appears to have a number of garages and free standing structures.

A large portion of the front yard is dominated by a concrete slab driveway along the west elevation, dissected by a white arrow topped palisade gate on wheels. The remaining front yard retains a grassed front lawn with a small garden bed. A concrete footpath leads from the driveway to the front porch. The property boundary to Montgomery Avenue is marked by a low brick wall with a bullnose brick coping and dentils below. Part of the fence has been impacted.

The condition of the building is good.

17 Montgomery Avenue

The dwelling at 17 Montgomery Avenue is a highly intact single storey rectangular brick dwelling, laid in the stretcher bond pattern. The residence has a traverse gable roof clad with Marseilles tiles and a new guttering system. A tall brick chimney is located on the front façade and includes patterned bricks and a visible chimney breast. The front façade features a central brick entrance accessed by a small brick porch with a flat roof and boxed eave. The porch is accessed by three brick steps. The dwelling retains its original timber framed sash windows with brick window boxes, fronted by lightweight flyscreens.

The front yard is neat, consisting of a grassed lawn with a garden bed along the front façade. Lemon trees line the boundary fence. A flat roofed carport is located at the front of the house over a concrete slab driveway on the western boundary. A small concrete footpath leads from the driveway to the porch. The property boundary to Montgomery Avenue is marked by a low brick wall with a bullnose brick coping and dentils below.

The condition of the building is good overall. A section of the boundary fence is in a fair condition with a missing brick and visible crumbling.

19 Montgomery Avenue

The dwelling at 19 Montgomery Avenue is a highly intact single storey rectangular brick dwelling, laid in the stretcher bond pattern. The residence has a traverse gable roof clad with Marseilles tiles and a new guttering system. The gable ends on the east and west elevations have timber weatherboard cladding. An air conditioning unit is located on the west elevation. A tall brick chimney is located on the front façade and includes patterned bricks and a visible chimney breast. The front façade features a central brick entrance accessed by a small brick porch with a flat roof and boxed eave. The porch is accessed by three brick steps. The dwelling retains one original double set timber framed sash window

with brick window boxes on the front facade, fronted by lightweight flyscreens. The other window on the front façade has a replaced aluminium framed slide window.

The front yard is neat, consisting of a grassed lawn with a garden bed along the front façade and a dwarf conifer. A concrete strip driveway is located along the western boundary of the property and leads to a large gabled roof garage with fibro walls and two timber tongue and groove doors. A small concrete footpath leads from the driveway to the porch. The property's boundary to Montgomery Avenue is marked by a low brick wall with a bullnose brick coping and dentils below.

The condition of the building is good.

21 Montgomery Avenue

The dwelling at 21 Montgomery Avenue is a highly intact single storey rectangular brick dwelling, laid in the stretcher bond pattern. The residence has a gabled roof with a projecting hip to Montgomery Avenue, clad in Marseilles tiles and a new Colorbond guttering system. The front façade features a brick entrance with a small brick porch accessed by four brick steps.

Some dwellings retain their original timber framed sash windows with brick window boxes. The windows of 21 Montgomery Avenue have been replaced with aluminium slide windows.

The front yard is neat, consisting of a grassed lawn with formal garden beds along the front façade and boundary fence. The garden beds have a small sandstone retaining wall two courses high. The garden beds contain a number of established plants and trees. The driveway consists of contemporary brick paving and leads to a flat roof carport, which fronts a brick garage (later addition to the house). A small curved brick paved footpath leads from the driveway to the porch. The property boundary to Montgomery Avenue is marked by a low brick wall with a bullnose brick coping and dentils below.

The condition of the building is good.

23 Montgomery Avenue

The dwelling at 23 Montgomery Avenue is a highly intact single storey rectangular brick dwelling, laid in the stretcher bond pattern. The residence has a hipped roof with a projecting hip to Montgomery Avenue, clad in Marseilles tiles and a new Colorbond guttering system. A tall brick chimney is located on the front façade and includes patterned bricks and a visible chimney breast. The front façade features a central brick entrance accessed by a small brick porch with a flat roof and boxed eave. The small porch accessed by three tiled steps. The windows of 23 Montgomery Avenue have replaced aluminium slide windows.

The front yard features a garden bed along the front façade, however, is dominated by a large contemporary concrete paved driveway which extends along the west elevation and front facade. A Colorbond fence is dissects the driveway. A large garage is located in the northwest corner of the property. The garage has a gabled roof clad in a corrugated metal. The property boundary to Montgomery Avenue is marked by a low brick wall with a bullnose brick coping and dentils below.

The condition of the building is good overall, although there is scattered debris in the front yard that impact on the visual aesthetic of the property.

25 Montgomery Avenue

The dwelling at 25 Montgomery Avenue is a highly intact single storey rectangular brick dwelling, laid in the stretcher bond pattern. The residence has a traverse gable roof clad with Marseilles tiles and a new guttering system. A tall brick chimney is located on the front façade and includes patterned bricks. The front façade features a central brick entrance accessed a small tiled porch with a flat roof and boxed eave. The porch is accessed by two tiled brick steps. The windows of 25 Montgomery Avenue have replaced aluminium slide windows to all elevations.

To the rear, there is a small single storey extension and granny flat/shed which appears to be a later addition.

The front yard is neat, consisting of a grassed lawn with garden beds along the front façade and front fence. Several small trees are located on the eastern side of the property. A flat roofed carport of corrugated metal is located at the front of the house over a red concrete slab driveway on the western boundary. This incorporates a footpath which surrounds the porch. The property boundary to Montgomery Avenue is marked by a low brick wall with a bullnose brick coping and dentils, and a cast iron decorative rail.

The condition of the building is good overall.

27 Montgomery Avenue

The dwelling at 27 Montgomery Avenue is a later dwelling that is similar in scale although not form to the earlier dwellings on Montgomery Street. The residence is rendered brick, triple fronted with a hip and valley roof clad in grey Marseilles tiles and a new guttering. A thin metal chimney sits on the western side of the dwelling towards the rear. The front façade features a wide verandah with a flat modern metal roof supported by square metal verandah posts and surrounded by a glass and steel balustrade. The verandah is accessed by a set of stairs the foundations are clad in faux stacked stone. The dwelling has large aluminium-framed modern sliding and sash windows to all elevations.

The front yard is neat and entirely paved in concrete. There is large red concrete paved footpath leading to the front verandah and an older concrete driveway to the east. The property boundary is marked by a hip height sandstone block boundary fence and hedging. The rear of the property is accessed via a Colorbond fence and consists of a small single-storey extension and a single-storey granny flat.

The condition of the building is good overall, although there is some loss of mortar to the sandstone block boundary fence.

29 Montgomery Avenue

The dwelling at 29 Montgomery Street is a highly intact single storey rectangular brick dwelling, laid in the stretcher bond pattern. The residence has a triple fronted façade with hipped roof and a projecting hip to Montgomery Avenue which is clad in Marseilles tiles and a new Colorbond guttering system. A tall brick chimney is located to the western elevation and includes patterned bricks and a visible chimney breast. The front façade features a central brick entrance framed by a landscaped archway and accessed by a small brick porch with three brick steps and aluminium picket balustrade. The front door has modern security grills. The windows of 29 Montgomery Avenue retain their original sash windows.

To the rear there is a large single-storey extension to the rear in addition to other ancillary structures.

The front yard features an extensive landscaping including garden beds along the front façade, and to the east and west elevations. There are a mixture of mature trees and hedging. A narrow concrete footpath leads from the west of the property to the central front entrance. The property boundary to Montgomery Avenue is marked by a low brick wall with a bullnose brick coping and dentils below. There is a modern steel double rail fence with mesh wire constructed on top of the original brick fence.

The condition of the building is good overall.

Condition	Good	Fair	Poor
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Alterations and Additions

SOUTH SIDE OF STREET

2 Montgomery Avenue

- Painted aluminium windows*
- Air-conditioning unit to window on front façade*
- Integrity = High

4 Montgomery Avenue

-
- Awning on front window
 - Balustrade and ramp to the rear, accessed from the concrete driveway
 - Integrity = High

6 Montgomery Avenue

- Air-conditioning units to western elevation*
- Lightweight flyscreens to windows on the front facade
- New guttering
- Integrity = High

8 Montgomery Avenue

- Small single-storey extension to the rear
- Battle axe subdivision at the rear with new dwelling*
- Air-conditioning unit to window on front façade*
- Security grills to front windows and door*
- Painted aluminium sliding windows*
- Integrity = High

10 Montgomery Avenue

- Small single-storey extension to the rear
- Battle axe subdivision at the rear with new dwelling*
- Air-conditioning unit to side of chimney breast on front façade*
- Concrete driveway
- Small garage to the rear building brick and tile
- Security screen to front door*
- Awning over front window
- Satellite dish to roof*
- Aluminium windows*
- Integrity = High

12 Montgomery Avenue

- Air-conditioning unit to window on front façade*
- Satellite dish to roof*
- Integrity = High

14 Montgomery Avenue

- Air-conditioning unit to window on front façade*
- Air-conditioning unit to window on eastern elevation*
- New guttering
- Integrity = High

16 Montgomery Avenue

- Aluminium windows to front façade and side elevations*
- New guttering
- Antenna to roof
- Integrity = High

18 Montgomery Avenue

- Large single-storey extension to the rear
- Solar panels to front roof plane
- Solar panels to rear extension
- Satellite dish to rear roof plane
- Aluminium windows to front façade with security grills*
- Flat roof metal shelter of front door and porch*
- New concrete driveway and front yard
- Integrity = Moderate

20 Montgomery Avenue

-
- Small single-storey extension to the rear
 - Flat roof metal shelter over front door and porch*
 - Re-landscaped front yard
 - Integrity = Moderate

22 Montgomery Avenue

- Ramp with balustrade to front entry
- Colourbond fence section between front and rear yard
- Integrity = High

24 Montgomery Avenue

- Small single-storey extension to the rear
- Aluminium windows to one section of front façade*
- Re-landscaped front yard
- Satellite dish*
- Integrity = High

NORTH SIDE OF STREET

7 Montgomery Avenue

- None
- Integrity = High

9 Montgomery Avenue

- Moderately sized single-storey extension to the rear
- Security bars to windows*
- Concrete front yard and driveway
- Timber panelling (painted black) on top of front boundary fence*
- Integrity = Moderate

11 Montgomery Avenue

- Air-conditioning unit to window on front façade*
- Antenna to roof
- Flat roof metal carport to rear
- Integrity = High

13 Montgomery Avenue

- Air-conditioning unit to window on front façade*
- New guttering
- Timber gate to driveway
- Integrity = High

15 Montgomery Avenue

- Large single-storey extension to the rear, in addition to other ancillary structures
- Three large aluminium windows to front façade*
- Flume along front façade and through roof tiles
- Metal palisade gate to driveway*
- Decorative brackets to entry*
- Air-conditioning unit to western elevation*
- Part of brick front boundary fence removed*
- Integrity = Moderate

17 Montgomery Avenue

- Painted brick porch*
- Flat roof metal carport
- Integrity = High

19 Montgomery Avenue

- Air-conditioning unit to eastern elevation*
- Air-conditioning unit to window on western elevation*
- Satellite dish to roof*
- Two aluminium windows to front façade*
- Integrity = High

21 Montgomery Avenue

- Small single-storey extension to the rear
- Shed or granny flat to rear yard
- Pool to rear yard
- Flat roof metal carport
- Re-landscaped front yard, including faux sandstone garden bed edging*
- Aluminium windows*
- Integrity = High

23 Montgomery Avenue

- Small single-storey extension to the rear
- Ancillary structures to the rear yard
- Security grills to windows*
- Re-landscaped front yard (in progress)
- Lattice fence between eastern side of the house and rear yard*
- Air-conditioning unit to front elevation*
- Integrity = Moderate

25 Montgomery Avenue

- Small single-storey extension to the rear
- Air-conditioning unit to front elevation*
- New concrete driveway, including part of front yard
- Colourbond fence between eastern side of the house and the rear yard
- Antenna to roof
- Integrity = High

27 Montgomery Avenue

- Small single-storey extension to the rear
- Single-storey granny flat to the rear yard
- Modern renovation including new aluminium framed windows, a glass and steel balustrade to a front verandah, rendered brick and a modern paint scheme*
- Sandstone block boundary fence*
- Integrity = Low

29 Montgomery Avenue

- Large single-storey extension to the rear, addition to other ancillary structures
- Modern steel double rail fence with mesh wire
- Integrity = High

While there have been many small changes to the dwellings, in addition to some large rear extensions, the buildings all have high integrity with respect to form, fabric and detailing.

Integrity	High	Moderate	Low
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* *element detracts from the overall cultural significance of the place*

Historical Notes

Construction years	1944
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The suburb of South Granville lies along the western bank of the Duck River and is bounded by Granville to the north, Auburn to the east., Guildford to the west and Chester Hill to the south. Westwards from present day Clyde Street, this portion of land in South Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided.

To the east of Clyde Street, lies part of 250 acres of land by the Duck River that was granted to Darcy Wentworth, an Irish medical practitioner and public servant who settled in Australia in June 1790. Other early land grants to the south of the area were given to James Chisolm and Charles Frazer.

In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared which included the suburb of South Granville. Many of the first buyers in the area were orchardists and farmers, although there were also some men who built middle-class villas.

Compared to Granville, South Granville experienced a greater industrial expansion and is consequently a mixture of industrial and residential buildings. The formation of South Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, the Municipality of Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the worker's and substantial residences were built for the manager's and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s. In the post-war period there was a large-scale Housing Commission Scheme through South Granville which also impacted the development and layout of the suburb.

The land on which the Montgomery Street houses are located were privately acquired and subdivided as early as 1922, but very few of the lots had sold. The Commission bought a portion of the Blaxcell Estate, kept the proposed street pattern, re-subdivided the lots, leaving a few private lots (all at the end of streets). This was the first of the Commission's group developments in New South Wales and the buildings in Montgomery Street were completed in December 1944. They were constructed in full double brick with Marseilles tiled roofs, decorative use of bricks around front porches and identical front fences.

This item on Montgomery Avenue, alongside the houses in Blaxcell Street, Oakleigh Avenue, Clyde Street and Chiswick Road, represents one of the earliest Housing Commission group developments. The brick houses within this estate demonstrate the ideals of the Housing Commission which was established to build comfortable and well-appointed dwellings within the resources and capacity of the state. Many of these dwellings are shown on the Water Board plan of December 1944. The dwellings remain in use as private residences.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.	X	14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.	X	10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- Due to a range of modern alterations and additions, the dwelling 27 Montgomery Avenue has low heritage integrity. While it can continue to contribute to the overall significance of the Blaxcell Estate Conservation Area, its inclusion as part of an individual heritage item is no longer warranted due to the extensive changes to façade, landscapes and rear. Therefore, the heritage curtilage shown below should be considered as a revised curtilage for the 'Houses built for Housing Commission' on Montgomery in the Cumberland LEP. The dwellings 27 Montgomery Avenue should continue to be managed as part of the conservation area. Should the revised curtilage be adopted, this listing sheet does not reflect the current Lot/DP which will need to be altered.



Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Houses Built for Housing Commission	I241
Heritage Study	Houses Built for Housing Commission	I241
National Trust Australia Register	N/A	-

Previous Studies			
Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

Other References

- Liberty Plains Parish A Map, Department of Lands, Sydney (c.1800s)
- Author unidentified 2008, Granville, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Kass T 1996, *Auburn Heritage Study Draft Final Report, Volume 2 Historical Context Report*, Sydney, Auburn Council.

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images

SOUTH SIDE OF STREET



2 Montgomery Avenue.



4 Montgomery Avenue.



6 Montgomery Avenue.



8 Montgomery Avenue.



10 Montgomery Avenue.



12 Montgomery Avenue.



14 Montgomery Avenue.



16 Montgomery Avenue.



18 Montgomery Avenue.



20 Montgomery Avenue.



22 Montgomery Avenue.



24 Montgomery Avenue.

NORTH SIDE OF STREET



7 Montgomery Avenue.



9 Montgomery Avenue.



11 Montgomery Avenue.



13 Montgomery Avenue.



15 Montgomery Avenue.



17 Montgomery Avenue.



19 Montgomery Avenue.



21 Montgomery Avenue.



23 Montgomery Avenue.



25 Montgomery Avenue.



27 Montgomery Avenue.



29 Montgomery Avenue.



Streetscape view, Montgomery Avenue.



Streetscape view, Montgomery Avenue.




Streetscape view, Montgomery Avenue.



Streetscape view, Montgomery Avenue.

Heritage Inventory Sheet

Item Name	Stone Cottage		
Recommended Name	Stone Cottage		
Site Image			
Address	24 Nobbs Street, South Granville NSW 2124		
Lot/Section/DP	35	-	1305
Draft Cumberland LEP ID	I242		
Former LEP ID	I609 (Parramatta LEP)		
Heritage Conservation Area	Not included		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential Buildings (private)	

Curtilage Map



Statement of Significance

The cottage at 24 Nobbs Street, South Granville is of local significance for its historical, rarity and representative values. Built c.1892, the cottage is historically linked with the residential development of South Granville in association with the industrial and commercial improvement of Granville from 1880 onwards. The building has rarity values for its sandstone construction, which is an uncommon building material in Granville. There were very few stone cottages built in Granville, as brick and timber weatherboards were the predominate materials used. Although rare for its use of sandstone, the item demonstrates representative qualities as a Victorian period cottage.

Criteria Assessment

a) Historic	Built c.1892, the property is historically linked with the early residential development of South Granville in association with the industrial and commercial improvement of Granville from 1880 onwards.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item does not meet this criterion.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The cottage is a rare example of stone cottage built in Granville.
g) Representativeness	The item is a representative example of a Victorian period cottage.

Physical Description

The item is a single storey rendered stone masonry cottage with a gabled roof. The roofing material appears to have been replaced with pressed metal sheets, imitating concrete tiles. The gabled roof extends to cover the verandah. The verandah roof is supported on stop-chamfered posts with a metal valance and a simple timber spandrel, atop a coloured concrete floor. The roof also extends over the rear skillion addition. The house has two 12-paned sash windows on the front facade (which may be original) and a mix of replacement 12-pane sash windows at the side.

Alterations and additions include a rear extension, later shutters to the front windows, metal cladding to the gable end and verandah spandrel, and modern tubular palisade fence and letterbox. The small front garden comprises of a lawn and mature shrubs located along the palisade fencing.

The cottage appears to be in good condition, with a number of later alterations and additions.

Condition	Good	Fair	Poor
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Alterations and Additions

- Rear extension
- Replaced roof cladding
- Replaced verandah spandrel
- Shutters installed on front windows
- Modern tubular white palisade fence and letterbox*
- Electric box*
- AC unit to the side of the building*
- Barge boards to side

The integrity of the item is impacted and reduced by the accumulative impacts of minor alterations to the front façade and the installation of a modern white palisade fence and letterbox. Overall, the integrity of the item is considered to be moderate.

Integrity	High	Moderate	Low
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** element detracts from the overall cultural significance of the place*

Historical Notes

Construction years	1892
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The suburb of South Granville lies along the western bank of the Duck River and is bounded by Granville to the north, Auburn to the east, Guildford to the west and Chester Hill to the south. Westwards from present day Clyde Street, this portion of land in South Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s, when it was subdivided.

In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and, in 1885, the Municipality of Granville was declared which included the suburb of South Granville. Many of the first buyers in the area were orchardists and farmers, although there were also some men who built middle-class villas. Compared to Granville, South Granville experienced a greater industrial expansion and is consequently a mixture of industrial and residential buildings. The formation of South Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde.

For the 25 years that followed the establishment of the Clyde Engineering, the Municipality of Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the worker's and substantial residences were built for the manager's and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s. In the post-war period there was a large-scale Housing Commission Scheme through South Granville which also impacted the development and layout of the suburb.

This allotment was transferred to William Muston of the North Shore in 1888. A house is listed in the Sands Directory as being occupied by tenants in 1892. Sometime between 1892 and 1895, the property was mortgaged; it was described as a 'stone cottage' in March 1895 when the mortgagee offered it for sale. Stone was an uncommon building material in Granville. Thomas Fowle, in his 'The History of Granville' wrote that after Elizabeth Farm House, this residence was the next stone cottage to be built in Granville.

The dwelling remains in use as a residential property.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- Should the opportunity arise, the palisade fence should be removed and replaced with a more historically sympathetic fencing style, e.g. a timber picket fence.

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Stone Cottage	I242
Heritage Study	Stone Cottage	I242
National Trust Australia Register	N/A	-

Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

Other References

- Liberty Plains Parish A Map, Department of Lands, Sydney (c.1800s)
- Fowlie, T & Granville Historical Society. 2001 The History of Granville 1919. Granville: Granville Historical Society.
- Author unidentified 2008, Granville, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Kass T 1996, *Auburn Heritage Study Draft Final Report, Volume 2 Historical Context Report*, Sydney, Auburn Council.

Limitations


- Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
- Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
- Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



View to Stone Cottage from Nobbs Street.

Heritage Inventory Sheet

Item Name	Houses built for Housing Commission		
Recommended Name	Oakleigh Avenue Houses Built for Housing Commission		
Site Image			
Address	6, 8, 10, 12, 14, 16 and 26 Oakleigh Avenue, South Granville, NSW 2142		
Lot/Section/DP	12 and 28-33	-	35007
Draft Cumberland LEP ID	I243		
Former LEP ID	I610 (Parramatta LEP)		
Heritage Conservation Area	Included, Blaxcell Estate Conservation Area		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential Buildings (private)	

Curtilage Map



Statement of Significance

The houses at 6-16 and 26 Oakleigh Avenue are of local significance for their historic, social and representative values. Alongside the houses in Montgomery Avenue, Blaxcell Street, Clyde Street and Chiswick Road, this group of cottages was the first group development constructed by the newly formed Housing Commission in 1944. This group of houses show the standard of early Housing Commission development. The use of fibro sheeting opposed to brick is reflective of the cost-effective measures undertaken by the Housing Commission to produce the quantity of houses when post war shortages of labour and materials threatened the building program. The item is socially significant for its connection to the Government Housing Commission, who built the cottages. The item demonstrates representative qualities of the types of housing provided by the Housing Commission during the 1940s.

Criteria Assessment

a) Historic	The item is of significance as part of the first group development constructed by the newly formed Housing Commission in 1944. This group of houses show the standard of early Housing Commission development. The use of fibro sheeting opposed to brick is reflective of the cost-effective measures undertaken by the Housing Commission to produce the quantity of houses when post war shortages of labour and materials threatened the building program.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item does not meet this criterion.
d) Social	The item is socially significant for its connection to the Government Housing Commission, who built the cottages.
e) Scientific	The item does not meet this criterion.

f) Rarity	The item does not meet this criterion.
g) Representativeness	The item demonstrates representative qualities of the types of housing provided by the Housing Commission during the 1940s.

Physical Description

The houses at 6-16 and 26 Oakleigh Avenue are a row of seven (7) housing commission style cottages. The Housing Commission style from the 1940s is distinguished by its materiality and form which consist of brick, fibro-sheeting and weatherboard clad single storey dwellings, in either an L shape or rectangular form. The items along Oakleigh Avenue are representative of the Housing Commission style built with fibro sheeting.

6 Oakleigh Avenue

The dwelling at 6 Oakleigh Avenue is an L-shaped cottage in the Housing Commission style. The dwelling faces Oakleigh Street and features a deep setback from the street, in alignment with other dwellings.

The dwelling has fibro walls and a cement-tiled gable roof with projecting gable to the front. The roof features modern guttering, a face brick chimney with terracotta chimney pot, with a television antenna attached to the chimney. The chimney flashing is in poor condition and is covered with lichen. Windows are rectangular and aluminium framed, with flyscreens and aluminium awnings. The exterior window architrave is timber. The front entrance is off-set from the centre of the façade, with a front porch of brick. This porch is sheltered by a flat metal roof. The porch steps have been replaced with modern tile. The dwelling has not been extended to the rear, however a 'sleep-out' secondary dwelling has been constructed to the rear of the property boundary, separate from the main house.

A concrete wheel-track driveway runs from Oakleigh Avenue alongside the dwelling. A footpath leads from the driveway to the front porch. The front yard is neat and tidy, containing a large grassed area. A timber box-planter and small tiled planter box have been installed to either side of the porch containing small box hedges and flowers. A horizontal palisade fence has been installed along the front property boundary and around the porch.

Overall the dwelling is in a good condition, however there are elements such as the chimney flashing which are in a poor condition.

8 Oakleigh Avenue

The dwelling at 8 Oakleigh Avenue is an L-shaped cottage in the Housing Commission style. The dwelling faces Oakleigh Street and features a deep setback from the street, in alignment with other dwellings.

The dwelling has fibro walls and a cement-tiled gable roof with projecting gable to the front. The roof features modern guttering and a face brick chimney with a television antenna attached. The chimney flashing is in poor condition and is covered with lichen. Windows are rectangular and timber framed, with flyscreens and AC units installed to the exterior of the front-facing windows. The front entrance is off-set from the centre of the façade, with a front porch of brick. The porch steps have been replaced with modern tile and a metal handrail, and a canvas porch awning has been installed. The dwelling has been extended to the rear with the construction of a rear shed. The fibro dwelling sits on brick footings.

A concrete wheel-track driveway runs from Oakleigh Avenue alongside the dwelling. A concrete footpath leads from the driveway to the front porch. The front yard is neat and tidy, containing a large grassed area. Two timber box-planters have been installed to either side of the porch containing overgrown hedges, obscuring a view to the porch, and an additional two timber box planters containing juvenile shrubs have been constructed in the front yard. A metal cyclone fence has been installed along the front property boundary.

Overall the dwelling is in a good condition, however there are elements such as the chimney flashing which are in a poor condition.

10 Oakleigh Avenue

The dwelling at 10 Oakleigh Avenue is a rectangular shaped cottage in the Housing Commission style. The dwelling faces Oakleigh Street and features a deep setback from the street, in alignment with other dwellings.

The dwelling has fibro walls and a cement-tiled gable roof. The roof features modern guttering. Unlike the other dwellings along Oakleigh Avenue, the dwelling at 10 Oakleigh Avenue does not appear to have a chimney. Windows are rectangular and aluminium framed, with flyscreens installed. The exterior window architrave is timber. The front entrance is constructed in the centre of the façade, with a brick-walled front porch. The porch steps are in poor condition, evidence by cracking in the brick and mortar. The porch is cement with a metal handrail and fence installed. The fibro dwelling sits on brick footings.

A concrete wheel-track driveway runs from Oakleigh Avenue alongside the dwelling. A concrete footpath leads from the driveway to the front porch. The front yard is neat and tidy, containing a large grassed area.

The dwelling is in a fair condition.

12 Oakleigh Avenue

The dwelling at 12 Oakleigh Avenue is a rectangular shaped cottage in the Housing Commission style. The dwelling faces Oakleigh Street and features a deep setback from the street, in alignment with other dwellings.

The dwelling has fibro walls and a cement-tiled gable roof. The roof features modern guttering. Unlike the other dwellings along Oakleigh Avenue, the dwelling at 12 Oakleigh Avenue does not appear to have a chimney. Windows are rectangular and aluminium framed, with flyscreens installed. The exterior window architrave is timber. The front entrance is constructed in the centre of the façade. The porch steps have been removed and replaced with a concrete ramp and guardrail, and an aluminium handle has been installed within the porch wall. The fibro dwelling sits on brick footings.

A concrete wheel-track driveway runs from Oakleigh Avenue alongside the dwelling. A concrete footpath leads from the driveway to the porch ramp. The front yard containing a large grassed area that is overgrown in several places, particularly around the porch ramp. A low single-brick fence has been laid at the front of the property boundary.

The dwelling is in a fair condition.

14 Oakleigh Avenue

The dwelling at 14 Oakleigh Avenue is an L-shaped cottage in the Housing Commission style. The dwelling faces Oakleigh Street and features a deep setback from the street, in alignment with other dwellings.

The dwelling has fibro walls and a cement-tiled gable roof with projecting gable to the front. The roof features modern guttering and a face brick chimney with a television antenna attached. The chimney flashing is in fair condition. Windows are rectangular and timber framed, with interior blinds and exterior flyscreens. The front entrance is located in the centre of the façade and does not have a porch. The stairs appear to be original, however a metal handrail has been installed. The fibro dwelling sits on brick footings. An awning has been erected to the east of the dwelling made of a corrugated iron roof and metal poles. A view down the eastern line of the dwelling indicated that the rear of the building sits on brick piles. An external AC unit has been connected to the exterior of the eastern window.

A concrete wheel-track driveway runs from Oakleigh Avenue alongside the dwelling. A concrete footpath leads from the driveway to the front porch. The front yard is slightly overgrown with grass and weeds, two large flowering box-shrubs have been planted at the front of the cottage to obscure sightlines to the front exterior of the building. A brick box-planter has been installed to the western side of the porch and contains overgrown weeds and hedges. Two timber box planters have been constructed in the front yard, one of which contains several small shrubs and the other containing a mature palm. A low single-brick fence has been laid at the front of the property boundary. To the rear, outside of the property boundary is a large mature box-brush.

The dwelling is in a fair condition.

16 Oakleigh Avenue

The dwelling at 16 Oakleigh Avenue is a T-shaped cottage in the Housing Commission style. The dwelling faces Oakleigh Street and features a deep setback from the street, in alignment with other dwellings.

The dwelling has fibro walls and a cement-tiled gable roof with projecting gable to the front. The roof features modern guttering and a face brick chimney. The chimney flashing is in poor condition and is covered with lichen. Windows are rectangular and timber framed. The front entrance is located in the centre of the façade and has a brick walled porch. The stairs appear to be original brick with concrete finish. A half-height wooden lattice wall has been installed on the porch. The fibro dwelling sits on brick footings and a view down the eastern line of the dwelling indicated that the rear of the building sits on brick piles. An external AC unit has been installed at the front of the dwelling, attached to a window.

A concrete wheel-track driveway runs from Oakleigh Avenue alongside the dwelling. A concrete footpath leads from the driveway to the front porch. The front yard is slightly overgrown with grass and weeds, a large flowering box-shrub has been planted at the front of the cottage to obscure sightlines to the front exterior of the building. A wooden box planter has been constructed against the front wall of the building and contains small flowering shrubs and pot plants. A mature bottlebrush (genus. *Callistemon*) is located in the front yard. To the west of the front yard is a stump where a mature tree has been felled. To the rear, outside of the property boundary is a large mature box-brush. The front property boundary does not have a fence, however, overgrown weeds and shrubs have created a barrier between the front yard and the street.

The dwelling is in a fair condition.

26 Oakleigh Avenue

The dwelling at 26 Oakleigh Avenue is an L-shaped cottage in the Housing Commission style. The dwelling faces Oakleigh Street and features a deep setback from the street, in alignment with other dwellings.

The dwelling has fibro walls and a cement-tiled gable roof with modern guttering. Windows are rectangular and timber framed. The front entrance is located in the centre of the façade and has a brick walled porch. The stairs appear to be original brick with concrete finish. Two remnant brick piers are extant on the porch and likely held up an original porch awning, this awning is now held up by two metal poles. An external AC unit has been installed on the eastern wall of the dwelling.

The property has a contemporary dwelling located at the rear of the property, not visible from the streetscape. A concrete slab driveway runs from Oakleigh Avenue alongside the dwelling to a single storey contemporary dwelling. A concrete footpath leads from the driveway to the front porch. The front yard is neat and tidy with a large grassed portion containing one small shrub. A metal cyclone fence has been installed along the front property boundary.

The dwelling is in a fair condition.

The overall condition of these items ranges from a fair to good condition.

Condition	Good	Fair	Poor
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Alterations and Additions

No. 6 Oakleigh Avenue

- Front porch steps redone*
- Garage
- Television antenna*
- Palisade fence*
- Integrity = High

No. 8 Oakleigh Avenue

- Front porch steps redone*
- Rear shed
- AC units*
- Television antenna*
- Cyclone fence*
- Integrity = High

No. 10 Oakleigh Avenue

- Flyscreens to front façade windows
- Integrity = High

No. 12 Oakleigh Avenue

- Access ramp to front door
- Front low wall redone
- Integrity = Moderate

No. 10 Oakleigh Avenue

- Carport added
- Integrity = High

No. 16 Oakleigh Avenue

- AC unit*
- Integrity = High

No. 26 Oakleigh Avenue

- Cyclone fence*
- Construction of a dwelling at the rear of the property
- Integrity = Moderate

Overall, the integrity of the item is considered to be high. Though some modifications have occurred to reduce the integrity of the dwellings, the dwellings generally retain their scale, form and materiality.

Integrity	High	Moderate	Low
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* element detracts from the overall cultural significance of the place

Historical Notes

Construction years	1950
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The suburb of South Granville lies along the western bank of the Duck River and is bounded by Granville to the north, Auburn to the east., Guildford to the west and Chester Hill to the south. Westwards from present day Clyde Street, this portion of land in South Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided.

To the east of Clyde Street, lies part of 250 acres of land by the Duck River that was granted to Darcy Wentworth, an Irish medical practitioner and public servant who settled in Australia in June 1790. Other early land grants to the south of the area were given to James Chisolm and Charles Frazer.

In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared which included the suburb of South Granville. Many of the first buyers in the area were orchardists and farmers, although there were also some men who built middle-class villas.

Compared to Granville, South Granville experienced a greater industrial expansion and is consequently a mixture of industrial and residential buildings. The formation of South Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, the Municipality of Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the worker's and substantial residences were built for the manager's and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s. In the post-war period there was a large-scale Housing Commission Scheme through South Granville which also impacted the development and layout of the suburb.

The land on which the Oakleigh Avenue houses are located had been privately acquired and subdivided as early as 1922, but very few of the lots had sold. The Commission bought a portion of the Blaxcell Estate, kept the proposed street pattern, re-subdivided the lots, leaving a few private lots (all at the end of streets). This was the first of the Commission's group developments in New South Wales and the buildings in Montgomery Street were completed in December 1944. They were constructed in full double brick with Marseilles tiled roofs, decorative use of bricks around front porches and identical front fences.

This item on Oakleigh Avenue, alongside the houses in Montgomery Avenue, Blaxcell Street, Clyde Street and Chiswick Road, represents one of the earliest Housing Commission group developments. The fibro houses are reflective of the cost-effective measures undertaken by the Housing Commission to produce the quantity of houses when post war shortages of labour and materials threatened the building program. All of these dwellings are shown on the Water Board plan of December 1944. The dwellings remain in use as private residences.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- A number of houses within this listing require minor conservation repairs. They include:
 - ♦ 10 Oakleigh Avenue – Brickwork to the base of the front porch require repointing.
 - ♦ 26 Oakleigh Avenue – Brickwork to the base of the front porch requires repointing and replacement.
 - ♦ 6 and 8 Oakleigh Avenue – repair chimney flashings.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Houses Built for Housing Commission	I243
Heritage Study	Houses Built for Housing Commission	I243
National Trust Australia Register	N/A	-

Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

Other References

- Liberty Plains Parish A Map, Department of Lands, Sydney (c.1800s)
- Author unidentified 2008, Granville, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Kass T 1996, *Auburn Heritage Study Draft Final Report, Volume 2 Historical Context Report*, Sydney, Auburn Council.

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



No. 6 Oakleigh Avenue.



No. 8 and 10 Oakleigh Avenue.



No. 10 and 12 Oakleigh Avenue.



No. 14 and 16 Oakleigh Avenue.



No. 16 Oakleigh Avenue.



No. 26 Oakleigh Avenue.



Streetscape view, Oakleigh Avenue.



Streetscape view, Oakleigh Avenue.