

Outcomes Committee



AGENDA

DATE OF MEETING: 8 July 2025

LOCATION: Staff Lunch Room

TIME: 6.30pm

Statement of Ethical Obligations

The Mayor and Councillors are reminded that they remain bound by the Oath/Affirmation of Office made at the start of the council term to undertake their civic duties in the best interests of the people of Fairfield City and to faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the Local Government Act or any other Act, to the best of their skill and judgement.

The Mayor and Councillors are also reminded of the requirement for disclosure of conflicts of interest in relation to items listed for consideration on the Agenda or which are considered at this meeting in accordance with the Code of Conduct and Code of Meeting Practice.

AGENDA
Outcomes Committee
Meeting Date: 8 July 2025

ITEM	SUBJECT	PAGE
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- APOLOGIES AND REASONS ACCEPTED
- CONFIRMATION OF MINUTES

SECTION A

‘Matters referred to Council for its decision’

- 67:** Public Exhibition - Heritage Review - Planning Proposal for Local Heritage Listings
File Number: 25/06107 4

SECTION B

‘Matters submitted to the Committee for decision subject to the right of referral’

- 68:** Public Exhibition - Heritage Program Review 2025 - Heritage Strategy, Heritage Grants Policy and Heritage Rate Relief Policy
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- 69:** Rescind Renewal of Various Community Facilities Licences Policy
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- 70:** Major Projects Update - June 2025
File Number: 23/34318, 23/13402 414
- 71:** Monthly Investment Report - June 2025
File Number: 24/20363 434
- 72:** Arts Advisory Committee - June 2025
File Number: 24/17314 455
- 73:** Youth Advisory Committee - June 2025
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- 74:** Information Report - Heritage Grants Program and Heritage Rate Relief Program 2025-2026 Funding Allocation
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Outcomes Committee



SECTION A

‘Matters referred to Council for its decision’

OUTCOMES COMMITTEE

Meeting Date 8 July 2025

Item Number. 67

SUBJECT: Public Exhibition - Heritage Review - Planning Proposal for Local Heritage Listings

FILE NUMBER: 25/06107

REPORT BY: Kerren Ven, Senior Strategic Land Use Planner; Vanessa Holtham, Heritage Advisor

RECOMMENDATION:

That:

1. Council seek a Gateway Determination under Section 3.33 and 3.34 of the Environmental Planning and Assessment Act 1979 for a Planning Proposal to place the eleven (11) properties referred to in this report (Attachments A-J of the report) in Schedule 5 of Fairfield Local Environmental Plan (LEP) 2013 as local heritage listings.
2. The Planning Proposal for the local heritage listings be placed on public exhibition in accordance with conditions outlined in the Gateway Determination.
3. Council not request delegation from the Minister for Planning for Council to be the Plan Making Authority for the Planning Proposal.
4. In the event that any of the properties subject of heritage listing are considered to be under threat up until the listing process is finalised, Council delegate authority to the General Manager to make an Interim Heritage Order under NSW Heritage Act 1977.

SUPPORTING DOCUMENTS:

AT-A ↓	112 John Street Cabramatta - Heritage Assessment	34 Pages
AT-B ↓	116 John Street Cabramatta - Heritage Assessment	38 Pages
AT-C ↓	118 John Street Cabramatta - Heritage Assessment	38 Pages
AT-D ↓	121 John Street Cabramatta - Heritage Assessment	34 Pages
AT-E ↓	123 John Street Cabramatta - Heritage Assessment	40 Pages
AT-F ↓	125 & 127 John Street Cabramatta - Heritage Assessment	40 Pages
AT-G ↓	158 Broomfield Street Cabramatta - Heritage Assessment	29 Pages
AT-H ↓	20 Cabramatta Road Cabramatta - Heritage Assessment	39 Pages
AT-I ↓	173-175 Edensor Road Edensor Park - Heritage Assessment	37 Pages
AT-J ↓	97 Vine Street Fairfield - Heritage Assessment	42 Pages

CITY PLAN

OUTCOMES COMMITTEE

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This report is linked to *Theme 2 Places and Infrastructure* in the Fairfield City Plan.

SUMMARY

Under Schedule 5 – Environmental Heritage of the Fairfield Local Environmental Plan (LEP) 2013, there are currently 103 heritage listed sites/buildings in the City with 38 of these being privately owned residential properties. The remainder comprise of churches, schools, railway buildings/infrastructure, commercial buildings/facades, former and current Council buildings (eg. Whitlam Library and Fairfield Museum) that are in private or public ownership.

The majority of the current heritage listed sites were originally listed in 1994 when the former Fairfield LEP 1994 was gazetted. Since that time there has been 1 general review undertaken of potential heritage items that occurred approximately 20 years ago. This led to 6 places of worship (temples and a mosque) being included on the heritage schedule.

The urban area of Fairfield is vast and notwithstanding previous investigations there remains potential for additional sites to be identified that provide a significant contribution to the heritage values of the City.

To this end, the Fairfield Heritage Strategy includes an action that a list of potential heritage items be collated for examination as part of future heritage reviews. This action is also supported by the Fairfield Local Strategic Planning Statement (LSPS) 2040 that includes the following action:

‘Council will undertake a Heritage Review to identify potential new heritage items and review existing items in the Fairfield LEP.’

As a result of grant funding assistance to Council by the NSW Heritage Office over the past 12 months, with the assistance of research undertaken by a historian and Council’s Heritage Advisor, 11 residential properties (1 being Council owned at 97 Vine Street Fairfield) have been identified as having heritage significance. The identified properties provide a significant contribution to the historic, cultural and built form heritage values of the City.

The review included detailed research into the background and history of each property, against relevant State Government heritage guidelines and criteria, for consideration of heritage listing under Schedule 5 of the Fairfield LEP 2013.

The recommendation to this report provides the basis for Council to consider a future Planning Proposal (PP) to formally list these 11 properties as heritage items. As part of the PP process, Council will consult with landowners to consider their opinions in heritage listing the identified properties.

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As a safeguard, it is recommended that Council provide delegation to Council's Director City Planning to be able to issue an Interim Protection Order if there is potential for any property/ies to be demolished or damaged prior to Council making a final decision considering formal heritage listing.

Proposed Items

There are 11 properties that have been identified for potential local heritage listing. These identified properties have been selected focusing on the rarity of the remaining style and condition of dwellings built in certain waves of redevelopment in the City.

Attachments A to J of this report includes the detailed investigations and assessment that have been carried out in relation to the heritage attributes of each of the proposed properties to be listed, with the following table providing a summary of the key considerations.

Property	Heritage Attributes/Values
112 John Street Cabramatta	<ul style="list-style-type: none">• Early 20th century federation/ inter-war style dwelling built circa 1920's.• Association with the preeminent McBurney family of Cabramatta serving as aldermen part of Cabramatta Council.• Largely intact and identifiable historic dwelling, as a collective of the John Street dwellings represent small remnant collection of the early 20th century dwellings that earmarked early suburban development, which is becoming increasingly rare in the Fairfield LGA.
116 John Street Cabramatta	<ul style="list-style-type: none">• Early 20th century federation/ inter-war style dwelling built circa 1920's.• Largely intact and identifiable historic dwelling, as a collective of the John Street dwellings represent small remnant collection of the early 20th century dwellings that earmarked early suburban development, which is becoming increasingly rare in the Fairfield LGA.
118 John Street Cabramatta	<ul style="list-style-type: none">• Early 20th century federation/ inter-war style dwelling built circa 1920's.• Social value represents theme of settlement of dwelling built for and occupied by Jack Alfred Jones, dairyman and milk vendor of the town.• Largely intact and identifiable historic dwelling, as a collective of the John Street dwellings represent small remnant collection of the early 20th century dwellings that earmarked early suburban development, which is becoming increasingly rare in the Fairfield LGA.

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Property	Heritage Attributes/Values
121 John Street Cabramatta	<ul style="list-style-type: none">• Early 20th century federation/ inter-war style dwelling built in 1937.• Association with the preeminent McBurney family of Cabramatta serving as aldermen part of Cabramatta Council• Largely intact and identifiable historic dwelling, as a collective of the John Street dwellings represent small remnant collection of the early 20th century dwellings that earmarked early suburban development, which is becoming increasingly rare in the Fairfield LGA.
123 John Street Cabramatta	<ul style="list-style-type: none">• Early 20th century federation/ inter-war style dwelling built in 1926.• Association with Maximillian Adam Huber alderman of Cabramatta 1934-36 and family.• Largely intact and identifiable historic dwelling, as a collective of the John Street dwellings represent small remnant collection of the early 20th century dwellings that earmarked early suburban development, which is becoming increasingly rare in the Fairfield LGA.
125 & 127 John Street Cabramatta	<ul style="list-style-type: none">• Early 20th century federation/ inter-war style dwelling built in 1924.• Association with Maximillian Adam Huber alderman of Cabramatta 1934-36 and family.• Industrial value associated with conversion for basket weaving manufacture from 1938.• Largely intact and identifiable historic dwelling, as a collective of the John Street dwellings represent small remnant collection of the early 20th century dwellings that earmarked early suburban development, which is becoming increasingly rare in the Fairfield LGA.
158 Broomfield Street Cabramatta	<ul style="list-style-type: none">• Late 1890 Victorian cottage associated with first township of Cabramatta and one of the oldest remaining buildings in the Cabramatta.• Residence of a former Deputy Mayor Frederick Crawford.• Retains original facade and external materials presenting to Broomfield Street.• Rare surviving example of this type of building.

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Property	Heritage Attributes/Values
20 Cabramatta Road Cabramatta	<ul style="list-style-type: none">• Cottage constructed circa 1925, evidence of early garden plantings.• Remnant of early wave of suburban development in Cabramatta region.• Surviving building cross-layering Victorian and inter-war period rare in Fairfield LGA.• Long term association with the Hoy Family, purchased by William Henry Hoy founding alderman of Cabramatta and occupied for 40 years by daughter Elise Rae (nee Hoy).
173-175 Edensor Road Edensor Park	<ul style="list-style-type: none">• Edensor House constructed circa 1840 by John Brown Bossley, representative of early land developers of the colonial period before serving as an alderman on the Patrick Plains Municipal Council.• Rare example of early farmhouse and early phase of colony's development.
97 Vine Street Fairfield	<ul style="list-style-type: none">• Notable historic figure Carl Konemann, early German immigrant also known for constructing the former timber bridge over Prospect Creek located adjacent to dwelling also known as Konemann's Bridge.• Historical agricultural use of the area and early blacksmith/retail premises run by Konemann.• Dwelling intact retains original fabric and presents as a typical weatherboard federation style dwelling rare in Fairfield LGA.

Fairfield Local Planning Panel (FLPP)

As part of the PP process, applications may need to be referred to the Fairfield Local Planning Panel (FLPP) for advice prior to the matter being considered by Council, as follows:

'A Council to whom the direction applies is required to refer all planning proposal to the local planning panel for advice, unless the Council's general manager determines that the planning proposal relates to:

- A correction of an obvious error in a local environmental plan,*
- Matters that are consequential, transitional, machinery or other minor in nature, or*
- Matters that Council's general manager considers will not have any significant adverse impact on the environment or adjoining land.'*

It is considered the proposal will not cause any adverse effects to the environment or adjoining properties due to the nature of the proposal which relates to heritage protection.

Additionally, the FLPP members do not comprise of heritage experts which means that any advice would have limited value to the process. As a result, the Acting General Manager has considered and agreed that referral to the FLPP is not warranted for this proposal.

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Consultation & Timing

Subject to Council's endorsement of the recommendations of this report, it is proposed that owners of all the affected properties be notified of the proposed heritage listing. They will be given the opportunity to meet with Council officers to provide further input/feedback at the public exhibition stage of the PP. Their feedback will to be reported back to Council for further consideration post exhibition to inform the PP.

Landowners will also be made aware of the support provided by Council to owners of heritage properties including access to grant applications, rate relief and free advice provided by Council's Heritage Advisor in relation to refurbishment and maintenance of their buildings.

Council officers acknowledge the potential concerns current and future landowners may have upon the perception of a heritage listing to limit development on the site; however, it is paramount to note that heritage listing does not deny the potential for a building to undergo alterations and additions. Heritage items are able to achieve development permitted under the applicable planning controls and in addition to vary the applicable planning controls to apply to the land if the works are sympathetic/compatible with the heritage attributes of a building.

CONCLUSION

There has been a significant time since Council undertook a review of properties deserving of a heritage listing under Fairfield LEP 2013, with Council's Heritage Advisor recommending consideration of 11 properties under the current review.

Subject to Council's endorsement to the recommendations of this report, further information will be provided to the owners of the affected properties about the proposed heritage listings and will be given the opportunity of meeting with Council officers to discuss any concerns they may have. The feedback provided by the landowners will be reported to Council post exhibition of the PP to inform the outcome of the potential heritage properties listing.

Kerren Ven
Senior Strategic Land Use Planner

OUTCOMES COMMITTEE

Meeting Date 8 July 2025

Item Number. 67

Vanessa Holtham
Heritage Advisor

Authorisation:
Manager Strategic Land Use Planning
Director City Planning

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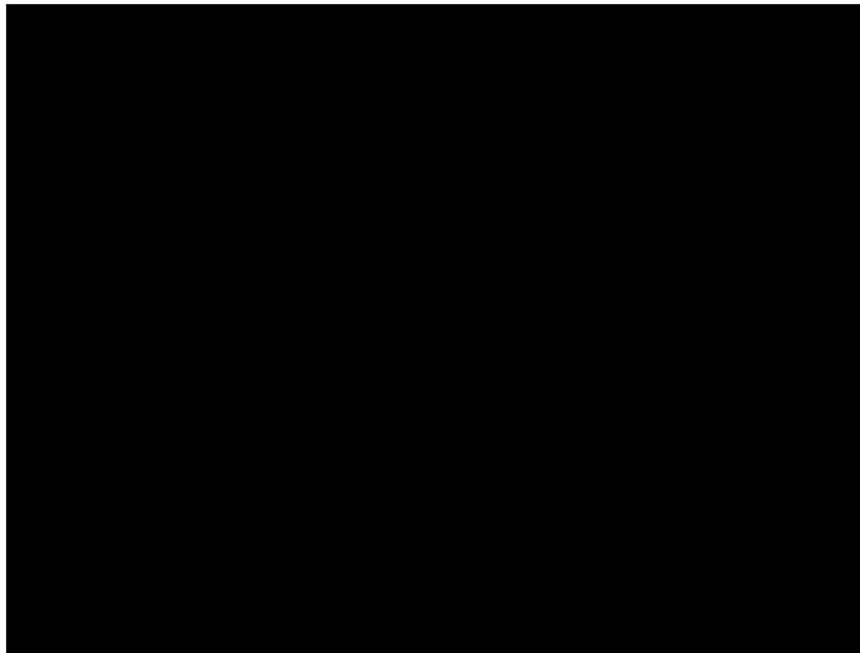
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***** END OF ITEM 67 *****



112 JOHN STREET
CABRAMATTA

DRAFT HERITAGE ASSESSMENT



PREPARED FOR
Fairfield City Council

JUNE 2025

DRAFT HERITAGE ASSESSMENT

112 JOHN STREET, CABRAMATTA

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DOCUMENT / STATUS REGISTER

Issue	Date	Purpose	Written	Approved
A	25/6/25	Consideration for heritage listing.	VH	VH

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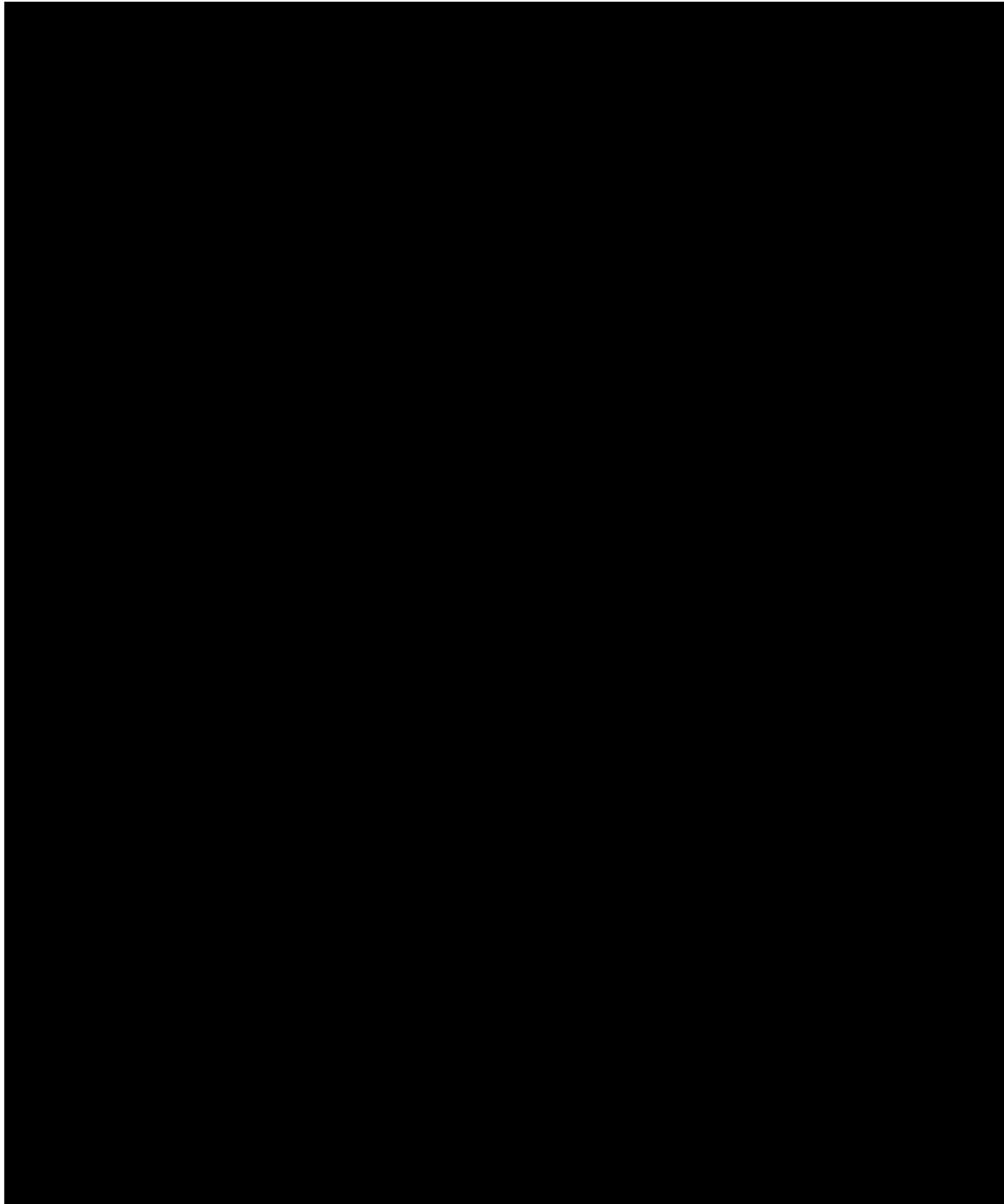
112 JOHN STREET, CABRAMATTA

1. INTRODUCTION**1.1 PURPOSE**

This heritage assessment has been commissioned by Fairfield City Council to further consider the significance of the property at 112 John Street, Cabramatta which is legally described as Lot 2 DP 416907.

1.2 STUDY AREA

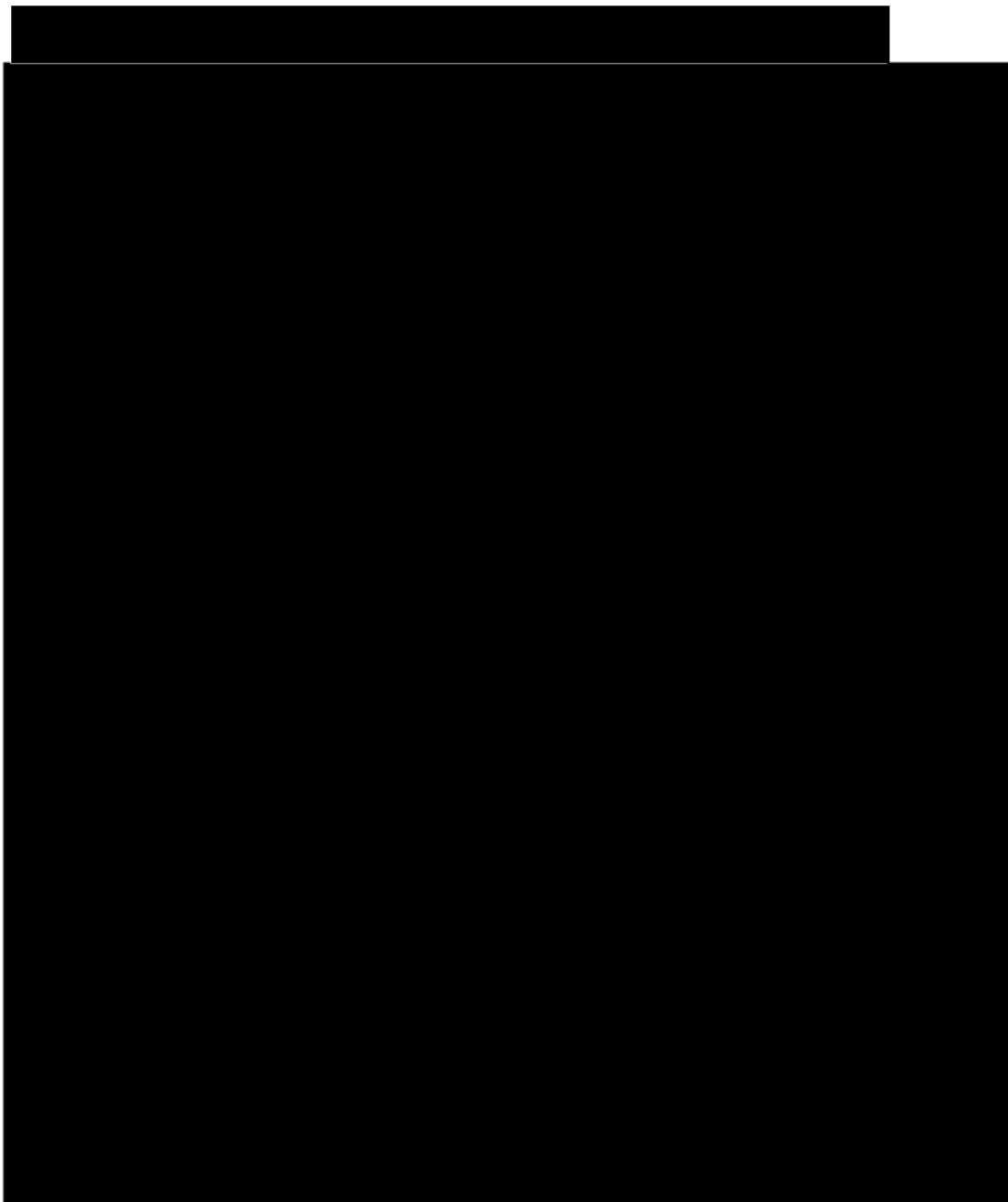
The location of the property is depicted in yellow on the aerial photograph below.



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112 JOHN STREET, CABRAMATTA

1.3 DEFINITIONS



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1.4 STRUCTURE OF THE REPORT

The report follows the general guidelines for Assessing Heritage Significance published by the (former) NSW Heritage Office as part of the NSW Heritage Manual. This report also follows the methodology described in The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.

1.5 AUTHOR IDENTIFICATION

This document has been prepared by Vanessa Holtham, Heritage Advisor, Fairfield Council. The detailed history and background significance was prepared by Dr Martina Muller and Liz Gorman of Sue Rosen Associates.

1.6 STATUTE AND STANDARDS

The following were used to inform this preliminary heritage assessment:

- *Assessing Heritage Significance*, Department of Planning & Environment, 2023.
- *Fairfield Local Environmental Plan 2012*
- Australia ICOMOS Burra Charter, 2013;
- *Heritage Curtilages* published by the (former) NSW Heritage Office.

1.8 LIMITATIONS

This report does not include an Assessment of Aboriginal or archaeological significance. An internal inspection of any of the building has not been undertaken at this stage.

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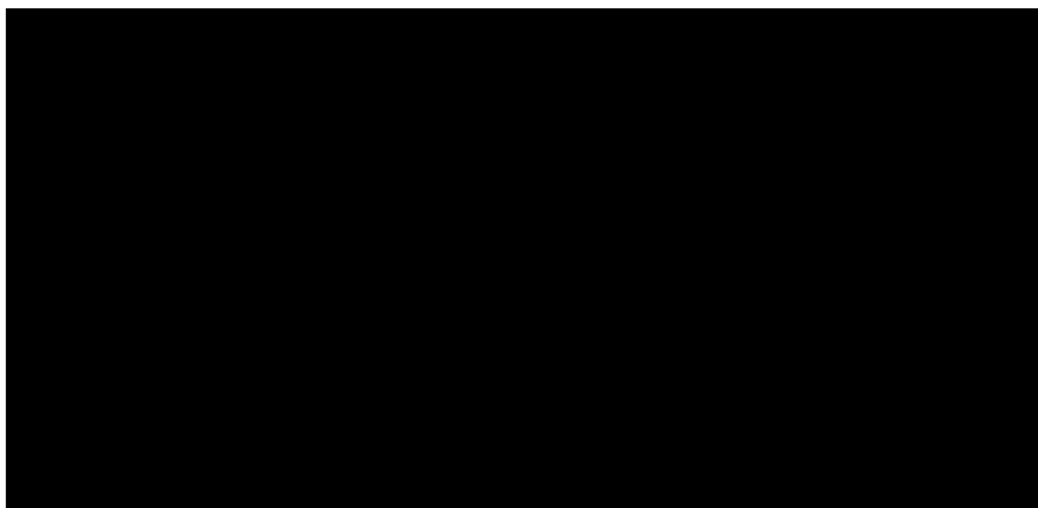
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2. HISTORICAL ANALYSIS

2.1 EARLY OWNERSHIP AND DEVELOPMENT

The 460 acre land grant of Portion 242 of the Parish of St Lukes was originally granted by Governor Gipps to William Hampden Dutton and Joshua Thorp in trust for Cornelius Prout and wife Catherine, on the 7th February 1839.¹

Brother of the artist John Skinner Prout and nephew of the English watercolourist Samuel Prout, Cornelius arrived in Sydney on the 19th October 1826. Cornelius Prout was an early resident of the Canterbury area, where he resided at 'Bell Ombre'. He began as a clerk in the Colonial Secretary's office, and was later appointed as the Sub Sheriff of the Colony; he was in this role when granted the Cabramatta land. In addition to his colonial post, he owned the Sugar Loaf Inn and also operated a punt at the Cooks River.²



The Cooks River, chiefly the crossing of it, was a time-consuming, and sometimes dangerous, problem for the residents of the area. Punts were an early solution, and several seem to have operated in tandem in 1833: Prouts', and also Joshua Thorp (later trustee for Prout's Cabramatta grant). In 1840, Prout replaced his punt with a private bridge. Both he and neighbour Robert Campbell agreed that the track-like Canterbury Road which traversed their properties could be formalised as access to the bridge. The stone was quarried on Campbell's land and Prout used convict labour to construct the three-span bridge. The bridge was financed partly by local subscription, but mostly from the tolls he proceeded to charge on opening. A two-storey toll house was constructed next the bridge, and Prout set about the

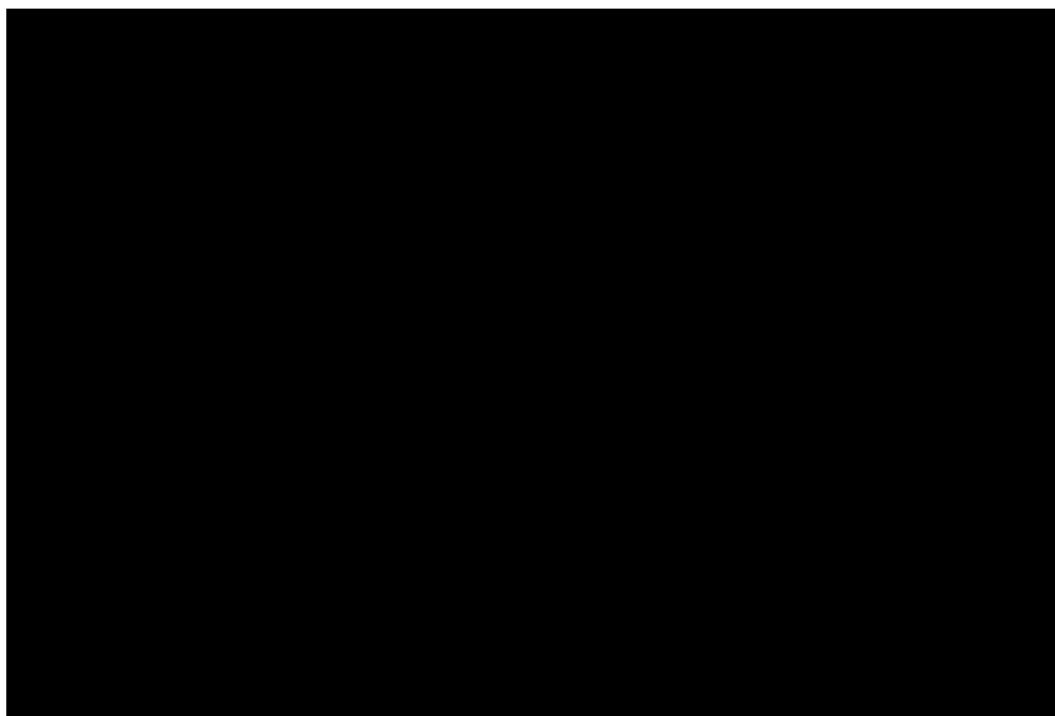
¹ MHNSW; *Colonial Secretary, Index to Copies of Deeds to Land Grants 1826-1856*; Archive Reel: 2561; Series: 1217; date range 1788-1865

² Dictionary of Sydney: 'Cornelius Prout', https://dictionaryofsydney.org/person/prout_cornelius

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extremely profitable toll-collecting business – ferociously, and prosecuted to the full extent of the law – until his death in 1854. Only then did the Government, following ‘energetic’ petitioning from locals since 1850, gazette the road and abolish the toll.³ Prout’s legacy lives on today in a surviving stonework section of his infamously extortionate Canterbury Road bridge.



Catherine Prout passed away in 1841 aged just 34, with Cornelius following in 1854. The land was willed to their surviving children: James Samuel Prout, Charlotte Hannah Marsh, Catherine Mary Browning, and Cornelius the younger. By 1885, Charlotte Marsh was the sole survivor of her siblings. Along with her own, she and husband Benjamin became the executor for her brothers’ interests in the estate and Catherine Mary’s widower James Browning and son James for theirs. The Marshs and Brownings sold the Cabramatta land grant in full (excepting the land resumed for the railway and public roads) to John William Cliff for £8500 on the 11th August 1885.⁴ Cliff brought others into the ownership of the land, with a 5 June 1886 deed detailing that the parties now comprised of Cliff, Harmsworth Robert Way, and Walter Sewell Buzacott⁵

³ Heritage NSW: ‘Prouts Bridge over Cooks River’, SHI database 4309574; Dictionary of Sydney: Brian Madden, Lesley Muir, ‘The Prout’s Bridge Incident’, 2013, https://dictionaryofsydney.org/entry/the_prouts_bridge_incident

⁴ NSW LRS: Book 317 No. 638

⁵ NSW LRS: Book 340 No. 480

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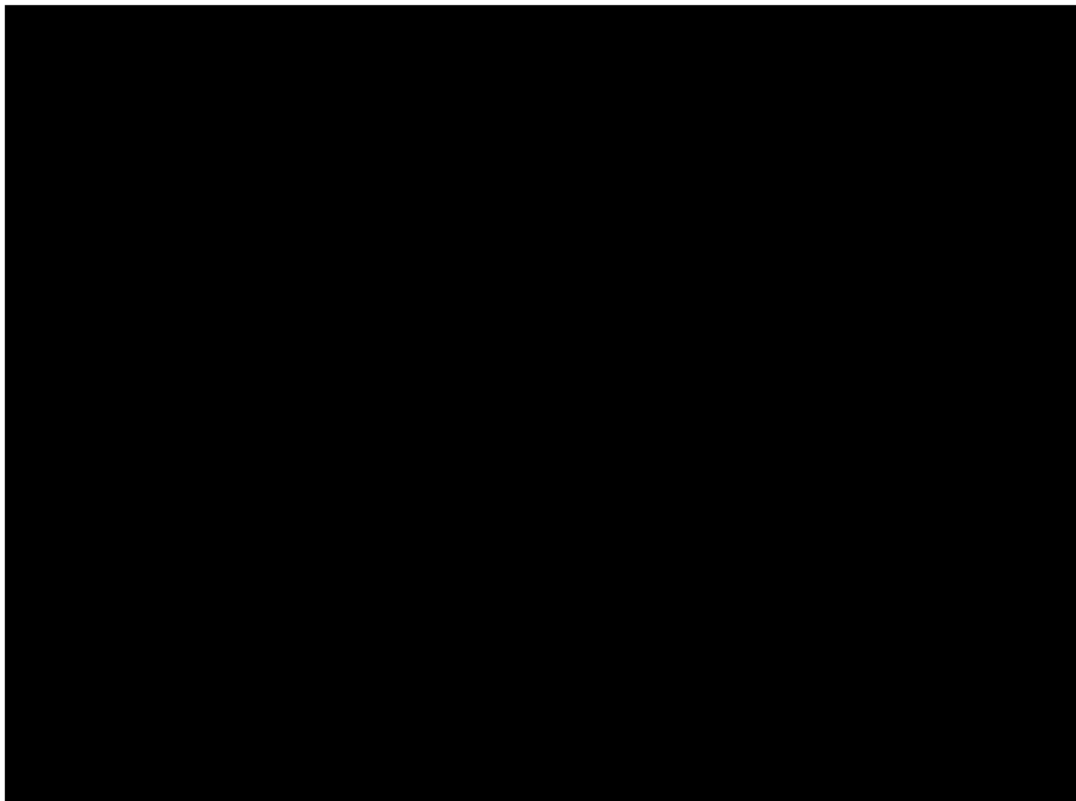
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2.1.2 TOWN OF CABRAMATTA SUBDIVISION (1887)

A subdivision of the entirety of the portion was attempted in 1886 but was ultimately unsuccessful. An 1887 revision of the subdivision pattern was undertaken, with the extent of the land offered being reduced to the area west of the railway line; the 'Town of Cabramatta' subdivision foreshadowed the shape of the central area of Cabramatta.

The subdivision advertisement boasted a railway station in the centre of the property, being only 20 miles from Sydney on the Great Southern Line, and with splendid rich soil for gardens, Orangeries and Vineyards.

The land was being offered in the lead up to the 1890s economic depression. In 1890, the Primary Application was lodged to bring the land, now surveyed and recorded as Deposited Plan 2526, under the Torrens Title System.⁶ The first certificate of title was issued to John William Cliff and Walter Sewell Buzacott in July 1890. They mortgaged the land to real estate agent and auctioneer Henry Gorman of Hardie and Gorman. The title certificate plan shows that very few of the Town of Cabramatta allotments had been sold by that stage.⁷

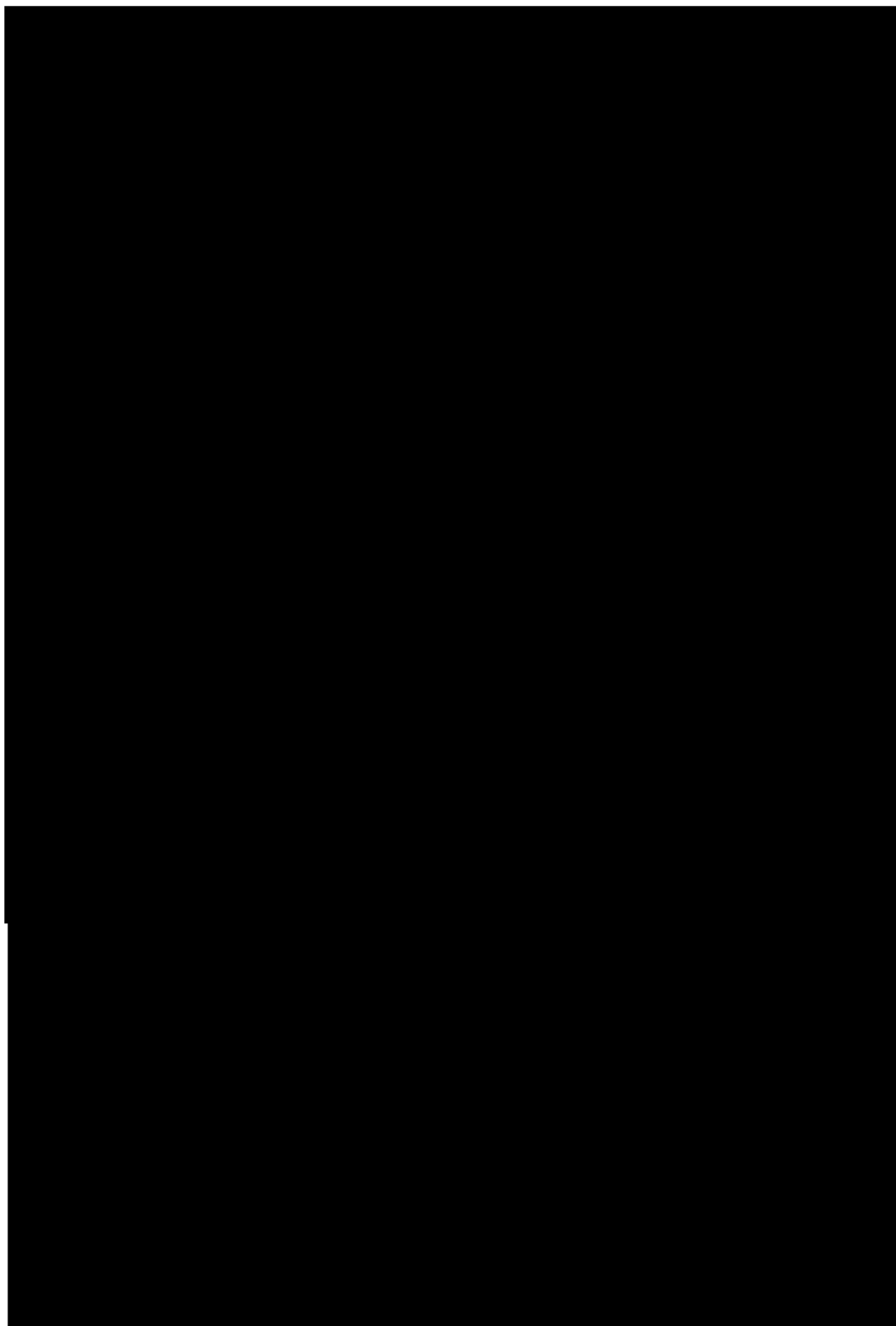


⁶ NSW LRS: PA 7855

⁷ NSW LRS: CT Vol. 976 Fol. 6

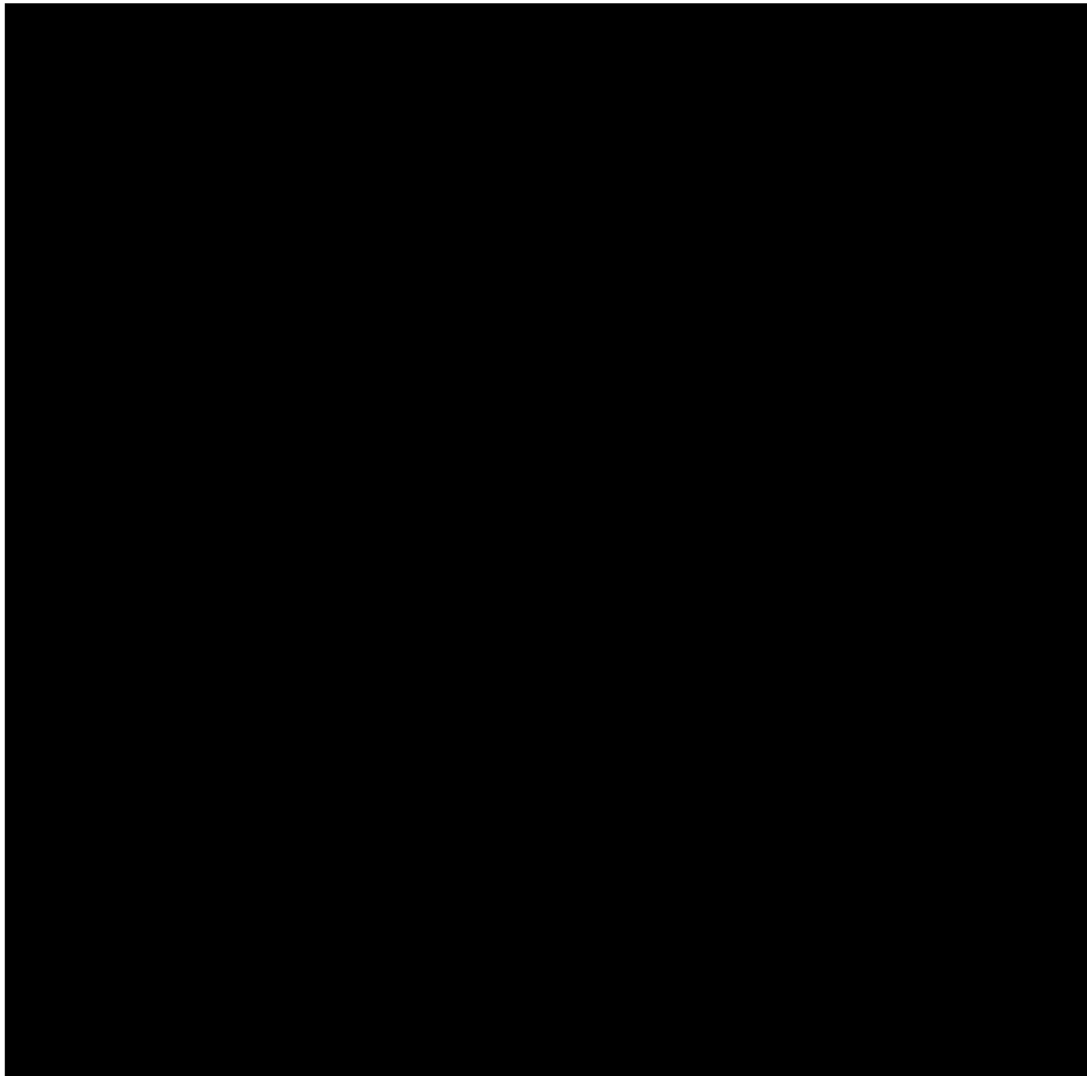
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In 1891, Gorman exercised his mortgagee power of sale to transfer the estate residue to John Cliff, Edward Arnold, Harmsworth Robert Hay, Thomas David, and real estate partner Robert Hardie.⁸ Advertisements for the subdivision continued through the 1890s and into the early 1900s, though with limited success.

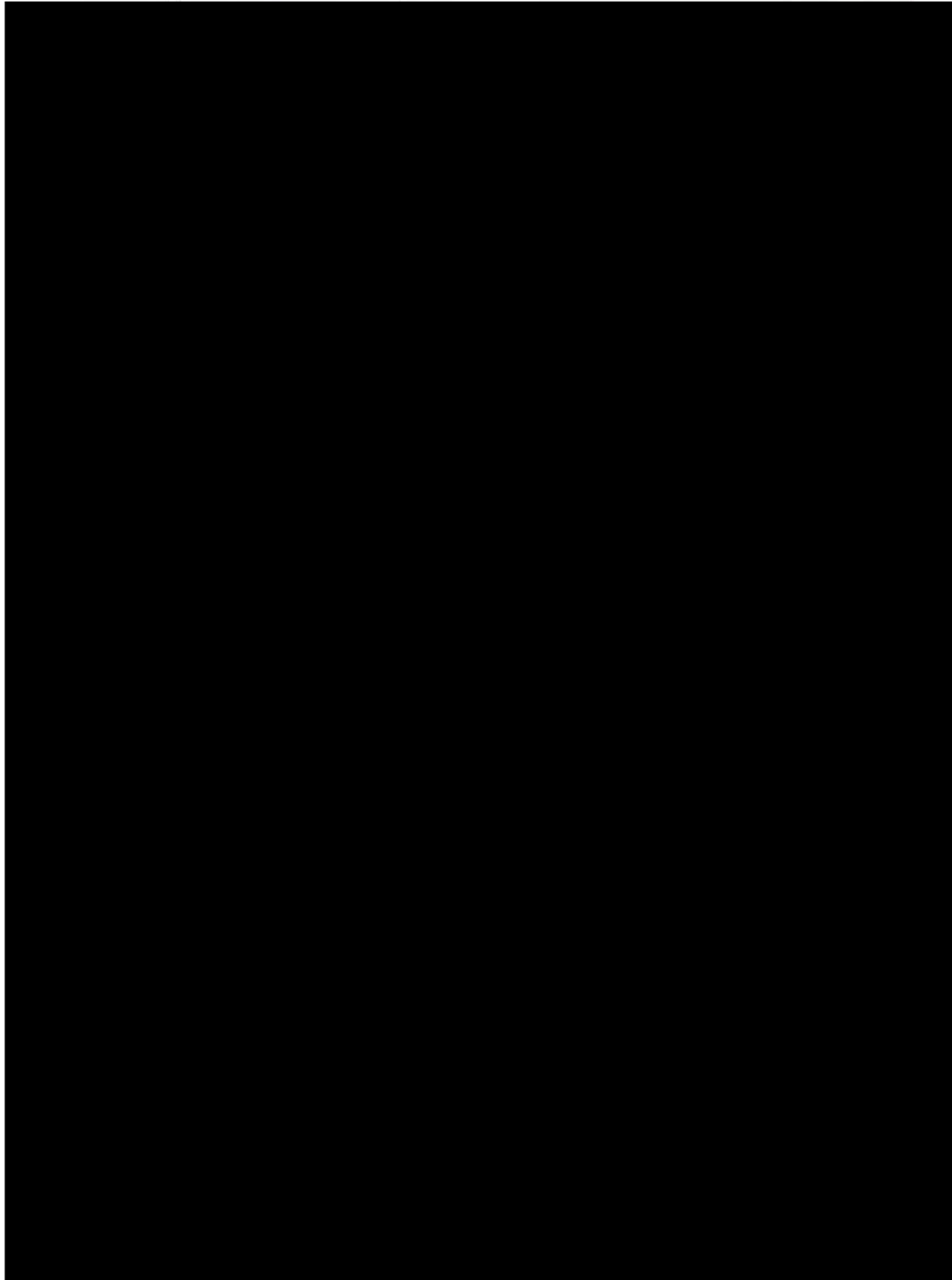
In challenging economic times, Henry Gorman transferred the mortgage to The Commercial Banking Company of Sydney, completed on the 21st July 1892. Despite there being a sale advertised in 1894, no title transfers were recorded, and in September 1895, the bank foreclosed on the mortgage and resumed ownership of the estate's residue. However, the

⁸ NSW LRS: CT Vol. 998 Fol. 156

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Bank didn't fare much better than the previous owners; selling just 7 allotments between June 1900 and September 1902.⁹



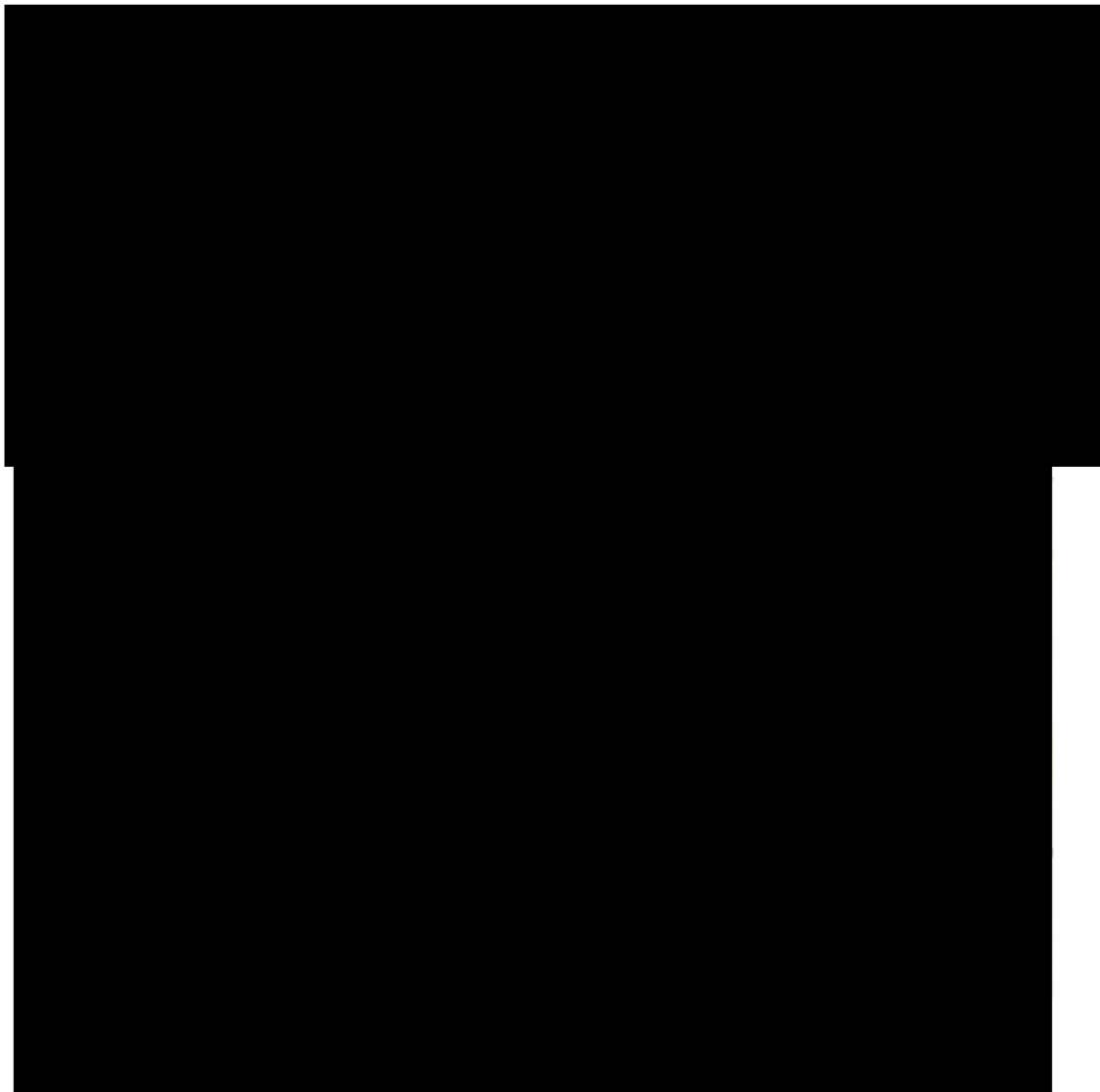
⁹ NSW LRS: CT Vol. 1011 Fol. 177

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In August 1903, the bank sold the DP2526 land and the remaining 291 acres of the Prout grant east of the railway back to Robert Hardie and Henry Gorman, with fellow auctioneer John Francis King joining in on the joint tenancy.¹⁰

In September 1903 the subdivision of the eastern acreage of the grant was approved. The part closest to the railway was to become suburban lots. The remainder was offered as large blocks of primarily 4-5 acres, but up to 12-15 acres on the eastern side of Liverpool Road. The subdivision was registered as Deposited Plan 4420.¹¹

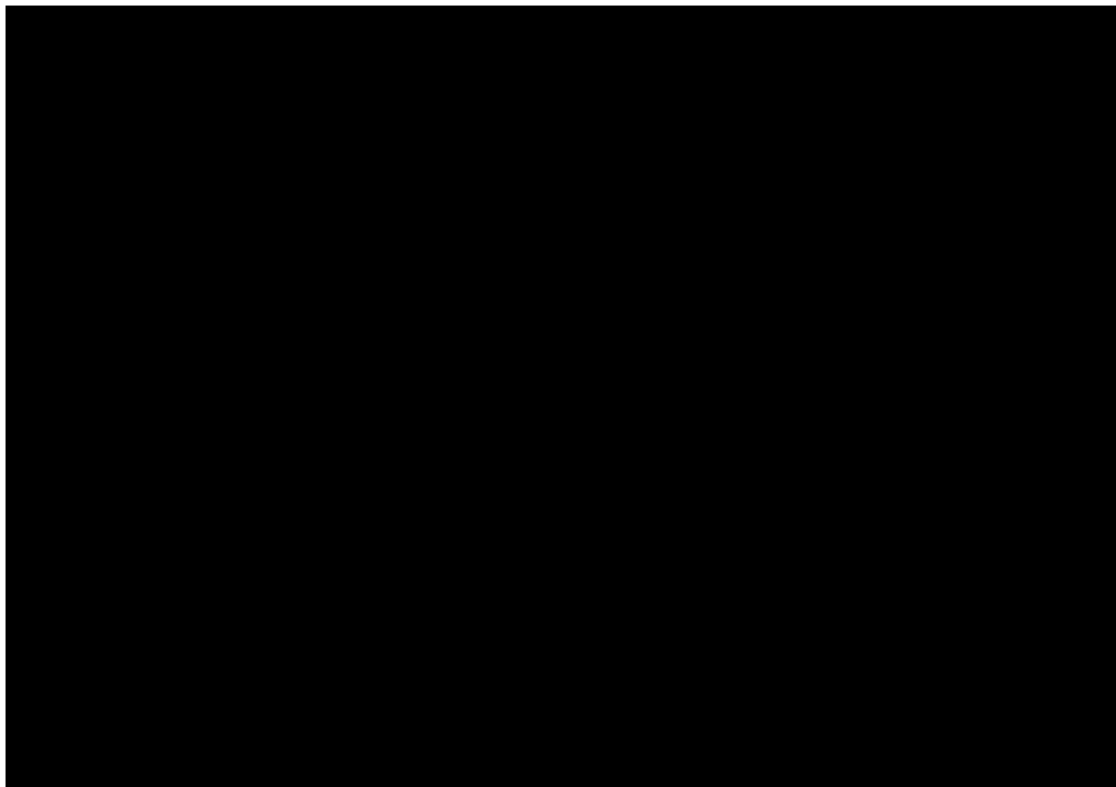


¹⁰ NSW LRS: CT Vol. 1474 Fol. 171; Vol. 1474 Fol. 250

¹¹ NSW LRS: DP 4420; SLNSW: *Cabramatta subdivision plans*, 028 - Z/SP/C2/27 - Cabramatta - Orchard, Vineyard & Poultry Farm Blocks - Railway Pde, Liverpool Rd, Longfield St, 1903

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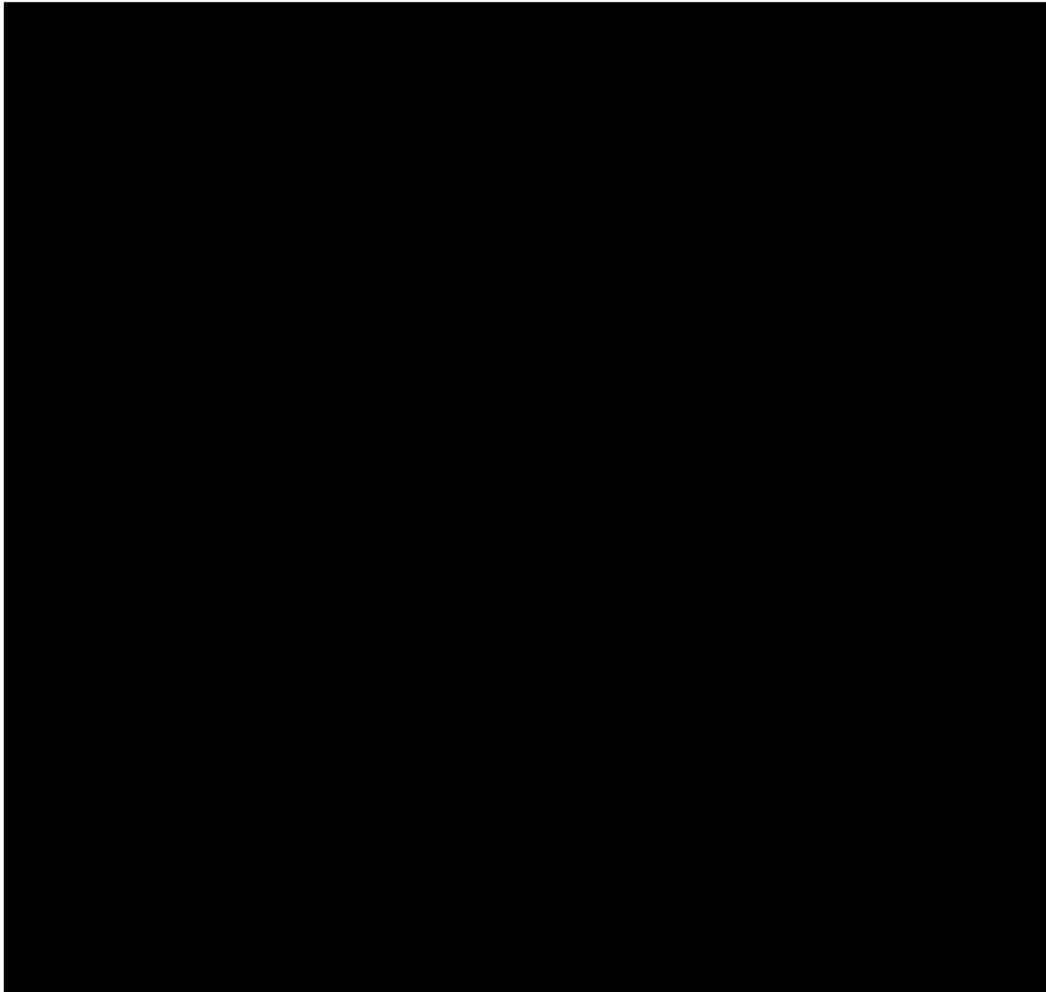


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2.1.3 THE NEW TOWNSHIP OF CABRAMATTA (1903)

On the 7th of November 1903, Hardie & Gorman offered the 'New Township of Cabramatta'; an expanded subdivision which added the two new sections of suburban lots on the eastern side of the railway.¹² On the same date they released the farm blocks of DP4420 as the 'Cabramatta Orchard Vineyard + Poultry Farm Blocks' sale.



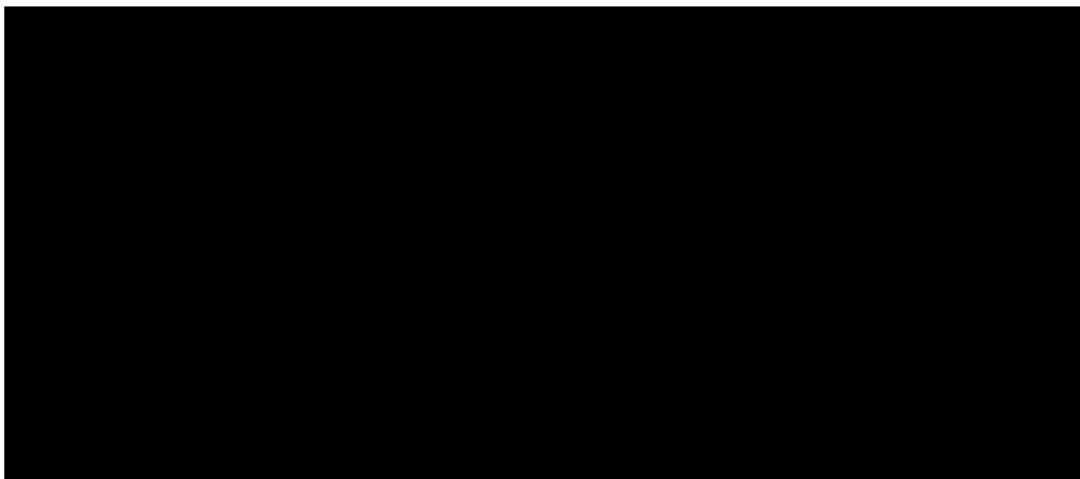
¹² NSW LRS: CT Vol. 1474 Fol. 171; Vol. 1474 Fol. 250

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2.1.4 ACQUISITION OF LOTS 39 TO 42 BY NICHOLAS MOORE MCBURNEY (1909)

On 23 October 1909, Hardie, Gorman & King transferred Lots 39, 40, 41 and 42 in Section A of DP 2526 to Nicholas Moore McBurney. When a new Certificate of Title was issued to McBurney on 10 December 1909, he was noted as a police constable from Newcastle, and his land included 1 acre 2 roods and $\frac{3}{4}$ perches.¹³



Born in 1882, Nicholas Moore McBurney (1882-1971) was the second son of Nicholas McBurney (1842-1935), who was known as the 'Grand Old Man of Cabramatta' and 'The Father of the District'. Born in County Armagh, Ireland, on 9 January 1842, Nicholas McBurney arrived in Brisbane in March 1865 but soon moved to Sydney, where he established a market garden in Rose Bay. As a member of the volunteer artillery corps of Sydney, he was one of the guards of honour when the Duke of Edinburgh visited Sydney in 1868. Injuring his leg in an accident in 1870, McBurney was said to have been 'crippled' for life, but nevertheless, he ran his market garden until 1873, later moving to Liverpool to take over a 100-acre farm at Warwick Farm.

In 1878, Nicholas McBurney married Sarah Ann Moore, also originally from Ireland. They had three children: (Susannah) Frances (born 1879), John George (1880) and Nicholas Moore (1882), all born in the Liverpool district. In 1889, the family moved to Cabramatta, where Nicholas McBurney opened a large general store in 1895. From the beginning, the elder McBurney was engaged in local matters, agitating for the separation of Cabramatta and Canley Vale as a municipality from Liverpool and securing land for the first public school and town hall. McBurney was elected to the first Cabramatta Council in 1892 and served

¹³ NSW LRS: CT Vol. 2021 Fol. 128.

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continuously as an alderman for 19 years. He was also one of the first trustees of the Cabramatta Methodist Church.



Figure 18 – Photograph showing McBurney's second 'Commercial Stores' on Railway Parade, with Nicholas McBurney standing on the left and John George McBurney beside the horse and cart, c1905 (Source: Fairfield City Heritage Collection)¹⁴

After resigning from Council, Nicholas McBurney's older son John (Jack) George McBurney filled his vacancy, serving as Mayor several times until his retirement in 1950.¹⁵ John G McBurney also took over the business from his father, who died in 1935.¹⁶ The store in Railway Parade continued trading as McBurney's Commercial Stores until 1958 when it was demolished to make way for a new Woolworths store.¹⁷ John G McBurney, JP was listed in the Sands on the north-western corner of Hill and John Streets between 1925 and 1933.¹⁸

Nicholas Moore McBurney, the youngest son of Nicholas McBurney, acquired the land on the southwestern corner of John and Hill Streets in 1909, two years after being admitted to the

¹⁴ McBurney's Commercial Store (c.1905). Fairfield City Heritage Collection, accessed 11/06/2024, <https://heritagecollection.fairfieldcity.nsw.gov.au/nodes/view/3969>

¹⁵ 'The McBurneys of Cabramatta', *Biz*, 5 December 1956, 20, <http://nla.gov.au/nla.news-article189247647>; 'McBurney's Sell to Woolworths'.

¹⁶ 'Obituary. Mr. Nicholas McBurney', *Biz*, 2 August 1935, 4, <http://nla.gov.au/nla.news-article76353466>.

¹⁷ 'Cabramatta to Lose Landmark', *Biz*, 29 January 1958, 9, <http://nla.gov.au/nla.news-article190213115>.

¹⁸ *Sands Sydney Directory*, Cabramatta – Hill Street west side, 1925-1932/33.

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police on 1 February 1907.¹⁹ By the time he bought the property in Cabramatta, he was stationed in Newcastle. Although McBurney later sold off different portions of the property, 112 John Street remained in his ownership until his death in 1971, and his children did not sell it until March 1983. As such, the site had a long connection with the descendants of one of Cabramatta's pioneers, Nicholas McBurney, and the existing building on the site was constructed during the ownership of his son, Nicholas Moore McBurney sometime between 1909 and 1930.

2.1.5 SALE OF LOT 39 (1913)

While his father and brother were prominent citizens of Cabramatta and were mentioned in various newspaper articles and later reports, Nicholas Moore McBurney remains more elusive. What is known is that he married Annie Florence Goodwin Maxwell, who was from Liverpool, on 7 October 1912 at St Luke's Church in Liverpool.²⁰ Within the family they were known as Nick and Flossie.²¹ They had at least five children between 1913 and 1923, all of whom were born in Marrickville: Nicholas M (1913), John Alfred (1915), Ernest Harold (1917), Gweneth Annie (1919) and Mavis Jean (1923).²² By 1924 at the latest, the family lived at 3 Hawkhurst Street, Marrickville.²³

The only evidence of Nicholas Moore McBurney ever living in Cabramatta may be Wise's NSW Post Office Directory, which listed Constable Nicholas M McBurney as a resident of Cabramatta in 1918 and 1919.²⁴ This may suggest that he lived in a cottage on his John Street property at that time, although it is equally possible that he owned property elsewhere in Cabramatta or he may have stayed with his siblings or his parents.

¹⁹ NSW State Archives & Records, Police Service Registers 1852-1913, Item 8/3253, Reel 3043, Nicholas Moore McBurney

²⁰ 'Family Notices', *Daily Telegraph*, 19 October 1912, 12, <http://nla.gov.au/nla.news-article239171740>; 'Family Notices', *Sydney Morning Herald*, 23 June 1926, 14, <http://nla.gov.au/nla.news-article16300715>.

²¹ 'Family Notices', 23 June 1926.

²² NSW Registry of Births, Deaths and Marriages, Births Registration Nos 51424/1913, 23738/1915, 20148/1917 and 3617/1919; National Archives of Australia, World War II Australian Defence Forces Personnel Record for 'McBurney Mavis Jean...', B884, NF409671, Item ID 6191556

²³ 'Family Notices', *Daily Telegraph*, 24 June 1924, 4, <http://nla.gov.au/nla.news-article245712895>.

²⁴ 'Wise's New South Wales Post Office Directory - Cabramatta', 1918, 648, <http://nla.gov.au/nla.obj-584693472>; 'Wise's New South Wales Post Office Directory - Cabramatta', 1919, 659, <http://nla.gov.au/nla.obj-656743538>.

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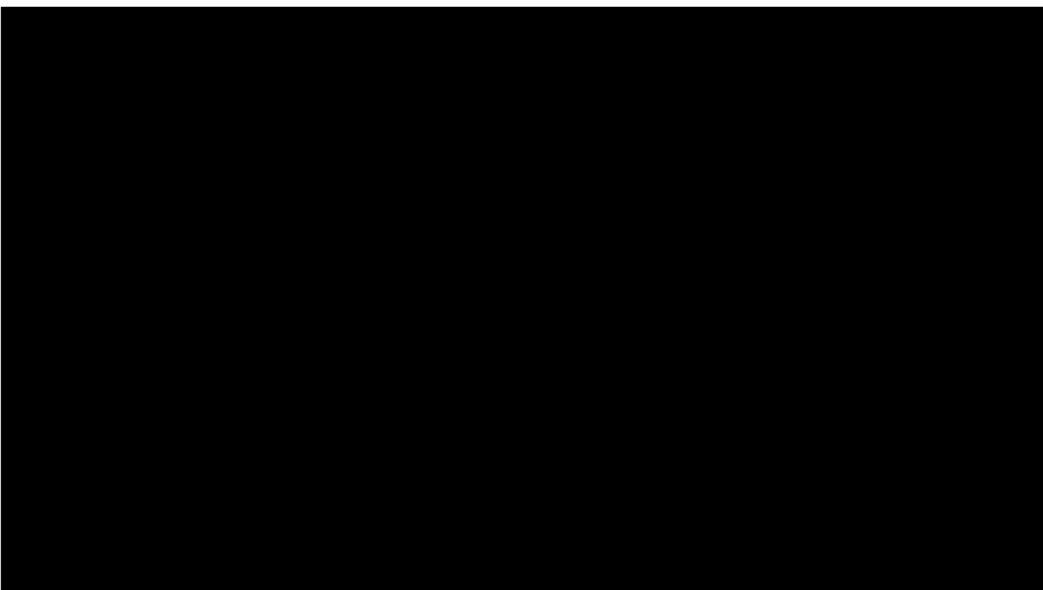
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Figure 19 – Wedding photograph showing best man Nicholas M McBurney (standing) and his brother John G McBurney, the groom (sitting), on 8 May 1920. The bride, Ruperta Dorothy Sheppard, is standing on the right and her sister, bridesmaid Elam Irene Sheppard is sitting on the left (Source: Fairfield City Heritage Collection)²⁵

In 1913, potentially to raise funds to establish his family home in Marrickville, Nicholas Moore McBurney sold Lot 39 to Esther Mabel Kohler, the wife of John Kohler, the ex-licensee of the Cabramatta Hotel.²⁶ The land was the western portion of McBurney's property, which was transferred to Esther M Kohler on 1 January 1913, likely as a vacant lot. That property was transferred to Jack Alfred Jones in November 1922, who appears to have built two cottages on that site (Lot 39) during the mid-1920s.²⁷

In November 1920, Nicholas Moore McBurney was issued a new certificate of title for the residue, containing Lots 40 to 42 in Section A of DP 2526, including the subject site at 112 John Street.



²⁵ Formal wedding portrait of John and Ruperta McBurney (08/05/1920). Fairfield City Heritage Collection, accessed 11/06/2024, <https://heritagecollection.fairfieldcity.nsw.gov.au/nodes/view/4166>

²⁶ NSW LRS: CT Vol. 2021 Fol. 128.

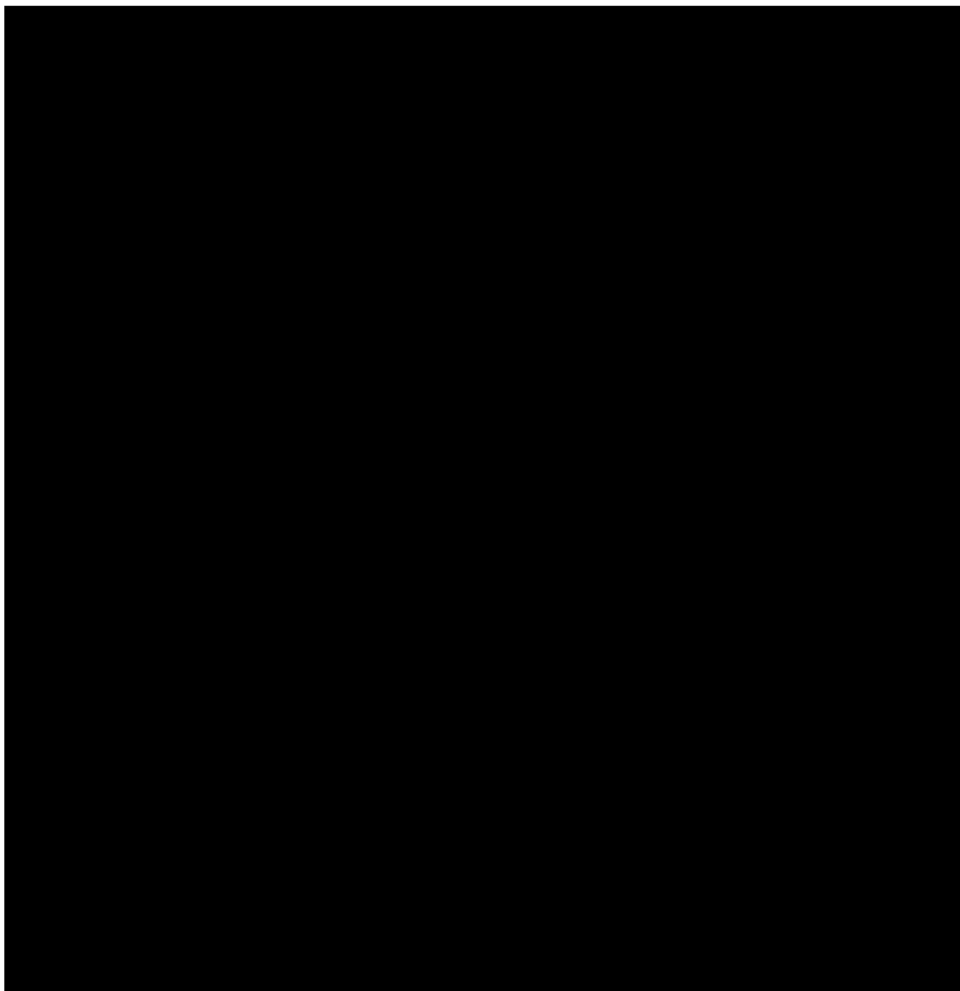
²⁷ NSW LRS: CT Vol. 2334 Fol. 245.

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2.1.6 CONSTRUCTION OF 112 JOHN STREET (C1926)

No direct evidence in relation to the construction of any buildings on this site could be found during this research. Nevertheless, based on circumstantial evidence, it is likely that the building at 112 John Street was constructed in the mid-1920s, probably in 1926. It was certainly constructed sometime between 1909, when McBurney acquired the site, and 1930, when the building was visible in an aerial photograph (Figure 21). By 1930, McBurney's property contained two buildings, the subject site at 112 John Street and the no longer extant 114 John Street immediately to the west. The rest contained vegetation, particularly on the corner of Hill and John Streets. The building at 114 John Street was likely constructed earlier, possibly during the 1910s and by the mid-1920s at the latest, on part of Lots 40 and 41.



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In 1925, the Sands Sydney Directory included Cabramatta for the first time.²⁸ Published retrospectively in early 1925, based on a survey carried out the previous year, the 1925 Sands listed only one address between John A Jones' house, Eccleston (on Lot 38) and Hill Street. This single address was likely the cottage at 114 John Street, occupied by Mrs. J. Carter. The authors of the 1991 Fairfield Heritage Study described this cottage as part of a group of four very similar cottages (112 to 118 John Street) but with earlier detailing.²⁹ The other three cottages, including 112 John Street, were described as being 'of an identical design', which suggests that they were potentially constructed at the same time.

By 1926, Mrs J. Carter was no longer listed on the southwestern corner of Hill and John Streets, and the occupant of that address was now Charles Eldridge, who was still listed at the same location until the last edition of the Sands was published in 1932/33.³⁰ In 1927, Eldridge was still the only occupant of McBurney's land.

This changed in 1928 when the Sands listed Sydney E Johnson [sic] east of Eldridge for the first time.³¹ This suggests that a new cottage had been built on that site, at 112 John Street by December 1927. In late January 1927, an S E Johnstone who lived on Johns [sic] Street, Cabramatta, won a prize for solving a crossword in The World's News, confirming that Johnson lived at the address by January 1927 at the latest.³² The cottage at 112 John Street was, therefore, likely completed by late 1926. In January 1926, Miss McBurney was reported as being in the process of erecting a weatherboard cottage on John Street, Cabramatta, and it is possible that this relates to the building at 112 John Street.³³ Miss McBurney was likely Frances McBurney, Nicholas M McBurney's sister, who lived nearby.

The cottage at 112 John Street was part of a significant phase that saw increased building activity on John Street during the 1920s. On the south side alone, the Sands reported an increase of nine addresses between 1925 and 1931, from nine to twenty.³⁴ In that same period, 14 new addresses were listed on the north side of John Street, increasing from 15 to 29.³⁵ This included both residential development in the western portion of John Street and increased commercial development closer to Railway Parade. However, development activity had

²⁸ Sands Sydney Directory, Cabramatta – John Street south side, 1925.

²⁹ Perumal Murphy Wu Pty Ltd, 'Fairfield Heritage Study - Row of Houses, 112-118 John Street, Cabramatta' (Fairfield City Council and NSW Department of Planning, 1991).

³⁰ Sands Sydney Directory, Cabramatta – John Street south side, 1926-1932/33.

³¹ Sands Sydney Directory, Cabramatta – John Street south side, 1928.

³² 'Crossword No. 6', World's News, 29 January 1927, 9, <http://nla.gov.au/nla.news-article130601045>.

³³ 'Going Up', Cumberland Argus and Fruitgrowers Advocate, 25 January 1926, 2, <http://nla.gov.au/nla.news-article104952265>.

³⁴ Sands Sydney Directory, Cabramatta – John Street south side, 1925 and 1931.

³⁵ Sands Sydney Directory, Cabramatta – John Street north side, 1925 and 1931.

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already begun during the early 1920s, when various owners of John Street allotments had submitted applications to Council for the construction of cottages on their land.³⁶ These included Edward Preston (7 February 1921), Patrick Dixon (4 July 1921), John Sinnott (17 April 1922), Isaac West (29 May 1922) and J. Beckhaus (5 September 1922), most of whom were listed on John Street by 1925.

That Johnstone indeed lived at 112 John Street is confirmed by an advertisement he placed in the *Biz* in 1944, where he noted his address as 112 John Street, Cabramatta.³⁷ Sidney Edward Johnstone seems to have occupied the same building for forty years, as when he died in 1967, his last address was still noted as 112 John Street, Cabramatta.³⁸ Johnstone was aged 78 at the time of his death, and his family included his wife Ruth (his first wife Ellen had died at John Street in 1929)³⁹, his children Elsie, Lang, Keith and Margaret, his brother Edward and several grandchildren. Ruth Elizabeth Johnstone continued to live in the house after her husband's death, and her last address was also noted as John Street, Cabramatta, when she died in October 1983, aged 88.⁴⁰ The building was, therefore, occupied by members of the Johnstone family for over 55 years.

³⁶ See relevant entries in the *Municipality of Cabramatta and Canley Vale Council Minutes*, held by Fairfield City Heritage Collection, viewed online at <https://heritagecollection.fairfieldcity.nsw.gov.au/nodes/view/1621>. The dates provided here are those of Council Meetings when approval was given.

³⁷ 'Advertising', *Biz*, 6 April 1944, 3, <http://nla.gov.au/nla.news-article76276833>.

³⁸ 'Family Notices', *The Sydney Morning Herald*, 18 September 1967, 26, SMH Archives via State Library of NSW.

³⁹ 'Family Notices', *Sydney Morning Herald*, 29 July 1929, <http://nla.gov.au/nla.news-article16571460>.

⁴⁰ 'Death Notice', *The Sydney Morning Herald*, 1 November 1983, via Ryerson Index.

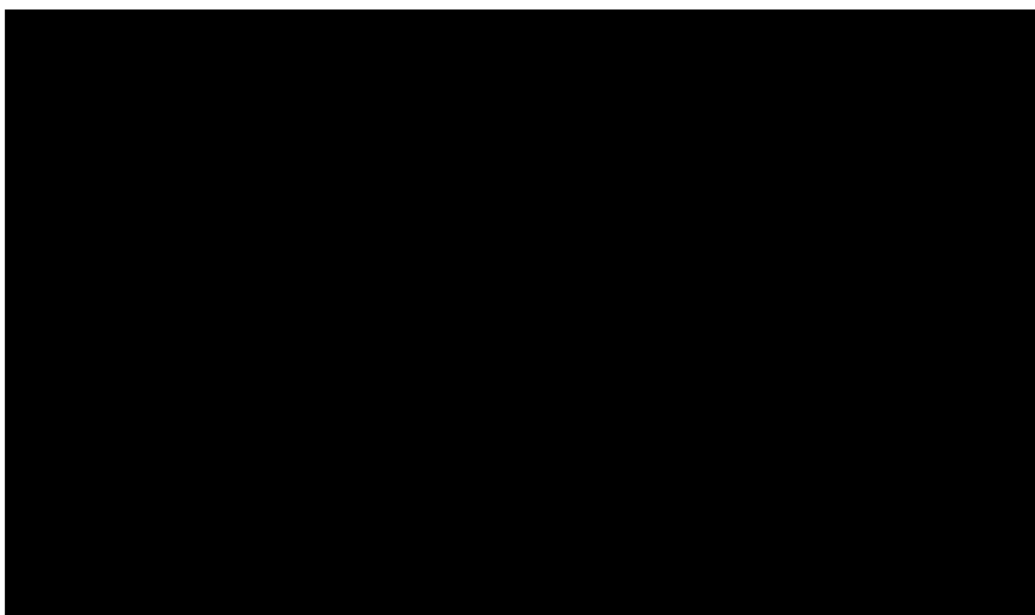
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2.2 LATER DEVELOPMENT AND OWNERSHIP

2.2.1 1946 AND 1960 SUBDIVISIONS BY NICHOLAS M MCBURNEY

Nicholas Moore McBurney, who was a sergeant in Rockdale from c1930 to 1935 and was promoted to inspector in 1939,⁴¹ retained ownership of Lots 40 to 42 until 1 July 1946, when he transferred the eastern portion on the corner of Hill Street, being Lot B, to Bessie Irene Saywell.⁴² New houses were subsequently constructed on this allotment. The western portion, including the houses at 112 and 114 John Street, remained in McBurney's ownership as Lot A in DP 556445, comprising 1 rood 23 $\frac{3}{4}$ perches.



On 9 May 1960, McBurney divided Lot A into two separate allotments and transferred the land containing 114 John Street to Davo Plavsic as Lot 1 in DP 416907.⁴³ McBurney retained 112 John Street, which was still occupied by long-term tenants Sidney and Ruth Johnstone, as Lot 2 in DP 416907. This consolidated the property boundaries as they are today. Nicholas Moore McBurney died on 25 October 1971⁴⁴ and his widow Annie Florence Goodwin McBurney, who still resided in Marrickville, became the owner of 112 John Street on 5 July 1972.⁴⁵ After her death on 1 June 1981, her children, John Alfred McBurney, Gwenneth Annie Brown and Mavis Jean Crealy became joint owners on 14 December 1981.⁴⁶ At that time, the cottage was still occupied

⁴¹ 'Police Transfers', *St George Call*, 22 November 1935, 1, <http://nla.gov.au/nla.news-article232220860>;

'Advancement for Young Men', *Sun*, 3 May 1939, 7, <http://nla.gov.au/nla.news-article230889132>.

⁴² NSW LRS: CT Vol. 3120 Fol. 123.

⁴³ NSW LRS: CT Vol. 5775 Fol. 140.

⁴⁴ NSW State Archives & Records, Probate Packets, NRS-13660-63-111-Series 4_724610, Nicholas Moore McBurney.

⁴⁵ NSW LRS: CT Vol. 8048 Fol. 69.

⁴⁶ Cf. Fairfield City Council Archives, Property File 14403 – 112 John Street, Cabramatta.

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by Ruth E Johnstone. In July 1975, Ruth Johnstone's political representative, Eric L Bedford MLA, complained to Council on her behalf about the discharge of water from the new flats on John Street. The section of street in front of her house was in poor condition, causing the water to become stagnant and smelly. Because of her complaint and ongoing pressure from Bedford, the kerb and guttering on the south side of John Street, between 110 and 116 John Street, was replaced in July 1976.

2.2.2 TRANSFER OF OWNERSHIP (1984)

After Ruth E Johnstone's death in October 1983, the McBurney children decided to sell 112 John Street, and on 27 March 1984, Arthur Lyras and Soula Lyras became the owners of the property.⁴⁷ The building appears to have been vacant at that time, as in February 1982, the occupants of 116 John Street lodged a complaint with Council about the badly overgrown state of 112 John Street, with grass and weeds about 1m high.⁴⁸

2.2.3 SUBSEQUENT ALTERATIONS (1984-2024)

When the Fairfield Heritage Study was undertaken in 1991, 112 John Street was identified as being part of a significant 'Row of houses' that comprised the cottages at 112 to 118 John Street.⁴⁹ The relevant inventory sheet for the group did not record any modifications to the building at 112 John Street. All buildings were described as being "mostly in good condition" with "corrugated iron hip roof, continuous with verandah roof. Timber battened gable. Two verandah columns, curved brackets. Casement windows with three sashes in a projecting frame. Timber post and rail or timber picket fence. Hood to window."⁵⁰ On 6 April 1999, Sydney Garages P/L, Narellan, submitted a development application for a new Colorbond metal garage with a concrete floor in the south-eastern corner of the property at 112 John Street (DA 764/99).⁵¹ The owners, [REDACTED] lived in Watson ACT at that time. The development application was approved on 16 April 1999. A defective sewer line at the front of the property, within the lot boundaries, required emergency plumbing in 2007, by which time [REDACTED] still lived in Watson ACT.⁵² [REDACTED] died in Canberra on 1 April 2022, aged (born 25 March 1931).⁵³ [REDACTED] remains the owner of the property today.⁵⁴ No further development applications were found during a search of Council's online DA Tracker.

⁴⁷ NSW LRS: CT Vol. 8048 Fol. 69.

⁴⁸ Fairfield City Council Archives, Property File 14403 – 112 John Street, Cabramatta.

⁴⁹ Perumal Murphy Wu Pty Ltd, 'Fairfield Heritage Study - Row of Houses, 112-118 John Street, Cabramatta'.

⁵⁰ *Ibid.*

⁵¹ Fairfield City Council Archives, DA file 764/99 – 112 John Street, Cabramatta

⁵² Fairfield City Council Archives, Property File 14403 – 112 John Street, Cabramatta.

⁵³ 'Death Notice', *Canberra Times*, 27 April 2022, via Ryerson Index.

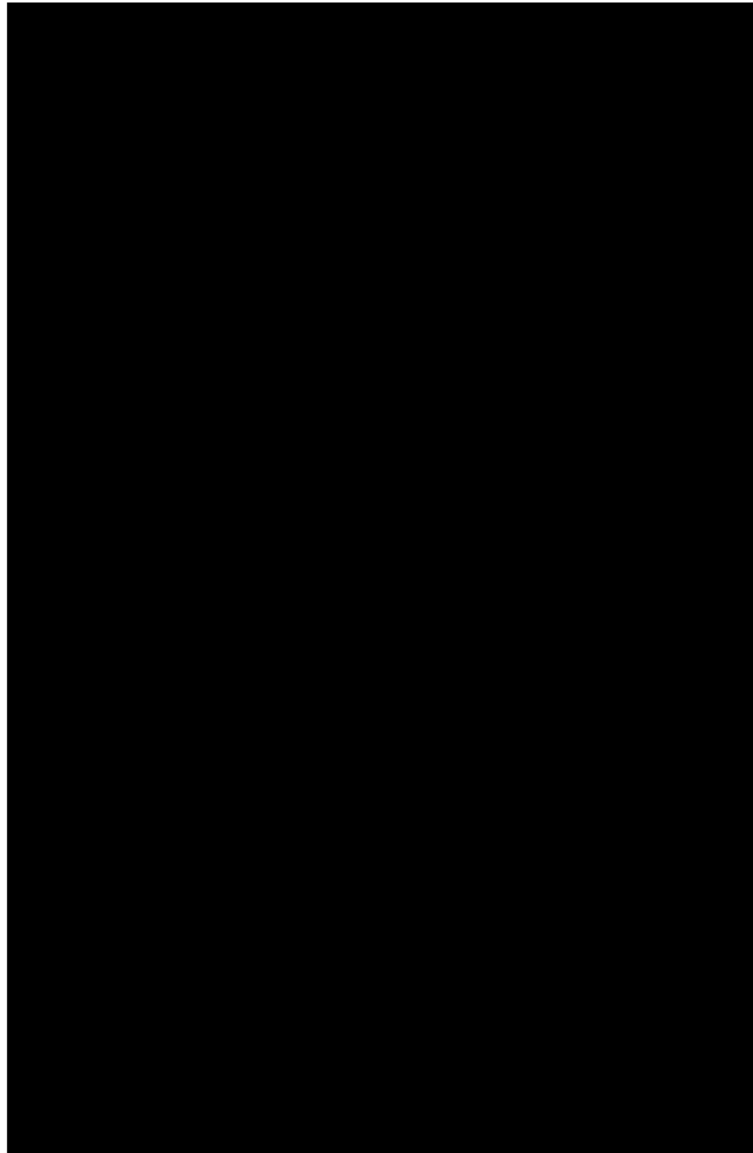
⁵⁴ NSW LRS: Historical Search for Folio 2/416907.

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3 SUMMARY EXTERNAL PHYSICAL ANALYSIS

Internal access to the property was not available however externally the house presents as a single storey, early 20th Century, timber weatherboard dwelling with corrugated iron roof sheeting, which retains much of its original fabric. The dwelling has a principal frontage to John Street with an original verandah enclosed at the western end and a limited front setback. Previously identified as a potential heritage item as part of a group of four in 1991, the house appears to remain in reasonable condition and is an obvious example of early residential development in the precinct.



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4. SUMMARY COMPARATIVE ANALYSIS

4.1 INTRODUCTION

The following summary comparative analysis outlines most of the other early 20th Century heritage-listed cottages and dwellings in the Fairfield Local Government Area. The significance of these places is recognised through the heritage listing process, either at state level on the State Heritage Register and/or at local level on the Local Environmental Plan. [REDACTED]

[REDACTED]

4.2 SUMMARY OF EARLY 20th CENTUARY HOMESTEADS & DWELLINGS

Building	Significance	Listing
Interwar House, Carramar [REDACTED]	Located at 13 Artie Street, Carramar this Inter-War house is significant for its individual design and unusual style, which is uncommon in the Fairfield area. The dwelling presents a double gable to the street and incorporates timber wall cladding with brick verandah.	FLEP-Local
Federation House, St Johns Park [REDACTED]	Located at 5 Chalmer Close St Johns Park, listed as 4-8 Chalmer Close this house is one of the oldest in the suburb, existing prior to subdivision and suburbanisation of the area. Despite reduced curtilage, the dwelling remains a good example of a Federation house.	FLEP-Local
Federation House, Carramar [REDACTED]	Located at 7 Houghton Street, Carramar this dwelling is an imposing example of a Federation period, weatherboard house, noted as being in traditional Georgian style including bell cast roof form.	FLEP-Local
Bungalow, Canley Vale [REDACTED]	Located at 89 Cardwell Street, Canley Vale, this dwelling presents a typical bungalow style double gable to the street and formed of timber cladding and brick and timber verandah.	FLEP-Local

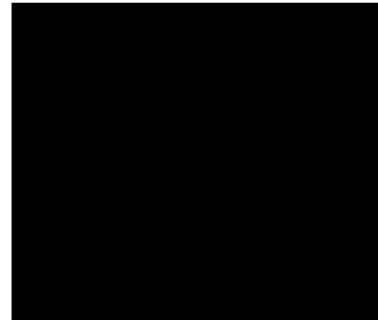
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Inter-war House, Fairfield. 	Located at 43 Myddleton Avenue Fairfield, this Inter-War weatherboard house is a good example of a symmetrical, square plan building with verandah on four sides, derived from traditional Georgian form. The building retains original features such as a central gablet over entry, simple bracketed verandah posts and chimney.	FLEP-Local
Inter-war bungalow, Fairfield 	Located at 11 Hunter Street, Fairfield, this house is a good example of a Bungalow in weatherboard. Outstanding leadlight Windows and interesting extension of verandah roof over window bay.	FLEP-Local
Federation House, Fairfield 	Located at 59 Hamilton Road, this weatherboard house in good condition. Bull nosed verandah and detailed timber joinery and recorded with little altered.	FLEP-Local
Inter-war Bungalow 	Located at 118 Nelson Street, this dwelling presents an impressive pair of large, crossed ridge gables. Much original detail typical standard of the Inter-War period.	FLEP-Local
Federation House, Fairfield 	Located at 87 Thorney Road, Fairfield Substantial, early Federation period residence. One of the first built in this area, and one of the City's few early brick houses. Good example of a traditional Georgian design.	FLEP-Local


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<p>Inter-war Bungalow</p> 	<p>Located at 452 The Horsley Drive, Fairfield</p> <p>A good example of the transition from the standard Federation form to the standard double gabled Bungalow of the 1920's. Essential Bungalow form, with fine timber detailing characteristic of the earlier Federation period. In excellent condition.</p>	FLEP-Local
<p>Federation House, Fairfield</p> 	<p>Located at 5 Waratah Street, Old Guildford Large, Late Federation period house of unusual oriental character. Distinctive features include the square corner tower and projecting casement windows. Historical interest as the reputed former home of the Japanese ambassador to Australia.</p>	FLEP-Local
<p>Federation Cottage, Fairfield</p> 	<p>Located at 16 North Street, this house is an outstanding example of a Federation period weatherboard house, designed for its corner site. One of the best in Fairfield. Good condition, essentially unaltered and with much fine quality detail. The cottage is set within a generous landscape setting.</p>	FLEP-Local
<p>Federation House, Canley Vale</p> 	<p>Located at 2 Malouf Street, Canley Vale</p> <p>Fine example of an early Federation period weatherboard house. Adopts a traditional Georgian form and is set on a large corner block. Little altered and well maintained. Much noteworthy detail.</p>	FLEP-Local
<p>Federation House, Fairfield West</p> 	<p>Located at 9 Hawkesbury Street, this house is one of the earliest houses in the Fairfield West area. Large building with original high-quality interior and external detail, including dichromatic brickwork. Representative of early agricultural activity. Significant for its association with Walter Stimson, an influential property holder and alderman.</p>	FLEP-Local

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<p>Federation House, Smithfield</p> 	<p>Located at 716 Horsley Drive, this house is of architectural significance as a rare local example of an attic storey, Federation period, brick residence. Prominent location close to property alignment on The Horsley Drive. Substantially altered but retains some high-quality ornament, rare for the city. This includes the terracotta roof tiles and ridge capping.</p>	<p>FLEP-Local</p>
<p>Federation House, Cabramatta</p> 	<p>Located at 13 Prout Street, Cabramatta, the house is of significance for the local area for historical and aesthetic reasons, and as a representative example of early cottages in the area. The house is readily identifiable as part of the historical building stock of the area and contributes to streetscape character, enhanced by the recognisable features of the transitional Federation/Victorian period architecture and the garden setting.</p>	<p>FLEP-Local</p>

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5. ASSESSMENT OF HERITAGE SIGNIFICANCE

5.1 INTRODUCTION

This section considers the heritage significance of the collection of the built elements contained within the property known as

5.2 HISTORICAL THEMES

The Heritage Council of NSW provides a document that was prepared in October 2001 in relation to the relevant themes to consider when assessing heritage significance. The following three themes are considered relevant to the subject site.

NATIONAL THEME	STATE THEME	LOCAL THEME/EXAMPLE
4. Settlement	Accommodation	Cottage residence constructed in c1926
4. Settlement	Land Tenure	Changing land uses - from rural to suburban
4. Settlement	Towns, Suburbs and villages	Subdivision pattern and changes - cottage constructed during phase of increased development on John Street
8. Developing Australia's cultural life	Domestic life	Floorplan of house demonstrates the response of house design to patterns of use, required amenities and expectations of the time.
9. Marking the phases of life	Persons	Ownership by the family of Nicholas Moore McBurney, son of the 'Father of Cabramatta', from 1909 to 1984. Long term occupation by the family of Sidney E Johnston, the first occupant of the building (c1926-c1983)

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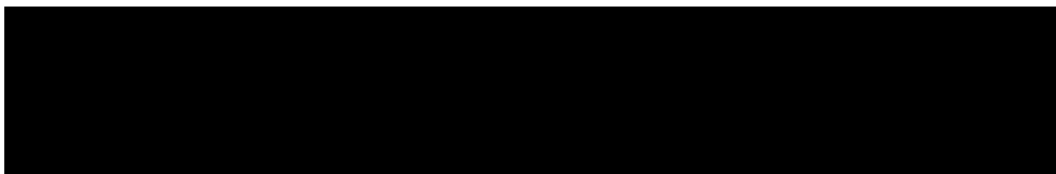
112 JOHN STREET, CABRAMATTA

5.3 NSW HERITAGE CRITERIA

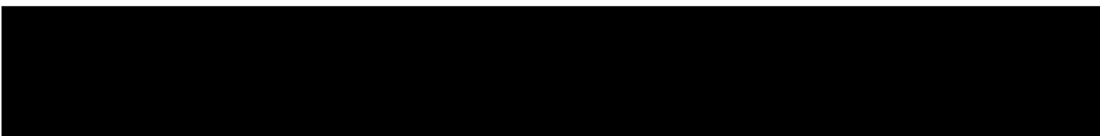
An assessment of cultural significance of Edensor House, has been undertaken below against the seven NSW Heritage Criteria. This assessment is based wholly on the historical information available as well as the physical and comparative analysis.



This site is historically significant as an early 20th Century dwelling, increasingly rare in the Fairfield Local Government Area, that has remained in-situ over the last century.



In its early years since construction, the subject dwelling had associations with the locally preeminent McBurney family.



The dwellings individually and collectively retain aesthetic significance as largely intact and identifiable historic dwellings, grouped together at the western gateway to Cabramatta.



The John Street dwellings have remained within the Cabramatta despite progressive change and development, which resonates with the people of Cabramatta reminding the community about the early establishment of the place as a prominent suburb with metropolitan Sydney.



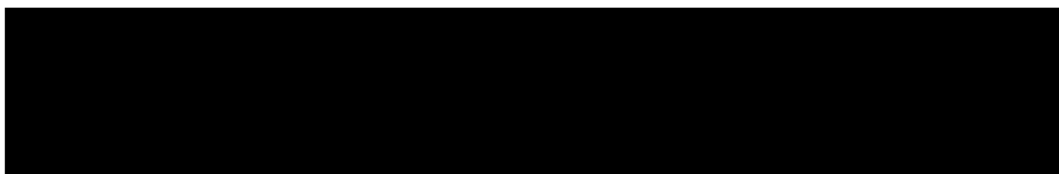
Based on the available information, it not known whether the John. Street properties have research or archaeological potential.

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As a group, the dwellings represent a small remnant collection of early 20th Century dwellings that earmark early suburban development, which is uncommon in the Fairfield LGA.



The dwellings on John Street individually and collectively represent remnant Federation and Inter-War style dwellings, built from timber weatherboard, which was more common regionally and less common in other parts of Sydney where bricks were predominantly used by the turn of the 20th Century.

5.4 STATEMENT OF SIGNIFICANCE

This site is historically significant as an early 20th Century dwelling, increasingly rare in the Fairfield Local Government Area, that has remained in-situ over the last century.

In its early years, the subject dwelling maintained continued associations with the locally preeminent McBurney family.

The dwellings individually and collectively retain aesthetic significance as largely intact and identifiable historic dwellings, grouped together at the western gateway to Cabramatta.

In terms of social significance, the John Street dwellings have remained within the Cabramatta despite progressive change and development, which resonates with the people of Cabramatta reminding the community about the early establishment of the place as a prominent suburb with metropolitan Sydney.

The dwellings on John Street individually and collectively represent remnant Federation and Inter-War style dwellings, built from timber weatherboard, which was more common regionally and less common in other parts of Sydney where bricks were predominantly used by the turn of the 20th Century.

As a group, the dwellings represent a small remnant collection of early 20th Century dwellings that earmark early suburban development, which is becoming increasingly rare in the Fairfield LGA.

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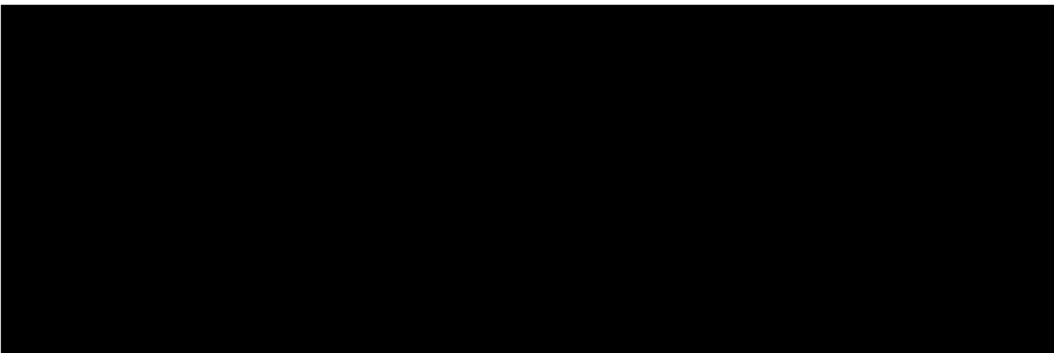
6. HERITAGE CURTILAGE REVIEW

6.1 INTRODUCTION

This section has been included to provide guidance in relation to curtilage of the house at 112 John Street, Cabramatta.

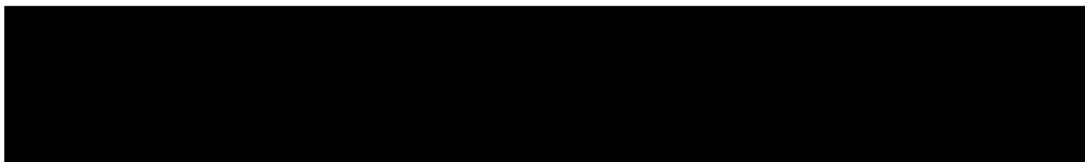
6.2 DISCUSSION OF CURTILAGE

The publication *Heritage Curtilages, prepared by the (former) Heritage Office, Department of Urban Affairs and Planning, 1996* ('publication') has been used as a guide to the determination of an appropriate curtilage for 158 Broomfield Street, Cabramatta.

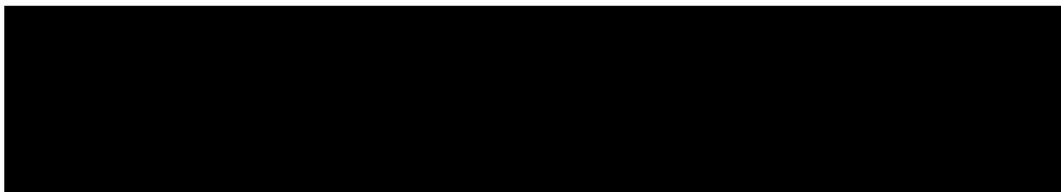


The document describes *Lot Boundary, Reduced, Expanded and Composite* curtilages. Of most relevance to this assessment is the Lot Boundary Curtilage.

The publication describes a **Lot Boundary Curtilage** as extending to the boundary of the property containing the heritage item and outlines that this is the most common type of curtilage. The following commentary is provided in relation to Lot Boundary Curtilage:



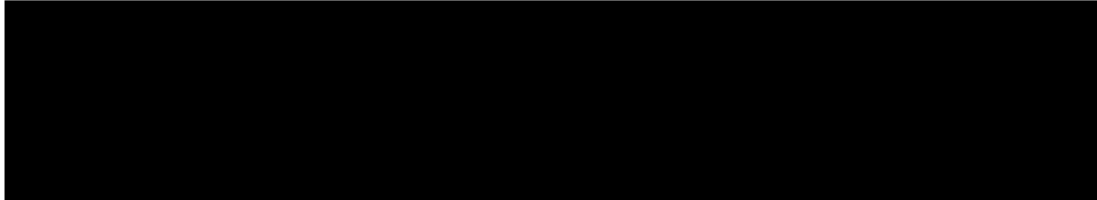
The publication describes a **Reduced Heritage Curtilage** as less than the boundary of the allotment identifying a smaller portion of land than the entirety of the lot. The following commentary is provided in relation to Reduced Heritage Curtilage:



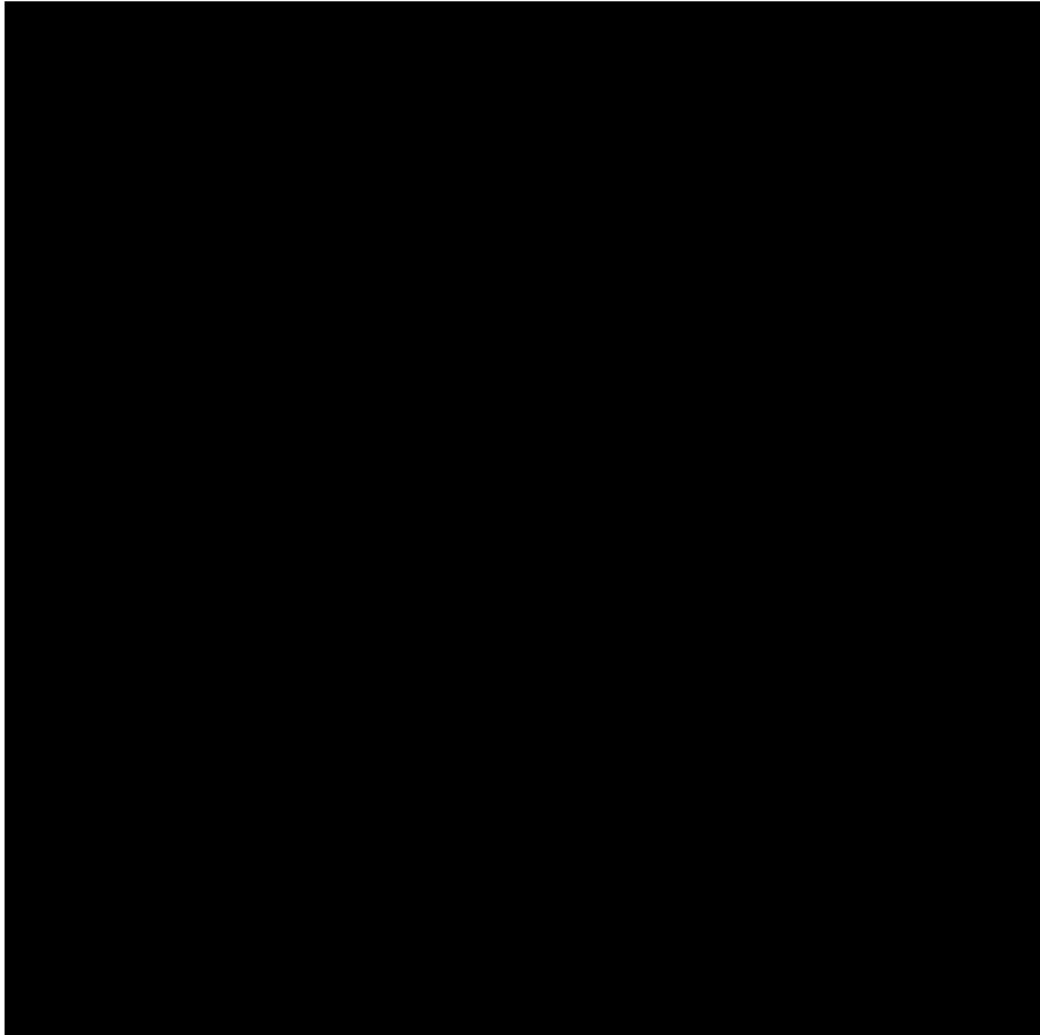
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The publication describes a **Composite Heritage Curtilage** as less than the boundary of the allotment identifying a smaller portion of land than the entirety of the lot. The following commentary is provided in relation to Composite Heritage Curtilage: See Figure 25 below.



As identified in a previous heritage study, John Street, Cabramatta contains clear evidence of early residential development through the extant housing stock, which includes the subject property. The three John Street properties that are the subject of this study are mapped below.



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7. CONCLUSION AND RECOMMENDATION

Based on the available historical and physical evidence, as well as a comparative analysis of similar properties, it is evident that 112 John Street, Cabramatta meets the threshold for heritage listing at least at a local level and should be recognised for its significance to the Fairfield Local Government Area.

The first option is that Schedule 5 of FLEP be amended to include a discrete listing as follows:

Suburb	Item Name	Address	Property Description	Significance	Item No.
Cabramatta	<i>112 John Street – house and interiors.</i>	112 John Street, Cabramatta	Lot 2 DP 416907,	Local	Item 111

The second option is that the dwelling is part of a group listing, as suggested in the 19991 study:

Suburb	Item Name	Address	Property Description	Significance	Item No.
Cabramatta	<i>112, 116, 118, John Street – Group of houses</i>	112, 116, 118 John Street, Cabramatta	Lot 2 DP 416907, Lot 39B and 39C DP 368117	Local	Item 111

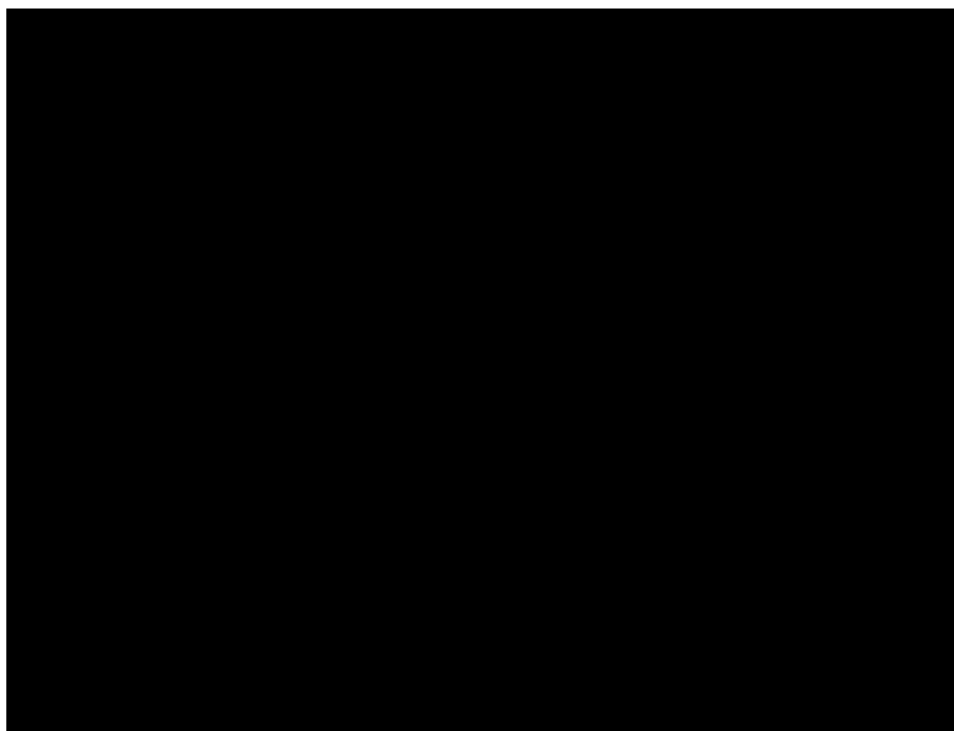
The third option, which is unprecedented in the Fairfield Local Government Area is that the property is included as part of a Heritage Conservation Area listed in Schedule 5 of FLEP. The Area could extend to include the six (6) properties that have been the subject of assessment, and which are located at 112, 116, 118, 121, 123 and 125-27 John Street, Cabramatta.

It is recommended that a group listing of the properties is progressed in **accordance with the second option**. On this basis, FLEP heritage map should also be amended based on the curtilage map shown at Figure 25 above as the preferred option.



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CABRAMATTA

DRAFT HERITAGE ASSESSMENT



PREPARED FOR
Fairfield City Council

JUNE 2025

DRAFT HERITAGE ASSESSMENT

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DOCUMENT / STATUS REGISTER

Issue	Date	Purpose	Written	Approved
A	10/06/25	Consideration for heritage listing.	VH	VH

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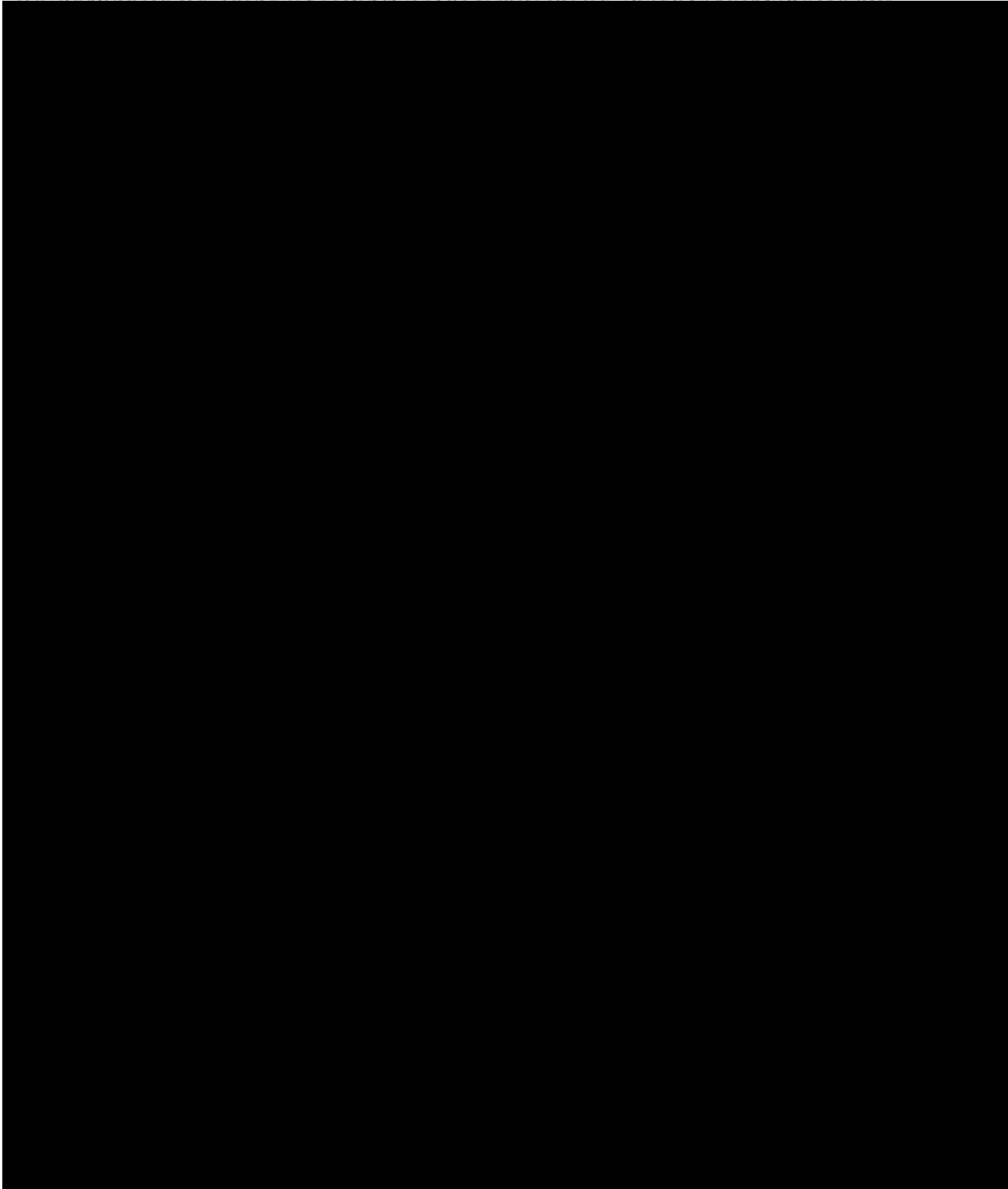
1. INTRODUCTION

1.1 PURPOSE

This heritage assessment has been commissioned by Fairfield City Council to further consider the significance of the property at 116 John Street, Cabramatta which is legally described as Lot 39C DP 368117.

1.2 STUDY AREA

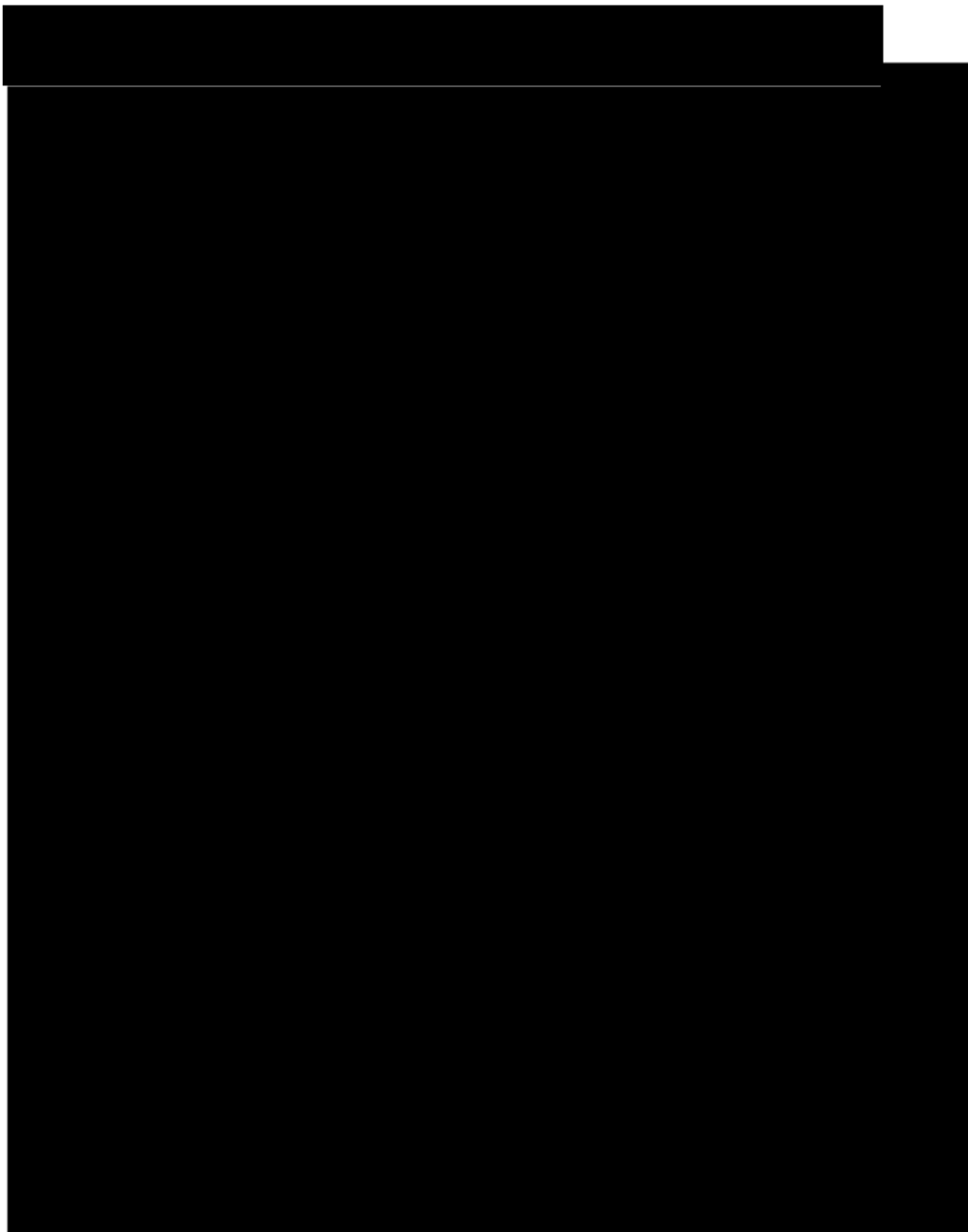
The location of the property is depicted in yellow on the aerial photograph below.



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1.3 DEFINITIONS



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1.4 STRUCTURE OF THE REPORT

The report follows the general guidelines for Assessing Heritage Significance published by the (former) NSW Heritage Office as part of the NSW Heritage Manual. This report also follows the methodology described in The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.

1.5 AUTHOR IDENTIFICATION

This document has been prepared by Vanessa Holtham, Heritage Advisor, Fairfield Council. The detailed history and background significance was prepared by Dr Martina Muller and Liz Gorman of Sue Rosen Associates.

1.6 STATUTE AND STANDARDS

The following were used to inform this preliminary heritage assessment:

- *Assessing Heritage Significance*, Department of Planning & Environment, 2023.
- *Fairfield Local Environmental Plan 2012*
- Australia ICOMOS Burra Charter, 2013;
- *Heritage Curtilages* published by the (former) NSW Heritage Office.

1.7 LIMITATIONS

This report does not include an Assessment of Aboriginal or archaeological significance. An internal inspection of any of the building has not been undertaken at this stage.

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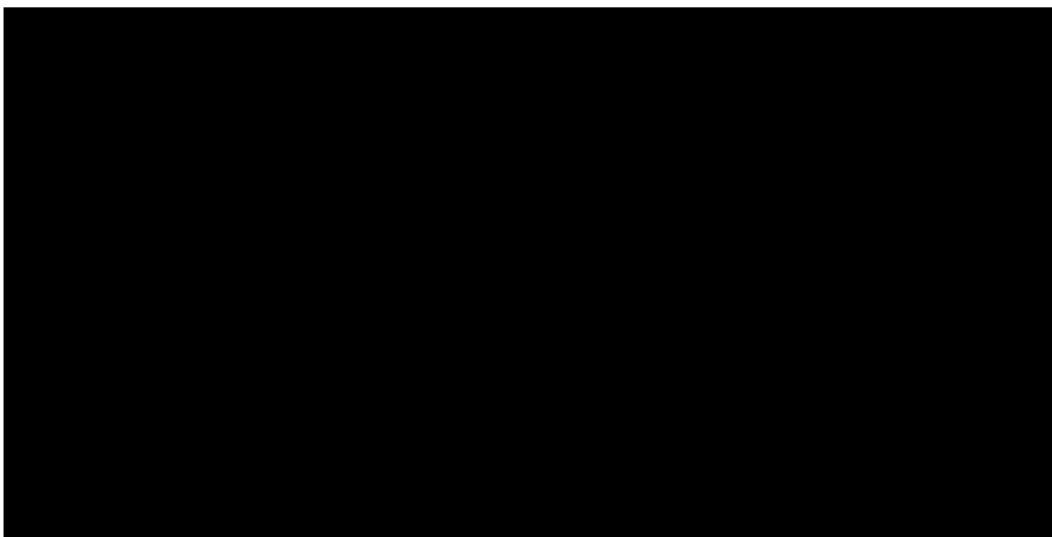
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2. HISTORICAL ANALYSIS

2.1 EARLY OWNERSHIP AND DEVELOPMENT

The 460 acre land grant of Portion 242 of the Parish of St Lukes was originally granted by Governor Gipps to William Hampden Dutton and Joshua Thorp in trust for Cornelius Prout and wife Catherine, on the 7th February 1839.¹

Brother of the artist John Skinner Prout and nephew of the English watercolourist Samuel Prout, Cornelius arrived in Sydney on the 19th October 1826. Cornelius Prout was an early resident of the Canterbury area, where he resided at 'Bell Ombre'. He began as a clerk in the Colonial Secretary's office, and was later appointed as the Sub Sheriff of the Colony; he was in this role when granted the Cabramatta land. In addition to his colonial post, he owned the Sugar Loaf Inn and also operated a punt at the Cooks River.²



The Cooks River, chiefly the crossing of it, was a time-consuming, and sometimes dangerous, problem for the residents of the area. Punts were an early solution, and several seem to have operated in tandem in 1833: Prouts', and also Joshua Thorp (later trustee for Prout's Cabramatta grant). In 1840, Prout replaced his punt with a private bridge. Both he and neighbour Robert Campbell agreed that the track-like Canterbury Road which traversed their properties could be formalised as access to the bridge. The stone was quarried on Campbell's land and Prout used convict labour to construct the three-span bridge. The bridge was financed partly by local subscription, but mostly from the tolls he proceeded to charge on

¹ MHNSW; *Colonial Secretary, Index to Copies of Deeds to Land Grants 1826-1856*; Archive Reel: 2561; Series: 1217; date range 1788-1865

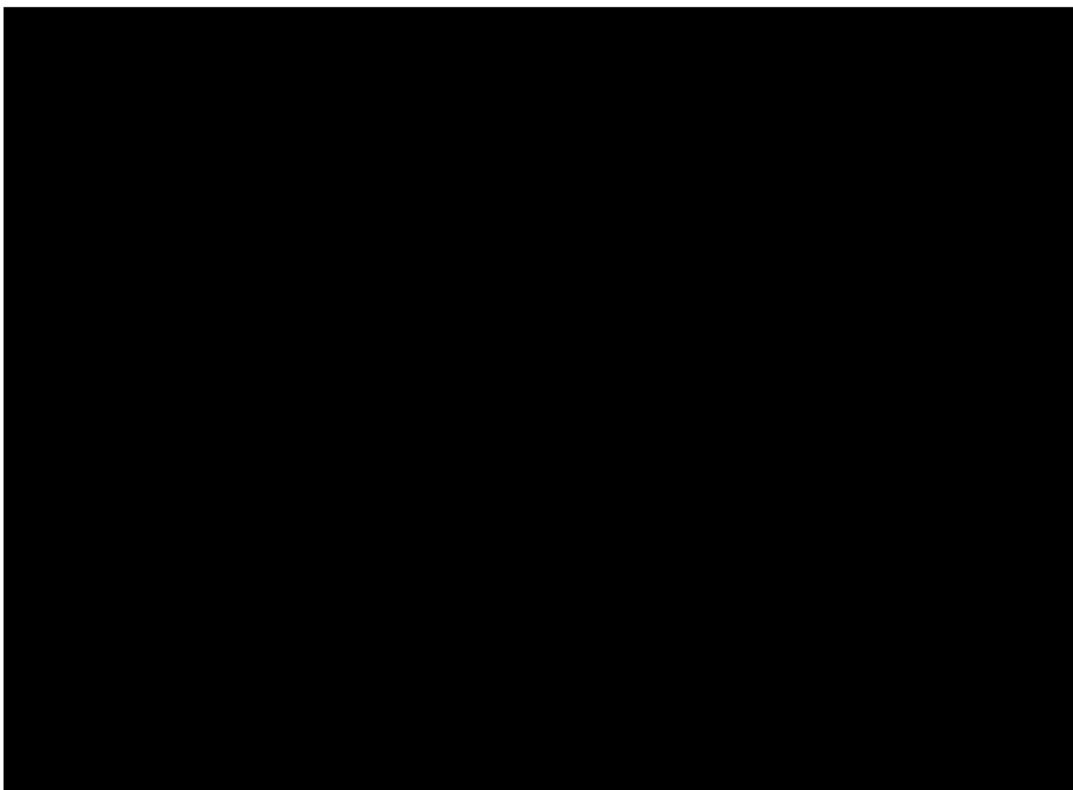
² Dictionary of Sydney: 'Cornelius Prout', https://dictionaryofsydney.org/person/prout_cornelius

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opening. A two storey toll house was constructed next the bridge, and Prout set about the extremely profitable toll-collecting business – ferociously, and prosecuted to the full extent of the law – until his death in 1854. Only then did the Government, following ‘energetic’ petitioning from locals since 1850, gazette the road and abolish the toll.³ Prout’s legacy lives on today in a surviving stonework section of his infamously extortionate Canterbury Road bridge.

Catherine Prout passed away in 1841 aged just 34, with Cornelius following in 1854. The land was willed to their surviving children: James Samuel Prout, Charlotte Hannah Marsh, Catherine Mary Browning, and Cornelius the younger. By 1885, Charlotte Marsh was the sole survivor of her siblings. Along with her own, she and husband Benjamin became the executor for her brothers’ interests in the estate and Catherine Mary’s widower James Browning and son James for theirs. The Marshs and Brownings sold the Cabramatta land grant in full (excepting the land resumed for the railway and public roads) to John William Cliff for £8500 on the 11th August 1885.⁴ Cliff brought others into the ownership of the land, with a 5 June 1886 deed detailing that the parties now comprised of Cliff, Harmsworth Robert Way, and Walter Sewell Buzacott.⁵



³ Heritage NSW: 'Prouts Bridge over Cooks River', SHI database 4309574

⁴ NSW LRS: Book 317 No. 638

⁵ NSW LRS: Book 340 No. 480

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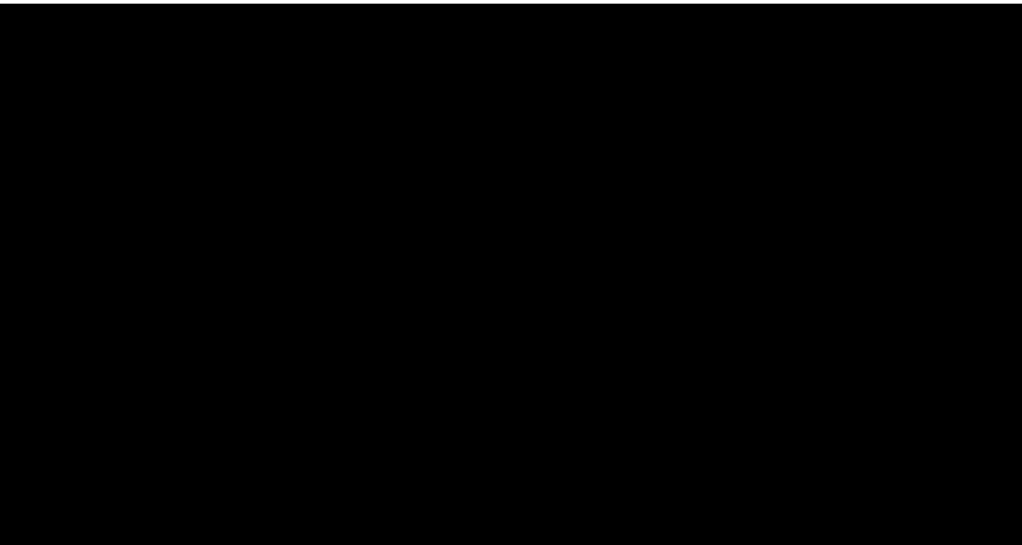
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2.1.2 TOWN OF CABRAMATTA SUBDIVISION (1887)

A subdivision of the entirety of the portion was attempted in 1886 but was ultimately unsuccessful. An 1887 revision of the subdivision pattern was undertaken, with the extent of the land offered being reduced to the area west of the railway line; the Town of Cabramatta' subdivision foreshadowed the shape of the central area of Cabramatta.

The subdivision advertisement boasted a railway station in the centre of the property, being only 20 miles from Sydney on the Great Southern Line, and with splendid rich soil for gardens, Orangeries and Vineyards.

The land was being offered in the lead up to the 1890s economic depression. In 1890, the Primary Application was lodged to bring the land, now surveyed and recorded as Deposited Plan 2526, under the Torrens Title System.⁶ The first certificate of title was issued to John William Cliff and Walter Sewell Buzacott in July 1890. They mortgaged the land to real estate agent and auctioneer Henry Gorman of Hardie and Gorman. The title certificate plan shows that very few of the Town of Cabramatta allotments had been sold by that stage.⁷



⁶ NSW LRS: PA 7855

⁷ NSW LRS: CT Vol. 976 Fol. 6

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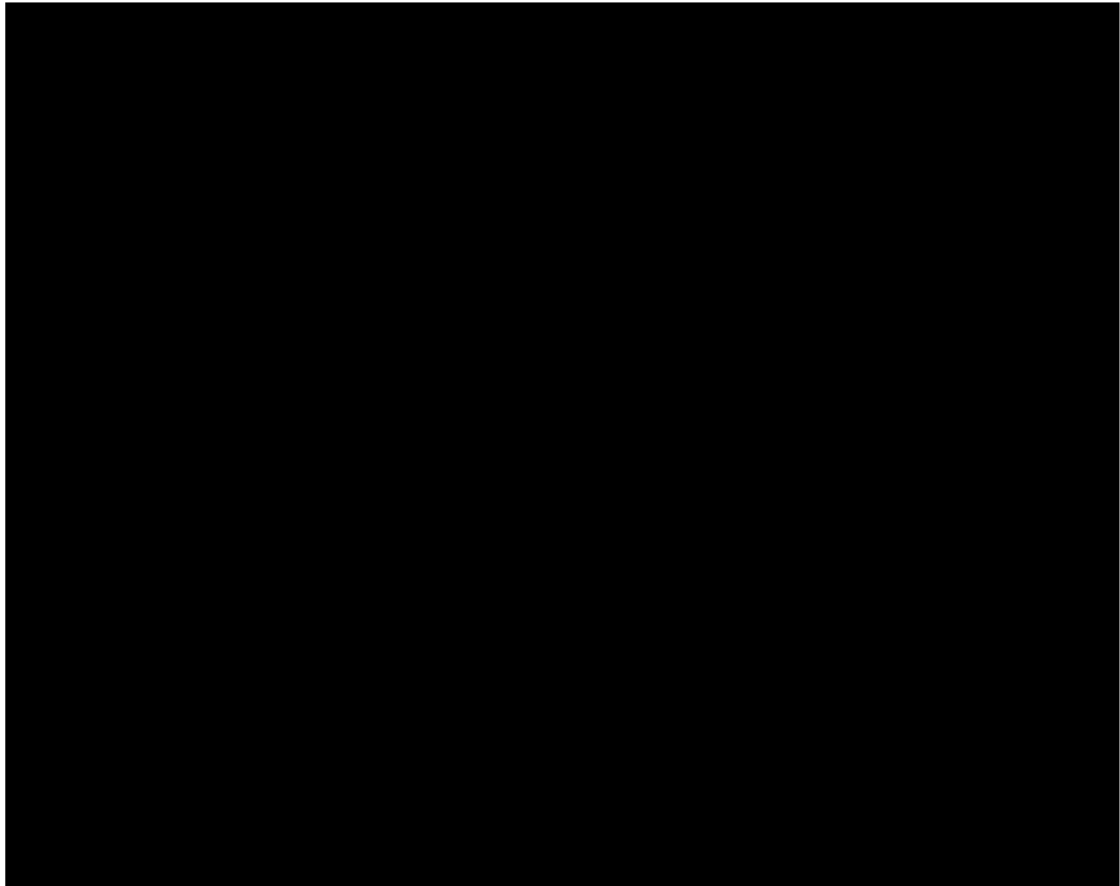
In 1891, Gorman exercised his mortgagee power of sale to transfer the estate residue to John Cliff, Edward Arnold, Harmsworth Robert Hay, Thomas David, and real estate partner Robert Hardie.⁸ Advertisements for the subdivision continued through the 1890s and into the early 1900s, though with limited success.

⁸ NSW LRS: CT Vol. 998 Fol. 156

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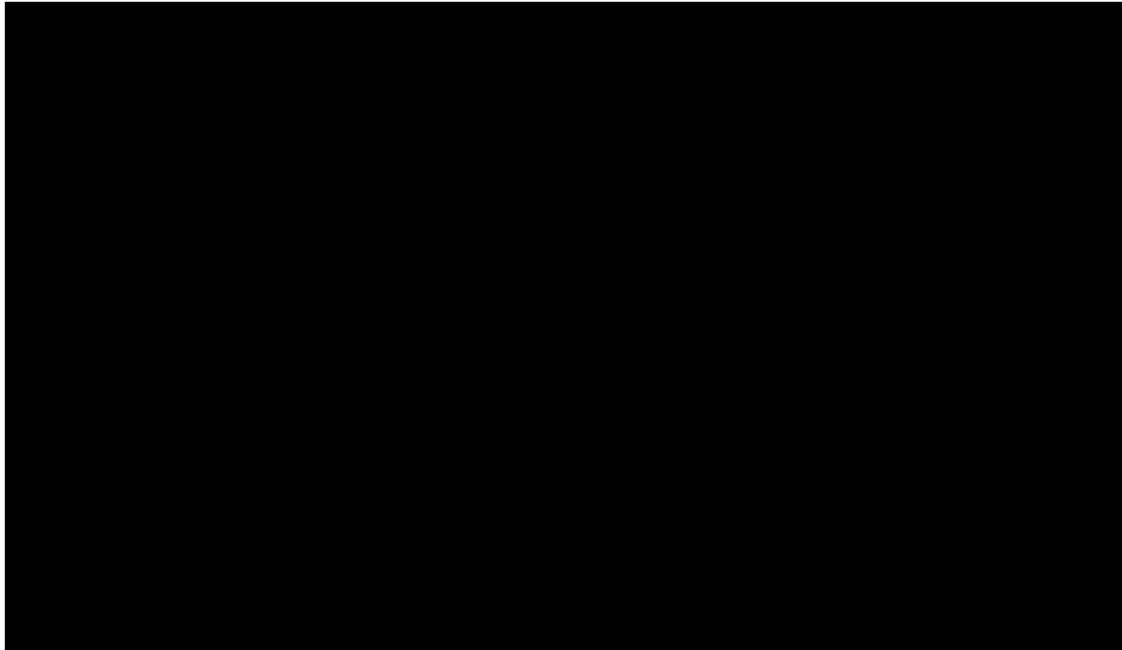
In challenging economic times, Henry Gorman transferred the mortgage to The Commercial Banking Company of Sydney, completed on the 21st July 1892. Despite there being a sale advertised in 1894, no title transfers were recorded, and in September 1895, the bank foreclosed on the mortgage and resumed ownership of the estate's residue. However, the Bank didn't fare much better than the previous owners; selling just 7 allotments between June 1900 and September 1902.⁹



⁹ NSW LRS: CT Vol. 1011 Fol. 177

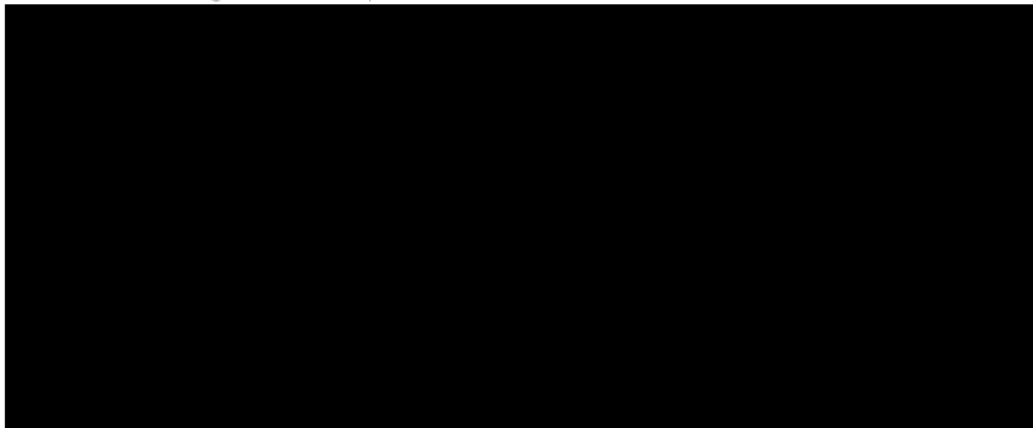
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In August 1903, the bank sold the DP2526 land and the remaining 291 acres of the Prout grant east of the railway back to Robert Hardie and Henry Gorman, with fellow auctioneer John Francis King joining in on the joint tenancy.¹⁰

In September 1903 the subdivision of the eastern acreage of the grant was approved. The part closest to the railway was to become suburban lots. The remainder was offered as large blocks of primarily 4-5 acres, but up to 12-15 acres on the eastern side of Liverpool Road. The subdivision was registered as Deposited Plan 4420.¹¹

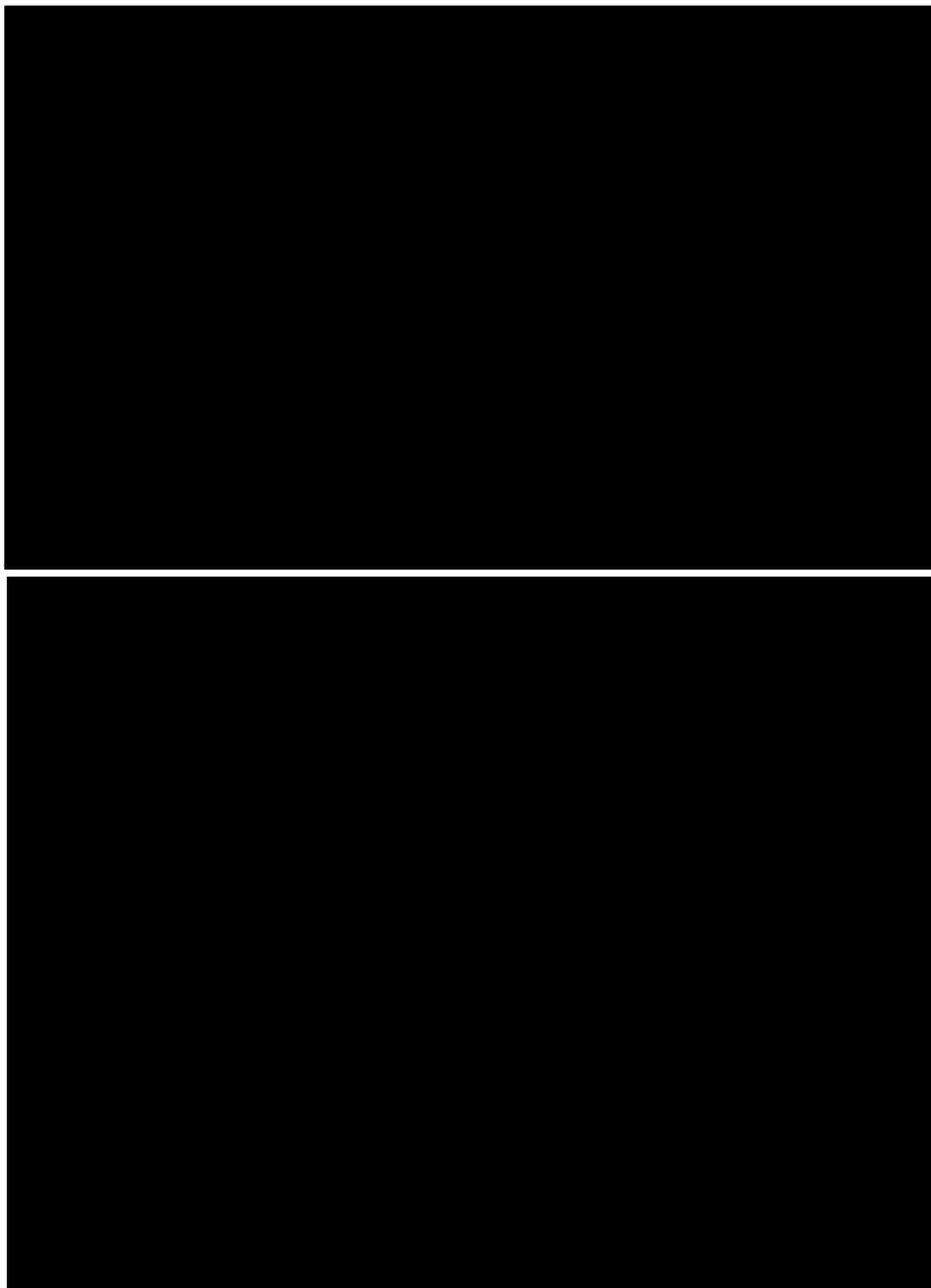


¹⁰ NSW LRS: CT Vol. 1474 Fol. 171; Vol. 1474 Fol. 250

¹¹ NSW LRS: DP 4420; SLNSW: *Cabramatta subdivision plans*, 028 - Z/SP/C2/27 - Cabramatta - Orchard, Vineyard & Poultry Farm Blocks - Railway Pde, Liverpool Rd, Longfield St, 1903

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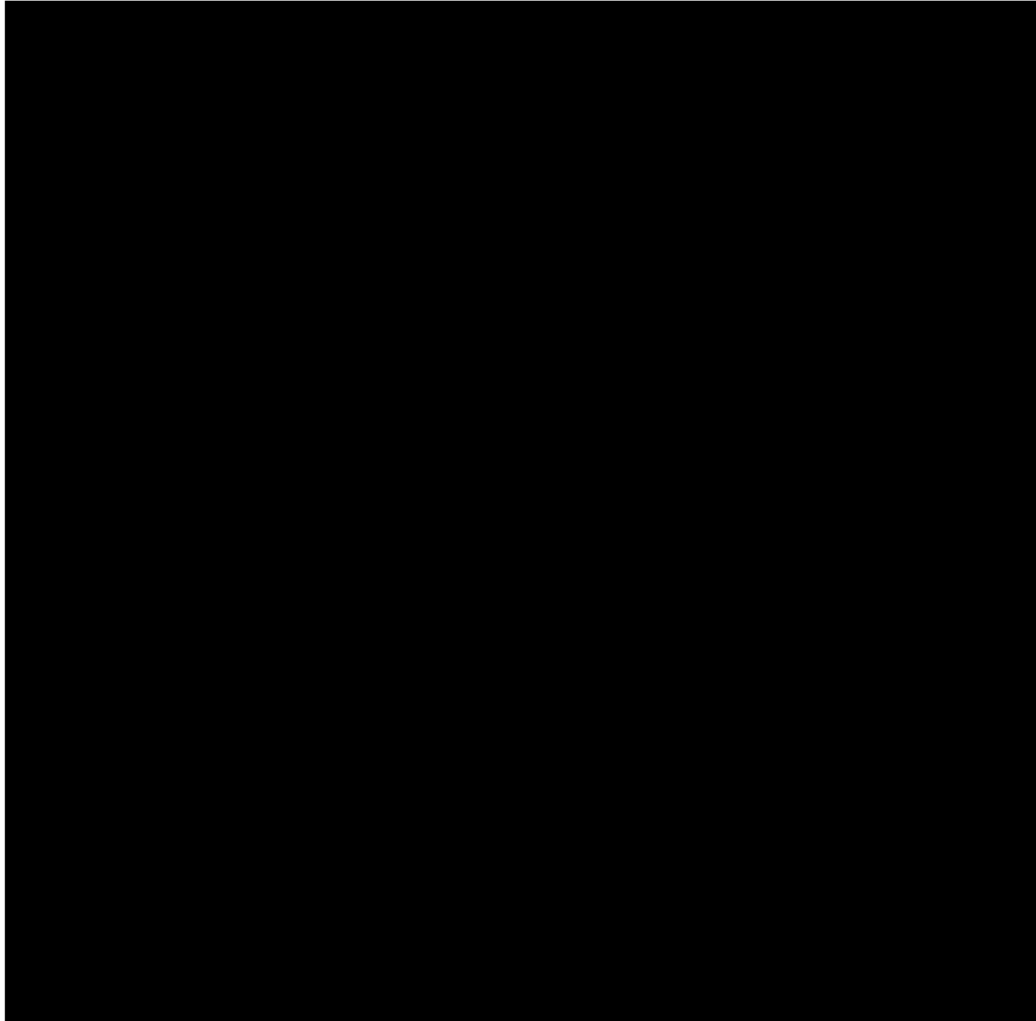


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2.1.3 THE NEW TOWNSHIP OF CABRAMATTA (1903)

On the 7th of November 1903, Hardie & Gorman offered the 'New Township of Cabramatta'; an expanded subdivision which added the two new sections of suburban lots on the eastern side of the railway.¹² On the same date they released the farm blocks of DP4420 as the 'Cabramatta Orchard Vineyard + Poultry Farm Blocks' sale.



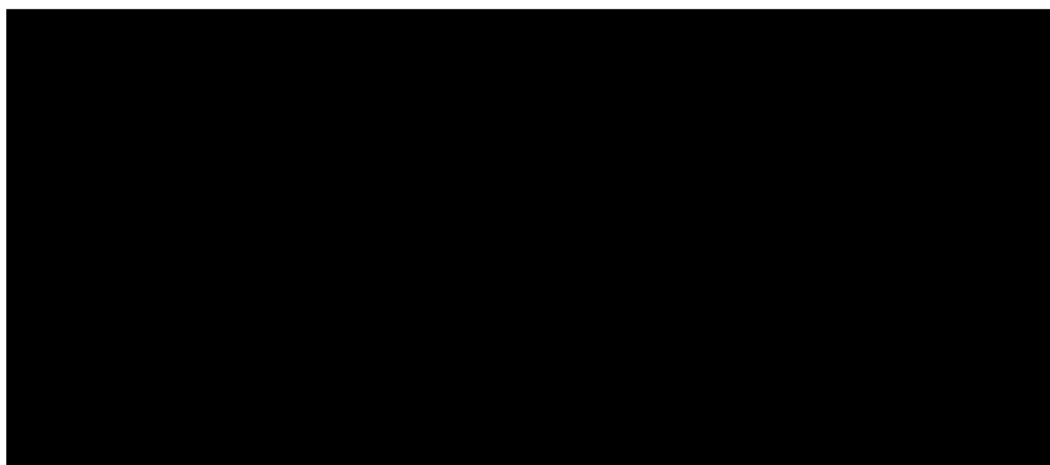
¹² NSW LRS: CT Vol. 1474 Fol. 171; Vol. 1474 Fol. 250

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2.1.4 ACQUISITION OF LOTS 39 TO 42 BY NICHOLAS MOORE MCBURNEY (1909)

On 23 October 1909, Hardie, Gorman & King transferred Lots 39, 40, 41 and 42 in Section A of DP 2526 to Nicholas Moore McBurney. When a new Certificate of Title was issued to McBurney on 10 December 1909, he was noted as a police constable from Newcastle, and his land included 1 acre 2 roods and $\frac{3}{4}$ perches.¹³



Born in 1882, Nicholas Moore McBurney (1882-1971) was the second son of Nicholas McBurney (1842-1935), who was known as the 'Grand Old Man of Cabramatta' and 'The Father of the District'. Born in County Armagh, Ireland, on 9 January 1842, Nicholas McBurney arrived in Brisbane in March 1865 but soon moved to Sydney, where he established a market garden in Rose Bay. As a member of the volunteer artillery corps of Sydney, he was one of the guards of honour when the Duke of Edinburgh visited Sydney in 1868. Injuring his leg in an accident in 1870, McBurney was said to have been 'crippled' for life, but nevertheless, he ran his market garden until 1873, later moving to Liverpool to take over a 100-acre farm at Warwick Farm.

In 1878, Nicholas McBurney married Sarah Ann Moore, also originally from Ireland. They had three children: (Susannah) Frances (born 1879), John George (1880) and Nicholas Moore (1882), all born in the Liverpool district. In 1889, the family moved to Cabramatta, where Nicholas McBurney opened a large general store in 1895. From the beginning, the elder McBurney was engaged in local matters, agitating for the separation of Cabramatta and Canley Vale as a municipality from Liverpool and securing land for the first public school and town hall. McBurney was elected to the first Cabramatta Council in 1892 and served continuously as an alderman for 19 years. He was also one of the first trustees of the Cabramatta Methodist Church.

¹³ NSW LRS: CT Vol. 2021 Fol. 128.

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Figure 18 – Photograph showing McBurney's second 'Commercial Stores' on Railway Parade, with Nicholas McBurney standing on the left and John George McBurney beside the horse and cart, c1905 (Source: Fairfield City Heritage Collection)¹⁴

After resigning from Council, Nicholas McBurney's older son John (Jack) George McBurney filled his vacancy, serving as Mayor several times until his retirement in 1950.¹⁵ John G McBurney also took over the business from his father, who died in 1935.¹⁶ The store in Railway Parade continued trading as McBurney's Commercial Stores until 1958 when it was demolished to make way for a new Woolworths store.¹⁷ John G McBurney, JP was listed in the Sands on the northwestern corner of Hill and John Streets between 1925 and 1933.¹⁸

Nicholas Moore McBurney, the youngest son of Nicholas McBurney, acquired the land on the southwestern corner of John and Hill Streets in 1909, two years after being admitted to the police on 1 February 1907.¹⁹ By the time he bought the property in Cabramatta, he was

¹⁴ McBurney's Commercial Store (c.1905). Fairfield City Heritage Collection, accessed 11/06/2024, <https://heritagecollection.fairfieldcity.nsw.gov.au/nodes/view/3969>

¹⁵ 'The McBurneys of Cabramatta', *Biz*, 5 December 1956, 20, <http://nla.gov.au/nla.news-article189247647>; 'McBurney's Sell to Woolworths'.

¹⁶ 'Obituary. Mr. Nicholas McBurney', *Biz*, 2 August 1935, 4, <http://nla.gov.au/nla.news-article76353466>.

¹⁷ 'Cabramatta to Lose Landmark', *Biz*, 29 January 1958, 9, <http://nla.gov.au/nla.news-article190213115>.

¹⁸ *Sands Sydney Directory*, Cabramatta – Hill Street west side, 1925-1932/33.

¹⁹ NSW State Archives & Records, Police Service Registers 1852-1913, Item 8/3253, Reel 3043, Nicholas Moore McBurney

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stationed in Newcastle. Although McBurney later sold off different portions of the property, 112 John Street remained in his ownership until his death in 1971, and his children did not sell it until March 1983. As such, the site had a long connection with the descendants of one of Cabramatta's pioneers, Nicholas McBurney, and the existing building on the site was constructed during the ownership of his son, Nicholas Moore McBurney sometime between 1909 and 1930.

2.1.5 SALE OF LOT 39 (1913)

While his father and brother were prominent citizens of Cabramatta and were mentioned in various newspaper articles and later reports, Nicholas Moore McBurney remains more elusive. What is known is that he married Annie Florence Goodwin Maxwell, who was from Liverpool, on 7 October 1912 at St Luke's Church in Liverpool.²⁰ Within the family they were known as Nick and Flossie.²¹ They had at least five children between 1913 and 1923, all of whom were born in Marrickville: Nicholas M (1913), John Alfred (1915), Ernest Harold (1917), Gweneth Annie (1919) and Mavis Jean (1923).²² By 1924 at the latest, the family lived at 3 Hawkhurst Street, Marrickville.²³

The only evidence of Nicholas Moore McBurney ever living in Cabramatta may be Wise's NSW Post Office Directory, which listed Constable Nicholas M McBurney as a resident of Cabramatta in 1918 and 1919.²⁴ This may suggest that he lived in a cottage on his John Street property at that time, although it is equally possible that he owned property elsewhere in Cabramatta or he may have stayed with his siblings or his parents. However, he had built a cottage on John Street by 1925 at the latest, situated at 114 John Street. By then, he had reduced his property boundaries by selling off Lot 39, containing the subject site, and retaining Lots 40 to 42.

²⁰ 'Family Notices', *Daily Telegraph*, 19 October 1912, 12, <http://nla.gov.au/nla.news-article239171740>; 'Family Notices', *Sydney Morning Herald*, 23 June 1926, 14, <http://nla.gov.au/nla.news-article16300715>.

²¹ 'Family Notices', 23 June 1926.

²² NSW Registry of Births, Deaths and Marriages, Births Registration Nos 51424/1913, 23738/1915, 20148/1917 and 3617/1919; National Archives of Australia, World War II Australian Defence Forces Personnel Record for 'McBurney Mavis Jean...', B884, NF409671, Item ID 6191556

²³ 'Family Notices', *Daily Telegraph*, 24 June 1924, 4, <http://nla.gov.au/nla.news-article245712895>.

²⁴ 'Wise's New South Wales Post Office Directory - Cabramatta', 1918, 648, <http://nla.gov.au/nla.obj-584693472>; 'Wise's New South Wales Post Office Directory - Cabramatta', 1919, 659, <http://nla.gov.au/nla.obj-656743538>.

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Figure 19: Wedding photograph showing best man Nicholas M McBurney (standing) and his brother John G McBurney, the groom (sitting), on 8 May 1920. The bride, Ruperta Dorothy Sheppard, is standing on the right and her sister, bridesmaid Elam Irene Sheppard is sitting on the left (Source: Fairfield City Heritage Collection)²⁵

2.1.6 TRANSFER OF LOT 39 TO ESTHER M KOHLER (1913)

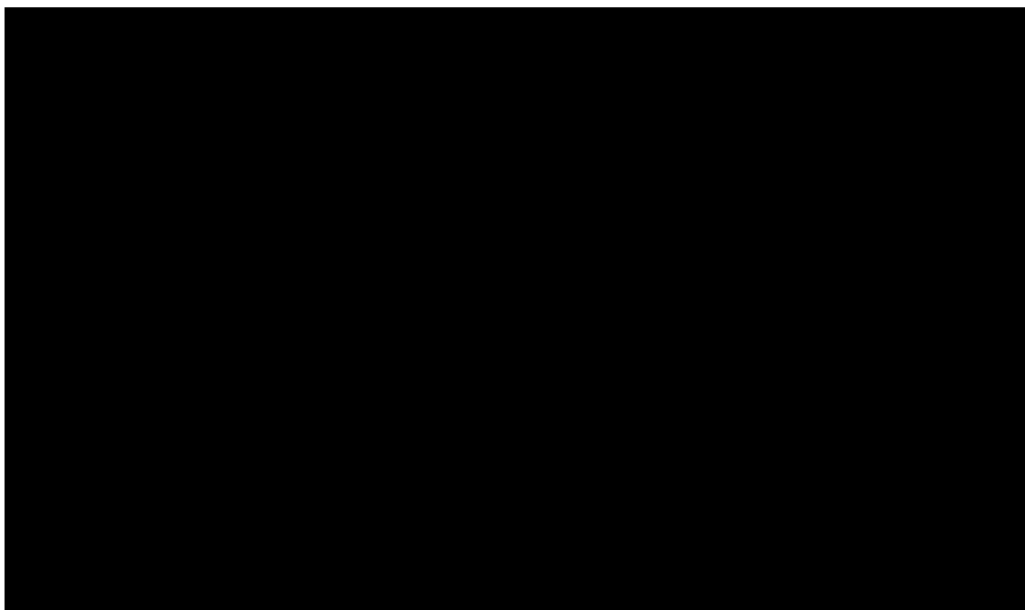
In 1913, potentially to raise funds to establish his family home in Marrickville, Nicholas Moore McBurney sold Lot 39 to Esther Mabel Kohler, the wife of John Kohler, the licensee of the Cabramatta Hotel.²⁶ The land was the western portion of McBurney's property, which was transferred to Esther M Kohler on 1 January 1913, most likely as a vacant lot.

²⁵ Formal wedding portrait of John and Ruperta McBurney (08/05/1920). Fairfield City Heritage Collection, accessed 11/06/2024, <https://heritagecollection.fairfieldcity.nsw.gov.au/nodes/view/4166>

²⁶ NSW LRS, CT Vol. 2021 fol. 128.

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There is no evidence to suggest that Esther M Kohler and her husband, John Kohler, constructed any buildings on Lot 39 during their ownership. Instead, they seem to have put their effort and money into their new residence, a coffee palace, and other buildings further down the road. However, it is at least possible that John and Esther Kohler constructed a cottage on Lot 39 between 1913 and 1922, as they were prolific developers in Cabramatta during the 1910s and 1920s.

John Kohler ran the Cabramatta Hotel on the corner of John Street and Cabramatta Road until mid-1913 but gave it up to pursue other ventures.²⁷ The *Cumberland Argus* reported on 23 August 1913 that Kohler had [REDACTED] [REDACTED] He had recently acquired the land from [REDACTED] for a record sum of money. It seems that Kohler had bought several properties at that time, and the residence was erected near the corner of John Street and Cabramatta Road, where the post office was located at the time. The post office was run by Mrs E Williams at her house, *Hazel Cottage*, between 1909 and 1944.²⁹

²⁷ 'Cabramatta and Canley Vale', *Cumberland Argus and Fruitgrowers Advocate*, 2 August 1913, 5, <http://nla.gov.au/nla.news-article85968054>.

²⁸ 'Cabramatta and Canley Vale', *Cumberland Argus and Fruitgrowers Advocate*, 23 August 1913, 5, <http://nla.gov.au/nla.news-article85976466>.

²⁹ Vance George, *Fairfield. A History of the District*, 2nd ed. (Fairfield: The Council of the City of Fairfield NSW, 1991), 40.

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By September 1913, a start had been made with Kohler's Coffee Palace, which was a two-storey building with nearly 20 rooms.³⁰ This was a separate building on the block between Railway Parade and Park Road, on the north side of John Street and west of where Mrs. Kohler was noted in the 1925 *Sands Directory*.³¹ When Esther M Kohler, who was born in Jervis Bay, died in 1958 aged 95, it was reported that she and her husband [REDACTED] [REDACTED] eastwards to the Cabramatta Hotel.³² John Kohler was reportedly associated with the builder George Young for some time, and he and his wife were busy erecting new shops and residences well into the 1920s, later residing in Park Road.³³ It may well be that when Esther M Kohler decided to sell Lot 39 in 1922, they had erected a building on the property.

2.1.7 TRANSFER OF LOT 39 TO JACK ALFRED JONES (1922)

Lot 39 was transferred to Jack Alfred Jones on 4 November 1922.³⁴ Jones was a dairyman who already owned the adjacent Lot 38, where he appears to have lived. Lot 38 had been transferred to him on 6 December 1912, when he was still a minor.³⁵ Born on 6 February 1894, Jack A Jones was eighteen when he acquired Lot 38 and he was already working as a dairyman. On 27 October 1913, Cabramatta and Canley Vale Council granted him permission to erect a cottage on John Street.³⁶ This was likely for a residence on Lot 38 unless he owned land elsewhere on John Street.

In late 1916, Jack Jones applied for an exemption to serve in World War I as he was supplying milk to families with infants.³⁷ In March 1920, Jack Jones placed a sales advertisement in the *Sydney Morning Herald*, offering for sale a [REDACTED]

[REDACTED] Jack Jones gave his address as John Street, Cabramatta, and the milk run was likely his own, probably carried out from his cottage on Lot 38 – the property was about ¾ acres in size.

³⁰ 'Cabramatta and Canley Vale', *Cumberland Argus and Fruitgrowers Advocate*, 13 September 1913, 5, <http://nla.gov.au/nla.news-article85975947>.

³¹ See *Sands Sydney Directory*, Cabramatta – John Street north side, 1925.

³² 'The Late Esther Mabel Kohler', *Biz*, 22 January 1958, 2, <http://nla.gov.au/nla.news-article190202404>.

³³ 'Cabra-Vale Municipal Council', *Biz*, 26 April 1929, 1, <http://nla.gov.au/nla.news-article76314062>.

³⁴ NSW LRS, CT Vol. 2334 fol. 245.

³⁵ NSW LRS, CT Vol. 990 fol. 241.

³⁶ *Municipality of Cabramatta and Canley Vale Council Minutes*, held by Fairfield City Heritage Collection, Minutes of meeting held on 27 October 1913, Item 497, p34, viewed online at <https://heritagecollection.fairfieldcity.nsw.gov.au/nodes/view/1621>.

³⁷ 'Liverpool Claims', *Cumberland Argus and Fruitgrowers Advocate*, 22 November 1916, 1, <http://nla.gov.au/nla.news-article86081065>.

³⁸ 'Advertising', *Sydney Morning Herald*, 31 March 1920, 4, <http://nla.gov.au/nla.news-article28094988>.

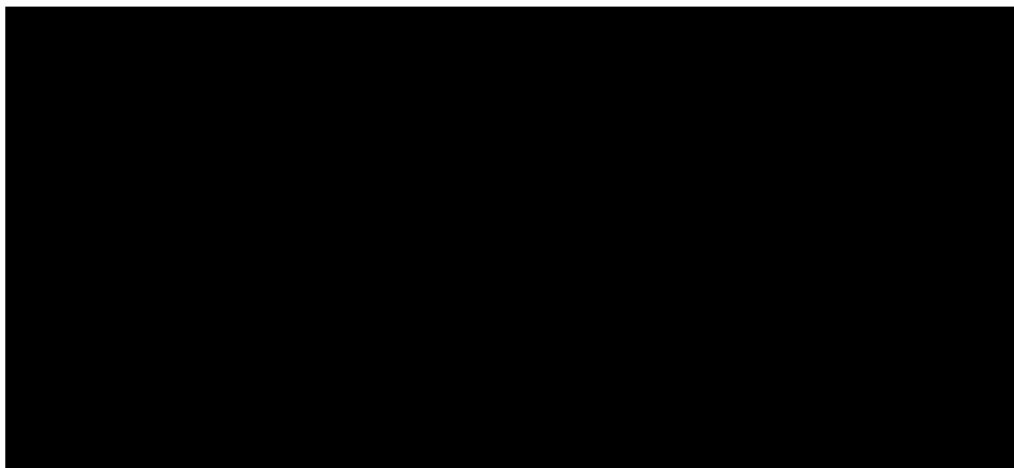
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He may have traded as 'Jones Bros', possibly with his brother, Thomas Harold Jones. The license of Jones Bros as milk vendors was renewed in 1919, and *Wise's Post Office Directory* still listed Jones Bros, dairymen, at Cabramatta in 1924.³⁹

On 23 October 1920, at St Paul's Church, Canley Vale, Jack A Jones married Jessie May Murray, the youngest daughter of Mrs. E Murray, of 'Ivanhoe' at Cross Street, Cabramatta. Both, the *Cumberland Argus* and the *Sun* reported about the wedding, complete with photographs of the young couple, noting that Jack Alfred was the youngest son of Mr. and Mrs. T Jones of John Street, Cabramatta.⁴⁰ It is likely that Jack A Jones' parents lived at John Street together with their son, in the cottage built in 1913.

Jack and Jessie Jones had two sons, both born in Cabramatta: Jack Leonard, born 26 September 1921, and Leslie Keith, born 5 April 1926.⁴¹ At some stage between 1922 and 1941, the family moved to 118 John Street, where they were located by 1941 at the latest.



In late 1922, Jack A Jones acquired Lot 39 containing the subject site at 118 John Street. Lot 39 was located immediately adjacent to the east of his existing property, Lot 38. In November 1925 and in 1927, respectively, Jack Jones submitted building applications for the construction of weatherboard cottages on John Street. Jones was already listed at [REDACTED] on John Street

³⁹ 'Cabra-Vale Council', *Cumberland Argus and Fruitgrowers Advocate*, 13 December 1919, <http://nla.gov.au/nla.news-article86112062>; 'Wise's New South Wales Post Office Directory - Cabramatta', 1924, 908, <http://nla.gov.au/nla.obj-696019020>.

⁴⁰ 'A Cabramatta Bride', *Cumberland Argus and Fruitgrowers Advocate*, 6 November 1920, 8, <http://nla.gov.au/nla.news-article103251704>; 'Jones - Murray', *Sun*, 19 December 1920, 16, <http://nla.gov.au/nla.news-article222659161>.

⁴¹ National Archives of Australia, World War II Australian Defence Forces Personnel Record for Jones, Jack Leonard..., B883, NX133453, Item ID 5628340; 'Jones, Leslie Keith...', A9301, 163217, Item ID 204207959.

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by January 1925, in the first edition of the *Sands Directory* for Cabramatta.⁴² This means he resided at [REDACTED] on John Street by 1924 at the latest and suggests the two applications were for new buildings. However, it is not clear if [REDACTED] where Jones was listed until the last edition of the *Sands* in 1932/33, was located on Lot 38 or Lot 39.

His 1925 application for the erection of a weatherboard cottage on John Street, at the cost of £400, was considered and likely approved at the council meeting of 23 November 1925.⁴³ The cottage would have been built in early 1926 and the *Sands Directory* of 1927 indeed listed an additional occupant in this part of John Street, albeit in the wrong location.⁴⁴ William Baber was wrongly listed east of Sidney E Johnstone, who was a long-term occupant of 112 John Street, between 1927 and 1929, even though there was no building east of 112 John Street at that time. While Baber probably occupied the new building constructed on Lot 39 for Jack A Jones in 1926, it was only in 1931 that the new occupant of the cottage, W. Kohler, was listed in the correct position between Johnstone and Jones. It is likely that this was the subject building at 116 John Street.

By August 1927, Jack A Jones had submitted a second application for a weatherboard cottage. The *Cumberland Argus* reported that he was building a cottage on John Street for £450.⁴⁵ However, it was not until 1931 that the *Sands* listed an additional occupant next to [REDACTED] located to its west and noted as G. McCarroll.⁴⁶ McCarroll was listed between Jones' [REDACTED] and James Taberner's 'Ambleside', which was located on Lot 37.⁴⁷ Again, it is unclear if this building was located on Lot 38 or Lot 39.

The 1930 aerial shows three buildings on Jones' land, one cottage on Lot 38 and two cottages on Lot 39. Lot 38 also contained larger outbuildings at the back, suggesting that this may have been the older residence built in c1913, with stables and outhouses. This was later replaced by the flat buildings that are still located at 124-128 John Street.

The two cottages on Lot 39 are today known as 116 and 118 John Street, and both were likely built in the 1920s. One of the three buildings on the two allotments was [REDACTED] occupied

⁴² *Sands Sydney Directory*, Cabramatta – John Street south side, 1925.

⁴³ 'Cabra-Vale', *Cumberland Argus and Fruitgrowers Advocate*, 17 November 1925, 4, <http://nla.gov.au/nla.news-article103763519>.

⁴⁴ *Sands Sydney Directory*, Cabramatta – John Street south side, 1927.

⁴⁵ 'Going Up', *Cumberland Argus and Fruitgrowers Advocate*, 2 August 1927, 4, <http://nla.gov.au/nla.news-article106229069>.

⁴⁶ *Sands Sydney Directory*, Cabramatta – John Street south side, 1928-1931.

⁴⁷ James Taberner was listed at 'Ambleside', immediately west of J A Jones at 'Eccleston', throughout in the *Sands*, followed by Henry Taberner who purchased Lot 37 in 1935, suggesting that he initially leased the property occupied by the Taberner family and later bought it, see NSW LRS, CT Vol. 1819 fol. 23.

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by Jack A Jones himself, and the later evidence suggests that this was either 118 John Street on Lot 39 or the older building on Lot 38. At the latest by 1941, when his sons enlisted to join the war effort, Jack A Jones lived at 118 John Street as both sons noted this as their father's address on their relevant admission forms.⁴⁸ If the cottage at 118 John Street was indeed [REDACTED] it may have been built between 1922 and 1924 as the new family home of Jack and Jessie Jones.

In January 1927, Jones offered his milk run for sale again. He was [REDACTED] [REDACTED]⁴⁹ noting that the milk run had been owned by the same person for 17 years. The milk run came with 36 gallons, horses, carts, and utensils. He may have given up the milk run at that time, but he and his family retained ownership of Lot 38 until 14 February 1945 and of 116 and 118 John Street until his death in 1983.⁵⁰

When Jack's mother, Eleanor Pitt Jones, died in 1935, her residence was noted as [REDACTED] or [REDACTED] at John Street, Cabramatta.⁵¹ This was likely one of the other buildings constructed by her son, Jack Jones, potentially the 1913 residence on Lot 38. It should be noted that apart from Jack A Jones at 'Eccleston', no other person with the name Jones was ever listed at John Street in the *Sands* from 1925 onwards, even though his parents also lived on the same street, potentially in a different building. Eleanor Pitt Jones, who died aged 78, was survived by her five children, Daisy, Violet, May, Thomas and Jack.⁵²

⁴⁸ National Archives of Australia, World War II Australian Defence Forces Personnel Record for 'Jones, Jack Leonard...', B883, NX133453, Item ID 5628340 and for 'Jones, Leslie Keith...', A9301, 163217, Item ID 5208297.

⁴⁹ 'Advertising', *Sydney Morning Herald*, 6 January 1927, 3, <http://nla.gov.au/nla.news-article16345256>.

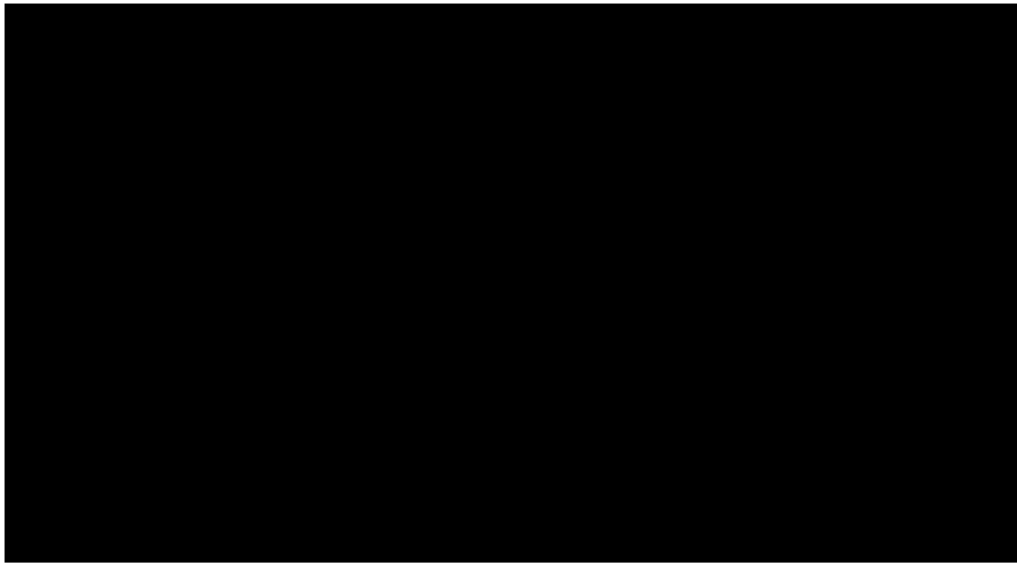
⁵⁰ NSW LRS, CT Vol. 990 fol. 241.

⁵¹ 'Family Notices', *Sydney Morning Herald*, 27 June 1935, 8, <http://nla.gov.au/nla.news-article17188012>; 'Mrs. Eleanor Jones', *Cumberland Argus and Fruitgrowers Advocate*, 27 June 1935, 4, <http://nla.gov.au/nla.news-article105095937>; 'Obituary', *Biz*, 28 June 1935, 4, <http://nla.gov.au/nla.news-article76352844>.

⁵² 'Family Notices', 27 June 1935.

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The authors of the 1991 *Fairfield Heritage Study* described the cottage at 118 John Street as [REDACTED].⁵³ Three of these cottages, except 114 John Street, were described as [REDACTED] which suggests that they were potentially constructed at the same time. The cottage at 114 John Street is thought to have been built a little earlier than the other three cottages in the group.

The 1920s saw increased building activity on John Street, including 112 John Street which was constructed in c1926. On the south side alone, the *Sands* reported an increase of nine addresses between 1925 and 1931, from nine to twenty.⁵⁴ In that same period, 14 new addresses were listed on the north side of John Street, increasing from 15 to 29.⁵⁵ This included both residential development in the western portion of John Street and increased commercial development closer to Railway Parade. However, development activity had already begun during the early 1920s, when various owners of John Street allotments had submitted applications to Council for the construction of cottages on their land.⁵⁶ These included Edward Preston (7 February 1921), Patrick Dixon (4 July 1921), John Sinnott (17 April 1922), Isaac West (29 May 1922) and J. Beckhaus (5 September 1922), most of whom were listed on John Street by 1925.

⁵³ Perumal Murphy Wu Pty Ltd, 'Fairfield Heritage Study - Row of Houses, 112-118 John Street, Cabramatta' (Fairfield City Council and NSW Department of Planning, 1991).

⁵⁴ *Sands Sydney Directory*, Cabramatta – John Street south side, 1925 and 1931.

⁵⁵ *Sands Sydney Directory*, Cabramatta – John Street north side, 1925 and 1931.

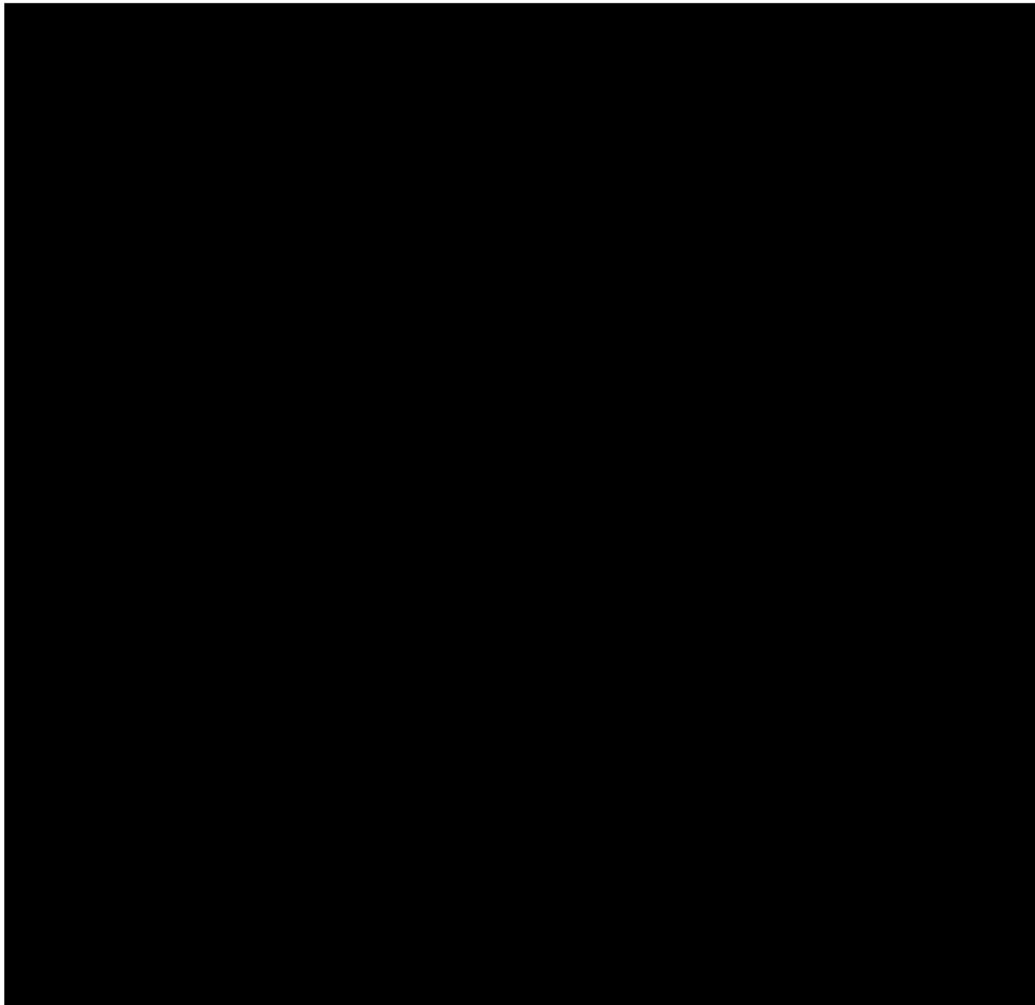
⁵⁶ See relevant entries in the *Municipality of Cabramatta and Canley Vale Council Minutes*, held by Fairfield City Heritage Collection, viewed online at <https://heritagecollection.fairfieldcity.nsw.gov.au/nodes/view/1621>. The dates provided here are those of Council Meetings when approval was given.

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2.1.8 1950 SUBDIVISION BY JACK A JONES

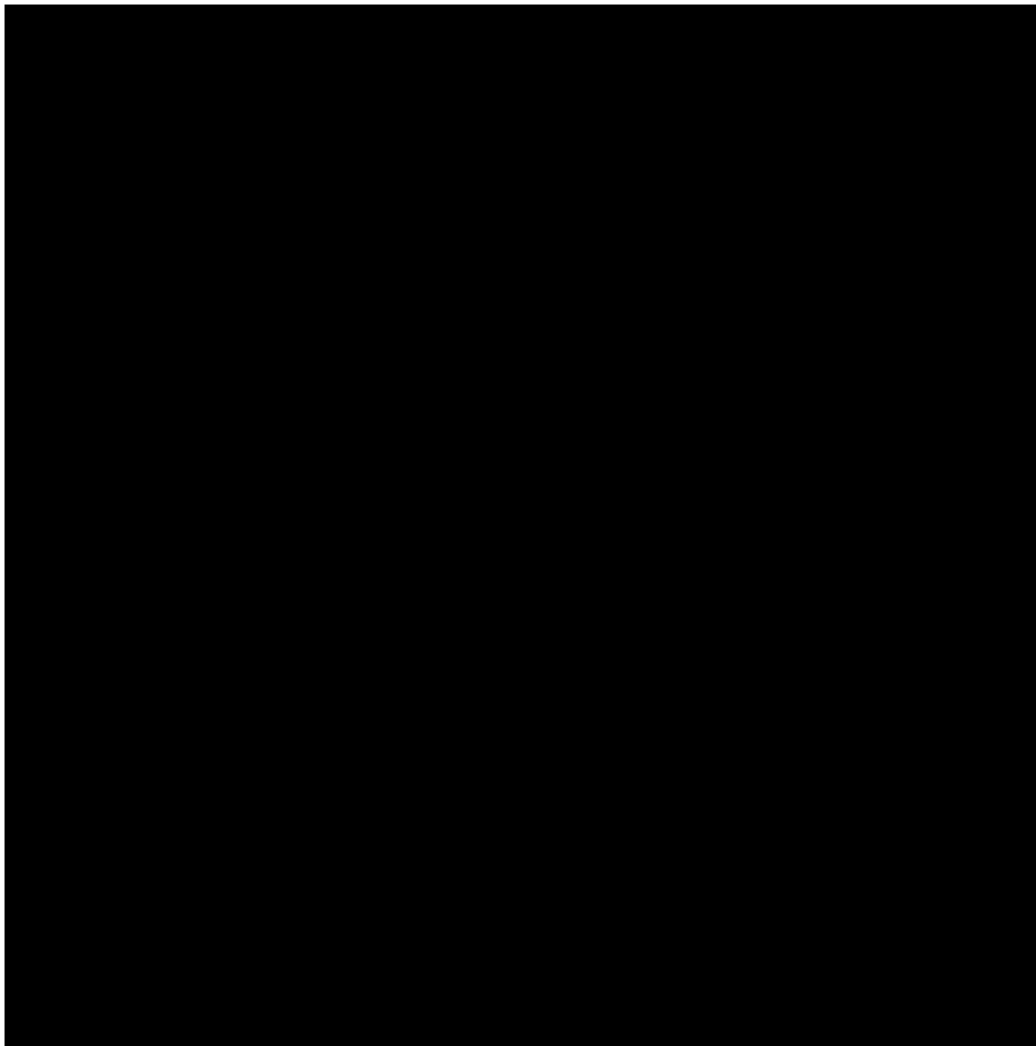
Jack Alfred Jones subdivided Lot 39 into three smaller lots in 1950 and transferred one lot (39A in DP 368117) to Frederick Leslie Robey on 21 February 1950.⁵⁷ This was the westernmost parcel that was still vacant in the 1930 aerial. A building was constructed on that land by 1955, either still by Jack Jones or by F L Robey after the 1950 subdivision (Figure 23).



⁵⁷ NSW LRS, CT Vol. 2334 fol. 245. The new land title created for this was CT Vol. 6206 fol. 155.

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Jack Jones retained the two other lots, each containing a house in 1930 (Figure 24). 118 John Street, which he occupied himself, was located on Lot 39B.⁵⁸ The subject site at 116 John Street was located on Lot 39C.⁵⁹ This subdivision established the lot boundaries as they are today.

In August 1958, Jessie May Jones died after a short illness, aged 58. She still lived at John Street at that time and was said to have been a [REDACTED]

[REDACTED]⁶⁰ In July 1973, 116 John Street on Lot 39C was transferred to Jones' son, Jack Leonard Jones, who was noted as a company representative in Liverpool at the time.⁶¹

⁵⁸ NSW LRS, CT Vol. 6206 fol. 102.

⁵⁹ NSW LRS, CT Vol. 6206 fol. 101.

⁶⁰ 'Obituary', *Biz*, 20 August 1958, 34, <http://nla.gov.au/nla.news-article190216235>.

⁶¹ NSW LRS, CT Vol. 6206 fol. 101.

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Jack Alfred Jones died on 28 March 1983, aged 89, and was buried in the family plot at Liverpool Cemetery and Crematorium.⁶² He lived at Hammondville Nursing Home prior to his death.⁶³ Lot 39B was on 21 June 1983 transferred to his son, Jack Leonard Jones, who now owned 118 John Street (39B) and 116 John Street (39C) but sold both properties to new owners in 1984, after over 60 years of ownership by the Jones family.⁶⁴

2.1.9 TRANSFER OF OWNERSHIP AND SUBSEQUENT ALTERATIONS (1984)

On 21 November 1983, Wengu Pty Ltd submitted a development application for the construction of a single-storey brick police station at 116-118 John Street, at the estimated cost of \$200,000, with the consent of the property's owner Jack L. Jones who was noted as the executor of the estate of Jack A. Jones.⁶⁵ At that time, Jones lived at 88 Fern Street, Gerringong.

Wengu Pty Ltd, based at Fairfield, purchased 116 and 118 John Street from J. L. Jones for \$75,000 in early 1984, as an Application for a Certificate under Section 160 was made in March 1984, noting the sales price. However, the transfer was not registered in the relevant land title document and instead, Wengu Pty Ltd sold 118 John Street to Lien Duong Ma and Tai Ma of Cabramatta for \$84,500 while selling 116 John Street to different owners.

The transfer of 116 John Street on Lot 39C to [REDACTED] was officially registered on 3 August 1984; they remain the proprietors of the site.⁶⁶

The Fairfield City Council Archives do not hold any property file or details of any other building applications for 116 John Street, Cabramatta. When the *Fairfield Heritage Study* was undertaken in 1991, 116 John Street was identified as being part of a significant 'Row of houses' that comprised the cottages at 112 to 118 John Street.⁶⁷ The relevant inventory sheet for the group noted that [REDACTED]

[REDACTED] All buildings were described as being [REDACTED] with [REDACTED]

[REDACTED]⁶⁸ No further development applications were found during a search of Fairfield City Council's online DA Tracker.

⁶² 'Jack Alfred Jones (1894-1983)', Find a Grave, accessed 17 June 2024, https://www.findagrave.com/memorial/152805743/jack_alfred-jones.

⁶³ 'Death Notice', *The Sydney Morning Herald*, 29 March 1983, via Ryerson Index.

⁶⁴ NSW LRS, CT Vol. 6206 fols 101 and 102.

⁶⁵ The following is based on the files held by Fairfield City Council Archives, Property File 14406 – 118 John Street, Cabramatta.

⁶⁶ NSW LRS, CT Vol. 6206 fol. 101; NSW LRS, Historical Search for Folio 39C/368117.

⁶⁷ Perumal Murphy Wu Pty Ltd, 'Fairfield Heritage Study - Row of Houses, 112-118 John Street, Cabramatta'.

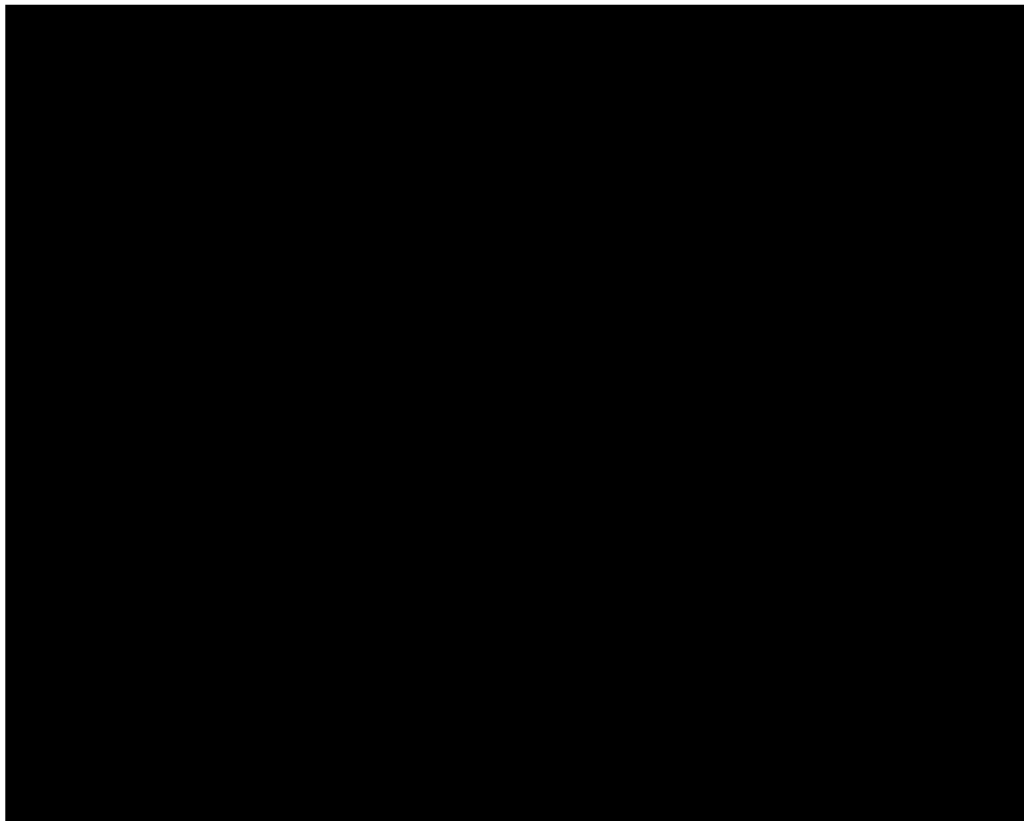
⁶⁸ *Ibid.*

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3 SUMMARY EXTERNAL PHYSICAL ANALYSIS

Internal access to the property was not available however externally the house presents as a single storey, early 20th Century, timber weatherboard dwelling with corrugated iron roof sheeting, which retains much of its original fabric. The dwelling has a principal frontage to John Street with an attractive landscaped front setback. Previously identified as a potential heritage item as part of a group of four in 1991, the house appears to remain in reasonable condition and is an obvious example of early residential development in the precinct.



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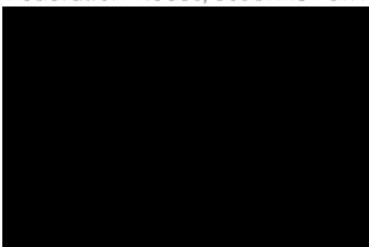


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4. SUMMARY COMPARATIVE ANALYSIS

4.1 INTRODUCTION

The following summary comparative analysis outlines most of the other early 20th Century heritage-listed cottages and dwellings in the Fairfield Local Government Area. The significance of these places is recognised through the heritage listing process, either at state level on the State Heritage Register and/or at local level on the Local Environmental Plan.

4.2 SUMMARY OF EARLY 20th CENTUARY HOMESTEADS & DWELLINGS

Building	Significance	Listing
Interwar House, Carramar 	Located at 13 Artie Street, Carramar this Inter-War house is significant for its individual design and unusual style, which is uncommon in the Fairfield area. The dwelling presents a double gable to the street and incorporates timber wall cladding with brick verandah.	FLEP-Local
Federation House, St Johns Park 	Located at 5 Chalmer Close St Johns Park, listed as 4-8 Chalmer Close this house is one of the oldest in the suburb, existing prior to subdivision and suburbanisation of the area. Despite reduced curtilage, the dwelling remains a good example of a Federation house.	FLEP-Local
Federation House, Carramar 	Located at 7 Houghton Street, Carramar this dwelling is an imposing example of a Federation period, weatherboard house, noted as being in traditional Georgian style including bell cast roof form.	FLEP-Local
Bungalow, Canley Vale 	Located at 89 Cardwell Street, Canley Vale, this dwelling presents a typical bungalow style double gable to the street and formed of timber cladding and brick and timber verandah.	FLEP-Local

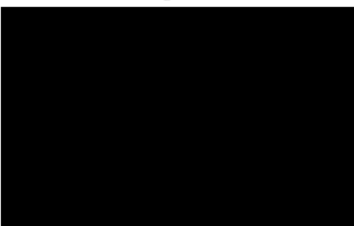
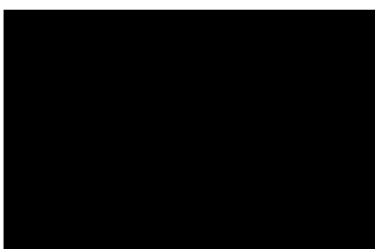

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Inter-war House, Fairfield. 	Located at 43 Myddleton Avenue Fairfield, this Inter-War weatherboard house is a good example of a symmetrical, square plan building with verandah on four sides, derived from traditional Georgian form. The building retains original features such as a central gablet over entry, simple bracketed verandah posts and chimney.	FLEP-Local
Inter-war bungalow, Fairfield 	Located at 11 Hunter Street, Fairfield, this house is a good example of a Bungalow in weatherboard. Outstanding leadlight Windows and interesting extension of verandah roof over window bay.	FLEP-Local
Federation House, Fairfield 	Located at 59 Hamilton Road, this weatherboard house in good condition. Bull nosed verandah and detailed timber joinery and recorded with little altered.	FLEP-Local
Inter-war Bungalow 	Located at 118 Nelson Street, this dwelling presents an impressive pair of large, crossed ridge gables. Much original detail typical standard of the Inter-War period.	FLEP-Local
Federation House, Fairfield 	Located at 87 Thorney Road, Fairfield Substantial, early Federation period residence. One of the first built in this area, and one of the City's few early brick houses. Good example of a traditional Georgian design.	FLEP-Local



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<p>Inter-war Bungalow</p> 	<p>Located at 452 The Horsley Drive, Fairfield</p> <p>A good example of the transition from the standard Federation form to the standard double gabled Bungalow of the 1920's. Essential Bungalow form, with fine timber detailing characteristic of the earlier Federation period. In excellent condition.</p>	FLEP-Local
<p>Federation House, Fairfield</p> 	<p>Located at 5 Waratah Street, Old Guildford Large, Late Federation period house of unusual oriental character. Distinctive features include the square corner tower and projecting casement windows. Historical interest as the reputed former home of the Japanese ambassador to Australia.</p>	FLEP-Local
<p>Federation Cottage, Fairfield</p> 	<p>Located at 16 North Street, this house is an outstanding example of a Federation period weatherboard house, designed for its corner site. One of the best in Fairfield. Good condition, essentially unaltered and with much fine quality detail. The cottage is set within a generous landscape setting.</p>	FLEP-Local
<p>Federation House, Canley Vale</p> 	<p>Located at 2 Malouf Street, Canley Vale Fine example of an early Federation period weatherboard house. Adopts a traditional Georgian form and is set on a large corner block. Little altered and well maintained. Much noteworthy detail.</p>	FLEP-Local
<p>Federation House, Fairfield West</p> 	<p>Located at 9 Hawkesbury Street, this house is one of the earliest houses in the Fairfield West area. Large building with original high-quality interior and external detail, including dichromatic brickwork. Representative of early agricultural activity. Significant for its association with Walter Stimson, an influential property holder and alderman.</p>	FLEP-Local

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<p>Federation House, Smithfield</p> 	<p>Located at 716 Horsley Drive, this house is of architectural significance as a rare local example of an attic storey, Federation period, brick residence. Prominent location close to property alignment on The Horsley Drive. Substantially altered but retains some high-quality ornament, rare for the city. This includes the terracotta roof tiles and ridge capping.</p>	<p>FLEP-Local</p>
<p>Federation House, Cabramatta</p> 	<p>Located at 13 Prout Street, Cabramatta, the house is of significance for the local area for historical and aesthetic reasons, and as a representative example of early cottages in the area. The house is readily identifiable as part of the historical building stock of the area and contributes to streetscape character, enhanced by the recognisable features of the transitional Federation/Victorian period architecture and the garden setting.</p>	<p>FLEP-Local</p>

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5. ASSESSMENT OF HERITAGE SIGNIFICANCE

5.1 INTRODUCTION

This section considers the heritage significance of the collection of the built elements contained within the property known as

5.2 HISTORICAL THEMES

The Heritage Council of NSW provides a document that was prepared in October 2001 in relation to the relevant themes to consider when assessing heritage significance. The following three themes are considered relevant to the subject site.

NATIONAL THEME	STATE THEME	LOCAL THEME/EXAMPLE
4. Settlement	Accommodation	Cottage residence constructed c1920s
4. Settlement	Land Tenure	Changing land uses - from rural to suburban
4. Settlement	Towns, Suburbs and villages	Subdivision pattern and changes - cottage constructed during phase of increased development on John Street
8. Developing Australia's cultural life	Domestic life	Floorplan of house demonstrates the response of house design to patterns of use, required amenities and expectations of the time.
9. Marking the phases of life	Persons	Ownership by the family of Jack Alfred Jones, dairyman and milk vendor from 1922 to 1984

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5.3 NSW HERITAGE CRITERIA

An assessment of cultural significance of Edensor House, has been undertaken below against the seven NSW Heritage Criteria. This assessment is based wholly on the historical information available as well as the physical and comparative analysis.

This site is historically significant as an early 20th Century dwelling, increasingly rare in the Fairfield Local Government Area, that has remained in-situ over the last century.

Based on the research available, the dwelling is not thought to have any specific association with any person or group of people.

The dwellings individually and collectively retain aesthetic significance as largely intact and identifiable historic dwellings, grouped together at the western gateway to Cabramatta.

The John Street dwellings have remained within the Cabramatta despite progressive change and development, which resonates with the people of Cabramatta reminding the community about the early establishment of the place as a prominent suburb with metropolitan Sydney.

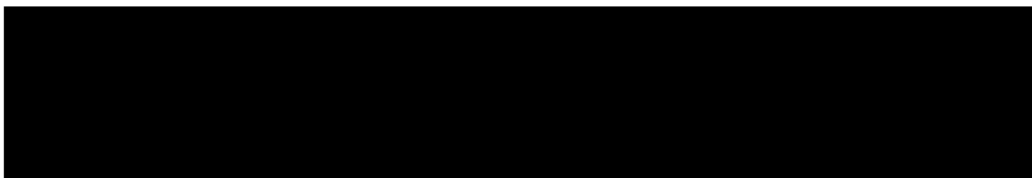
Based on the available information, it not known whether the John. Street properties have research or archaeological potential.

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As a group, the dwellings represent a small remnant collection of early 20th Century dwellings that earmark early suburban development, which is uncommon in the Fairfield LGA.



The dwellings on John Street individually and collectively represent remnant Federation and Inter-War style dwellings, built from timber weatherboard, which was more common regionally and less common in other parts of Sydney where bricks were predominantly used by the turn of the 20th Century.

5.4 STATEMENT OF SIGNIFICANCE

This site is historically significant as an early 20th Century dwelling, increasingly rare in the Fairfield Local Government Area, that has remained in-situ over the last century.

The dwellings individually and collectively retain aesthetic significance as largely intact and identifiable historic dwellings, grouped together at the western gateway to Cabramatta.

In terms of social significance, the John Street dwellings have remained within the Cabramatta despite progressive change and development, which resonates with the people of Cabramatta reminding the community about the early establishment of the place as a prominent suburb with metropolitan Sydney.

The dwellings on John Street individually and collectively represent remnant Federation and Inter-War style dwellings, built from timber weatherboard, which was more common regionally and less common in other parts of Sydney where bricks were predominantly used by the turn of the 20th Century.

As a group, the dwellings represent a small remnant collection of early 20th Century dwellings that earmark early suburban development, which is becoming increasingly rare in the Fairfield LGA.

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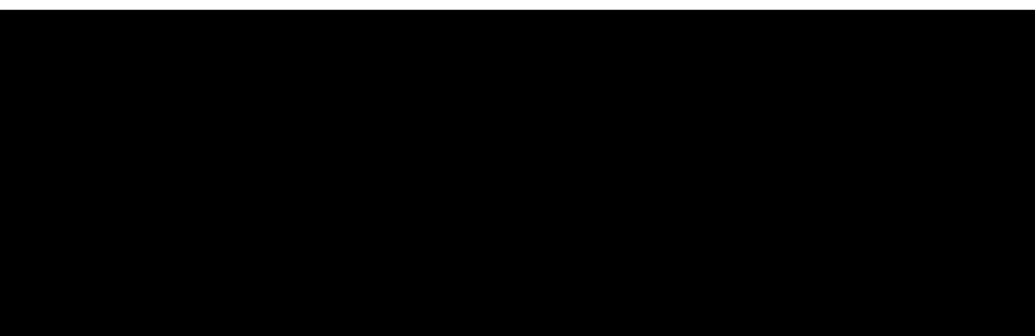
6. HERITAGE CURTILAGE REVIEW

6.1 INTRODUCTION

This section has been included to provide guidance in relation to curtilage of the house at 116 John Street, Cabramatta.

6.2 DISCUSSION OF CURTILAGE

The publication *Heritage Curtilages*, prepared by the (former) Heritage Office, Department of Urban Affairs and Planning, 1996 ('publication') has been used as a guide to the determination of an appropriate curtilage for 158 Broomfield Street, Cabramatta.

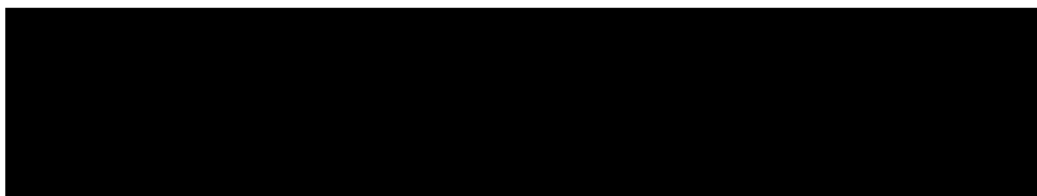


The document describes *Lot Boundary*, *Reduced*, *Expanded* and *Composite* curtilages. Of most relevance to this assessment is the Lot Boundary Curtilage.

The publication describes a **Lot Boundary Curtilage** as extending to the boundary of the property containing the heritage item and outlines that this is the most common type of curtilage. The following commentary is provided in relation to Lot Boundary Curtilage:



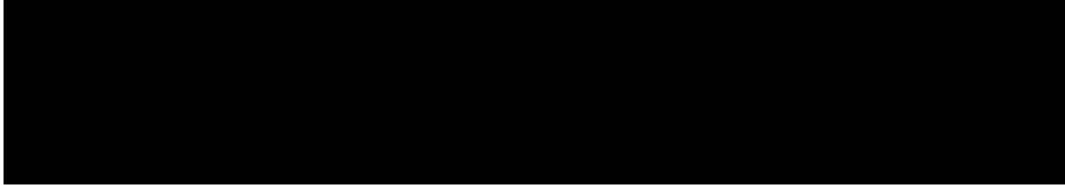
The publication describes a **Reduced Heritage Curtilage** as less than the boundary of the allotment identifying a smaller portion of land than the entirety of the lot. The following commentary is provided in relation to Reduced Heritage Curtilage:



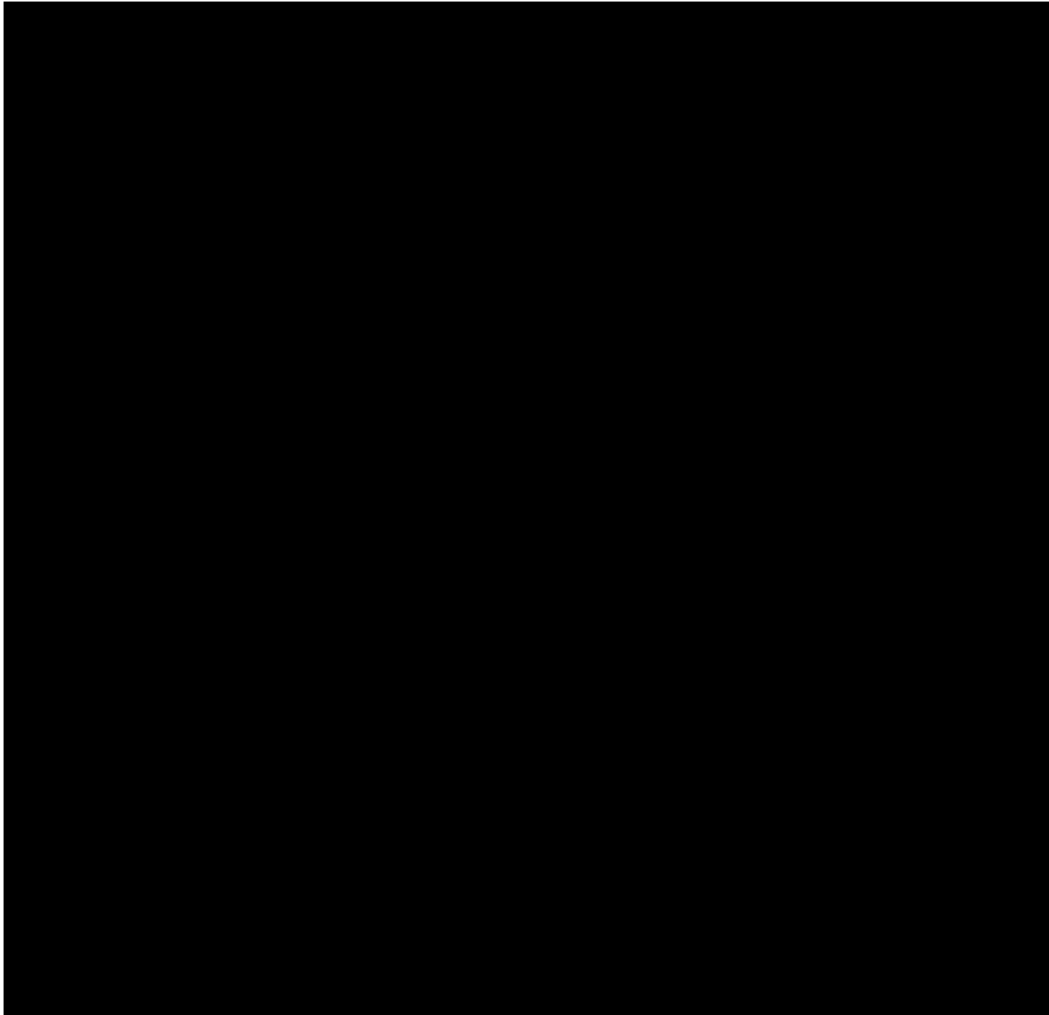
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The publication describes a **Composite Heritage Curtilage** as less than the boundary of the allotment identifying a smaller portion of land than the entirety of the lot. The following commentary is provided in relation to Composite Heritage Curtilage: See Figure 26 below.



As identified in a previous heritage study, John Street, Cabramatta contains clear evidence of early residential development through the extant housing stock, which includes the subject property. The John Street properties that are the subject of this study are mapped below.



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7. CONCLUSION AND RECOMMENDATION

Based on the available historical and physical evidence, as well as a comparative analysis of similar properties, it is evident that 116 John Street, Cabramatta meets the threshold for heritage listing at least at a local level and should be recognised for its significance to the Fairfield Local Government Area.

The first option is that Schedule 5 of FLEP be amended to include a discrete listing as follows:

Suburb	Item Name	Address	Property Description	Significance	Item No.
Cabramatta	<i>116 John Street – house and interiors.</i>	116 John Street, Cabramatta	Lot 39C DP 368117	Local	Item 112

The second option is that the dwelling is part of a group listing, as suggested in the 19991 study:

Suburb	Item Name	Address	Property Description	Significance	Item No.
Cabramatta	<i>112, 116, 118, John Street – Group of houses</i>	112, 116, 118 John Street, Cabramatta	Lot 2 DP 416907, Lot 39B and 39C DP 368117	Local	Item 111

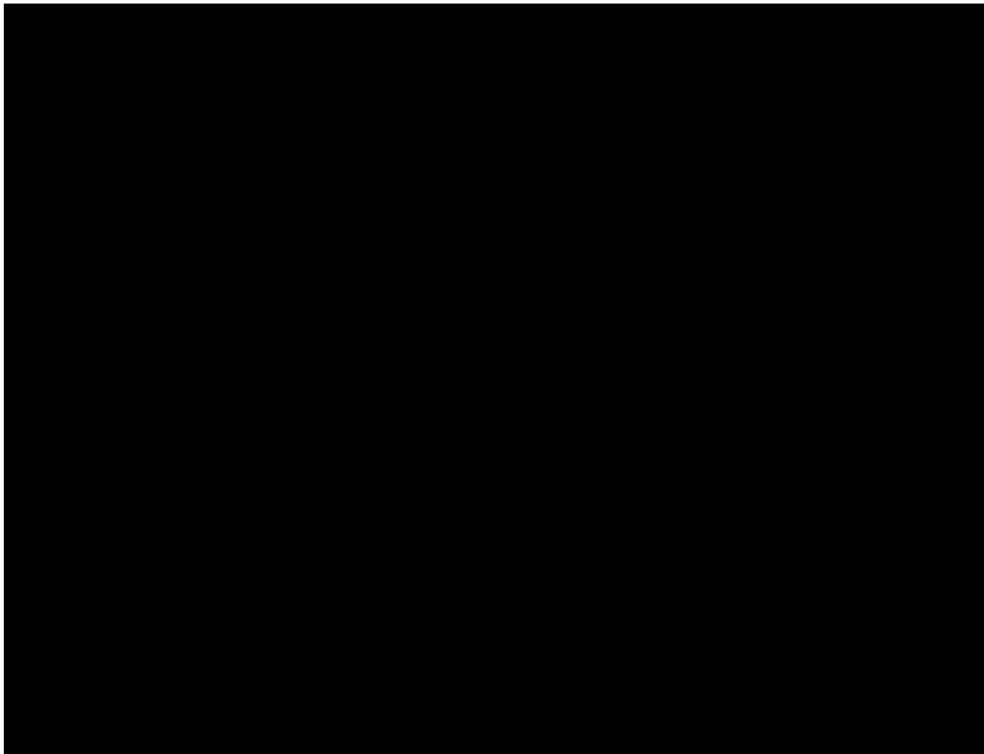
The third option, which is unprecedented in the Fairfield Local Government Area is that the property is included as part of a Heritage Conservation Area listed in Schedule 5 of FLEP. The Area could extend to include the six (6) properties that have been the subject of assessment, and which are located at 112, 116, 118, 121, 123 and 125-27 John Street, Cabramatta.

It is recommended that a group listing of the properties is progressed in **accordance with the second option**. On this basis, FLEP heritage map should also be amended based on the curtilage map shown at Figure 26 above as the preferred option.



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PREPARED FOR
Fairfield City Council

JUNE 2025

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DOCUMENT / STATUS REGISTER

Issue	Date	Purpose	Written	Approved
A	10/06/25	Consideration for heritage listing.	VH	VH

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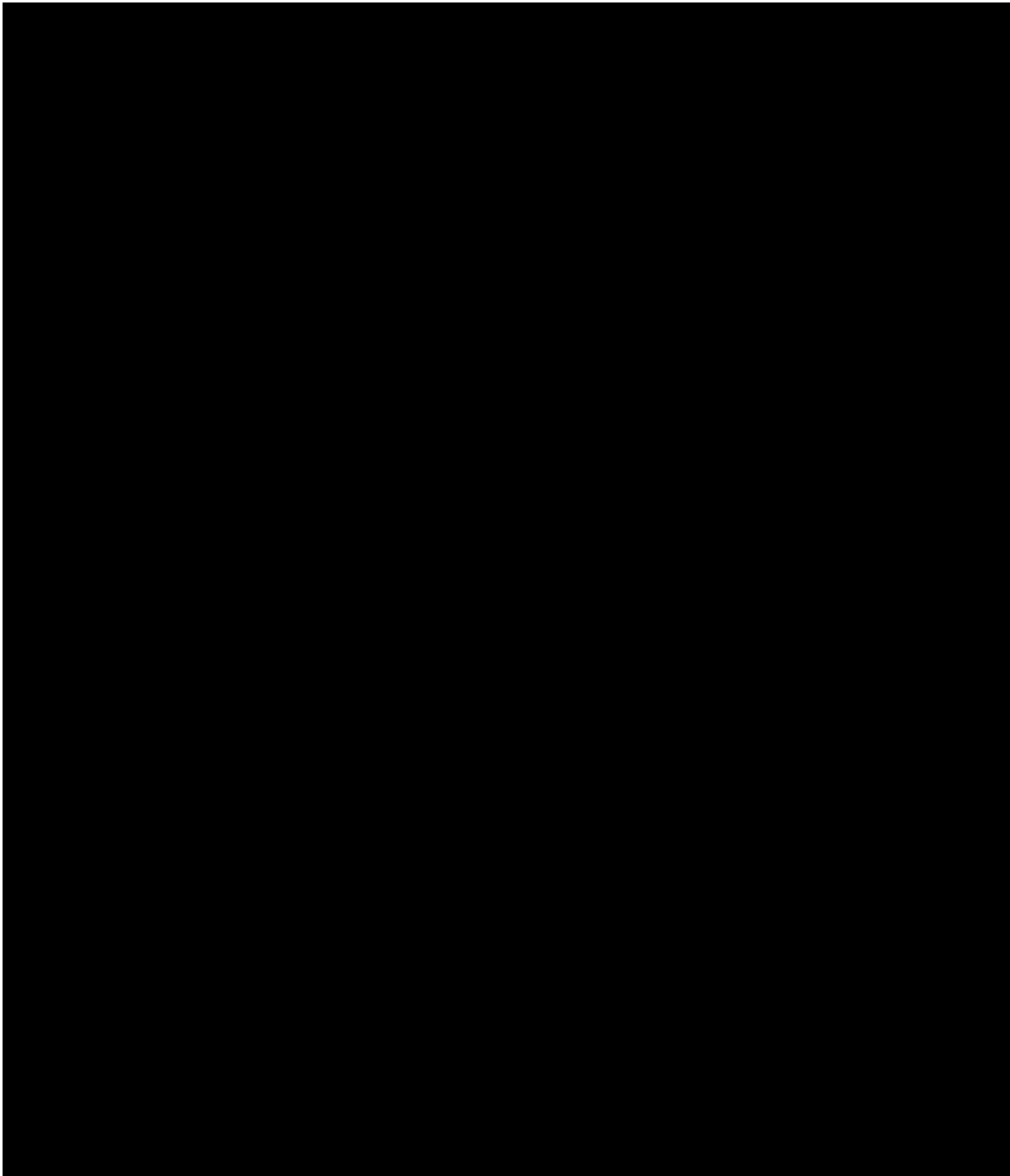
1. INTRODUCTION

1.1 PURPOSE

This heritage assessment has been commissioned by Fairfield City Council to further consider the significance of the property at 118 John Street, Cabramatta which is legally described as Lot 39B DP 368117.

1.2 STUDY AREA

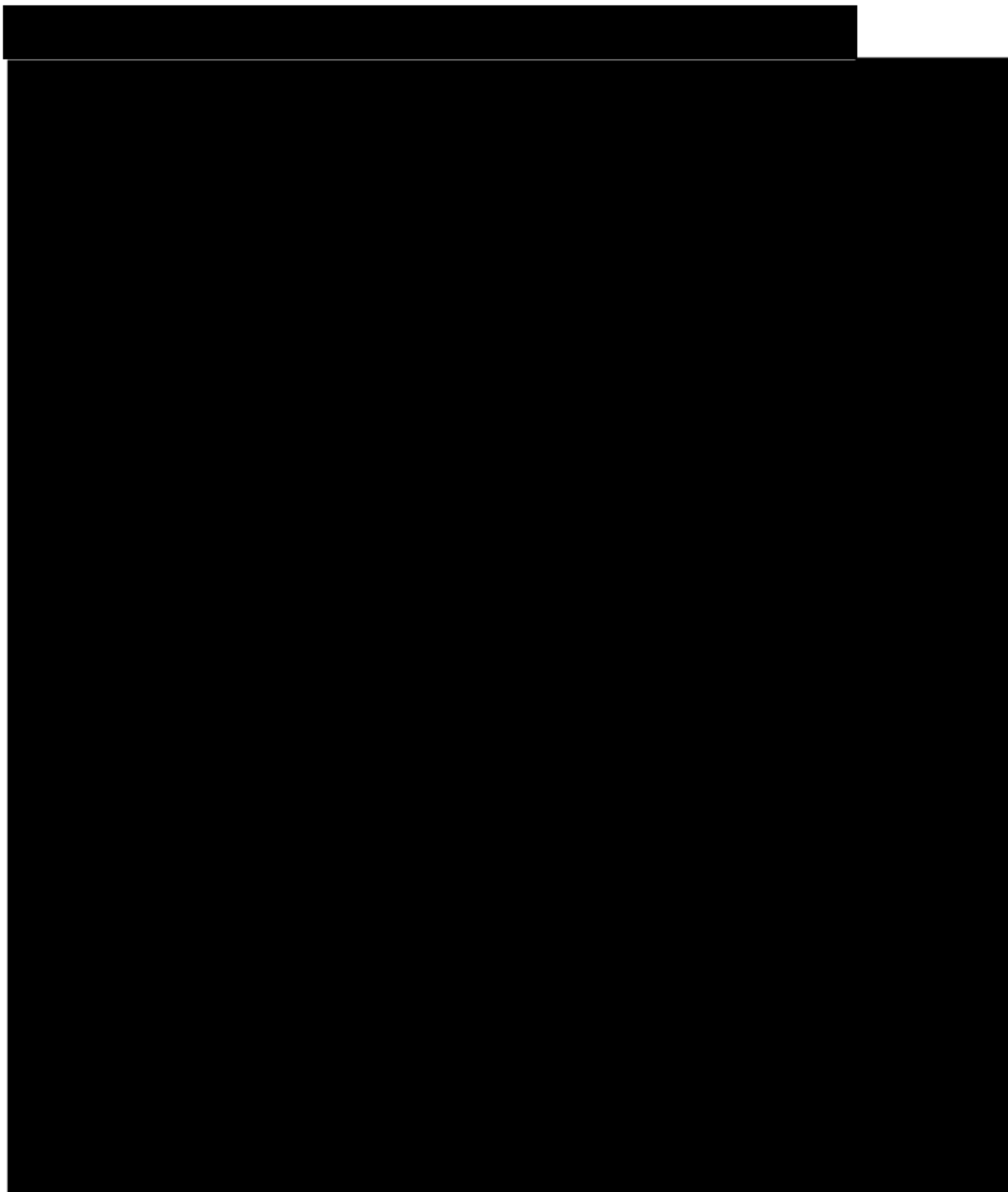
The location of the property is depicted on the aerial photograph below.



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1.3 DEFINITIONS



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1.4 STRUCTURE OF THE REPORT

The report follows the general guidelines for Assessing Heritage Significance published by the (former) NSW Heritage Office as part of the NSW Heritage Manual. This report also follows the methodology described in The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.

1.5 AUTHOR IDENTIFICATION

This document has been prepared by Vanessa Holtham, Heritage Advisor, Fairfield Council. The detailed history and background significance was prepared by Dr Marine Muller and Liz Gorman of Sue Rosen Associates.

1.6 STATUTE AND STANDARDS

The following were used to inform this preliminary heritage assessment:

- *Assessing Heritage Significance*, Department of Planning & Environment, 2023.
- *Fairfield Local Environmental Plan 2012*
- *Australia ICOMOS Burra Charter*, 2013
- *Heritage Curtilages* published by the (former) NSW Heritage Office.

1.7 LIMITATIONS

This report does not include an Assessment of Aboriginal or archaeological significance. An internal inspection of any of the building has not been undertaken at this stage.

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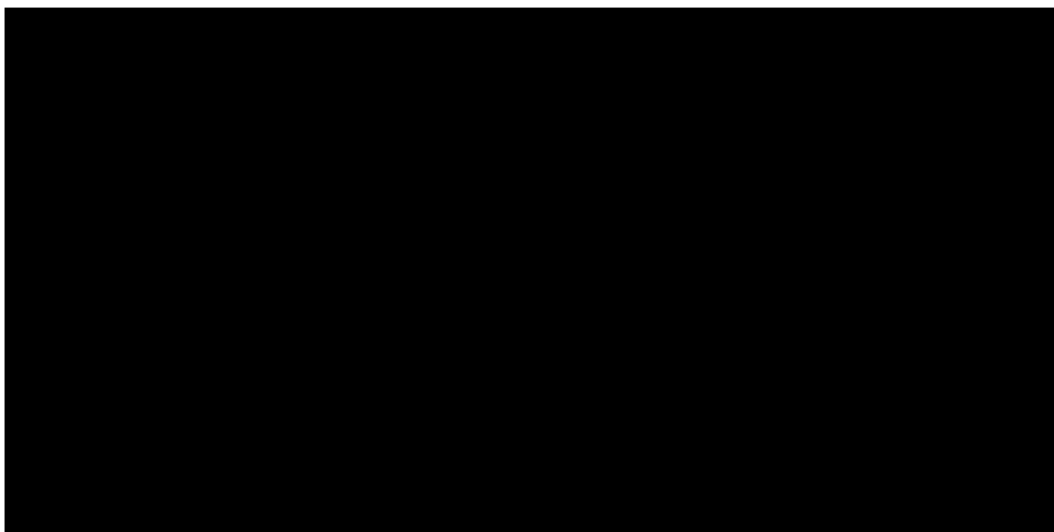
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2. HISTORICAL ANALYSIS

2.1 EARLY OWNERSHIP AND DEVELOPMENT

The 460 acre land grant of Portion 242 of the Parish of St. Lukes was originally granted by Governor Gipps to William Hampden Dutton and Joshua Thorp in trust for Cornelius Prout and wife Catherine, on the 7th February 1839.¹

Brother of the artist John Skinner Prout and nephew of the English watercolourist Samuel Prout, Cornelius arrived in Sydney on the 19th October 1826. Cornelius Prout was an early resident of the Canterbury area, where he resided at 'Bell Ombre'. He began as a clerk in the Colonial Secretary's office, and was later appointed as the Sub Sheriff of the Colony; he was in this role when granted the Cabramatta land. In addition to his colonial post, he owned the Sugar Loaf Inn and also operated a punt at the Cooks River.²



The Cooks River, chiefly the crossing of it, was a time-consuming, and sometimes dangerous, problem for the residents of the area. Punts were an early solution, and several seem to have operated in tandem in 1833: Prouts', and also Joshua Thorp (later trustee for Prout's Cabramatta grant). In 1840, Prout replaced his punt with a private bridge. Both he and neighbour Robert Campbell agreed that the track-like Canterbury Road which traversed their properties could be formalised as access to the bridge. The stone was quarried on Campbell's land and Prout used convict labour to construct the three-span bridge. The bridge was financed partly by local subscription, but mostly from the tolls he proceeded to charge on opening. A two storey toll house was constructed next the bridge, and Prout set about the

¹ MHNSW; *Colonial Secretary, Index to Copies of Deeds to Land Grants 1826-1856*; Archive Reel: 2561; Series: 1217; date range 1788-1865

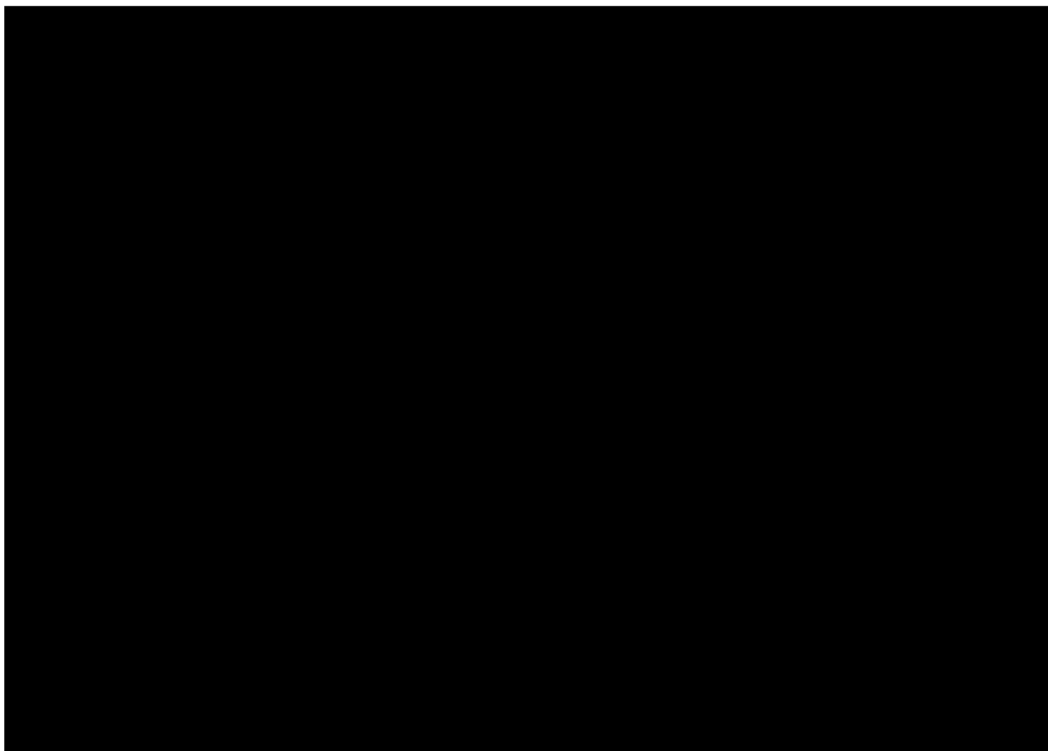
² Dictionary of Sydney: 'Cornelius Prout', https://dictionaryofsydney.org/person/prout_cornelius

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extremely profitable toll-collecting business – ferociously, and prosecuted to the full extent of the law – until his death in 1854. Only then did the Government, following ‘energetic’ petitioning from locals since 1850, gazette the road and abolish the toll.³ Prout’s legacy lives on today in a surviving stonework section of his infamously extortionate Canterbury Road bridge.

Catherine Prout passed away in 1841 aged just 34, with Cornelius following in 1854. The land was willed to their surviving children: James Samuel Prout, Charlotte Hannah Marsh, Catherine Mary Browning, and Cornelius the younger. By 1885, Charlotte Marsh was the sole survivor of her siblings. Along with her own, she and husband Benjamin became the executor for her brothers’ interests in the estate and Catherine Mary’s widower James Browning and son James for theirs. The Marshs and Brownings sold the Cabramatta land grant in full (excepting the land resumed for the railway and public roads) to John William Cliff for £8500 on the 11th August 1885.⁴ Cliff brought others into the ownership of the land, with a 5 June 1886 deed detailing that the parties now comprised of Cliff, Harmsworth Robert Way, and Walter Sewell Buzacott.⁵



³ Heritage NSW: ‘Prouts Bridge over Cooks River’, SHI database 4309574

⁴ NSW LRS: Book 317 No. 638

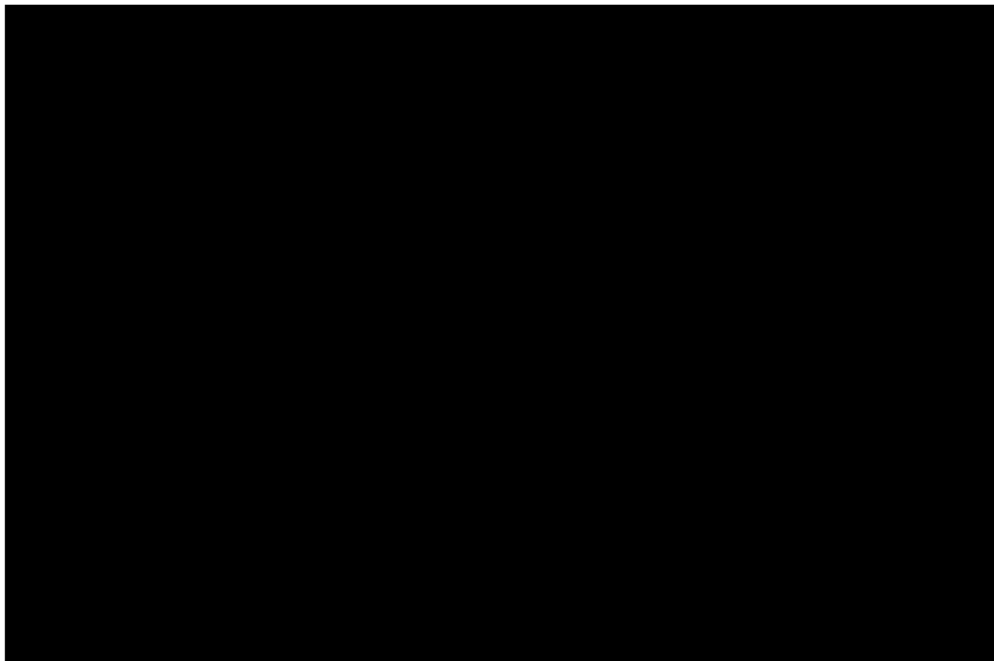
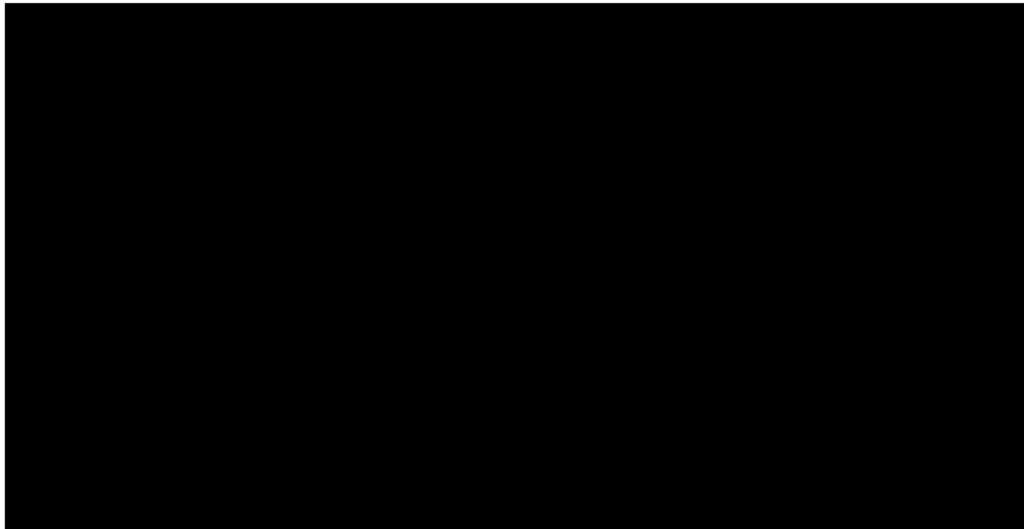
⁵ NSWLRS: Book. 340 No. 480

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2.1.2 TOWN OF CABRAMATTA SUBDIVISION (1887)

A subdivision of the entirety of the portion was attempted in 1886 but was ultimately unsuccessful. An 1887 revision of the subdivision pattern was undertaken, with the extent of the land offered being reduced to the area west of the railway line; the 'Town of Cabramatta' subdivision foreshadowed the shape of the central area of Cabramatta.



The subdivision advertisement boasted a railway station in the centre of the property, being only 20 miles from Sydney on the Great Southern Line, and with splendid rich soil for gardens, Orangeries and Vineyards.

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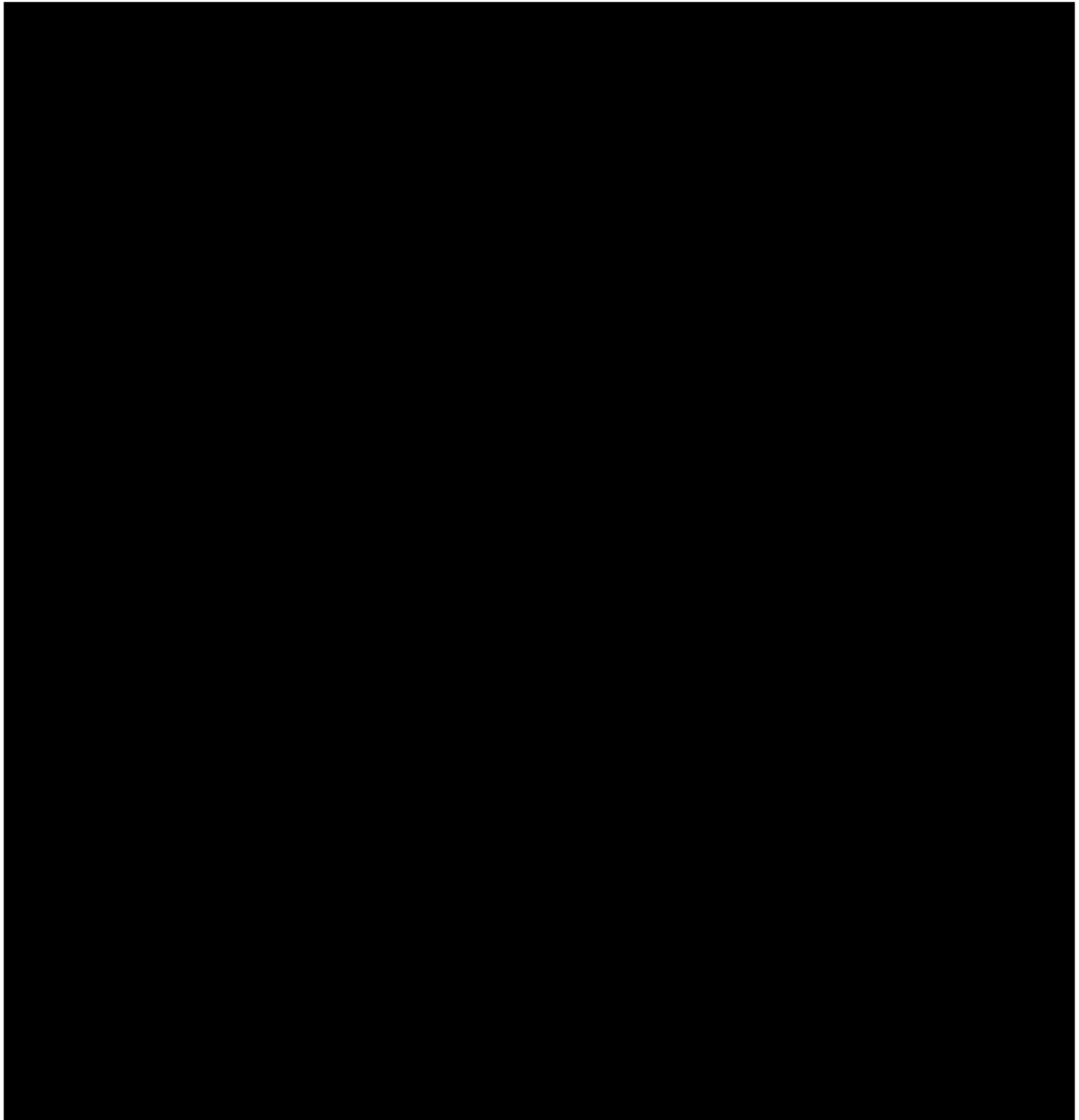
The land was being offered in the lead up to the 1890s economic depression. In 1890, the Primary Application was lodged to bring the land, now surveyed and recorded as Deposited Plan 2526, under the Torrens Title System.⁶ The first certificate of title was issued to John William Cliff and Walter Sewell Buzacott in July 1890. They mortgaged the land to real estate agent and auctioneer Henry Gorman of Hardie and Gorman. The title certificate plan shows that very few of the Town of Cabramatta allotments had been sold by that stage.⁷

⁶ NSW LRS: PA 7855

⁷ NSW LRS: CT Vol. 976 Fol. 6

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In 1891, Gorman exercised his mortgagee power of sale to transfer the estate residue to John Cliff, Edward Arnold, Harmsworth Robert Hay, Thomas David, and real estate partner Robert Hardie.⁸ Advertisements for the subdivision continued through the 1890s and into the early 1900s, though with limited success.

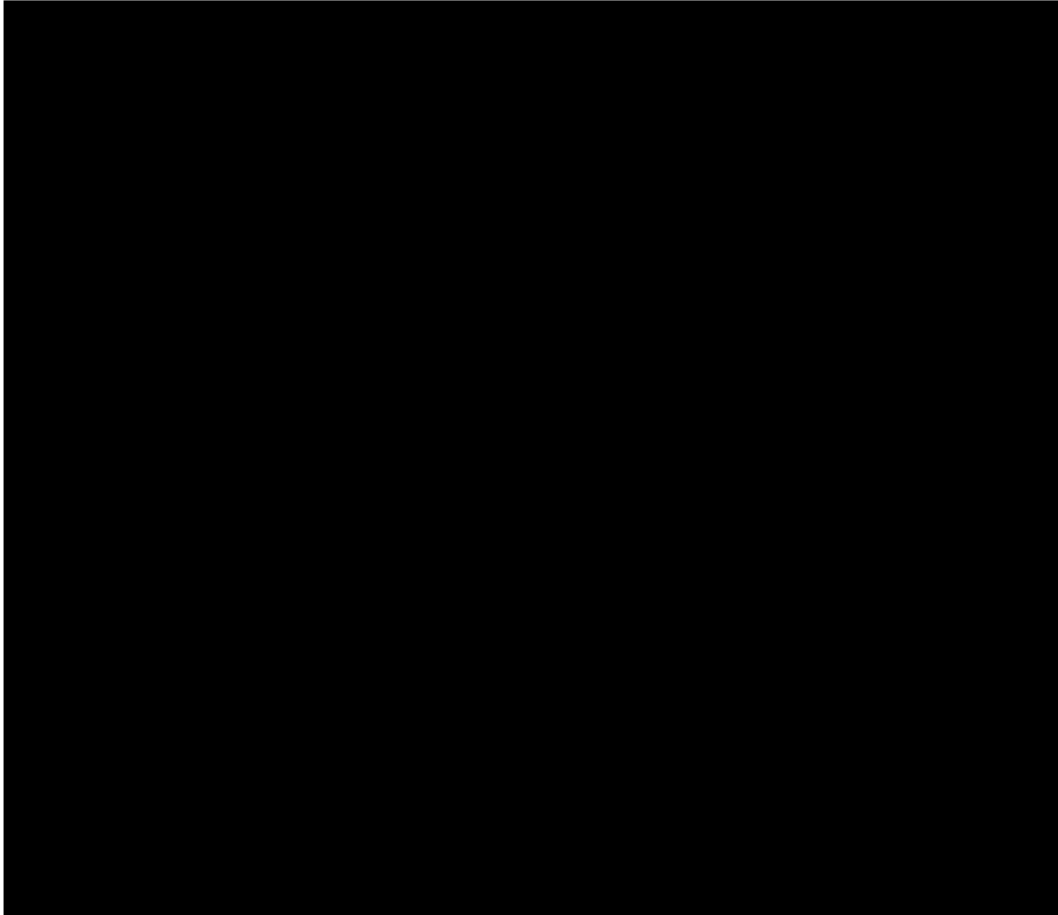
In challenging economic times, Henry Gorman transferred the mortgage to The Commercial Banking Company of Sydney, completed on the 21st July 1892. Despite there

⁸ NSW LRS: CT Vol. 998 Fol. 156

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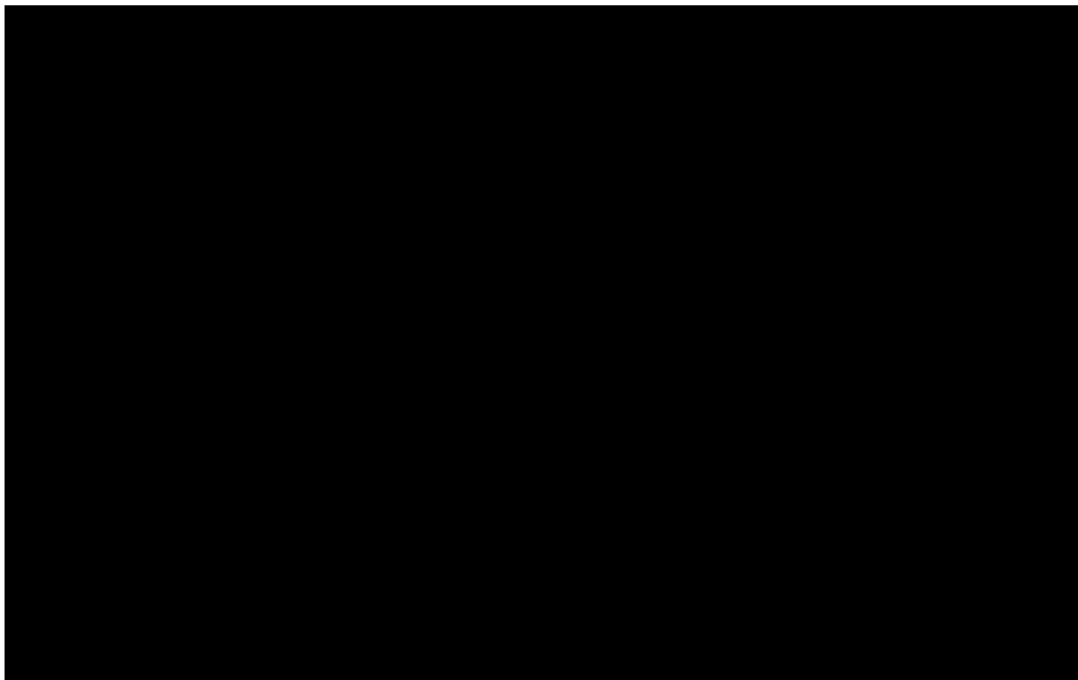
being a sale advertised in 1894, no title transfers were recorded, and in September 1895, the bank foreclosed on the mortgage and resumed ownership of the estate's residue. However, the Bank didn't fare much better than the previous owners; selling just 7 allotments between June 1900 and September 1902.⁹



⁹ NSW LRS: CT Vol. 1011 Fol. 177

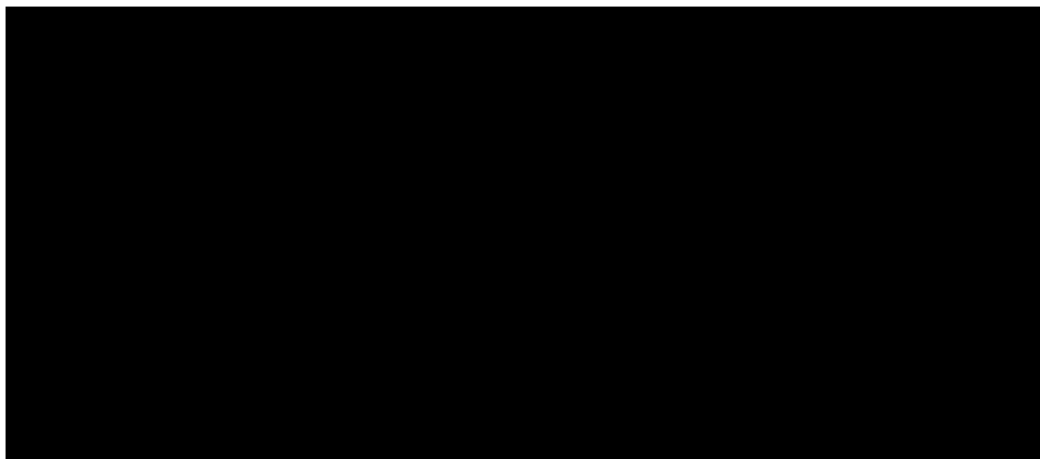
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In August 1903, the bank sold the DP2526 land and the remaining 291 acres of the Prout grant east of the railway back to Robert Hardie and Henry Gorman, with fellow auctioneer John Francis King joining in on the joint tenancy.¹⁰

In September 1903 the subdivision of the eastern acreage of the grant was approved. The part closest to the railway was to become suburban lots. The remainder was offered as large blocks of primarily 4-5 acres, but up to 12-15 acres on the eastern side of Liverpool Road. The subdivision was registered as Deposited Plan 4420.¹¹

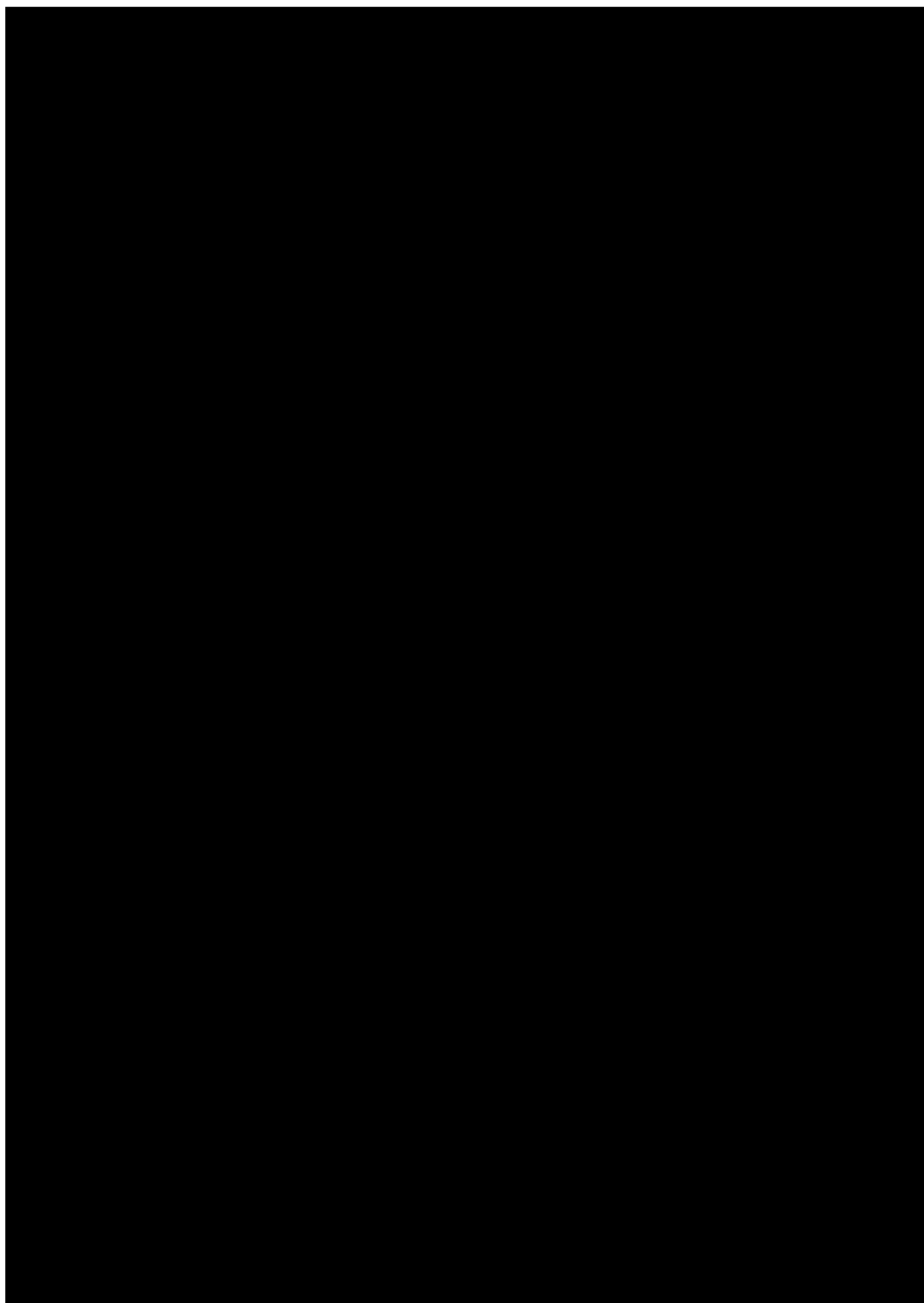


¹⁰ NSW LRS: CT Vol. 1474 Fol. 171; Vol. 1474 Fol. 250

¹¹ NSW LRS: DP 4420; SLNSW: *Cabramatta subdivision plans*, 028 - Z/SP/C2/27 - Cabramatta - Orchard, Vineyard & Poultry Farm Blocks - Railway Pde, Liverpool Rd, Longfield St, 1903

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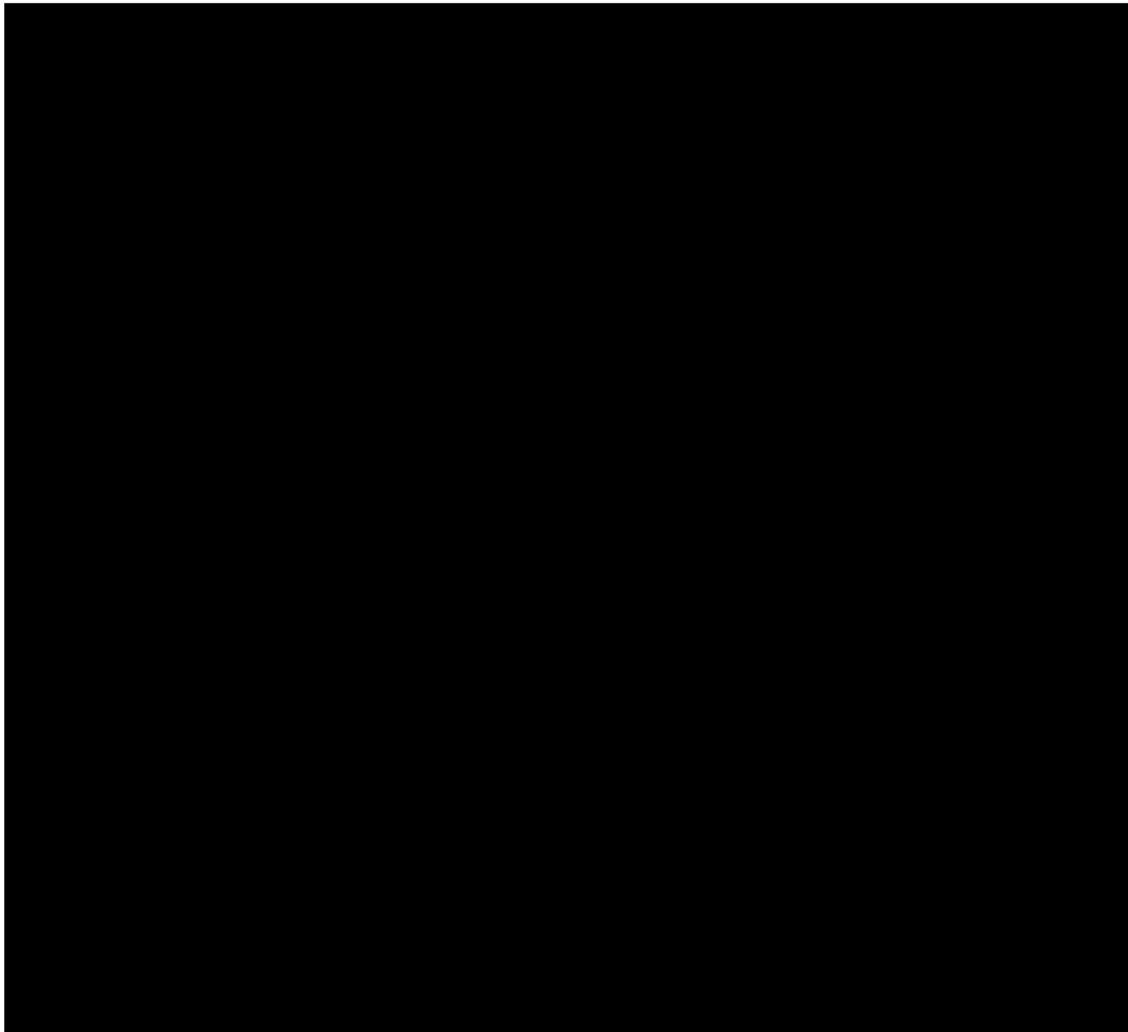


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2.1.3 THE NEW TOWNSHIP OF CABRAMATTA (1903)

On the 7th of November 1903, Hardie & Gorman offered the 'New Township of Cabramatta'; an expanded subdivision which added the two new sections of suburban lots on the eastern side of the railway.¹² On the same date they released the farm blocks of DP4420 as the 'Cabramatta Orchard Vineyard + Poultry Farm Blocks' sale.



2.1.4 ACQUISITION OF LOTS 39 TO 42 BY NICHOLAS MOORE MCBURNEY (1909)

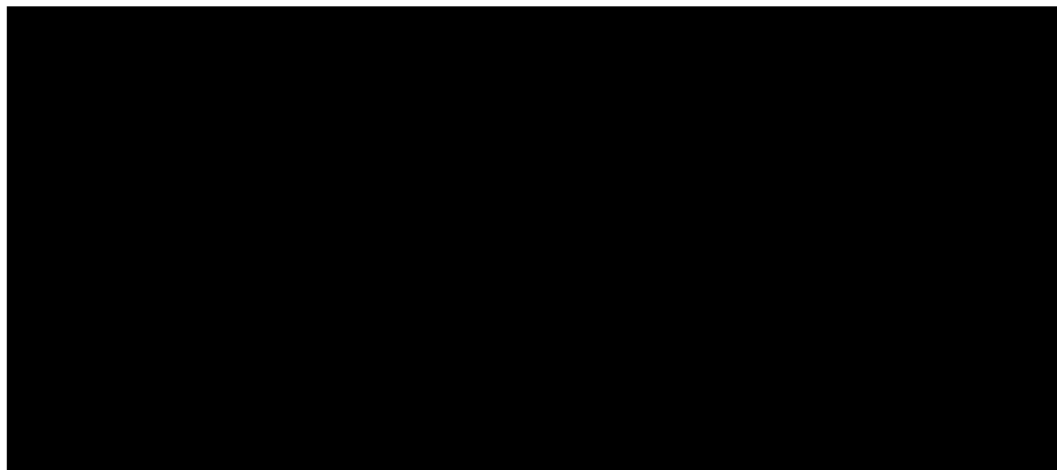
On 23 October 1909, Hardie, Gorman & King transferred Lots 39, 40, 41 and 42 in Section A of DP 2526 to Nicholas Moore McBurney. When a new Certificate of Title was issued to

¹² NSW LRS: CT Vol. 1474 Fol. 171; Vol. 1474 Fol. 250

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McBurney on 10 December 1909, he was noted as a police constable from Newcastle, and his land included 1 acre 2 roods and $\frac{3}{4}$ perches.¹³



Born in 1882, Nicholas Moore McBurney (1882-1971) was the second son of Nicholas McBurney (1842-1935), who was known as the 'Grand Old Man of Cabramatta' and 'The Father of the District'. Born in County Armagh, Ireland, on 9 January 1842, Nicholas McBurney arrived in Brisbane in March 1865 but soon moved to Sydney, where he established a market garden in Rose Bay. As a member of the volunteer artillery corps of Sydney, he was one of the guards of honour when the Duke of Edinburgh visited Sydney in 1868. Injuring his leg in an accident in 1870, McBurney was said to have been 'crippled' for life, but nevertheless, he ran his market garden until 1873, later moving to Liverpool to take over a 100-acre farm at Warwick Farm.

In 1878, Nicholas McBurney married Sarah Ann Moore, also originally from Ireland. They had three children: (Susannah) Frances (born 1879), John George (1880) and Nicholas Moore (1882), all born in the Liverpool district. In 1889, the family moved to Cabramatta, where Nicholas McBurney opened a large general store in 1895. From the beginning, the elder McBurney was engaged in local matters, agitating for the separation of Cabramatta and Canley Vale as a municipality from Liverpool and securing land for the first public school and town hall. McBurney was elected to the first Cabramatta Council in 1892 and served continuously as an alderman for 19 years. He was also one of the first trustees of the Cabramatta Methodist Church.

¹³ NSW LRS: CT Vol. 2021 Fol. 128.

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Figure 18 – Photograph showing McBurney's second 'Commercial Stores' on Railway Parade, with Nicholas McBurney standing on the left and John George McBurney beside the horse and cart, c1905 (Source: Fairfield City Heritage Collection)¹⁴

After resigning from Council, Nicholas McBurney's older son John (Jack) George McBurney filled his vacancy, serving as Mayor several times until his retirement in 1950.¹⁵ John G McBurney also took over the business from his father, who died in 1935.¹⁶ The store in Railway Parade continued trading as McBurney's Commercial Stores until 1958 when it was demolished to make way for a new Woolworths store.¹⁷ John G McBurney, JP was listed in the Sands on the northwestern corner of Hill and John Streets between 1925 and 1933.¹⁸

Nicholas Moore McBurney, the youngest son of Nicholas McBurney, acquired the land on the southwestern corner of John and Hill Streets in 1909, two years after being admitted to the police on 1 February 1907.¹⁹ By the time he bought the property in Cabramatta, he was stationed in Newcastle. Although McBurney later sold off different portions of the property, 112 John Street remained in his ownership until his death in 1971, and his children did not sell it until March 1983. As such, the site had a long connection with the descendants of one of Cabramatta's pioneers, Nicholas McBurney, and the existing building on the site was constructed during the ownership of his son, Nicholas Moore McBurney sometime between 1909 and 1930.

¹⁴ McBurney's Commercial Store (c.1905). Fairfield City Heritage Collection, accessed 11/06/2024, <https://heritagecollection.fairfieldcity.nsw.gov.au/nodes/view/3969>

¹⁵ 'The McBurneys of Cabramatta', *Biz*, 5 December 1956, 20, <http://nla.gov.au/nla.news-article189247647>; 'McBurney's Sell to Woolworths'.

¹⁶ 'Obituary. Mr. Nicholas McBurney', *Biz*, 2 August 1935, 4, <http://nla.gov.au/nla.news-article76353466>.

¹⁷ 'Cabramatta to Lose Landmark', *Biz*, 29 January 1958, 9, <http://nla.gov.au/nla.news-article190213115>.

¹⁸ *Sands Sydney Directory*, Cabramatta – Hill Street west side, 1925-1932/33.

¹⁹ NSW State Archives & Records, Police Service Registers 1852-1913, Item 8/3253, Reel 3043, Nicholas Moore McBurney

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While his father and brother were prominent citizens of Cabramatta and were mentioned in various newspaper articles and later reports, Nicholas Moore McBurney remains more elusive. What is known is that he married Annie Florence Goodwin Maxwell, who was from Liverpool, on 7 October 1912 at St Luke's Church in Liverpool.²⁰ Within the family they were known as Nick and Flossie.²¹ They had at least five children between 1913 and 1923, all of whom were born in Marrickville: Nicholas M (1913), John Alfred (1915), Ernest Harold (1917), Gweneth Annie (1919) and Mavis Jean (1923).²² By 1924 at the latest, the family lived at 3 Hawkhurst Street, Marrickville.²³

The only evidence of Nicholas Moore McBurney ever living in Cabramatta may be Wise's NSW Post Office Directory, which listed Constable Nicholas M McBurney as a resident of Cabramatta in 1918 and 1919.²⁴ This may suggest that he lived in a cottage on his John Street property at that time, although it is equally possible that he owned property elsewhere in Cabramatta or he may have stayed with his siblings or his parents. However, he had built a cottage on John Street by 1925 at the latest, situated at 114 John Street. By then, he had reduced his property boundaries by selling off Lot 39, containing the subject site, and retaining Lots 40 to 42.



Figure 19: Wedding photograph showing best man Nicholas M McBurney (standing) and his brother John G McBurney, the groom (sitting), on 8 May 1920. The bride, Ruperta Dorothy Sheppard, is standing on the right and her sister, bridesmaid Elam Irene Sheppard is sitting on the left (Source: Fairfield City Heritage Collection)²⁵

²⁰ 'Family Notices', *Daily Telegraph*, 19 October 1912, 12, <http://nla.gov.au/nla.news-article239171740>; 'Family Notices', *Sydney Morning Herald*, 23 June 1926, 14, <http://nla.gov.au/nla.news-article16300715>.

²¹ 'Family Notices', 23 June 1926.

²² NSW Registry of Births, Deaths and Marriages, Births Registration Nos 51424/1913, 23738/1915, 20148/1917 and 3617/1919; National Archives of Australia, World War II Australian Defence Forces Personnel Record for 'McBurney Mavis Jean...', B884, NF409671, Item ID 6191556

²³ 'Family Notices', *Daily Telegraph*, 24 June 1924, 4, <http://nla.gov.au/nla.news-article245712895>.

²⁴ 'Wise's New South Wales Post Office Directory - Cabramatta', 1918, 648, <http://nla.gov.au/nla.obj-584693472>;

'Wise's New South Wales Post Office Directory - Cabramatta', 1919, 659, <http://nla.gov.au/nla.obj-656743538>.

²⁵ *Formal wedding portrait of John and Ruperta McBurney* (08/05/1920). Fairfield City Heritage Collection, accessed 11/06/2024, <https://heritagecollection.fairfieldcity.nsw.gov.au/nodes/view/4166>

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2.1.5 TRANSFER OF LOT 39 TO ESTHER M KOHLER (1913)

In 1913, potentially to raise funds to establish his family home in Marrickville, Nicholas Moore McBurney sold Lot 39 to Esther Mabel Kohler, the wife of John Kohler, the licensee of the Cabramatta Hotel.²⁶ The land was the western portion of McBurney's property, which was transferred to Esther M Kohler on 1 January 1913, most likely as a vacant lot.

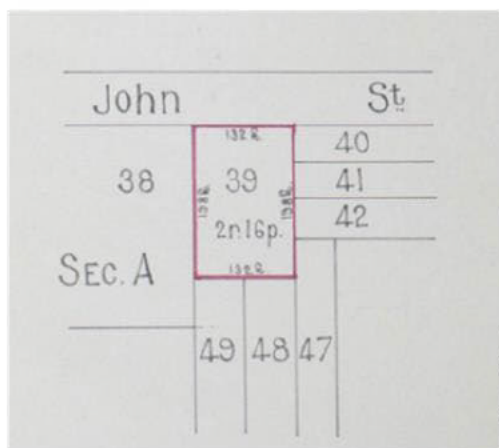


Figure 20: Wedding photograph showing best man Nicholas M McBurney (standing) and his brother John G McBurney, the groom (sitting), on 8 May 1920. The bride, Ruperta Dorothy Sheppard, is standing on the right and her sister, bridesmaid Elam Irene Sheppard is sitting on the left (Source: Fairfield City Heritage Collection)²⁷

There is no evidence to suggest that Esther M Kohler and her husband, John Kohler, constructed any buildings on Lot 39 during their ownership. Instead, they seem to have put their effort and money into their new residence, a coffee palace, and other buildings further down the road. However, it is at least possible that John and Esther Kohler constructed a cottage on Lot 39 between 1913 and 1922, as they were prolific developers in Cabramatta during the 1910s and 1920s.

John Kohler ran the Cabramatta Hotel on the corner of John Street and Cabramatta Road until mid-1913 but gave it up to pursue other ventures.²⁸ The *Cumberland Argus* reported on 23 August 1913 that Kohler had [REDACTED] [REDACTED]²⁹ He had recently acquired the land from [REDACTED] for a record sum of money. It seems that Kohler had bought several properties at that time, and the residence was erected near the corner of John Street and

²⁶ NSW LRS: CT Vol. 2021 fol. 128.

²⁷ *Formal wedding portrait of John and Ruperta McBurney* (08/05/1920). Fairfield City Heritage Collection, accessed 11/06/2024, <https://heritagecollection.fairfieldcity.nsw.gov.au/nodes/view/4166>

²⁸ 'Cabramatta and Canley Vale', *Cumberland Argus and Fruitgrowers Advocate*, 2 August 1913, 5, <http://nla.gov.au/nla.news-article85968054>.

²⁹ 'Cabramatta and Canley Vale', *Cumberland Argus and Fruitgrowers Advocate*, 23 August 1913, 5, <http://nla.gov.au/nla.news-article85976466>.

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Cabramatta Road, where the post office was located at the time. The post office was run by Mrs E Williams at her house, *Hazel Cottage*, between 1909 and 1944.³⁰

By September 1913, a start had been made with Kohler's Coffee Palace, which was a two-storey building with nearly 20 rooms.³¹ This was a separate building on the block between Railway Parade and Park Road, on the north side of John Street and west of where Mrs. Kohler was noted in the 1925 *Sands Directory*.³² When Esther M Kohler, who was born in Jervis Bay, died in 1958 aged 95, it was reported that she and her husband [REDACTED] [REDACTED] eastwards to the Cabramatta Hotel.³³ John Kohler was reportedly associated with the builder George Young for some time, and he and his wife were busy erecting new shops and residences well into the 1920s, later residing in Park Road.³⁴ It may well be that when Esther M Kohler decided to sell Lot 39 in 1922, they had erected a building on the property.

2.1.6 TRANSFER OF LOT 39 TO JACK ALFRED JONES (1922)

Lot 39 was transferred to Jack Alfred Jones on 4 November 1922.³⁵ Jones was a dairyman who already owned the adjacent Lot 38, where he appears to have lived. Lot 38 had been transferred to him on 6 December 1912, when he was still a minor.³⁶ Born on 6 February 1894, Jack A Jones was eighteen when he acquired Lot 38 and he was already working as a dairyman. On 27 October 1913, Cabramatta and Canley Vale Council granted him permission to erect a cottage on John Street.³⁷ This was likely for a residence on Lot 38 unless he owned land elsewhere on John Street.

In late 1916, Jack Jones applied for an exemption to serve in World War I as he was supplying milk to families with infants.³⁸ In March 1920, Jack Jones placed a sales advertisement in the *Sydney Morning Herald*, offering for sale a [REDACTED]
[REDACTED]

³⁰ Vance George, *Fairfield. A History of the District*, 2nd ed. (Fairfield: The Council of the City of Fairfield NSW, 1991), 40.

³¹ 'Cabramatta and Canley Vale', *Cumberland Argus and Fruitgrowers Advocate*, 13 September 1913, 5, <http://nla.gov.au/nla.news-article85975947>.

³² See *Sands Sydney Directory*, Cabramatta – John Street north side, 1925.

³³ 'The Late Esther Mabel Kohler', *Biz*, 22 January 1958, 2, <http://nla.gov.au/nla.news-article190202404>.

³⁴ 'Cabra-Vale Municipal Council', *Biz*, 26 April 1929, 1, <http://nla.gov.au/nla.news-article76314062>.

³⁵ NSW LRS: CT Vol. 2334 fol. 245.

³⁶ NSW LRS: CT Vol. 990 fol. 241.

³⁷ *Municipality of Cabramatta and Canley Vale Council Minutes*, held by Fairfield City Heritage Collection, Minutes of meeting held on 27 October 1913, Item 497, p34, viewed online at <https://heritagecollection.fairfieldcity.nsw.gov.au/nodes/view/1621>.

³⁸ 'Liverpool Claims', *Cumberland Argus and Fruitgrowers Advocate*, 22 November 1916, 1, <http://nla.gov.au/nla.news-article86081065>.

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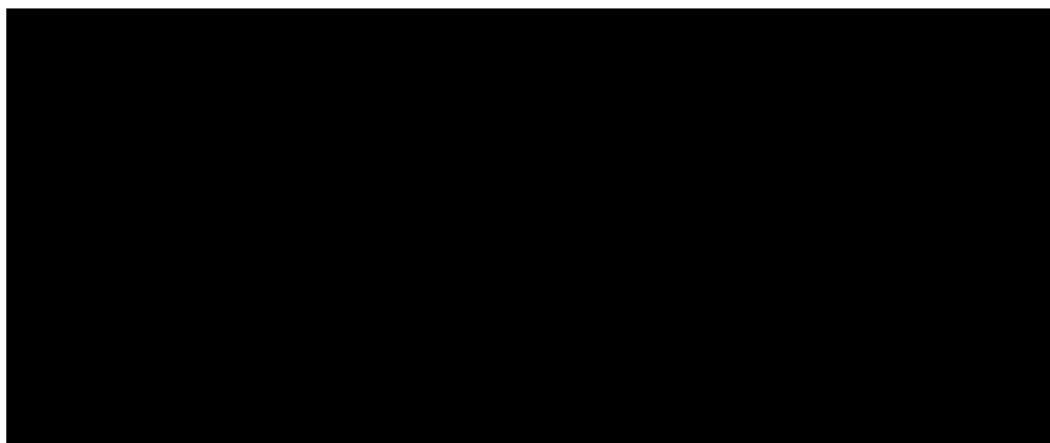
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[REDACTED]³⁹ Jack Jones gave his address as John Street, Cabramatta, and the milk run was likely his own, probably carried out from his cottage on Lot 38 – the property was about $\frac{3}{4}$ acres in size.

He may have traded as 'Jones Bros', possibly with his brother, Thomas Harold Jones. The license of Jones Bros as milk vendors was renewed in 1919, and *Wise's Post Office Directory* still listed Jones Bros, dairymen, at Cabramatta in 1924.⁴⁰

On 23 October 1920, at St Paul's Church, Canley Vale, Jack A Jones married Jessie May Murray, the youngest daughter of Mrs. E Murray, of 'Ivanhoe' at Cross Street, Cabramatta. Both, the *Cumberland Argus* and the *Sun* reported about the wedding, complete with photographs of the young couple, noting that Jack Alfred was the youngest son of Mr. and Mrs. T Jones of John Street, Cabramatta.⁴¹ It is likely that Jack A Jones' parents lived at John Street together with their son, in the cottage built in 1913.

Jack and Jessie Jones had two sons, both born in Cabramatta: Jack Leonard, born 26 September 1921, and Leslie Keith, born 5 April 1926.⁴² At some stage between 1922 and 1941, the family moved to 118 John Street, where they were located by 1941 at the latest.



In late 1922, Jack A Jones acquired Lot 39 containing the subject site at 118 John Street. Lot 39 was located immediately adjacent to the east of his existing property, Lot 38. In November

³⁹ 'Advertising', *Sydney Morning Herald*, 31 March 1920, 4, <http://nla.gov.au/nla.news-article28094988>.

⁴⁰ 'Cabra-Vale Council', *Cumberland Argus and Fruitgrowers Advocate*, 13 December 1919, <http://nla.gov.au/nla.news-article86112062>; 'Wise's New South Wales Post Office Directory - Cabramatta', 1924, 908, <http://nla.gov.au/nla.obj-696019020>.

⁴¹ 'A Cabramatta Bride', *Cumberland Argus and Fruitgrowers Advocate*, 6 November 1920, 8, <http://nla.gov.au/nla.news-article103251704>; 'Jones - Murray', *Sun*, 19 December 1920, 16, <http://nla.gov.au/nla.news-article222659161>.

⁴² National Archives of Australia, World War II Australian Defence Forces Personnel Record for Jones, Jack Leonard..., B883, NX133453, Item ID 5628340; 'Jones, Leslie Keith...', A9301, 163217, Item ID 204207959.

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1925 and in 1927, respectively, Jack Jones submitted building applications for the construction of weatherboard cottages on John Street. Jones was already listed at [REDACTED] on John Street by January 1925, in the first edition of the *Sands Directory* for Cabramatta.⁴³ This means he resided at [REDACTED] on John Street by 1924 at the latest and suggests the two applications were for new buildings. However, it is not clear if [REDACTED] where Jones was listed until the last edition of the *Sands* in 1932/33, was located on Lot 38 or Lot 39.

His 1925 application for the erection of a weatherboard cottage on John Street, at the cost of £400, was considered and likely approved at the council meeting of 23 November 1925.⁴⁴ The cottage would have been built in early 1926 and the *Sands Directory* of 1927 indeed listed an additional occupant in this part of John Street, albeit in the wrong location.⁴⁵ William Baber was wrongly listed east of Sidney E Johnstone, who was a long-term occupant of 112 John Street, between 1927 and 1929, even though there was no building east of 112 John Street at that time (Error! Reference source not found.). While Baber probably occupied the new building constructed on Lot 39 for Jack A Jones in 1926, it was only in 1931 that the new occupant of the cottage, W. Kohler, was listed in the correct position between Johnstone and Jones. It is likely that this was the subject building at 116 John Street.

By August 1927, Jack A Jones had submitted a second application for a weatherboard cottage. The *Cumberland Argus* reported that he was building a cottage on John Street for £450.⁴⁶ However, it was not until 1931 that the *Sands* listed an additional occupant next to [REDACTED] located to its west and noted as G. McCarroll.⁴⁷ McCarroll was listed between Jones' [REDACTED] and James Taberner's 'Ambleside', which was located on Lot 37.⁴⁸ Again, it is unclear if this building was located on Lot 38 or Lot 39.

The 1930 aerial (Error! Reference source not found.) shows three buildings on Jones' land, one cottage on Lot 38 and two cottages on Lot 39. Lot 38 also contained larger outbuildings at the back, suggesting that this may have been the older residence built in c1913, with stables and

⁴³ *Sands Sydney Directory*, Cabramatta – John Street south side, 1925.

⁴⁴ 'Cabra-Vale', *Cumberland Argus and Fruitgrowers Advocate*, 17 November 1925, 4, <http://nla.gov.au/nla.news-article103763519>.

⁴⁵ *Sands Sydney Directory*, Cabramatta – John Street south side, 1927.

⁴⁶ 'Going Up', *Cumberland Argus and Fruitgrowers Advocate*, 2 August 1927, 4, <http://nla.gov.au/nla.news-article106229069>.

⁴⁷ *Sands Sydney Directory*, Cabramatta – John Street south side, 1928-1931.

⁴⁸ James Taberner was listed at 'Ambleside', immediately west of J A Jones at 'Eccleston', throughout in the *Sands*, followed by Henry Taberner who purchased Lot 37 in 1935, suggesting that he initially leased the property occupied by the Taberner family and later bought it, see NSW LRS: CT Vol. 1819 fol. 23.

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outhouses. This was later replaced by the flat buildings that are still located at 124-128 John Street.

The two cottages on Lot 39 are today known as 116 and 118 John Street, and both were likely built in the 1920s. One of the three buildings on the two allotments was [REDACTED] occupied by Jack A Jones himself, and the later evidence suggests that this was either 118 John Street on Lot 39 or the older building on Lot 38. At the latest by 1941, when his sons enlisted to join the war effort, Jack A Jones lived at 118 John Street as both sons noted this as their father's address on their relevant admission forms.⁴⁹ If the cottage at 118 John Street was indeed [REDACTED] it may have been built between 1922 and 1924 as the new family home of Jack and Jessie Jones.

In January 1927, Jones offered his milk run for sale again. He was [REDACTED] [REDACTED],⁵⁰ noting that the milk run had been owned by the same person for 17 years. The milk run came with 36 gallons, horses, carts, and utensils. He may have given up the milk run at that time, but he and his family retained ownership of Lot 38 until 14 February 1945 and of 116 and 118 John Street until his death in 1983.⁵¹

When Jack's mother, Eleanor Pitt Jones, died in 1935, her residence was noted as 'Royston' or 'Roystan' at John Street, Cabramatta.⁵² This was likely one of the other buildings constructed by her son, Jack Jones, potentially the 1913 residence on Lot 38. It should be noted that apart from Jack A Jones at 'Eccleston', no other person with the name Jones was ever listed at John Street in the *Sands* from 1925 onwards, even though his parents also lived on the same street, potentially in a different building. Eleanor Pitt Jones, who died aged 78, was survived by her five children, Daisy, Violet, May, Thomas and Jack.⁵³

⁴⁹ National Archives of Australia, World War II Australian Defence Forces Personnel Record for 'Jones, Jack Leonard...', B883, NX133453, Item ID 5628340 and for 'Jones, Leslie Keith...', A9301, 163217, Item ID 5208297.

⁵⁰ 'Advertising', *Sydney Morning Herald*, 6 January 1927, 3, <http://nla.gov.au/nla.news-article16345256>.

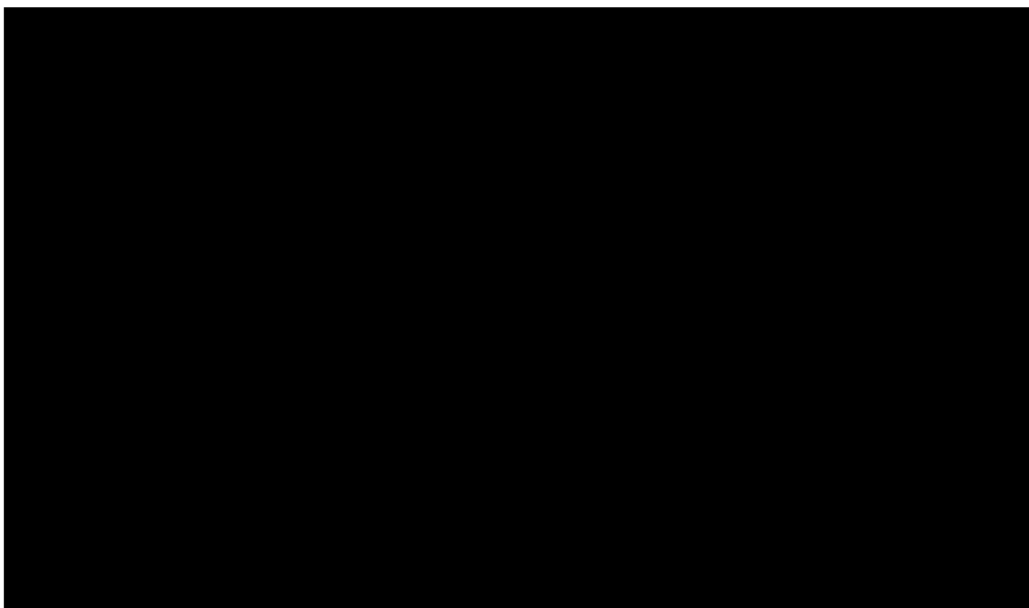
⁵¹ NSW LRS: CT Vol. 990 fol. 241.

⁵² 'Family Notices', *Sydney Morning Herald*, 27 June 1935, 8, <http://nla.gov.au/nla.news-article17188012>; 'Mrs. Eleanor Jones', *Cumberland Argus and Fruitgrowers Advocate*, 27 June 1935, 4, <http://nla.gov.au/nla.news-article105095937>; 'Obituary', *Biz*, 28 June 1935, 4, <http://nla.gov.au/nla.news-article76352844>.

⁵³ 'Family Notices', 27 June 1935.

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The authors of the 1991 *Fairfield Heritage Study* described the cottage at 118 John Street as [REDACTED] ⁵⁴ Three of these cottages, except 114 John Street, were described as being [REDACTED] which suggests that they were potentially constructed at the same time. The cottage at 114 John Street is thought to have been built a little earlier than the other three cottages in the group.

The 1920s saw increased building activity on John Street, including 112 John Street which was constructed in c1926. On the south side alone, the *Sands* reported an increase in addresses between 1925 and 1931, from nine to twenty.⁵⁵ In that same period, 14 new addresses were listed on the north side of John Street, increasing from 15 to 29.⁵⁶ This included both residential development in the western portion of John Street and increased commercial development closer to Railway Parade. However, development activity had already begun during the early 1920s, when various owners of John Street allotments had submitted applications to Council for the construction of cottages on their land.⁵⁷ These included Edward Preston (7 February 1921), Patrick Dixon (4 July 1921), John Sinnott (17 April 1922), Isaac West (29 May 1922) and J. Beckhaus (5 September 1922), most of whom were listed on John Street by 1925.

⁵⁴ Perumal Murphy Wu Pty Ltd, 'Fairfield Heritage Study - Row of Houses, 112-118 John Street, Cabramatta' (Fairfield City Council and NSW Department of Planning, 1991).

⁵⁵ *Sands Sydney Directory*, Cabramatta – John Street south side, 1925 and 1931.

⁵⁶ *Sands Sydney Directory*, Cabramatta – John Street north side, 1925 and 1931.

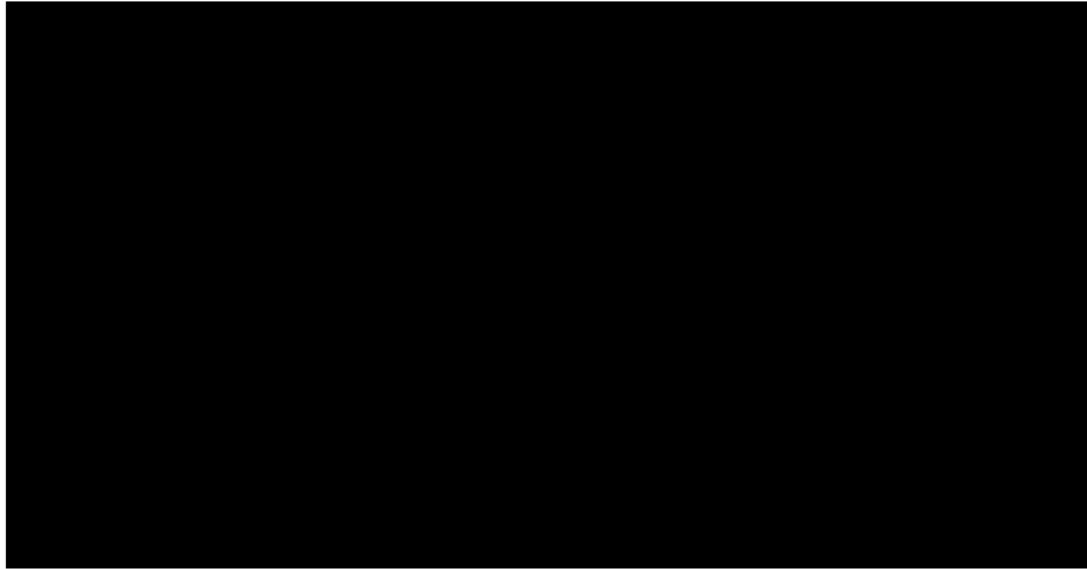
⁵⁷ See relevant entries in the *Municipality of Cabramatta and Canley Vale Council Minutes*, held by Fairfield City Heritage Collection, viewed online at <https://heritagecollection.fairfieldcity.nsw.gov.au/nodes/view/1621>. The dates provided here are those of Council Meetings when approval was given.

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2.1.7 1950 SUBDIVISION BY JACK A JONES

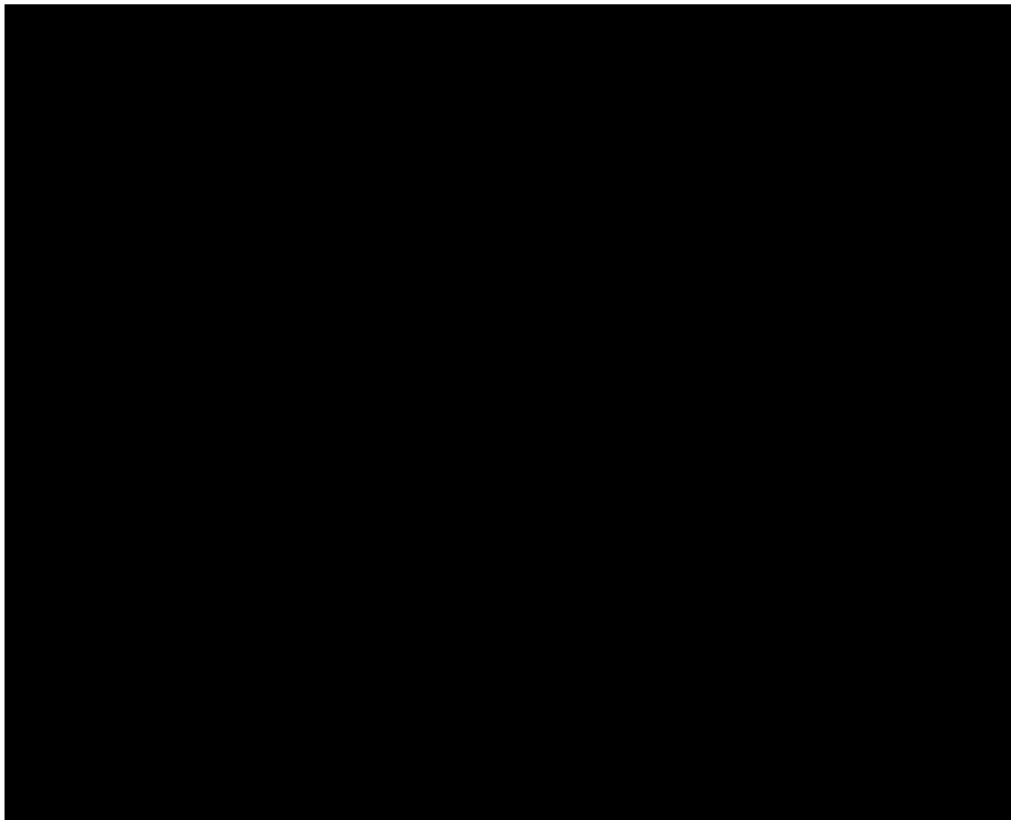
Jack Alfred Jones subdivided Lot 39 into three smaller lots in 1950 and transferred one lot (39A in DP 368117) to Frederick Leslie Robey on 21 February 1950.⁵⁸ This was the westernmost parcel that was still vacant in the 1930 aerial. A building was constructed on that land by 1955, either still by Jack Jones or by F L Robey after the 1950 subdivision (Error! Reference source not found.).



⁵⁸ NSW LRS: CT Vol. 2334 fol. 245. The new land title created for this was CT Vol. 6206 fol. 155.

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Jack Jones retained the two other lots, each containing a house in 1930 (Error! Reference source not found.). 118 John Street, which he occupied himself, was located on Lot 39B.⁵⁹ The subject site at 116 John Street was located on Lot 39C.⁶⁰ This subdivision established the lot boundaries as they are today.

In August 1958, Jessie May Jones died after a short illness, aged 58. She still lived at John Street at that time and was said to have been a [REDACTED]

[REDACTED]⁶¹ In July 1973, 116 John Street on Lot 39C was transferred to Jones' son, Jack Leonard Jones, who was noted as a company representative in Liverpool at the time.⁶²

⁵⁹ NSW LRS: CT Vol. 6206 fol. 102.

⁶⁰ NSW LRS: CT Vol. 6206 fol. 101.

⁶¹ 'Obituary', *Biz*, 20 August 1958, 34, <http://nla.gov.au/nla.news-article190216235>.

⁶² NSW LRS: CT Vol. 6206 fol. 101.

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Jack Alfred Jones died on 28 March 1983, aged 89, and was buried in the family plot at Liverpool Cemetery and Crematorium.⁶³ He lived at Hammondville Nursing Home prior to his death.⁶⁴ Lot 39B was on 21 June 1983 transferred to his son, Jack Leonard Jones, who now owned 118 John Street (39B) and 116 John Street (39C) but sold both properties to new owners in 1984, after over 60 years of ownership by the Jones family.⁶⁵

2.1.8 TRANSFER OF OWNERSHIP AND SUBSEQUENT ALTERATIONS (1984)

On 21 November 1983, Wengu Pty Ltd submitted a development application for the construction of a single-storey brick police station at 116-118 John Street, at the estimated cost of \$200,000, with the consent of the property's owner Jack L. Jones who was noted as the executor of the estate of Jack A. Jones.⁶⁶ At that time, Jones lived at 88 Fern Street, Gerringong.

Wengu Pty Ltd, based at Fairfield, purchased 116 and 118 John Street from J L Jones for \$75,000 in early 1984, as an Application for a Certificate under Section 160 was made in March 1984, noting the sales price. However, the transfer was not registered in the relevant land title document and instead, Wengu Pty Ltd sold 118 John Street to [REDACTED] of Cabramatta for \$84,500 while selling 116 John Street to different owners. The transfer of 118 John Street on Lot 39B to [REDACTED] was officially registered on 31 July 1984.⁶⁷

The new owners appear to have lived at 118 John Street and the building remained in use as a residence. On 7 March 1988, a building permit for BA 711/88 was issued to Nguyen & Koloff & Associates, Consulting Engineers, Cabramatta, for the erection of a Colorbond carport attached to the eastern side of the cottage, for [REDACTED].⁶⁸ Drawings prepared at that time show that the property contained an existing iron & weatherboard garage, and outbuildings to the rear, including a weatherboard water closet and shed.

⁶³ 'Jack Alfred Jones (1894-1983)', Find a Grave, accessed 17 June 2024, https://www.findagrave.com/memorial/152805743/jack_alfred-jones.

⁶⁴ 'Death Notice', *The Sydney Morning Herald*, 29 March 1983, via Ryerson Index.

⁶⁵ NSW LRS: CT Vol. 6206 fols 101 and 102.

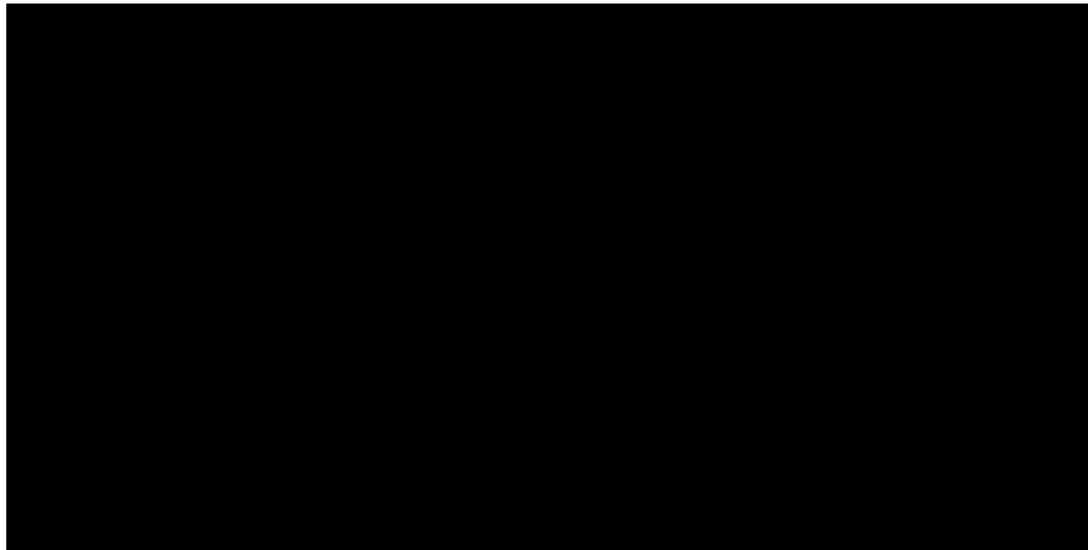
⁶⁶ The following is based on the files held by Fairfield City Council Archives, Property File 14406 – 118 John Street, Cabramatta.

⁶⁷ NSW LRS: CT Vol. 6206 fol. 102.

⁶⁸ Fairfield City Council Archives, BA file 711/88 – 118 John Street, Cabramatta

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When the *Fairfield Heritage Study* was undertaken in 1991, 118 John Street was identified as being part of a significant [REDACTED] that comprised the cottages at 112 to 118 John Street.⁶⁹ The relevant inventory sheet for the group noted that [REDACTED]

[REDACTED]
[REDACTED] All buildings were described as [REDACTED]
[REDACTED]

In March 1994, repairs were carried out to the driveway and main road to clear a sewer blockage caused by Council trees.⁷¹ Five years later, a complaint was lodged about the overgrown vegetation in the front yard of the property. No further works to the property have been recorded and the last ownership transfer for 118 John Street was registered on 3 May 2002.⁷² No further development applications were found during a search of Fairfield City Council's online DA Tracker.

⁶⁹ Perumal Murphy Wu Pty Ltd, 'Fairfield Heritage Study - Row of Houses, 112-118 John Street, Cabramatta'.

⁷⁰ *Ibid.*

⁷¹ Fairfield City Council Archives, Property File 14406 – 118 John Street, Cabramatta

⁷² NSW LRS: Historical Search for Folio 39B/368117.

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3 SUMMARY EXTERNAL PHYSICAL ANALYSIS

Internal access to the property was not available however externally the house presents as a single storey, early 20th Century, timber weatherboard dwelling with corrugated iron roof sheeting, which retains much of its original fabric. The dwelling has a principal frontage to John Street and limited front setback. Previously identified as a potential heritage item as part of a group of four in 1991, the house has undergone some superficial changes to the front including the construction of a Colourbond fence in front of the east projecting house bay, tiling the entirety of the front verandah using square modern tiles and reconstruction of the front steps using the same and the installation of a pool-fence style balustrade.

Despite these changes and accretions, as well as the excessive hardstand area detracting from the setting, the dwelling appears to remain in reasonable condition and is an obvious example of early residential development in the precinct.

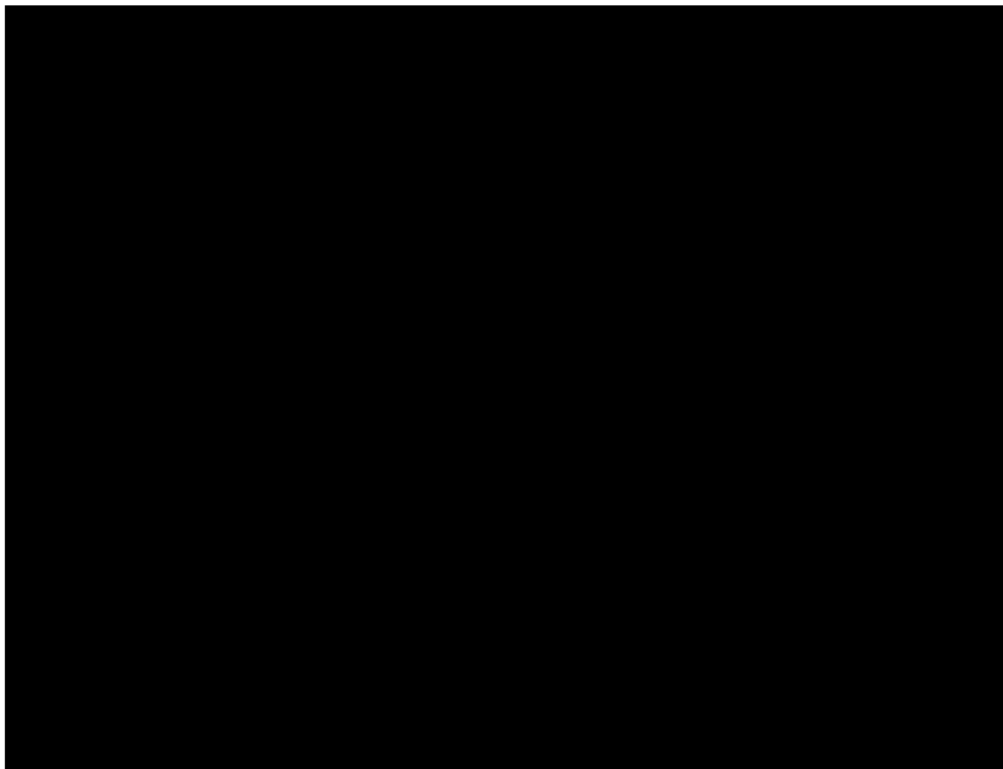


Figure 26: Current presentation of the subject dwelling to John Street.

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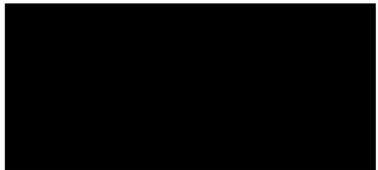

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4. SUMMARY COMPARATIVE ANALYSIS

4.1 INTRODUCTION

The following summary comparative analysis outlines most of the other early 20th Century heritage-listed cottages and dwellings in the Fairfield Local Government Area. The significance of these places is recognised through the heritage listing process, either at state level on the State Heritage Register and/or at local level on the Local Environmental Plan.

4.2 SUMMARY OF EARLY 20th CENTUARY HOMESTEADS & DWELLINGS

Building	Significance	Listing
Interwar House, Carramar 	Located at 13 Artie Street, Carramar this Inter-War house is significant for its individual design and unusual style, which is uncommon in the Fairfield area. The dwelling presents a double gable to the street and incorporates timber wall cladding with brick verandah.	FLEP-Local
Federation House, St Johns Park 	Located at 5 Chalmer Close St Johns Park, listed as 4-8 Chalmer Close this house is one of the oldest in the suburb, existing prior to subdivision and suburbanisation of the area. Despite reduced curtilage, the dwelling remains a good example of a Federation house.	FLEP-Local
Federation House, Carramar 	Located at 7 Houghton Street, Carramar this dwelling is an imposing example of a Federation period, weatherboard house, noted as being in traditional Georgian style including bell cast roof form.	FLEP-Local
Bungalow, Canley Vale 	Located at 89 Cardwell Street, Canley Vale, this dwelling presents a typical bungalow style double gable to the street and formed of timber cladding and brick and timber verandah.	FLEP-Local

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Inter-war House, Fairfield. 	Located at 43 Myddleton Avenue Fairfield, this Inter-War weatherboard house is a good example of a symmetrical, square plan building with verandah on four sides, derived from traditional Georgian form. The building retains original features such as a central gablet over entry, simple bracketed verandah posts and chimney.	FLEP-Local
Inter-war bungalow, Fairfield 	Located at 11 Hunter Street, Fairfield, this house is a good example of a Bungalow in weatherboard. Outstanding leadlight Windows and interesting extension of verandah roof over window bay.	FLEP-Local
Federation House, Fairfield 	Located at 59 Hamilton Road, this weatherboard house in good condition. Bull nosed verandah and detailed timber joinery and recorded with little altered.	FLEP-Local
Inter-war Bungalow 	Located at 118 Nelson Street, this dwelling presents an impressive pair of large, crossed ridge gables. Much original detail typical standard of the Inter-War period.	FLEP-Local
Federation House, Fairfield 	Located at 87 Thorney Road, Fairfield Substantial, early Federation period residence. One of the first built in this area, and one of the City's few early brick houses. Good example of a traditional Georgian design.	FLEP-Local


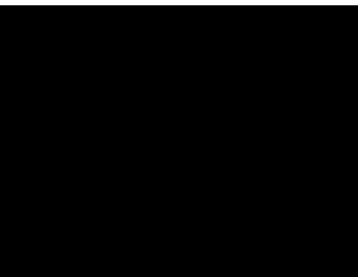
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Inter-war Bungalow 	Located at 452 The Horsley Drive, Fairfield A good example of the transition from the standard Federation form to the standard double gabled Bungalow of the 1920's. Essential Bungalow form, with fine timber detailing characteristic of the earlier Federation period. In excellent condition.	FLEP-Local
Federation House, Fairfield 	Located at 5 Waratah Street, Old Guildford Large, Late Federation period house of unusual oriental character. Distinctive features include the square corner tower and projecting casement windows. Historical interest as the reputed former home of the Japanese ambassador to Australia.	FLEP-Local
Federation Cottage, Fairfield 	Located at 16 North Street, this house is an outstanding example of a Federation period weatherboard house, designed for its corner site. One of the best in Fairfield. Good condition, essentially unaltered and with much fine quality detail. The cottage is set within a generous landscape setting.	FLEP-Local
Federation House, Canley Vale 	Located at 2 Malouf Street, Canley Vale Fine example of an early Federation period weatherboard house. Adopts a traditional Georgian form and is set on a large corner block. Little altered and well maintained. Much noteworthy detail.	FLEP-Local
Federation House, Fairfield West 	Located at 9 Hawkesbury Street, this house is one of the earliest houses in the Fairfield West area. Large building with original high-quality interior and external detail, including dichromatic brickwork. Representative of early agricultural activity. Significant for its association with Walter Stimson, an influential property holder and alderman.	FLEP-Local

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<p>Federation House, Smithfield</p> 	<p>Located at 716 Horsley Drive, this house is of architectural significance as a rare local example of an attic storey, Federation period, brick residence. Prominent location close to property alignment on The Horsley Drive. Substantially altered but retains some high-quality ornament, rare for the city. This includes the terracotta roof tiles and ridge capping.</p>	<p>FLEP-Local</p>
<p>Federation House, Cabramatta</p> 	<p>Located at 13 Prout Street, Cabramatta, the house is of significance for the local area for historical and aesthetic reasons, and as a representative example of early cottages in the area. The house is readily identifiable as part of the historical building stock of the area and contributes to streetscape character, enhanced by the recognisable features of the transitional Federation/Victorian period architecture and the garden setting.</p>	<p>FLEP-Local</p>

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5. ASSESSMENT OF HERITAGE SIGNIFICANCE

5.1 INTRODUCTION

This section considers the heritage significance of the collection of the built elements contained within the property known as

5.2 HISTORICAL THEMES

The Heritage Council of NSW provides a document that was prepared in October 2001 in relation to the relevant themes to consider when assessing heritage significance. The following three themes are considered relevant to the subject site.

5.3 HISTORICAL THEMES

The Heritage Council of NSW provides a document that was prepared in October 2001 in relation to the relevant themes to consider when assessing heritage significance. The following three themes are considered relevant to the subject site.

NATIONAL THEME	STATE THEME	LOCAL THEME/EXAMPLE
4. Settlement	Accommodation	Cottage residence constructed c1920s, possibly 'Ecclestone' built for Jack Alfred Jones.
4. Settlement	Land Tenure	Changing land uses - from rural to suburban.
4. Settlement	Towns, Suburbs and villages	Subdivision pattern and changes - cottage constructed during phase of increased development on John Street.
8. Developing Australia's cultural life	Domestic life	Floorplan of house demonstrates the response of house design to patterns of use, required amenities and expectations of the time.
9. Marking the phases of life	Persons	Ownership by the family of Jack Alfred Jones, dairyman and milk vendor from 1922 to 1984, and occupation by the Jones family from 1941 at the latest.

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5.3 NSW HERITAGE CRITERIA

An assessment of cultural significance of Edensor House, has been undertaken below against the seven NSW Heritage Criteria. This assessment is based wholly on the historical information available as well as the physical and comparative analysis.

This site is historically significant as an early 20th Century dwelling, increasingly rare in the Fairfield Local Government Area, that has remained in-situ over the last century.

Based on the research available, the dwelling is not thought to have any specific association with any person or group of people.

The dwellings individually and collectively retain aesthetic significance as largely intact and identifiable historic dwellings, grouped together at the western gateway to Cabramatta.

The John Street dwellings have remained within the Cabramatta despite progressive change and development, which resonates with the people of Cabramatta reminding the community about the early establishment of the place as a prominent suburb with metropolitan Sydney.

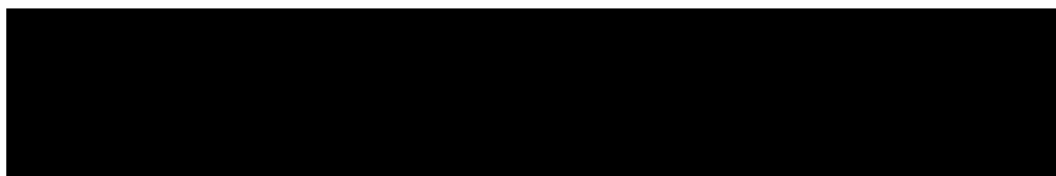
Based on the available information, it not known whether the John. Street properties have research or archaeological potential.

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As a group, the dwellings represent a small remnant collection of early 20th Century dwellings that earmark early suburban development, which is uncommon in the Fairfield LGA.



The dwellings on John Street individually and collectively represent remnant Federation and Inter-War style dwellings, built from timber weatherboard, which was more common regionally and less common in other parts of Sydney where bricks were predominantly used by the turn of the 20th Century.

5.4 STATEMENT OF SIGNIFICANCE

This site is historically significant as an early 20th Century dwelling, increasingly rare in the Fairfield Local Government Area, that has remained in-situ over the last century.

The dwellings individually and collectively retain aesthetic significance as largely intact and identifiable historic dwellings, grouped together at the western gateway to Cabramatta.

In terms of social significance, the John Street dwellings have remained within the Cabramatta despite progressive change and development, which resonates with the people of Cabramatta reminding the community about the early establishment of the place as a prominent suburb with metropolitan Sydney.

The dwellings on John Street individually and collectively represent remnant Federation and Inter-War style dwellings, built from timber weatherboard, which was more common regionally and less common in other parts of Sydney where bricks were predominantly used by the turn of the 20th Century.

As a group, the dwellings represent a small remnant collection of early 20th Century dwellings that earmark early suburban development, which is becoming increasingly rare in the Fairfield LGA.

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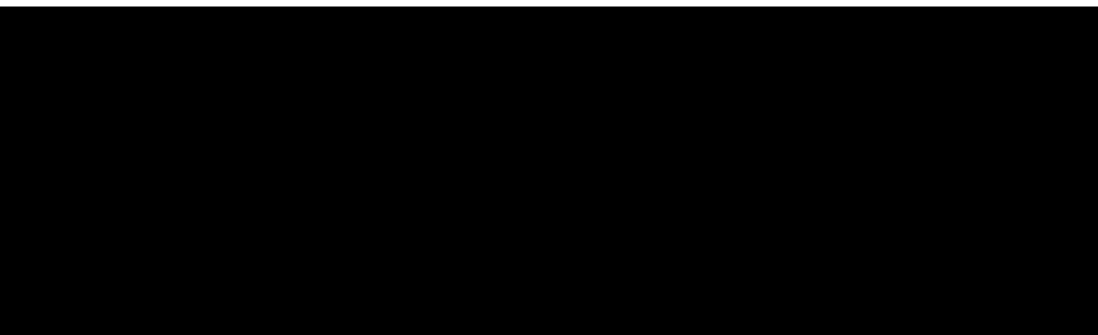
6. HERITAGE CURTILAGE REVIEW

6.1 INTRODUCTION

This section has been included to provide guidance in relation to curtilage of the house at 112 John Street, Cabramatta.

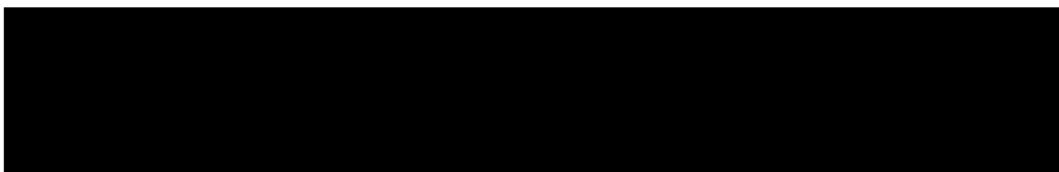
6.2 DISCUSSION OF CURTILAGE

The publication *Heritage Curtilages, prepared by the (former) Heritage Office, Department of Urban Affairs and Planning, 1996* ('publication') has been used as a guide to the determination of an appropriate curtilage for 158 Broomfield Street, Cabramatta.

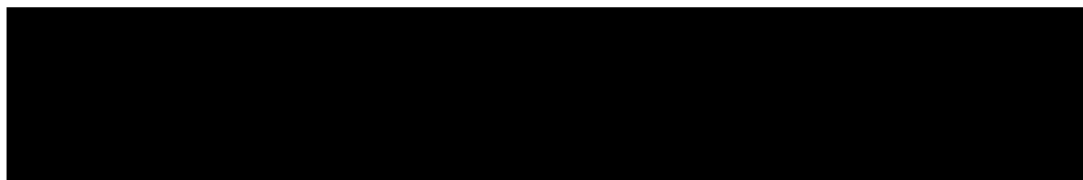


The document describes *Lot Boundary, Reduced, Expanded and Composite* curtilages. Of most relevance to this assessment is the *Lot Boundary Curtilage*.

The publication describes a **Lot Boundary Curtilage** as extending to the boundary of the property containing the heritage item and outlines that this is the most common type of curtilage. The following commentary is provided in relation to *Lot Boundary Curtilage*:



The publication describes a **Reduced Heritage Curtilage** as less than the boundary of the allotment identifying a smaller portion of land than the entirety of the lot. The following commentary is provided in relation to *Reduced Heritage Curtilage*:



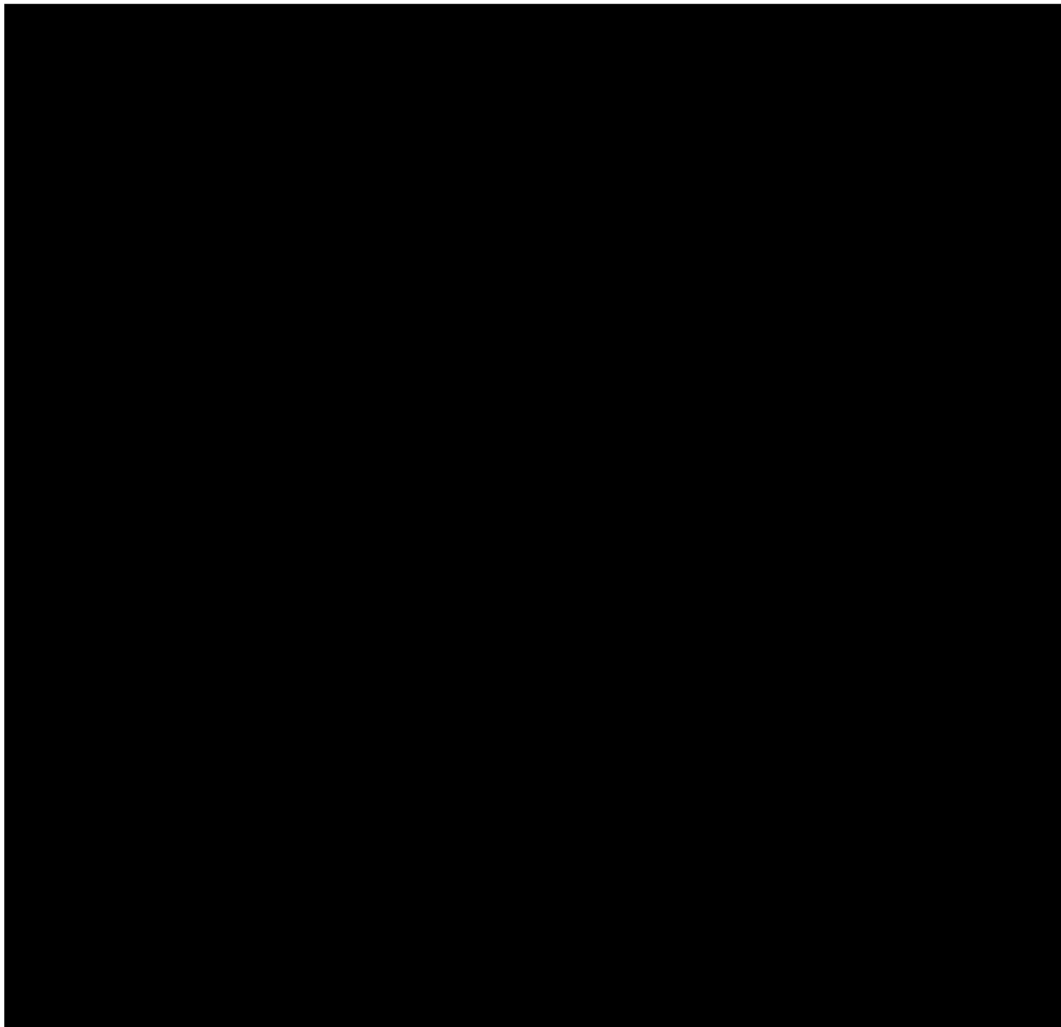
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The publication describes a **Composite Heritage Curtilage** as less than the boundary of the allotment identifying a smaller portion of land than the entirety of the lot. The following commentary is provided in relation to Composite Heritage Curtilage: See Figure 27 below.



As identified in a previous heritage study, John Street, Cabramatta contains clear evidence of early residential development through the extant housing stock, which includes the subject property. The John Street properties that are the subject of this study are mapped below.



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7. CONCLUSION AND RECOMMENDATION

Based on the available historical and physical evidence, as well as a comparative analysis of similar properties, it is evident that 118 John Street, Cabramatta meets the threshold for heritage listing at least at a local level and should be recognised for its significance to the Fairfield Local Government Area.

The first option is that Schedule 5 of FLEP be amended to include a discrete listing as follows:

Suburb	Item Name	Address	Property Description	Significance	Item No.
Cabramatta	<i>118 John Street – house and interiors.</i>	118 John Street, Cabramatta	Lot 2 DP 416907,	Local	Item 113

The second option is that the dwelling is part of a group listing, as suggested in the 19991 study:

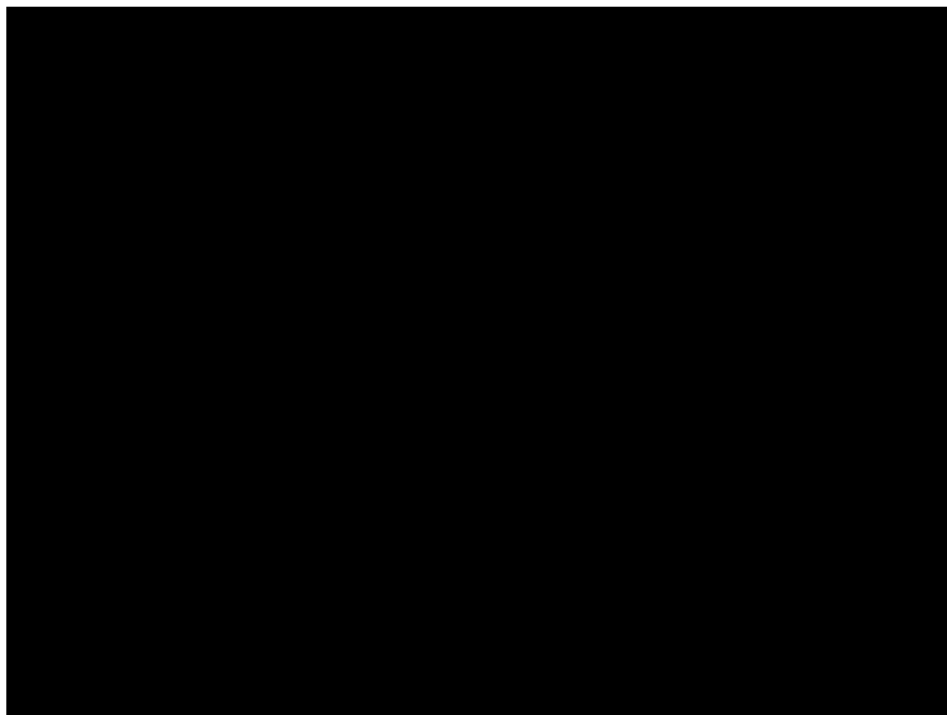
Suburb	Item Name	Address	Property Description	Significance	Item No.
Cabramatta	<i>112, 116, 118, John Street – Group of houses</i>	112, 116, 118 John Street, Cabramatta	Lot 2 DP 416907, Lot 39B and 39C, DP 368117	Local	Item 111

The third option, which is unprecedented in the Fairfield Local Government Area is that the property is included as part of a Heritage Conservation Area listed in Schedule 5 of FLEP. The Area could extend to include the six (6) properties that have been the subject of assessment, and which are located at 112, 116, 118, 121, 123 and 125-27 John Street, Cabramatta.

It is recommended that a group listing of the properties is progressed in **accordance with the second option**. On this basis, FLEP heritage map should also be amended based on the curtilage map shown at Figure 27 above as the preferred option.



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DRAFT HERITAGE ASSESSMENT

PREPARED FOR
Fairfield City Council

JUNE 2025

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DOCUMENT / STATUS REGISTER

Issue	Date	Purpose	Written	Approved
A	10/06/25	Consideration for heritage listing.	VH	VH

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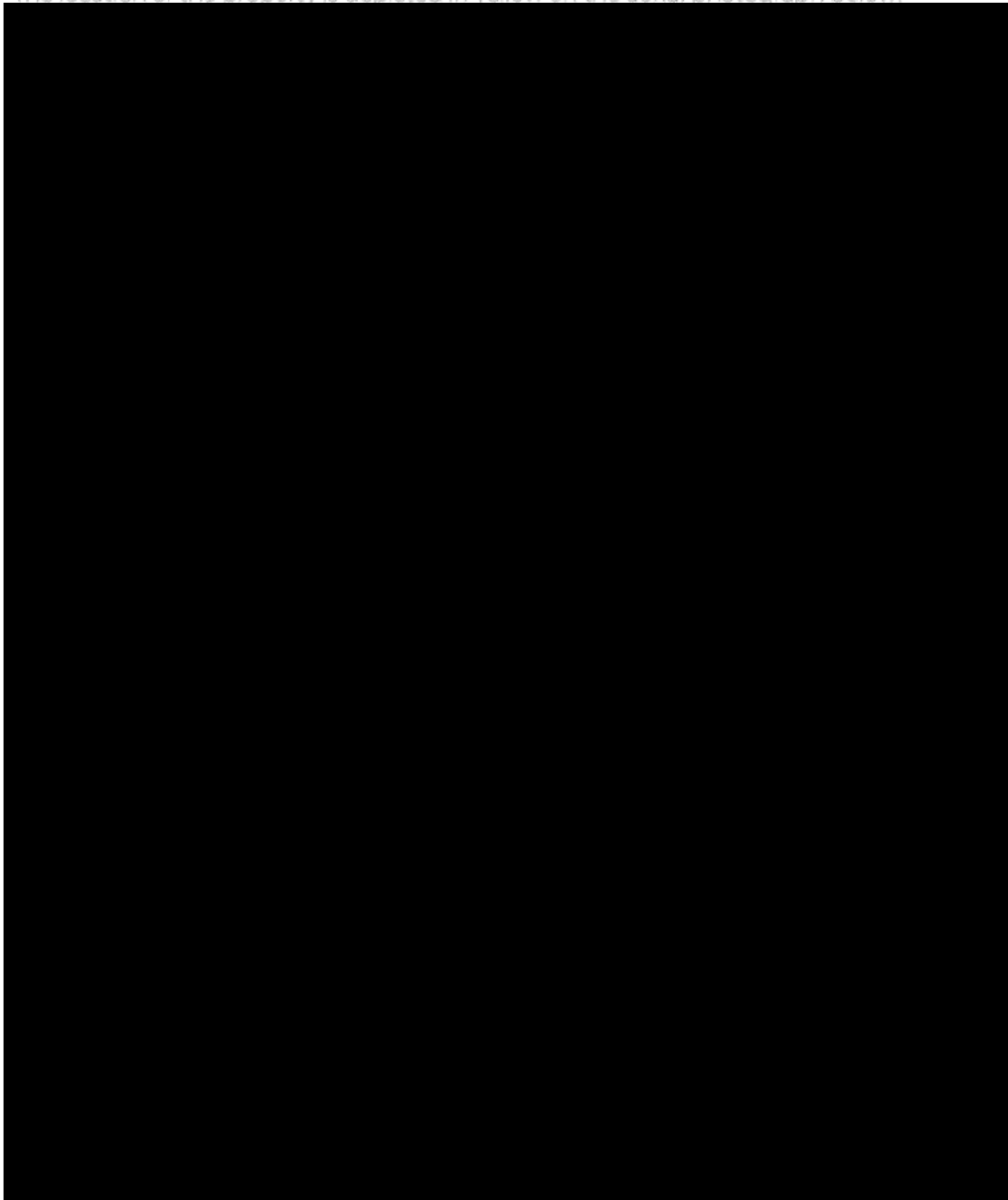
1. INTRODUCTION

1.1 PURPOSE

This heritage assessment has been commissioned by Fairfield City Council to further consider the significance of the property at 121 John Street, Cabramatta which is legally described as Lot A DP 335119.

1.2 STUDY AREA

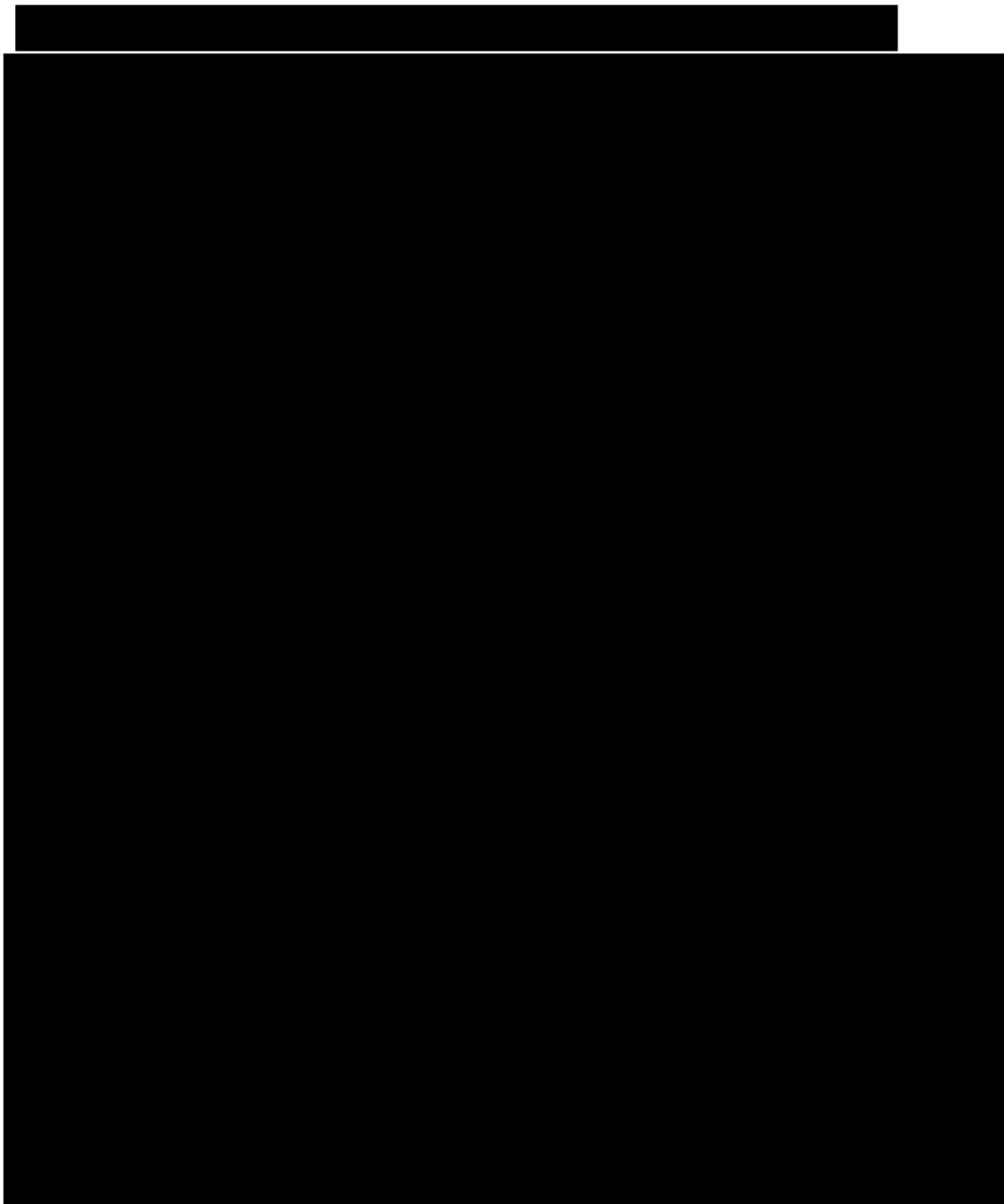
The location of the property is depicted in yellow on the aerial photograph below.



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1.3 DEFINITIONS



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1.4 STRUCTURE OF THE REPORT

The report follows the general guidelines for Assessing Heritage Significance published by the (former) NSW Heritage Office as part of the NSW Heritage Manual. This report also follows the methodology described in The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.

1.5 AUTHOR IDENTIFICATION

This document has been prepared by Vanessa Holtham, Heritage Advisor, Fairfield Council. The detailed history and background significance was prepared by Dr Martine Muller and Liz Gorman of Sue Rosen Associates.

1.6 STATUTE AND STANDARDS

The following were used to inform this preliminary heritage assessment:

- *Assessing Heritage Significance*, Department of Planning & Environment, 2023.
- *Fairfield Local Environmental Plan 2012*
- *Australia ICOMOS Burra Charter*, 2013
- *Heritage Curtilages* published by the (former) NSW Heritage Office.

1.7 LIMITATIONS

This report does not include an Assessment of Aboriginal or archaeological significance. An internal inspection of any of the building has not been undertaken at this stage.

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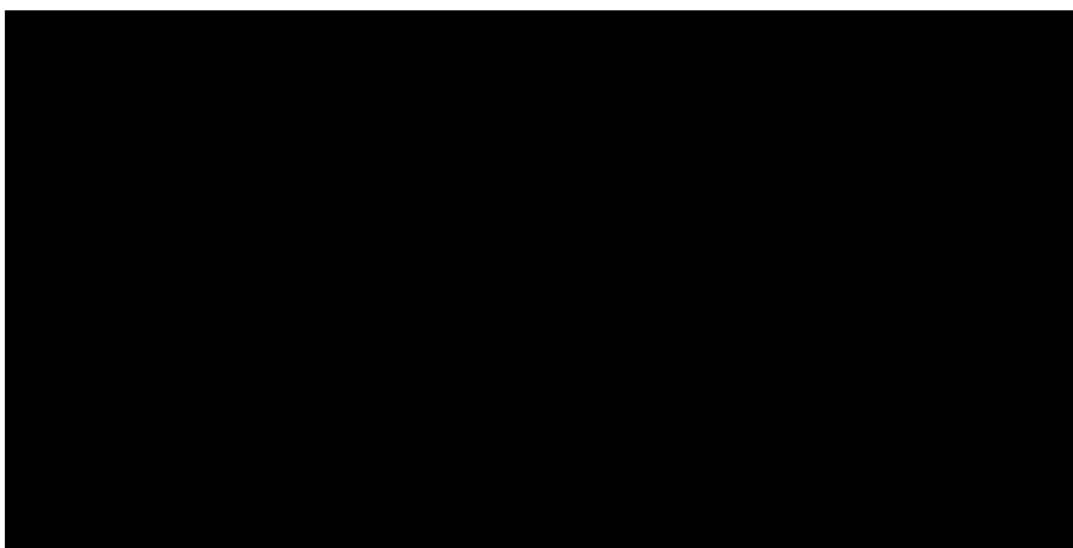
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2. HISTORICAL ANALYSIS

2.1 EARLY OWNERSHIP AND DEVELOPMENT

The 460 acre land grant of Portion 242 of the Parish of St Lukes was originally granted by Governor Gipps to William Hampden Dutton and Joshua Thorp in trust for Cornelius Prout and wife Catherine, on the 7th February 1839.¹

Brother of the artist John Skinner Prout and nephew of the English watercolourist Samuel Prout, Cornelius arrived in Sydney on the 19th October 1826. Cornelius Prout was an early resident of the Canterbury area, where he resided at 'Bell Ombre'. He began as a clerk in the Colonial Secretary's office, and was later appointed as the Sub Sheriff of the Colony; he was in this role when granted the Cabramatta land. In addition to his colonial post, he owned the Sugar Loaf Inn and also operated a punt at the Cooks River.²



The Cooks River, chiefly the crossing of it, was a time-consuming, and sometimes dangerous, problem for the residents of the area. Punts were an early solution, and several seem to have operated in tandem in 1833: Prouts', and also Joshua Thorp (later trustee for Prout's Cabramatta grant). In 1840, Prout replaced his punt with a private bridge. Both he and neighbour Robert Campbell agreed that the track-like Canterbury Road which traversed their properties could be formalised as access to the bridge. The stone was quarried on Campbell's land and Prout used convict labour to construct the three-span bridge. The bridge was financed partly by local subscription, but mostly from the tolls he proceeded to charge on opening. A two storey toll house was constructed next the bridge, and Prout set about the

¹ MHNSW; *Colonial Secretary, Index to Copies of Deeds to Land Grants 1826-1856*; Archive Reel: 2561; Series: 1217; date range 1788-1865

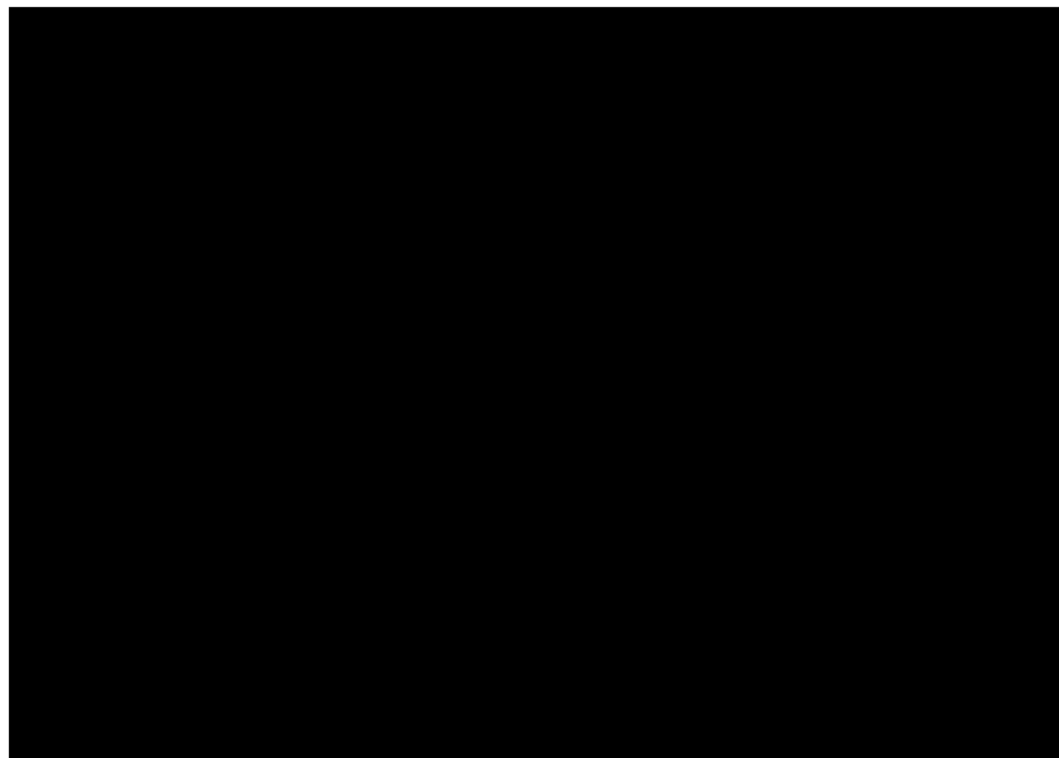
² Dictionary of Sydney: 'Cornelius Prout', https://dictionaryofsydney.org/person/prout_cornelius

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extremely profitable toll-collecting business – ferociously, and prosecuted to the full extent of the law – until his death in 1854. Only then did the Government, following [REDACTED] petitioning from locals since 1850, gazette the road and abolish the toll.³ Prout's legacy lives on today in a surviving stonework section of his infamously extortionate Canterbury Road bridge.

Catherine Prout passed away in 1841 aged just 34, with Cornelius following in 1854. The land was willed to their surviving children: James Samuel Prout, Charlotte Hannah Marsh, Catherine Mary Browning, and Cornelius the younger. By 1885, Charlotte Marsh was the sole survivor of her siblings. Along with her own, she and husband Benjamin became the executor for her brothers' interests in the estate and Catherine Mary's widower James Browning and son James for theirs. The Marshs and Brownings sold the Cabramatta land grant in full (excepting the land resumed for the railway and public roads) to John William Cliff for £8500 on the 11th August 1885.⁴ Cliff brought others into the ownership of the land, with a 5 June 1886 deed detailing that the parties now comprised of Cliff, Harmsworth Robert Way, and Walter Sewell Buzacott.⁵



³ Heritage NSW: 'Prouts Bridge over Cooks River', SHI database 4309574

⁴ NSW LRS: Book 317 No. 638

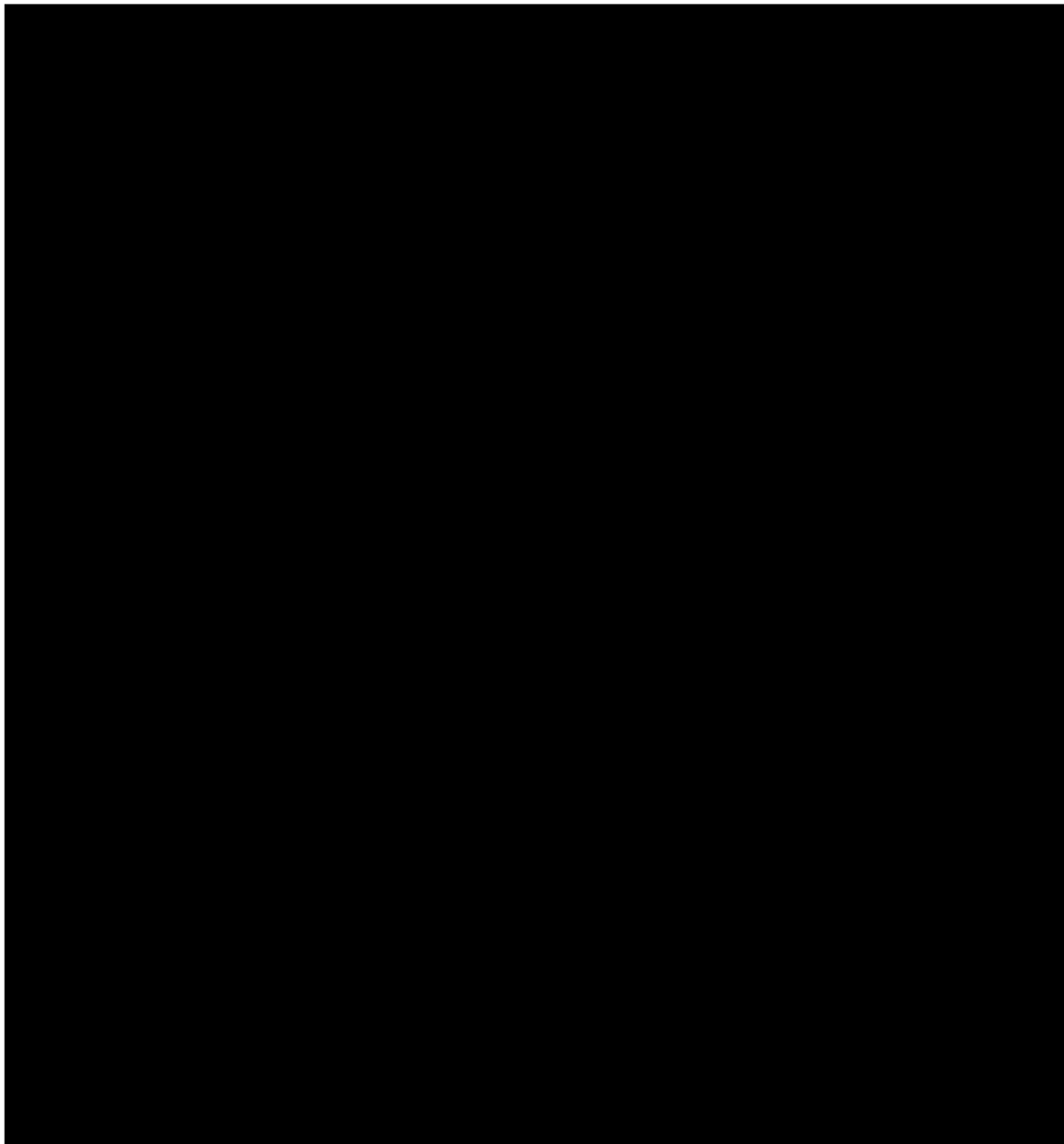
⁵ NSWLRS: Book. 340 No. 480

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2.2 TOWN OF CABRAMATTA SUBDIVISION (1887)

A subdivision of the entirety of the portion was attempted in 1886 but was ultimately unsuccessful. An 1887 revision of the subdivision pattern was undertaken, with the extent of the land offered being reduced to the area west of the railway line; the 'Town of Cabramatta' subdivision foreshadowed the shape of the central area of Cabramatta.

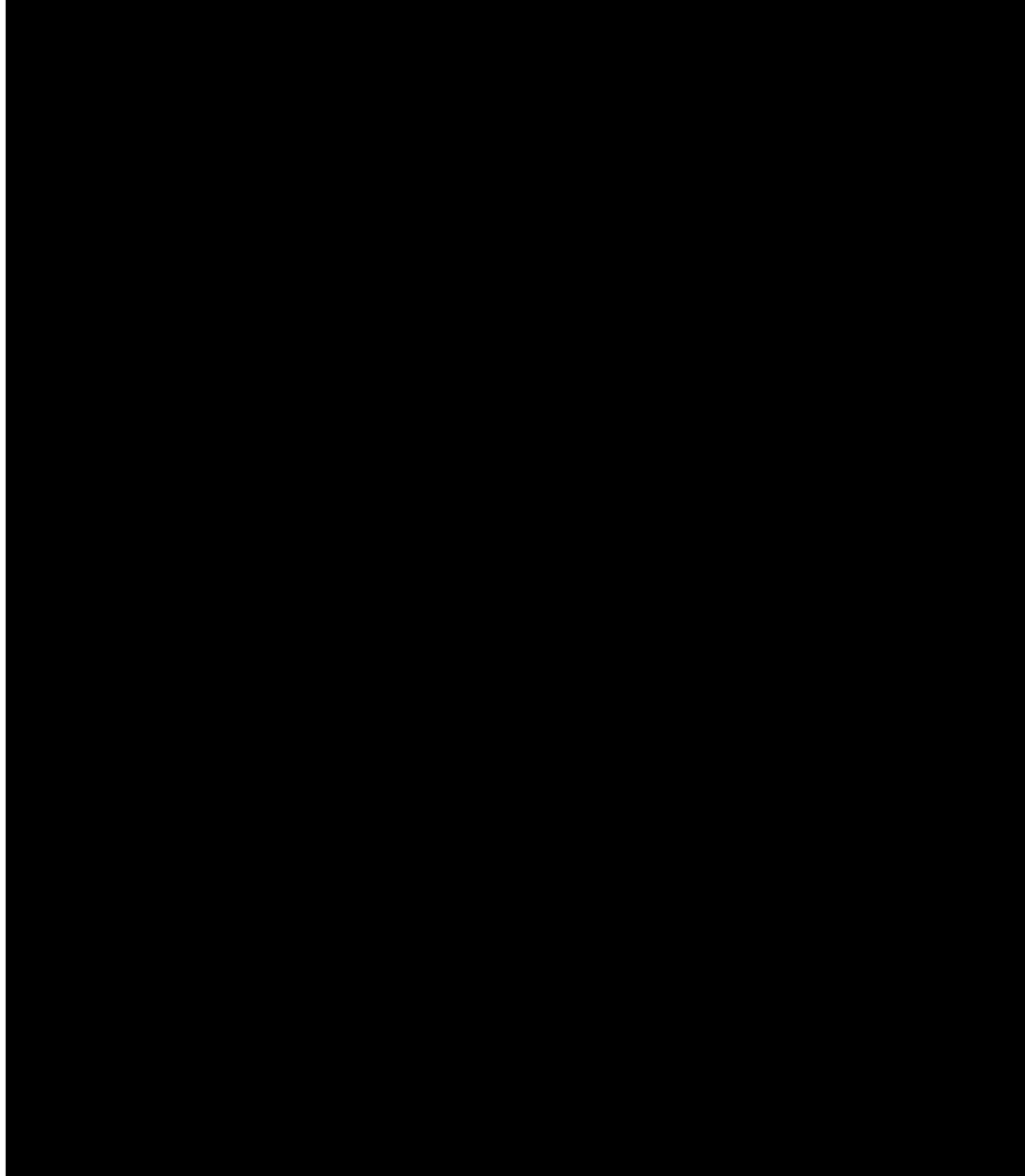


The subdivision advertisement boasted a railway station in the centre of the property, being only 20 miles from Sydney on the Great Southern Line, and with splendid rich soil for gardens, Orangeries and Vineyards.

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The land was being offered in the lead up to the 1890s economic depression. In 1890, the Primary Application was lodged to bring the land, now surveyed and recorded as Deposited Plan 2526, under the Torrens Title System.⁶ The first certificate of title was issued to John William Cliff and Walter Sewell Buzacott in July 1890. They mortgaged the land to real estate agent and auctioneer Henry Gorman of Hardie and Gorman. The title certificate plan shows that very few of the Town of Cabramatta allotments had been sold by that stage.⁷



⁶ NSW LRS: PA 7855

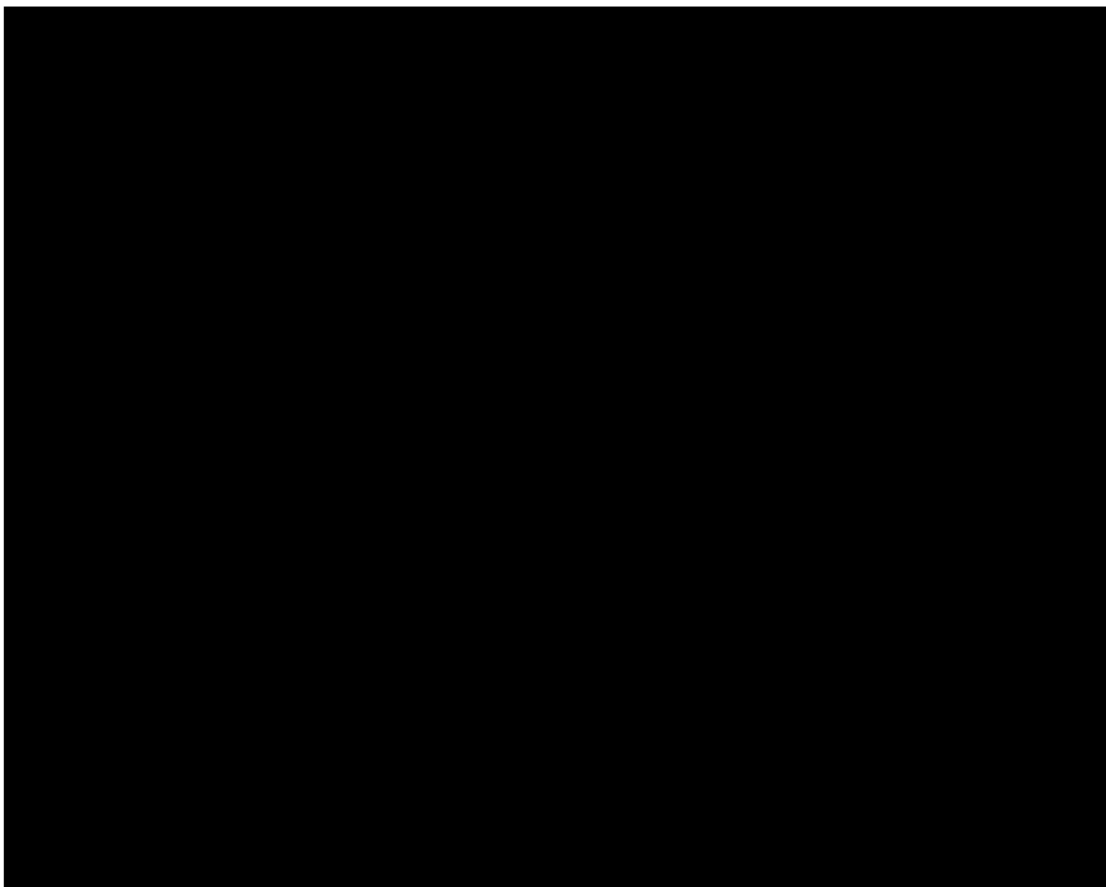
⁷ NSW LRS: CT Vol. 976 Fol. 6

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In 1891, Gorman exercised his mortgagee power of sale to transfer the estate residue to John Cliff, Edward Arnold, Harmsworth Robert Hay, Thomas David, and real estate partner Robert Hardie.⁸ Advertisements for the subdivision continued through the 1890s and into the early 1900s, though with limited success.

In challenging economic times, Henry Gorman transferred the mortgage to The Commercial Banking Company of Sydney, completed on the 21st July 1892. Despite there being a sale advertised in 1894, no title transfers were recorded, and in September 1895, the bank foreclosed on the mortgage and resumed ownership of the estate's residue. However, the Bank didn't fare much better than the previous owners, selling just 7 allotments between June 1900 and September 1902.⁹

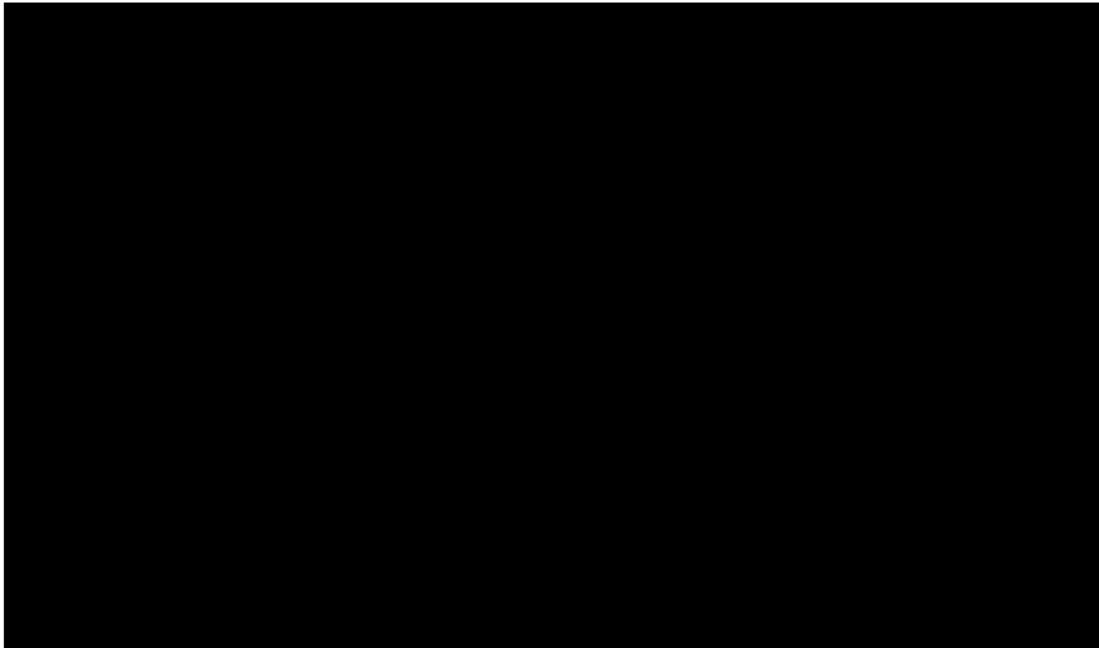


⁸ NSW LRS: CT Vol. 998 Fol. 156

⁹ NSW LRS: CT Vol. 1011 Fol. 177

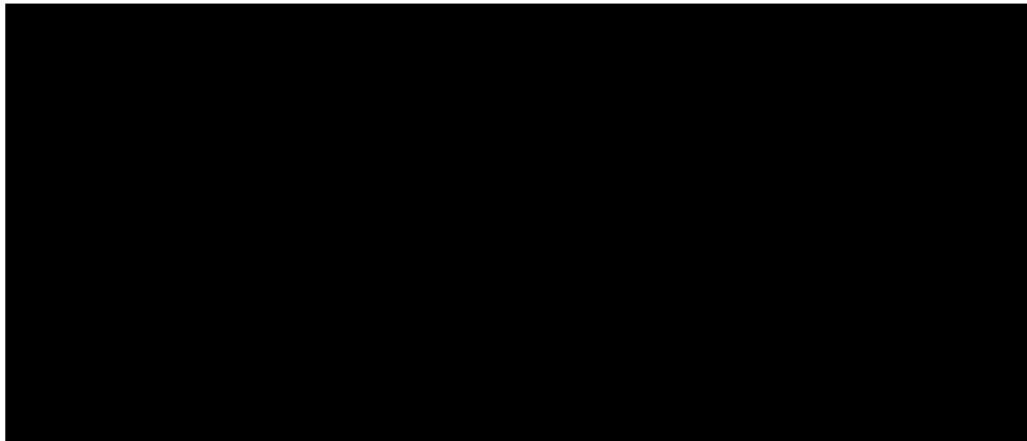
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In August 1903, the bank sold the DP2526 land and the remaining 291 acres of the Prout grant east of the railway back to Robert Hardie and Henry Gorman, with fellow auctioneer John Francis King joining in on the joint tenancy.¹⁰

In September 1903 the subdivision of the eastern acreage of the grant was approved. The part closest to the railway was to become suburban lots. The remainder was offered as large blocks of primarily 4-5 acres, but up to 12-15 acres on the eastern side of Liverpool Road. The subdivision was registered as Deposited Plan 4420.¹¹

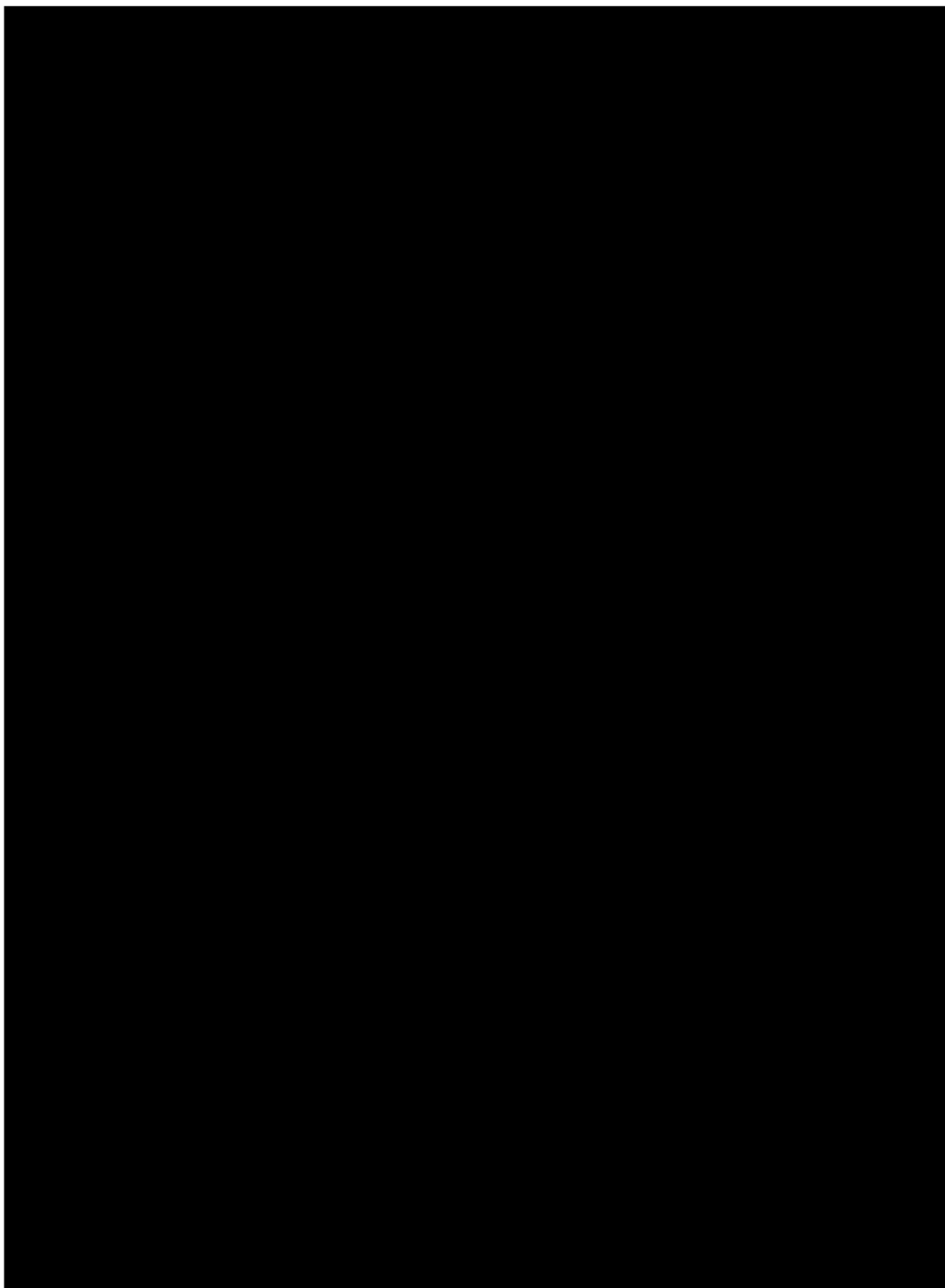


¹⁰ NSW LRS: CT Vol. 1474 Fol. 171; Vol. 1474 Fol. 250

¹¹ NSW LRS: DP 4420; SLNSW: *Cabramatta subdivision plans*, 028 - Z/SP/C2/27 - Cabramatta - Orchard, Vineyard & Poultry Farm Blocks - Railway Pde, Liverpool Rd, Longfield St, 1903

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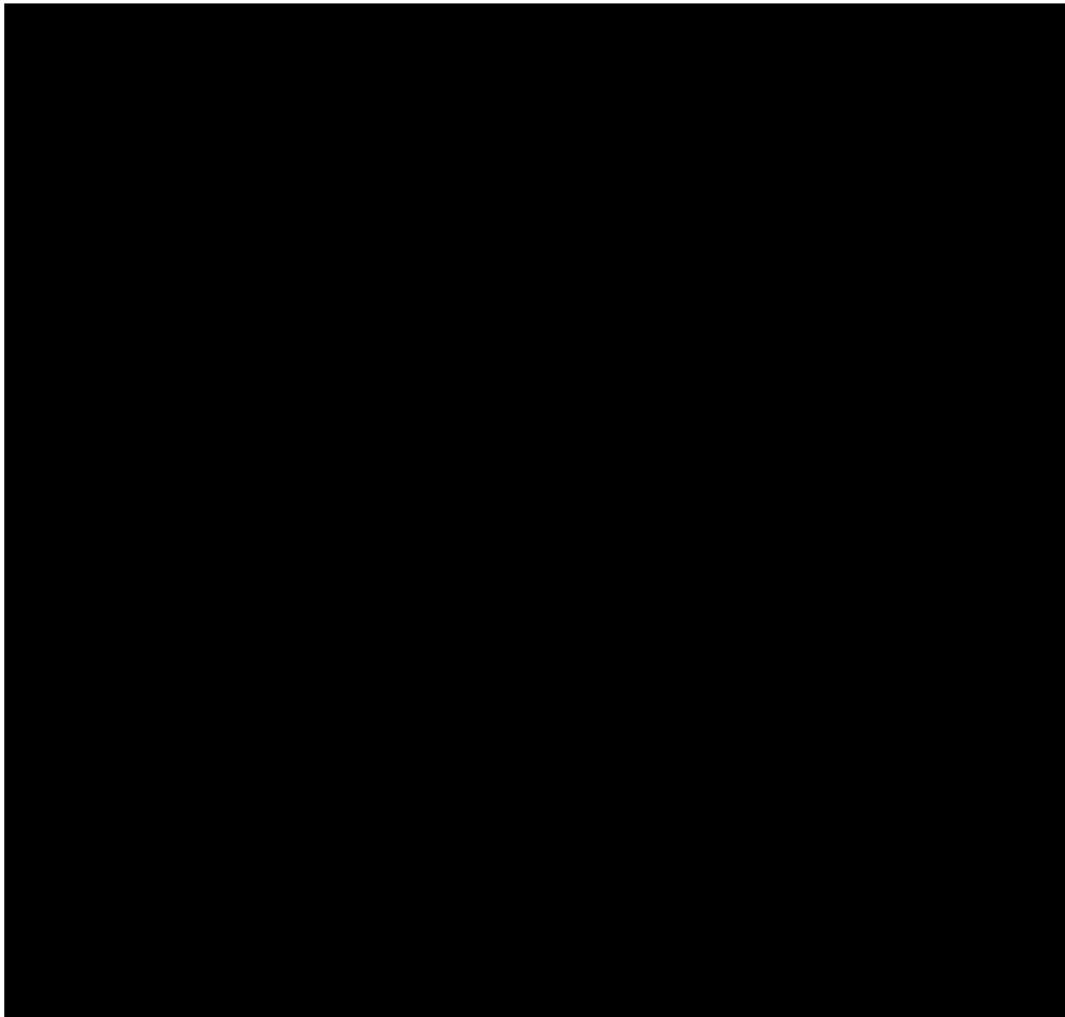


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2.3 THE NEW TOWNSHIP OF CABRAMATTA (1903)

On the 7th of November 1903, Hardie & Gorman offered the 'New Township of Cabramatta'; an expanded subdivision which added the two new sections of suburban lots on the eastern side of the railway.¹² On the same date they released the farm blocks of DP4420 as the 'Cabramatta Orchard Vineyard + Poultry Farm Blocks' sale.



2.4 ACQUISITION OF LOTS 29 AND 30 BY NICHOLAS MCBURNEY (1909)

Lots 29 and Lots 29 and 30 in Section A of DP 2526, were transferred from Hardie, Gorman & King to Nicholas McBurney and his wife, Sarah Ann McBurney on 20 May 1904.¹³ When a new

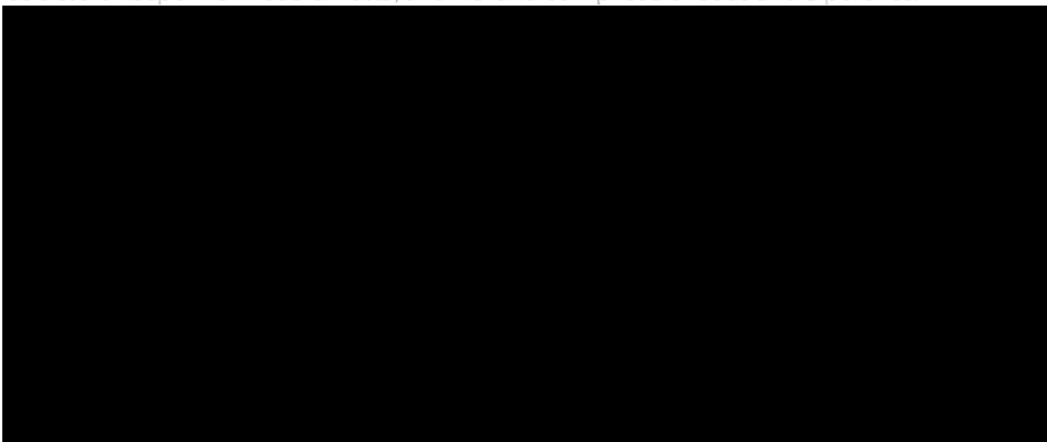
¹² NSW LRS: CT Vol. 1474 Fol. 171; Vol. 1474 Fol. 250

¹³ NSW LRS: CT Vol. 1474 fol. 81.

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Certificate of Title was issued to the McBurneys on 16 June 1904, Nicholas McBurney was noted as a store keeper from Cabramatta, and his land comprised 3 roods and 8 perches.¹⁴



Nicholas McBurney (1842-1935) was known as the 'Grand Old Man of Cabramatta' and 'The Father of the District'.¹⁵ Born in County Armagh, Ireland, on 9 January 1842, Nicholas McBurney arrived in Brisbane in March 1865 but soon moved to Sydney, where he established a market garden in Rose Bay. As a member of the volunteer artillery corps of Sydney, he was one of the guards of honour when the Duke of Edinburgh visited Sydney in 1868. Injuring his leg in an accident in 1870, McBurney was said to have been 'crippled' for life, but nevertheless, he ran his market garden until 1873, later moving to Liverpool to take over a 100-acre farm at Warwick Farm.¹⁶

In 1878, Nicholas McBurney married Sarah Ann Moore, also originally from Ireland.¹⁷ They had three children: (Susannah) Frances (born 1879), John George (1880) and Nicholas Moore (1882), all born in the Liverpool district.¹⁸ In 1889, the family moved to Cabramatta, where Nicholas McBurney opened a large general store in 1895.¹⁹ From the beginning, the elder McBurney was engaged in local matters, agitating for the separation of Cabramatta and Canley Vale as a municipality from Liverpool and securing land for the first public school and town hall.²⁰ McBurney was elected to the first Cabramatta Council in 1892 and served continuously as an

¹⁴ NSW LRS: CT Vol. 1539 fol. 113.

¹⁵ Henry Thompson, *Back to Cabramatta and Canley Vale Week, May 6th to 12th, 1935 - Souvenir Booklet and Official Programme* (Cabramatta: Cabramatta and Canley Vale Municipal Council, 1935), 7.

¹⁶ '92nd Year', *Sun*, 8 January 1934, 6, <http://nla.gov.au/nla.news-article230507580>.

¹⁷ NSW Registry of Births, Deaths and Marriages, Marriages Registration No. 398/1878.

¹⁸ NSW Registry of Births, Deaths and Marriages, Births Registration Nos 15934/1879, 16898/1880 and 14890/1882.

¹⁹ 'McBurney's Sell to Woolworths', *Biz*, 22 January 1958, 2, <http://nla.gov.au/nla.news-article190202402>.

²⁰ 'The Father of Cabramatta', *Cumberland Argus and Fruitgrowers Advocate*, 30 November 1938, 14, <http://nla.gov.au/nla.news-article104977464>.

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alderman for 19 years. He was also one of the first trustees of the Cabramatta Methodist Church.



Figure 18: Photograph showing McBurney's second 'Commercial Stores' on Railway Parade, with Nicholas McBurney standing on the left and John George McBurney beside the horse and cart, c1905 (Source: Fairfield City Heritage Collection)²¹

Nicholas McBurney's address was already noted as Hill Street, Cabramatta, when he was elected as an alderman for the Cabramatta Ward in February 1903.²² By then, he appears to have built a house on his property on the corner of Hill and John Streets. The family lived at their Hill Street residence for several decades. Sarah Ann McBurney died there, aged 80, on 23 June 1924.²³ Her husband, Nicholas McBurney, was registered as the sole owner of Lots 29 and 30 on 16 April 1926.²⁴



Figure 19: Wedding photograph showing best man Nicholas M McBurney (standing) and his brother John G McBurney, the groom (sitting), on 8 May 1920. The bride, Ruperta Dorothy Sheppard, is standing on the right and her sister, bridesmaid Elam Irene Sheppard is sitting on the left [Fairfield City Heritage Collection]²⁵

²¹ McBurney's Commercial Store (c.1905). Fairfield City Heritage Collection, accessed 11/06/2024, <https://heritagecollection.fairfieldcity.nsw.gov.au/nodes/view/3969>

²² 'Advertising', *Sydney Morning Herald*, 4 February 1903, 3, <http://nla.gov.au/nla.news-article14500884>.

²³ 'Family Notices', *Daily Telegraph*, 24 June 1924, 4, <http://nla.gov.au/nla.news-article245712895>.

²⁴ NSW LRS: CT Vol. 1539 fol. 113.

²⁵ Formal wedding portrait of John and Ruperta McBurney (08/05/1920). Fairfield City Heritage Collection, accessed 11/06/2024, <https://heritagecollection.fairfieldcity.nsw.gov.au/nodes/view/4166>

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Figure 20: The McBurney family with their friends, c1922. From the right: Nicholas McBurney, Frances McBurney, Sarah Ann McBurney, Mr. Wiley, John George McBurney, Mrs Wiley (Source: Fairfield City Heritage Collection)²⁶



Figure 21: The occupants of the early McBurney residence on the corner of John and Hill Streets, c1926: John George McBurney and his wife, Ruperta, to either side of Nicholas Mc Burney (at centre), holding two of their children. Another child is visible at the front, and Frances McBurney, Nicholas McBurney's daughter, is just visible on the left (Source: Fairfield City Heritage Collection)²⁷

After resigning from Council, Nicholas McBurney's older son John (Jack) George McBurney filled his vacancy, serving as Mayor several times until his retirement in 1950.²⁸ In 1918, John G McBurney also took over the business from his father, who died at his Hill Street residence on 27 July 1935.²⁹

²⁶ *The McBurney family, Cabramatta* (c.1922). Fairfield City Heritage Collection, accessed 19/06/2024, <https://heritagecollection.fairfieldcity.nsw.gov.au/nodes/view/3967>

²⁷ *The McBurney family, Cabramatta* (c.1926). Fairfield City Heritage Collection, accessed 19/06/2024, <https://heritagecollection.fairfieldcity.nsw.gov.au/nodes/view/3959>

²⁸ 'The McBurneys of Cabramatta', *Biz*, 5 December 1956, 20, <http://nla.gov.au/nla.news-article189247647>; 'McBurney's Sell to Woolworths'.

²⁹ 'Obituary. Mr. Nicholas McBurney', *Biz*, 2 August 1935, 4, <http://nla.gov.au/nla.news-article76353466>; 'Family Notices', *Daily Telegraph*, 29 July 1935, 6, <http://nla.gov.au/nla.news-article246600449>; 'McBurney's Sell to Woolworths'.

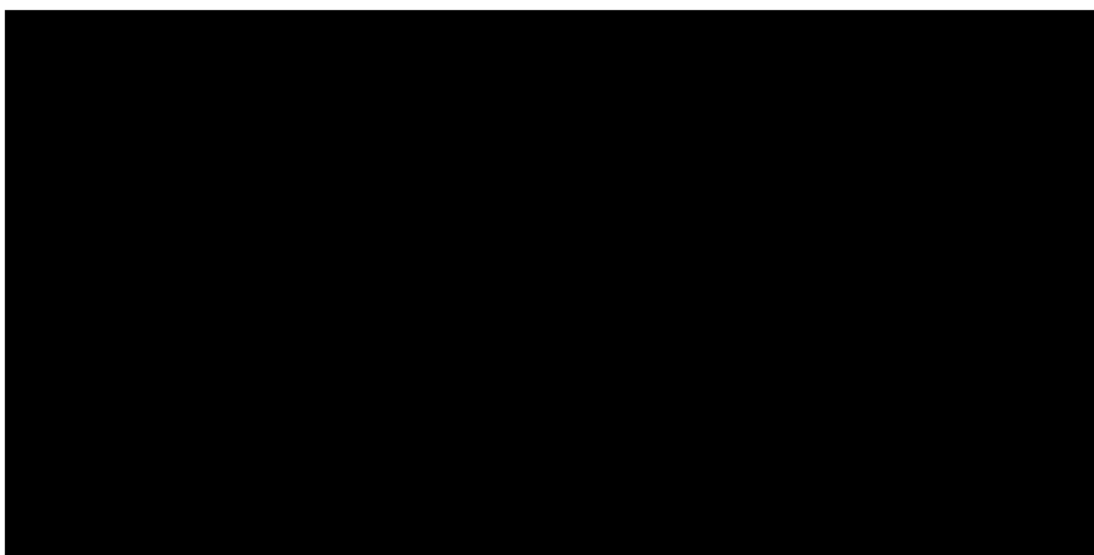
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The store in Railway Parade continued trading as McBurney's Commercial Stores until 1958 when it was demolished to make way for a new Woolworths store.³⁰

Only John G. McBurney, JP, was listed in the *Sands Directory* on the north-western corner of Hill and John Streets between 1925 and 1933, even though his father and likely also his unmarried sister, Frances, lived at the same address.³¹ John G. McBurney was one of only two occupants listed on the western side of Hill Street, between Railway Street and John Street, during that time.

An aerial photograph dated 1930 (Error! Reference source not found.) shows the McBurney residence set back slightly from Hill and John Streets, with further structures located further to the west. One of these was slightly larger and may have been a garage. The area of the subject site at 121 John Street appears to have still been vacant at that time, with some shrubs or trees visible, and possibly some smaller structures or vehicles. This corresponds with the *Sands Sydney Directory*, which did not list any occupants to the east of Max and C. Huber, who owned and occupied the adjacent buildings at 123 and 125-127 John Street.³²



After Nicholas McBurney's death in 1935, the property was transferred to his daughter, Susannah Frances McBurney, on 25 March 1935.³³ She married Dugald McCorquordale on 28 August 1936³⁴ and appears to have become the sole occupant of the McBurney residence on

³⁰ 'Cabramatta to Lose Landmark', *Biz*, 29 January 1958, 9, <http://nla.gov.au/nla.news-article190213115>.

³¹ *Sands Sydney Directory*, Cabramatta – Hill Street west side, 1925-1932/33. The *Sands* does not list any other McBurneys anywhere else on Hill Street.

³² *Sands Sydney Directory*, Cabramatta – John Street north side, 1925-1932/33.

³³ NSW LRS: CT Vol. 1539 fol. 113.

³⁴ *Ibid.*

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Hill Street. She worked with her brother John at the McBurney store for a long time, while their younger brother Nicholas was a policeman who lived in Marrickville.³⁵ He owned the site on the south-western corner of John and Hill Streets (see History for 112 John Street).

2.5 SUBDIVISION AND CONSTRUCTION OF 121 JOHN STREET (1937)

In 1937, Susannah Frances McCorquordale subdivided her property into four portions (Lots A to D), and on 8 June 1937, Lot A in DP 335119 was transferred to John James Palmer and Monica Vivian Palmer.³⁶ This was the westernmost portion of the McBurney property, with frontage to John Street.³⁷ This established the lot boundaries of the property at 121 John Street as they are today. The adjacent Lot B, together with Lots C and D (Error! Reference source not found.), remained in the ownership of individual McBurney family members for several decades afterwards.³⁸

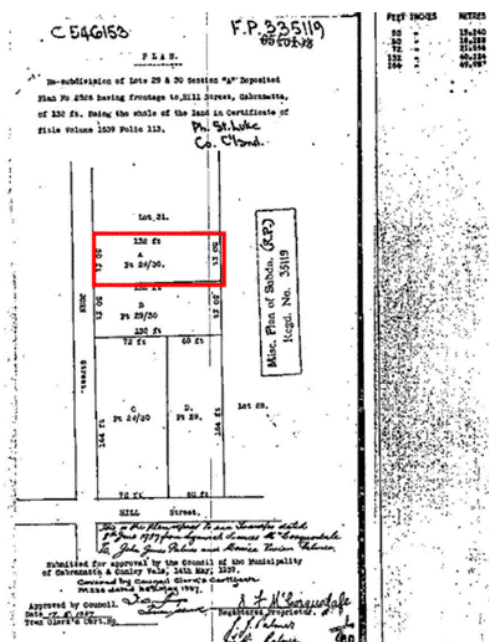


Figure 23: Subdivision plan registered as DP 335119, approved by Council on 17 May 1937. 121 John Street was located on Lot A (outlined in red) of the subdivision of Lots 29 and 30 by Susannah Frances McCorquordale, née McBurney (Source: From *Statement of Environmental Effects* by C C Weston & Associates, July 2006, Appendix, in: Fairfield City Council Archives, DA 890/2006 file)

John J Palmer, known as 'Nuttie' Palmer, and his wife Monica lived in a cottage elsewhere on John Street, Cabramatta, by January 1932, when their daughter June Shirley was born.³⁹ A son

³⁵ 'McBurney's Sell to Woolworths'.

³⁶ NSW LRS: CT Vol. 1539 fol. 113.

³⁷ NSW LRS: CT Vol. 4856 fol. 209.

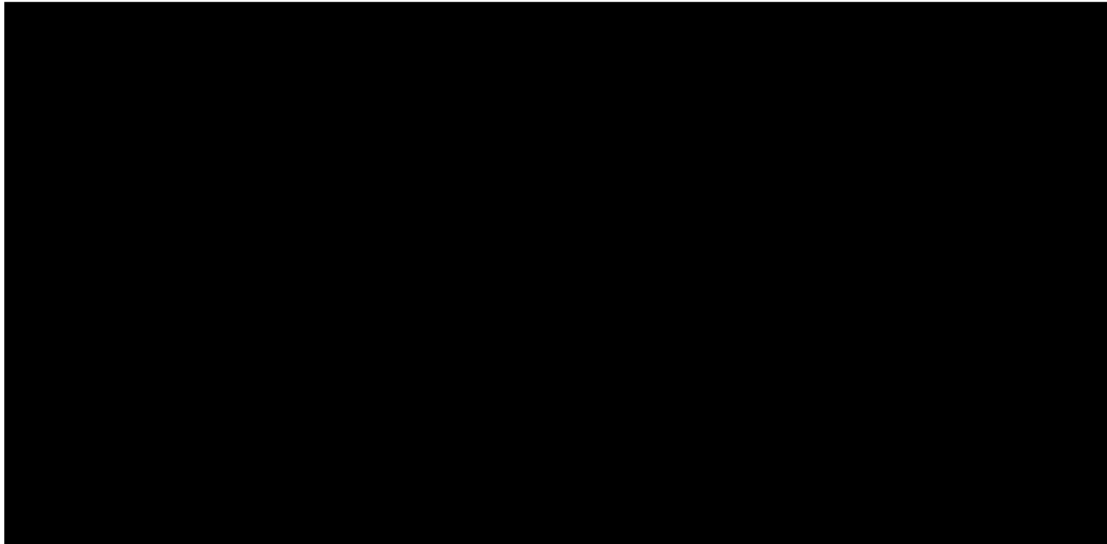
³⁸ Cf. NSW LRS: CT Vol. 1539 fol. 113; Vol. 5231 fol. 35; Vol. 5231 fol. 39; Vol. 7822 fol. 107.

³⁹ 'Family Notices', *Biz*, 22 January 1932, 4, <http://nla.gov.au/nla.news-article76331273>; 'Birthday Party', *Biz*, 5 February 1948, 4, <http://nla.gov.au/nla.news-article76265264>.

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named Noel James was born about two years later.⁴⁰ They still rented the cottage from the Paddington & Woollahra Starr Bowkett in early 1936.⁴¹



However, in early September 1937, three months after purchasing Lot A from Susannah F McCorquordale, John J Palmer was in the process of building a cottage on his new property at John Street.⁴² 'Nutty' Palmer was a carrier who delivered items such as eggs, fowls, sand, ashes, coke and parcels, and removed furniture from his John Street home.⁴³

⁴⁰ 'Fifth Birthday', *Biz*, 5 January 1939, 2, <http://nla.gov.au/nla.news-article76292802>.

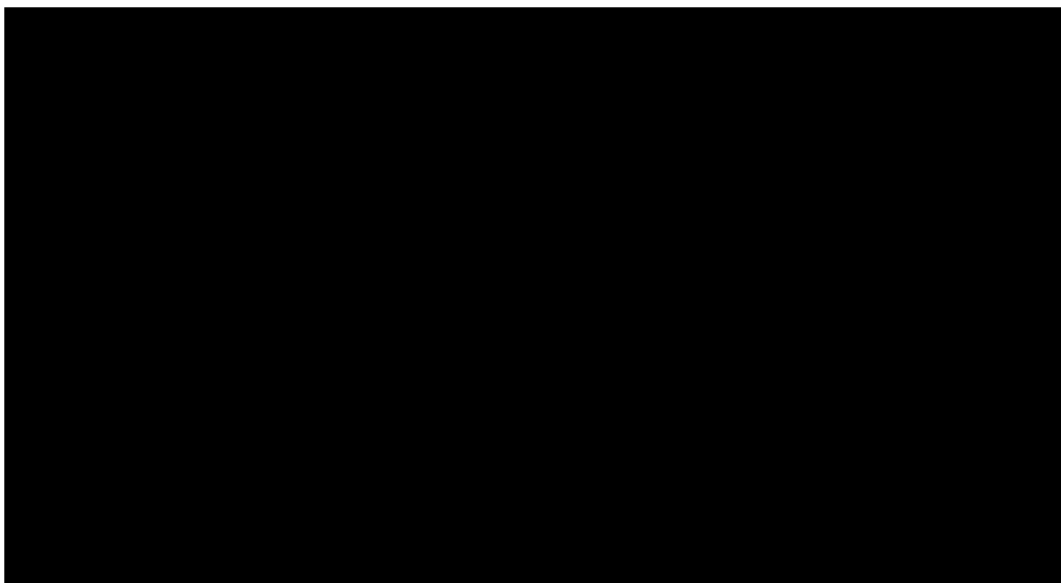
⁴¹ 'Drains. 31/1/36', *Municipality of Cabramatta and Canley Vale Council Minutes, 1935-1936*, held by Fairfield City Heritage Collection, viewed online at <https://heritagecollection.fairfieldcity.nsw.gov.au/nodes/view/1784>.

⁴² 'Building Report - 6th. September, 1937', *Municipality of Cabramatta and Canley Vale Council Minutes, 1937*, held by Fairfield City Heritage Collection, viewed online at <https://heritagecollection.fairfieldcity.nsw.gov.au/nodes/view/1790>.

⁴³ 'Advertising', *Biz*, 27 July 1939, 9, <http://nla.gov.au/nla.news-article76296771>.

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Monica and John J Palmer still lived at John Street by 1957, when they became grandparents.⁴⁴ When Monica Palmer died unexpectedly on 17 May 1969 at her daughter's place in Hurstville, aged 55, she still lived at 121 John Street, Cabramatta.⁴⁵ John J Palmer became the sole owner of the property on 1 October 1969, retaining ownership of Lot A until his own death on 3 November 1984, aged 75.⁴⁶ By June 1973, when John J Palmer had won \$400 in the State Lottery, his address was still noted as 121 John Street.⁴⁷ It is possible that he still lived there when he died in 1984, which would mean that he occupied the building for over 45 years. The property was then transferred to his son, Noel James Palmer, and their daughter, June Shirley Hutchinson, on 14 August 1985.⁴⁸ They sold the property in 1986, after 49 years of ownership by the family who constructed the building.

2.6 LATER DEVELOPMENT AND OWNERSHIP (FROM 1986)

On 13 March 1986, David Lu and Alice Lu became the new owners of Lot A, 121 John Street, Cabramatta, having acquired the property for \$140,000.⁴⁹ They immediately submitted a building application for demolition of the existing cottage and construction of a new, much

⁴⁴ 'Looking Around', *Biz*, 1 May 1957, 17, <http://nla.gov.au/nla.news-article189945090>.

⁴⁵ 'Death Notice', *The Sydney Morning Herald*, 19 May 1969, 23, Sydney Morning Herald Archives via State Library of NSW.

⁴⁶ NSW LRS: CT Vol. 4856 fol. 209; 'Death Notice', *The Sydney Morning Herald*, 18 November 1984, via Ryerson Index.

⁴⁷ 'Result of Ballot Lottery No. 6', *The Sydney Morning Herald*, 15 June 1973, 25, Sydney Morning Herald Archives via State Library of NSW.

⁴⁸ NSW LRS: CT Vol. 4856 fol. 209.

⁴⁹ NSW LRS: CT Vol. 4856 fol. 209. Cf. Fairfield City Council Archives, Property File 4590.2340 Part 1 – 121 John Street, Cabramatta.

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larger residence for themselves with a large garage on the ground floor level (BA 2306/1986).⁵⁰ The garage was required to accommodate Mr Lu's delivery van, two panel vans and 2 passenger cars. However, due to concerns by Council over the size of the proposed new dwelling, the height of the garage and issues with stormwater and sewerage lines, the application was withdrawn in early 1987. David and Alice Lu then acquired the adjacent cottages at 125-127 John Street on 3 July 1987.⁵¹

The following month, the Council's health surveyor issued a notice to the owners as the premises were said to be in a state of disrepair, with the sub-floor area permanently being damp due to a defective drainage system. The problem appears to have been rectified some months later and it seems that the owners did not move into the building, renting it out instead.

In early 1991, Council issued a notice to the occupier of 121 John Street about the prohibited use of the premises for motor vehicle storage and repair, including spray painting. By that time, at the latest, the building was occupied by tenants and the property was managed by local real estate agents. By that time, the adjacent 123 John Street, in the same ownership, was used as a furniture warehouse.

On 24 August 1993, a transfer of ownership was noted at the Land Titles Office.⁵² However, when a development application (DA 1214/1999) was approved on 19 July 1999, the owners were still noted as David and Alice Lu.⁵³ The development application was for use of the building as a home business comprising a solicitor's office. Drawings were prepared by Suncorp Constructions Pty Ltd for Steve Lu in May 1999 (Error! Reference source not found.).⁵⁴ The office was to be used by one resident and one non-resident, and three car parking spaces were to be provided on the driveway along the side of the house. The business was subsequently established, and a notice was later issued by Council regarding the prohibited use of external signage.

⁵⁰ Fairfield City Council Archives, Property File 4590.2340 Part 1 – 121 John Street, Cabramatta; cf. BA 2306/1986 file.

⁵¹ NSW LRS: CT Vol. 4699 fol. 205.

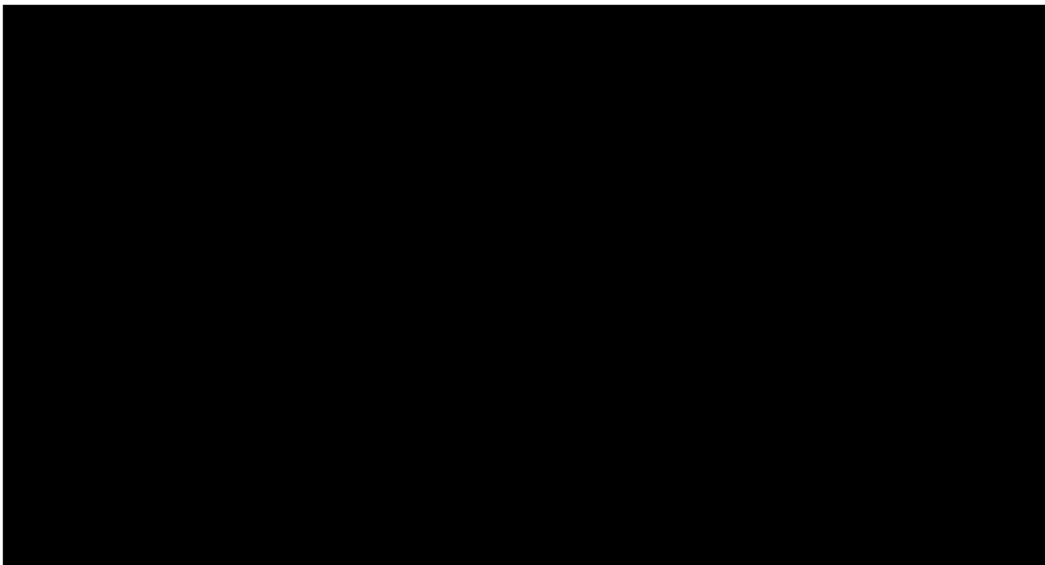
⁵² NSW LRS: Historical Search for Folio A/335119.

⁵³ If not otherwise noted, this and the following is based on Fairfield City Council Archives, Property File 4590.2340 Part 1 – 121 John Street, Cabramatta.

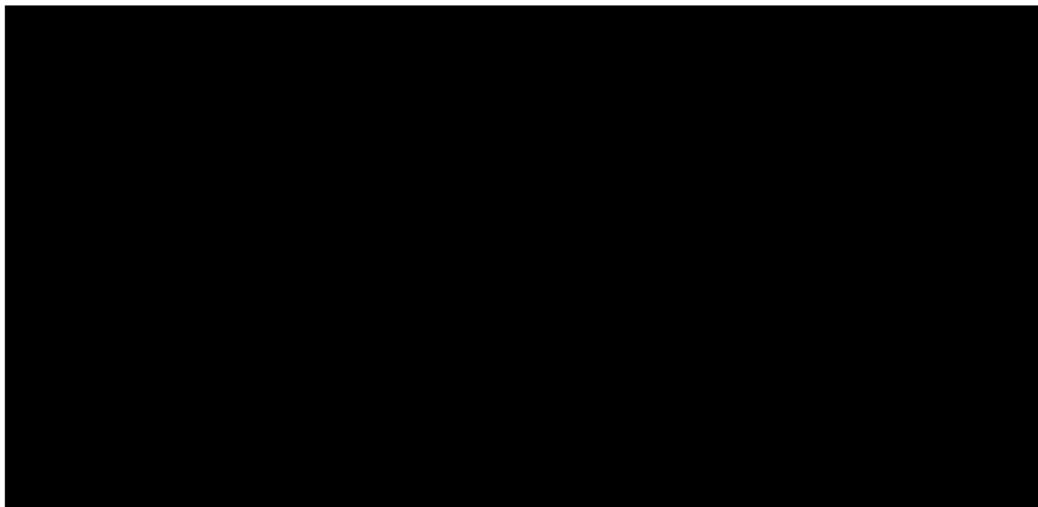
⁵⁴ Fairfield City Council Archives, DA 1214/1999 file.

DRAFT HERITAGE ASSESSMENT

121 JOHN STREET, CABRAMATTA



In March 2002, Artiva Projects Pty Ltd prepared drawings for internal alterations to the building for Steve Lu (Error! Reference source not found.).⁵⁵ The development application (DA 672/2002) for the proposed home business and home office use at 121 John Street, Cabramatta, was approved on 11 December 2002 for a one-year trial.



Although the trial had lapsed, the residence continued to be used for business purposes. By October 2004, Robert Lu, the managing director of the solicitor's business, Johnson & Lu Property Law Professionals [REDACTED] His brother, Stephen Lu, was the CEO of the company. It is possible that both were sons of David and Alice Lu, whose mail address was Shop 9/24-32 Hughes Street.

⁵⁵ Fairfield City Council Archives, DA 672/2002 file

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A development application was lodged in 2004 for the renewal of the home business (solicitor's office) use (DA 2110/2004).⁵⁶ It was approved on 21 February 2005, again for a 12-month trial period and involved minor changes to the internal office fitout.



Figure 28 Photograph taken in 2006, showing the dwelling at 121 John Street, Cabramatta prior to its proposed demolition (Source: From *Statement of Environmental Effects* by C C Weston & Associates, July 2006, 5, in: Fairfield City Council Archives, DA 890/2006 file):

On 3 August 2006, Council approved a development application for the demolition of the dwelling and outbuilding at 121 John Street (DA 890/2006).⁵⁷ At the same time, it also approved the demolition of the buildings at 123 John Street (DA 891/2006).⁵⁸ Both applications were submitted by David and Alice Lu [REDACTED] Cabramatta. However, despite the approval, both buildings were retained. A photograph of the building at 121 John Street, contained in the *Statement of Environmental Effects* submitted with the application, prepared by C C Weston & Associates in July 2006, is included below (Error! Reference source not found.).

On 7 February 2007, David Lu submitted an application for a change in how his land was rated. As the tenant no longer carried out the home office business on the premises, Lu applied for the property to be rated as residential instead of business. Several complaints were lodged by neighbours during the late 2000s regarding the overgrown and neglected state of the premises.

David and Alice Lu remain the owners of the property today.⁵⁹ No further development applications were found during a search of Fairfield City Council's online DA Tracker.

⁵⁶ Fairfield City Council Archives, DA 2110/2004 file

⁵⁷ Fairfield City Council Archives, DA 890/2006 file.

⁵⁸ Fairfield City Council Archives, DA 891/2006 file.

⁵⁹ NSW LRS: Historical Search for Folio A/335119.

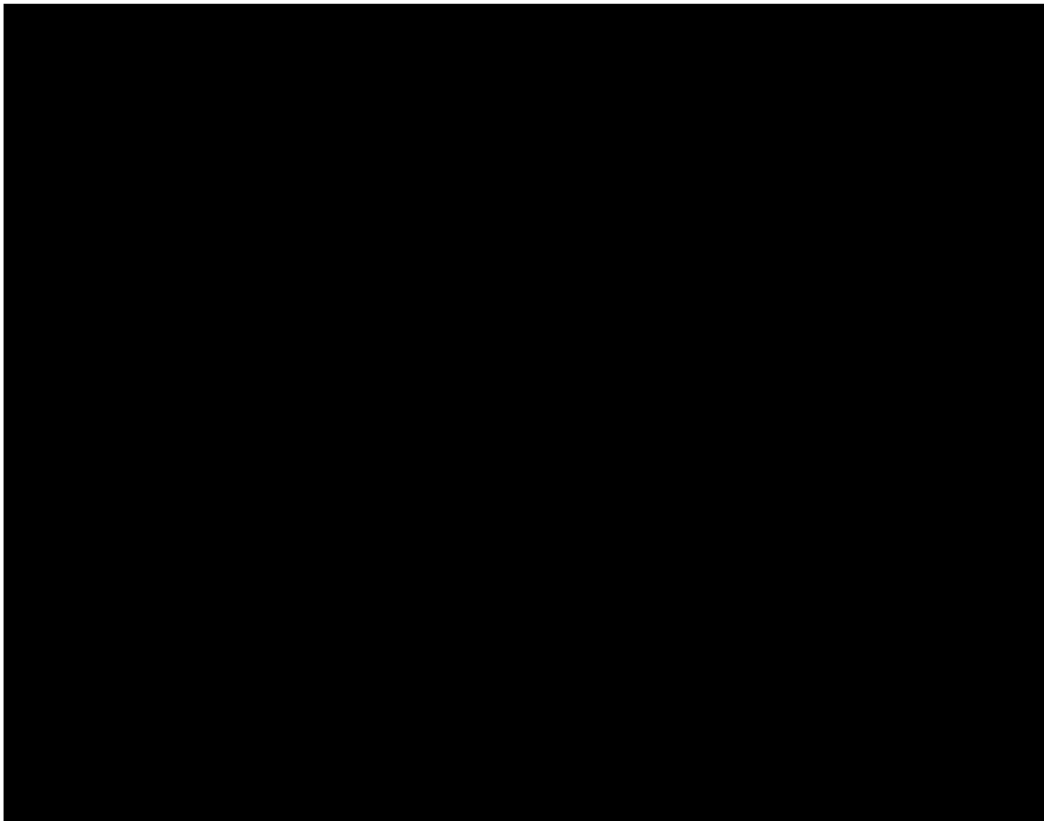
DRAFT HERITAGE ASSESSMENT

121 JOHN STREET, CABRAMATTA

3 SUMMARY EXTERNAL PHYSICAL ANALYSIS

Internal access to the property was not available however externally the house presents as a single storey, early 20th Century, timber weatherboard and clad dwelling with corrugated iron roof sheeting and Inter-War style entrance porch. The porch is centrally located and the dominate element of the dwelling with masonry piers supporting a projecting gable roof.

The dwelling is in average condition and does not appear to have been maintained to any great degree. The dwelling has a principal frontage to John Street and limited front setback. The house is an obvious example of early residential development in the precinct.



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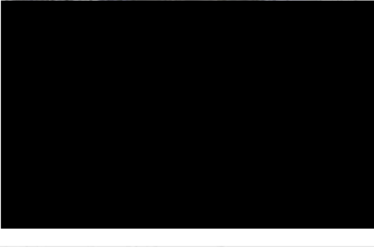

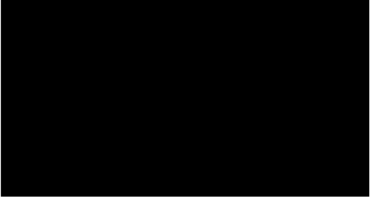
121 JOHN STREET, CABRAMATTA

4. SUMMARY COMPARATIVE ANALYSIS

4.1 INTRODUCTION

The following summary comparative analysis outlines most of the other early 20th Century heritage-listed cottages and dwellings in the Fairfield Local Government Area. The significance of these places is recognised through the heritage listing process, either at state level on the State Heritage Register and/or at local level on the Local Environmental Plan.

4.2 SUMMARY OF EARLY 20th CENTUARY HOMESTEADS & DWELLINGS

Building	Significance	Listing
Interwar House, Carramar 	Located at 13 Artie Street, Carramar this Inter-War house is significant for its individual design and unusual style, which is uncommon in the Fairfield area. The dwelling presents a double gable to the street and incorporates timber wall cladding with brick verandah.	FLEP-Local
Federation House, St Johns Park 	Located at 5 Chalmer Close St Johns Park, listed as 4-8 Chalmer Close this house is one of the oldest in the suburb, existing prior to subdivision and suburbanisation of the area. Despite reduced curtilage, the dwelling remains a good example of a Federation house.	FLEP-Local
Federation House, Carramar 	Located at 7 Houghton Street, Carramar this dwelling is an imposing example of a Federation period, weatherboard house, noted as being in traditional Georgian style including bell cast roof form.	FLEP-Local
Bungalow, Canley Vale 	Located at 89 Cardwell Street, Canley Vale, this dwelling presents a typical bungalow style double gable to the street and formed of timber cladding and brick and timber verandah.	FLEP-Local

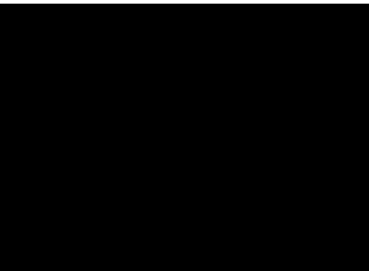
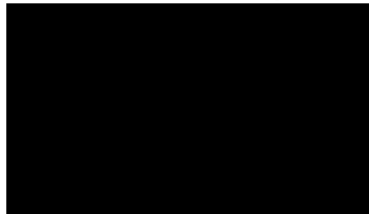
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<p>Inter-war House, Fairfield.</p> 	<p>Located at 43 Myddleton Avenue Fairfield, this Inter-War weatherboard house is a good example of a symmetrical, square plan building with verandah on four sides, derived from traditional Georgian form. The building retains original features such as a central gablet over entry, simple bracketed verandah posts and chimney.</p>	FLEP-Local
<p>Inter-war bungalow, Fairfield</p> 	<p>Located at 11 Hunter Street, Fairfield, this house is a good example of a Bungalow in weatherboard. Outstanding leadlight Windows and interesting extension of verandah roof over window bay.</p>	FLEP-Local
<p>Federation House, Fairfield</p> 	<p>Located at 59 Hamilton Road, this weatherboard house in good condition. Bull nosed verandah and detailed timber joinery and recorded with little altered.</p>	FLEP-Local
<p>Inter-war Bungalow</p> 	<p>Located at 118 Nelson Street, this dwelling presents an impressive pair of large, crossed ridge gables. Much original detail typical standard of the Inter-War period.</p>	FLEP-Local
<p>Federation House, Fairfield</p> 	<p>Located at 87 Thorney Road, Fairfield Substantial, early Federation period residence. One of the first built in this area, and one of the City's few early brick houses. Good example of a traditional Georgian design.</p>	FLEP-Local



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<p>Inter-war Bungalow</p> 	<p>Located at 452 The Horsley Drive, Fairfield</p> <p>A good example of the transition from the standard Federation form to the standard double gabled Bungalow of the 1920's. Essential Bungalow form, with fine timber detailing characteristic of the earlier Federation period. In excellent condition.</p>	FLEP-Local
<p>Federation House, Fairfield</p> 	<p>Located at 5 Waratah Street, Old Guildford Large, Late Federation period house of unusual oriental character. Distinctive features include the square corner tower and projecting casement windows. Historical interest as the reputed former home of the Japanese ambassador to Australia.</p>	FLEP-Local
<p>Federation Cottage, Fairfield</p> 	<p>Located at 16 North Street, this house is an outstanding example of a Federation period weatherboard house, designed for its corner site. One of the best in Fairfield. Good condition, essentially unaltered and with much fine quality detail. The cottage is set within a generous landscape setting.</p>	FLEP-Local
<p>Federation House, Canley Vale</p> 	<p>Located at 2 Malouf Street, Canley Vale Fine example of an early Federation period weatherboard house. Adopts a traditional Georgian form and is set on a large corner block. Little altered and well maintained. Much noteworthy detail.</p>	FLEP-Local
<p>Federation House, Fairfield West</p> 	<p>Located at 9 Hawkesbury Street, this house is one of the earliest houses in the Fairfield West area. Large building with original high-quality interior and external detail, including dichromatic brickwork. Representative of early agricultural activity. Significant for its association with Walter Stimson, an influential property holder and alderman.</p>	FLEP-Local

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<p>Federation House, Smithfield</p> 	<p>Located at 716 Horsley Drive, this house is of architectural significance as a rare local example of an attic storey, Federation period, brick residence. Prominent location close to property alignment on The Horsley Drive. Substantially altered but retains some high-quality ornament, rare for the city. This includes the terracotta roof tiles and ridge capping.</p>	<p>FLEP-Local</p>
<p>Federation House, Cabramatta</p> 	<p>Located at 13 Prout Street, Cabramatta, the house is of significance for the local area for historical and aesthetic reasons, and as a representative example of early cottages in the area. The house is readily identifiable as part of the historical building stock of the area and contributes to streetscape character, enhanced by the recognisable features of the transitional Federation/Victorian period architecture and the garden setting.</p>	<p>FLEP-Local</p>

DRAFT HERITAGE ASSESSMENT

121 JOHN STREET, CABRAMATTA

5. ASSESSMENT OF HERITAGE SIGNIFICANCE

5.1 INTRODUCTION

This section considers the heritage significance of the collection of the built elements

5.2 HISTORICAL THEMES

The Heritage Council of NSW provides a document that was prepared in October 2001 in relation to the relevant themes to consider when assessing heritage significance. The following three themes are considered relevant to the subject site.

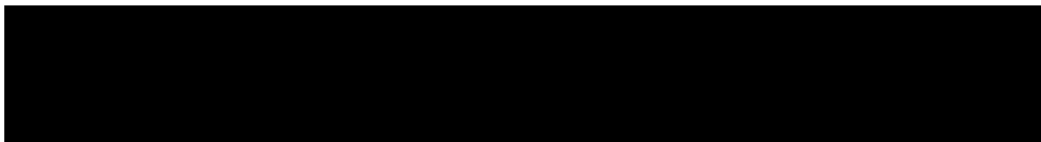
NATIONAL THEME	STATE THEME	LOCAL THEME/EXAMPLE
4. Settlement	Accommodation	Residence constructed in 1937
4. Settlement	Land Tenure	Changing land uses - from rural to suburban.
4. Settlement	Towns, Suburbs and villages	Subdivision pattern and changes – 1937 subdivision from Nicholas McBurney's residential property
8. Developing Australia's cultural life	Domestic life	Floorplan of house demonstrates the response of house design to patterns of use, required amenities and expectations of the time.
9. Marking the phases of life	Persons	Association with the family of Nicholas McBurney, the 'Father of Cabramatta'. Long term ownership and occupation by the family of John J ('Nutt') Palmer, local carrier who built the house (1937-1986).

DRAFT HERITAGE ASSESSMENT

121 JOHN STREET, CABRAMATTA

5.3 NSW HERITAGE CRITERIA

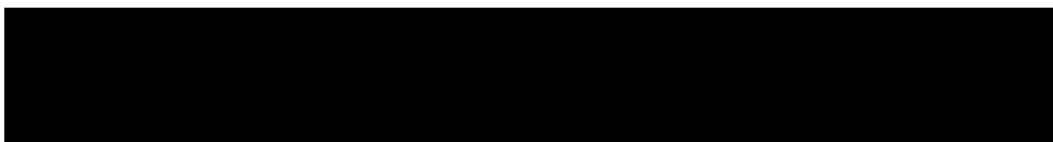
An assessment of cultural significance of Edensor House, has been undertaken below against the seven NSW Heritage Criteria. This assessment is based wholly on the historical information available as well as the physical and comparative analysis.



This site is historically significant as an early 20th Century dwelling, increasingly rare in the Fairfield Local Government Area, that has remained in-situ over the last century.



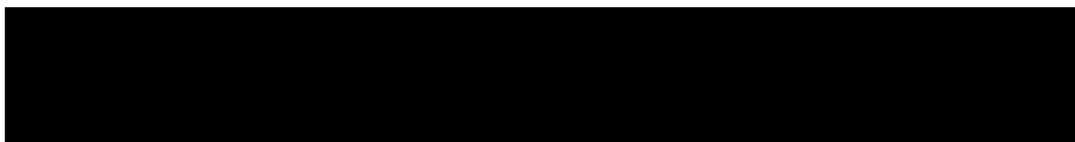
The subject dwelling is associated with the locally preeminent McBurney family.



The dwellings individually and collectively retain aesthetic significance as largely intact and identifiable historic dwellings, grouped together at the western gateway to Cabramatta.



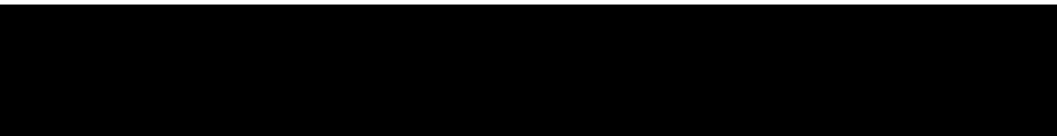
The John Street dwellings have remained within the Cabramatta despite progressive change and development, which resonates with the people of Cabramatta reminding the community about the early establishment of the place as a prominent suburb with metropolitan Sydney.



Based on the available information, it not known whether the John. Street properties have research or archaeological potential.

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As a group, the dwellings represent a small remnant collection of early 20th Century dwellings that earmark early suburban development, which is uncommon in the Fairfield LGA.



The dwellings on John Street individually and collectively represent remnant Federation and Inter-War style dwellings, built from timber weatherboard, which was more common regionally and less common in other parts of Sydney where bricks were predominantly used by the turn of the 20th Century.

5.4 STATEMENT OF SIGNIFICANCE

This site is historically significant as an early 20th Century dwelling, increasingly rare in the Fairfield Local Government Area, that has remained in-situ over the last century.

The subject dwelling is associated with the locally preeminent McBurney family.

The dwellings individually and collectively retain aesthetic significance as largely intact and identifiable historic dwellings, grouped together at the western gateway to Cabramatta.

In terms of social significance, the John Street dwellings have remained within the Cabramatta despite progressive change and development, which resonates with the people of Cabramatta reminding the community about the early establishment of the place as a prominent suburb with metropolitan Sydney.

The dwellings on John Street individually and collectively represent remnant Federation and Inter-War style dwellings, built from timber weatherboard, which was more common regionally and less common in other parts of Sydney where bricks were predominantly used by the turn of the 20th Century.

As a group, the dwellings represent a small remnant collection of early 20th Century dwellings that earmark early suburban development, which is becoming increasingly rare in the Fairfield LGA.

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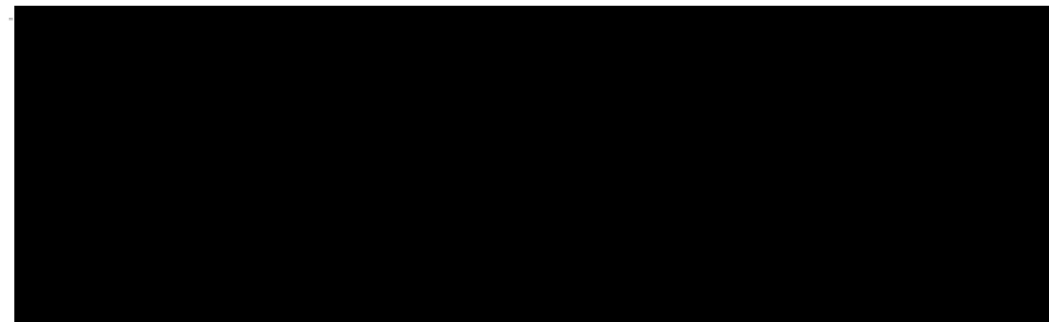
6. HERITAGE CURTILAGE REVIEW

6.1 INTRODUCTION

This section has been included to provide guidance in relation to curtilage of the house at 112 John Street, Cabramatta.

6.2 DISCUSSION OF CURTILAGE

The publication *Heritage Curtilages*, prepared by the (former) Heritage Office, Department of Urban Affairs and Planning, 1996 ('publication') has been used as a guide to the determination of an appropriate curtilage for 158 Broomfield Street, Cabramatta.

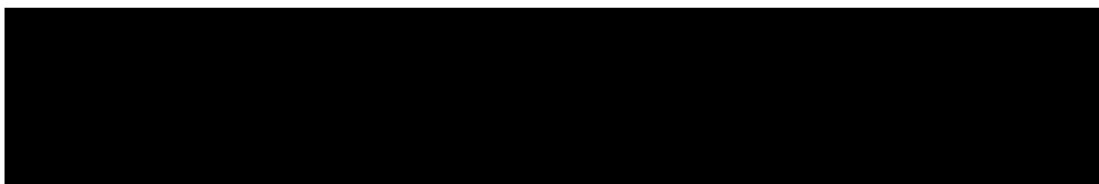


The document describes *Lot Boundary*, *Reduced*, *Expanded* and *Composite* curtilages. Of most relevance to this assessment is the Lot Boundary Curtilage.

The publication describes a **Lot Boundary Curtilage** as extending to the boundary of the property containing the heritage item and outlines that this is the most common type of curtilage. The following commentary is provided in relation to Lot Boundary Curtilage:



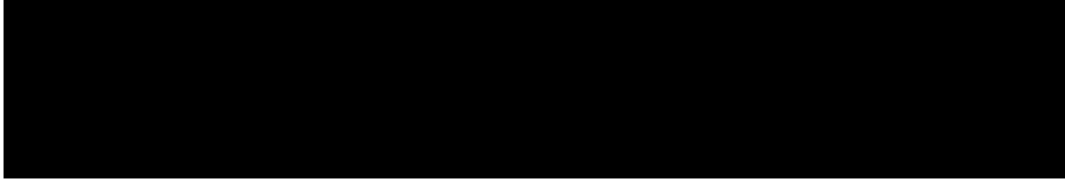
The publication describes a **Reduced Heritage Curtilage** as less than the boundary of the allotment identifying a smaller portion of land than the entirety of the lot. The following commentary is provided in relation to Reduced Heritage Curtilage:



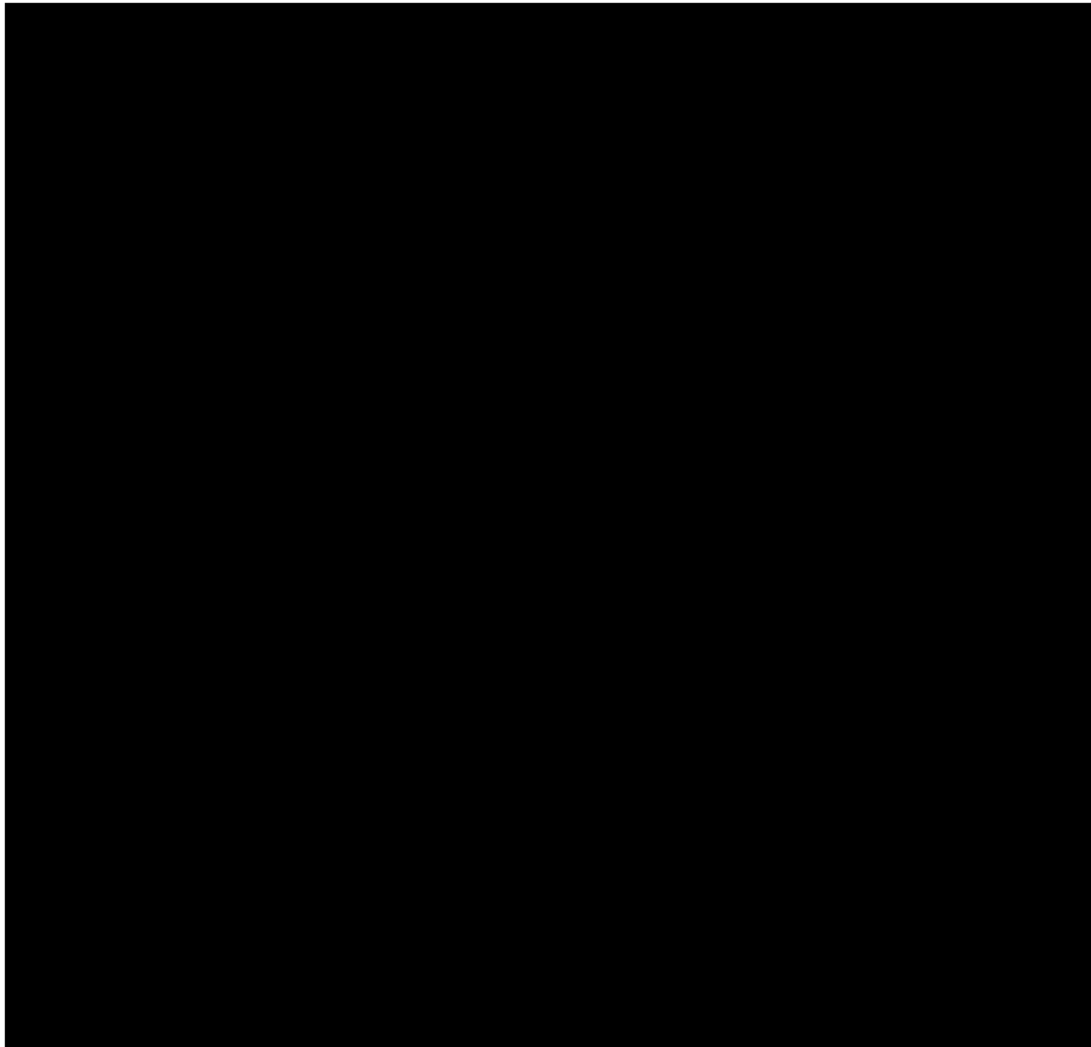
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The publication describes a **Composite Heritage Curtilage** as less than the boundary of the allotment identifying a smaller portion of land than the entirety of the lot. The following commentary is provided in relation to Composite Heritage Curtilage: See Figure 30 below.



As identified in a previous heritage study, John Street, Cabramatta contains clear evidence of early residential development through the extant housing stock, which includes the subject property. The John Street properties that are the subject of this study are mapped below.



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7. CONCLUSION AND RECOMMENDATION

Based on the available historical and physical evidence, as well as a comparative analysis of similar properties, it is evident that 121 John Street, Cabramatta meets the threshold for heritage listing at least at a local level and should be recognised for its significance to the Fairfield Local Government Area.

The first option is that Schedule 5 of FLEP be amended to include a discrete listing as follows:

Suburb	Item Name	Address	Property Description	Significance	Item No.
Cabramatta	<i>121 John Street – house and interiors.</i>	121 John Street, Cabramatta	Lot A DP 335 119	Local	Item 114

The second option is that the dwelling is part of a group listing:

Suburb	Item Name	Address	Property Description	Significance	Item No.
Cabramatta	<i>121, 123, 125-127, John Street – Group of houses</i>	121, 123, 125-127 John Street, Cabramatta	Lot A DP 335119, Lot 7 DP 15600, Lot 1 and 2 DP 535549	Local	Item 112

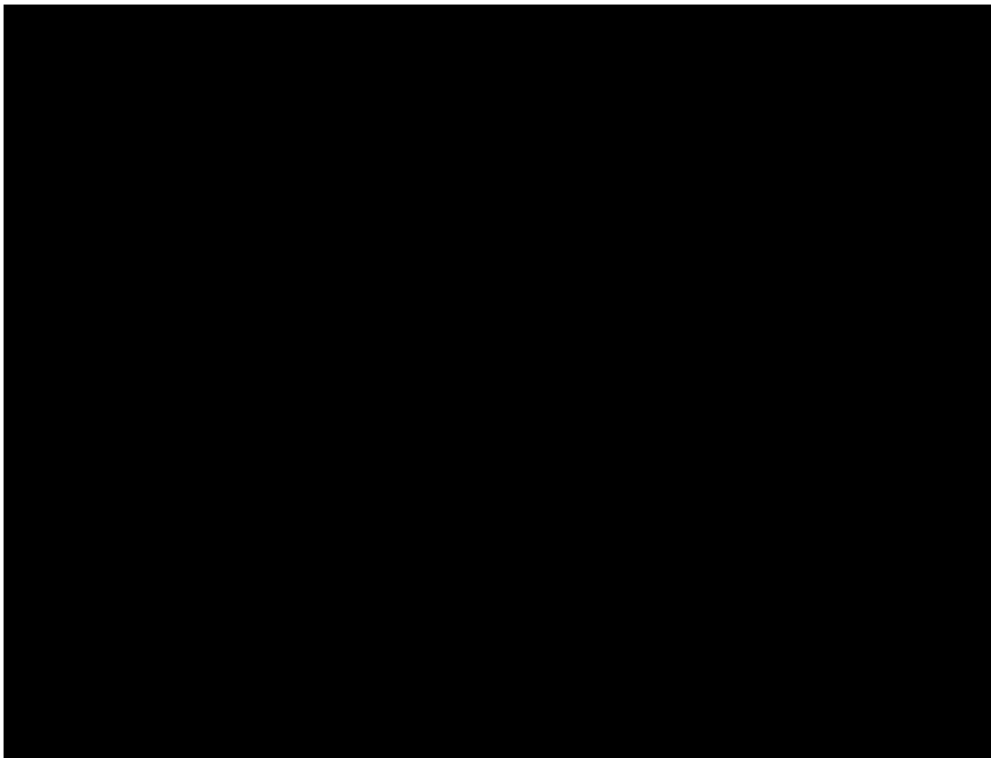
The third option, which is unprecedented in the Fairfield Local Government Area is that the property is included as part of a Heritage Conservation Area listed in Schedule 5 of FLEP. The Area could extend to include the six (6) properties that have been the subject of assessment, and which are located at 112, 116, 118, 121, 123 and 125-27 John Street, Cabramatta.

It is recommended that a group listing of the properties is progressed in **accordance with the second option**. On this basis, FLEP heritage map should also be amended based on the curtilage map shown at Figure 30 above as the preferred option.



123 JOHN STREET,
CABRAMATTA

DRAFT HERITAGE ASSESSMENT



PREPARED FOR
Fairfield City Council

JUNE 2025

DRAFT HERITAGE ASSESSMENT

123 JOHN STREET, CABRAMATTA

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DOCUMENT / STATUS REGISTER

Issue	Date	Purpose	Written	Approved
A	10/06/25	Consideration for heritage listing.	VH	VH

DRAFT HERITAGE ASSESSMENT

123 JOHN STREET, CABRAMATTA

1. INTRODUCTION

1.1 PURPOSE

This heritage assessment has been commissioned by Fairfield City Council to further consider the significance of the property at 123 John Street, Cabramatta which is legally described as Lot 7 DP 15600.

1.2 STUDY AREA

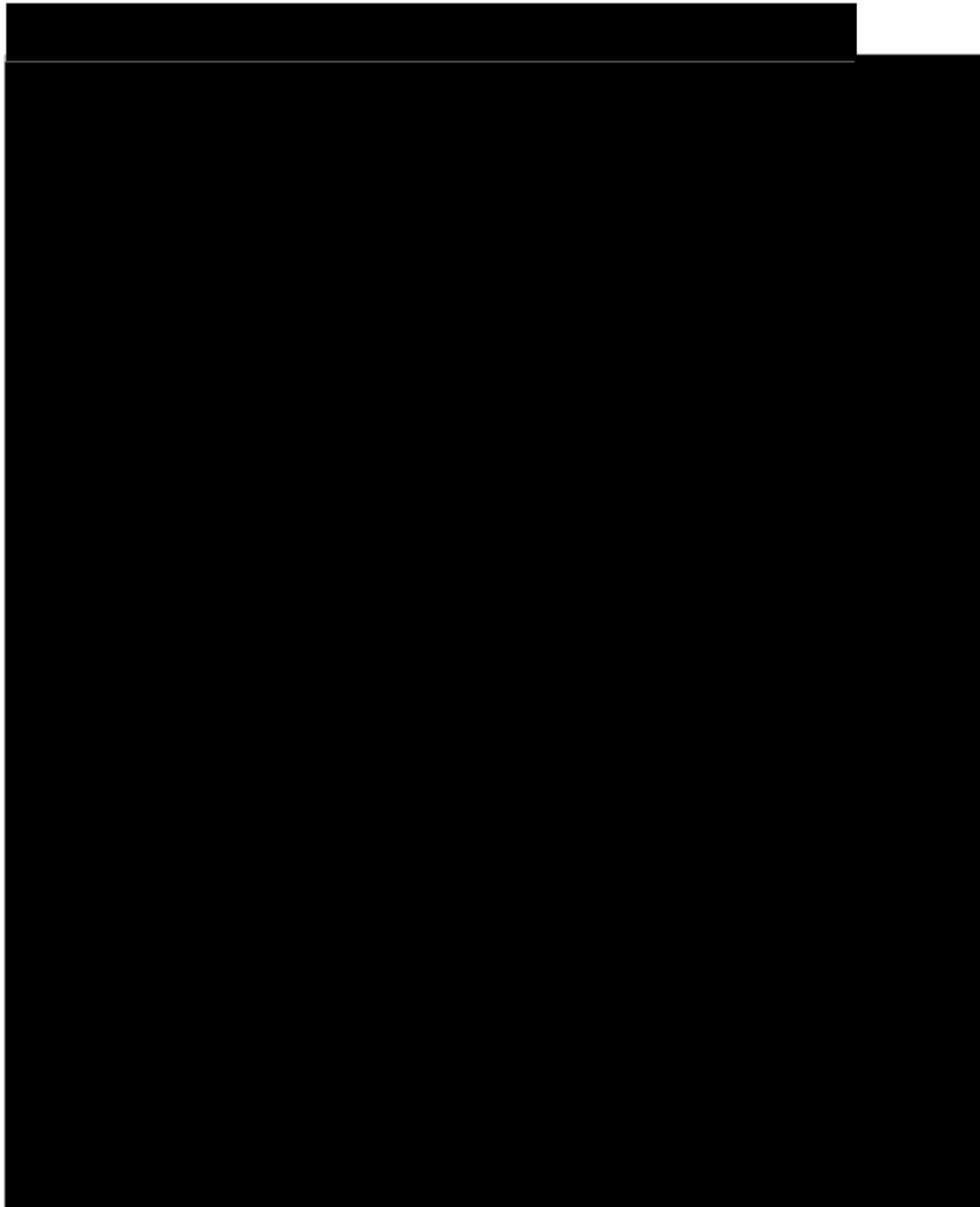
The location of the property is depicted in yellow on the aerial photograph below.



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123 JOHN STREET, CABRAMATTA

1.3 DEFINITIONS



DRAFT HERITAGE ASSESSMENT

123 JOHN STREET, CABRAMATTA

1.4 STRUCTURE OF THE REPORT

The report follows the general guidelines for Assessing Heritage Significance published by the (former) NSW Heritage Office as part of the NSW Heritage Manual. This report also follows the methodology described in The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.

1.5 AUTHOR IDENTIFICATION

This document has been prepared by Vanessa Holtham, Heritage Advisor, Fairfield Council. The detailed history and background significance was prepared by Dr Martine Muller and Liz Gorman of Sue Rosen Associates.

1.6 STATUTE AND STANDARDS

The following were used to inform this preliminary heritage assessment:

- *Assessing Heritage Significance*, Department of Planning & Environment, 2023.
- *Fairfield Local Environmental Plan 2012*
- Australia ICOMOS Burra Charter, 2013;
- *Heritage Curtilages* published by the (former) NSW Heritage Office.

1.7 LIMITATIONS

This report does not include an Assessment of Aboriginal or archaeological significance. An internal inspection of any of the building has not been undertaken at this stage.

DRAFT HERITAGE ASSESSMENT

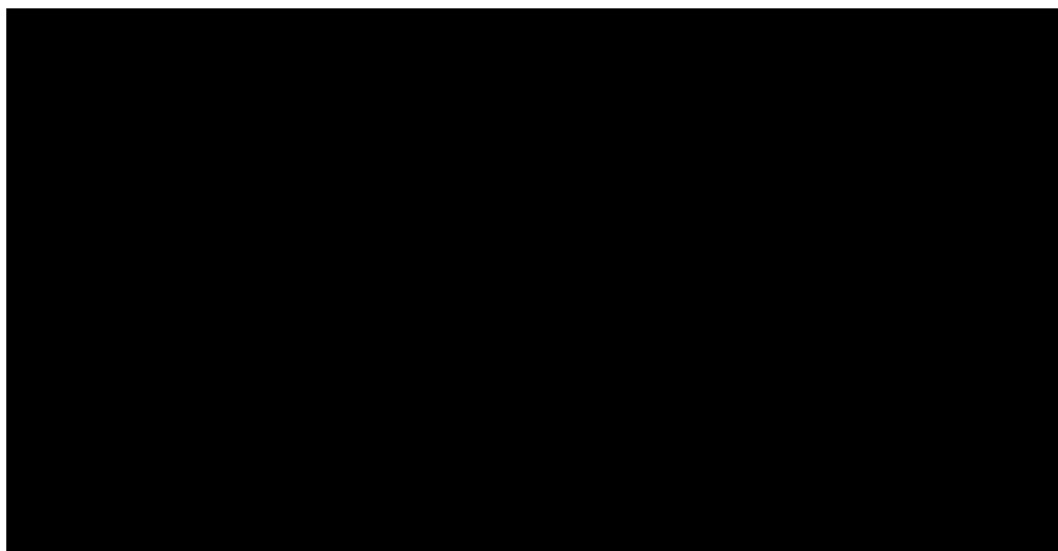
123 JOHN STREET, CABRAMATTA

2. HISTORICAL ANALYSIS

2.1 EARLY OWNERSHIP AND DEVELOPMENT

The 460 acre land grant of Portion 242 of the Parish of St Lukes was originally granted by Governor Gipps to William Hampden Dutton and Joshua Thorp in trust for Cornelius Prout and wife Catherine, on the 7th February 1839.¹

Brother of the artist John Skinner Prout and nephew of the English watercolourist Samuel Prout, Cornelius arrived in Sydney on the 19th October 1826. Cornelius Prout was an early resident of the Canterbury area, where he resided at 'Bell Ombre'. He began as a clerk in the Colonial Secretary's office, and was later appointed as the Sub Sheriff of the Colony; he was in this role when granted the Cabramatta land. In addition to his colonial post, he owned the Sugar Loaf Inn and also operated a punt at the Cooks River.²



The Cooks River, chiefly the crossing of it, was a time-consuming, and sometimes dangerous, problem for the residents of the area. Punts were an early solution, and several seem to have operated in tandem in 1833: Prouts', and also Joshua Thorp (later trustee for Prout's Cabramatta grant). In 1840, Prout replaced his punt with a private bridge. Both he and neighbour Robert Campbell agreed that the track-like Canterbury Road which traversed their properties could be formalised as access to the bridge. The stone was quarried on Campbell's land and Prout used convict labour to construct the three-span bridge. The bridge was financed partly by local subscription, but mostly from the tolls he proceeded to charge on opening. A two storey toll house was constructed next the bridge, and Prout set about the

¹ MHNSW; *Colonial Secretary, Index to Copies of Deeds to Land Grants 1826-1856*; Archive Reel: 2561; Series: 1217; date range 1788-1865

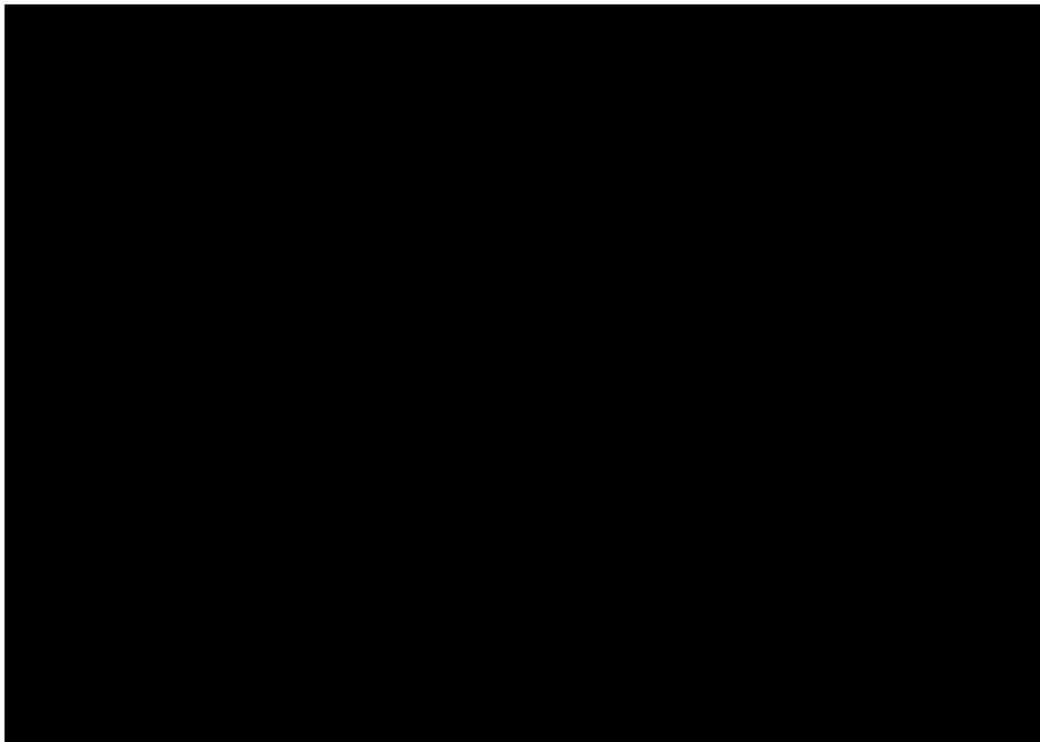
² Dictionary of Sydney: 'Cornelius Prout', https://dictionaryofsydney.org/person/prout_cornelius

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123 JOHN STREET, CABRAMATTA

extremely profitable toll-collecting business – ferociously, and prosecuted to the full extent of the law – until his death in 1854. Only then did the Government, following ‘energetic’ petitioning from locals since 1850, gazette the road and abolish the toll.³ Prout’s legacy lives on today in a surviving stonework section of his infamously extortionate Canterbury Road bridge.

Catherine Prout passed away in 1841 aged just 34, with Cornelius following in 1854. The land was willed to their surviving children: James Samuel Prout, Charlotte Hannah Marsh, Catherine Mary Browning, and Cornelius the younger. By 1885, Charlotte Marsh was the sole survivor of her siblings. Along with her own, she and husband Benjamin became the executor for her brothers’ interests in the estate and Catherine Mary’s widower James Browning and son James for theirs. The Marshs and Brownings sold the Cabramatta land grant in full (excepting the land resumed for the railway and public roads) to John William Cliff for £8500 on the 11th August 1885.⁴ Cliff brought others into the ownership of the land, with a 5 June 1886 deed detailing that the parties now comprised of Cliff, Harmsworth Robert Way, and Walter Sewell Buzacott.⁵



³ Heritage NSW: ‘Prouts Bridge over Cooks River’, SHI database 4309574

⁴ NSW LRS: Book 317 No. 638

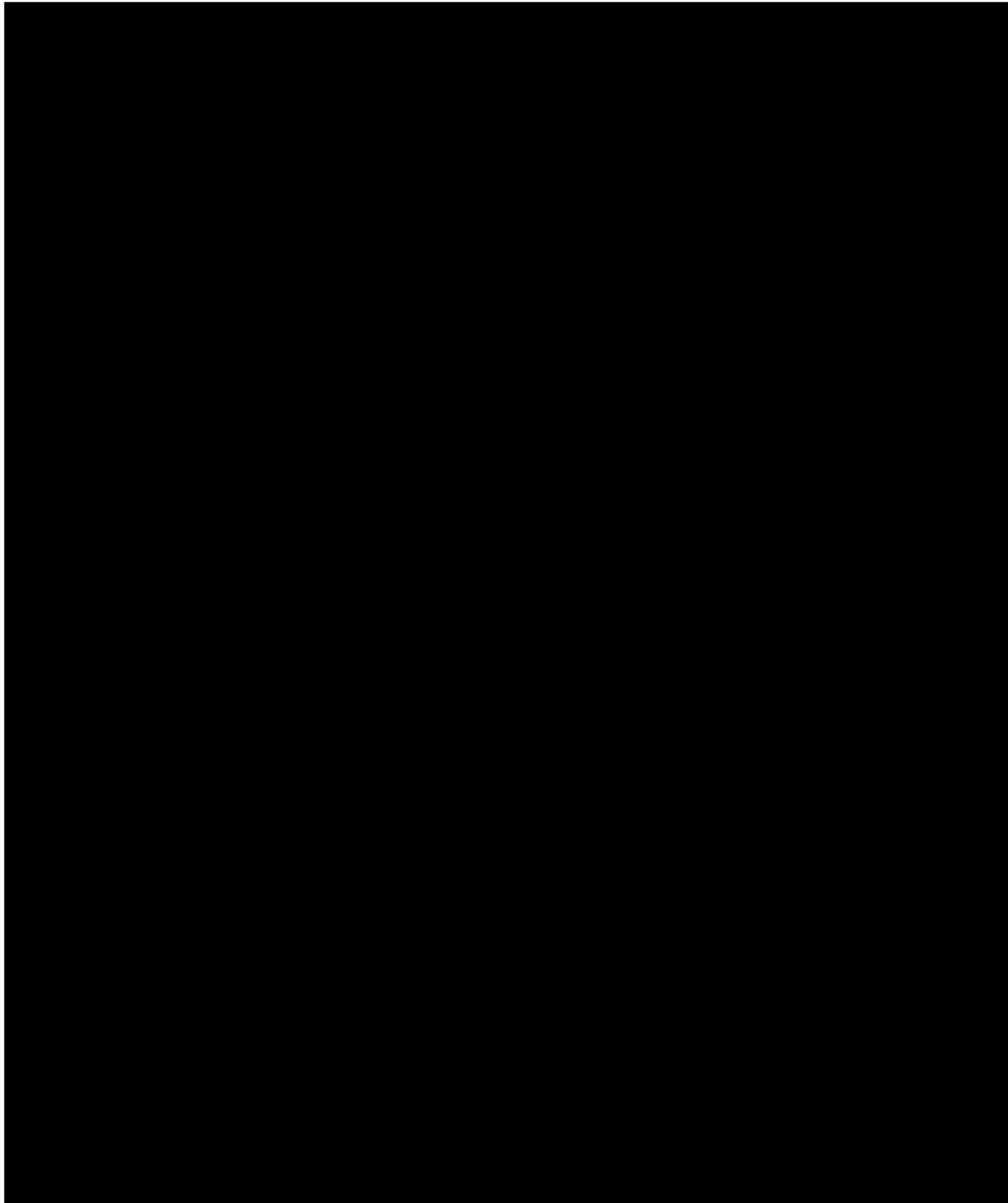
⁵ NSWLRS: Book. 340 No. 480

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123 JOHN STREET, CABRAMATTA

2.1.1 TOWN OF CABRAMATTA SUBDIVISION (1887)

A subdivision of the entirety of the portion was attempted in 1886 but was ultimately unsuccessful. An 1887 revision of the subdivision pattern was undertaken, with the extent of the land offered being reduced to the area west of the railway line; the 'Town of Cabramatta' subdivision foreshadowed the shape of the central area of Cabramatta.

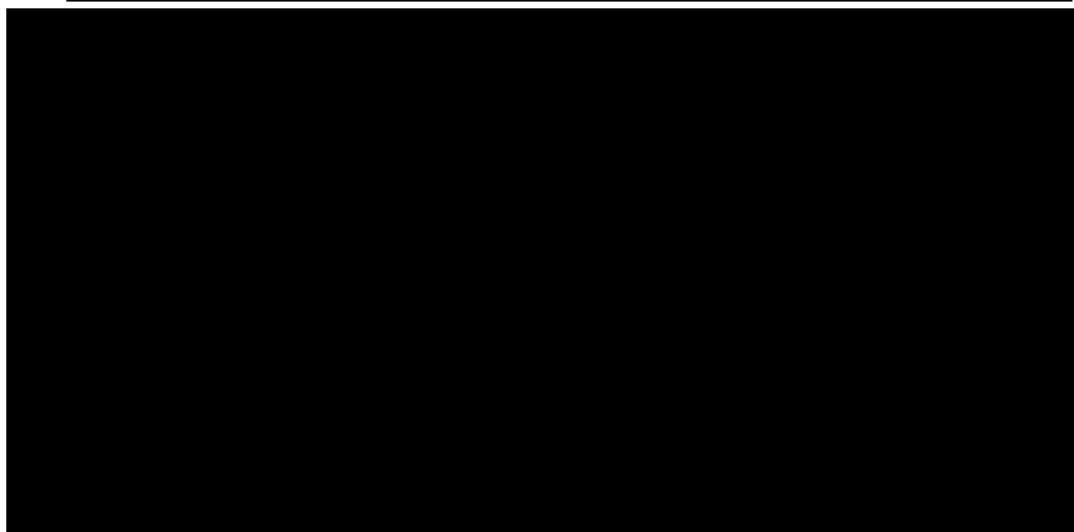
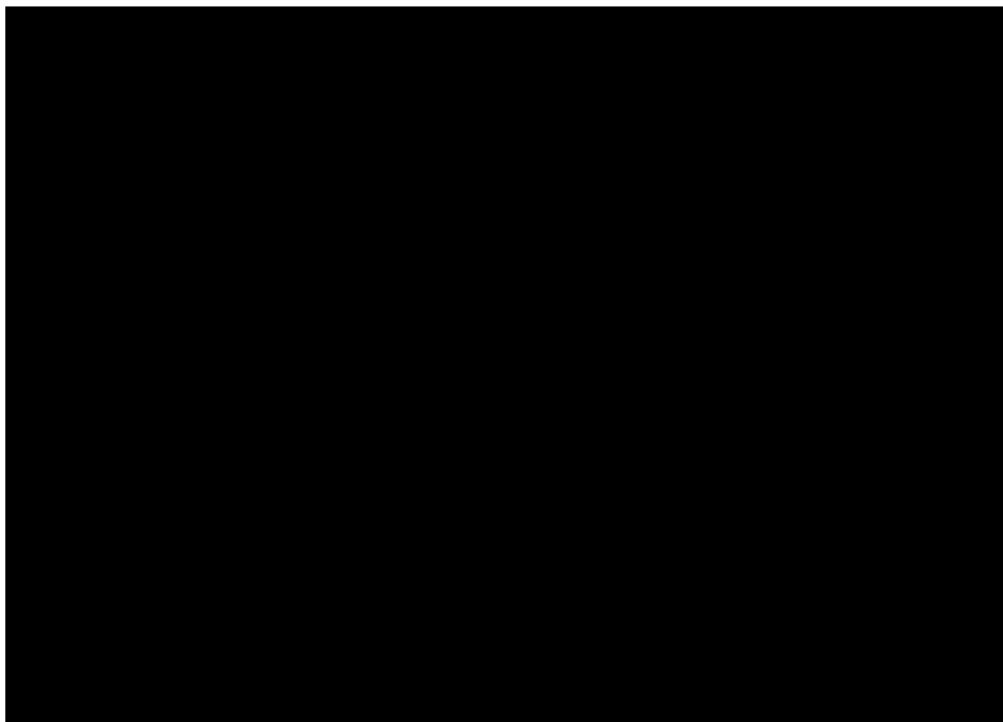


The subdivision advertisement boasted a railway station in the centre of the property, being only 20 miles from Sydney on the Great Southern Line, and with splendid rich soil for gardens, Orangeries and Vineyards.

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The land was being offered in the lead up to the 1890s economic depression. In 1890, the Primary Application was lodged to bring the land, now surveyed and recorded as Deposited Plan 2526, under the Torrens Title System.⁶ The first certificate of title was issued to John William Cliff and Walter Sewell Buzacott in July 1890. They mortgaged the land to real estate agent and auctioneer Henry Gorman of Hardie and Gorman. The title certificate plan shows that very few of the Town of Cabramatta allotments had been sold by that stage.⁷



⁶ NSW LRS: PA 7855

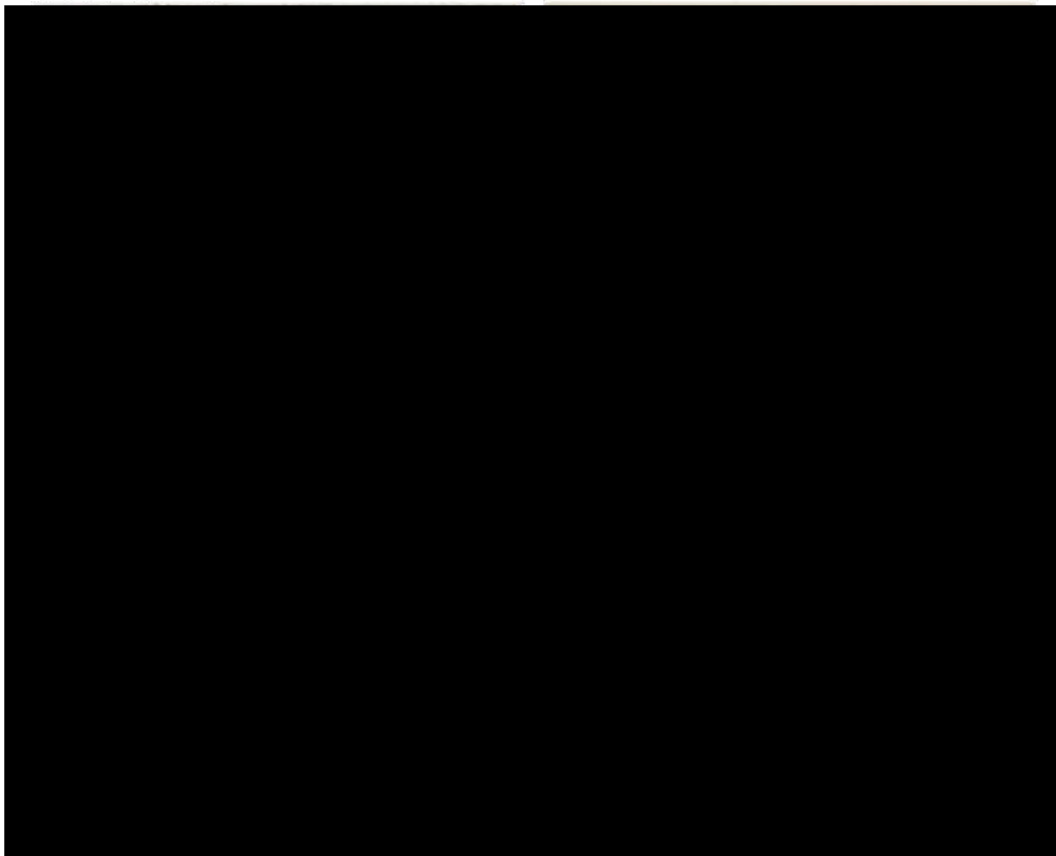
⁷ NSW LRS: CT Vol. 976 Fol. 6

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123 JOHN STREET, CABRAMATTA

In 1891, Gorman exercised his mortgagee power of sale to transfer the estate residue to John Cliff, Edward Arnold, Harmsworth Robert Hay, Thomas David, and real estate partner Robert Hardie.⁸ Advertisements for the subdivision continued through the 1890s and into the early 1900s, though with limited success.

In challenging economic times, Henry Gorman transferred the mortgage to The Commercial Banking Company of Sydney, completed on the 21st July 1892. Despite there being a sale advertised in 1894, no title transfers were recorded, and in September 1895, the bank foreclosed on the mortgage and resumed ownership of the estate's residue. However, the Bank didn't fare much better than the previous owners, selling just 7 allotments between June 1900 and September 1902.⁹

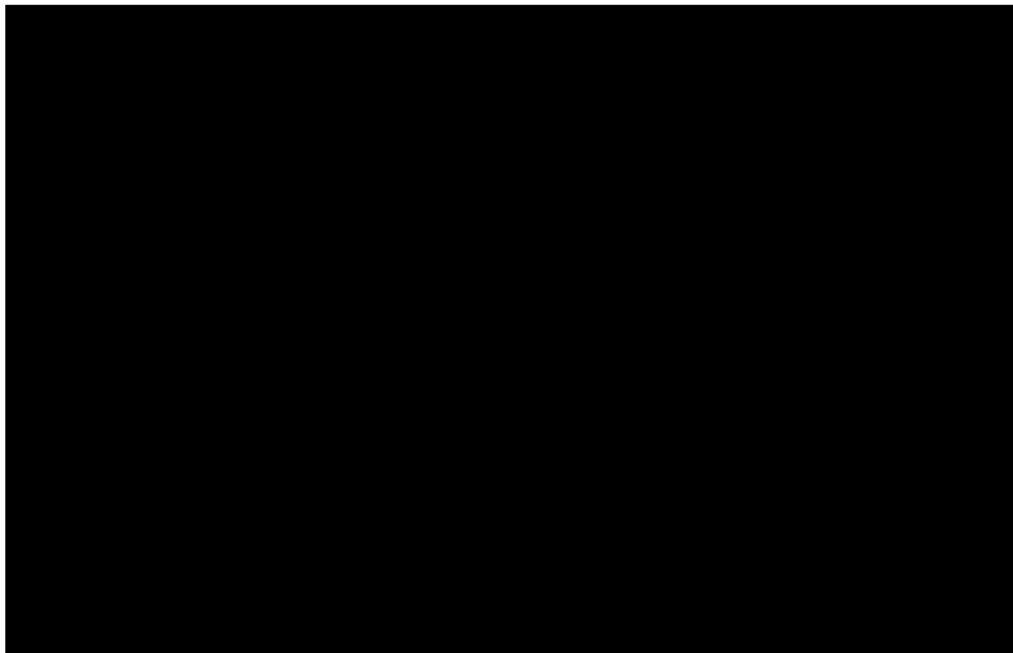


⁸ NSW LRS: CT Vol. 998 Fol. 156

⁹ NSW LRS: CT Vol. 1011 Fol. 177

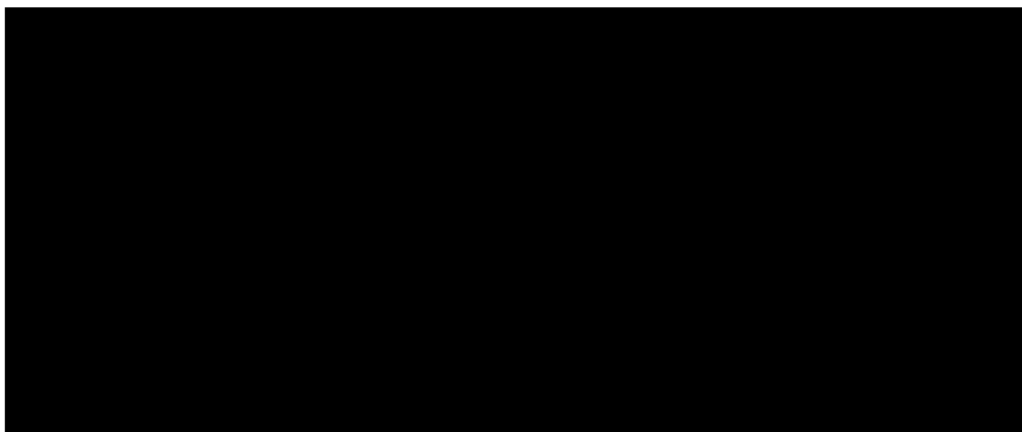
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In August 1903, the bank sold the DP2526 land and the remaining 291 acres of the Prout grant east of the railway back to Robert Hardie and Henry Gorman, with fellow auctioneer John Francis King joining in on the joint tenancy.¹⁰

In September 1903 the subdivision of the eastern acreage of the grant was approved. The part closest to the railway was to become suburban lots. The remainder was offered as large blocks of primarily 4-5 acres, but up to 12-15 acres on the eastern side of Liverpool Road. The subdivision was registered as Deposited Plan 4420.¹¹

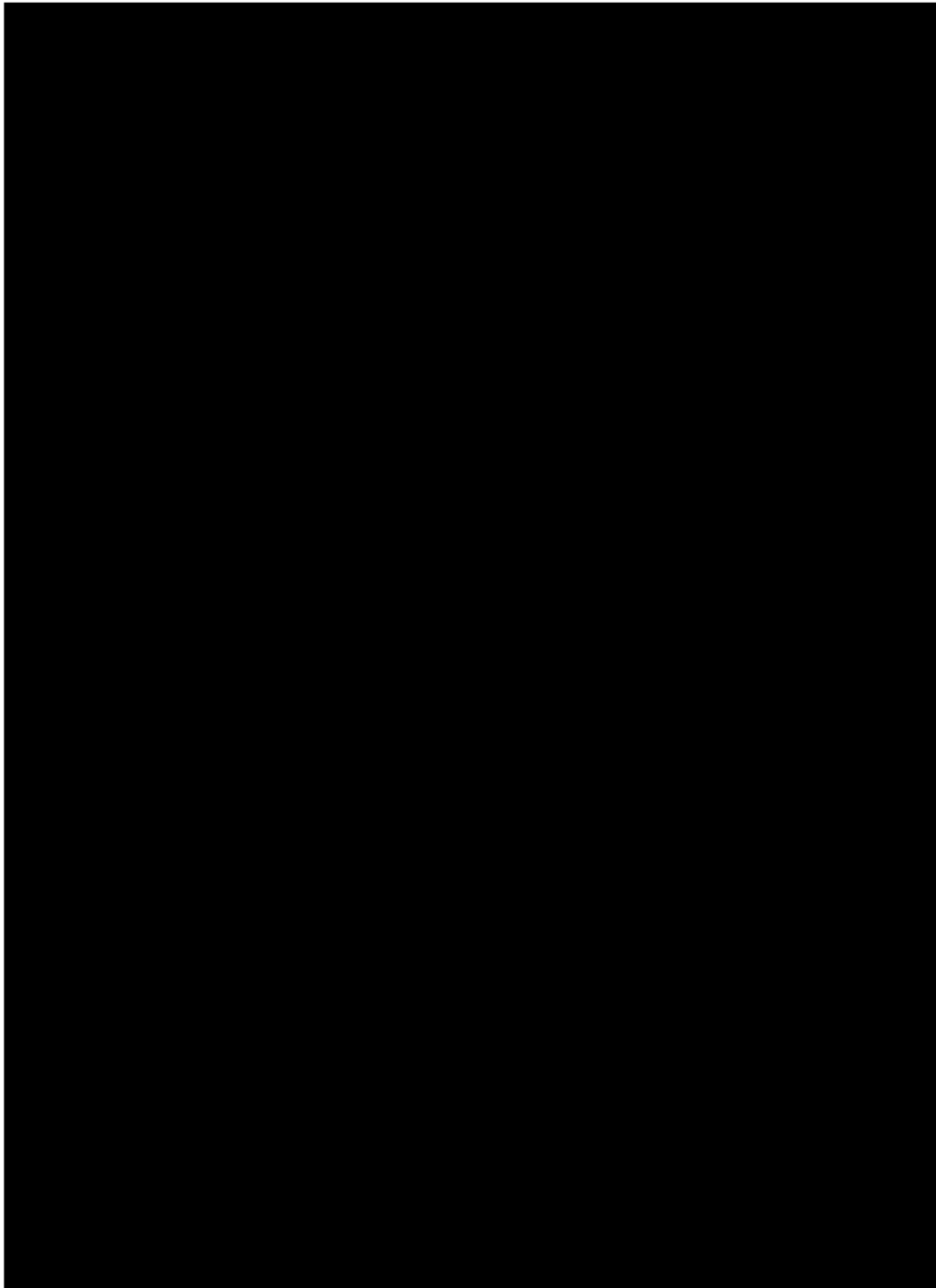


¹⁰ NSW LRS: CT Vol. 1474 Fol. 171; Vol. 1474 Fol. 250

¹¹ NSW LRS: DP 4420; SLNSW: *Cabramatta subdivision plans*, 028 - Z/SP/C2/27 - Cabramatta - Orchard, Vineyard & Poultry Farm Blocks - Railway Pde, Liverpool Rd, Longfield St, 1903

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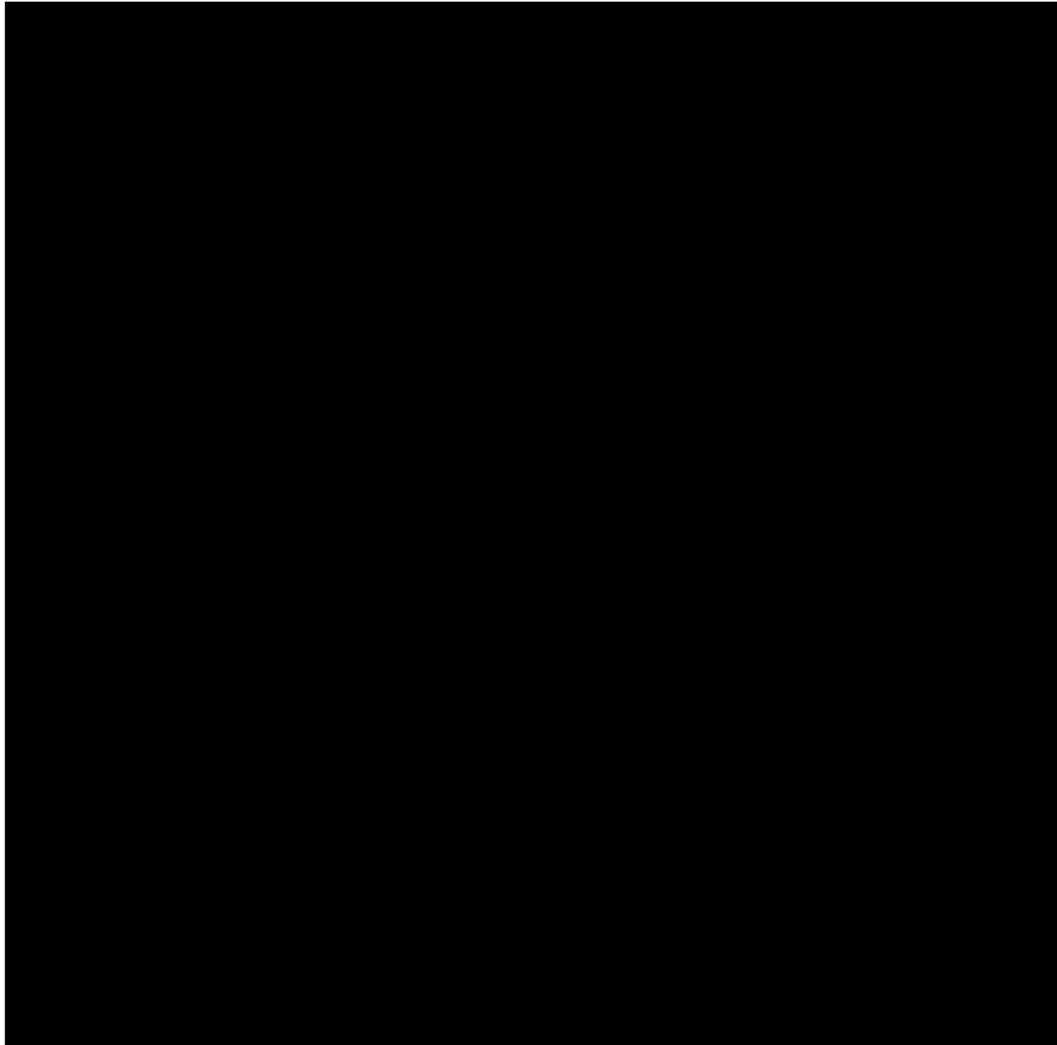


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2.1.2 THE NEW TOWNSHIP OF CABRAMATTA (1903)

On the 7th of November 1903, Hardie & Gorman offered the 'New Township of Cabramatta'; an expanded subdivision which added the two new sections of suburban lots on the eastern side of the railway.¹² On the same date they released the farm blocks of DP4420 as the 'Cabramatta Orchard Vineyard + Poultry Farm Blocks' sale.



2.1.3 ACQUISITION OF LOTS 31 TO 34 BY WILLIAM ALBERT MOULD (1905)

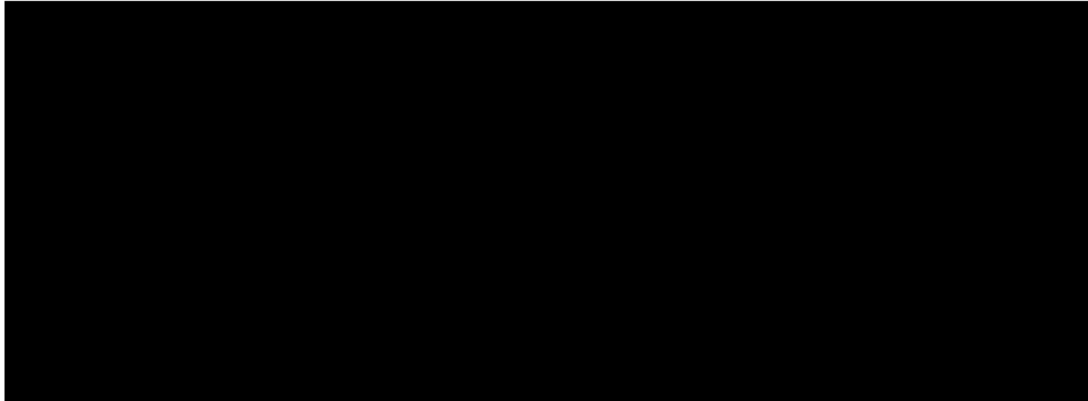
On 27 March 1905, Hardie, Gorman & King transferred Lots 31 to 34 in Section A of DP 2526 to William Albert Mould. The subject site at 123 John Street, Cabramatta, is located on part of Lot 31 in the subdivision. When a new Certificate of Title was issued to Mould on 18 April 1905, he was noted as a basket manufacturer from Erskineville, and his land contained 3 acres 1 rood

¹² NSW LRS: CT Vol. 1474 Fol. 171; Vol. 1474 Fol. 250

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and 13 ¼ perches.¹³ It is possible that Mould also owned and later transferred land to the north and west of this property.



On 20 July 1914, Cabramatta and Canley Vale Council approved William A. Mould's application for the construction of a cottage at John Street.¹⁴ It is possible that this was the building that is extant at the subject site at 123 John Street, Cabramatta, as it was located closest to the railway station and the commercial centre of the township, however, no firm evidence could be found during the research. No further details about Mould's ownership are known, and it is unclear if he ever occupied the cottage on his property or if he added new buildings. The cottage constructed in 1914 could also have been located elsewhere on John Street.

What we can say is that the building at 123 John Street was constructed at some stage between 1905, when Mould acquired the land after its subdivision and 1926, when a building named [REDACTED] was for the first time registered in this location the *Sands Directory* (see Section 0). Interestingly, Mould and the later owners of the site were part of the basket weaving profession, all of whom were in 1913 noted as living in either Erskineville or Newtown.¹⁵

¹³ NSW LRS: CT Vol. 1603 fol. 68. There is a discrepancy between the plan contained in the land title document and the written description of the property size transferred to Mould, with the former noting it as 13 ¾ perches and the latter as 13 ¼ perches.

¹⁴ *Municipality of Cabramatta and Canley Vale Council Minutes*, 1914, 20 July 1914, Item 275, page 144, held by Fairfield City Heritage Collection, viewed online at

<https://heritagecollection.fairfieldcity.nsw.gov.au/nodes/view/1772>. Cf. 'Cabramatta and Canley Vale', *Cumberland Argus and Fruitgrowers Advocate*, 25 July 1914, 5, <http://nla.gov.au/nla.news-article85960092>.

¹⁵ 'Furniture Trades Group, No. 5 Board', *Government Gazette of the State of New South Wales*, 26 November 1913, <http://nla.gov.au/nla.news-article228061022>.

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2.1.4 LEES – HUBER OWNERSHIP (1919-1938)

Transfer of Lots 31-34 to Isabel M Lees (1919)

On 17 June 1919, Lots 31 to 34 in Section A of DP 2526 were transferred from William A Mould to Isabel Marguerite Lees, who was noted as a widow from Newtown.¹⁶ In actual fact, Isabel Lees was a divorcee and in a relationship with Maximilian Adam Huber, another divorcee, to whom the property was transferred in 1926. Theirs is, in many ways, an unconventional story, and as Maximilian A Huber was later an alderman of Cabramatta Council, it is worth detailing some of their personal circumstances prior to and around the time of their move to Cabramatta.

The Lees and Huber Families

Born in the Liverpool district in 1888, Isabel Marguerite Lees was the daughter of Frederick and Lucy Hobbs.¹⁷ Her first and middle names were often spelled differently, and a second middle name, 'Wilson', was also occasionally mentioned in the references. Isabel married Henry Lees in 1906 when she was 17, but the marriage did not last long.¹⁸ Henry, a tripe cleaner, requested a divorce from his wife in 1909, the "ground of complaint being that she had misconducted herself with Maximilian Adam Huber".¹⁹ Isabel Lees was the housekeeper of Maximilian A Huber, a basket weaver who was double Isabel's age and had been separated from his own wife for several years.²⁰ The divorce court granted a decree *nisi* for the Lees', and ordered Huber, who was the co-respondent, to pay costs. The Lees' divorce was finalised in October 1910.²¹ The same year, Isabel Lees gave birth to a daughter named Lilian Annette in Ashfield.²² She already had another daughter, from her marriage with Lees, born in Paddington in 1908, named Isabel Ivy.²³

Isabel Lees' divorce case led to Huber's divorce from his own wife, Louisa Jane Huber, his imprisonment for failure to pay the monthly amount of £3, and his subsequent bankruptcy in 1910, due to him being held in prison for at least five months.²⁴ He lived in Ashfield at the time,

¹⁶ NSW LRS: CT Vol. 1603 fol. 68.

¹⁷ NSW Registry of Births, Deaths and Marriages, Births Registration No. 20358/1888.

¹⁸ 'Through the Blinds', *Star*, 22 June 1909, 10, <http://nla.gov.au/nla.news-article228073521>.

¹⁹ 'The Lees Divorce Case', *Evening News*, 27 July 1909, 4, <http://nla.gov.au/nla.news-article114765472>.

²⁰ 'Through the Blinds'.

²¹ 'Divorce Court', *Sydney Morning Herald*, 12 October 1910, 17, <http://nla.gov.au/nla.news-article15196076>.

²² NSW Registry of Births, Deaths and Marriages, Births Registration No. 35411/1910 (no father identified) and 35411/1910 (Maximilian noted as the father).

²³ NSW Registry of Births, Deaths and Marriages, Births Registration No. 28022/1908.

²⁴ 'A Co-Respondent's Trouble', *Star*, 17 May 1910, 6, <http://nla.gov.au/nla.news-article228316213>; 'In Bankruptcy', *Government Gazette of the State of New South Wales*, 15 June 1910, 3395, <http://nla.gov.au/nla.news-article226906267>; 'Husband and Co-Respondent', *Star*, 24 May 1910, 7, <http://nla.gov.au/nla.news-article228318875>.

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and this was his third bankruptcy, as he had to declare the same in 1889 when he lived in Newtown, and again in 1905, when he kept a restaurant, also in Newtown.²⁵ His divorce from Louisa Jane Huber was only finalised in September 1920.²⁶ She had been his second wife, as his first wife Louisa Catherine had died in Macdonaldtown in December 1884.²⁷

Maximilian Adam Huber and his second wife had three sons: Maximilian (born 1885), Maximilian L (born 1886) and Leopold E (1887).²⁸ Apart from Leopold, all their children died soon after birth, including their daughter Lilian Matilda, who was born in 1894.²⁹ Their only surviving son, Leopold Edmund Huber worked as a showman, appearing in [REDACTED] shows as [REDACTED] in 1907.³⁰ He had criminal tendencies and was arrested several times, and in 1915, he was sent to prison for five years for abducting a girl in Newtown.³¹ His criminal record appears to have continued after his release.³²

Isabel Lees and Maximilian Huber probably lived together in Ashfield when their daughter Lilian (or Lillian) was born in 1910. Isabel seems to have quickly integrated with the Huber family, who were all basket weavers. This included Catherine Huber, Max Huber's mother, who resided at 638 King Street, Newtown. She had married Joseph Huber and had at least three children with him: Charles (born 1858), Maximilian Adam (1865) and Bertha Josephine (1868).³³ Joseph Huber had died in 1870, and Catherine's son Charles, who was also a basket maker, had died in 1882.³⁴ It appears that Catherine Huber had begun working as a basket weaver in 1875.

On 29 November 1910, Catherine Huber registered the firm of 'C Huber', wicker workers, located at 638 King Street, Newtown, and consisting of Catherine Huber, her daughter Bertha

²⁵ 'In Bankruptcy', *New South Wales Government Gazette*, 31 May 1889, 3869, <http://nla.gov.au/nla.news-article224326948>; 'Bankruptcy', *Daily Telegraph*, 11 April 1905, 8, <http://nla.gov.au/nla.news-article239503006>.

²⁶ 'In Divorce', *Sydney Morning Herald*, 8 September 1920, 9, <http://nla.gov.au/nla.news-article15905930>.

²⁷ 'Family Notices', *Sydney Morning Herald*, 10 December 1884, 18, <http://nla.gov.au/nla.news-article13581483>.

²⁸ NSW Registry of Births, Deaths and Marriages, Births Registration Nos 8705/1885 (Maximilian), 9084/1886 (Maximilian L) and 9451/1887 (Leopold E).

²⁹ NSW Registry of Births, Deaths and Marriages, Deaths Registration Nos 9982/1894 (Lilian M) and 4551/1886 (Maximilian L). Cf. 'Family Notices', *Evening News*, 26 February 1894, 4, <http://nla.gov.au/nla.news-article114066398>.

³⁰ "'Texas Jack' in Court.", *Albury Banner and Wodonga Express*, 22 November 1907, 32, <http://nla.gov.au/nla.news-article99828344>.

³¹ 'Abduction', *Bathurst Times*, 6 November 1915, 2, <http://nla.gov.au/nla.news-article111244685>.

³² 'Quarter Sessions', *Sydney Morning Herald*, 30 October 1923, 6, <http://nla.gov.au/nla.news-article16102634>. The NSW State Archives & Records hold his files, including photographs (digitised).

³³ NSW Registry of Births, Deaths and Marriages, Births Registration Nos 2263/1858 (Charles H), 2836/1865 (Maximilian) and 4474/1868 (Bertha).

³⁴ 'Family Notices', *Sydney Morning Herald*, 20 August 1883, 1, <http://nla.gov.au/nla.news-article13542429>. NSW Registry of Births, Deaths and Marriages, Deaths Registration No. 2237/1870.

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Huber and Isabella Marguerite Lees.³⁵ When in 1913 the Wicker-Workers Award was published, after a dispute between the Wicker, Pith-cane, and Bamboo Workers Union and the Master Wicker Workers' Association, Mrs. C. Huber, of 638 King Street, Newtown, was exempt from at least some of the clauses of the award, and so was William A. Mould, of 86 Union Street, Erskineville. Maximilian Adam Huber, who was often simply known as Max Huber, had advocated on behalf of the Master Wicker Workers' Association to reach an agreement.³⁶ At that time, William Mould still owned the subject site.

By October 1916, when his mother Catherine died at 'C Huber's' Newtown address, Max Huber appeared to have lived at Smithfield Road in Fairfield.³⁷ 'Mrs. C. Huber' continued to be listed in the *Sands Directory* at 638 King Street until 1924, suggesting that the business continued to be carried out there until it was moved to John Street, Cabramatta, in c1924.³⁸ It is likely that Maximilian A Huber took over the reins of the business after his mother's death. In 1921, the *Daily Commercial News* reported that [REDACTED]

[REDACTED]³⁹

1922 Subdivision (DP 11793)

By July 1922, Max Huber was again in financial strife. Still noted at 638 King Street, Newtown, he applied to the Supreme Court for a Certificate of Discharge in July of that year, but the process dragged on, and the certificate was suspended once again for one month in June 1923.⁴⁰

In December 1922, Isabel Lees subdivided her property, which not only included Lots 31-34 in Section A, DP 2526 but also the adjacent Lot 24 in Section 3, DP 1157.⁴¹ Max Huber submitted

³⁵ NSW State Archives & Records, Register of Firms Index, No. INX-48-48853, Item No. 2/8542, File No. 19960.

³⁶ 'Furniture Trades Group, No. 5 Board'.

³⁷ 'Smithfield and Fairfield', *Cumberland Argus and Fruitgrowers Advocate*, 23 May 1914, 5, <http://nla.gov.au/nla.news-article85964340>; 'Family Notices', *Sydney Morning Herald*, 9 October 1916, 5, <http://nla.gov.au/nla.news-article15674207>; 'Family Notices', *Sydney Morning Herald*, 17 October 1916, 6, <http://nla.gov.au/nla.news-article15691491>.

³⁸ *Sands Sydney Directory*, Erskineville – King Street, only 1921 to 1924 checked.

³⁹ 'Inter-State Notes', *Daily Commercial News and Shipping List*, 20 July 1921, 9, <http://nla.gov.au/nla.news-article159588866>.

⁴⁰ 'In Bankruptcy', *Government Gazette of the State of New South Wales*, 28 July 1922, 4270, <http://nla.gov.au/nla.news-article222083644>; 'In Bankruptcy', *Sydney Morning Herald*, 15 June 1923, 5, <http://nla.gov.au/nla.news-article16053540>.

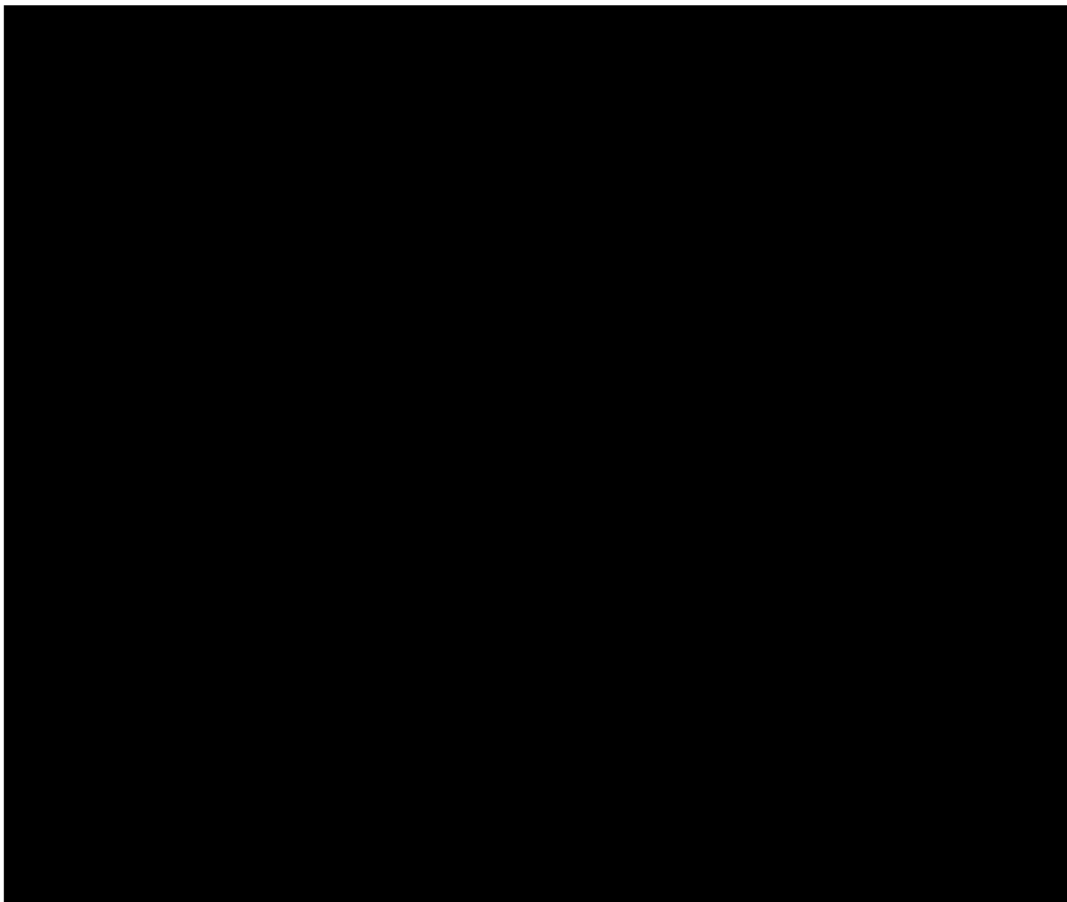
⁴¹ NSW LRS: DP 11793; cf. CT Vol. 1603 fol. 68.

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the application and plan for the subdivision to Council which approved both on 11 December 1922.⁴² The subdivision was registered as Deposited Plan 11793.

Lots 5 and 6 of that subdivision were transferred to Mary Ann Money on 9 July 1923, but the remaining parcels remained in Isabel Lees' ownership. The sale would likely have provided some financial relief for her and Max Huber. The remaining parcels were registered in three separate land title documents, with Lots 7 to 12 registered in one certificate⁴³ and Lots 1 to 4 also bundled together in a certificate.⁴⁴ The subject site at 123 John Street was now located on Lot 13 in DP 11793, which had its own certificate, issued to Isabel Marguerite Lees on 18 July 1923.⁴⁵



⁴² *Municipality of Cabramatta and Canley Vale Council Minutes*, 1922, 11 December 1922, Item 240, held by Fairfield City Heritage Collection, viewed online at <https://heritagecollection.fairfieldcity.nsw.gov.au/nodes/view/1773>.

⁴³ NSW LRS: CT Vol. 3479 fol. 207.

⁴⁴ NSW LRS: CT Vol. 3708 fol. 145.

⁴⁵ NSW LRS: CT Vol. 3479 fol. 230.

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Transfer of Ownership to Maximilian A Huber (1926)

On 10 December 1925, the business ownership of 'C. Huber' was transferred from Isabella M Lees to Maximilian A Huber.⁴⁶ This was the first year the *Sands Sydney Directory* included Cabramatta, and [REDACTED] was listed as the first address on the northern side of John Street, west of Hill Street.⁴⁷ In 1924, the business was still listed in Newtown but moved to Cabramatta that same year. Bertha Huber may no longer have been associated with the business, and she lived in Marrickville and later Dulwich Hill, remaining unmarried until her death in 1948.⁴⁸ At their meeting on 24 November 1924, Cabramatta Council resolved "that M. Huber's application for permission to erect shed on his property John Street, Cabramatta be granted subject to the proper application being made and the bldg fee of 2/6 paid."⁴⁹

In 1926, all the land formerly registered under Isabel Lees' ownership was also transferred to Max Huber. This included the subject site on Lot 13 in DP 11793, which was transferred to him on 26 March 1926, by which time Maximilian A Huber was noted as a wicker worker from Cabramatta.⁵⁰

In 1927, Max Huber was listed for the first time at [REDACTED] immediately east of 'C. Huber'. The two entries remained in that constellation until the last edition of the *Sands* in 1932/33. The 1930 aerial photograph (Error! Reference source not found.) shows both buildings as the easternmost two out of a total of ten buildings on this side of John Street. Additional buildings further east were listed at Hill Street and were part of the McBurney family property, as outlined in the historical summary for 121 John Street.

Corresponding with the 1930 aerial photograph (Error! Reference source not found.), the *Sands* also listed ten addresses for this period, with Max Huber's [REDACTED] at the eastern end of John Street, followed by 'C. Huber' immediately to the west. This suggests that from c1926, Max Huber and his family occupied [REDACTED] at 123 John Street while their business was carried out at 125-127 John Street from c1924. It is possible that the business was initially carried out at 123

⁴⁶ The transfer was only registered in 1937, see 'Registered Firms', *Dunn's Gazette for New South Wales* 57, no. 10 (8 March 1937), <http://nla.gov.au/nla.obj-823136287>.

⁴⁷ *Sands Sydney Directory*, Cabramatta – John Street north side, 1925.

⁴⁸ 'Probate Jurisdiction', *Government Gazette of the State of New South Wales*, 7 May 1926, 2080, <http://nla.gov.au/nla.news-article222994609>; 'Family Notices', *Sydney Morning Herald*, 10 June 1948, 14, <http://nla.gov.au/nla.news-article18074127>. The death notice was published by her niece, Catherine Bertha Keep, née Huber, the daughter of Charles Huber, see NSW Registry of Births, Deaths and Marriages, Births Registration No. 6491/1881; Marriages Registration No. 4138/1903 (marriage with Walter Keep in 1903).

⁴⁹ *Municipality of Cabramatta and Canley Vale Council Minutes*, 1924, 24 November 1924, Item 483, held by Fairfield City Heritage Collection, viewed online at <https://heritagecollection.fairfieldcity.nsw.gov.au/nodes/view/1775>.

⁵⁰ NSW LRS: CT Vol. 3479 fol. 230.

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John Street, and later moved to new premises at 125-127 John Street. But it is equally possible that both buildings already existed, or that [REDACTED] at 123 John Street was constructed in c1926 for the Huber family, adjacent to existing premises at 125-127 John Street. The business premises at 125-127 John Street appear to have originally been a factory building that was later converted for use as semi-detached cottages.

'Huber's' advertised in Fairfield's *Biz* in 1928, noting that they'd been established in 1875 and had their factory and office at John Street, Cabramatta. They offered direct sales as [REDACTED]
[REDACTED], including babies prams and seagrass chairs.⁵¹ Huber's factory was a little bit of an anomaly in this part of town, as it would appear that most other buildings were purely used as residences by the 1920s, potentially accompanied by some small-scale farming or dairying.

1928 Re-subdivision (DP 15600)

In 1928, Max Huber re-subdivided Lots 7 to 13 in DP 11793, registering the new subdivision in Deposited Plan 15600. 123 John Street was now located on Lot 7 in DP 15600 which he retained, together with Lots 5 and 6 in DP 15600. A new title was issued to him on 8 July 1929 for Lots 5 and 6, and he subdivided those allotments further in 1930.⁵²

The 1928 subdivision established the current boundaries of the subject site, but it was not until 16 July 1935 that a new title certificate was issued to Huber for Lot 7 in DP 15600, containing 123 John Street, located on 34 ¼ perches.⁵³

⁵¹ 'Advertising', *Biz*, 17 November 1928, 5, <http://nla.gov.au/nla.news-article76312170>.

⁵² NSW LRS: CT Vol. 4297 fol. 66.

⁵³ NSW LRS: CT Vol. 4699 fol. 205.

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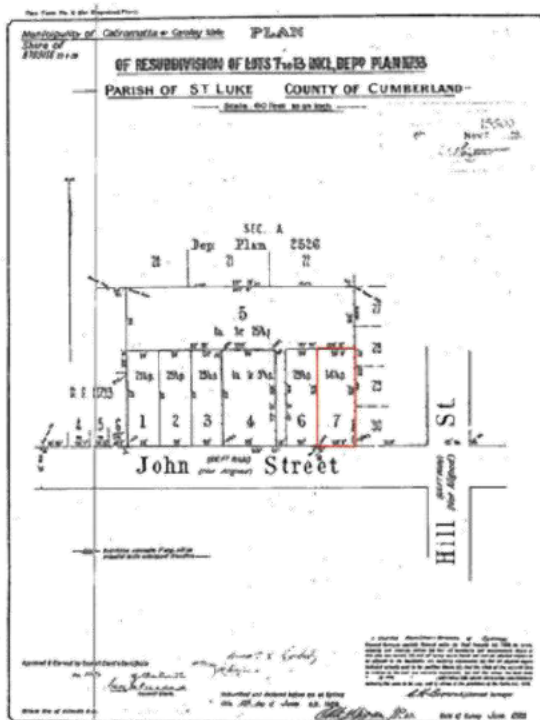


Figure 19: Deposited Plan 15600, surveyed in June 1928, showing the re-subdivision of Lots 7 to 13 in DP 11793. The subject site at 123 John Street was now located on Lot 7 in DP 15600, establishing the lot boundaries of the subject property at 123 John Street. (Source: *Statement of Environmental Effects* by C C Weston & Associates, July 2006, Appendix 1, in: Fairfield City Council Archives, DA 891/2006 file for 123 John Street Cabramatta)

Both daughters were married at that time. The *Biz* reported in early January 1929 that [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED] on 22 December 1928.

Isabel Ivy Huber married Robert W Gilkes in 1929.⁵⁵ Already on 21 March 1928, Lot 4 in DP 15600 (129 John Street) was transferred to Isabel Ivy Huber and Robert W. Gilkes.⁵⁶ They lived at their residence [REDACTED] and celebrated a big party there in September 1930, attended by [REDACTED] and others.⁵⁷ The *Sands* listed R. Gilkes for the first time in its 1931 edition, located immediately west of C. Huber.⁵⁸

⁵⁴ 'Personal', *Biz*, 19 January 1929, 4, <http://nla.gov.au/nla.news-article76312789>.

⁵⁵ NSW Registry of Births, Deaths and Marriages, Marriages Registration No. 14297/1929.

⁵⁶ NSW LRS: CT Vol. 3479 fol. 207.

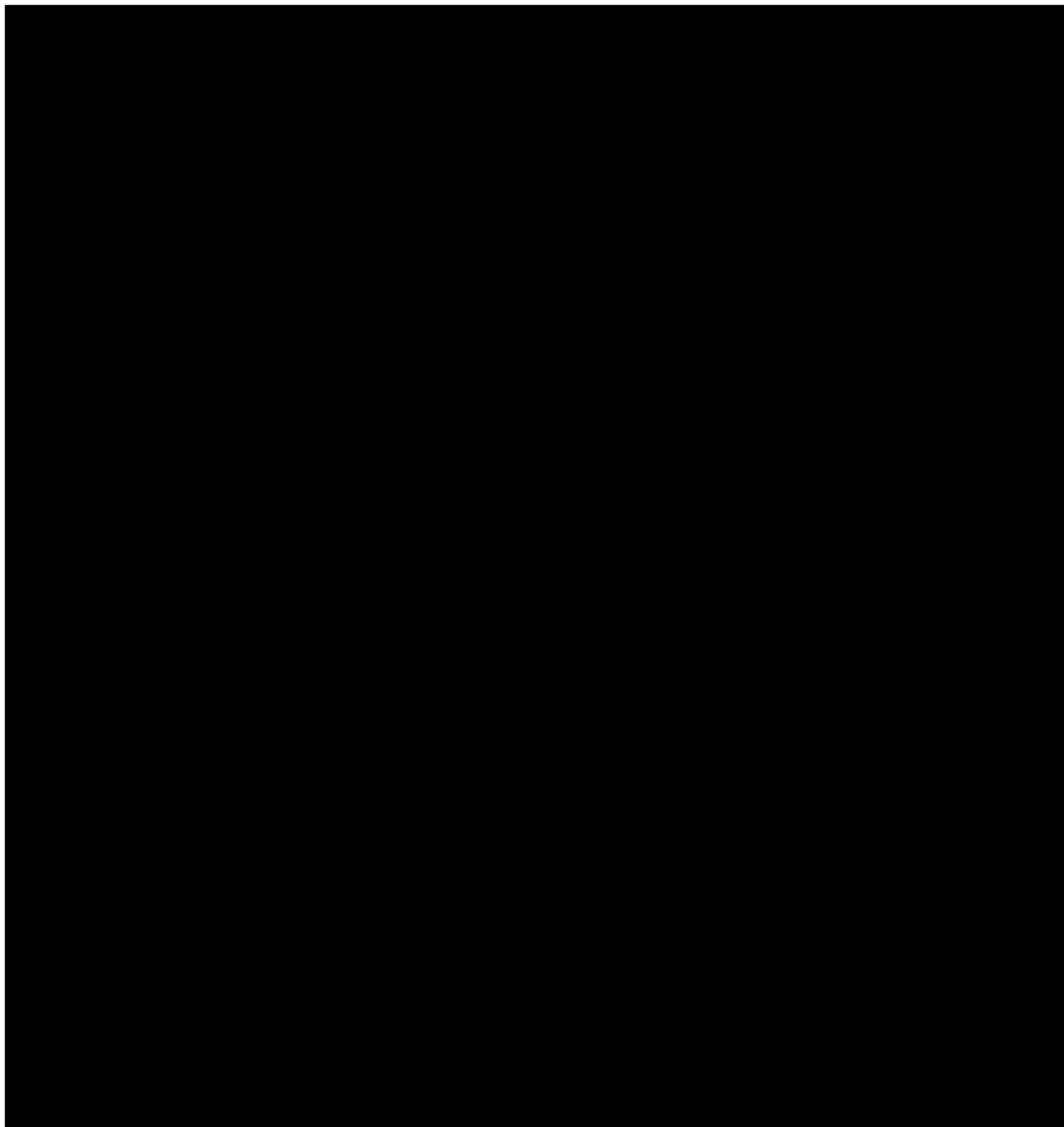
⁵⁷ 'Family Notices', *Biz*, 19 September 1930, 1, <http://nla.gov.au/nla.news-article76323042>; 'Cabra-Vale Council', *Biz*, 5 October 1939, 3, <http://nla.gov.au/nla.news-article76298092>.

⁵⁸ *Sands Sydney Directory*, Cabramatta – John Street north side, 1931.

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Lot 3 in DP 15600 (133 John Street) was on 13 March 1935 transferred to Lillian Annetta Funnell.⁵⁹ The Funnell property was located adjacent to the west of the Gilkes' residence.



In 1930, Max Huber created another re-subdivision of Lots 5 and 6 in DP 15600 and adjoining land to the north, which was also in Huber's ownership. This subdivision of the 'Huber Estate' was surveyed in January 1930, but not officially registered as Deposited Plan 19077 until 1940 (see **Error! Reference source not found.**). Although it did not directly affect 123 John Street, the re-subdivision created Huber Avenue in the vicinity, where Max Huber subsequently

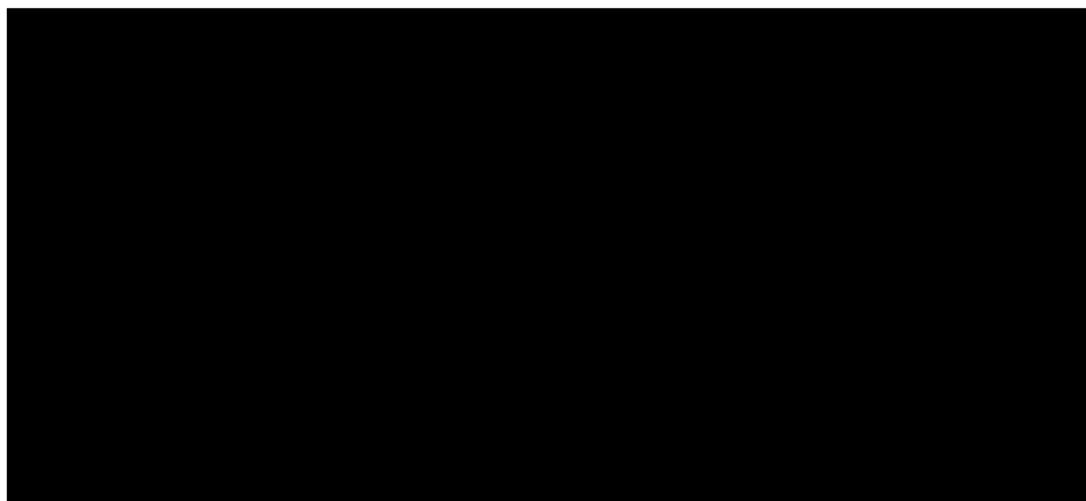
⁵⁹ NSW LRS: CT Vol. 3479 fol. 207.

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appears to have built a new residence for himself at 8 Huber Avenue and where he resided when he died in 1944.

The 1930 aerial photograph shows the buildings on John Street at the time of the re-subdivision but prior to the construction of Huber Avenue. It shows Huber's [REDACTED] at 123 John Street, Huber's basket making factory at 125-127 John Street, and Robert and Isabel Ivy Gilkes' residence at 129 John Street.



In February 1930, Max Huber called for tenders for pulling stumps and trees, likely as part of the subdivision and creation of Huber Avenue.⁶⁰ He also sought tenders for a tennis court for removal, offering sawn timber that could easily be taken down and re-erected for sale. The 1930 aerial shows a large area to the north of 123 John Street that may have been used as a tennis court and would have had to be removed for the re-subdivision.

A cyclone that caused much destruction in Cabramatta on 9 September 1930 crushed Huber's garage, and it had to be demolished before the motor-lorry it housed could be removed.⁶¹

During the 1930s, Huber became increasingly involved in local affairs. In 1929, he became the secretary of the National Independent Order of Oddfellows (NIOOF) Loyal Cabramatta United No. 34 Lodge, later its treasurer,⁶² and together with George Young, he was also vice-president of the Cabramatta Relief Society in 1931. Huber and Young appear to have enjoyed a good working relationship. In 1934, Huber was [REDACTED]

⁶⁰ 'Advertising', *Biz*, 7 February 1930, 5, <http://nla.gov.au/nla.news-article76318756>.

⁶¹ 'Cabramatta Almost Razed by Hurricane', *Labor Daily*, 10 September 1930, <http://nla.gov.au/nla.news-article236730426>.

⁶² Henry Thompson, *Back to Cabramatta and Canley Vale Week, May 6th to 12th, 1935 - Souvenir Booklet and Official Programme* (Cabramatta: Cabramatta and Canley Vale Municipal Council, 1935), 54, <https://heritagecollection.fairfieldcity.nsw.gov.au/nodes/view/4232>.

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¹³ Based on a suggestion by Max Huber, Cabramatta Square was renamed Cook Square in September 1933, named after the then Mayor of Cabramatta Council, Jacob Cook.

Huber stood as a candidate for Council in December 1934 and was elected as an alderman for the Canley Vale Ward. His first move was to successfully agitate for an increase in the mayoral allowance. In 1934, the Council approved Huber's suggestion [REDACTED]

[REDACTED]⁵⁶ In 1936, he was elected as deputy mayor against John G McBurney, and in April of that year suggested that a garbage service should be set up for the town area.

In 1936, Huber was ill and underwent five operations, taking leave from Council several times.⁶⁵ After several absences, he stood as an alderman again in December 1937 but was not re-elected. He appears to have continued to be in ill health and had to attend hospital on a daily basis. He still advertised as [REDACTED]

[REDACTED]⁶⁶ but was forced to retire from business due to ill health.

Redevelopment of Huber Factory and Sale of 'Alexa' (1938)

Although the plan for Huber's re-subdivision of Lots 5 and 6 had been approved by Council on 10 March 1930, and Council had resolved that day "that the New Road known as 'Huber

⁶³ Beverley Donald, *Shaping Fairfield: The Aldermen of Fairfield and Cabra-Vael Council, 1889-1948* (Fairfield, 2013), 360, <https://heritagecollection.fairfieldcity.nsw.gov.au/nodes/view/392>.

⁶⁴ Donald, 361.

⁶⁵ Donald, 362.

⁶⁶ 'Advertising', *Biz*, 10 May 1935, 9, <http://nla.gov.au/nla.news-article76351932>.

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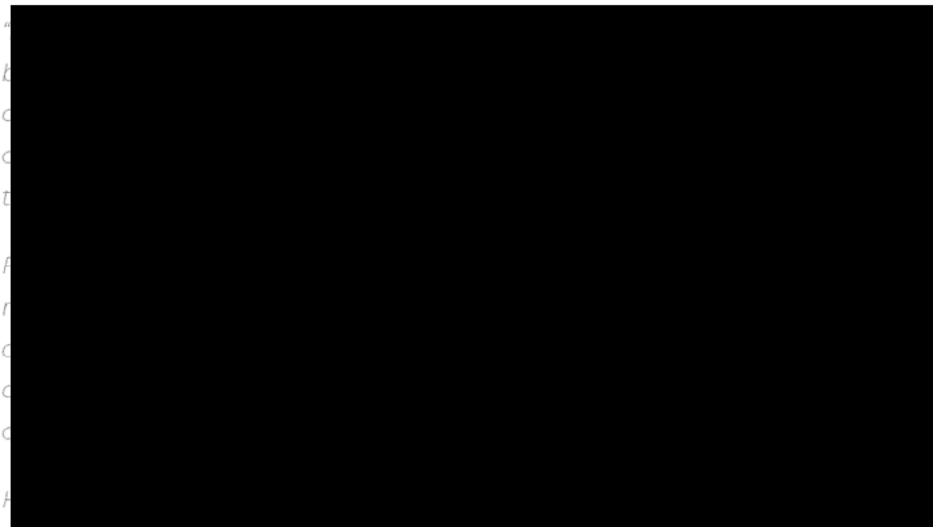
123 JOHN STREET, CABRAMATTA

Avenue' be taken over by Council",⁶⁷ no sales of allotments were effected within the former area of Lots 5 and 6 until October 1941, when the first official transfer was registered, for Lot 7 in the re-subdivision (5 Huber Avenue).⁶⁸

In the meantime, Huber Avenue seems to have been formed and Max Huber went on to redevelop his John Street property while also likely building a new residence for himself at 8 Huber Avenue. In May 1938 he sought tenders for removal and re-erection of fencing and for shifting a motor garage from one lot to the adjoining lot.⁶⁹

On 17 June 1938, Max Huber sold lot 7 in DP 15600 to Carl Sigfrid Nilsson, a foreman from Balmain, and his wife, Florence Malveen Nilsson.⁷⁰ This was his old residence, 'Alexa', at 123 John Street. At the same time, he undertook alterations to the adjacent former Huber basket-making factory on 125-127 John Street, redeveloping the site for use as residences and creating two semi-detached cottages.⁷¹

Maximilian Adam Huber died at his residence at 8 Huber Avenue, Cabramatta on 20 August 1944, in his 78th year.⁷² The *Biz* published the following obituary on 24 August 1944:



⁶⁷ *Municipality of Cabramatta and Canley Vale Council Minutes*, 1930, 10 March 1930, Item 114, held by Fairfield City Heritage Collection, viewed online at <https://heritagecollection.fairfieldcity.nsw.gov.au/nodes/view/1778>.

⁶⁸ NSW LRS: CT Vol. 4297 fol. 66.

⁶⁹ 'Advertising', *Biz*, 5 May 1938, 7, <http://nla.gov.au/nla.news-article75598712>.

⁷⁰ NSW LRS: CT Vol. 4699 fol. 205.

⁷¹ 'Opportunities for Business', *Construction*, 22 June 1938, 19, <http://nla.gov.au/nla.news-article222852023>.

⁷² 'Family Notices', *Sydney Morning Herald*, 22 August 1944, 10, <http://nla.gov.au/nla.news-article17918055>.

DRAFT HERITAGE ASSESSMENT

123 JOHN STREET, CABRAMATTA

[REDACTED]

The whereabouts of 'Mrs Huber', i.e. Isabel M Lees, at this stage are unclear. She was mentioned in February 1939, when she returned home from a [REDACTED] with her granddaughter, Betty Funnell, together with Mrs. Wheatley from Fairfield and her sons.⁷⁴ But neither the funeral notice nor the *Biz* article mentioned her, and Max Huber's property, including his residence, was transferred to his trustees, Sydney solicitor George W Williams and Cabramatta fruiterer Charles A Bull on 28 November 1946.⁷⁵

2.1.5 NILSSON OWNERSHIP AND OCCUPATION OF 123 JOHN STREET (1937-1986)

Having acquired 123 John Street in 1938, the Nilsson family used the cottage as their own residence. On 4 November 1941, Carl S Nilsson died at his residence at 123 John Street, aged 43, survived by his wife and three children.⁷⁶ He was a highly respected resident and had worked as a crane driver. His wife became the sole owner of the property on 26 November 1941 and retained it until her own death in Cabramatta on 23 May 1986, aged 84.⁷⁷ She died at a nursing home in Canley Vale, but her last address was noted as 123 John Street, Cabramatta, suggesting that she lived there for several decades. At the time of her death, her children were noted as Carl, Nils and Inez (deceased).

123 John Street was transferred to her sons, Carl Allan Nilsson and Nils Edmond Nilsson, on 23 October 1986.⁷⁸ They sold it to David Lu and Alice Lu the following year, and the transfer was registered on 3 July 1987.

⁷³ 'Obituary', *Biz*, 24 August 1944, 4, <http://nla.gov.au/nla.news-article76278070>.

⁷⁴ 'Personal', *Biz*, 9 February 1939, 6, <http://nla.gov.au/nla.news-article76293664>.

⁷⁵ NSW LRS: CT Vol. 4297 fol. 66.

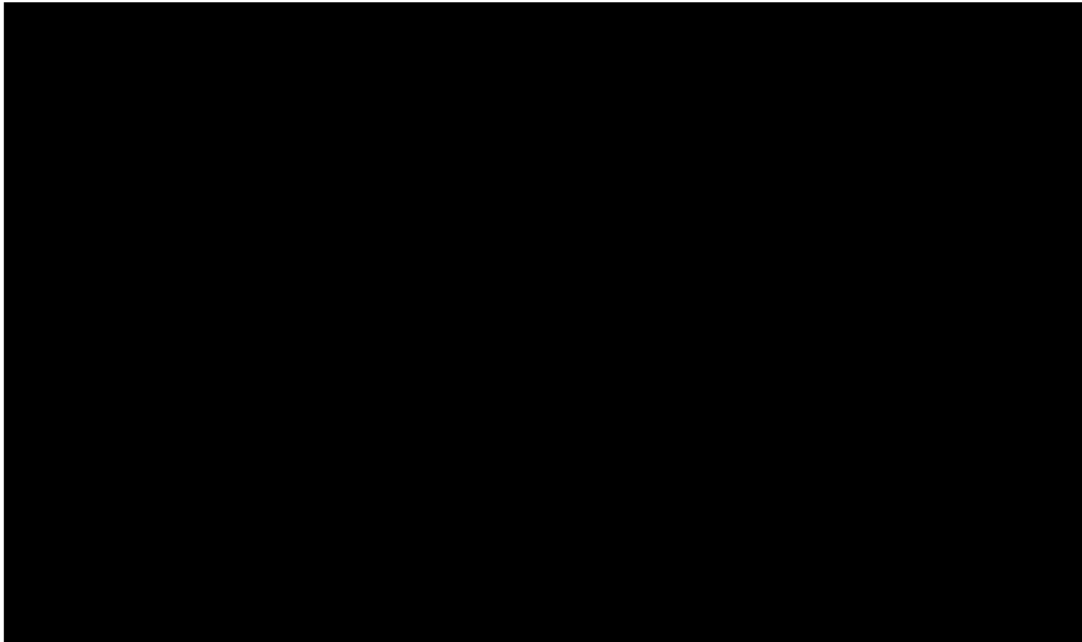
⁷⁶ 'Obituary', *Biz*, 6 November 1941, 4, <http://nla.gov.au/nla.news-article76311211>.

⁷⁷ NSW LRS: CT Vol. 4699 fol. 205. Cf. 'Death Notice', *The Sydney Morning Herald*, 27 May 1986, Sydney Morning Herald Archives via State Library of NSW.

⁷⁸ NSW LRS: CT Vol. 4699 fol. 205.

DRAFT HERITAGE ASSESSMENT

123 JOHN STREET, CABRAMATTA



2.1.6 LATER DEVELOPMENT AND OWNERSHIP (FROM 1987)

In March 1986, David Lu and Alice Lu had also acquired the adjacent 121 John Street, Cabramatta.⁷⁹ They had planned to demolish the building on that neighbouring site, but withdrew the application in early 1987, buying the cottages at 125-127 John Street on 3 July 1987.⁸⁰

No property file for 123 John Street was made available for this research, but it is likely that the cottage at 123 John Street was tenanted like the adjacent 121 John Street. In early 1991, Council issued a notice to the occupier of 121 John Street about the prohibited use of the premises for motor vehicle storage and repair, including spray painting.⁸¹ By that time, 123 John Street was said to be used as a warehouse for furniture.

When the *Fairfield Heritage Study* was undertaken in late 1991, 123 John Street was identified as a significant, [REDACTED] with [REDACTED]. The relevant inventory sheet for the item described it as an [REDACTED].

⁷⁹ NSW LRS: CT Vol. 4856 fol. 209. Cf. Fairfield City Council Archives, Property File 4590.2340 Part 1 – 121 John Street, Cabramatta.

⁸⁰ NSW LRS: CT Vol. 4699 fol. 205.

⁸¹ Fairfield City Council Archives, Property File 4590.2340 Part 1 – 121 John Street, Cabramatta.

⁸² Perumal Murphy Wu Pty Ltd, 'Fairfield Heritage Study - House, 123 John Street, Cabramatta' (Fairfield City Council and NSW Department of Planning, 1991).

DRAFT HERITAGE ASSESSMENT

123 JOHN STREET, CABRAMATTA

[REDACTED]

[REDACTED]⁸³ Only minor modifications were noted, including security bars, damage to one end of the verandah and a replaced fence post.

A transfer of ownership was noted at the Land Titles Office on 8 September 1993.⁸⁴ However, when a development application (DA 891/2006) was approved on 3 August 2006, the owners were still noted as David and Alice Lu. That development application was for the demolition of the dwelling and outbuilding at 123 John Street (DA 891/2006).⁸⁵ At the same time, Council also approved the demolition of the buildings at 121 John Street (DA 890/2006).⁸⁶ Both applications were submitted by David and Alice Lu [REDACTED]

[REDACTED] However, despite the approval and a notice of intention to commence work in November 2007, both buildings were retained. A photograph of the building at 123 John Street, contained in the *Statement of Environmental Effects* submitted with the application, prepared by C C Weston & Associates in July 2006, is included below (Figure 24).

⁸³ *Ibid.*

⁸⁴ NSW LRS: Historical Search for Folio 7/15600.

⁸⁵ Fairfield City Council Archives, DA 891/2006 file.

⁸⁶ Fairfield City Council Archives, DA 890/2006 file.

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123 JOHN STREET, CABRAMATTA



Figure 24: Photograph taken in 2006, showing the dwelling at 123 John Street, Cabramatta prior to its proposed demolition (Source: *Statement of Environmental Effects* by C C Weston & Associates, July 2006, 5, in: Fairfield City Council Archives, DA 891/2006 file)

David and Alice Lu (or either one of them) remain the owners of the property today.⁸⁷ No further development applications were found during a search of Fairfield City Council's online DA Tracker.

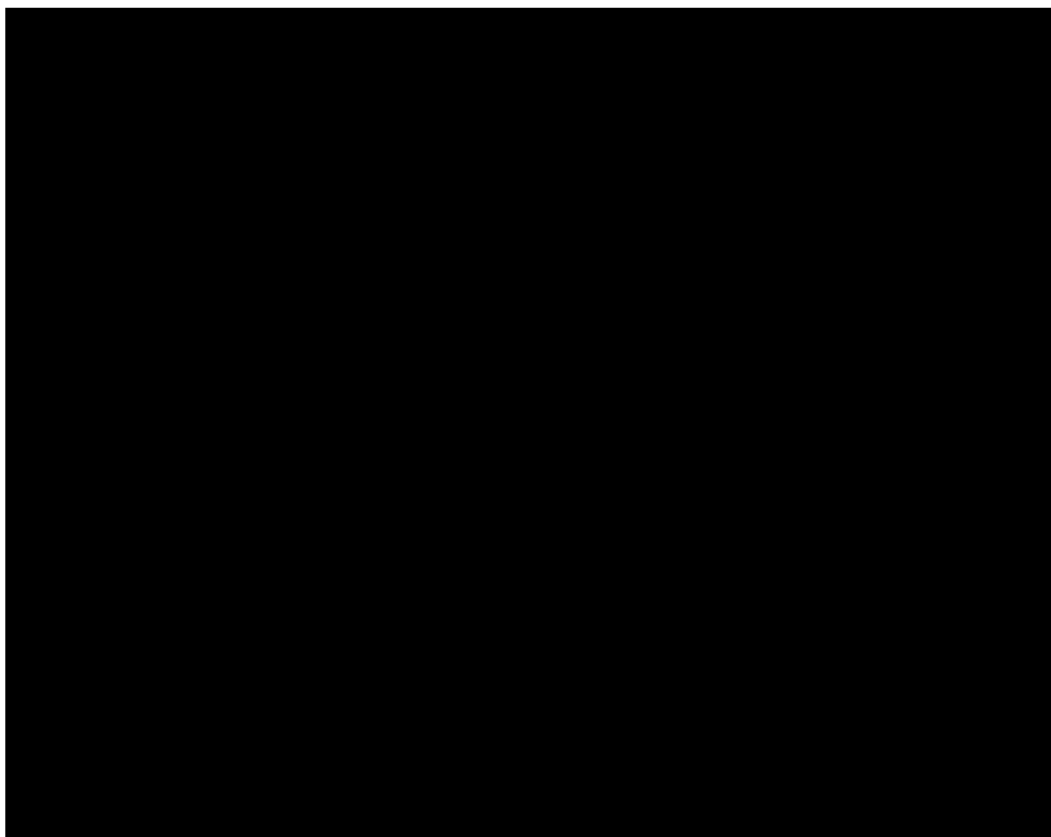
⁸⁷ NSW LRS: Historical Search for Folio A/335119.

DRAFT HERITAGE ASSESSMENT

123 JOHN STREET, CABRAMATTA

3 SUMMARY EXTERNAL PHYSICAL ANALYSIS

Internal access to the property was not available however externally the house presents as a single storey, early 20th Century, timber weatherboard dwelling with corrugated iron roof sheeting with bullnose verandah supported on timber posts. Despite the amount of paraphernalia stored within the verandah, the dwelling appears to retain much of its original fabric. Despite the rusted roof sheeting and paint peeling from the weatherboard walls, the house appears to remain in reasonable condition and is an obvious example of very early residential development in the precinct.



DRAFT HERITAGE ASSESSMENT




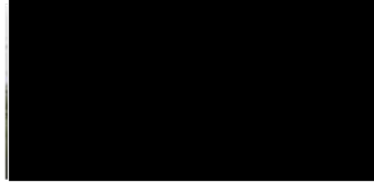
123 JOHN STREET, CABRAMATTA

4. SUMMARY COMPARATIVE ANALYSIS

4.1 INTRODUCTION

The following summary comparative analysis outlines most of the other early 20th Century heritage-listed cottages and dwellings in the Fairfield Local Government Area. The significance of these places is recognised through the heritage listing process, either at state level on the State Heritage Register and/or at local level on the Local Environmental Plan.

4.2 SUMMARY OF EARLY 20th CENTUARY HOMESTEADS & DWELLINGS

Building	Significance	Listing
Interwar House, Carramar 	Located at 13 Artie Street, Carramar this Inter-War house is significant for its individual design and unusual style, which is uncommon in the Fairfield area. The dwelling presents a double gable to the street and incorporates timber wall cladding with brick verandah.	FLEP-Local
Federation House, St Johns Park 	Located at 5 Chalmer Close St Johns Park, listed as 4-8 Chalmer Close this house is one of the oldest in the suburb, existing prior to subdivision and suburbanisation of the area. Despite reduced curtilage, the dwelling remains a good example of a Federation house.	FLEP-Local
Federation House, Carramar 	Located at 7 Houghton Street, Carramar this dwelling is an imposing example of a Federation period, weatherboard house, noted as being in traditional Georgian style including bell cast roof form.	FLEP-Local
Bungalow, Canley Vale 	Located at 89 Cardwell Street, Canley Vale, this dwelling presents a typical bungalow style double gable to the street and formed of timber cladding and brick and timber verandah.	FLEP-Local

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123 JOHN STREET, CABRAMATTA

<p>Inter-war House, Fairfield.</p> 	<p>Located at 43 Myddleton Avenue Fairfield, this Inter-War weatherboard house is a good example of a symmetrical, square plan building with verandah on four sides, derived from traditional Georgian form. The building retains original features such as a central gablet over entry, simple bracketed verandah posts and chimney.</p>	FLEP-Local
<p>Inter-war bungalow, Fairfield</p> 	<p>Located at 11 Hunter Street, Fairfield, this house is a good example of a Bungalow in weatherboard. Outstanding leadlight Windows and interesting extension of verandah roof over window bay.</p>	FLEP-Local
<p>Federation House, Fairfield</p> 	<p>Located at 59 Hamilton Road, this weatherboard house in good condition. Bull nosed verandah and detailed timber joinery and recorded with little altered.</p>	FLEP-Local
<p>Inter-war Bungalow</p> 	<p>Located at 118 Nelson Street, this dwelling presents an impressive pair of large, crossed ridge gables. Much original detail typical standard of the Inter-War period.</p>	FLEP-Local
<p>Federation House, Fairfield</p> 	<p>Located at 87 Thorney Road, Fairfield Substantial, early Federation period residence. One of the first built in this area, and one of the City's few early brick houses. Good example of a traditional Georgian design.</p>	FLEP-Local


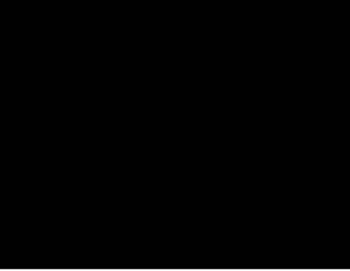
DRAFT HERITAGE ASSESSMENT

123 JOHN STREET, CABRAMATTA

<p>Inter-war Bungalow</p> 	<p>Located at 452 The Horsley Drive, Fairfield</p> <p>A good example of the transition from the standard Federation form to the standard double gabled Bungalow of the 1920's. Essential Bungalow form, with fine timber detailing characteristic of the earlier Federation period. In excellent condition.</p>	FLEP-Local
<p>Federation House, Fairfield</p> 	<p>Located at 5 Waratah Street, Old Guildford Large, Late Federation period house of unusual oriental character. Distinctive features include the square corner tower and projecting casement windows. Historical interest as the reputed former home of the Japanese ambassador to Australia.</p>	FLEP-Local
<p>Federation Cottage, Fairfield</p> 	<p>Located at 16 North Street, this house is an outstanding example of a Federation period weatherboard house, designed for its corner site. One of the best in Fairfield. Good condition, essentially unaltered and with much fine quality detail. The cottage is set within a generous landscape setting.</p>	FLEP-Local
<p>Federation House, Canley Vale</p> 	<p>Located at 2 Malouf Street, Canley Vale Fine example of an early Federation period weatherboard house. Adopts a traditional Georgian form and is set on a large corner block. Little altered and well maintained. Much noteworthy detail.</p>	FLEP-Local
<p>Federation House, Fairfield West</p> 	<p>Located at 9 Hawkesbury Street, this house is one of the earliest houses in the Fairfield West area. Large building with original high-quality interior and external detail, including dichromatic brickwork. Representative of early agricultural activity. Significant for its association with Walter Stimson, an influential property holder and alderman.</p>	FLEP-Local

DRAFT HERITAGE ASSESSMENT

123 JOHN STREET, CABRAMATTA

<p>Federation House, Smithfield</p> 	<p>Located at 716 Horsley Drive, this house is of architectural significance as a rare local example of an attic storey, Federation period, brick residence. Prominent location close to property alignment on The Horsley Drive. Substantially altered but retains some high-quality ornament, rare for the city. This includes the terracotta roof tiles and ridge capping.</p>	<p>FLEP-Local</p>
<p>Federation House, Cabramatta</p> 	<p>Located at 13 Prout Street, Cabramatta, the house is of significance for the local area for historical and aesthetic reasons, and as a representative example of early cottages in the area. The house is readily identifiable as part of the historical building stock of the area and contributes to streetscape character, enhanced by the recognisable features of the transitional Federation/Victorian period architecture and the garden setting.</p>	<p>FLEP-Local</p>

DRAFT HERITAGE ASSESSMENT

123 JOHN STREET, CABRAMATTA

5. ASSESSMENT OF HERITAGE SIGNIFICANCE

5.1 INTRODUCTION

This section considers the heritage significance of the collection of the built elements contained within the property known as

5.2 HISTORICAL THEMES

The Heritage Council of NSW provides a document that was prepared in October 2001 in relation to the relevant themes to consider when assessing heritage significance. The following three themes are considered relevant to the subject site.

NATIONAL THEME	STATE THEME	LOCAL THEME/EXAMPLE
4. Settlement	Accommodation	Cottage 'Alexa' – residential use from 1926 at the latest
4. Settlement	Land Tenure	Changing land uses - from rural to suburban.
4. Settlement	Towns, Suburbs and villages	Subdivision pattern and changes, association with formation of Huber Avenue
8. Developing Australia's cultural life	Domestic life	Floorplan of house demonstrates the response of house design to patterns of use, required amenities and expectations of the time.
9. Marking the phases of life	Persons	Association with Maximilian Adam Huber, alderman of Cabramatta (1934-36), and his family

DRAFT HERITAGE ASSESSMENT

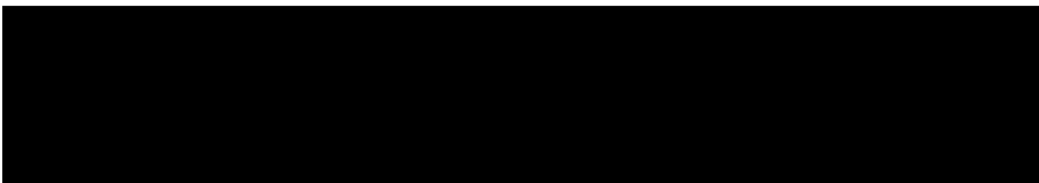
123 JOHN STREET, CABRAMATTA

5.3 NSW HERITAGE CRITERIA

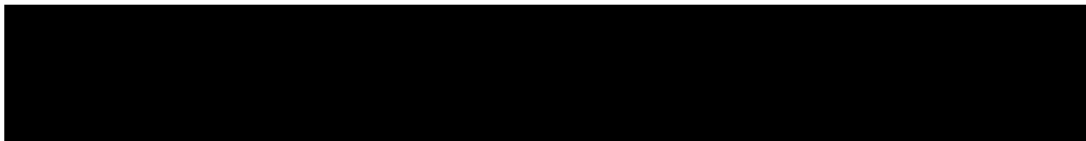
An assessment of cultural significance of Edensor House, has been undertaken below against the seven NSW Heritage Criteria. This assessment is based wholly on the historical information available as well as the physical and comparative analysis.



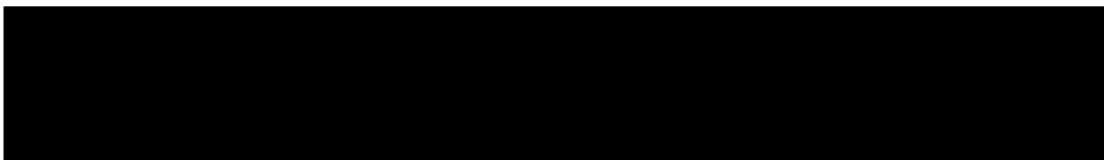
This site is historically significant as an early 20th Century dwelling, increasingly rare in the Fairfield Local Government Area, that has remained in-situ over the last century.



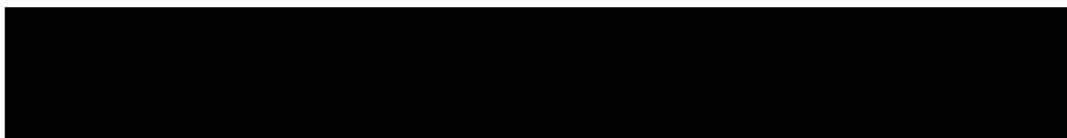
Based on the research available, the dwelling is not thought to have any specific association with any person or group of people.



The dwellings individually and collectively retain aesthetic significance as largely intact and identifiable historic dwellings, grouped together at the western gateway to Cabramatta.




The John Street dwellings have remained within the Cabramatta despite progressive change and development, which resonates with the people of Cabramatta reminding the community about the early establishment of the place as a prominent suburb with metropolitan Sydney.



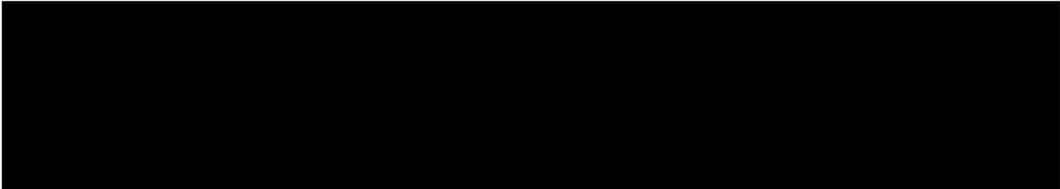
Based on the available information, it not known whether the John. Street properties have research or archaeological potential.

DRAFT HERITAGE ASSESSMENT

123 JOHN STREET, CABRAMATTA



As a group, the dwellings represent a small remnant collection of early 20th Century dwellings that earmark early suburban development, which is uncommon in the Fairfield LGA.



The dwellings on John Street individually and collectively represent remnant Federation and Inter-War style dwellings, built from timber weatherboard, which was more common regionally and less common in other parts of Sydney where bricks were predominantly used by the turn of the 20th Century.

5.4 STATEMENT OF SIGNIFICANCE

This site is historically significant as an early 20th Century dwelling, increasingly rare in the Fairfield Local Government Area, that has remained in-situ over the last century.

The dwellings individually and collectively retain aesthetic significance as largely intact and identifiable historic dwellings, grouped together at the western gateway to Cabramatta.

In terms of social significance, the John Street dwellings have remained within the Cabramatta despite progressive change and development, which resonates with the people of Cabramatta reminding the community about the early establishment of the place as a prominent suburb with metropolitan Sydney.

The dwellings on John Street individually and collectively represent remnant Federation and Inter-War style dwellings, built from timber weatherboard, which was more common regionally and less common in other parts of Sydney where bricks were predominantly used by the turn of the 20th Century.

As a group, the dwellings represent a small remnant collection of early 20th Century dwellings that earmark early suburban development, which is becoming increasingly rare in the Fairfield LGA.

DRAFT HERITAGE ASSESSMENT

123 JOHN STREET, CABRAMATTA

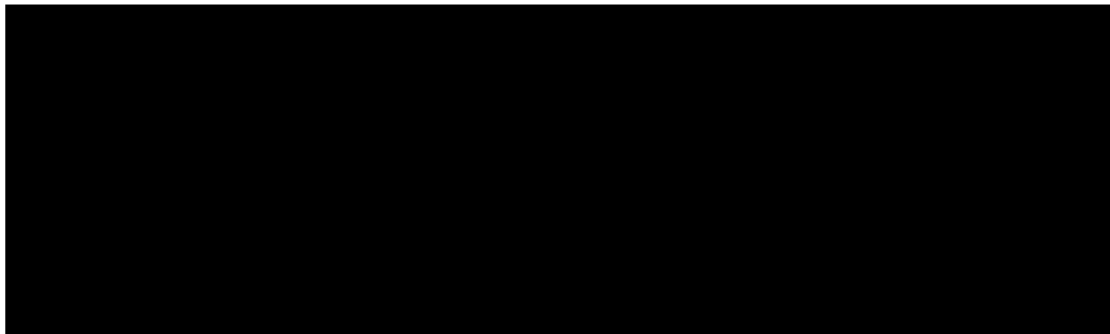
6. HERITAGE CURTILAGE REVIEW

6.1 INTRODUCTION

This section has been included to provide guidance in relation to curtilage of the house at 112 John Street, Cabramatta.

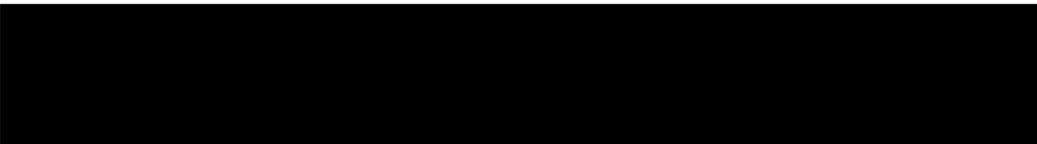
6.2 DISCUSSION OF CURTILAGE

The publication *Heritage Curtilages, prepared by the (former) Heritage Office, Department of Urban Affairs and Planning, 1996* ('publication') has been used as a guide to the determination of an appropriate curtilage for 158 Broomfield Street, Cabramatta.

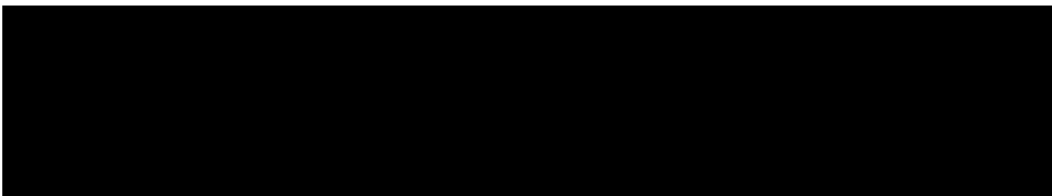


The document describes *Lot Boundary, Reduced, Expanded* and *Composite* curtilages. Of most relevance to this assessment is the *Lot Boundary Curtilage*.

The publication describes a **Lot Boundary Curtilage** as extending to the boundary of the property containing the heritage item and outlines that this is the most common type of curtilage. The following commentary is provided in relation to *Lot Boundary Curtilage*:



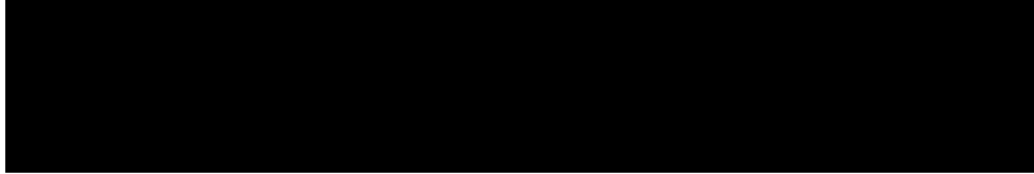
The publication describes a **Reduced Heritage Curtilage** as less than the boundary of the allotment identifying a smaller portion of land than the entirety of the lot. The following commentary is provided in relation to *Reduced Heritage Curtilage*:



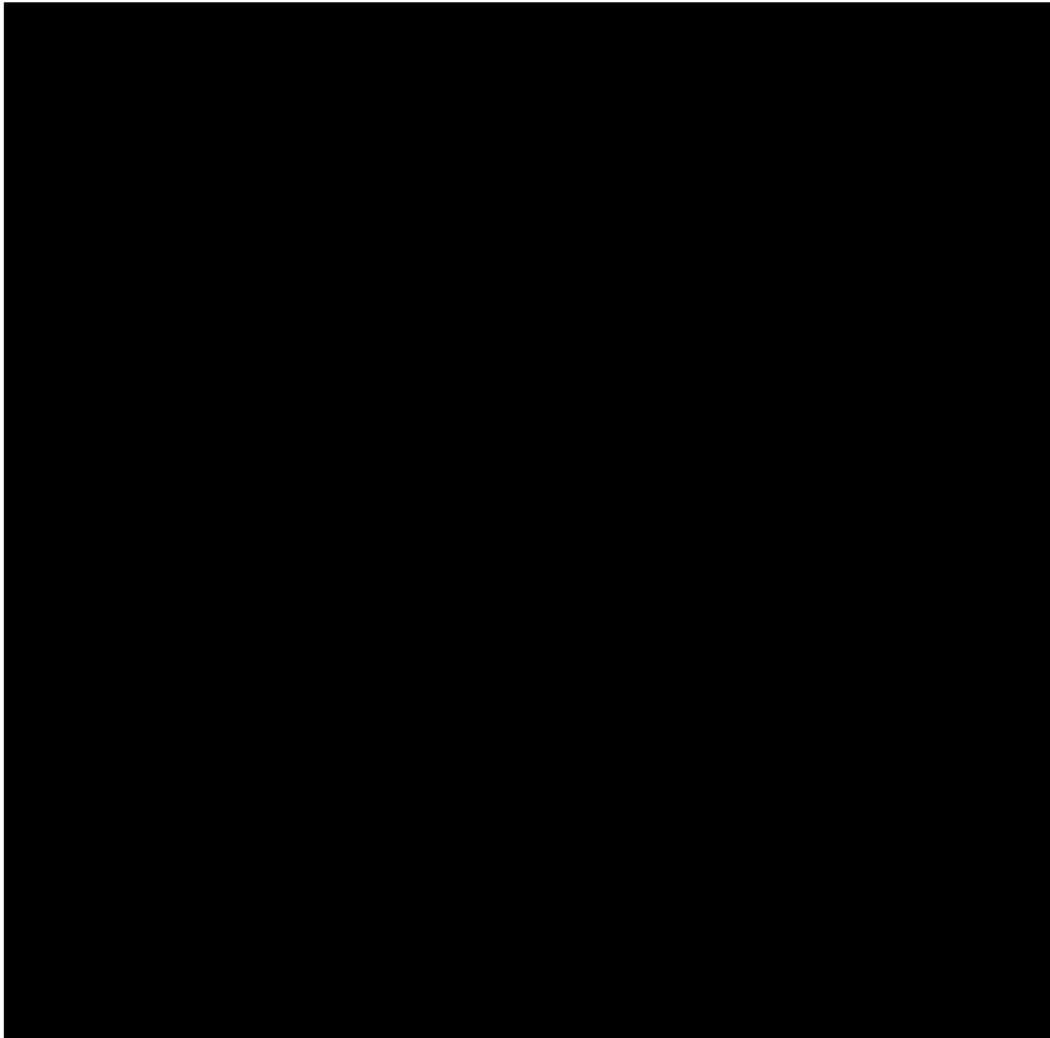
DRAFT HERITAGE ASSESSMENT

123 JOHN STREET, CABRAMATTA

The publication describes a **Composite Heritage Curtilage** as less than the boundary of the allotment identifying a smaller portion of land than the entirety of the lot. The following commentary is provided in relation to Composite Heritage Curtilage: See Figure 26 below.



As identified in a previous heritage study, John Street, Cabramatta contains clear evidence of early residential development through the extant housing stock, which includes the subject property. The John Street properties that are the subject of this study are mapped below.



DRAFT HERITAGE ASSESSMENT

123 JOHN STREET, CABRAMATTA

7. CONCLUSION AND RECOMMENDATION

Based on the available historical and physical evidence, as well as a comparative analysis of similar properties, it is evident that 123 John Street, Cabramatta meets the threshold for heritage listing at least at a local level and should be recognised for its significance to the Fairfield Local Government Area.

The first option is that Schedule 5 of FLEP be amended to include a discrete listing as follows:

Suburb	Item Name	Address	Property Description	Significance	Item No.
Cabramatta	<i>131 John Street – house and interiors.</i>	123 John Street, Cabramatta	Lot 7 DP 15600,	Local	Item 114

The second option is that the dwelling is part of a group listing:

Suburb	Item Name	Address	Property Description	Significance	Item No.
Cabramatta	<i>121, 123, 125-127, John Street – Group of houses</i>	121, 123, 125-127 John Street, Cabramatta	Lot A DP 335119, Lot 7 DP 15600, Lot 1 and 2 DP 535549	Local	Item 112

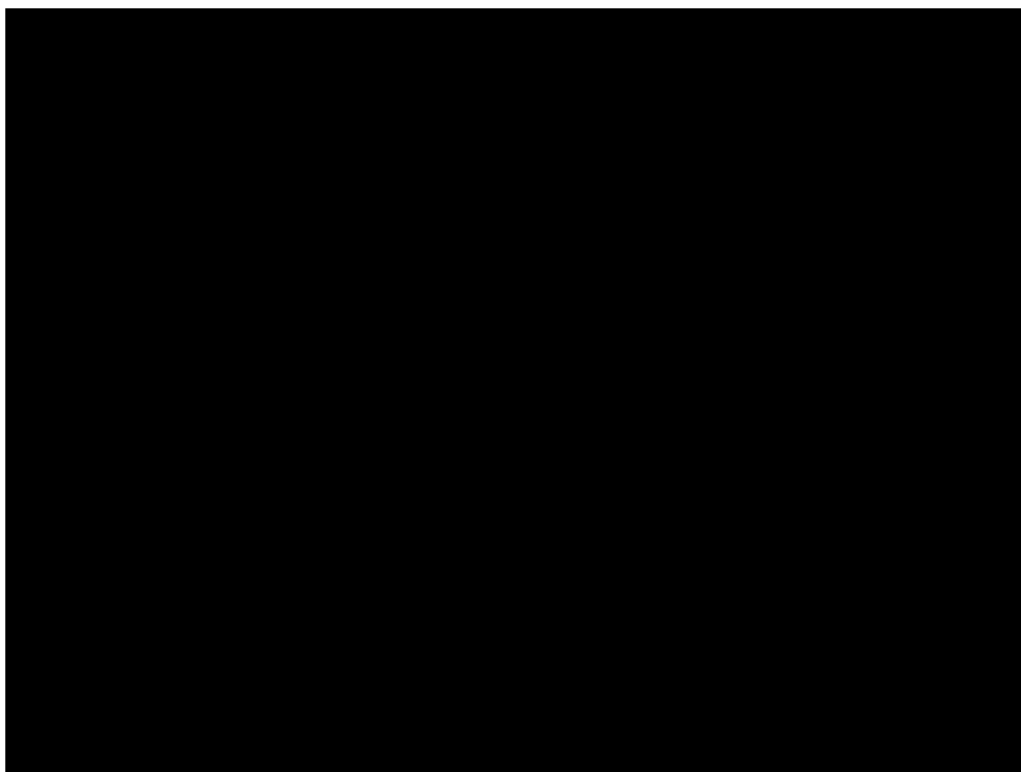
The third option, which is unprecedented in the Fairfield Local Government Area is that the property is included as part of a Heritage Conservation Area listed in Schedule 5 of FLEP. The Area could extend to include the six (6) properties that have been the subject of assessment, and which are located at 112, 116, 118, 121, 123 and 125-27 John Street, Cabramatta.

It is recommended that a group listing of the properties is progressed in **accordance with the second option**. On this basis, FLEP heritage map should also be amended based on the curtilage map shown at Figure 26 above as the preferred option.



125-127 JOHN STREET
CABRAMATTA

DRAFT HERITAGE ASSESSMENT



PREPARED FOR
Fairfield City Council

JUNE 2025

DRAFT HERITAGE ASSESSMENT

125-127 JOHN STREET, CABRAMATTA

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DOCUMENT / STATUS REGISTER

Issue	Date	Purpose	Written	Approved
A	10/06/25	Consideration for heritage listing.	VH	VH

DRAFT HERITAGE ASSESSMENT

125-127 JOHN STREET, CABRAMATTA

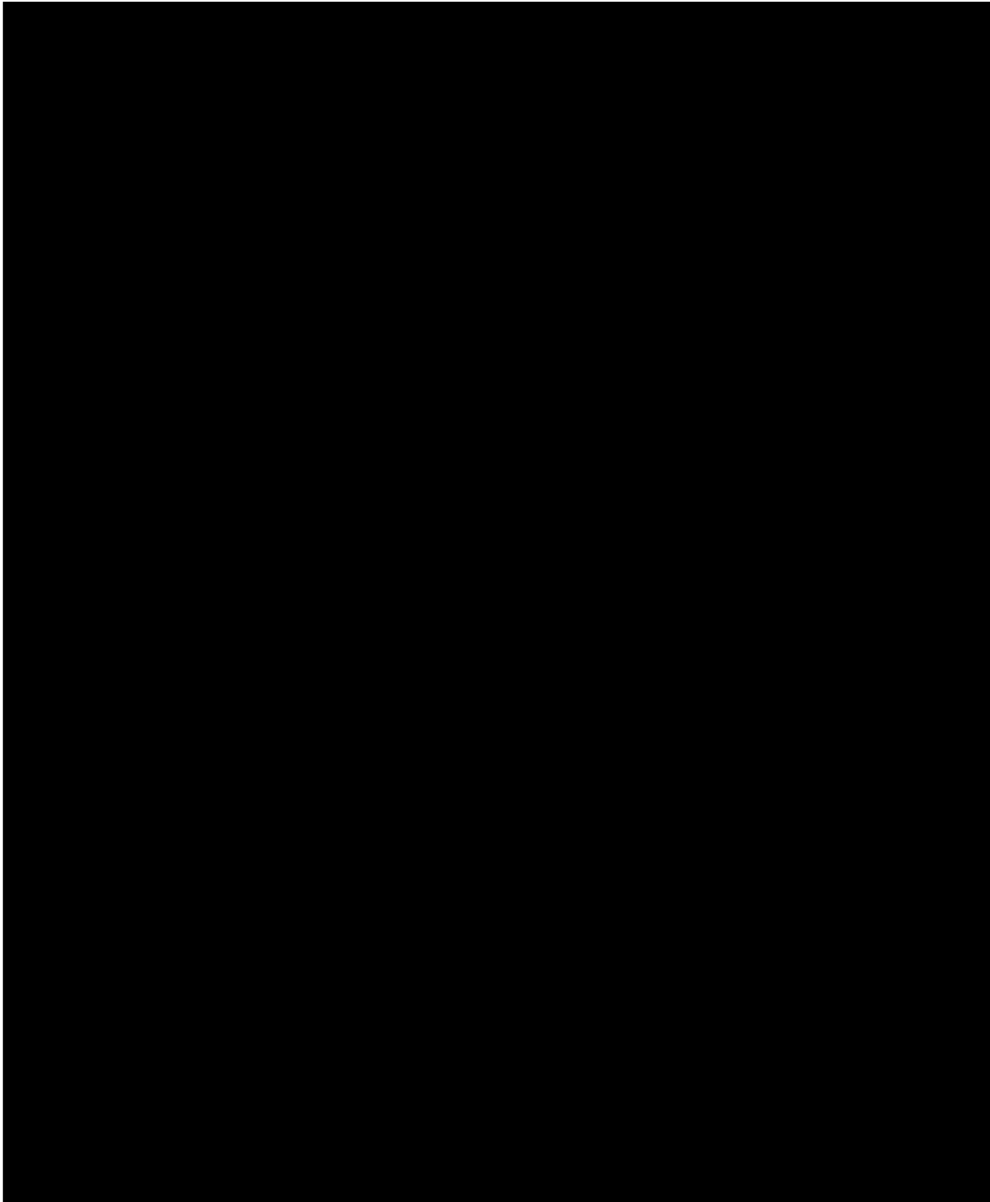
1. INTRODUCTION

1.1 PURPOSE

This heritage assessment has been commissioned by Fairfield City Council to further consider the significance of the property at 125-127 John Street, Cabramatta which is legally described as Lot 1 and Lot 2 DP 235549.

1.2 STUDY AREA

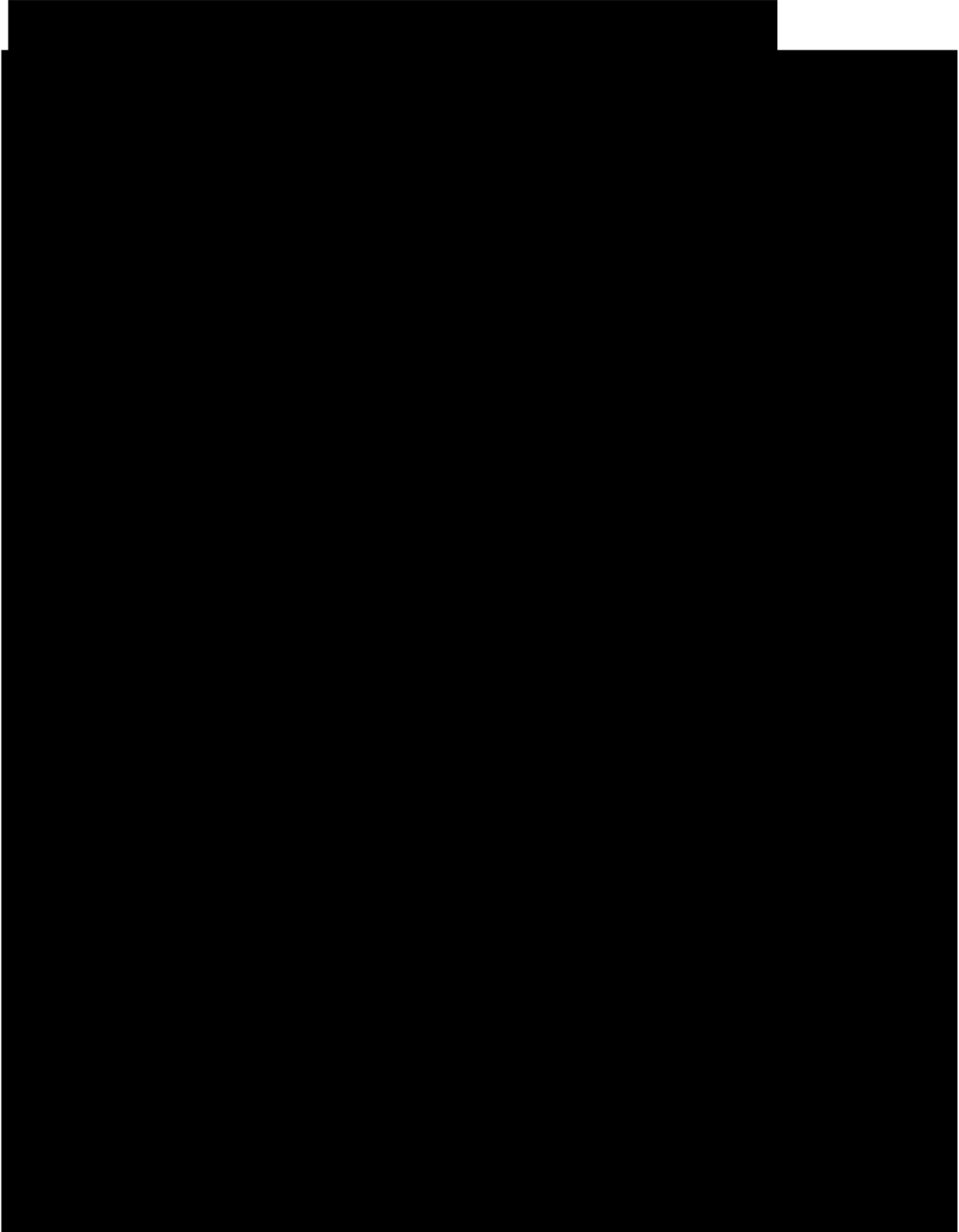
The location of the property is depicted in yellow on the aerial photograph below.



DRAFT HERITAGE ASSESSMENT

125-127 JOHN STREET, CABRAMATTA

1.3 DEFINITIONS



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125-127 JOHN STREET, CABRAMATTA

1.4 STRUCTURE OF THE REPORT

The report follows the general guidelines for Assessing Heritage Significance published by the (former) NSW Heritage Office as part of the NSW Heritage Manual. This report also follows the methodology described in The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.

1.5 AUTHOR IDENTIFICATION

This document has been prepared by Vanessa Holtham, Heritage Advisor, Fairfield Council. The detailed history and background significance was prepared by Dr Liz Longdin and Liz Gorman of Sue Rosen Associates.

1.6 STATUTE AND STANDARDS

The following were used to inform this preliminary heritage assessment:

- *Assessing Heritage Significance*, Department of Planning & Environment, 2023.
- *Fairfield Local Environmental Plan 2012*
- Australia ICOMOS Burra Charter, 2013
- *Heritage Curtilages* published by the (former) NSW Heritage Office.

1.7 LIMITATIONS

This report does not include an Assessment of Aboriginal or archaeological significance. An internal inspection of any of the building has not been undertaken at this stage.

DRAFT HERITAGE ASSESSMENT

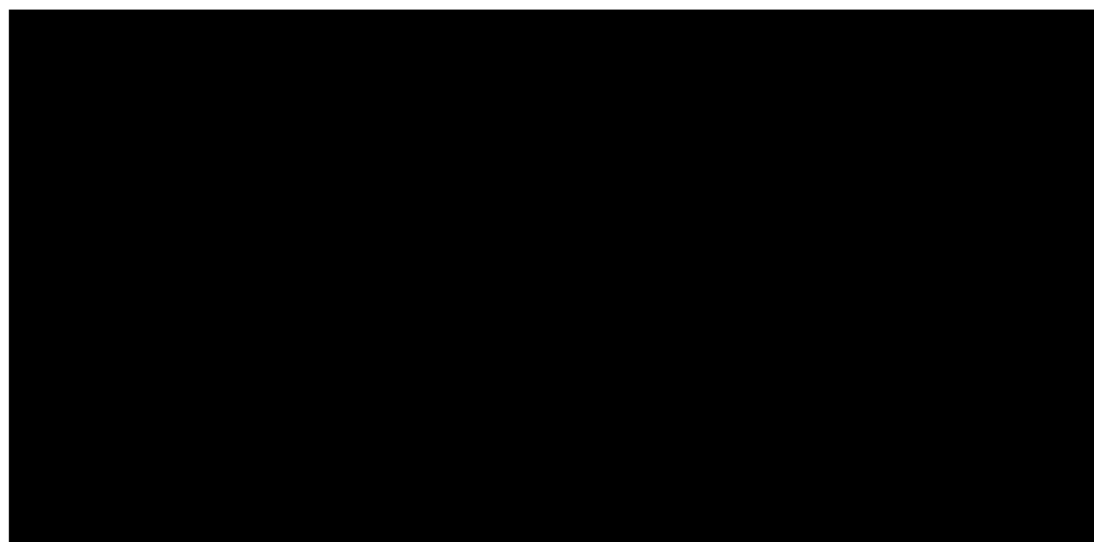
125-127 JOHN STREET, CABRAMATTA

2. HISTORICAL ANALYSIS

2.1 EARLY OWNERSHIP AND DEVELOPMENT

The 460 acre land grant of Portion 242 of the Parish of St. Lukes was originally granted by Governor Gipps to William Hampden Dutton and Joshua Thorp in trust for Cornelius Prout and wife Catherine, on the 7th February 1839.¹

Brother of the artist John Skinner Prout and nephew of the English watercolourist Samuel Prout, Cornelius arrived in Sydney on the 19th October 1826. Cornelius Prout was an early resident of the Canterbury area, where he resided at 'Bell Ombre'. He began as a clerk in the Colonial Secretary's office, and was later appointed as the Sub Sheriff of the Colony; he was in this role when granted the Cabramatta land. In addition to his colonial post, he owned the Sugar Loaf Inn and also operated a punt at the Cooks River.²



The Cooks River, chiefly the crossing of it, was a time-consuming, and sometimes dangerous, problem for the residents of the area. Punts were an early solution, and several seem to have operated in tandem in 1833: Prouts', and also Joshua Thorp (later trustee for Prout's Cabramatta grant). In 1840, Prout replaced his punt with a private bridge. Both he and neighbour Robert Campbell agreed that the track-like Canterbury Road which traversed their properties could be formalised as access to the bridge. The stone was quarried on Campbell's land and Prout used convict labour to construct the three-span bridge. The bridge was financed partly by local subscription, but mostly from the tolls he proceeded to charge on opening. A two storey toll house was constructed next the bridge, and Prout set about the

¹ MHNSW; *Colonial Secretary, Index to Copies of Deeds to Land Grants 1826-1856*; Archive Reel: 2561; Series: 1217; date range 1788-1865

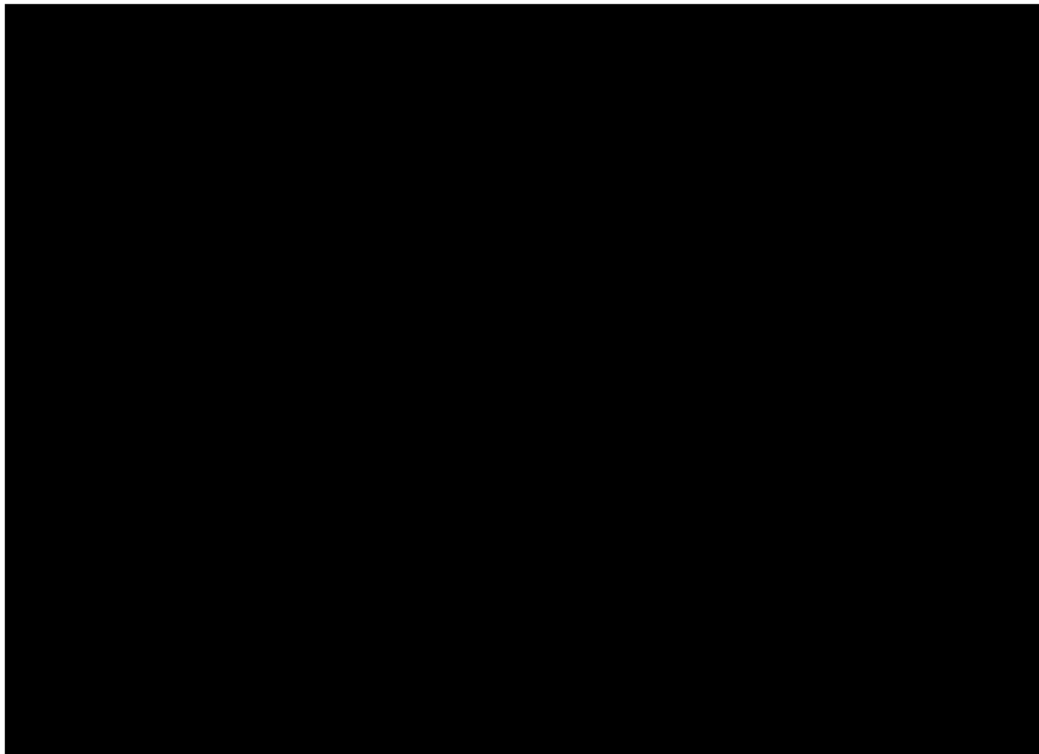
² Dictionary of Sydney: 'Cornelius Prout', https://dictionaryofsydney.org/person/prout_cornelius

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extremely profitable toll-collecting business – ferociously, and prosecuted to the full extent of the law – until his death in 1854. Only then did the Government, following [REDACTED] petitioning from locals since 1850, gazette the road and abolish the toll.³ Prout's legacy lives on today in a surviving stonework section of his infamously extortionate Canterbury Road bridge.

Catherine Prout passed away in 1841 aged just 34, with Cornelius following in 1854. The land was willed to their surviving children: James Samuel Prout, Charlotte Hannah Marsh, Catherine Mary Browning, and Cornelius the younger. By 1885, Charlotte Marsh was the sole survivor of her siblings. Along with her own, she and husband Benjamin became the executor for her brothers' interests in the estate and Catherine Mary's widower James Browning and son James for theirs. The Marshs and Brownings sold the Cabramatta land grant in full (excepting the land resumed for the railway and public roads) to John William Cliff for £8500 on the 11th August 1885.⁴ Cliff brought others into the ownership of the land, with a 5 June 1886 deed detailing that the parties now comprised of Cliff, Harmsworth Robert Way, and Walter Sewell Buzacott.⁵



³ Heritage NSW: 'Prouts Bridge over Cooks River', SHI database 4309574

⁴ NSW LRS: Book 317 No. 638

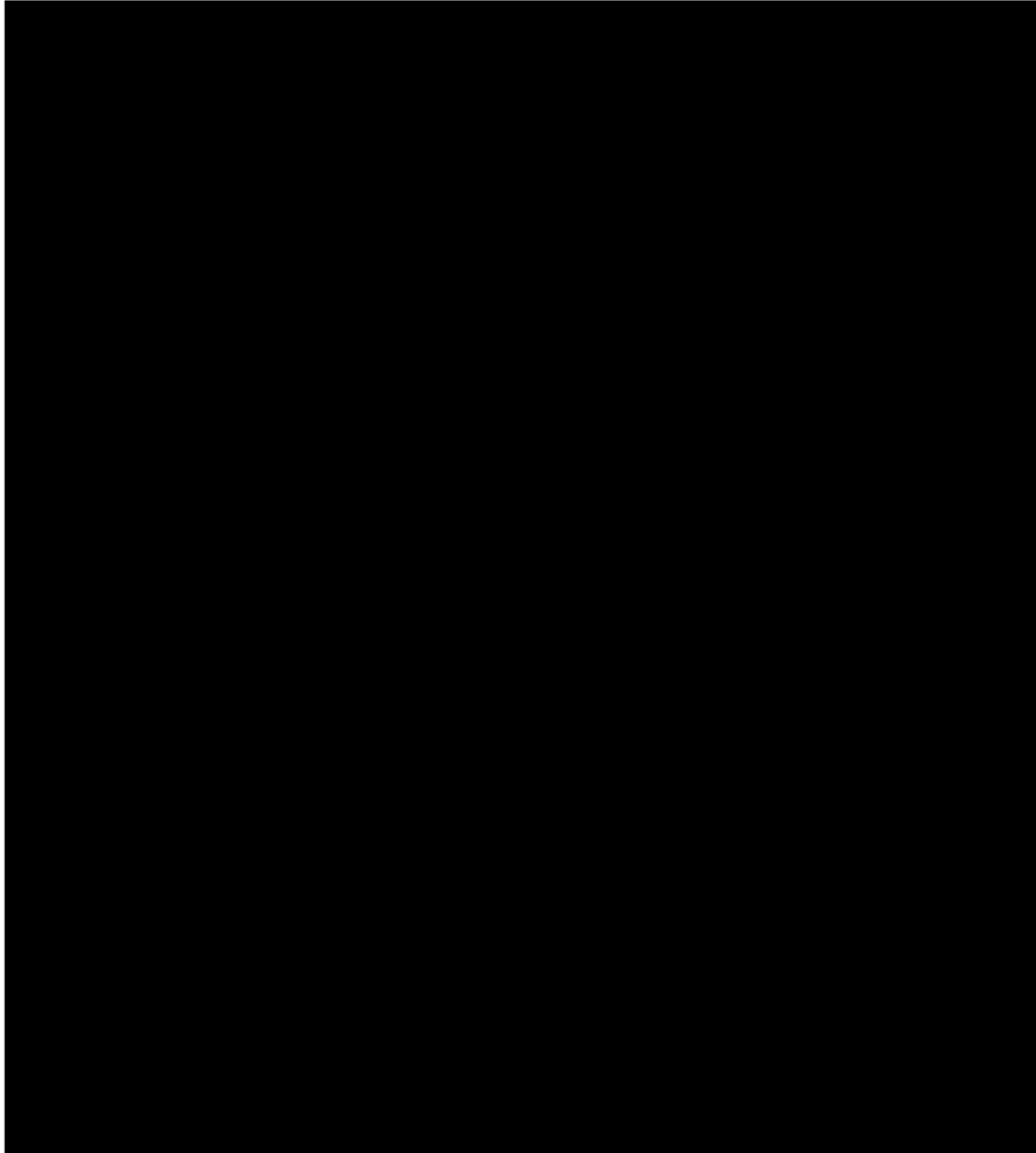
⁵ NSW LRS: Book 340 No. 480

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2.1.1 TOWN OF CABRAMATTA SUBDIVISION (1887)

A subdivision of the entirety of the portion was attempted in 1886 but was ultimately unsuccessful. An 1887 revision of the subdivision pattern was undertaken, with the extent of the land offered being reduced to the area west of the railway line; the 'Town of Cabramatta' subdivision foreshadowed the shape of the central area of Cabramatta.

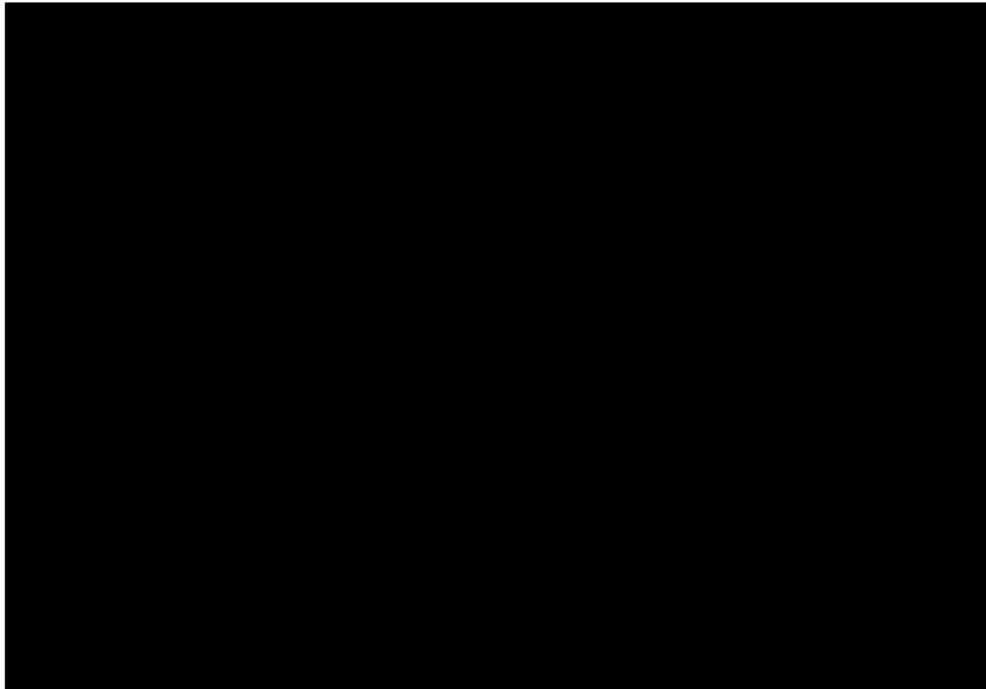


The subdivision advertisement boasted a railway station in the centre of the property, being only 20 miles from Sydney on the Great Southern Line, and with splendid rich soil for gardens, Orangeries and Vineyards.

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The land was being offered in the lead up to the 1890s economic depression. In 1890, the Primary Application was lodged to bring the land, now surveyed and recorded as Deposited Plan 2526, under the Torrens Title System.⁶ The first certificate of title was issued to John William Cliff and Walter Sewell Buzacott in July 1890. They mortgaged the land to real estate agent and auctioneer Henry Gorman of Hardie and Gorman. The title certificate plan shows that very few of the Town of Cabramatta allotments had been sold by that stage.⁷



⁶ NSW LRS: PA 7855

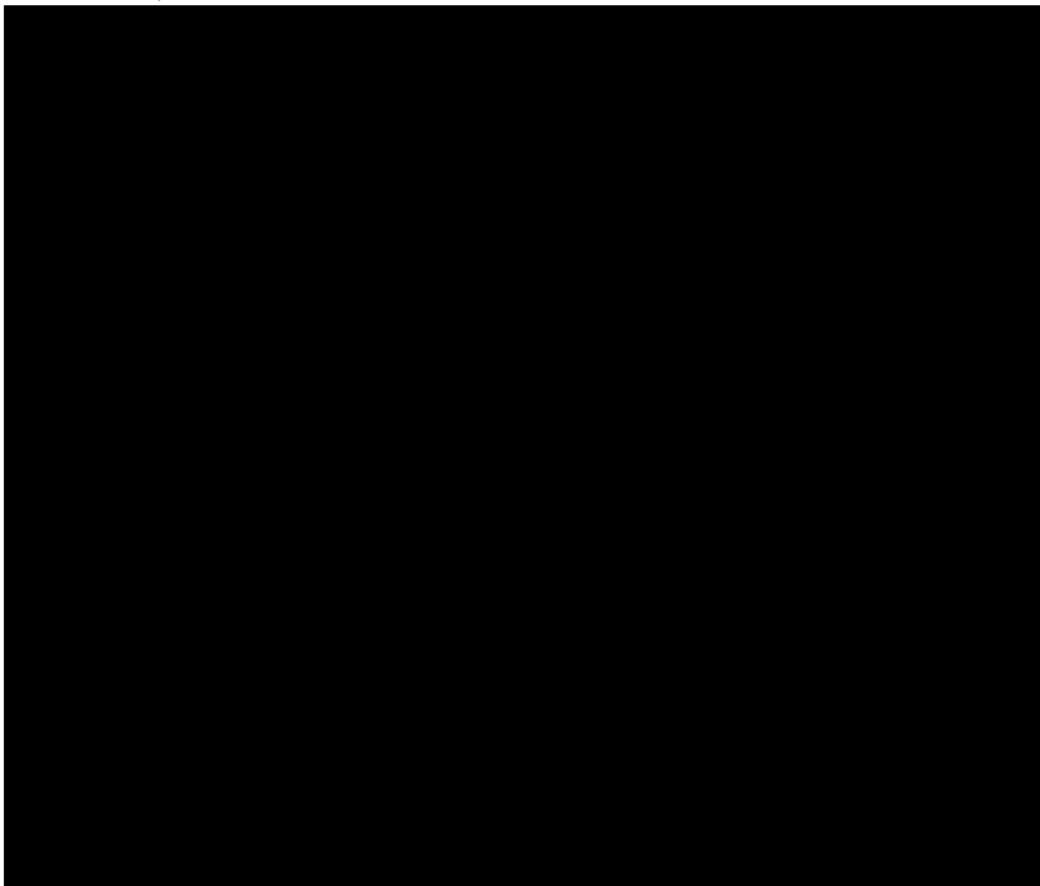
⁷ NSW LRS: CT Vol. 976 Fol. 6

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In 1891, Gorman exercised his mortgagee power of sale to transfer the estate residue to John Cliff, Edward Arnold, Harmsworth Robert Hay, Thomas David, and real estate partner Robert Hardie.⁸ Advertisements for the subdivision continued through the 1890s and into the early 1900s, though with limited success.

In challenging economic times, Henry Gorman transferred the mortgage to The Commercial Banking Company of Sydney, completed on the 21st July 1892. Despite there being a sale advertised in 1894, no title transfers were recorded, and in September 1895, the bank foreclosed on the mortgage and resumed ownership of the estate's residue. However, the Bank didn't fare much better than the previous owners, selling just 7 allotments between June 1900 and September 1902.⁹

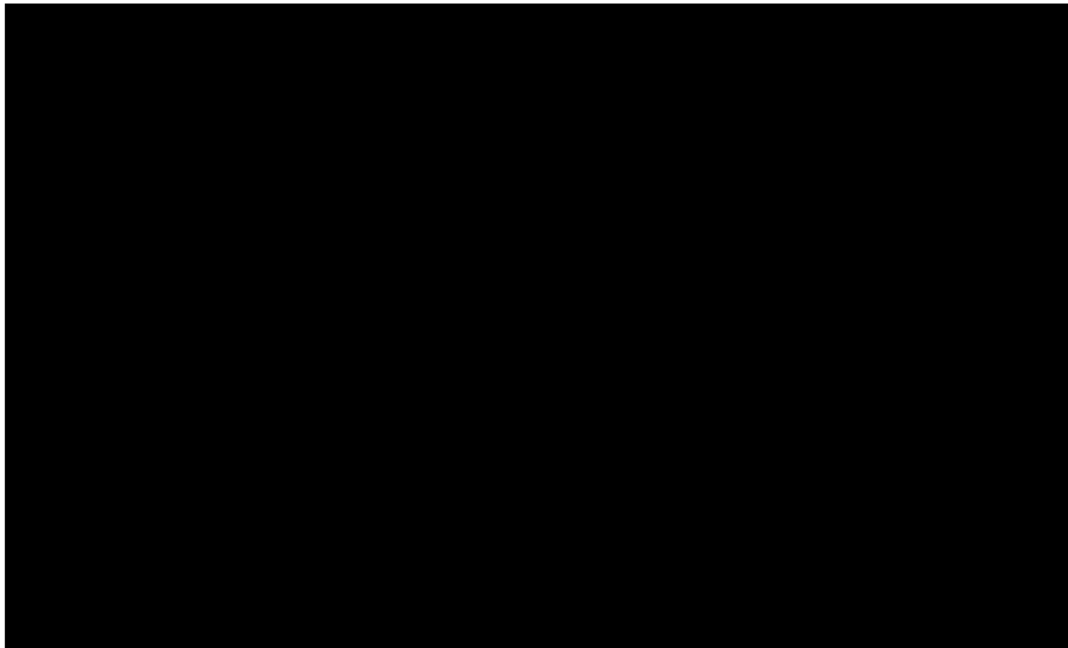


⁸ NSW LRS: CT Vol. 998 Fol. 156

⁹ NSW LRS: CT Vol. 1011 Fol. 177

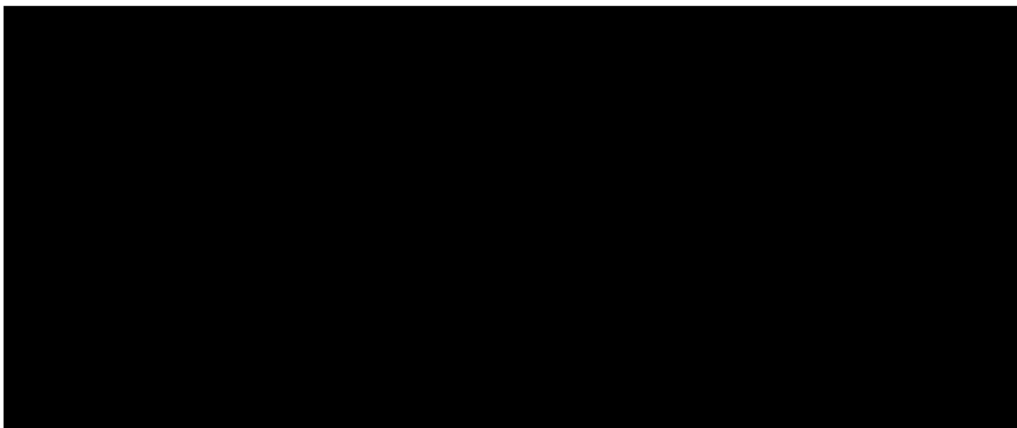
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In August 1903, the bank sold the DP2526 land and the remaining 291 acres of the Prout grant east of the railway back to Robert Hardie and Henry Gorman, with fellow auctioneer John Francis King joining in on the joint tenancy.¹⁰

In September 1903 the subdivision of the eastern acreage of the grant was approved. The part closest to the railway was to become suburban lots. The remainder was offered as large blocks of primarily 4-5 acres, but up to 12-15 acres on the eastern side of Liverpool Road. The subdivision was registered as Deposited Plan 4420.¹¹

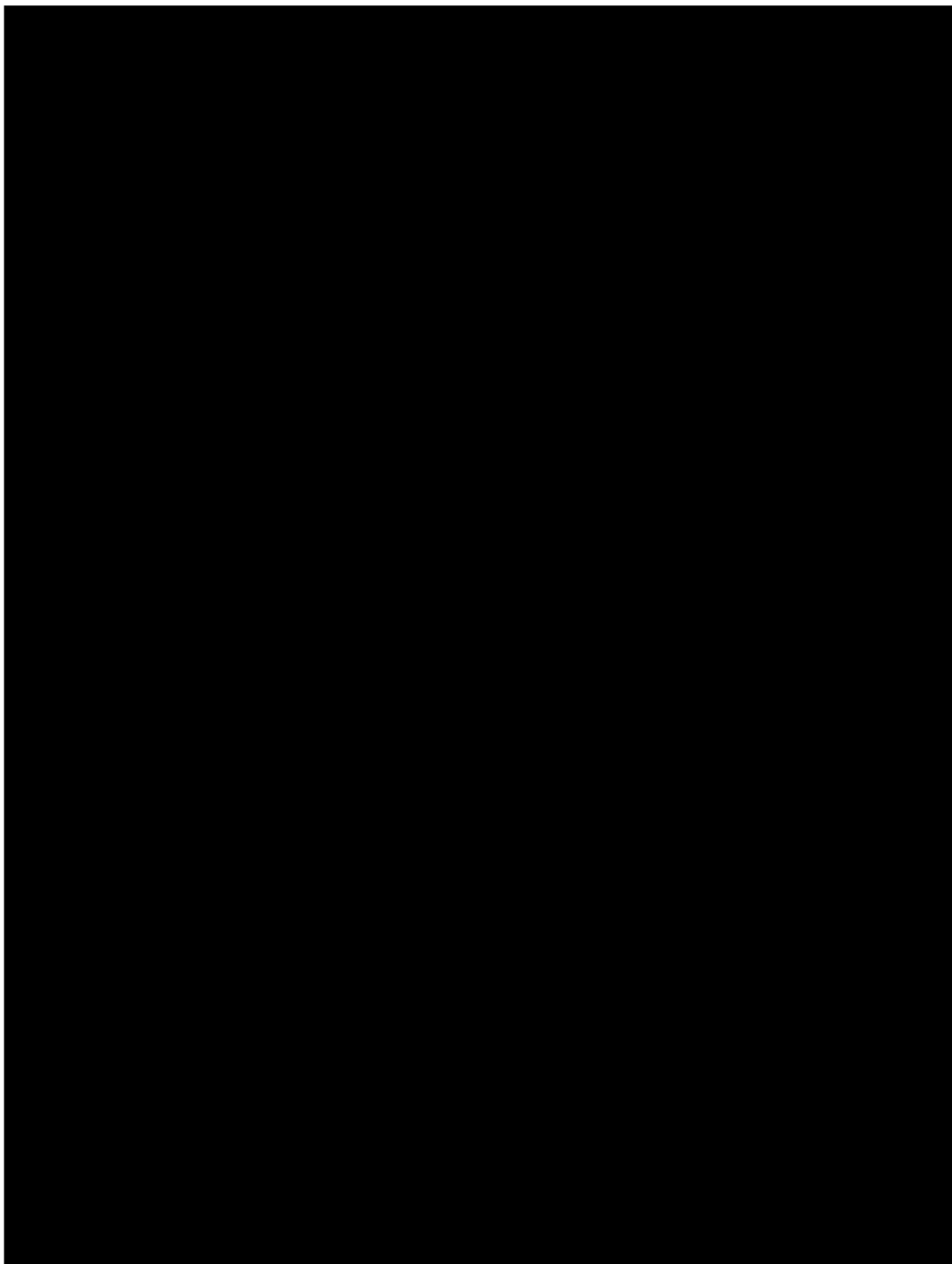


¹⁰ NSW LRS: CT Vol. 1474 Fol. 171; Vol. 1474 Fol. 250

¹¹ NSW LRS: DP 4420; SLNSW: *Cabramatta subdivision plans*, 028 - Z/SP/C2/27 - Cabramatta - Orchard, Vineyard & Poultry Farm Blocks - Railway Pde, Liverpool Rd, Longfield St, 1903

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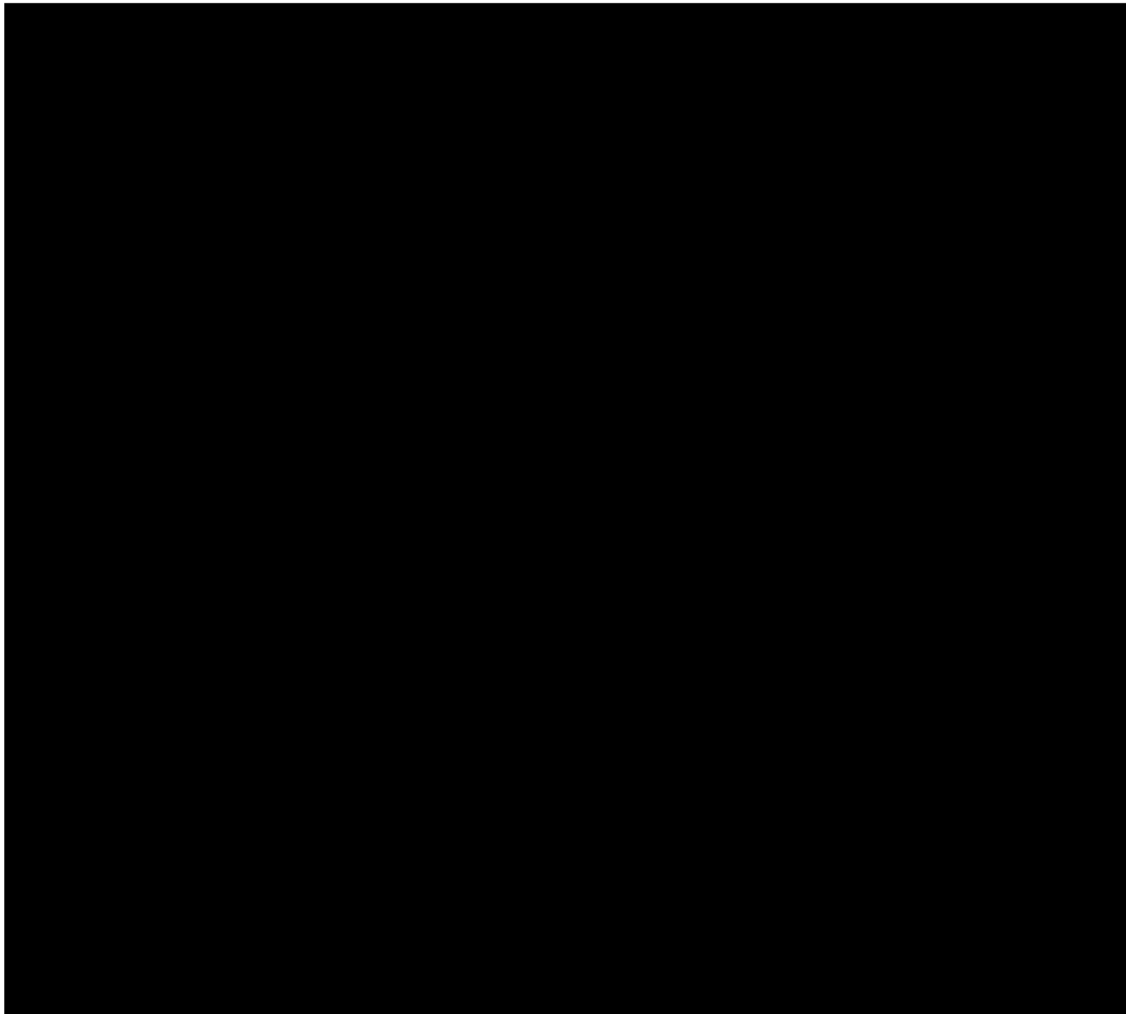


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2.1.2 THE NEW TOWNSHIP OF CABRAMATTA (1903)

On the 7th of November 1903, Hardie & Gorman offered the 'New Township of Cabramatta'; an expanded subdivision which added the two new sections of suburban lots on the eastern side of the railway.¹² On the same date they released the farm blocks of DP4420 as the 'Cabramatta Orchard Vineyard + Poultry Farm Blocks' sale.



2.1.3 ACQUISITION OF LOTS 31 TO 34 BY WILLIAM ALBERT MOULD (1905)

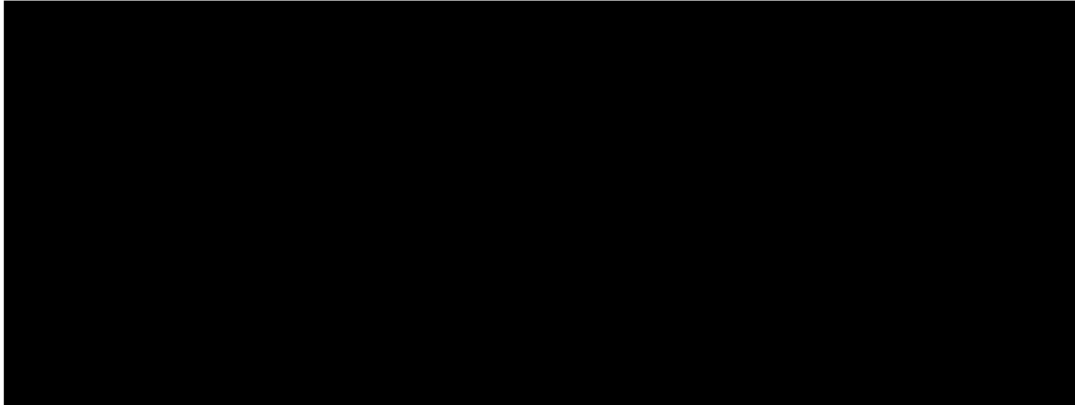
On 27 March 1905, Hardie, Gorman & King transferred Lots 31 to 34 in Section A of DP 2526 to William Albert Mould. The subject site at 123 John Street, Cabramatta, is located on part of Lot 31 in the subdivision. When a new Certificate of Title was issued to Mould on 18 April 1905, he was noted as a basket manufacturer from Erskineville, and his land contained 3 acres 1 rood

¹² NSW LRS: CT Vol. 1474 Fol. 171; Vol. 1474 Fol. 250

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and 13 ¼ perches.¹³ It is possible that Mould also owned and later transferred land to the north and west of this property.



On 20 July 1914, Cabramatta and Canley Vale Council approved William A. Mould's application for the construction of a cottage at John Street.¹⁴ It is possible that this was the building that is extant at the subject site at 125-127 John Street, Cabramatta, as it was located closest to the railway station and the commercial centre of the township, however, no firm evidence could be found during the research. No further details about Mould's ownership are known, and it is unclear if he ever occupied the cottage on his property or if he added new buildings. The cottage constructed in 1914 could also have been located elsewhere on John Street.

What we can say is that the building at 125-127 John Street was constructed at some stage between 1905, when Mould acquired the land after its subdivision and 1926, when a building named [REDACTED] was for the first time registered in this location the *Sands Directory*. Interestingly, Mould and the later owners of the site were part of the basket weaving profession, all of whom were in 1913 noted as living in either Erskineville or Newtown.¹⁵

¹³ NSW LRS: CT Vol. 1603 fol. 68. There is a discrepancy between the plan contained in the land title document and the written description of the property size transferred to Mould, with the former noting it as 13 ¾ perches and the latter as 13 ¼ perches.

¹⁴ *Municipality of Cabramatta and Canley Vale Council Minutes*, 1914, 20 July 1914, Item 275, page 144, held by Fairfield City Heritage Collection, viewed online at

<https://heritagecollection.fairfieldcity.nsw.gov.au/nodes/view/1772>. Cf. 'Cabramatta and Canley Vale', *Cumberland Argus and Fruitgrowers Advocate*, 25 July 1914, 5, <http://nla.gov.au/nla.news-article85960092>.

¹⁵ 'Furniture Trades Group, No. 5 Board', *Government Gazette of the State of New South Wales*, 26 November 1913, <http://nla.gov.au/nla.news-article228061022>.

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2.1.4 LEES – HUBER OWNERSHIP (1919-1938)

Transfer of Lots 31-34 to Isabel M Lees (1919)

On 17 June 1919, Lots 31 to 34 in Section A of DP 2526 were transferred from William A Mould to Isabel Marguerite Lees, who was noted as a widow from Newtown.¹⁶ In actual fact, Isabel Lees was a divorcee and in a relationship with Maximilian Adam Huber, another divorcee, to whom the property was transferred in 1926. Theirs is, in many ways, an unconventional story, and as Maximilian A Huber was later an alderman of Cabramatta Council, it is worth detailing some of their personal circumstances prior to and around the time of their move to Cabramatta.

The Lees and Huber Families

Born in the Liverpool district in 1888, Isabel Marguerite Lees was the daughter of Frederick and Lucy Hobbs.¹⁷ Her first and middle names were often spelled differently, and a second middle name, 'Wilson', was also occasionally mentioned in the references. Isabel married Henry Lees in 1906 when she was 17, but the marriage did not last long.¹⁸ Henry, a tripe cleaner, requested a divorce from his wife in 1909, the [REDACTED].¹⁹ Isabel Lees was the housekeeper of Maximilian A Huber, a basket weaver who was double Isabel's age and had been separated from his own wife for several years.²⁰ The divorce court granted a decree *nisi* for the Lees', and ordered Huber, who was the co-respondent, to pay costs. The Lees' divorce was finalised in October 1910.²¹ The same year, Isabel Lees gave birth to a daughter named Lilian Annette in Ashfield.²² She already had another daughter, from her marriage with Lees, born in Paddington in 1908, named Isabel Ivy.²³

Isabel Lees' divorce case led to Huber's divorce from his own wife, Louisa Jane Huber, his imprisonment for failure to pay the monthly amount of £3, and his subsequent bankruptcy in 1910, due to him being held in prison for at least five months.²⁴ He lived in Ashfield at the time,

¹⁶ NSW LRS: CT Vol. 1603 fol. 68.

¹⁷ NSW Registry of Births, Deaths and Marriages, Births Registration No. 20358/1888.

¹⁸ 'Through the Blinds', *Star*, 22 June 1909, 10, <http://nla.gov.au/nla.news-article228073521>.

¹⁹ 'The Lees Divorce Case', *Evening News*, 27 July 1909, 4, <http://nla.gov.au/nla.news-article114765472>.

²⁰ 'Through the Blinds'.

²¹ 'Divorce Court', *Sydney Morning Herald*, 12 October 1910, 17, <http://nla.gov.au/nla.news-article15196076>.

²² NSW Registry of Births, Deaths and Marriages, Births Registration No. 35411/1910 (no father identified) and 35411/1910 (Maximilian noted as the father).

²³ NSW Registry of Births, Deaths and Marriages, Births Registration No. 28022/1908.

²⁴ 'A Co-Respondent's Trouble', *Star*, 17 May 1910, 6, <http://nla.gov.au/nla.news-article228316213>; 'In Bankruptcy', *Government Gazette of the State of New South Wales*, 15 June 1910, 3395, <http://nla.gov.au/nla.news-article226906267>; 'Husband and Co-Respondent', *Star*, 24 May 1910, 7, <http://nla.gov.au/nla.news-article228318875>.

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and this was his third bankruptcy, as he had to declare the same in 1889 when he lived in Newtown, and again in 1905, when he kept a restaurant, also in Newtown.²⁵ His divorce from Louisa Jane Huber was only finalised in September 1920.²⁶ She had been his second wife, as his first wife Louisa Catherine had died in Macdonaldtown in December 1884.²⁷

Maximilian Adam Huber and his second wife had three sons: Maximilian (born 1885), Maximilian L (born 1886) and Leopold E (1887).²⁸ Apart from Leopold, all their children died soon after birth, including their daughter Lilian Matilda, who was born in 1894.²⁹ Their only surviving son, Leopold Edmund Huber worked as a showman, appearing in 'Wild West' shows as 'Texas Jack' in 1907.³⁰ He had criminal tendencies and was arrested several times, and in 1915, he was sent to prison for five years for abducting a girl in Newtown.³¹ His criminal record appears to have continued after his release.³²

Isabel Lees and Maximilian Huber probably lived together in Ashfield when their daughter Lilian (or Lillian) was born in 1910. Isabel seems to have quickly integrated with the Huber family, who were all basket weavers. This included Catherine Huber, Max Huber's mother, who resided at 638 King Street, Newtown. She had married Joseph Huber and had at least three children with him: Charles (born 1858), Maximilian Adam (1865) and Bertha Josephine (1868).³³ Joseph Huber had died in 1870, and Catherine's son Charles, who was also a basket maker, had died in 1882.³⁴ It appears that Catherine Huber had begun working as a basket weaver in 1875.

On 29 November 1910, Catherine Huber registered the firm of 'C Huber', wicker workers, located at 638 King Street, Newtown, and consisting of Catherine Huber, her daughter Bertha

²⁵ 'In Bankruptcy', *New South Wales Government Gazette*, 31 May 1889, 3869, <http://nla.gov.au/nla.news-article224326948>; 'Bankruptcy', *Daily Telegraph*, 11 April 1905, 8, <http://nla.gov.au/nla.news-article239503006>.

²⁶ 'In Divorce', *Sydney Morning Herald*, 8 September 1920, 9, <http://nla.gov.au/nla.news-article15905930>.

²⁷ 'Family Notices', *Sydney Morning Herald*, 10 December 1884, 18, <http://nla.gov.au/nla.news-article13581483>.

²⁸ NSW Registry of Births, Deaths and Marriages, Births Registration Nos 8705/1885 (Maximilian), 9084/1886 (Maximilian L) and 9451/1887 (Leopold E).

²⁹ NSW Registry of Births, Deaths and Marriages, Deaths Registration Nos 9982/1894 (Lilian M) and 4551/1886 (Maximilian L). Cf. 'Family Notices', *Evening News*, 26 February 1894, 4, <http://nla.gov.au/nla.news-article114066398>.

³⁰ "'Texas Jack' in Court.", *Albury Banner and Wodonga Express*, 22 November 1907, 32, <http://nla.gov.au/nla.news-article99828344>.

³¹ 'Abduction', *Bathurst Times*, 6 November 1915, 2, <http://nla.gov.au/nla.news-article111244685>.

³² 'Quarter Sessions', *Sydney Morning Herald*, 30 October 1923, 6, <http://nla.gov.au/nla.news-article16102634>. The NSW State Archives & Records hold his files, including photographs (digitised).

³³ NSW Registry of Births, Deaths and Marriages, Births Registration Nos 2263/1858 (Charles H), 2836/1865 (Maximilian) and 4474/1868 (Bertha).

³⁴ 'Family Notices', *Sydney Morning Herald*, 20 August 1883, 1, <http://nla.gov.au/nla.news-article13542429>. NSW Registry of Births, Deaths and Marriages, Deaths Registration No. 2237/1870.

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Huber and Isabella Marguerite Lees.³⁵ When in 1913 the Wicker-Workers Award was published, after a dispute between the Wicker, Pith-cane, and Bamboo Workers Union and the Master Wicker Workers' Association, Mrs. C. Huber, of 638 King Street, Newtown, was exempt from at least some of the clauses of the award, and so was William A. Mould, of 86 Union Street, Erskineville. Maximilian Adam Huber, who was often simply known as Max Huber, had advocated on behalf of the Master Wicker Workers' Association to reach an agreement.³⁶ At that time, William Mould still owned the subject site.

By October 1916, when his mother Catherine died at 'C Huber's' Newtown address, Max Huber appeared to have lived at Smithfield Road in Fairfield.³⁷ 'Mrs. C. Huber' continued to be listed in the *Sands Directory* at 638 King Street until 1924, suggesting that the business continued to be carried out there until it was moved to John Street, Cabramatta, in c1924.³⁸ It is likely that Maximilian A Huber took over the reins of the business after his mother's death. In 1921, the *Daily Commercial News* reported that [REDACTED]

1922 Subdivision (DP 11793)

By July 1922, Max Huber was again in financial strife. Still noted at 638 King Street, Newtown, he applied to the Supreme Court for a Certificate of Discharge in July of that year, but the process dragged on, and the certificate was suspended once again for one month in June 1923.⁴⁰

In December 1922, Isabel Lees subdivided her property, which not only included Lots 31-34 in Section A, DP 2526 but also the adjacent Lot 24 in Section 3, DP 1157.⁴¹ Max Huber submitted

³⁵ NSW State Archives & Records, Register of Firms Index, No. INX-48-48853, Item No. 2/8542, File No. 19960.

³⁶ 'Furniture Trades Group, No. 5 Board'.

³⁷ 'Smithfield and Fairfield', *Cumberland Argus and Fruitgrowers Advocate*, 23 May 1914, 5, <http://nla.gov.au/nla.news-article85964340>; 'Family Notices', *Sydney Morning Herald*, 9 October 1916, 5, <http://nla.gov.au/nla.news-article15674207>; 'Family Notices', *Sydney Morning Herald*, 17 October 1916, 6, <http://nla.gov.au/nla.news-article15691491>.

³⁸ *Sands Sydney Directory*, Erskineville - King Street, only 1921 to 1924 checked.

³⁹ 'Inter-State Notes', *Daily Commercial News and Shipping List*, 20 July 1921, 9, <http://nla.gov.au/nla.news-article159588866>.

⁴⁰ 'In Bankruptcy', *Government Gazette of the State of New South Wales*, 28 July 1922, 4270, <http://nla.gov.au/nla.news-article222083644>; 'In Bankruptcy', *Sydney Morning Herald*, 15 June 1923, 5, <http://nla.gov.au/nla.news-article16053540>.

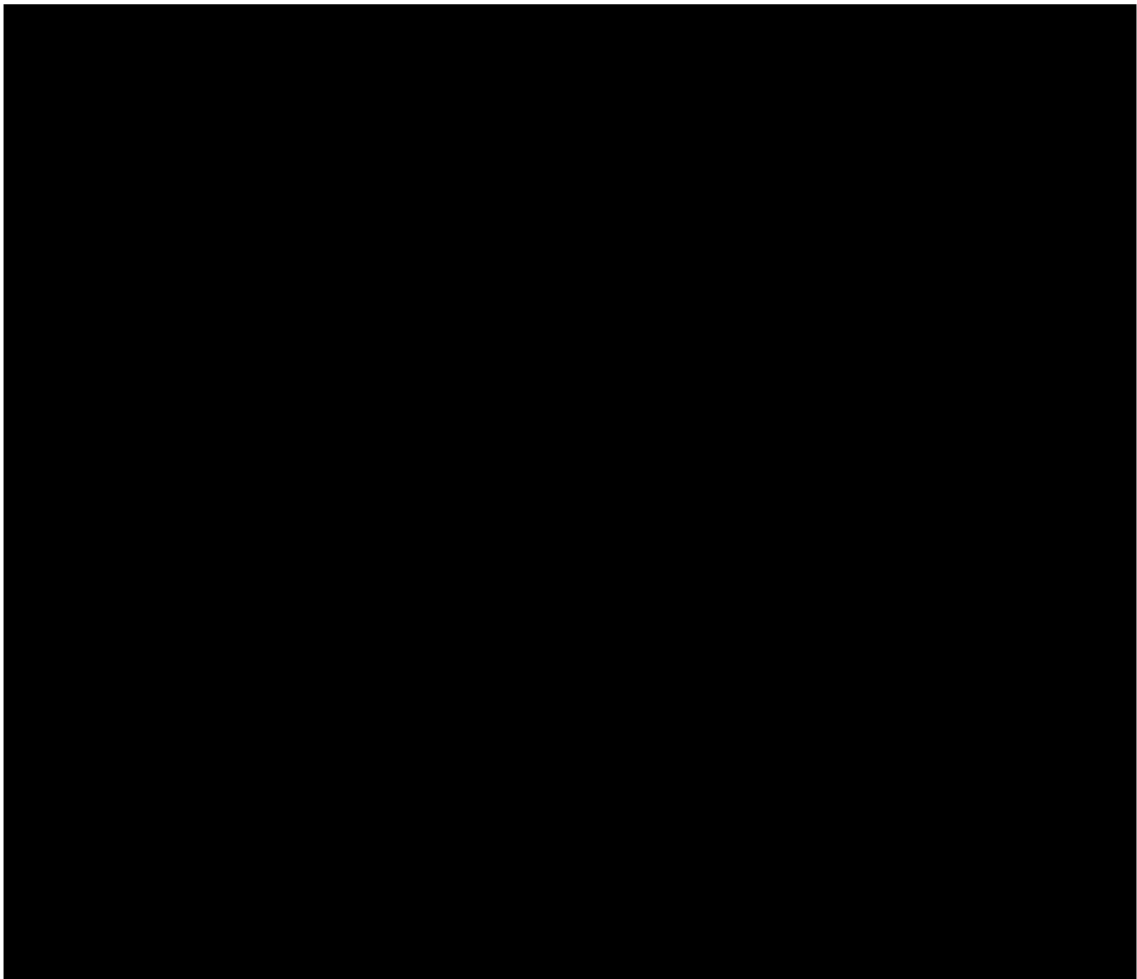
⁴¹ NSW LRS: DP 11793; cf. CT Vol. 1603 fol. 68.

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the application and plan for the subdivision to Council which approved both on 11 December 1922.⁴² The subdivision was registered as Deposited Plan 11793.

Lots 5 and 6 of that subdivision were transferred to Mary Ann Money on 9 July 1923, but the remaining parcels remained in Isabel Lees' ownership. The sale would likely have provided some financial relief for her and Max Huber. The remaining parcels were registered in three separate land title documents, with Lots 7 to 12 registered in one certificate⁴³ and Lots 1 to 4 also bundled together in a certificate.⁴⁴ The subject site at 125-127 John Street was now located on Lot 13 in DP 11793, which had its own certificate, issued to Isabel Marguerite Lees on 18 July 1923.⁴⁵



⁴² *Municipality of Cabramatta and Canley Vale Council Minutes*, 1922, 11 December 1922, Item 240, held by Fairfield City Heritage Collection, viewed online at <https://heritagecollection.fairfieldcity.nsw.gov.au/nodes/view/1773>.

⁴³ NSW LRS: CT Vol. 3479 fol. 207.

⁴⁴ NSW LRS: CT Vol. 3708 fol. 145.

⁴⁵ NSW LRS: CT Vol. 3479 fol. 230.

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Transfer of Ownership to Maximilian A Huber (1926)

On 10 December 1925, the business ownership of 'C. Huber' was transferred from Isabella M Lees to Maximilian A Huber.⁴⁶ This was the first year the *Sands Sydney Directory* included Cabramatta, and [REDACTED] was listed as the first address on the northern side of John Street, west of Hill Street.⁴⁷ In 1924, the business was still listed in Newtown but moved to Cabramatta that same year. Bertha Huber may no longer have been associated with the business, and she lived in Marrickville and later Dulwich Hill, remaining unmarried until her death in 1948.⁴⁸ At their meeting on 24 November 1924, Cabramatta Council resolved "that M. Huber's application for permission to erect shed on his property John Street, Cabramatta be granted subject to the proper application being made and the bldg fee of 2/6 paid."⁴⁹

In 1926, all the land formerly registered under Isabel Lees' ownership was also transferred to Max Huber. This included the subject site on Lot 12 in DP 11793, which was transferred to him on 26 March 1926, by which time Maximilian A Huber was noted as a wicker worker from Cabramatta.⁵⁰

In 1927, Max Huber was listed for the first time at 'Alexa', immediately east of 'C. Huber'. The two entries remained in that constellation until the last edition of the *Sands* in 1932/33. The 1930 aerial photograph shows both buildings as the easternmost two out of a total of ten buildings on this side of John Street. Additional buildings further east were listed at Hill Street and were part of the McBurney family property, as outlined in the historical summary for 121 John Street.

Corresponding with the 1930 aerial photograph, the *Sands* also listed ten addresses for this period, with Max Huber's 'Alexa' at the eastern end of John Street, followed by 'C. Huber' immediately to the west. This suggests that from c1926, Max Huber and his family occupied 'Alexa' at 123 John Street while their business was carried out at 125-127 John Street from c1924. It is possible that the business was initially carried out at 123 John Street, and later moved to new premises at 125-127 John Street. But it is equally possible that both buildings already

⁴⁶ The transfer was only registered in 1937, see 'Registered Firms', *Dunn's Gazette for New South Wales* 57, no. 10 (8 March 1937), <http://nla.gov.au/nla.obj-823136287>.

⁴⁷ *Sands Sydney Directory*, Cabramatta – John Street north side, 1925.

⁴⁸ 'Probate Jurisdiction', *Government Gazette of the State of New South Wales*, 7 May 1926, 2080, <http://nla.gov.au/nla.news-article222994609>; 'Family Notices', *Sydney Morning Herald*, 10 June 1948, 14, <http://nla.gov.au/nla.news-article18074127>. The death notice was published by her niece, Catherine Bertha Keep, née Huber, the daughter of Charles Huber, see NSW Registry of Births, Deaths and Marriages, Births Registration No. 6491/1881; Marriages Registration No. 4138/1903 (marriage with Walter Keep in 1903).

⁴⁹ *Municipality of Cabramatta and Canley Vale Council Minutes*, 1924, 24 November 1924, Item 483, held by Fairfield City Heritage Collection, viewed online at <https://heritagecollection.fairfieldcity.nsw.gov.au/nodes/view/1775>.

⁵⁰ NSW LRS: CT Vol. 3479 fol. 230.

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existed, or that [REDACTED] at 123 John Street was constructed in c1926 for the Huber family, adjacent to existing premises at 125-127 John Street. The business premises at 125-127 John Street appear to have originally been a factory building that was later converted for use as semi-detached cottages.

'Huber's' advertised in Fairfield's *Biz* in 1928, noting that they'd been established in 1875 and had their factory and office at John Street, Cabramatta. They offered direct sales as

[REDACTED], including babies prams and seagrass chairs.⁵¹ Huber's factory was a little bit of an anomaly in this part of town, as it would appear that most other buildings were purely used as residences by the 1920s, potentially accompanied by some small-scale farming or dairying.

1928 Re-subdivision (DP 15600)

In 1928, Max Huber re-subdivided Lots 7 to 13 in DP 11793, registering the new subdivision in Deposited Plan 15600. 125-127 John Street was now located on Lot 6 in DP 15600 which he retained, together with Lots 5 and 7 in DP 15600. A new title was issued to him on 8 July 1929 for Lots 5 and 6, and he subdivided those allotments further in 1930.⁵²

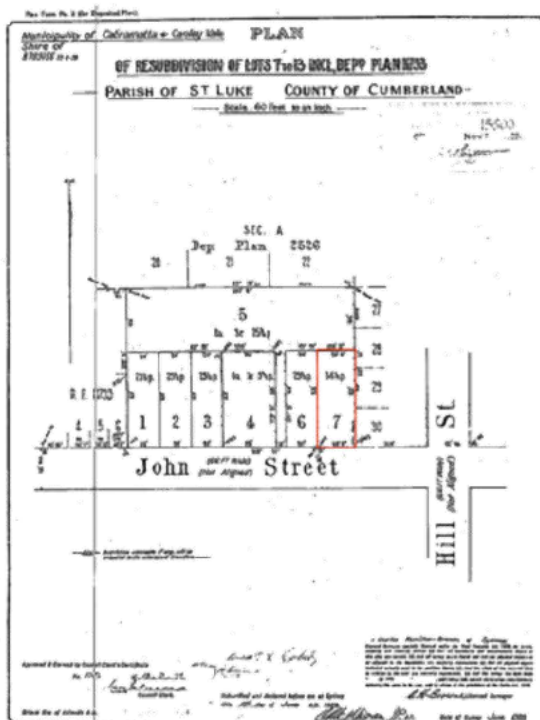


Figure 19: Deposited Plan 15600, surveyed in June 1928, showing the re-subdivision of Lots 7 to 13 in DP 11793. The subject site at 123 John Street was now located on Lot 7 in DP 15600, establishing the lot boundaries of the subject property at 123 John Street. (Source: *Statement of Environmental Effects* by C C Weston & Associates, July 2006, Appendix 1, in: Fairfield City Council Archives, DA 891/2006 file for 123 John Street Cabramatta)

⁵¹ 'Advertising', *Biz*, 17 November 1928, 5, <http://nla.gov.au/nla.news-article76312170>.

⁵² NSW LRS: CT Vol. 4297 fol. 66.

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The 1928 subdivision established the current boundaries of the subject site, but it was not until 16 July 1935 that a new title certificate was issued to Huber for Lot 7 in DP 15600, containing 123 John Street, located on 34 $\frac{1}{4}$ perches.⁵³

Both daughters were married at that time. The *Biz* reported in early January 1929 that [REDACTED]

[REDACTED]⁵⁴ on 22 December 1928.

Isabel Ivy Huber married Robert W Gilkes in 1929.⁵⁵ Already on 21 March 1928, Lot 4 in DP 15600 (129 John Street) was transferred to Isabel Ivy Huber and Robert W. Gilkes.⁵⁶ They lived at their residence [REDACTED] and celebrated a big party there in September 1930, attended by [REDACTED] and others.⁵⁷ The *Sands* listed R. Gilkes for the first time in its 1931 edition, located immediately west of C. Huber.⁵⁸

Lot 3 in DP 15600 (133 John Street) was on 13 March 1935 transferred to Lillian Annetta Funnell.⁵⁹ The Funnell property was located adjacent to the west of the Gilkes' residence.

1930 Re-subdivision of Adjacent Lots (DP 19077)

In 1930, Max Huber created another re-subdivision of Lots 5 and 6 in DP 15600 and adjoining land to the north, which was also in Huber's ownership. This subdivision of the 'Huber Estate' was surveyed in January 1930, but not officially registered as Deposited Plan 19077 until 1940 (see Figure 20). The re-subdivision created Huber Avenue, where Max Huber subsequently appears to have built a new residence for himself at 8 Huber Avenue, and where he resided when he died in 1944. 125-127 John Street was now located on Lot 10 in DP 19077.

In February 1930, Max Huber called for tenders for pulling stumps and trees, likely as part of the subdivision and creation of Huber Avenue.⁶⁰ He also sought tenders for a tennis court for removal, offering sawn timber that could easily be taken down and re-erected for sale. The

⁵³ NSW LRS: CT Vol. 4699 fol. 205.

⁵⁴ 'Personal', *Biz*, 19 January 1929, 4, <http://nla.gov.au/nla.news-article76312789>.

⁵⁵ NSW Registry of Births, Deaths and Marriages, Marriages Registration No. 14297/1929.

⁵⁶ NSW LRS: CT Vol. 3479 fol. 207.

⁵⁷ 'Family Notices', *Biz*, 19 September 1930, 1, <http://nla.gov.au/nla.news-article76323042>; 'Cabra-Vale Council', *Biz*, 5 October 1939, 3, <http://nla.gov.au/nla.news-article76298092>.

⁵⁸ *Sands Sydney Directory*, Cabramatta – John Street north side, 1931.

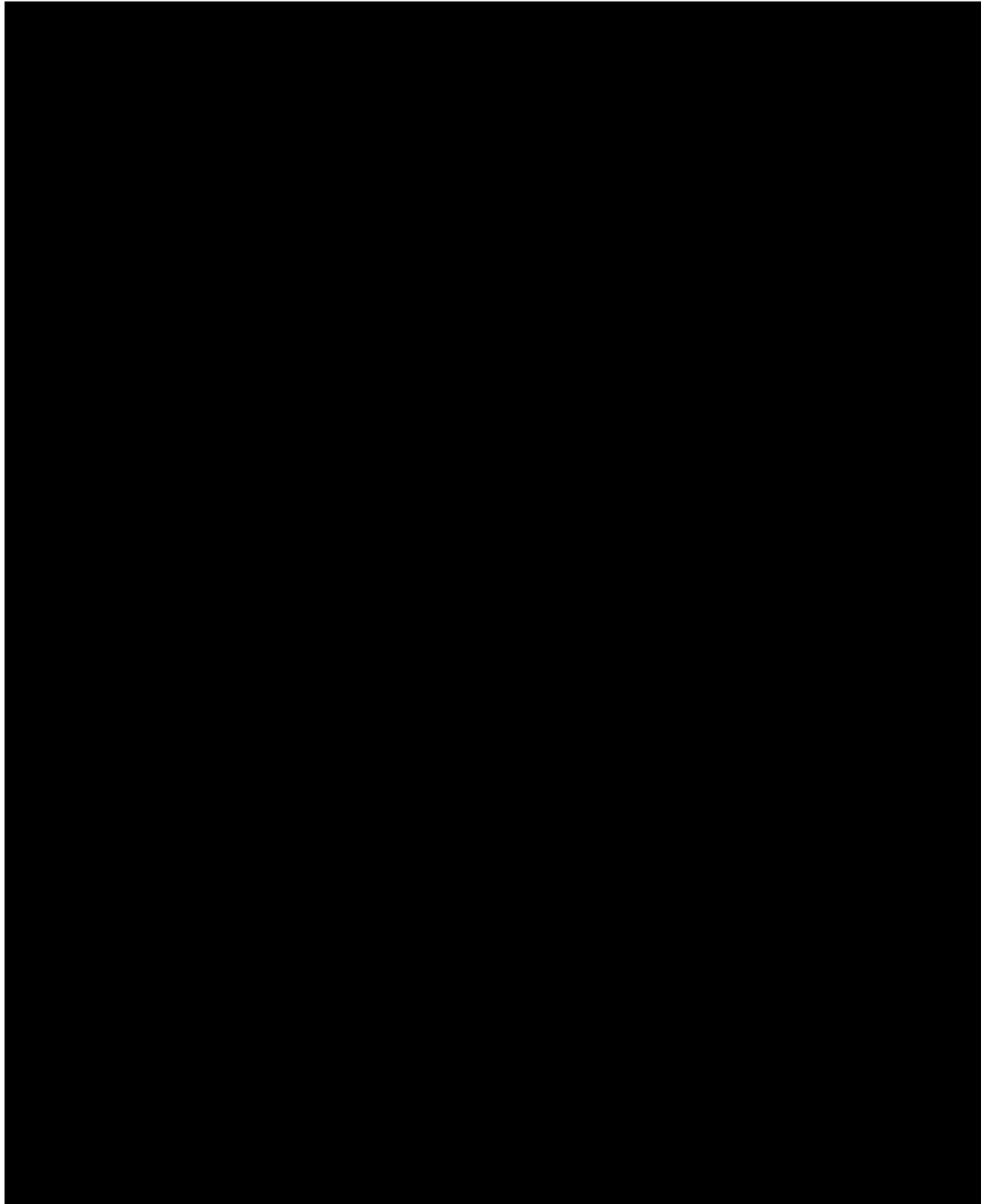
⁵⁹ NSW LRS: CT Vol. 3479 fol. 207.

⁶⁰ 'Advertising', *Biz*, 7 February 1930, 5, <http://nla.gov.au/nla.news-article76318756>.

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1930 aerial shows a large area to the north of 123 John Street that may have been used as a tennis court and would have had to be removed for the re-subdivision.



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A cyclone that caused much destruction in Cabramatta on 9 September 1930 crushed Huber's garage, and it had to be demolished before the motor-lorry it housed could be removed.⁶¹

During the 1930s, Huber became increasingly involved in local affairs. In 1929, he became the secretary of the National Independent Order of Oddfellows (NIOOF) Loyal Cabramatta United No. 34 Lodge, later its treasurer,⁶² and together with George Young, he was also vice-president of the Cabramatta Relief Society in 1931. Huber and Young appear to have enjoyed a good working relationship. In 1934, Huber was [REDACTED]

[REDACTED]⁶³ Based on a suggestion by Max Huber, Cabramatta Square was renamed Cook Square in September 1933, named after the then Mayor of Cabramatta Council, Jacob Cook.

Huber stood as a candidate for Council in December 1934 and was elected as an alderman for the Canley Vale Ward. His first move was to successfully agitate for an increase in the mayoral allowance. In 1934, the Council approved Huber's suggestion [REDACTED]
[REDACTED]⁶⁴ In 1936, he was elected as deputy mayor against John G McBurney, and in April of that year suggested that a garbage service should be set up for the town area.

In 1936, Huber was ill and underwent five operations, taking leave from Council several times.⁶⁵ After several absences, he stood as an alderman again in December 1937 but was not re-elected. He appears to have continued to be in ill health and had to attend hospital on a daily basis. He still advertised as [REDACTED]
[REDACTED]⁶⁶ but was forced to retire from business due to ill health.

⁶¹ 'Cabramatta Almost Razed by Hurricane', *Labor Daily*, 10 September 1930, <http://nla.gov.au/nla.news-article236730426>.

⁶² Henry Thompson, *Back to Cabramatta and Canley Vale Week, May 6th to 12th, 1935 - Souvenir Booklet and Official Programme* (Cabramatta: Cabramatta and Canley Vale Municipal Council, 1935), 54, <https://heritagecollection.fairfieldcity.nsw.gov.au/nodes/view/4232>.

⁶³ Beverley Donald, *Shaping Fairfield: The Aldermen of Fairfield and Cabra-Vale Council, 1889-1948* (Fairfield, 2013), 360, <https://heritagecollection.fairfieldcity.nsw.gov.au/nodes/view/392>.

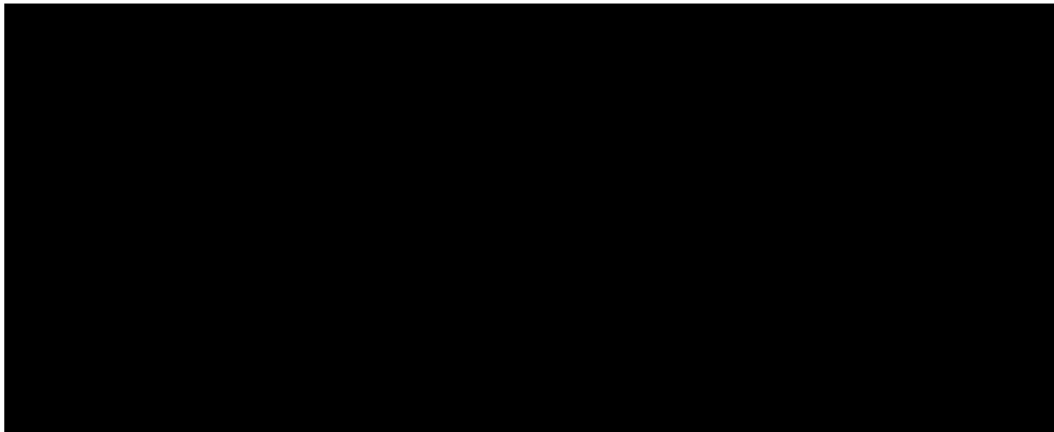
⁶⁴ Donald, 361.

⁶⁵ Donald, 362.

⁶⁶ 'Advertising', *Biz*, 10 May 1935, 9, <http://nla.gov.au/nla.news-article76351932>.

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Redevelopment of Huber Factory and Sale of 'Alexa' (1938)

Although the plan for Huber's re-subdivision of Lots 5 and 6 had been approved by Council on 10 March 1930, and Council had resolved that day "that the New Road known as 'Huber Avenue' be taken over by Council",⁶⁷ no sales of allotments were effected within the former area of Lots 5 and 6 until October 1941, when the first official transfer was registered, for Lot 7 in the re-subdivision (5 Huber Avenue).⁶⁸

In the meantime, Huber Avenue seems to have been formed and Max Huber went on to redevelop his John Street property while also likely building a new residence for himself at 8 Huber Avenue. In May 1938 he sought tenders for removal and re-erection of fencing and for shifting a motor garage from one lot to the adjoining lot.⁶⁹

On 17 June 1938, Max Huber sold his old home 'Alexa' at 123 John Street to Carl Sigfrid Nilsson, a foreman from Balmain, and his wife, Florence Malveen Nilsson.⁷⁰ At the same time, he undertook alterations to the former Huber factory site at 125-127 John Street. Later in June 1938, he invited tenders [REDACTED]

[REDACTED] The minutes of Council's meeting 22 August 1938 noted Huber "objecting to charge of two connection fees for the supply of electricity to his semi-detached cottages fronting John Street."⁷² Huber appears to have redeveloped his former basket making factory on Lot 10 in DP 19077 for future use as

⁶⁷ *Municipality of Cabramatta and Canley Vale Council Minutes*, 1930, 10 March 1930, Item 114, held by Fairfield City Heritage Collection, viewed online at <https://heritagecollection.fairfieldcity.nsw.gov.au/nodes/view/1778>.

⁶⁸ NSW LRS: CT Vol. 4297 fol. 66.

⁶⁹ 'Advertising', *Biz*, 5 May 1938, 7, <http://nla.gov.au/nla.news-article75598712>.

⁷⁰ NSW LRS: CT Vol. 4699 fol. 205.

⁷¹ 'Opportunities for Business', *Construction*, 22 June 1938, 19, <http://nla.gov.au/nla.news-article222852023>.

⁷² *Municipality of Cabramatta and Canley Vale Council Minutes*, 1938, 22 August 1938, held by Fairfield City Heritage Collection, viewed online at <https://heritagecollection.fairfieldcity.nsw.gov.au/nodes/view/1794>.

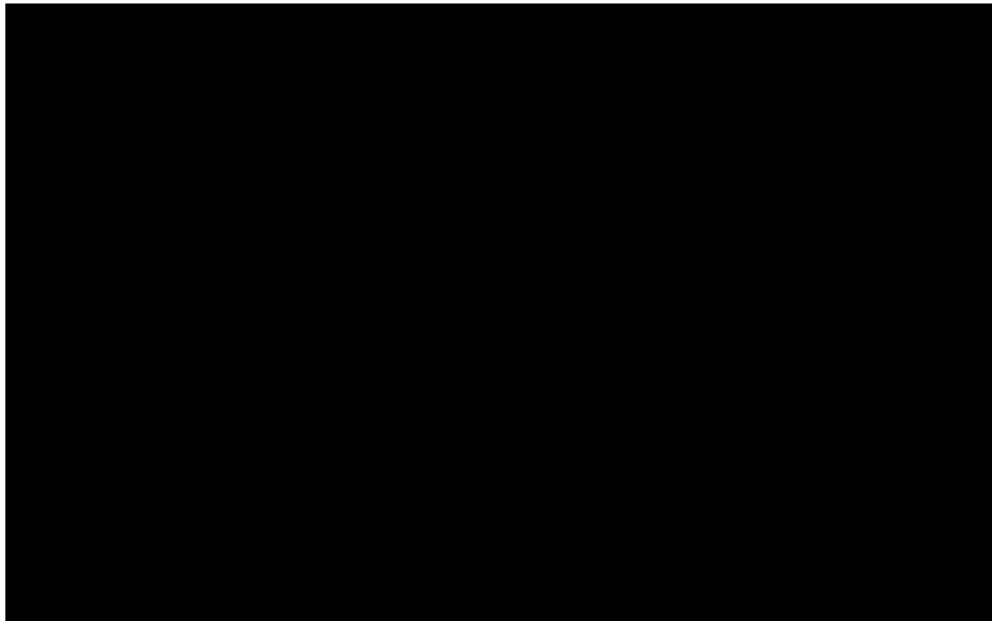
DRAFT HERITAGE ASSESSMENT

125-127 JOHN STREET, CABRAMATTA

residences, creating two semi-detached cottages at the subject site that were later known as 125 and 127 John Street.

In October 1940, Cabra-Vale Council approved Max Huber's application for a garage at John Street, likely for his property at 125-127 John Street.⁷³

Maximilian Adam Huber died at his residence at 8 Huber Avenue, Cabramatta on 20 August 1944, in his 78th year.⁷⁴ The *Biz* published the following obituary on 24 August 1944:



The whereabouts of 'Mrs Huber', i.e. Isabel M Lees, at this stage are unclear. She was mentioned in February 1939, when she returned home from a [REDACTED] with her granddaughter, Betty Funnell, together with Mrs. Wheatley from Fairfield and her sons.⁷⁵ But neither the funeral notice nor the *Biz* article mentioned her, and Max Huber's property, including his residence, was transferred to his trustees, Sydney solicitor George W Williams and Cabramatta fruiterer Charles A Bull on 28 November 1946.⁷⁷

In April 1947, the trustees offered the estate of Maximilian A Huber for sale by public auction in three different portions.⁷⁸ The first one ('A') was 125-127 John Street, comprising a pair of

⁷³ 'Cabra-Vale Buildings', *Biz*, 17 October 1940, 1, <http://nla.gov.au/nla.news-article76304911>.

⁷⁴ 'Family Notices', *Sydney Morning Herald*, 22 August 1944, 10, <http://nla.gov.au/nla.news-article17918055>.

⁷⁵ 'Obituary', *Biz*, 24 August 1944, 4, <http://nla.gov.au/nla.news-article76278070>.

⁷⁶ 'Personal', *Biz*, 9 February 1939, 6, <http://nla.gov.au/nla.news-article76293664>.

⁷⁷ NSW LRS: CT Vol. 4297 fol. 66.

⁷⁸ 'Family Notices', *Sydney Morning Herald*, 26 April 1947, 26, <http://nla.gov.au/nla.news-article18023404>.

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semi-detached cottages, built of brick and fibro with an iron roof, each with a verandah, hall, four rooms, bathroom kitchen and detached fibro garages. The cottages were let at that time.

Portion 'B' was located at the rear of 125-127 John Street, facing Huber Street and containing a fibro and iron cottage with 3 rooms. This was Huber's former residence at 8 Huber Street. Portion 'C' was vacant land on Railway and Huber Streets, noted as a good building site.

Both cottage sites ('A' and 'B') were transferred to Garnett Oswald Funnell on 20 December 1948. Funnell's wife, Huber's daughter Lillian Annette (or Annetta), was co-owner of Portion 'A', being Lot 10 in DP 19077 (125-127 John Street). Funnell was noted as a stereo-typer. The Funnells offered 125-127 John Street and 8 Huber Avenue for sale again in February 1951, together with their own residence at 133 John Street.⁷⁹ The transfer of 125-127 John Street to new owners in September 1951 ended the ownership of the subject site that had lasted over 32 years, around twelve of which it had been used as the site of their family business and basket weaving factory.

Subsequent Ownership and Development of 125-127 John Street (from 1951)

125-127 John Street was transferred to Roy Cecil Vincent Fitzsimmons, telegraphist from Rozelle, and his wife Audrey Fitzsimmons, on 14 September 1951.⁸⁰ They held onto the property until 3 August 1954, when it was transferred to Eric Bruce McPherson, an accountant from Sydney. In August 1955, the *Biz* reported that [REDACTED] [REDACTED] celebrated their golden wedding anniversary.⁸¹

⁷⁹ 'Advertising', *Sydney Morning Herald*, 24 February 1951, 24, <http://nla.gov.au/nla.news-article18201046>.

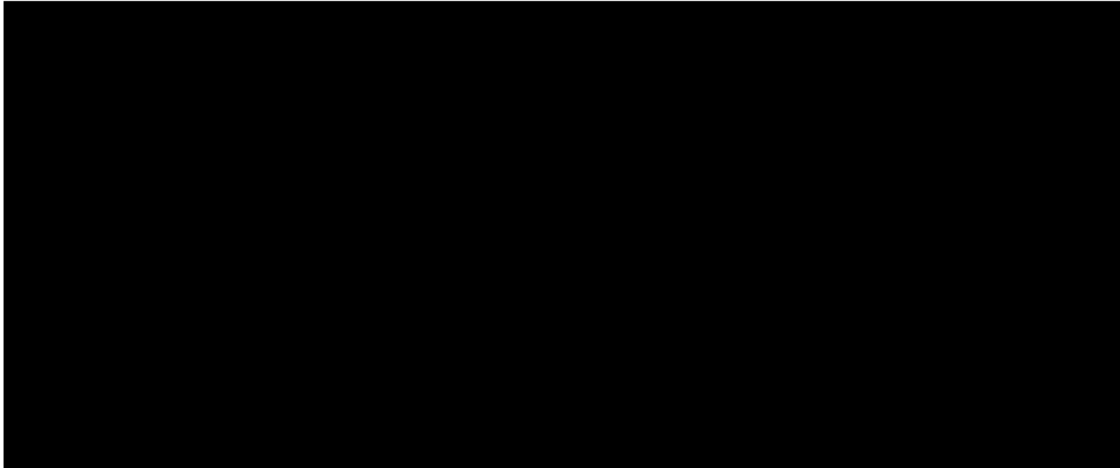
⁸⁰ NSW LRS: CT Vol. 5906 fol. 128.

⁸¹ 'Golden Wedding Party', *Biz*, 3 August 1955, <http://nla.gov.au/nla.news-article195856382>.

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In 1968, Eric McPherson subdivided Lot 10 in DP 19077 into two separate allotments, and on 5 August 1968, new Certificates of Titles were issued for the newly created Lots 1 and 2 in DP 535549.⁸² Each semi-detached cottage was now located on its own allotment, establishing the property boundaries as they are today (Figure 24).



On 9 September 1969, 127 John Street (Lot 1) was transferred to Regina Kraevsky and Sophia Kraevsky, who both lived at the address when they were naturalised in 1965.⁸³ 125 John Street (Lot 2) was transferred to Tony Varone, manager from Cabramatta, and his wife Marina Varone, on 26 July 1979.⁸⁴

Cecilia Newey became the owner of 125 John Street on 16 July 1985⁸⁵ and Vincent Newey became the owner of 127 John Street on 7 January 1987.⁸⁶ Based on the property file for 125 John Street, it appears that Vincent Newey subsequently used 125 John Street as accountancy and tax agent offices, while the couple used 127 John Street as a residence.

In October 1990, Vincent Newey responded to Council's letter advising him of his prohibited use of 125 John Street as his business premises and explained that he had carried out

[REDACTED]

⁸⁷ and extensive electrical rewiring. The prohibited use continued until 2000, and by that time, several air-conditioning units had been installed on the office premises. Proceedings in the Land and Environment Court were initiated in

⁸² NSW LRS: CT Vol. 5906 fol. 128. The new Certificates of Title were issued as Vol. 11109 fols 186 and 187.

⁸³ NSW LRS: CT Vol. 11109 fol. 186. 'Certificates of Naturalization', *Commonwealth of Australia Gazette*, 3 February 1966, 452, <http://nla.gov.au/nla.news-article241072262>.

⁸⁴ NSW LRS: CT Vol. 11109 fol. 187.

⁸⁵ NSW LRS: CT Vol. 11109 fol. 187.

⁸⁶ NSW LRS: CT Vol. 11109 fol. 186.

⁸⁷ Fairfield City Council Archives, Property File 14345 – 125 John Street, Cabramatta (part 1).

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November 2000, but the matter was eventually dealt with in Fairfield Local Court on 6 March 2001, and the use ceased in May 2001. [REDACTED] immediately applied for the cottage at 125 John Street to be rated as residential.

[REDACTED] remains the owner of 125 John Street today.⁸⁸ The ownership of 127 John Street since 1987 has not been verified and the property file for 127 John Street was not provided and reviewed for this research. No further development applications were found during a search of Fairfield City Council's online DA Tracker.



Figure 25: Photograph of 125 John Street, dated 7 May 1991, taken by Council staff (Source: Fairfield City Council Archives, Property File 14345 – 125 John Street, Cabramatta, part 1)

⁸⁸ NSW LRS: Historical Search for Folio 2/535549.

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Figure 26: Photograph of 125-127 John Street, dated 20 April 1993, taken by Council staff (Source: Fairfield City Council Archives, Property File 14345 – 125 John Street, Cabramatta, part 1)

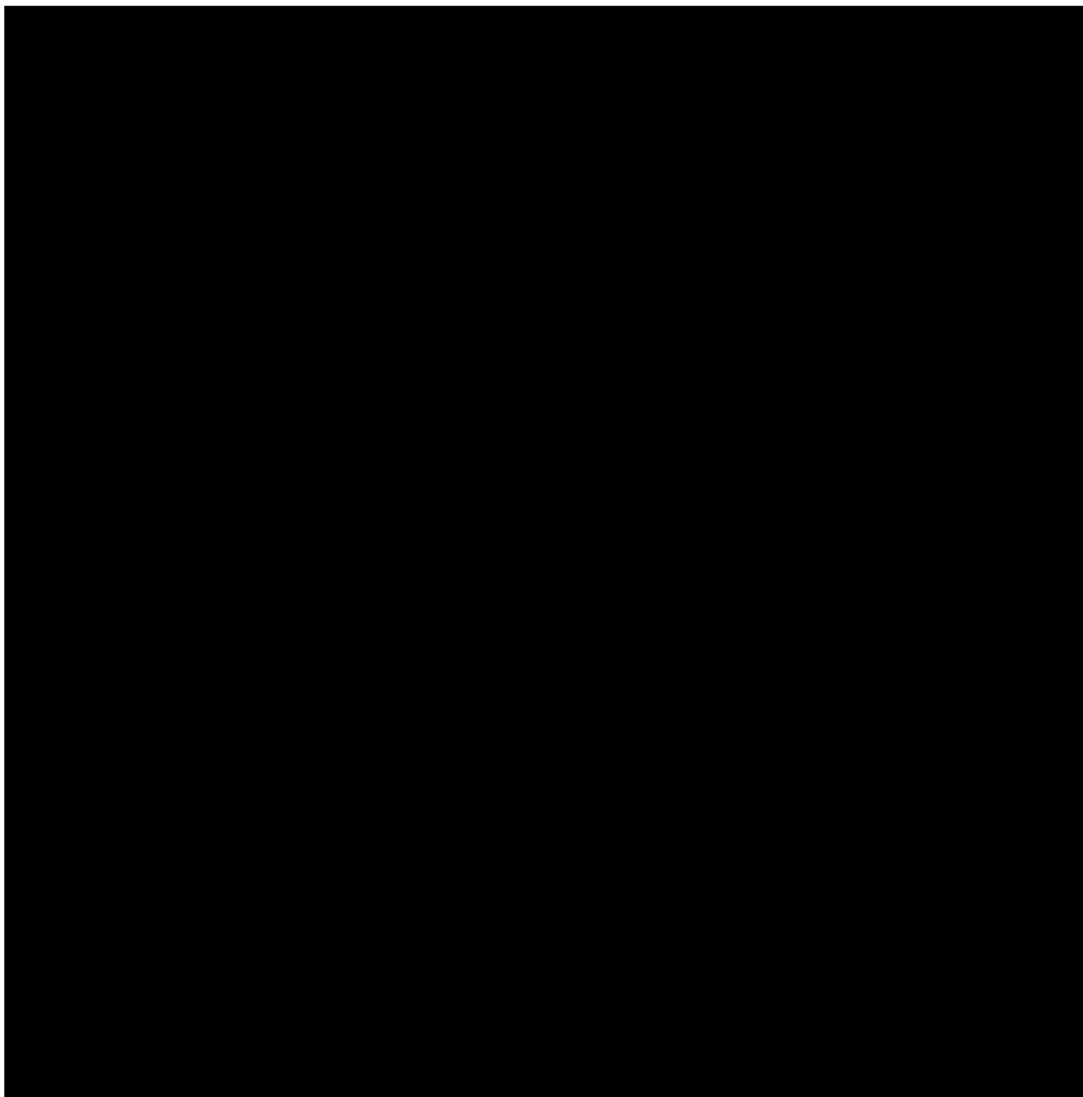
DRAFT HERITAGE ASSESSMENT

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3 SUMMARY EXTERNAL PHYSICAL ANALYSIS

Internal access to the property was not available however externally the house presents as a single storey, early 20th Century, overclad timber weatherboard dwelling with corrugated iron roof sheeting and symmetrical front verandah that has been entirely enclosed. The dwelling/s has a principal frontage to John Street and limited front setback but is within a large allotment with numerous accretions appended to the house and a large shed in the rear yard.

Despite the over cladding, which appears to cover original external fabric, the dwelling/s appears to be in reasonable condition, maintain its original overall form and is an obvious example of early residential development in the precinct.



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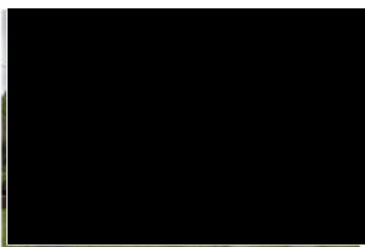


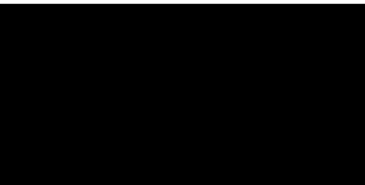
125-127 JOHN STREET, CABRAMATTA

4. SUMMARY COMPARATIVE ANALYSIS

4.1 INTRODUCTION

The following summary comparative analysis outlines most of the other early 20th Century heritage-listed cottages and dwellings in the Fairfield Local Government Area. The significance of these places is recognised through the heritage listing process, either at state level on the State Heritage Register and/or at local level on the Local Environmental Plan.

4.2 SUMMARY OF EARLY 20th CENTURY HOMESTEADS & DWELLINGS

Building	Significance	Listing
Interwar House, Carramar 	Located at 13 Artie Street, Carramar this Inter-War house is significant for its individual design and unusual style, which is uncommon in the Fairfield area. The dwelling presents a double gable to the street and incorporates timber wall cladding with brick verandah.	FLEP-Local
Federation House, St Johns Park 	Located at 5 Chalmer Close St Johns Park, listed as 4-8 Chalmer Close this house is one of the oldest in the suburb, existing prior to subdivision and suburbanisation of the area. Despite reduced curtilage, the dwelling remains a good example of a Federation house.	FLEP-Local
Federation House, Carramar 	Located at 7 Houghton Street, Carramar this dwelling is an imposing example of a Federation period, weatherboard house, noted as being in traditional Georgian style including bell cast roof form.	FLEP-Local
Bungalow, Canley Vale 	Located at 89 Cardwell Street, Canley Vale, this dwelling presents a typical bungalow style double gable to the street and formed of timber cladding and brick and timber verandah.	FLEP-Local

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<p>Inter-war House, Fairfield.</p> 	<p>Located at 43 Myddleton Avenue Fairfield, this Inter-War weatherboard house is a good example of a symmetrical, square plan building with verandah on four sides, derived from traditional Georgian form. The building retains original features such as a central gablet over entry, simple bracketed verandah posts and chimney.</p>	FLEP-Local
<p>Inter-war bungalow, Fairfield</p> 	<p>Located at 11 Hunter Street, Fairfield, this house is a good example of a Bungalow in weatherboard. Outstanding leadlight Windows and interesting extension of verandah roof over window bay.</p>	FLEP-Local
<p>Federation House, Fairfield</p> 	<p>Located at 59 Hamilton Road, this weatherboard house in good condition. Bull nosed verandah and detailed timber joinery and recorded with little altered.</p>	FLEP-Local
<p>Inter-war Bungalow</p> 	<p>Located at 118 Nelson Street, this dwelling presents an impressive pair of large, crossed ridge gables. Much original detail typical standard of the Inter-War period.</p>	FLEP-Local
<p>Federation House, Fairfield</p> 	<p>Located at 87 Thorney Road, Fairfield Substantial, early Federation period residence. One of the first built in this area, and one of the City's few early brick houses. Good example of a traditional Georgian design.</p>	FLEP-Local


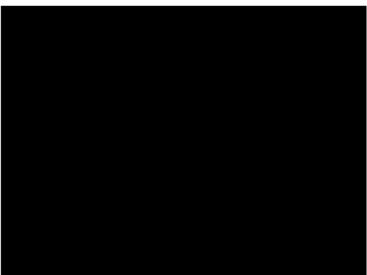
DRAFT HERITAGE ASSESSMENT

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<p>Inter-war Bungalow</p> 	<p>Located at 452 The Horsley Drive, Fairfield</p> <p>A good example of the transition from the standard Federation form to the standard double gabled Bungalow of the 1920's. Essential Bungalow form, with fine timber detailing characteristic of the earlier Federation period. In excellent condition.</p>	FLEP-Local
<p>Federation House, Fairfield</p> 	<p>Located at 5 Waratah Street, Old Guildford Large, Late Federation period house of unusual oriental character. Distinctive features include the square corner tower and projecting casement windows. Historical interest as the reputed former home of the Japanese ambassador to Australia.</p>	FLEP-Local
<p>Federation Cottage, Fairfield</p> 	<p>Located at 16 North Street, this house is an outstanding example of a Federation period weatherboard house, designed for its corner site. One of the best in Fairfield. Good condition, essentially unaltered and with much fine quality detail. The cottage is set within a generous landscape setting.</p>	FLEP-Local
<p>Federation House, Canley Vale</p> 	<p>Located at 2 Malouf Street, Canley Vale Fine example of an early Federation period weatherboard house. Adopts a traditional Georgian form and is set on a large corner block. Little altered and well maintained. Much noteworthy detail.</p>	FLEP-Local
<p>Federation House, Fairfield West</p> 	<p>Located at 9 Hawkesbury Street, this house is one of the earliest houses in the Fairfield West area. Large building with original high-quality interior and external detail, including dichromatic brickwork. Representative of early agricultural activity. Significant for its association with Walter Stimson, an influential property holder and alderman.</p>	FLEP-Local

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<p>Federation House, Smithfield</p> 	<p>Located at 716 Horsley Drive, this house is of architectural significance as a rare local example of an attic storey, Federation period, brick residence. Prominent location close to property alignment on The Horsley Drive. Substantially altered but retains some high-quality ornament, rare for the city. This includes the terracotta roof tiles and ridge capping.</p>	<p>FLEP-Local</p>
<p>Federation House, Cabramatta</p> 	<p>Located at 13 Prout Street, Cabramatta, the house is of significance for the local area for historical and aesthetic reasons, and as a representative example of early cottages in the area. The house is readily identifiable as part of the historical building stock of the area and contributes to streetscape character, enhanced by the recognisable features of the transitional Federation/Victorian period architecture and the garden setting.</p>	<p>FLEP-Local</p>

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125-127 JOHN STREET, CABRAMATTA

5. ASSESSMENT OF HERITAGE SIGNIFICANCE

5.1 INTRODUCTION

This section considers the heritage significance of the collection of the built elements contained within the property known as...

5.2 HISTORICAL THEMES

The Heritage Council of NSW provides a document that was prepared in October 2001 in relation to the relevant themes to consider when assessing heritage significance. The following three themes are considered relevant to the subject site.

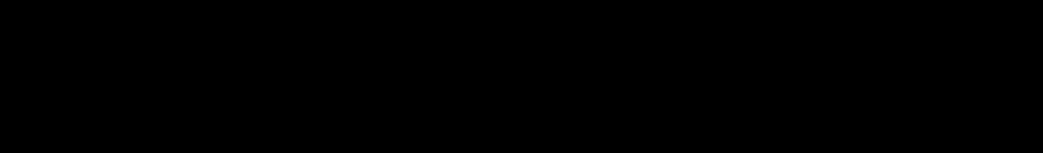
NATIONAL THEME	STATE THEME	LOCAL THEME/EXAMPLE
3. Developing economies	Industry	Basket weaving manufacture from 1924
4. Settlement	Accommodation	Residential use of converted cottages from 1938
4. Settlement	Land Tenure	Changing land uses - from rural to suburban.
4. Settlement	Towns, Suburbs and villages	Subdivision pattern and changes, association with formation of Huber Avenue
8. Developing Australia's cultural life	Domestic life	Floorplan of house demonstrates the response of house design to patterns of use, required amenities and expectations of the time.
9. Marking the phases of life	Persons	Association with Maximilian Adam Huber, alderman of Cabramatta (1934-36), and his family

DRAFT HERITAGE ASSESSMENT

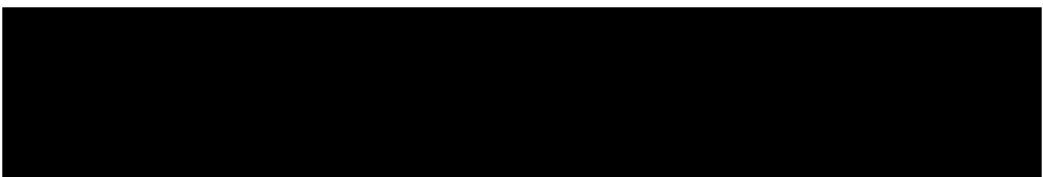
125-127 JOHN STREET, CABRAMATTA

5.3 NSW HERITAGE CRITERIA

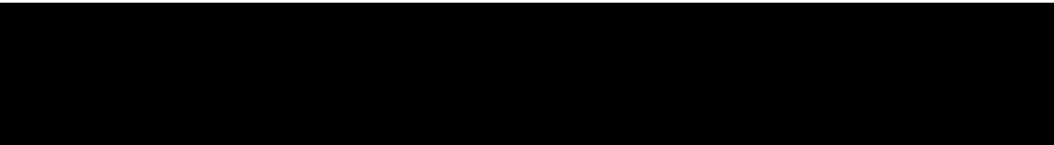
An assessment of cultural significance of Edensor House, has been undertaken below against the seven NSW Heritage Criteria. This assessment is based wholly on the historical information available as well as the physical and comparative analysis.



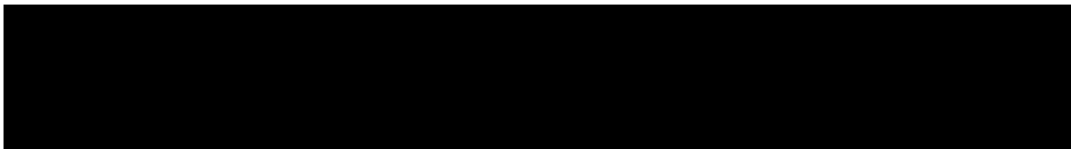
This site is historically significant as an early 20th Century dwelling, increasingly rare in the Fairfield Local Government Area, that has remained in-situ over the last century.



Based on the research available, the dwelling is not thought to have any specific association with any person or group of people.



The dwellings individually and collectively retain aesthetic significance as largely intact and identifiable historic dwellings, grouped together at the western gateway to Cabramatta.




The John Street dwellings have remained within the Cabramatta despite progressive change and development, which resonates with the people of Cabramatta reminding the community about the early establishment of the place as a prominent suburb with metropolitan Sydney.




Based on the available information, it not known whether the John. Street properties have research or archaeological potential.

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As a group, the dwellings represent a small remnant collection of early 20th Century dwellings that earmark early suburban development, which is uncommon in the Fairfield LGA.



The dwellings on John Street individually and collectively represent remnant Federation and Inter-War style dwellings, built from timber weatherboard, which was more common regionally and less common in other parts of Sydney where bricks were predominantly used by the turn of the 20th Century.

5.4 STATEMENT OF SIGNIFICANCE

This site is historically significant as an early 20th Century dwelling, increasingly rare in the Fairfield Local Government Area, that has remained in-situ over the last century.

Despite the obvious verandah infill and likely over cladding in this instance, the dwellings individually and collectively retain aesthetic significance as largely intact and identifiable historic dwellings, grouped together at the western gateway to Cabramatta.

In terms of social significance, the John Street dwellings have remained within the Cabramatta despite progressive change and development, which resonates with the people of Cabramatta reminding the community about the early establishment of the place as a prominent suburb with metropolitan Sydney.

The dwellings on John Street individually and collectively represent remnant Federation and Inter-War style dwellings, built from timber weatherboard, which was more common regionally and less common in other parts of Sydney where bricks were predominantly used by the turn of the 20th Century.

As a group, the dwellings represent a small remnant collection of early 20th Century dwellings that earmark early suburban development, which is becoming increasingly rare in the Fairfield LGA.

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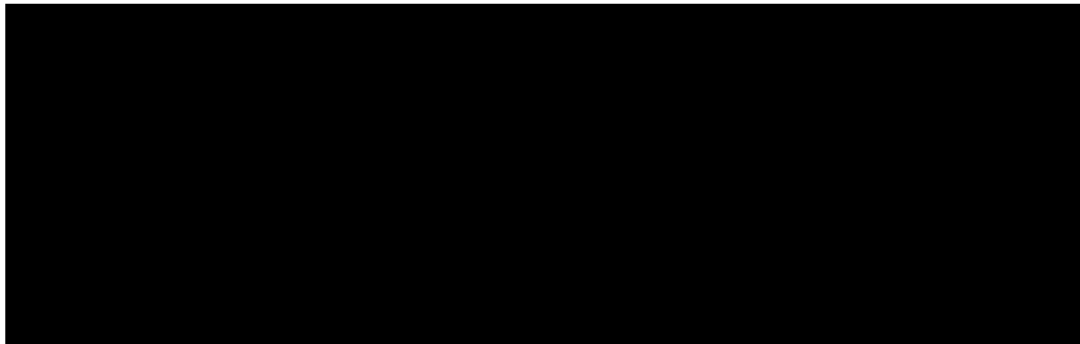
6. HERITAGE CURTILAGE REVIEW

6.1 INTRODUCTION

This section has been included to provide guidance in relation to curtilage of the house at 112 John Street, Cabramatta.

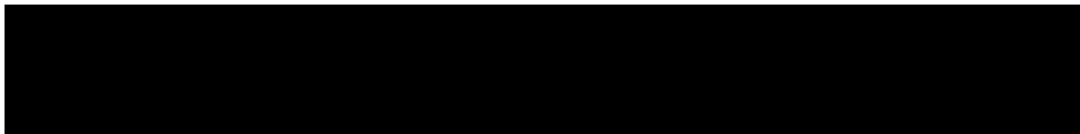
6.2 DISCUSSION OF CURTILAGE

The publication *Heritage Curtilages*, prepared by the (former) Heritage Office, Department of Urban Affairs and Planning, 1996 ('publication') has been used as a guide to the determination of an appropriate curtilage for 158 Broomfield Street, Cabramatta.

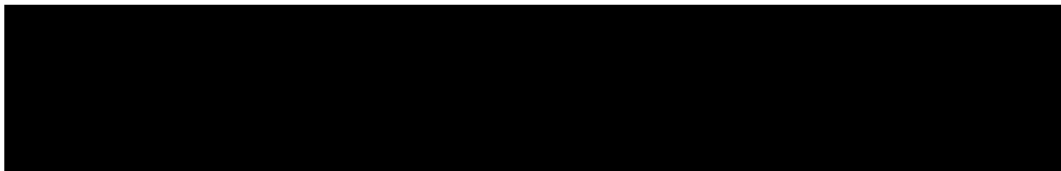


The document describes *Lot Boundary*, *Reduced*, *Expanded* and *Composite* curtilages. Of most relevance to this assessment is the Lot Boundary Curtilage.

The publication describes a **Lot Boundary Curtilage** as extending to the boundary of the property containing the heritage item and outlines that this is the most common type of curtilage. The following commentary is provided in relation to Lot Boundary Curtilage:



The publication describes a **Reduced Heritage Curtilage** as less than the boundary of the allotment identifying a smaller portion of land than the entirety of the lot. The following commentary is provided in relation to Reduced Heritage Curtilage:



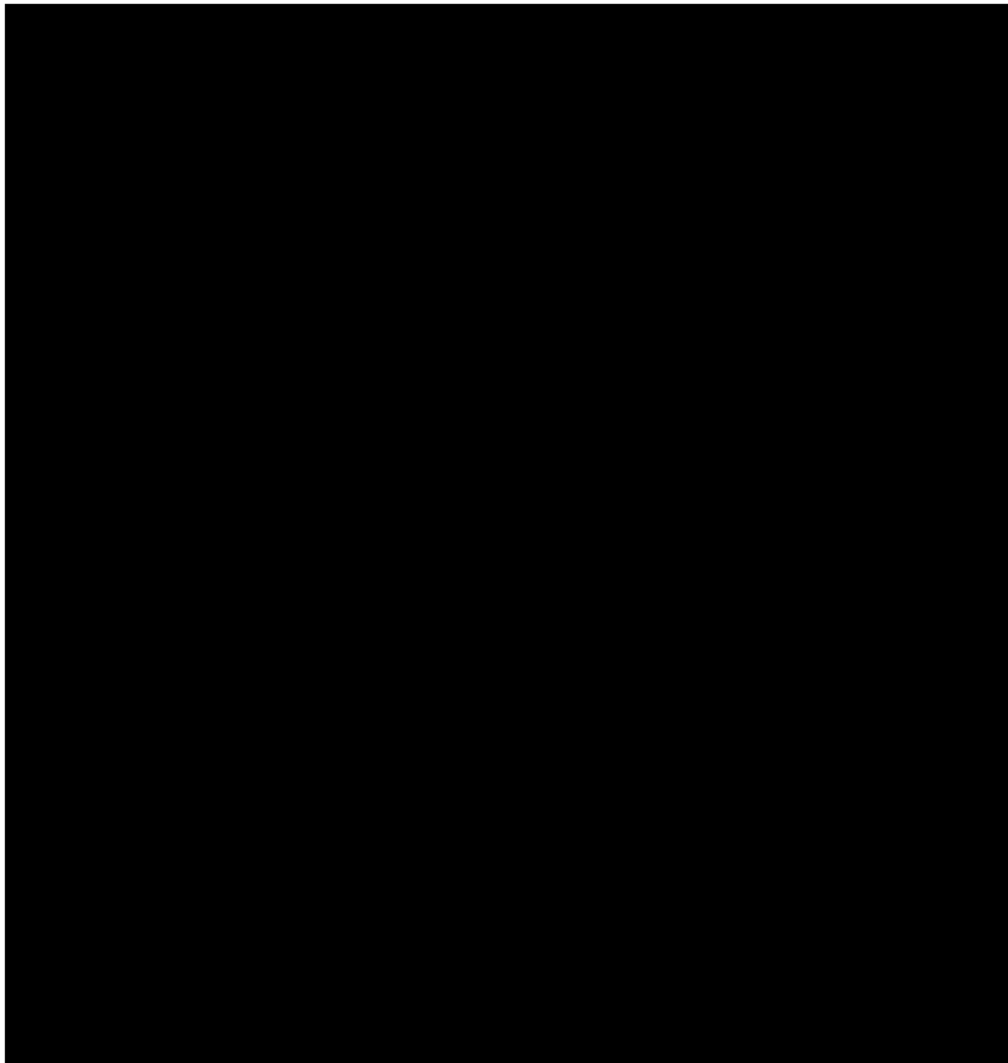
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The publication describes a **Composite Heritage Curtilage** as less than the boundary of the allotment identifying a smaller portion of land than the entirety of the lot. The following commentary is provided in relation to Composite Heritage Curtilage: See Figure 28 below.



As identified in a previous heritage study, John Street, Cabramatta contains clear evidence of early residential development through the extant housing stock, which includes the subject property. The John Street properties that are the subject of this study are mapped below.



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125-127 JOHN STREET, CABRAMATTA

7. CONCLUSION AND RECOMMENDATION

Based on the available historical and physical evidence, as well as a comparative analysis of similar properties, it is evident that 125-27 John Street, Cabramatta meets the threshold for heritage listing at least at a local level and should be recognised for its significance to the Fairfield Local Government Area.

The first option is that Schedule 5 of FLEP be amended to include a discrete listing as follows:

Suburb	Item Name	Address	Property Description	Significance	Item No.
Cabramatta	<i>125-27 John Street – house and interiors.</i>	125-27 John Street, Cabramatta	Lot 1 and 2 DP 535549	Local	Item 114

The second option is that the dwelling is part of a group listing:

Suburb	Item Name	Address	Property Description	Significance	Item No.
Cabramatta	<i>121, 123, 125-127, John Street – Group of houses</i>	121, 123, 125-127 John Street, Cabramatta	Lot A DP 335119, Lot 7 DP 15600, Lot 1 and 2 DP 535549	Local	Item 112

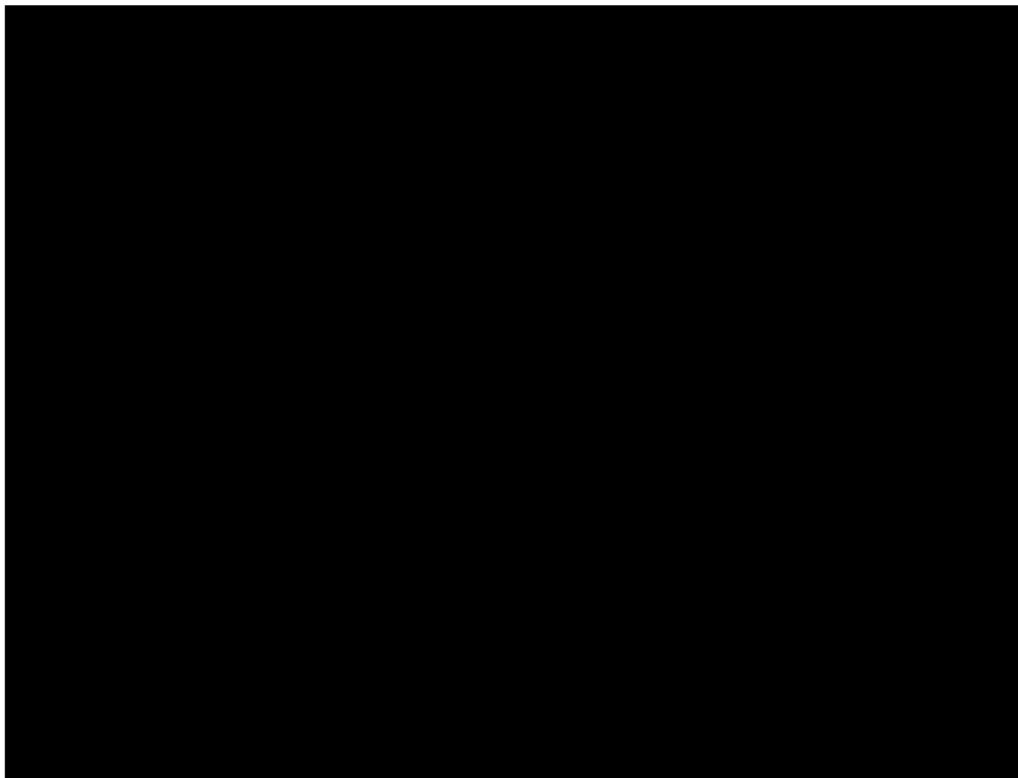
The third option, which is unprecedented in the Fairfield Local Government Area is that the property is included as part of a Heritage Conservation Area listed in Schedule 5 of FLEP. The Area could extend to include the six (6) properties that have been the subject of assessment, and which are located at 112, 116, 118, 121, 123 and 125-27 John Street, Cabramatta.

It is recommended that a group listing of the properties is progressed in **accordance with the second option**. On this basis, FLEP heritage map should also be amended based on the curtilage map shown at Figure 28 above as the preferred option.



158 BROOMFIELD STREET
CABRAMATTA

DRAFT HERITAGE ASSESSMENT



PREPARED FOR
Fairfield City Council

MAY 2025

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ATTACHMENT G

Item: 67

158 Broomfield Street Cabramatta - Heritage Assessment

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DOCUMENT / STATUS REGISTER

Issue	Date	Purpose	Written	Approved
Draft	12/5/25	Consideration for heritage listing.	VH	VH

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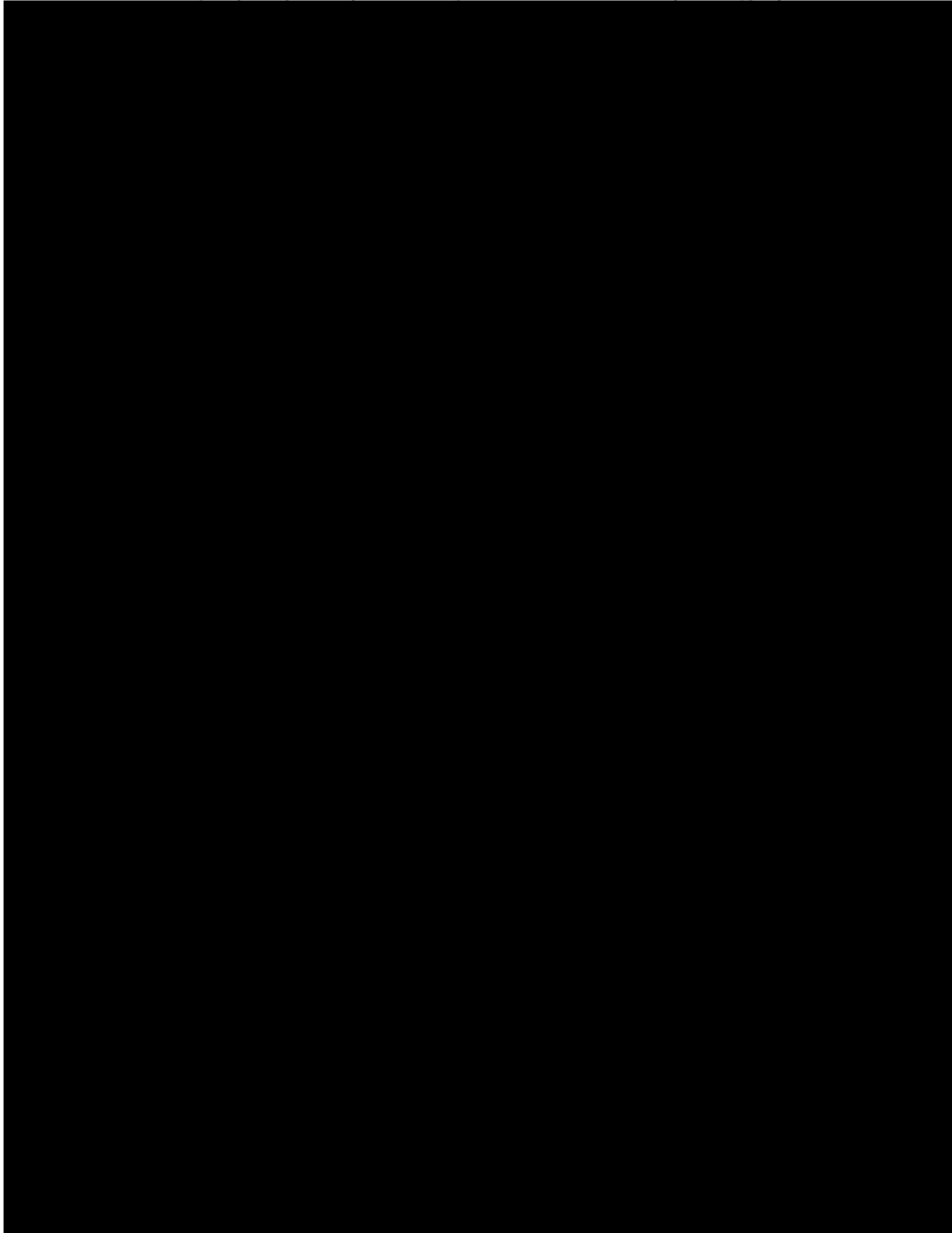
158 BROOMFIELD STREET, CABRAMATTA

1. INTRODUCTION**1.1 BRIEF**

This heritage assessment has been commissioned by Fairfield City Council to further consider the significance of the property at 158 Broomfield Street, Cabramatta, which is legally described as Lot 8 DP 19194.

1.2 STUDY AREA

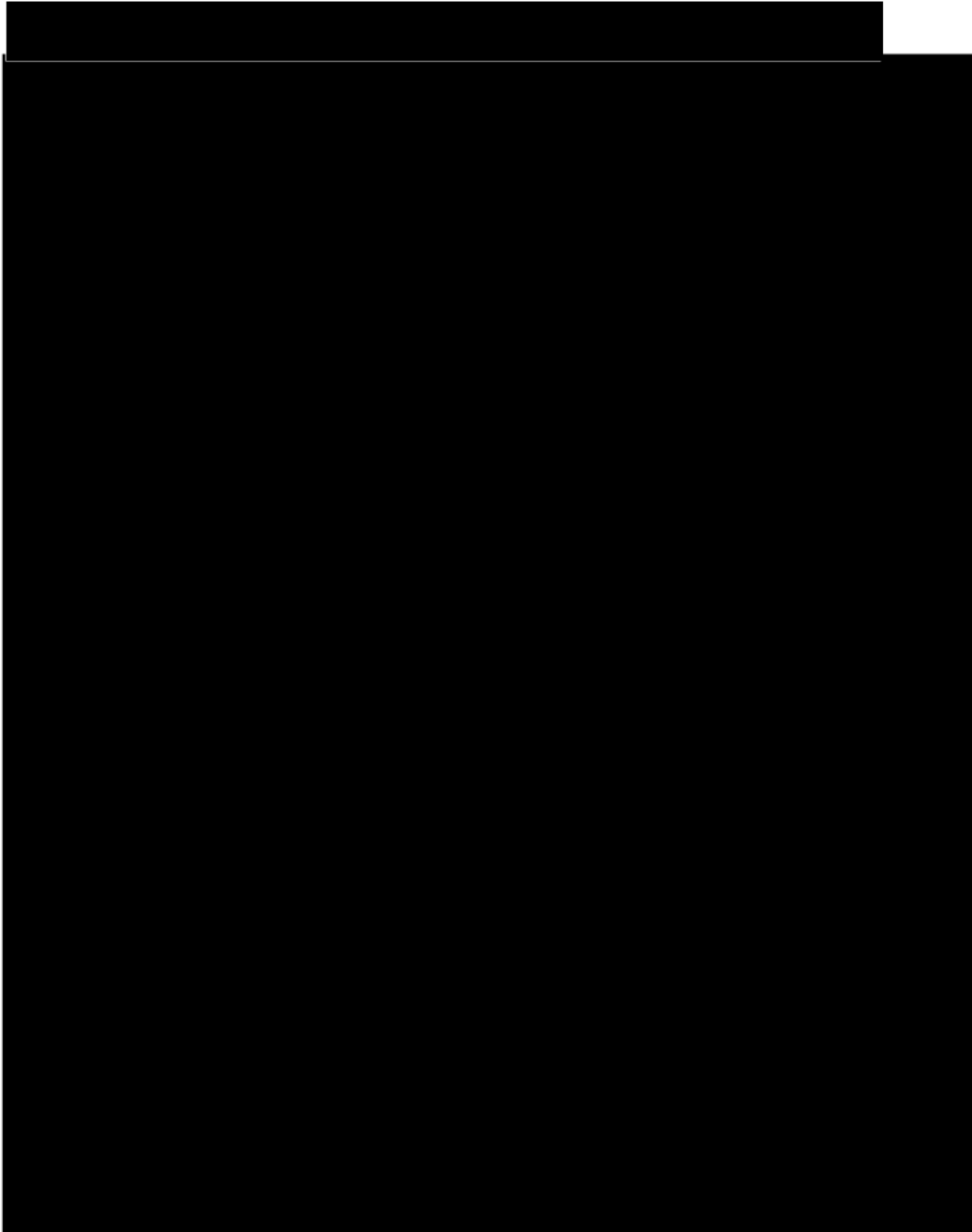
The location of the property is depicted in yellow on the aerial photograph below.



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1.3 DEFINITIONS



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1.4 STRUCTURE OF THE REPORT

The report follows the general guidelines for Assessing Heritage Significance published by the (former) NSW Heritage Office as part of the NSW Heritage Manual. This report also follows the methodology described in The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.

1.5 AUTHOR IDENTIFICATION

This document has been prepared by Vanessa Holtham, Heritage Advisor, Fairfield Council. The detailed history and background significance was prepared by Dr Liz Longdin and Dr Liz Gorman of Sue Rosen Associates.

1.6 STATUTE AND STANDARDS

The following were used to inform this preliminary heritage assessment:

- *Assessing Heritage Significance*, Department of Planning & Environment, 2023.
- *Fairfield Local Environmental Plan 2012*
- Australia ICOMOS Burra Charter, 1999;
- *Heritage Curtilages* published by the (former) NSW Heritage Office.

1.8 LIMITATIONS

This report does not include an Assessment of Aboriginal or archaeological significance. An internal inspection of any of the building has not been undertaken at this stage.

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2. HISTORICAL ANALYSIS

2.1 EARLY OWNERSHIP AND DEVELOPMENT

2.1.1 Portion 243 of St Luke's Parish

The 300 acre land grant of Portion 243 of the Parish of St Lukes was originally granted to Andrew White on the 25th July 1818.¹ White was a landholder from the Liverpool area; he had arrived as a free settler on the Northampton in 1815, and regularly appears in lists of persons to be issued with horned cattle from the government herds. He was also recorded as being a juror at an inquest on Simeon MacGuiggan held at Moore's Bridge, Liverpool.²

On the matter of the White's Bankstown district land grant, Surveyor James Meehan wrote to the Governor Macquarie from Macquarie Fields on the 24th July 1818 saying that he had

[REDACTED]

White did take a mortgage from the Bank of NSW for the purchase of the property. In January 1823, merchant and investor Daniel Cooper had acquired access to 200 acres of the grant containing the study site, with a lease and release agreement being reached in mid-November 1826. This land was eventually willed to his niece Elizabeth Wallis (nee Cooper), and from there to her children, Charles, Thomas, Ernest, and Elizabeth Wallis. The Wallis siblings sold 161 $\frac{3}{4}$ acres to surveyor John Henry Laycock on the 21st March 1884.⁴ Just 3 days later, a conveyance deed was executed between Laycock and Sydney merchant John Broomfield for the entire 161-odd acres; being the White grant land west of the Great Southern Road (now-Hume Highway).⁵

¹ NSW LRS: PA6453

² MHNSW: *Colonial Secretary's Papers, Special Bundles, 1794-1825*, NRS 898; Reels 6020-6040, 6070; Fiche 3260-3312

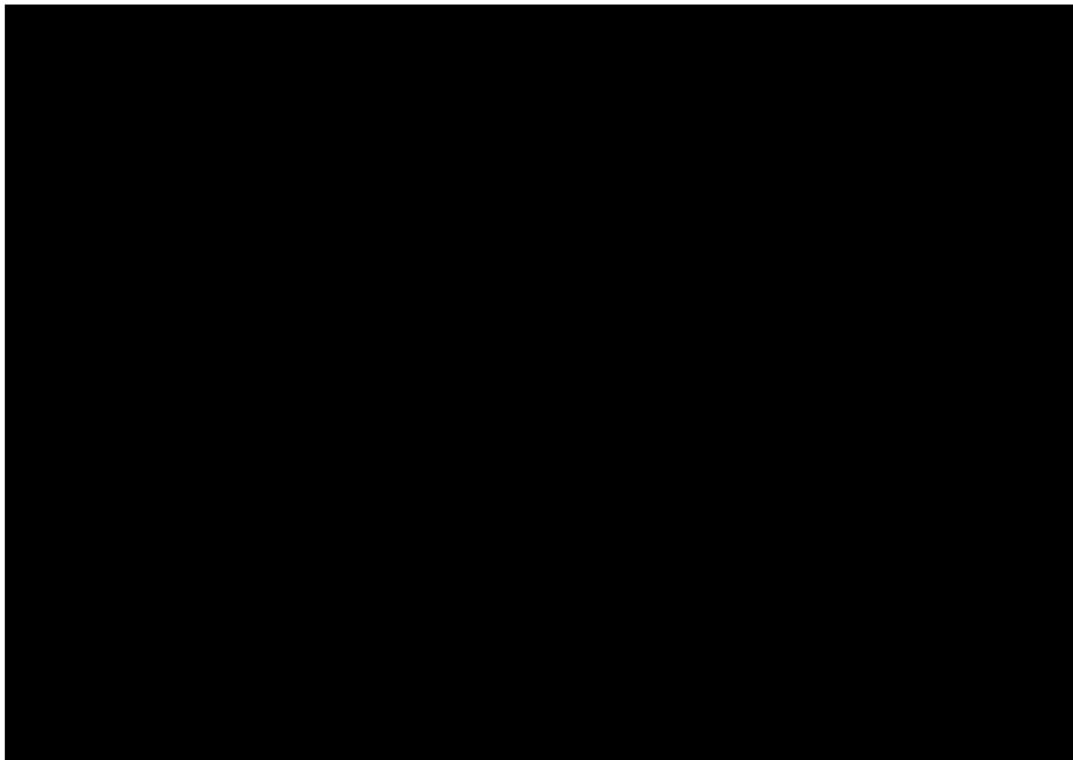
³ MHNSW: *Colonial Secretary's Papers, Main Series of Letters Received, 1788-1826*, NRS 897; Reels 6041-6064, 6071-6072

⁴ J. W. Davidson, 'Cooper, Daniel (c. 1785-1853)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/cooper-daniel-1919/text2281>, published first in hardcopy 1966; NSW LRS: Book 285 No. 543

⁵ NSW LRS: PA6453; Book 285 No. 544

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2.1.2 Township of Cabramatta subdivision (1885)

Broomfield set about the total subdivision of the place; with Laycock as the surveyor, they created the 'Township of Cabramatta', offered by Watkin and Watkin for sale by auction on the 7th June 1884. Broomfield lodged the Primary Application to bring the land under Torrens Title in February 1886; it was recorded as Deposited Plan 1656.⁶

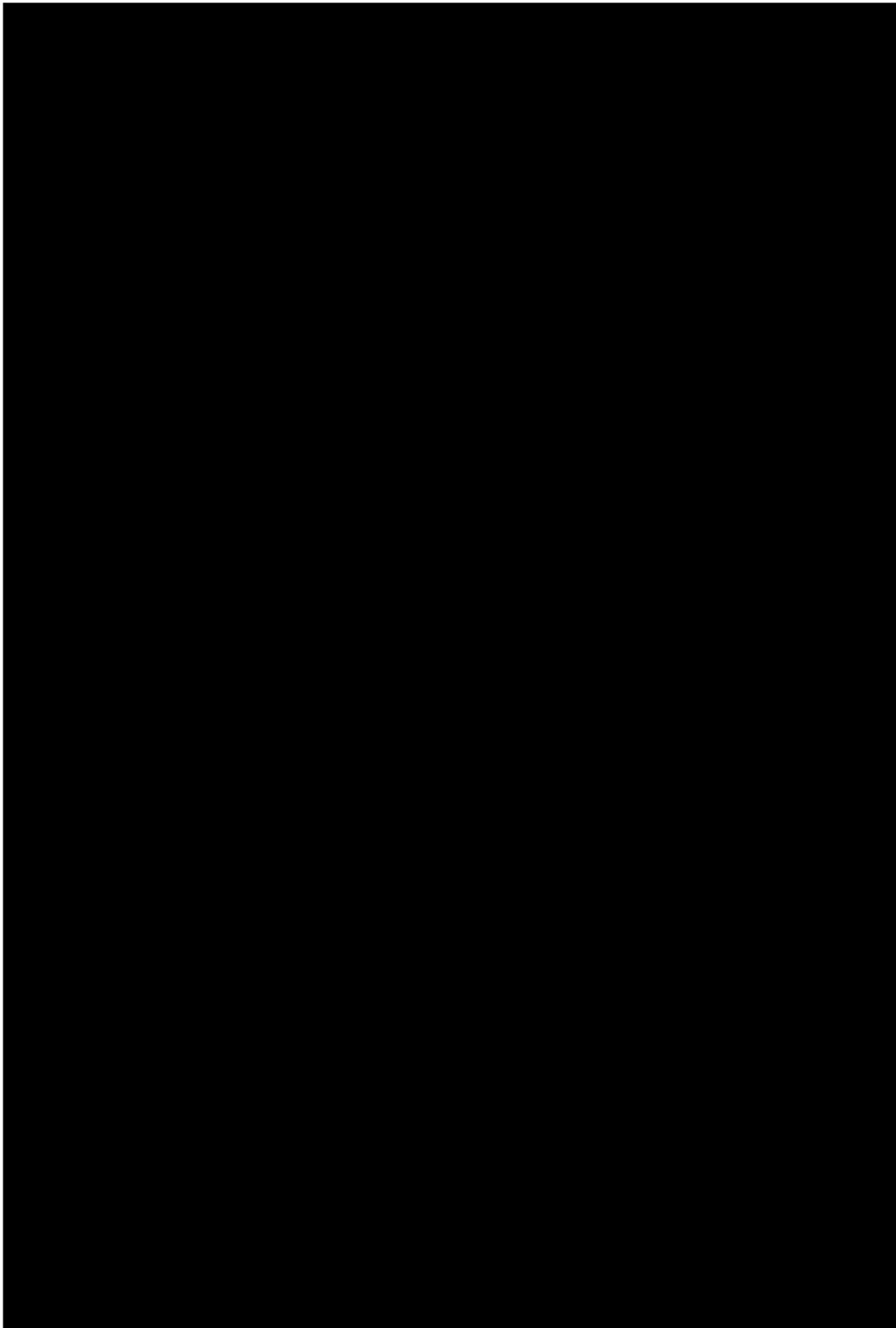
The subdivision was quite successful, with steady sales being recorded through 1886 and 1887, before slowing in the lead up to the 1890s economic depression. John Broomfield was representative of people who were then engaging in some of the most significant economic activity occurring in NSW in the latter decades of the nineteenth century, being speculative land development. The economic depression of the 1890s contributed to the lack of success of some of these estates – notably the neighbouring 'Town of Cabramatta', but Broomfield was fared relatively well given the challenging economic climate. He managed to sell the remaining residue of the estate to the National Building Land & Investment Co. in July 1896.⁷ They went on to advertise the remainder of the estate into the early 20th century, with a 1906 sale advertisement showing the reduced number of lots available for purchase.

⁶ NSW LRS: PA6453; DP1656; CT Vol. 775 Fol. 73

⁷ NSW LRS: CT Vol. 1198 Fol. 117

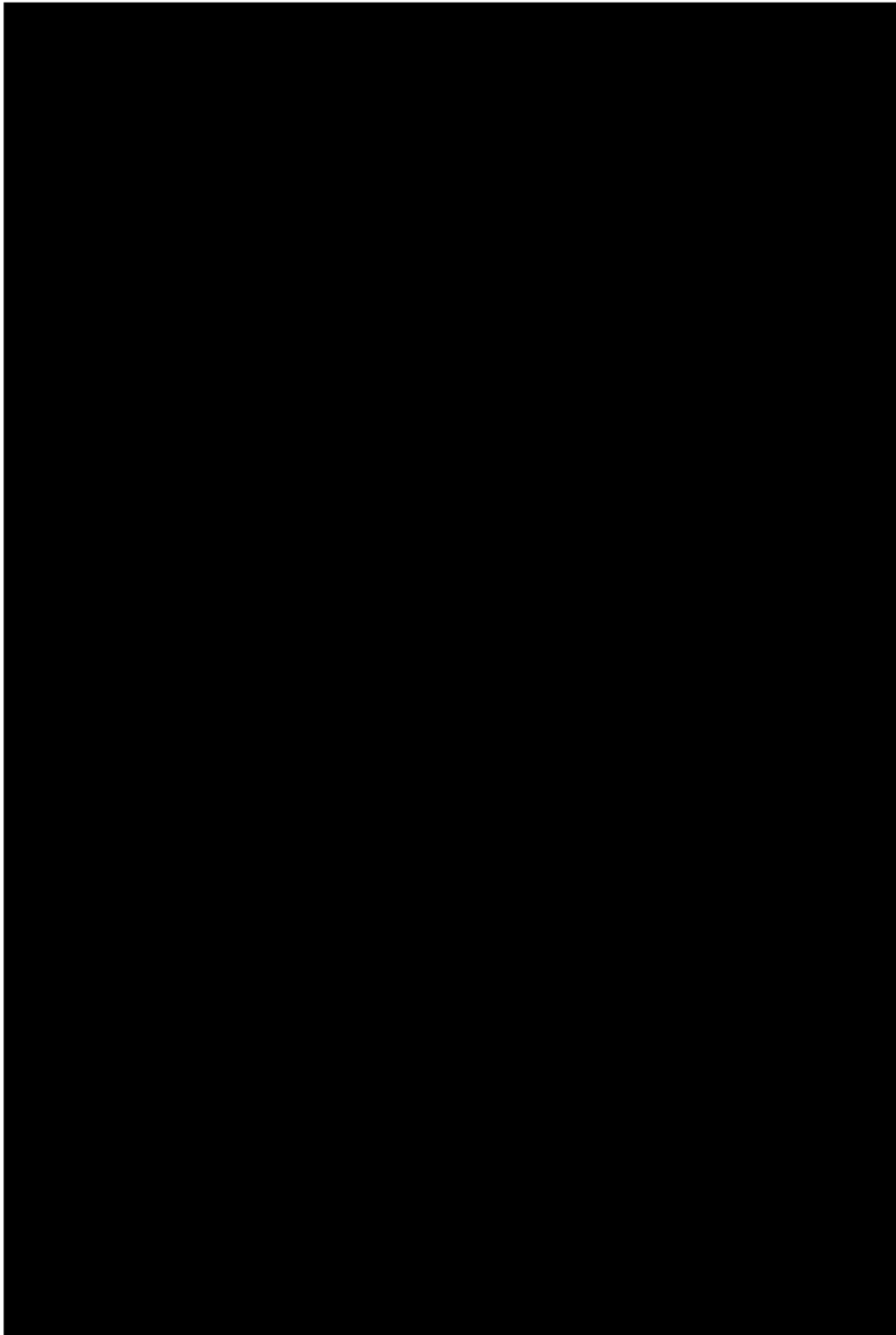
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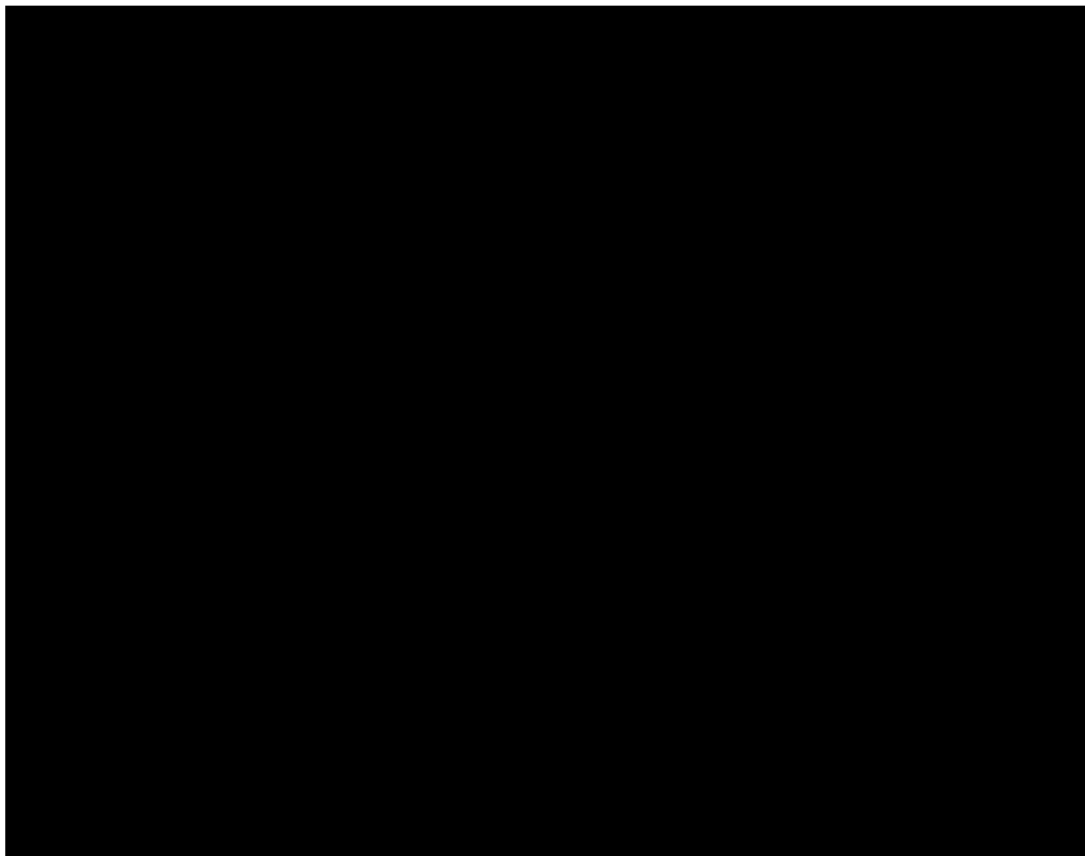


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2.1.3 Development of the 158 Broomfield Street

Ann Horspool, wife of Charles Horspool, Importer of Summer Hill, bought a number of blocks of land from John Broomfield's subdivision on 13 October 1886 including Lots 6 and 7 of Section 17 DP 1656.



Ann Horspool's 2 rood portion, being Lots 6 & 7 was purchased by labourer Barrety Smith on 14 May 1888.⁸ He then went on to acquire Lot 5 from the liquidation sale of the National Building & Investment Co. in October 1898, and on the 22 June 1917, added Lots 1-4 to his portfolio. Between the 3 titles he put together approximately 1 ¾ acres.⁹

The 1901 Census records Barrety Smith as living on Broomfield Street, with the household containing 5 males and 4 females.¹⁰ Historic aerials show that there was only one house in the Lot 1-7 parcel, and the distinctive siting close to the road confirms that it is the study site. It is

⁸ NSW LRS: CT Vol. 812 Fol. 6

⁹ NSW LRS: CT Vol. 1261 Fol. 177; Vol. 2767 Fol. 112

¹⁰ MHNSW: *NSW Census, 1901, Campbelltown and Liverpool / Cumberland / B Canley Vale, Series: NRS 685; Book: 2; Item: 2/8438; Fiche: 1033-1036*

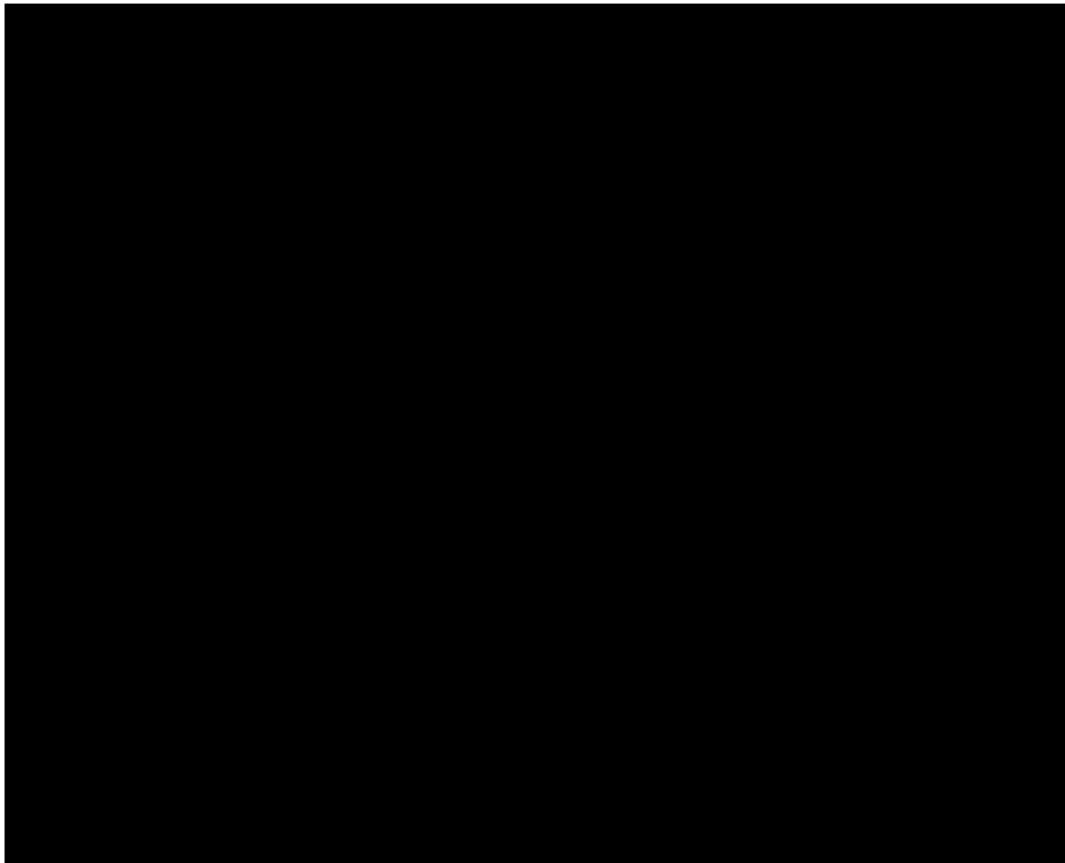
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therefore reasonable to estimate the construction time of the house on Lot 6 Sec 17 as being post-October 1886 and pre-1901, but likely to be around 1888/9 following Smith's 1888 purchase. The acreage was used as a small farm, with an outbuilding also visible on the 1930 aerial.

Smith passed away on the 11th November 1926. The death notice records him as [REDACTED] [REDACTED] indicating that he was still living at the property until his death.¹¹

In July 1927, The Public Trustee went about disposing of the property to settle the deceased estate. In addition to the fenced Lots 1-7 at Broomfield Street which included the 5 roomed brick cottage, kitchen, and out-houses (being the study site), Smith also had acquired a block of land at Sussex Street, being Lot 3 of Section 18, which provided them with access to Cabramatta creek. Both were to be auctioned on the 14th September 1927.¹²

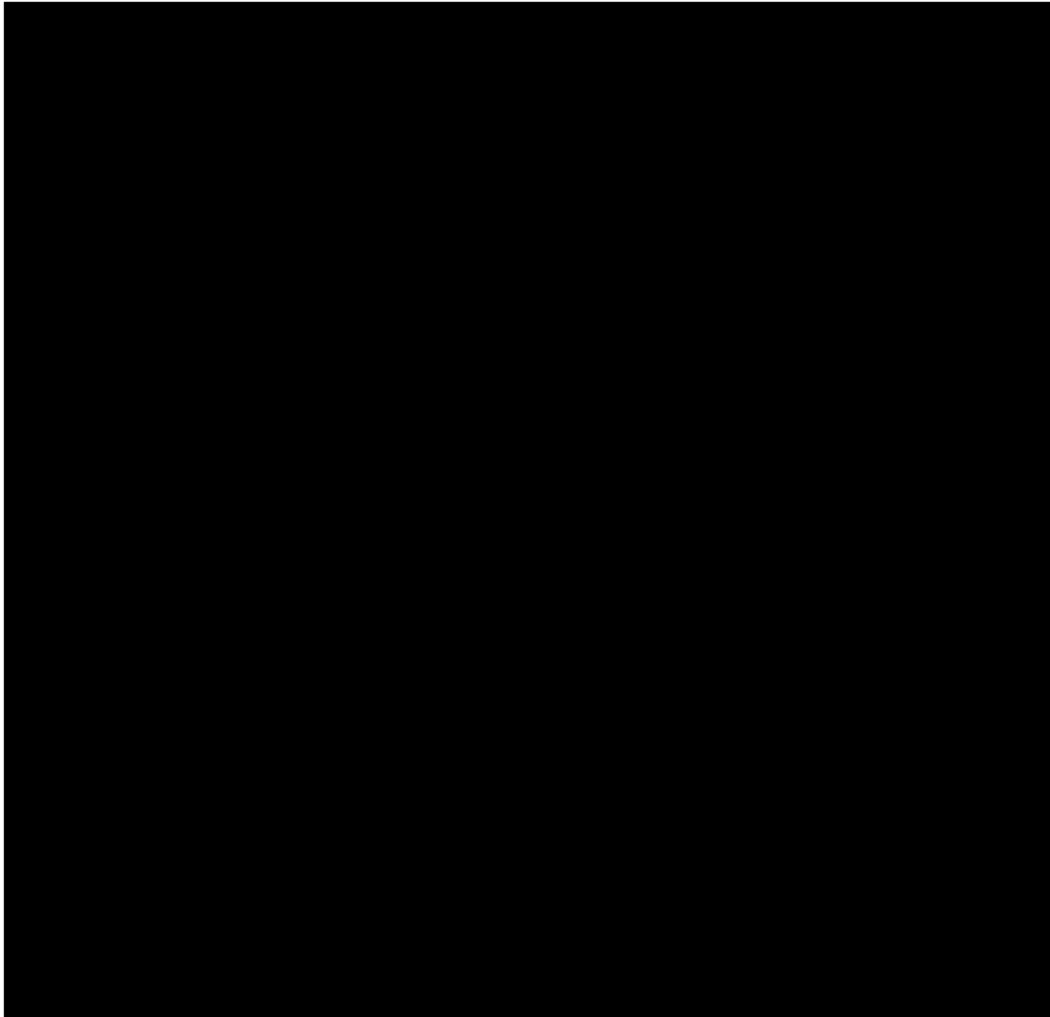


¹¹ *Sydney Morning Herald*, 11 November 1927

¹² *Sydney Morning Herald*, 07 September 1927, p.21

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The sale of the Broomfield Street property was not successful until 31st October 1938, when it was purchased by St Johns Park manufacturer, Frederick Crawford.¹³ Frederick Crawford was elected as an alderman for the St Johns Park ward of Cabra-vale Council in 1934 and served as Deputy Mayor from 1937 to 1946.¹⁴

Crawford consolidated the 3 titles worth of allotments and re-subdivided them into 9 allotments. The survey was conducted in October 1938, and the subdivision, recorded as Deposited Plan 19194 was approved by Council on the 6th of November 1939. The study site is

¹³ NSW LRS: CT Vol. 1261 Fol. 177; Vol. 2767 Fol. 112, Vol. 812 Fol. 6

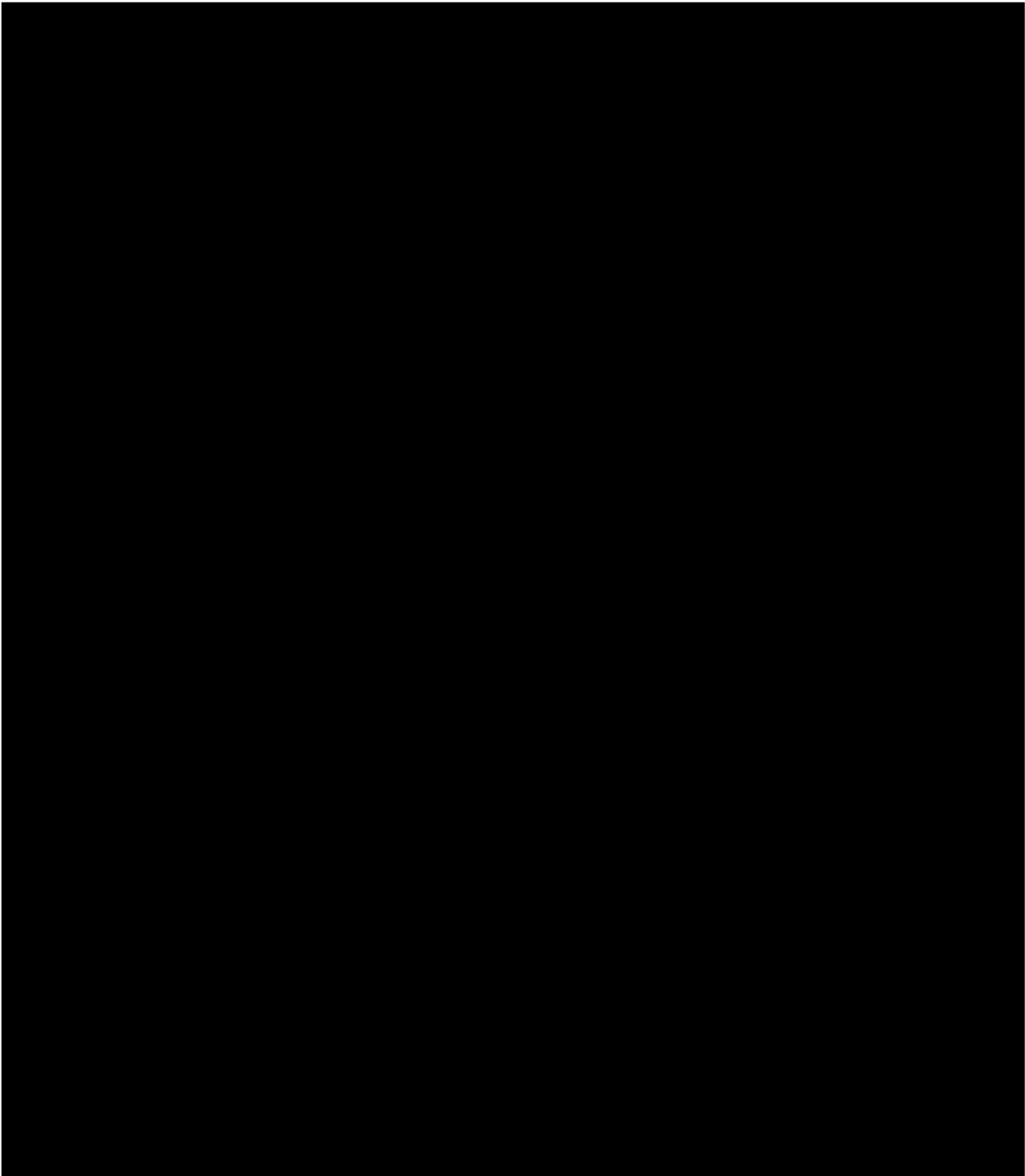
¹⁴ Fairfield City Heritage Collection: Beverley Donald, *Shaping Fairfield: The Aldermen of Fairfield and Cabra-Vale Council, 1889-1948*, p.359

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located on Lot 8 of this subdivision; the lot footprint is slightly larger than the others as it had to respond to the existing house.¹⁵

Lot 7 was sold in December 1939, with Lot 6 in August 1940. A house had been built on both lots by the time of the 1943 aerial.

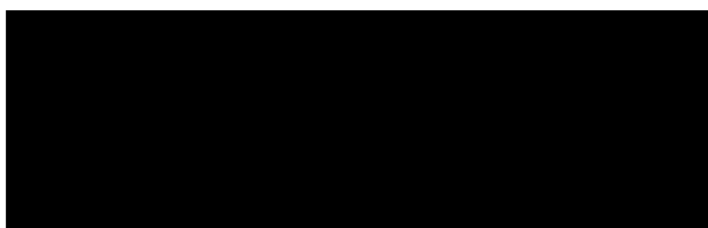


¹⁵ NSW LRS: DP19194; CT Vol. 5604 Fol. 155.

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Now recorded as a builder, Crawford consolidated the residue of the subdivision into one title in 1946. The hiatus in sales is likely a result of his WWII service; in 1940 he first enlisted in the army, before moving across to the Air Force, where he served as a Flight Lieutenant. He was discharged in October 1945.¹⁶ He continued to sell the Broomfield Street lots across 1947 to 1949; with the last left over being the study site. Crawford was leasing the property to carpenter Louis Perrin and his wife Marcella and their daughter Beatrice in 1949. In June 1954 the Louis and Marcella Perrin purchased the property from Crawford. They were all recorded as living there in the 1954 & 1958 electoral rolls.¹⁷ Louis passed away in May 1958, leaving Marcella as the sole proprietor. Curiously an advertisement for electrician J. Guthrie has his business address as 158 Broomfield Street contemporaneously as the Perrins.



The title records for the remaining time up to the modern folio are blurry and not able to be discerned. The 1972 and 1977 electoral roll record John and Janice Tyszkiewicz as living at the study site.¹⁸ The historical Council property file for the site has a 1985 record showing the owners for the property at that time were Janice Tyszkiewicz and Marcella Stewart of Tintern Rd Ashfield, with the property to be purchased by Lisa Tyszkiewicz and Keith Rowe of Goondah St Villawood. Both Janice and Lisa were then occupying the study site.²⁰

In 2003 an application was made for the construction of a driveway crossover. In 2005. The property has remained a largely residential one with businesses being operated out of the house including the electrician in 1957 and little has changed in terms of the house, other than a skillion-roofed addition at the south-eastern rear corner. The original exterior roof form is readily apparent.

The rear of the site has a collection of various modern outbuildings and awnings, of which there were DAs and various Council orders addressing in the property file during 2005/2006.

¹⁶ Fairfield City Heritage Collection: Beverley Donald, *Shaping Fairfield: The Aldermen of Fairfield and Cabra-Vale Council, 1889-1948*, p.359

¹⁷ AEC: *NSW Electoral Rolls, Werriwa / Cabramatta /1949, 1954 & 1958*

¹⁸ *The Biz* 23 October 1957, p19

¹⁹ AEC: *NSW Electoral Rolls, Werriwa / Cabramatta / 1972, 1977*

²⁰ Fairfield City Council Archives, Property File 03652 – 15 Broomfield Street, Cabramatta.

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3 PHYSICAL ANALYSIS

3.1 INTRODUCTION

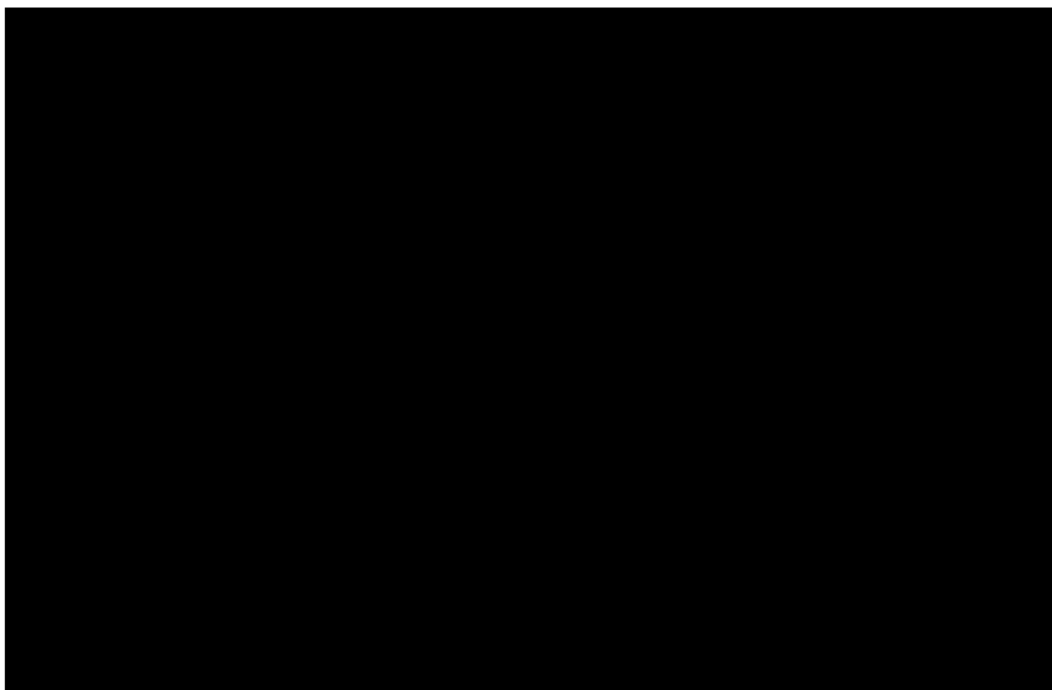
This section provides a brief physical analysis of the property based on an external inspection.

3.2 SUMMARY EXTERNAL ANALYSIS

Dating from c1890, 158 Broomfield Street West Cabramatta is a brick, five-bedroom cottage originally built on an over 1-acre block that had an external kitchen and outbuildings when it was constructed in the early 1920s. The land was subsequently subdivided, after WWII and it would appear an extension to the rear of the building was constructed, most likely replacing the external kitchen and laundry.

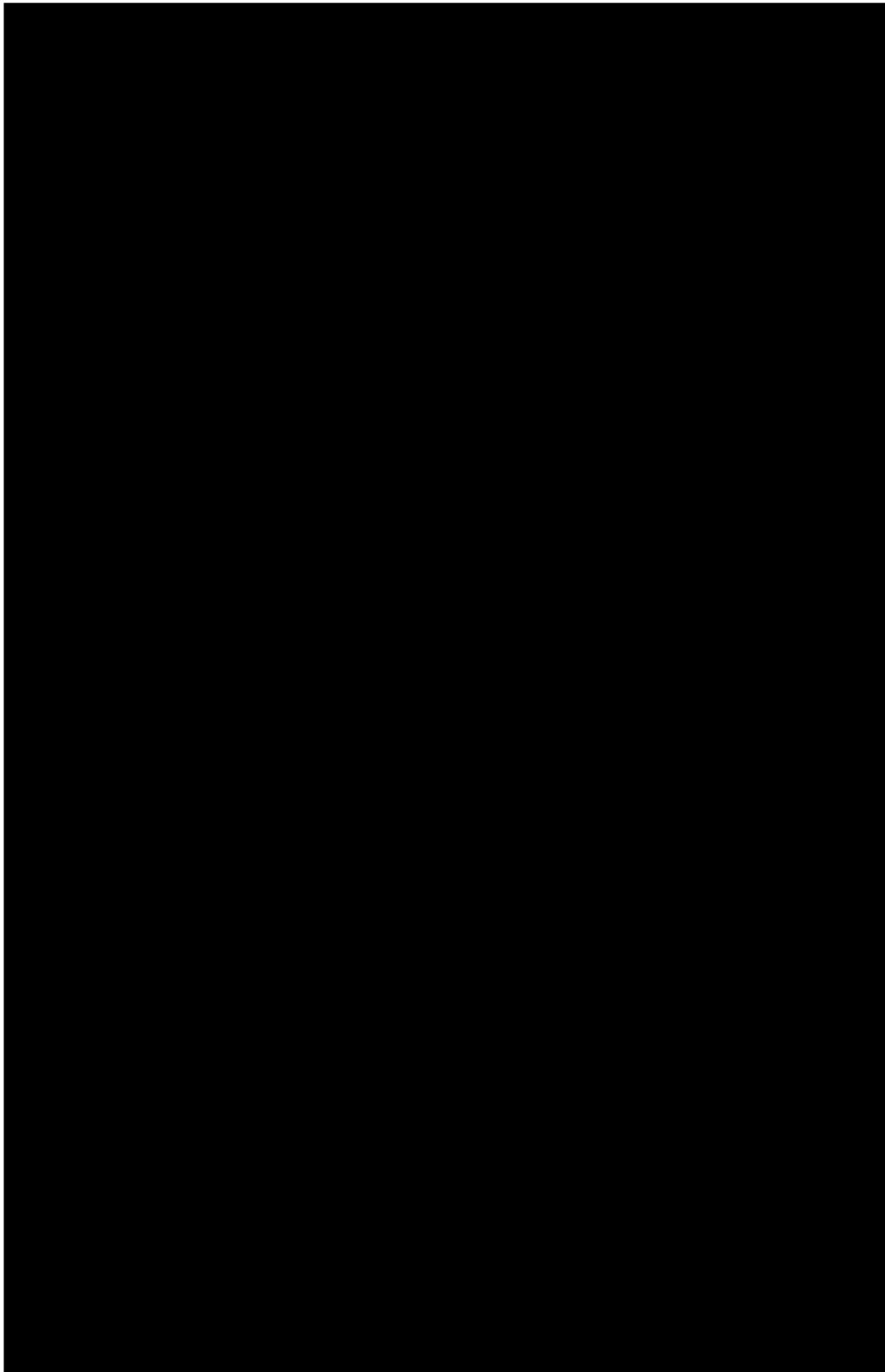
As indicated in Figures 11-13, the house has a principal frontage to Broomfield Street with a small setback to the footpath, its building footprint forward of the surrounding development. The house presents a rendered finished with an asymmetrical Victorian style bay to the streetscape on the northern side. The roof presents a corrugated hip enclosing an open front verandah with a single extant chimney, all likely original in material and configuration.

Currently there are a number of outbuildings on the property related to a clothing business operating out of the property from 2006. None of these appear to be remnants of the historic outbuildings. It is noted that the historical architectural features and elements of the main building that are visible appear to be unaltered.



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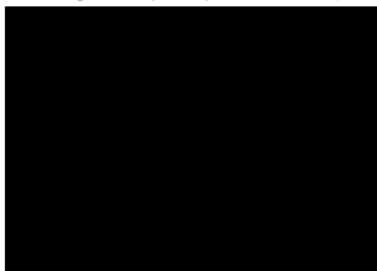
158 BROOMFIELD STREET, CABRAMATTA

4. SUMMARY COMPARATIVE ANALYSIS

4.1 INTRODUCTION

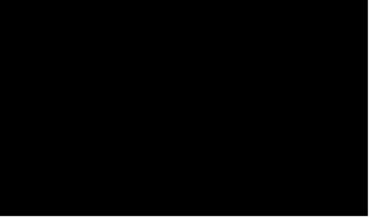
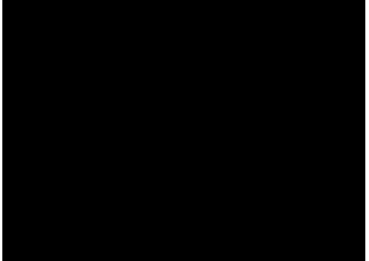
The following summary comparative analysis outlines the majority of the other heritage-listed 19th Century homesteads, cottages, and dwellings in the Fairfield Local Government Area. This includes all those that date from or are described as colonial, Georgian and Victorian era except for the Slab Hut that has been relocated to the Fairfield Museum and the Victorian Cottage which is in a considerable state of disrepair at 45 Chifley Street, Smithfield. The significance of these places is recognised through the heritage listing process, either at state level on the State Heritage Register and/or at local level on the Local Environmental Plan.

4.2 SUMMARY OF 19th CENTUARY HOMESTEADS, DWELLINGS & COTTAGES

Building	Significance	Listing
Horsley Complex (homestead) 	<p>Horsley Complex is a substantially intact core of a colonial farm estate with its original 1830s bungalow, outbuildings, plantings, layout and entry within a remnant rural landscape setting which is now rare in the Fairfield LGA and on the Cumberland Plain. Horsley is integral to the history of Fairfield and the history of New South Wales, from its initial granting to Colonel Johnston as reward for his role in suppressing the Castle Hill rebellion.</p> <p>The single storey house is a direct copy of an Indian Bungalow, built of rendered brick made by convicts, with a high, hipped, shingled (later corrugated iron) roof. The walls are of stuccoed convict brick made on the property, strengthened by simple pilasters and between them are projecting panels with an arched recess in which the windows are set.</p>	SHR - State FLEP-Local

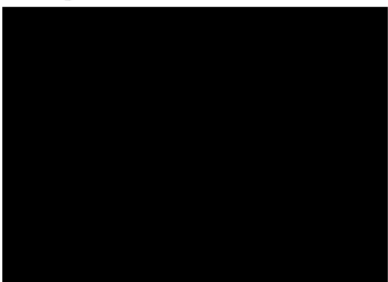
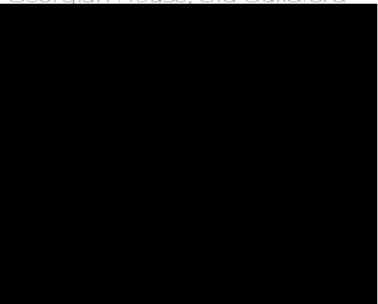
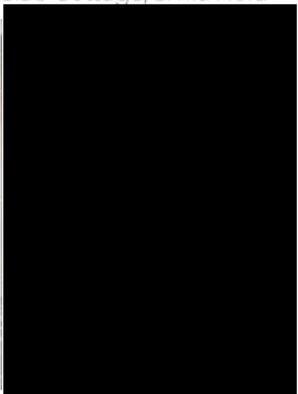
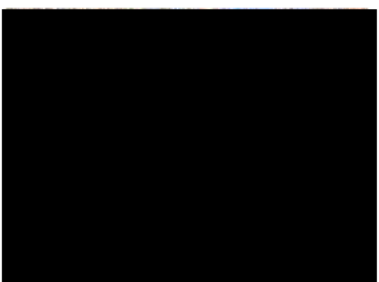
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	The roof is over an almost square arrangement of bedrooms opening from central drawing room, sitting room and dining room, a classic Indian bungalow design, of the type built in Bengal. Pillared verandas at front and back were included under the main roof and enclosed at either end by corner rooms.	
Bonnyrigg House, Bonnyrigg 	Bonnyrigg House is thought to be the oldest standing building in the City of Fairfield (1826). It has architectural and aesthetic significance as a rare surviving example of Colonial Georgian architecture and is thought to have been designed by Colonial Architect Francis Greenway as the master's residence of the Male Orphan School complex. The house is the only remaining standing structure of the first male orphan school complex in Australia, apparently designed by Alexander Kinghorne, and the only complete example of his building design.	SHR - State FLEP-Local
Ettinger House, Canley Vale 	Located at 214 Sackville Street, Ettinger House is a local example of a Victorian "high style", and one of the oldest buildings in Fairfield City. High quality detail includes fretwork barge boards and cast-iron valance. In good condition, now fully reconstructed. Ettinger House has significance for its association with Philipp Ettinger.	FLEP-Local



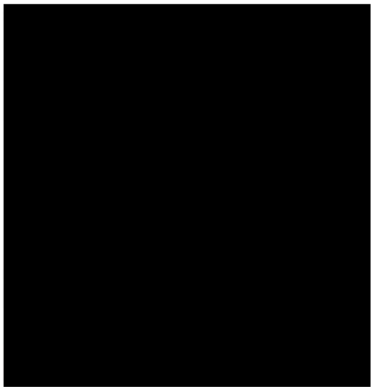
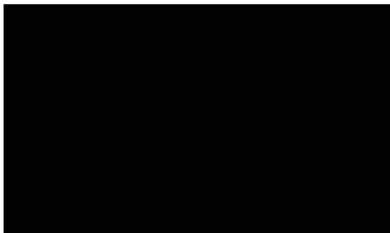
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<p>Georgian House, Smithfield</p> 	<p>Located at 43 Stinson Street, this house is a typical example of a Victorian Georgian style house, with large verandah supported on original posts. Some detail lost but few other alterations. Of social and historical significance as former Mayor's home.</p>	FLEP-Local
<p>Georgian House, Old Guildford</p> 	<p>Located at 24 Shackel Avenue, this Inter-War, Georgian Revival style, in immaculate condition. Rare for the City and a particularly good example. Beautifully constructed in face brick, with characteristic symmetry, fine proportioning, and restrained detailing. Outstanding chamfered verandah posts of special note. Virtually intact. The best of the older houses in the Old Guildford area.</p>	FLEP-Local
<p>Slab Cottage, Smithfield</p> 	<p>Located at 76 Chifley Street, this is one of the oldest surviving buildings in the city, and one of few old buildings to survive from Smithfield settlement. This is one of timber slab construction, now rare in the Sydney region.</p>	FLEP-Local
<p>Georgian House, Canley Heights</p> 	<p>Located at 10 Rosedale Street, it is likely that this dwelling most likely dates from the mid-late 19th Century, despite being recorded on the inventory as being Federation in style. The hipped corrugated iron roof with bell cast verandah, bull nosed and returning to both sides.</p>	FLEP-Local





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<p>Victorian Cottage, Fairfield</p> 	<p>Located at 542 The Horsley Drive, this vernacular Victorian workers cottage is one of the oldest surviving brick cottages on The Horsley Drive.</p>	FLEP-Local
<p>Victorian House, Carramar</p> 	<p>Located at 1 Matthews Street, the pair of late Victorian period buildings in good condition, in a relationship typical of nineteenth century homesteads. Of a type that is rare for the city. Good examples of Victorian Georgian and Victorian vernacular. Two of the oldest Carramar buildings.</p>	FLEP-Local
<p>Victorian House, Fairfield</p> 	<p>Located at 63 Wolseley Street, this is one of the oldest surviving houses in the city. Freestanding, Victorian period, Italianate terrace style house, with decorative stucco work. The only example of this period and style in the area, built by a local tradesman. Originally stood in open fields. Retains much of its original stucco detail but let down by removal of the original smooth render. Outbuilding at rear, a rare local example of servants quarters, complements the building.</p>	FLEP-Local
<p>Victorian House, Fairfield</p> 	<p>Located at 63 Station Street, this large Victorian period house has local significance as one of the oldest houses in the city. Possibly a farmhouse originally. Characteristic Victorian detailing of interest includes the scalloped barge boards and original cast iron brackets. Set on prominent corner site.</p>	FLEP-Local

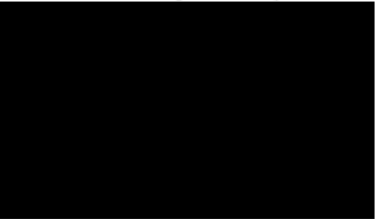

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<p>Victorian House, Guildford</p> 	<p>Located at 1 Kay Street, this dwelling is a "high style" Late Victorian residence, which is rare for the city. One of the oldest houses on this side of the railway line and distinguished by its elaborate window and door decoration. Much altered but capable of reconstruction. Forms a good facing pair with No 2 Kay Street opposite. Local significance.</p>	FLEP-Local
<p>Victorian House, Smithfield</p> 	<p>Located at 8 Megan Avenue, this is one of the best-preserved early houses of the district. Good example of a Victorian Georgian design. Notable for its excellent face brickwork but has also suffered some unsympathetic alteration. Historical associations with early pioneer families of the area. Local significance.</p>	FLEP-Local
<p>Victorian House, St Johns Park</p> 	<p>Located at 9-11 Melbourne Street this is probably one of the oldest building in St Johns Park. Would have been a farmhouse originally, representative of the early pattern of development along the creeks. Although much altered the building retains its original form and character.</p>	FLEP-Local
<p>Victorian House, Fairfield</p> 	<p>Located at 161 Polding Street, this is a rare example, for Fairfield City, of a two storey Victorian period residence. Has suffered major alterations but retains much original detail of interest, including the French windows and iron lace balustrade. Large site and long driveway lined with camphor laurels contribute to the buildings Victorian identity.</p>	FLEP-Local

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<p>Victorian Cottage, Canley Vale</p> 	<p>Located at 94 Canley Vale Road, this Victorian/Federation style dwelling is one of the oldest and the best of the City's residential buildings. Designed by Government Architect's office, making it one of the few architect designed houses in the city. Good quality timber detail. Social and historical significance as a record of the development of public-school education in the area.</p>	<p>FLEP-Local</p>
<p>Westacott Cottage, Canley Vale.</p> 	<p>Located at 110 Railway Parade, this cottage is an example of a Late Victorian period, rendered masonry cottage, rare in the study area. Unusual combination of parapet and verandah form in the one building. In good condition and with much interesting original timber and render detail. Of historical significance for its association with William Westacott and the creation of a railway station at Canley Vale, close by. Local significance</p>	<p>FLEP-Local</p>

DRAFT HERITAGE ASSESSMENT

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5. ASSESSMENT OF HERITAGE SIGNIFICANCE

5.1 INTRODUCTION

This section considers the heritage significance of Edensor House based on the available information including historical background and basic physical analysis.

5.2 HISTORICAL THEMES

The Heritage Council of NSW provides a document that was prepared in October 2001 in relation to the relevant themes to consider when assessing heritage significance. The following three themes are considered relevant to the subject site.

NATIONAL THEME	STATE THEME	LOCAL THEME/EXAMPLE
3. Developing local, regional and national economies	Agriculture	Extant residence of a small farmlet that was put together by labourer Barrety Smith or allotments acquired in 4 parts. It included access to Cabramatta Creek by way of a vacant lot of land on nearby Sussex Street.
4. Settlement	Accommodation	Residential occupation of the cottage from at least 1901, but likely c1888/9 following Barrety Smith's purchase of the land.
4. Settlement	Land Tenure	Changing land uses - from rural to suburban.
4. Settlement	Towns, Suburbs and villages	Subdivision pattern and changes, association with formation of Broomfield Street and the 20th century speculative re-subdivision toward suburbanisation of Cabramatta.
8. Developing Australia's cultural life	Domestic life	Floorplan of house demonstrates the response of house design to patterns of use, required amenities and expectations of the time.
9. Marking the phases of life	Persons	Association with Frederick Crawford, alderman and Deputy Mayor of Cabramatta and (1934-46).

DRAFT HERITAGE ASSESSMENT

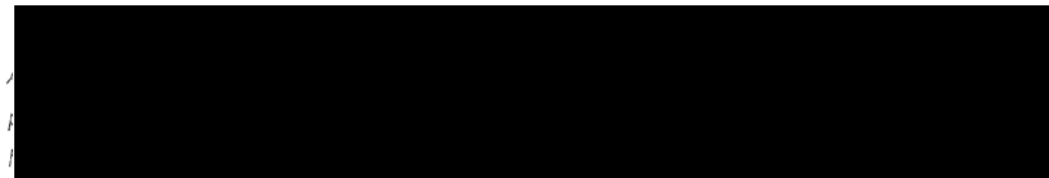
158 BROOMFIELD STREET, CABRAMATTA

5.3 NSW HERITAGE CRITERIA

An assessment of cultural significance of Edensor House, has been undertaken below against the seven NSW Heritage Criteria. This assessment is based wholly on the historical information available as well as the physical and comparative analysis.



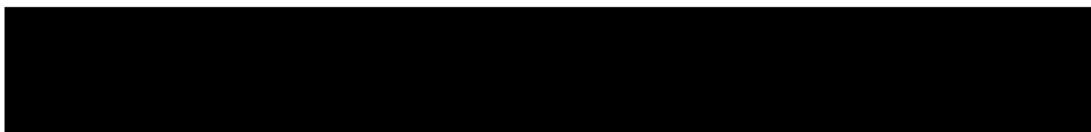
This site is significant as a remnant product of the first township subdivision of Cabramatta, and 20th century speculative re-subdivision toward suburbanisation of Cabramatta. Late Victorian era cottage and surrounding property gradually expanded and used as a Farmlet. See Historical Themes above.



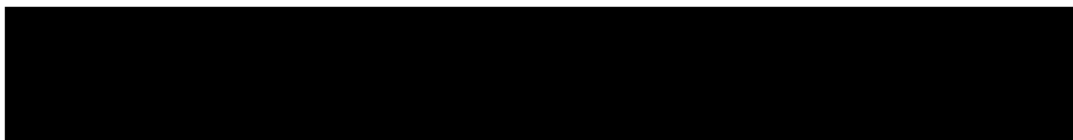
As one of the oldest properties in the precinct, the property has some historical associations with Alderman & Deputy Mayor Frederick Crawford.



The house still presents as a distinctly c.1890 Late Victorian-era house through its intact form and detailing including likely original presentation to the street.



To determine whether the property has social or cultural significance, further community consultation would be required



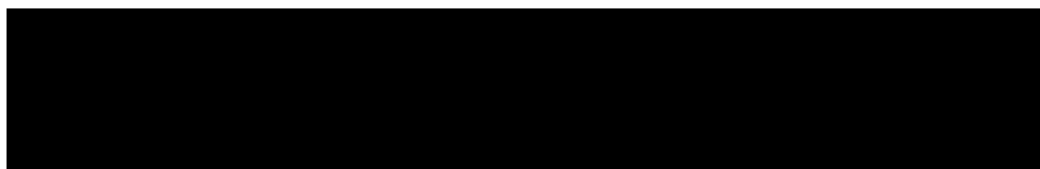
Further research and inspection required, but the building provides an opportunity to gain a better understanding of how these buildings were made during this early phase of history.

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The dwelling is a rare surviving example of a late Victorian era modest cottage/residence of its nature in the Cabramatta and wider Fairfield Local Government area.



The house is representative of the buildings of a similar nature that were constructed by people with modest means, exemplifying their aspirations in the early suburbanisation of previously rural Cabramatta.

5.4 STATEMENT OF SIGNIFICANCE

The principal house at 158 Broomfield Street remains substantially intact in footprint, form and presentation. It is a rare surviving example of late 19th Century style house that remains in the Cabramatta and wider Fairfield Local Government Area. The importance of this property's modest materials and style, in terms of assessing the property's heritage and historical significance, should not be underplayed. Many historic properties that survive into the present day are those of wealthy pastoral farmers or other wealthy members of the establishment. This house is of humble origin, and it is this that makes it rare and contributes to its heritage significance.

Whilst this house is not an ornate architect designed property of the same era it is significant as a representative of similar houses that have not made it into the 21st century, which makes it a rare surviving example of its type. It was (very likely) constructed by Barrety Smith following his 1888 purchase, but prior to the 1901 Census, as a household was recorded for him in Broomfield Street. He built the house and lived in it for almost ten years in his retirement before his death in 1926. At that time the house sat on one acre of land that was possibly under some cultivation, likely to be something similar to vegetables or chickens that did not require a large piece of land. He also had a vacant block of land in nearby Sussex Street that allowed direct access to Cabramatta Creek.

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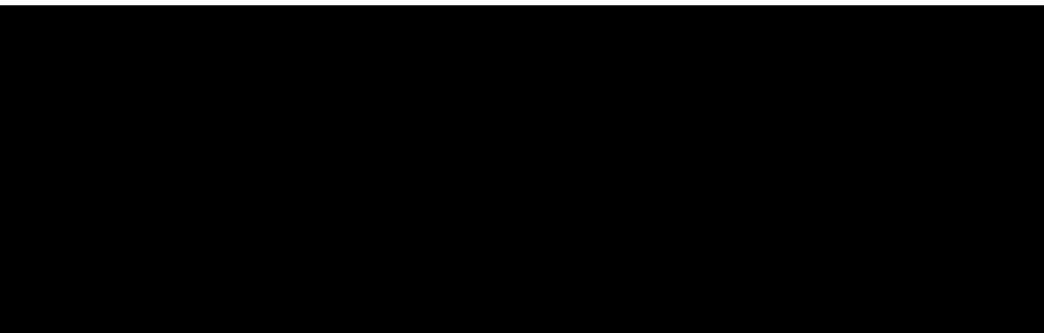
6. HERITAGE CURTILAGE REVIEW

6.1 INTRODUCTION

This section has been included to provide guidance in relation to curtilage of the house at 158 Broomfield Street, Cabramatta.

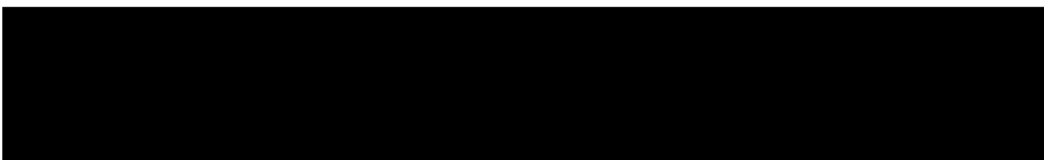
6.2 DISCUSSION OF CURTILAGE

The publication *Heritage Curtilages, prepared by the (former) Heritage Office, Department of Urban Affairs and Planning, 1996* ('publication') has been used as a guide to the determination of an appropriate curtilage for 158 Broomfield Street, Cabramatta.



The document describes *Lot Boundary, Reduced, Expanded* and *Composite* curtilages. Of most relevance to this assessment is the *Lot Boundary Curtilage*.

The publication describes a *Lot Boundary Curtilage* as extending to the boundary of the property containing the heritage item and outlines that this is the most common type of curtilage. The following commentary is provided in relation to *Lot Boundary Curtilage*:



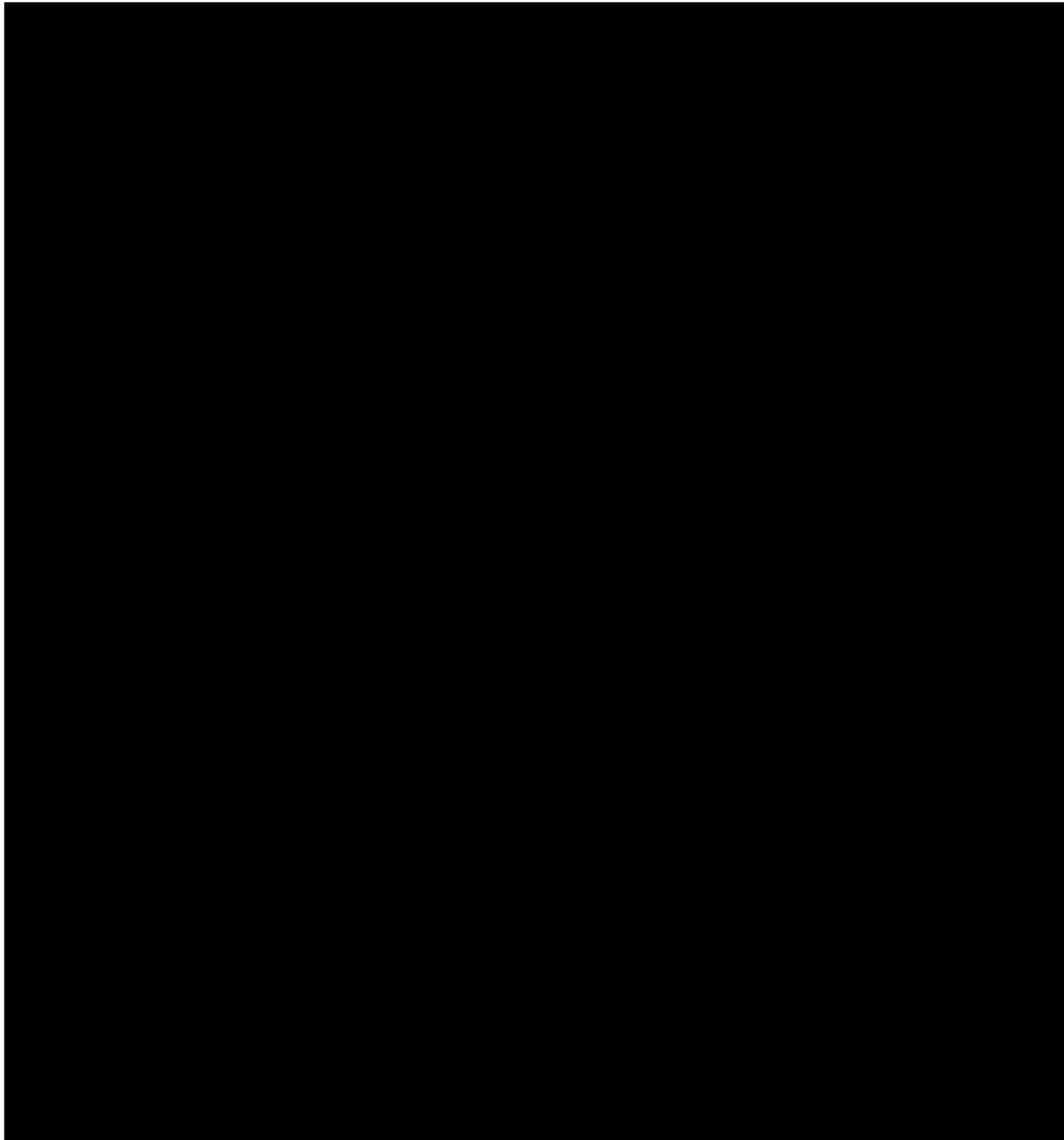
This type of curtilage can allow for the maintenance of links between remaining extant built and landscape elements, which are necessary to provide an understanding of the evolution and historic and social significance of the heritage item.

The historical analysis indicates that the property associated with the original extant house has been continually subdivided and reduced in size over time.

The house clearly occupies a curtilage defined by the current property boundaries. It is therefore recommended that the curtilage of the heritage item proposed as '*158 Broomfield Street - House and interiors*' should be defined by the property boundary as shaded below.

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Whilst historical research does indicate that adjacent allotments are associated with the former farmhouse, the context has changed significantly, and the area has developed with little indication of the original or wider historic parcel.

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7. CONCLUSION AND RECOMMENDATION

Based on the available historical and physical evidence, as well as a comparative analysis of similar properties, it is evident that 158 Broomfield Street, Cabramatta meets the threshold for heritage listing at least at a local level and should be recognised for its significance to the Fairfield Local Government Area.

It is therefore suggested that Schedule 5 of FLEP be amended to include:

Suburb	Item Name	Address	Property Description	Significance	Item No.
Cabramatta	158 Broomfield Street – House and interiors.	158 Broomfield Street, Cabramatta	Lot 8 DP 19194.	Local	Item 111

The FLEP heritage map should also be amended in accordance with the curtilage map shown at Figure 14 above.

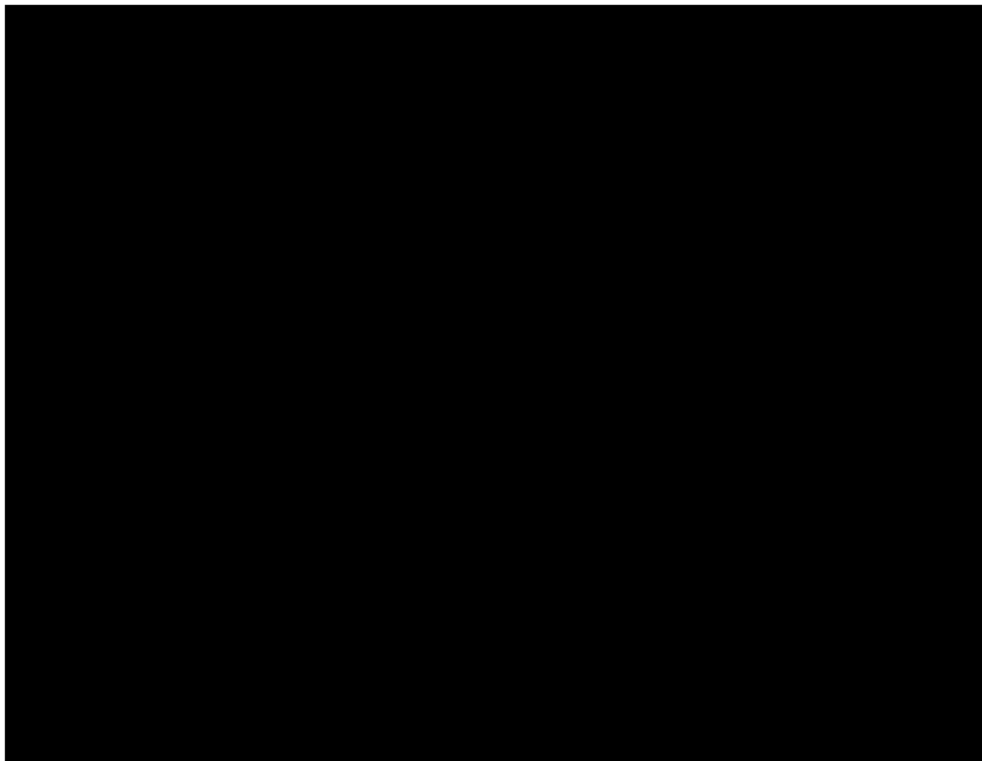
The following simple works could further enhance the integrity of heritage item:

- Investigation of removal of render to brickwork in discrete location and if inappropriate, application of smooth lime render to external in earthy tone.
- Investigation of roof condition and repair/replace as necessary.
- Investigation and reinstatement of timber front door and windows.
- Repair and maintenance as required.



VICTORIAN HOUSE
20 CABRAMATTA ROAD EAST
CABRAMATTA

DRAFT HERITAGE ASSESSMENT



PREPARED FOR
Fairfield City Council

JUNE 2025

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DRAFT HERITAGE ASSESSMENT

20 CABRAMATTA ROAD EAST, CABRAMATTA

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DOCUMENT / STATUS REGISTER

Issue	Date	Purpose	Written	Approved
Draft	09/06/25	Consideration for heritage listing.	VH/LG	VH

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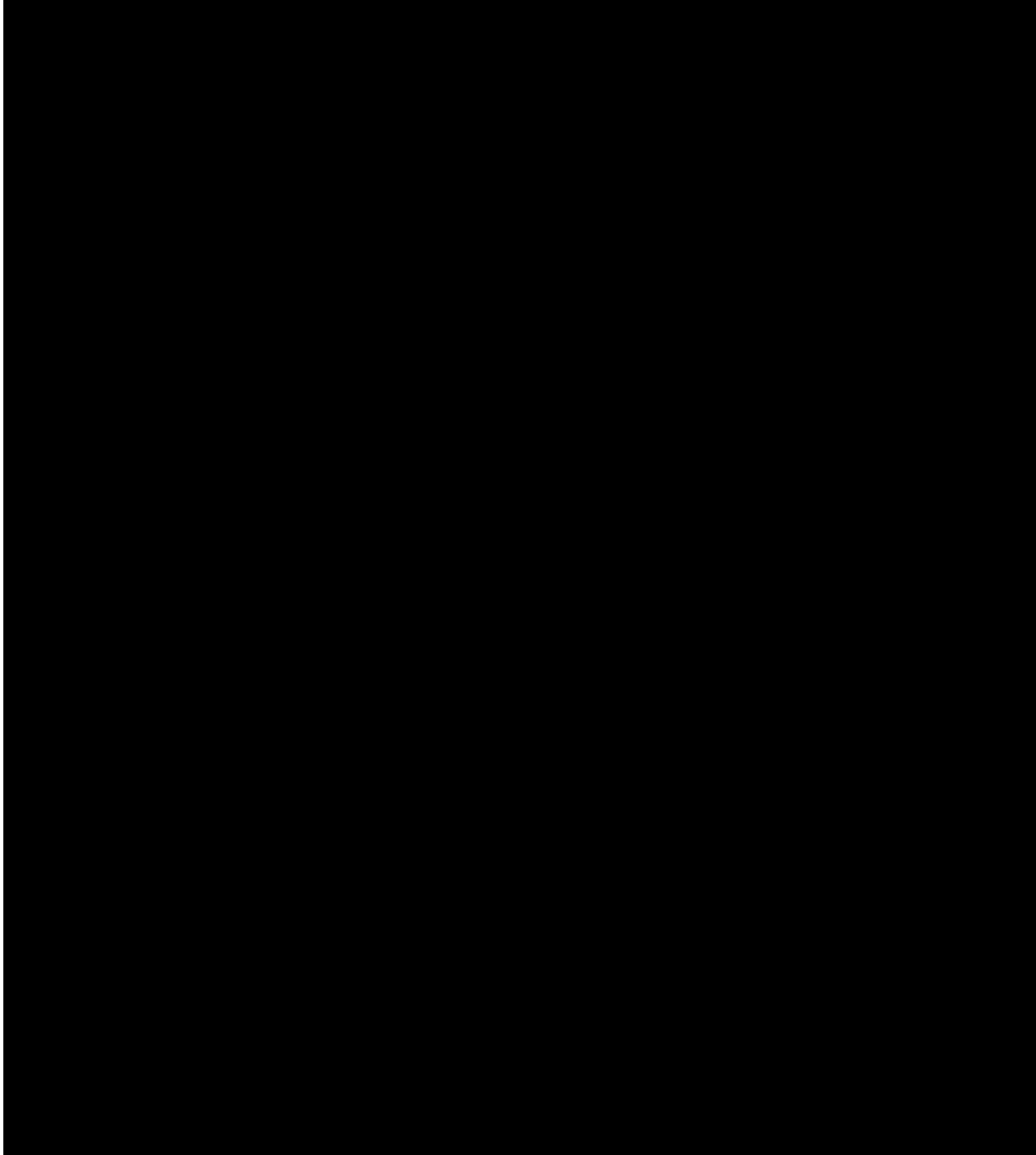
1. INTRODUCTION

1.1 BRIEF

This heritage assessment has been commissioned by Fairfield City Council to further consider the significance of the property at 20 Cabramatta Road East, Cabramatta, which is legally described as Lot 1 DP 586180 and Lot 3/580730.

1.2 STUDY AREA

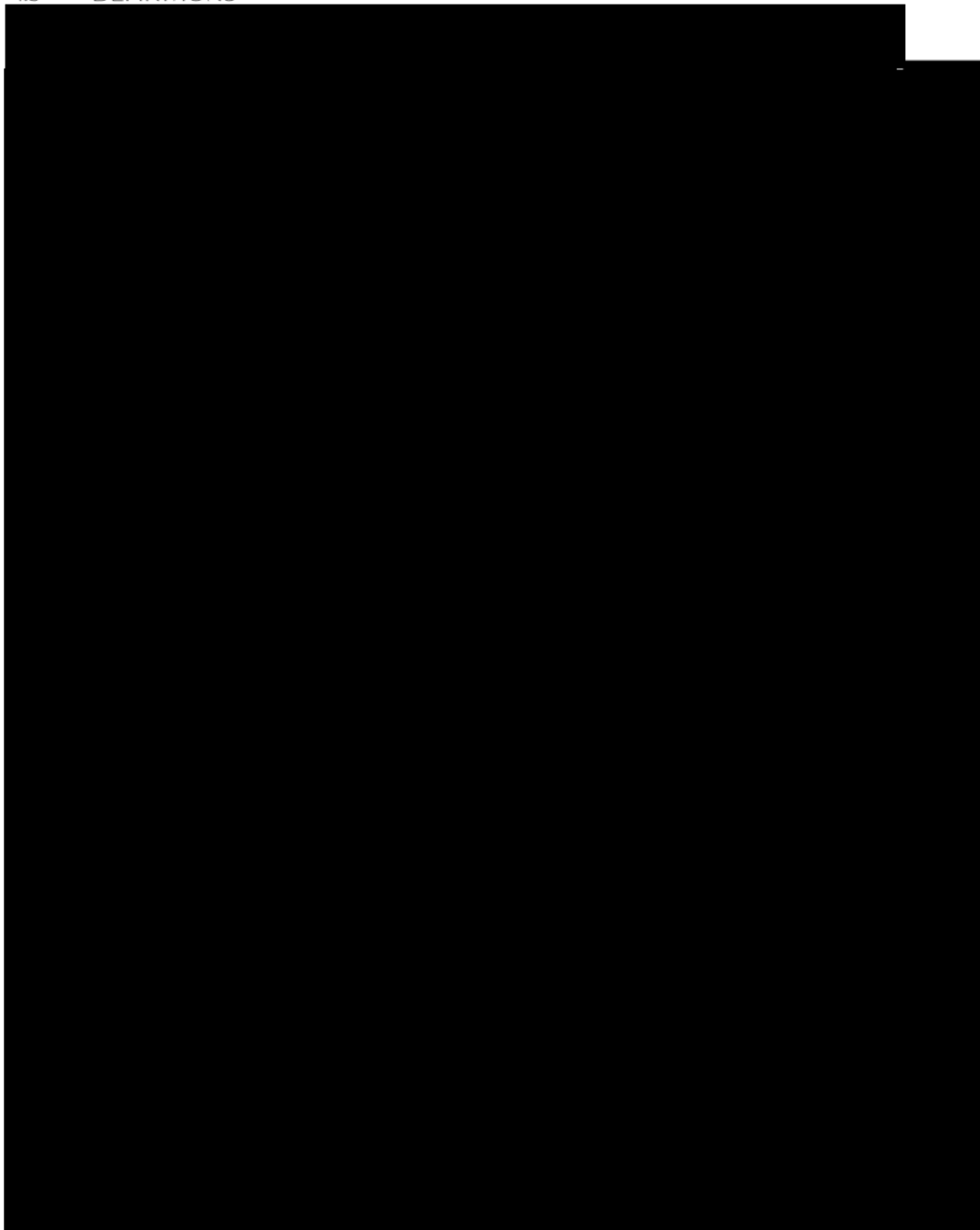
The location of the property is depicted in yellow on the aerial photograph below.



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1.3 DEFINITIONS



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1.4 STRUCTURE OF THE REPORT

The report follows the general guidelines for Assessing Heritage Significance published by the (former) NSW Heritage Office as part of the NSW Heritage Manual. This report also follows the methodology described in The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.

1.5 AUTHOR IDENTIFICATION

This document has been prepared by Vanessa Holtham, Heritage Advisor, Fairfield Council. The detailed history and background significance was prepared by Dr Liz Longdin and Dr Liz Gorman of Sue Rosen Associates.

1.6 STATUTE AND STANDARDS

The following were used to inform this preliminary heritage assessment:

- *Assessing Heritage Significance*, Department of Planning & Environment, 2023.
- *Fairfield Local Environmental Plan 2012*
- Australia ICOMOS Burra Charter, 1999;
- *Heritage Curtilages* published by the (former) NSW Heritage Office.

1.8 LIMITATIONS

This report does not include an Assessment of Aboriginal or archaeological significance. An internal inspection of any of the building has not been undertaken at this stage.

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2. HISTORICAL ANALYSIS

2.1 EARLY OWNERSHIP AND DEVELOPMENT

2.1.1 Portion 243 of St Luke's Parish

The 460 acre land grant of Portion 242 of the Parish of St Luke's was originally granted by Governor Gipps to William Hampden Dutton and Joshua Thorp in trust for Cornelius Prout and wife Catherine, on the 7th February 1839.¹ Brother of the artist John Skinner Prout and nephew of the English watercolourist Samuel Prout, Cornelius arrived in Sydney on the 19th October 1826. Cornelius Prout was an early resident of the Canterbury area, where he resided at 'Bell Ombre'. He began as a clerk in the Colonial Secretary's office and was later appointed as the Sub Sheriff of the Colony; he was in this role when granted the Cabramatta land. In addition to his colonial post, he owned the Sugar Loaf Inn and also operated a punt at the Cooks River.²

¹ MHNSW; *Colonial Secretary, Index to Copies of Deeds to Land Grants 1826-1856*; Archive Reel: 2561; Series: 1217; date range 1788-1865

² Dictionary of Sydney: 'Cornelius Prout', https://dictionaryofsydney.org/person/prout_cornelius

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The Cooks River, chiefly the crossing of it, was a time-consuming, and sometimes dangerous, problem for the residents of the area. Punts were an early solution, and several seem to have operated in tandem in 1833: Prouts', and also Joshua Thorp (later trustee for Prout's Cabramatta grant). In 1840, Prout replaced his punt with a private bridge. Both he and neighbour Robert Campbell agreed that the track-like Canterbury Road which traversed their properties could be formalised as access to the bridge. The stone was quarried on Campbell's land and Prout used convict labour to construct the three-span bridge. The bridge was financed partly by local subscription, but mostly from the tolls he proceeded to charge on opening. A two-storey toll house was constructed next the bridge, and Prout set about the extremely profitable toll-collecting business – ferociously, and prosecuted to the full extent of the law – until his death in 1854. Only then did the Government, following [REDACTED] petitioning from locals since 1850, gazette the road and abolish the toll.³ Prout's legacy lives on today in a surviving stonework section of his infamously extortionate Canterbury Road bridge.

Catherine Prout passed away in 1841 aged just 34, with Cornelius following in 1854. The land was willed to their surviving children: James Samuel Prout, Charlotte Hannah Marsh, Catherine Mary Browning, and Cornelius the younger. By 1885, Charlotte Marsh was the sole survivor of her siblings. Along with her own, she and husband Benjamin became the executor for her brothers' interests in the estate and Catherine Mary's widower James Browning and son James for theirs. The Marshs and Brownings sold the Cabramatta land grant in full (excepting the land resumed for the railway and public roads) to John William Cliff for £8500 on the 11th August 1885.⁴ Cliff brought others into the ownership of the land, with a 5 June 1886 deed detailing that the parties now comprised of Cliff, Harmsworth Robert Way, and Walter Sewell Buzacott.⁵ A subdivision of the entirety of the portion was attempted in 1886 but was ultimately unsuccessful.

An 1887 revision of the subdivision pattern was undertaken, with the extent of the land offered being reduced to the area west of the railway line; the 'Town of Cabramatta' subdivision foreshadowed the shape of the central area of Cabramatta. The subdivision advertisement boasted a railway station in the centre of the property, being only 20 miles from Sydney on the Great Southern Line, and with splendid rich soil for gardens, Orangeries and Vineyards.

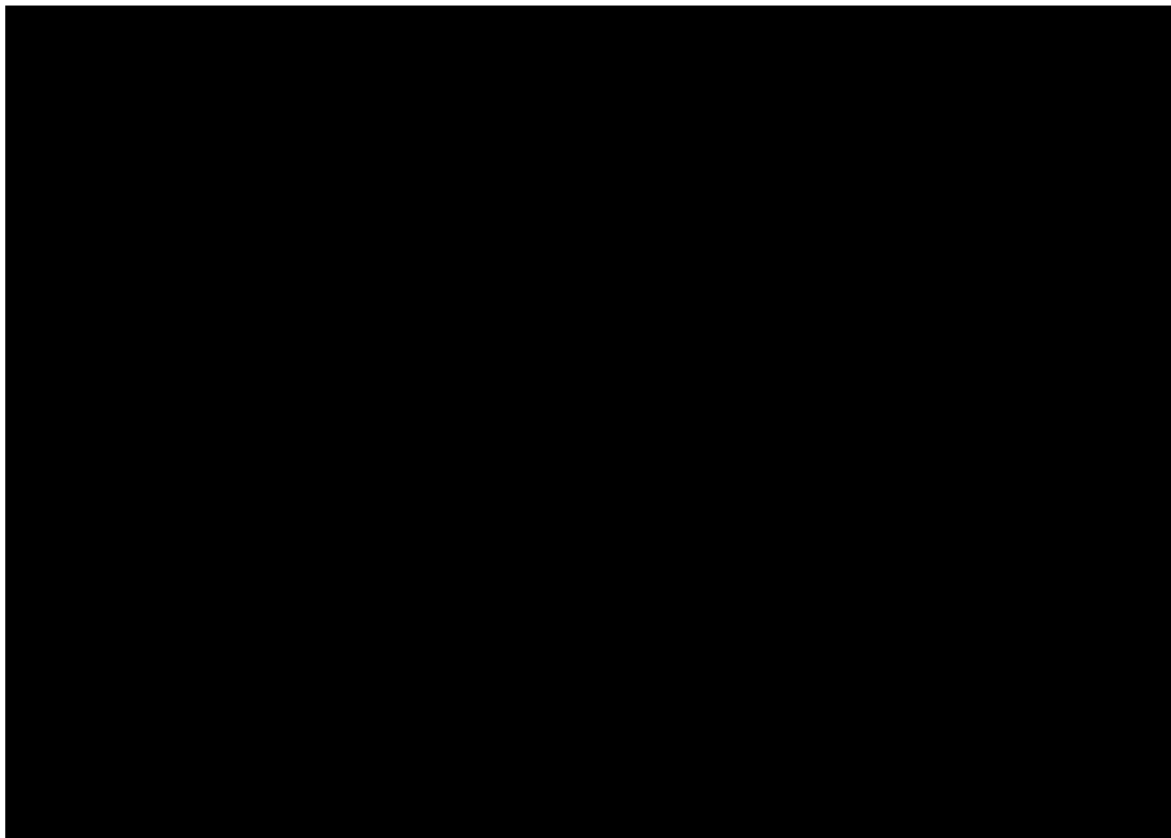
³ Heritage NSW: 'Prouts Bridge over Cooks River', SHI database 4309574; Dictionary of Sydney: Brian Madden, Lesley Muir, 'The Prout's Bridge Incident', 2013, https://dictionaryofsydney.org/entry/the_prouts_bridge_incident

⁴ NSW LRS: Book 317 No. 638

⁵ NSW LRS: Book 340 No. 480

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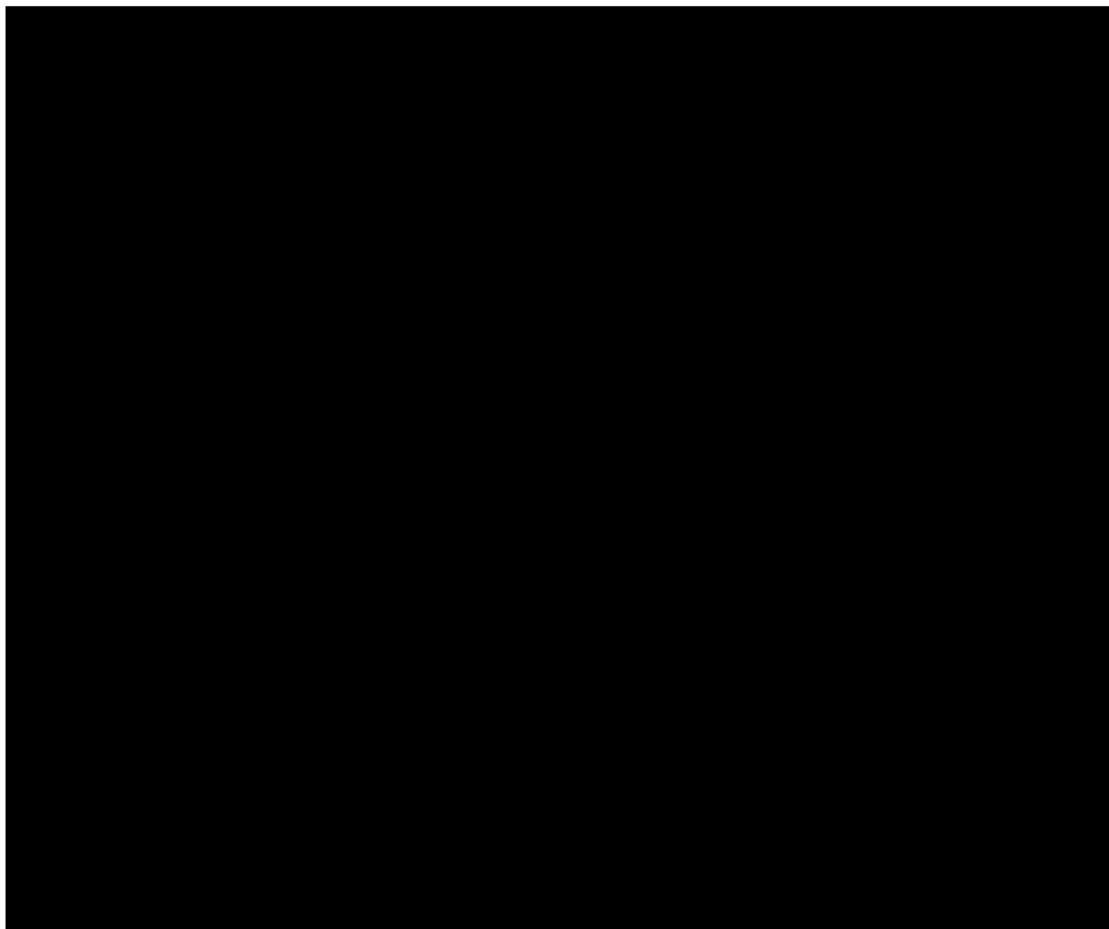


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2.1.2 Town of Cabramatta subdivision (1887)

The land was being offered in the lead up to the 1890s economic depression. In 1890, the Primary Application was lodged to bring the land, now surveyed and recorded as Deposited Plan 2526, under the Torrens Title System.⁶ The first certificate of title was issued to John William Cliff and Walter Sewell Buzacott in July 1890. They mortgaged the land to real estate agent and auctioneer Henry Gorman of Hardie and Gorman. The title certificate plan shows that very few of the Town of Cabramatta allotments had been sold by that stage.⁷

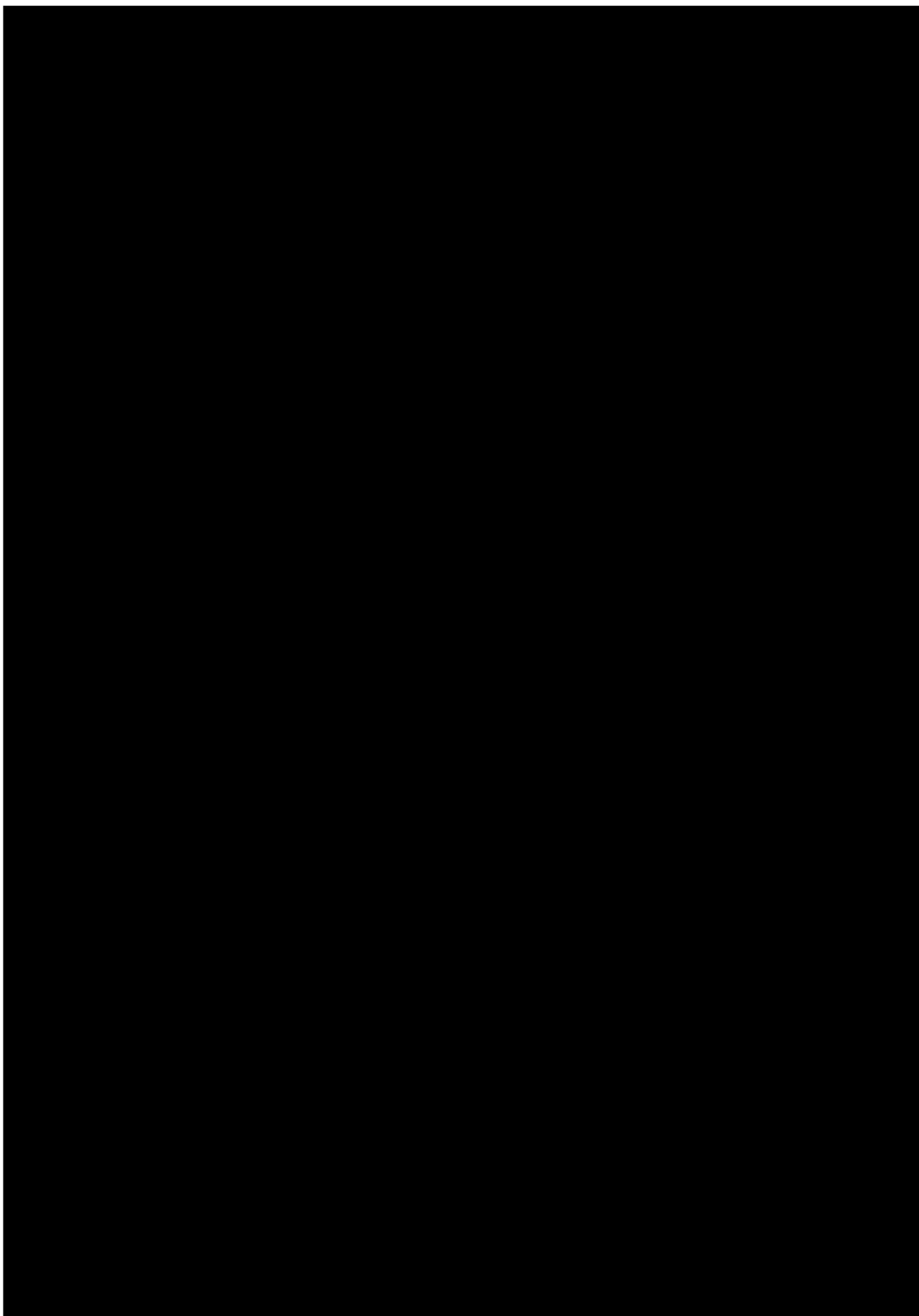


⁶ NSW LRS: PA 7855

⁷ NSW LRS: CT Vol. 976 Fol. 6

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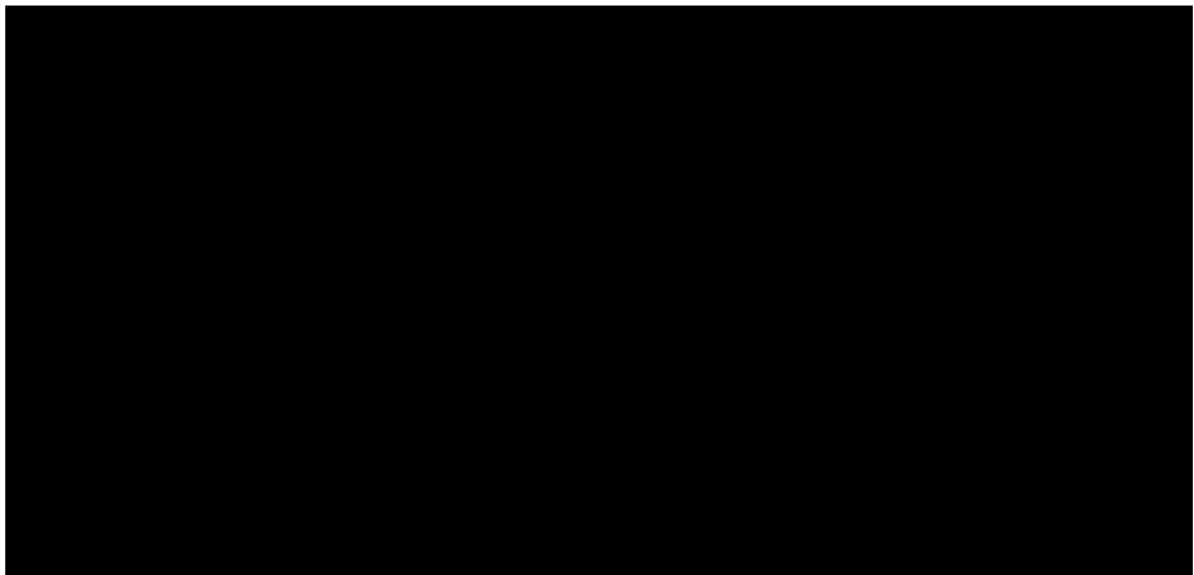
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In 1891, Gorman exercised his mortgagee power of sale to transfer the estate residue to John Cliff, Edward Arnold, Harmsworth Robert Hay, Thomas David, and real estate partner Robert Hardie.⁸ Advertisements for the subdivision continued through the 1890s and into the early 1900s, though with limited success.

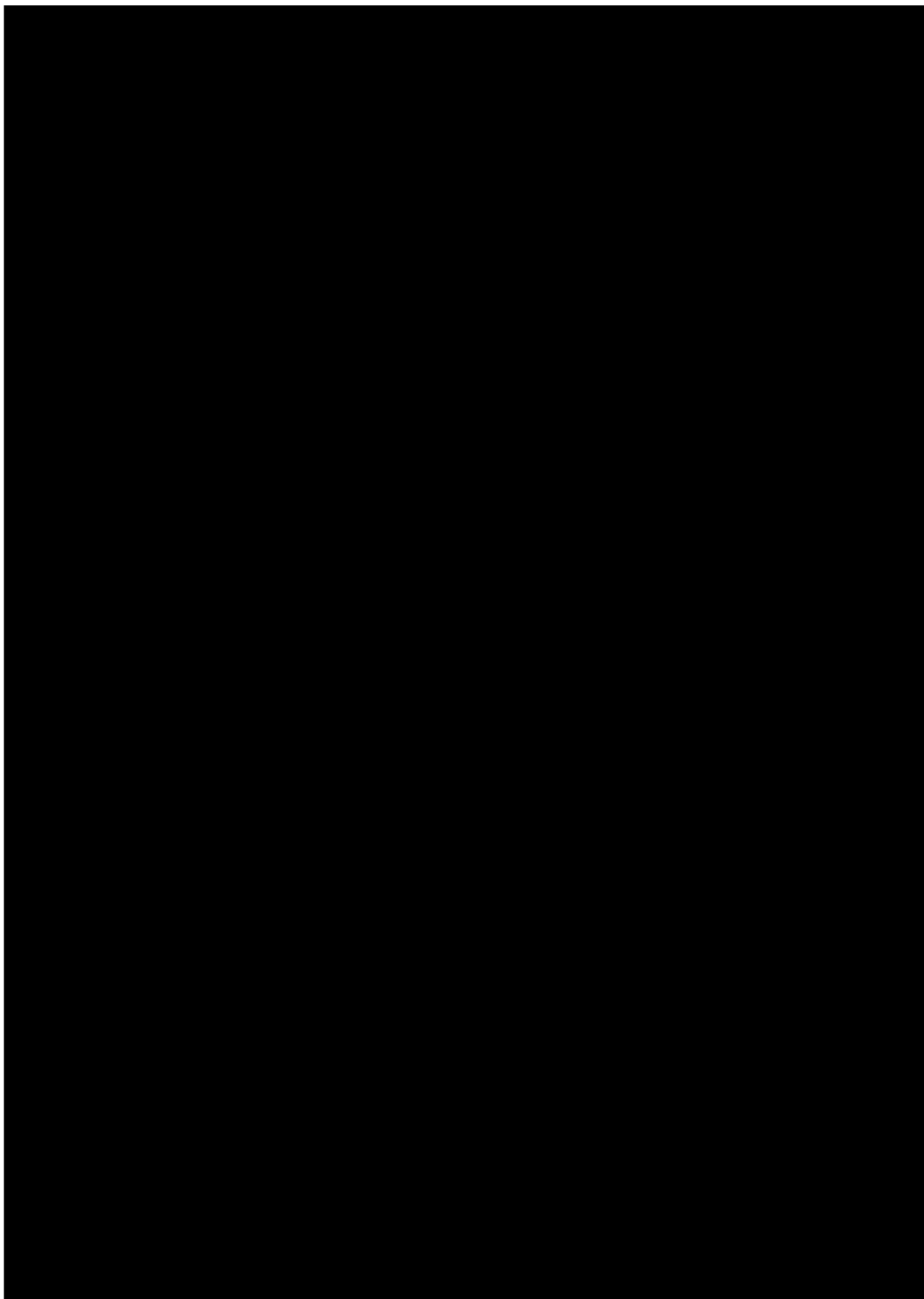
In challenging economic times, Henry Gorman transferred the mortgage to The Commercial Banking Company of Sydney, completed on the 21st July 1892. Despite there being a sale advertised in 1894, no title transfers were recorded, and in September 1895, the bank foreclosed on the mortgage and resumed ownership of the estate's residue. However, the Bank didn't fare much better than the previous owners; selling just 7 allotments between June 1900 and September 1902.⁹

⁸ NSW LRS: CT Vol. 998 Fol. 156

⁹ NSW LRS: CT Vol. 1011 Fol. 177

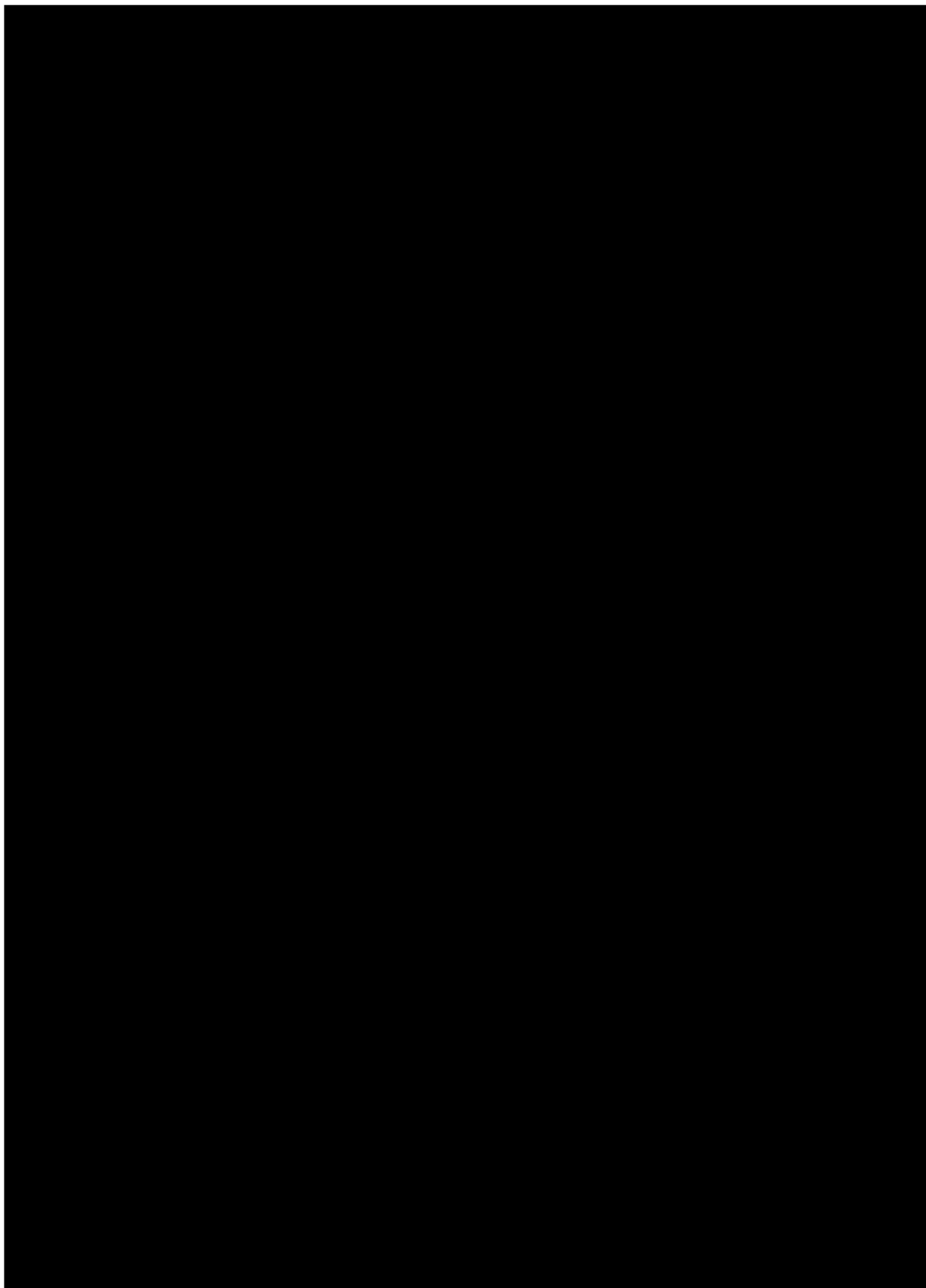
DRAFT HERITAGE ASSESSMENT

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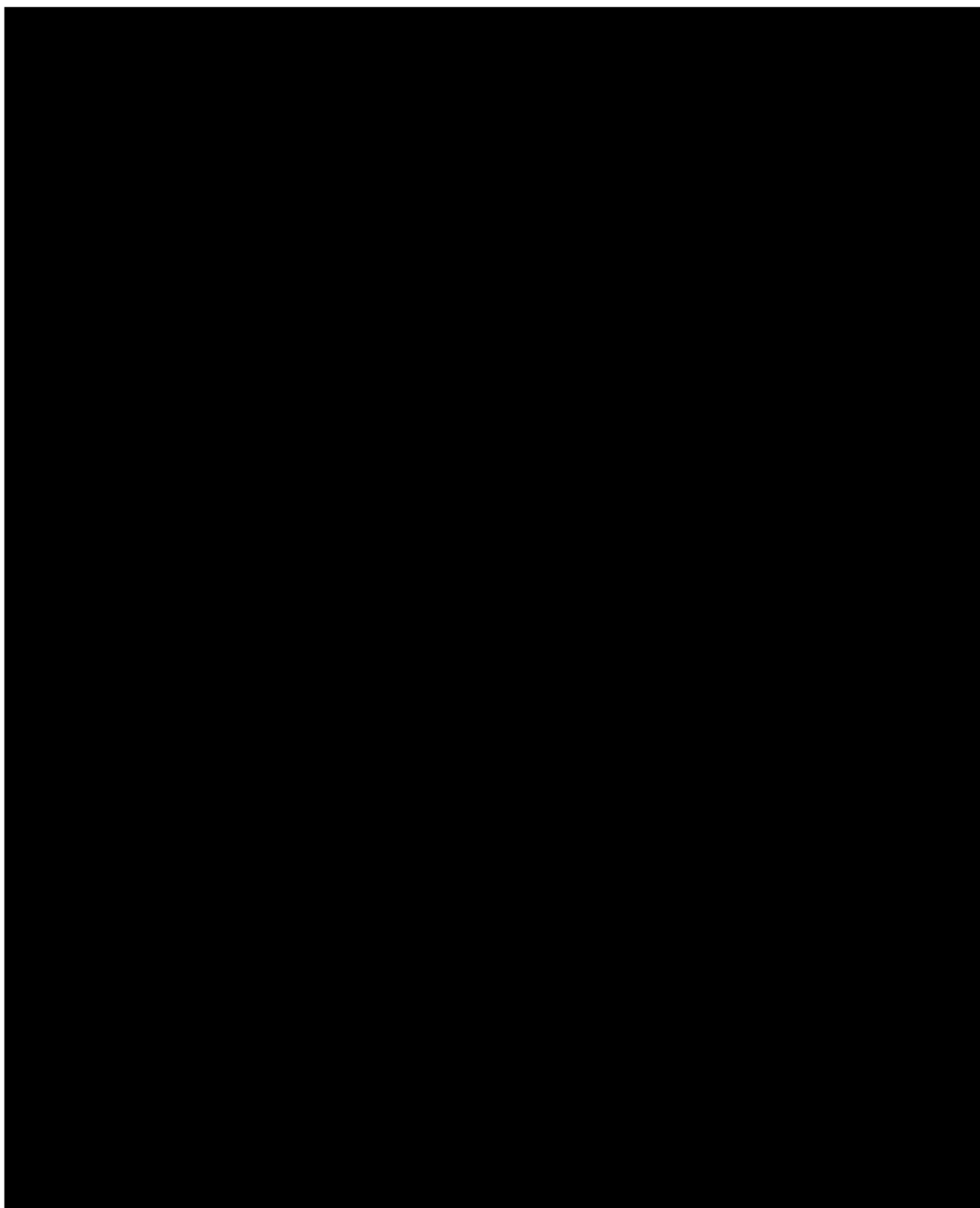
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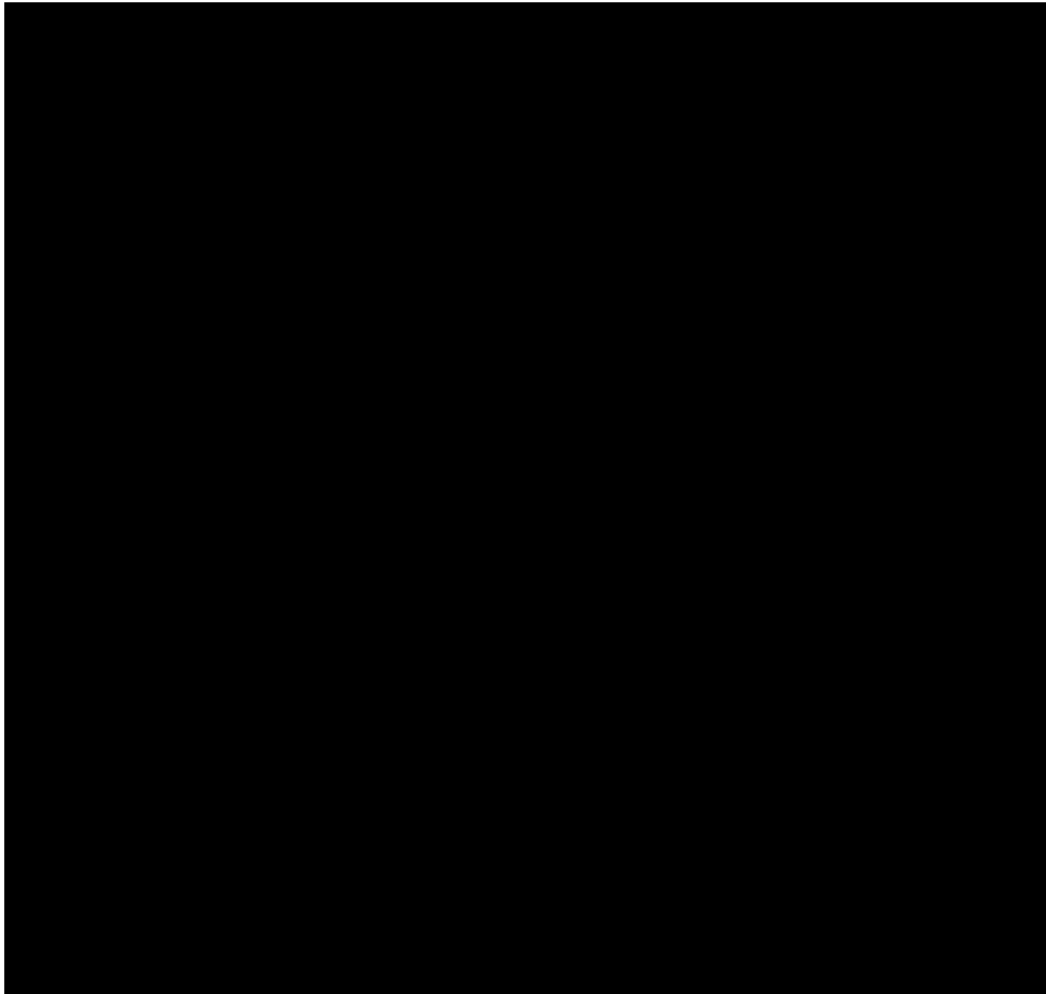
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Mortgage. (NSW LRS: CT Vol. 1474 Fol. 250)

In August 1903, the bank sold the DP2526 land and the remaining 291 acres of the Prout grant east of the railway back to Robert Hardie and Henry Gorman, with fellow auctioneer John Francis King joining in on the joint tenancy.¹⁰

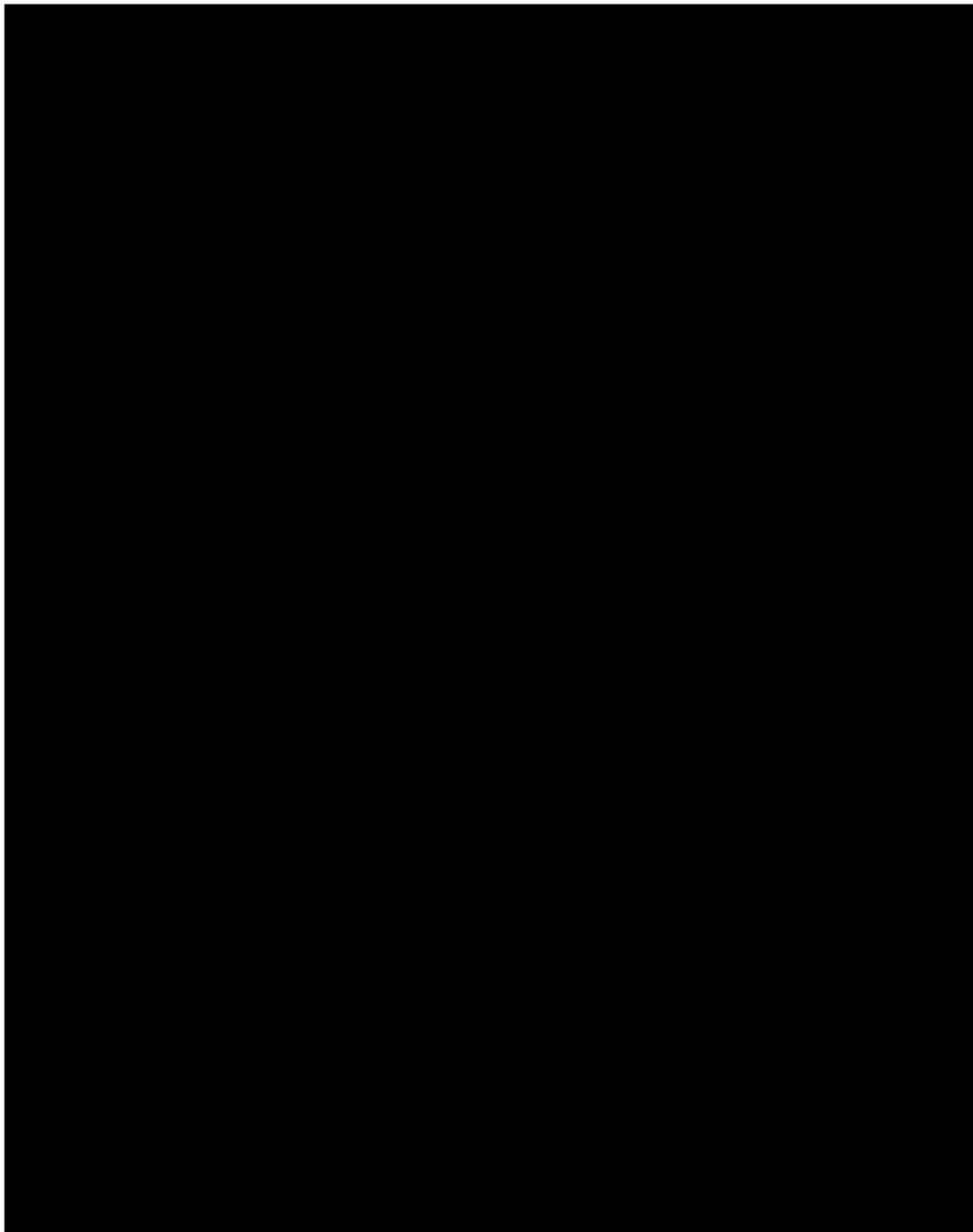
In September 1903 the subdivision of the eastern acreage of the grant was approved. The part closest to the railway was to become suburban lots. The remainder was offered as large blocks of primarily 4-5 acres, but up to 12-15 acres on the eastern side of Liverpool Road. The subdivision was registered as Deposited Plan 4420.¹¹

¹⁰ NSW LRS: CT Vol. 1474 Fol. 171; Vol. 1474 Fol. 250

¹¹ NSW LRS: DP 4420; SLNSW: *Cabramatta subdivision plans*, 028 - Z/SP/C2/27 - Cabramatta - Orchard, Vineyard & Poultry Farm Blocks - Railway Pde, Liverpool Rd, Longfield St, 1903

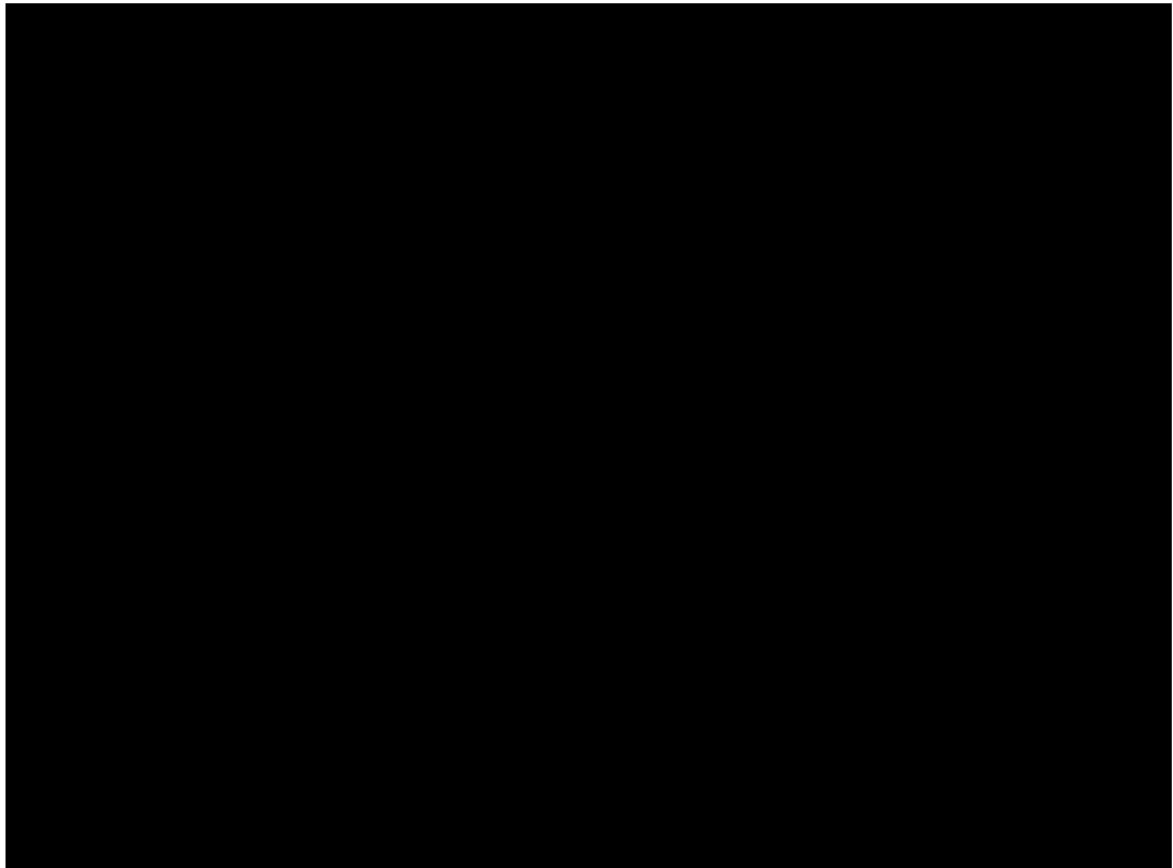
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2.1.3 Cabramatta Farm Blocks subdivision (1903) & Cabramatta Hill (1913)

The newly surveyed 'Cabramatta Orchard Vineyard + Poultry Farm Blocks' subdivision was advertised for sale on the 7th of November 1903. On the same date they released the 'New Township of Cabramatta'; an expanded subdivision which added the two new sections of suburban lots of DP4420 on the eastern side of the railway.¹²

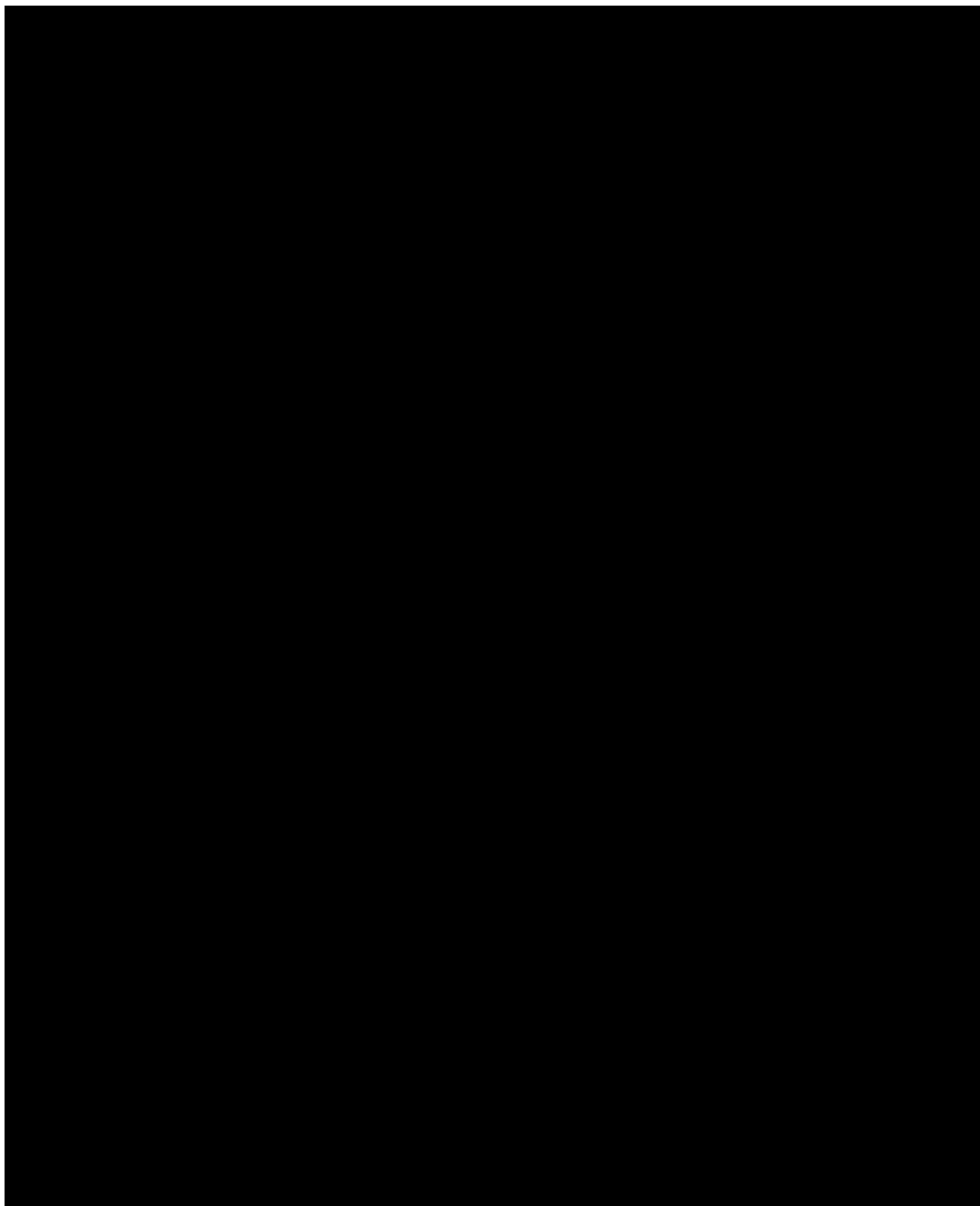
Sydney surveyor Alfred Ickerson purchased lots 2-7 of the Hardie & Gorman farm blocks subdivision. He subdivided and registered it as Deposited Plan 7111. The plan created 4 new streets, and went to auction as the 'Cabramatta Hill' subdivision on the 25th January 1913. Sales were recorded from early 1914 and continued on to 1926.¹³

¹² NSW LRS: CT Vol. 1474 Fol. 171; Vol. 1474 Fol. 250

¹³ NSW LRS: CT Vol. 1940 Fol. 182

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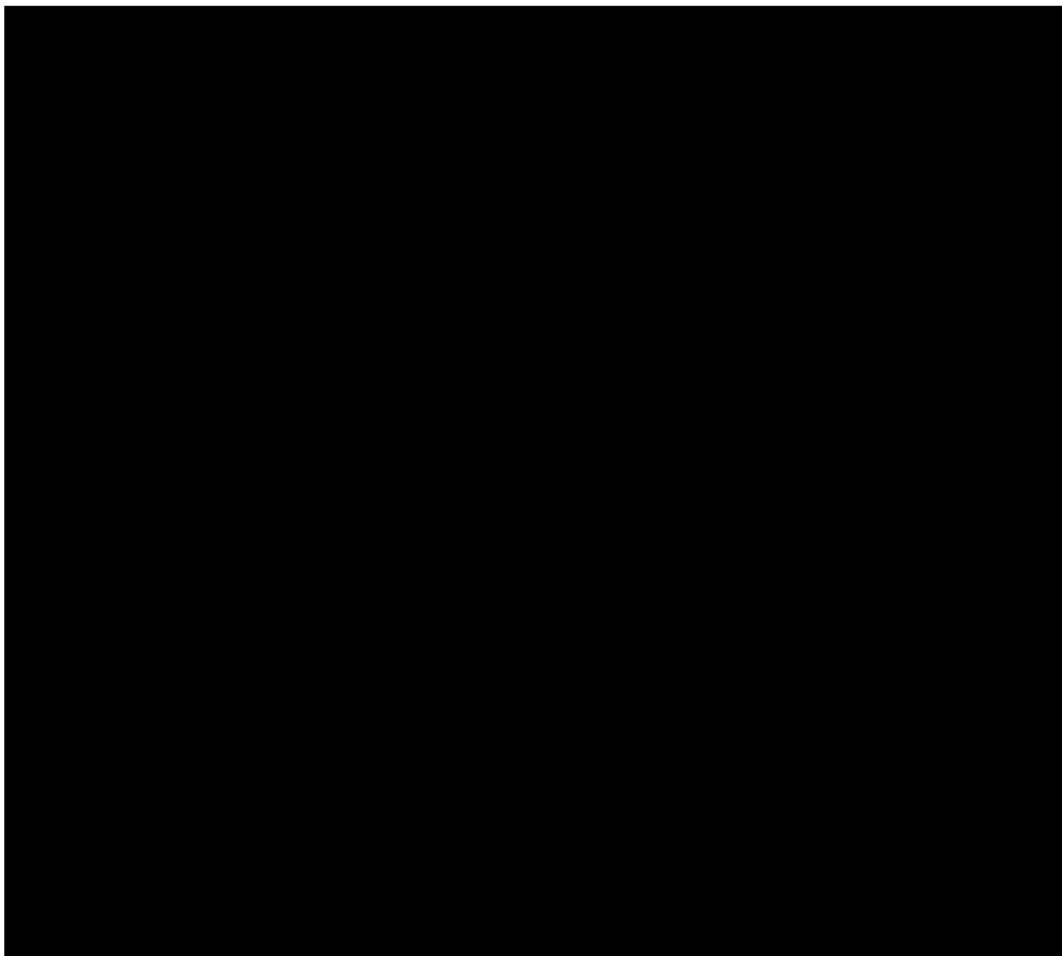
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2.1.4 Acquisition of Lots 100 & 101 by William Henry Hoy (1920)

On the 3rd of September 1920 Cabramatta labourer William Henry Hoy purchased Lot 100 and 101 of DP 7111.¹⁴

A founding alderman of the Cabramatta Council, William Henry Hoy is from the well-known family of 'Hoys Hill', being the grandson of Timothy Hoy senior.¹⁵ The Hoys variously owned and operated the 80-odd acre property on the south-eastern side of the Liverpool Road (now-Hume Highway) out to the Georges River (now the Cherrybrook Estate, Lansvale). Hoy Park on the bank of the river is named after this historic association. In 1904, they subdivided it between themselves, with William Henry having Lot D and Lot 5 of the plan.¹⁶



¹⁴ NSW LRS: CT Vol. 1940 Fol. 182

¹⁵ *Biz*, 8 November 1929, p.4

¹⁶ NSW LRS: Book 762 No. 224, DP215940

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As an alderman, Hoy was passionate about the fair pay of the Council staff, lobbying for them to firstly be paid, then provided ongoing support for increases to the daily rates across his term, which lasted from 1900 to 1904. It is thought that he did not stand for re-election given the passing of his father, and fellow farmer, Timothy (junior).¹⁷

At the time of the Cabramatta Road purchase, William Hoy was in his early 60s, and lived at the Lot D Liverpool Road property.¹⁸ With wife Mary, they had a large family of 9 children: 6 girls and 3 boys. His family life had included the sudden and sad loss of one daughter Ada, and the serious injury of another (Edna) when they were both struck by a train at Cabramatta Station in 1928. Compounding this, wife Mary apparently never recovered from the grief and shock of Ada's loss and passed away in 1929.¹⁹

The Cabramatta Road property was just across the road, and now-widower Hoy provided for the financial security of two of his daughters: unmarried Dorothy with the transmission Lot 100 to her in December 1924, and the residue, being Lot 101, conveyed the same day to the married Elsie Rae.²⁰ The Hoy siblings lived in close proximity, with a 1933 electoral roll showing brother George at Loloma Street in the Cabramatta Hill subdivision, and Edna and William at the family Liverpool Road property.²¹

2.1.5 Construction of 20 Cabramatta Road (c1925/6, pre-1930)

Dorothy subdivided Lot 100 into 2; both being purchased by local jockey Francis O'Connor in November 1925.²²

Elsie and storeman husband Graham Rae built and lived in the residence on Lot 101 at Cabramatta Road.²³ A mortgage dated October 1925 suggests that they borrowed money for the construction, roughly dating the house to the mid-late 1920s, with a 1930 aerial showing the cottage, and that of the neighbouring O'Connors, had been completed.²⁴ A 1943 aerial shows the property's canary palms had been planted and were maturing.

¹⁷ Fairfield City Heritage Collection: Beverley Donald, *Shaping Fairfield: The Aldermen of Fairfield and Cabra-Vale Council, 1889-1948*, p.208

¹⁸ AEC: *NSW Electoral Rolls, Parramatta / Liverpool / 1933*

¹⁹ *Sydney Morning Herald*, 28th January 1928, p.18; *SMH*, 30 April 1929 p.6; *Biz*, 8 November 1929, p.4

²⁰ NSW LRS: CT Vol. 3104 Fol. 191

²¹ AEC: *NSW Electoral Rolls, Parramatta / Liverpool / 1933*

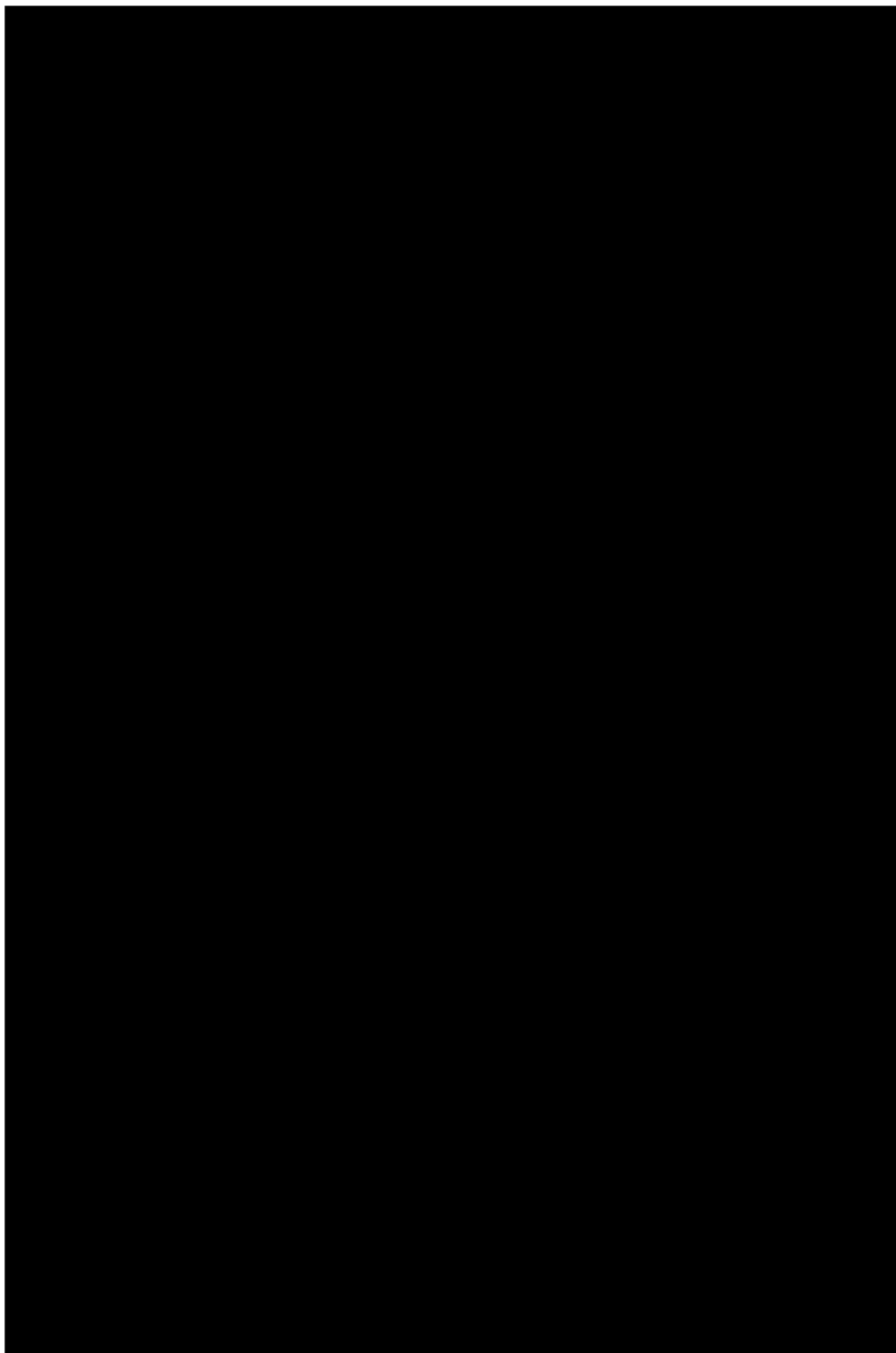
²² NSW LRS: CT Vol. 3681 Fol. 130, Vol. 3798 Fol. 179 & 180

²³ AEC: *NSW Electoral Rolls, Parramatta / Liverpool / 1933*

²⁴ NSW LRS: CT Vol. 3681 Fol. 168

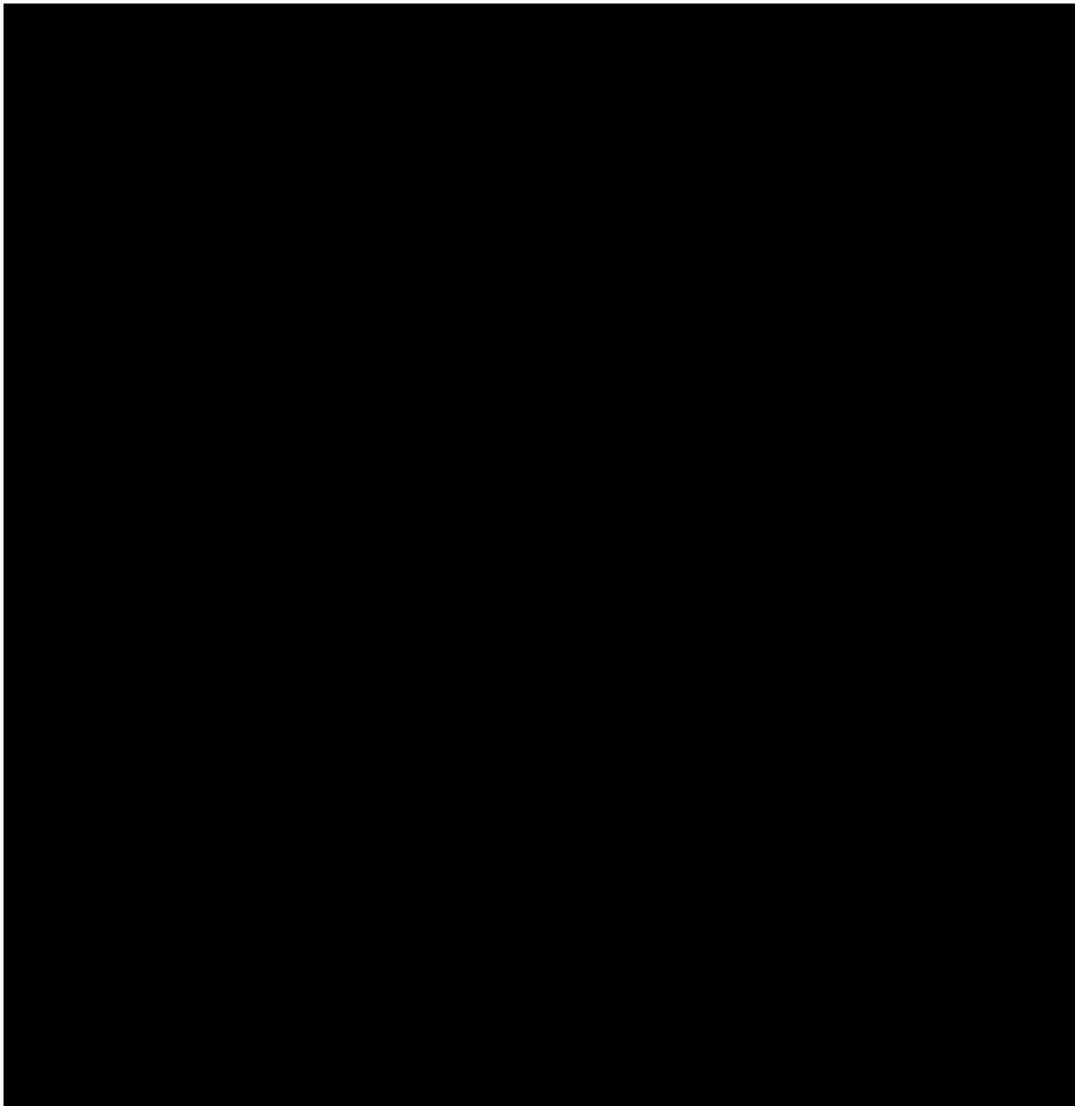
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2.2 EARLY OWNERSHIP AND DEVELOPMENT

2.2.1 Mid 20th century onward

The Raes lived at 20 Cabramatta Road until the mid-1960s, when they retired to Queensland.²⁵ The sale of the property to local builder Stanislaw Kostrubiec and wife Teokadia was settled on the 9th April 1965.²⁶ The Kostrubiecs had previously purchased the neighbouring O'Connor property in 1954, but sold it in 1966.²⁷

²⁵ AEC: *NSW Electoral Rolls*, Werriwa / Cabramatta / 1963 & QLD / Lilley / Sandgate / 1968

²⁶ NSW LRS: CT Vol. 3681 Fol. 168

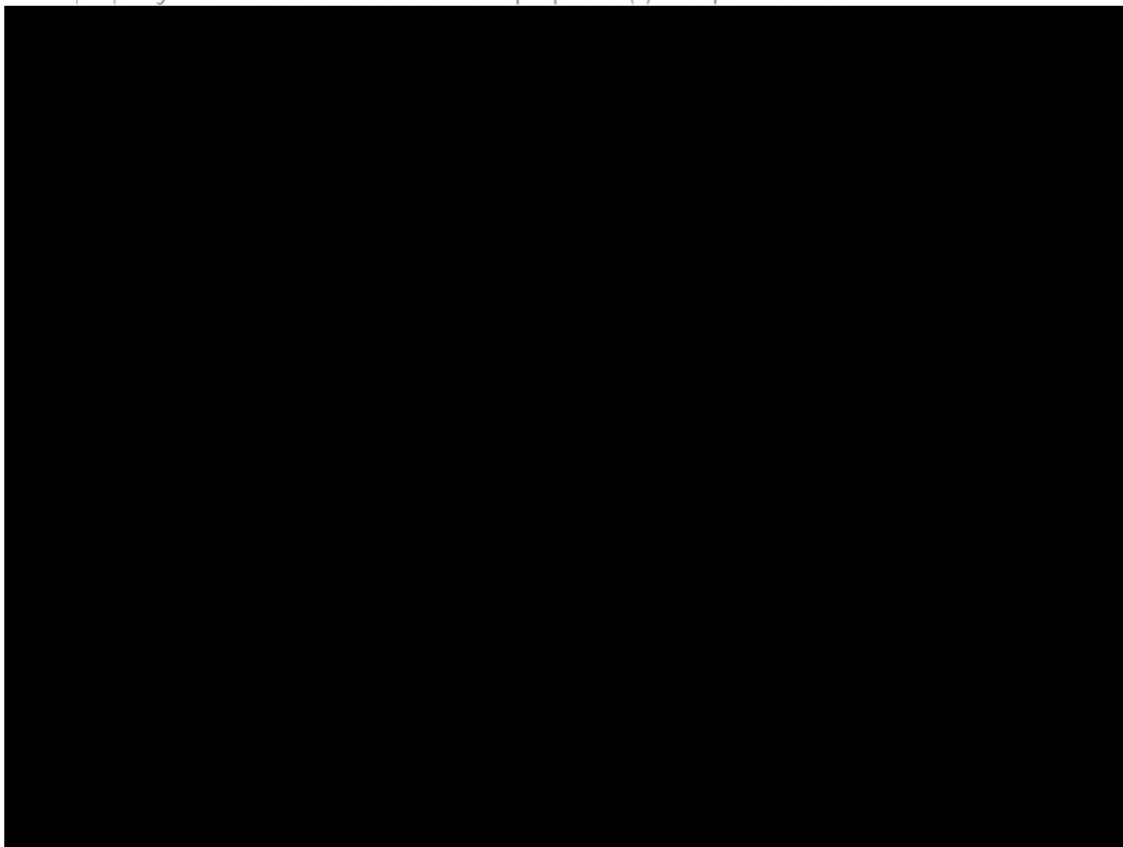
²⁷ NSW LRS: CT Vol. 6790 Fol. 38

DRAFT HERITAGE ASSESSMENT

20 CABRAMATTA ROAD EAST, CABRAMATTA

In August 1969, the study site was subdivided into 2 lots (DP536960); the larger Lot 1 containing the residence and outbuildings, being a total area of 1 rood 12 ¼ perches.²⁸

In 1976, the boundaries of the previous subdivision were adjusted under DP568180, with Lot 1 study site still having the larger share. Local Plan Librarian Walter McPherson and wife Diane purchased the study site in June 1984, on-selling to Lance Williams and Joane Price in August 1986. It was the Williams that also purchased an additional triangular block fronting Cabramatta Road from Deposited Plan 580730. This now also comprises the boundary of 20 Cabramatta Road. Thuyen Nguyen purchased both Lots 1 and 3 in September 1988. The property was transferred to the current proprietor(s) in September 1991.²⁹



²⁸ NSW LRS: CT Vol. 11121 Fol. 48; Vol. 13172 Fol. 236

²⁹ Vol. 13172 Fol. 236; Vol. 12981 Fol. 109; CT 1/586180

DRAFT HERITAGE ASSESSMENT

20 CABRAMATTA ROAD EAST, CABRAMATTA

3 PHYSICAL ANALYSIS

3.1 INTRODUCTION

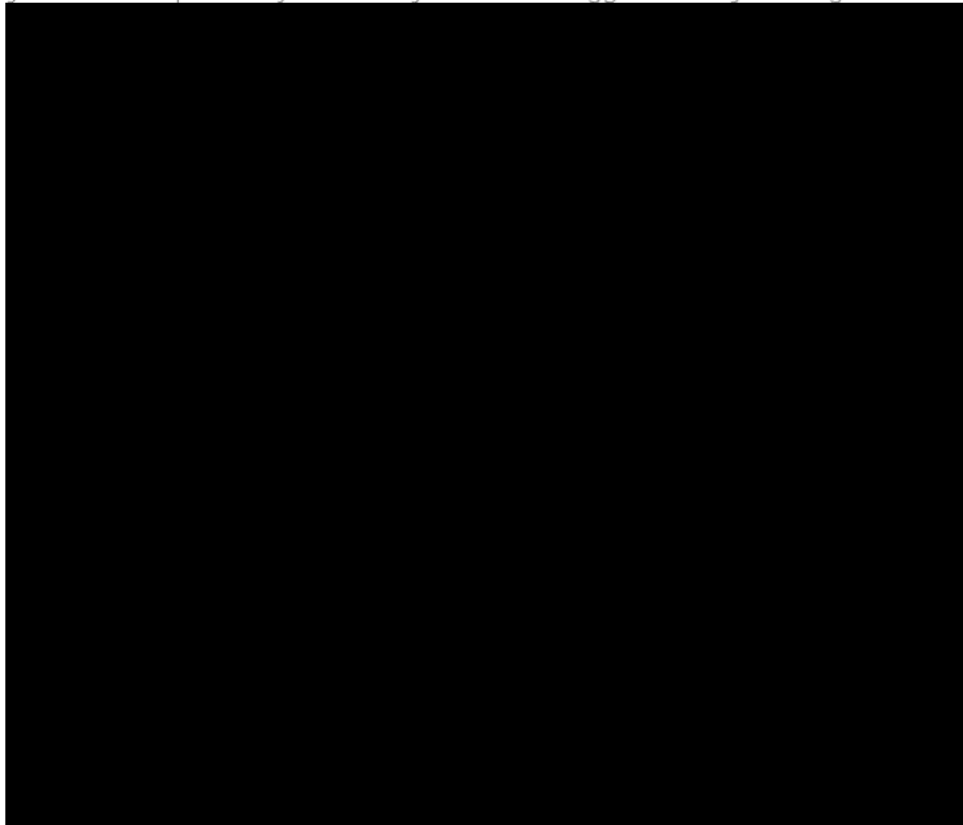
This section provides a brief physical analysis of the property based on an external inspection.

3.2 SUMMARY EXTERNAL ANALYSIS

The house is clad in weatherboard and fibro-cement sheeting and has a corrugated iron roof that appears original. Despite its 1920s construction date, which suggests that the building dates from the Inter-War period, the dwelling seems to represent a Victorian homestead. The verandah currently addresses the north and east, but it appears that this also returned west and has been subsequently filled in, possibly indicating it pre-dates the Inter-war period.

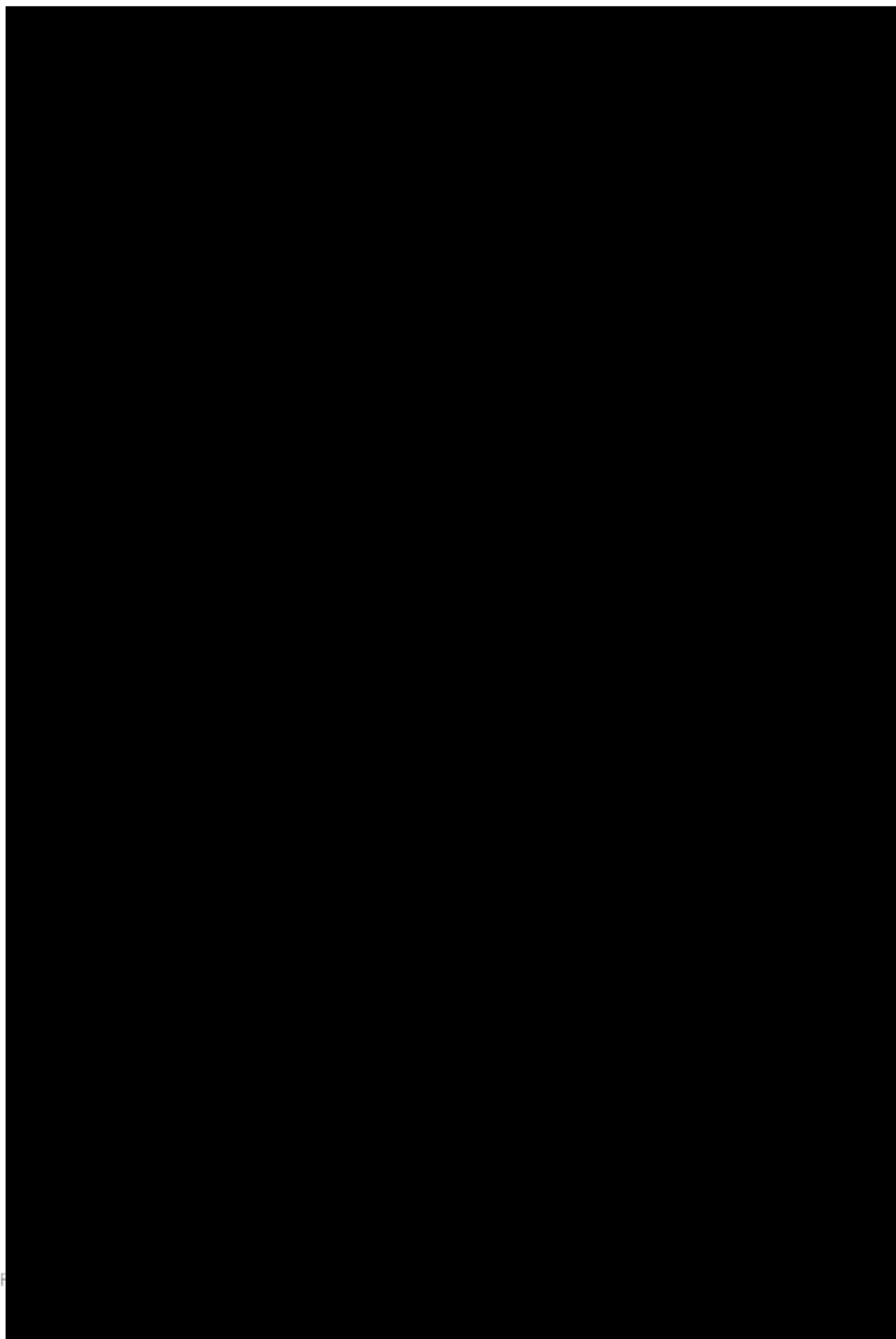
There appears to only be one chimney, however it is possible that this south-eastern wing, which presents a gable end under striped corrugations differing from the rest of the house and containing the current kitchen, was added after its original construction. The house also retains decorative cast iron filigree around the front verandah and leadlight on the right-hand side of the verandah both appearing to be original.

Canary Island Palms planted symmetrically at the front suggest an early formal garden.



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20 CABRAMATTA ROAD EAST, CABRAMATTA



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4. SUMMARY COMPARATIVE ANALYSIS

4.1 INTRODUCTION

The following summary comparative analysis outlines most of the other heritage-listed homesteads, cottages, and dwellings in the Fairfield Local Government Area. This includes all those that date from or are described as colonial, Georgian and Victorian era except for the Slab Hut that has been relocated to the Fairfield Museum and the Victorian Cottage which is in a considerable state of disrepair at 45 Chifley Street, Smithfield. It also includes most of the other early 20th Century heritage-listed cottages and dwellings in the Fairfield Local Government Area.

This broad comparative analysis has been undertaken for this property because of the obvious Victorian characteristics that it displays, notwithstanding the historical evidence that suggests it was constructed in the inter-War period. When considering other Victorian (and Georgian) style dwellings within both the Fairfield Local Government Area and outside, this property remains an anomaly in terms of its architectural features.



The significance of all these places is recognised through the heritage listing process, either at state level on the State Heritage Register and/or at local level on the Local Environmental Plan.



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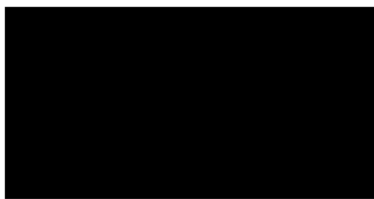
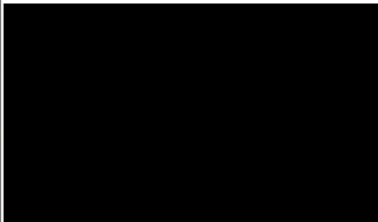
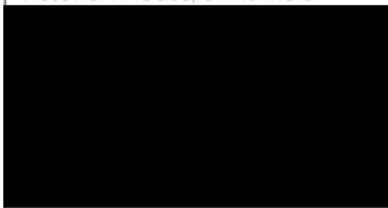
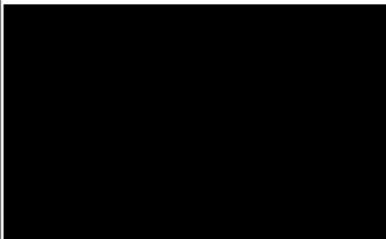
20 CABRAMATTA ROAD EAST, CABRAMATTA

4.2 SUMMARY OF SELECTED LATE 19th CENTUARY DWELLINGS & COTTAGES

Building	Significance	Listing
Ettinger House, Canley Vale 	Located at 214 Sackville Street, Ettinger House is a local example of a Victorian "high style", and one of the oldest buildings in Fairfield City. High quality detail includes fretwork barge boards and cast-iron valance. In good condition, now fully reconstructed. Ettinger House has significance for its association with Philipp Ettinger.	FLEP-Local
Georgian House, Smithfield 	Located at 43 Stinson Street, this house is a typical example of a Victorian Georgian style house, with large verandah supported on original posts. Some detail lost but few other alterations. Of social and historical significance as former Mayor's home.	FLEP-Local
Georgian House, Old Guildford 	Located at 24 Shackel Avenue, this Inter-War, Georgian Revival style, in immaculate condition. Rare for the City and a particularly good example. Beautifully constructed in face brick, with characteristic symmetry, fine proportioning, and restrained detailing. Outstanding chamfered verandah posts of special note. Virtually intact. The best of the older houses in the Old Guildford area.	FLEP-Local
Georgian House, Canley Heights 	Located at 10 Rosedale Street, it is likely that this dwelling most likely dates from the mid-late 19 th Century, despite being recorded on the inventory as being Federation in style. The hipped corrugated iron roof with bell cast verandah, bull nosed and returning to both sides.	FLEP-Local

DRAFT HERITAGE ASSESSMENT

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<p>Victorian House, Carramar</p> 	<p>Located at 1 Matthews Street, the pair of late Victorian period buildings in good condition, in a relationship typical of nineteenth century homesteads. Of a type that is rare for the city. Good examples of Victorian Georgian and Victorian vernacular. Two of the oldest Carramar buildings.</p>	FLEP-Local
<p>Victorian House, Fairfield</p> 	<p>Located at 63 Station Street, this large Victorian period house has local significance as one of the oldest houses in the city. Possibly a farmhouse originally. Characteristic Victorian detailing of interest includes the scalloped barge boards and original cast iron brackets. Set on prominent corner site.</p>	FLEP-Local
<p>Victorian House, Smithfield</p> 	<p>Located at 8 Megan Avenue, this is one of the best-preserved early houses of the district. Good example of a Victorian Georgian design. Notable for its excellent face brickwork but has also suffered some unsympathetic alteration. Historical associations with early pioneer families of the area. Local significance.</p>	FLEP-Local
<p>Victorian House, St Johns Park</p> 	<p>Located at 9-11 Melbourne Street this is probably one of the oldest building in St Johns Park. Would have been a farmhouse originally, representative of the early pattern of development along the creeks. Although much altered the building retains its original form and character.</p>	FLEP-Local

DRAFT HERITAGE ASSESSMENT

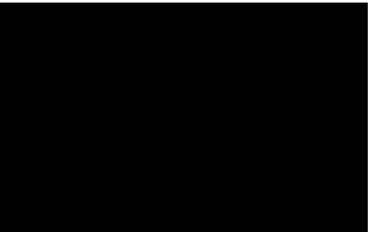


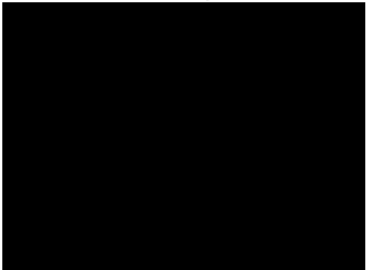

20 CABRAMATTA ROAD EAST, CABRAMATTA

4.3 SUMMARY OF EARLY 20th CENTUARY DWELLINGS & COTTAGES

Building	Significance	Listing
Interwar House, Carramar 	Located at 13 Artie Street, Carramar this Inter-War house is significant for its individual design and unusual style, which is uncommon in the Fairfield area. The dwelling presents a double gable to the street and incorporates timber wall cladding with brick verandah.	FLEP-Local
Federation House, St Johns Park 	Located at 5 Chalmer Close St Johns Park, listed as 4-8 Chalmer Close this house is one of the oldest in the suburb, existing prior to subdivision and suburbanisation of the area. Despite reduced curtilage, the dwelling remains a good example of a Federation house.	FLEP-Local
Federation House, Carramar 	Located at 7 Houghton Street, Carramar this dwelling is an imposing example of a Federation period, weatherboard house, noted as being in traditional Georgian style including bell cast roof form.	FLEP-Local
Bungalow, Canley Vale 	Located at 89 Cardwell Street, Canley Vale, this dwelling presents a typical bungalow style double gable to the street and formed of timber cladding and brick and timber verandah.	FLEP-Local
Inter-war House, Fairfield. 	Located at 43 Myddleton Avenue Fairfield, this Inter-War weatherboard house is a good example of a symmetrical, square plan building with verandah on four sides, derived from traditional Georgian form. The building retains original features such as a central gablet over entry, simple bracketed verandah posts and chimney.	FLEP-Local

DRAFT HERITAGE ASSESSMENT

20 CABRAMATTA ROAD EAST, CABRAMATTA

Inter-war bungalow, Fairfield 	Located at 11 Hunter Street, Fairfield, this house is a good example of a Bungalow in weatherboard. Outstanding leadlight Windows and interesting extension of verandah roof over window bay.	FLEP-Local
Federation House, Fairfield 	Located at 59 Hamilton Road, this weatherboard house in good condition. Bull nosed verandah and detailed timber joinery and recorded with little altered.	FLEP-Local
Inter-war Bungalow 	Located at 118 Nelson Street, this dwelling presents an impressive pair of large, crossed ridge gables. Much original detail typical standard of the Inter-War period.	FLEP-Local
Federation House, Fairfield 	Located at 87 Thorney Road, Fairfield Substantial, early Federation period residence. One of the first built in this area, and one of the City's few early brick houses. Good example of a traditional Georgian design.	FLEP-Local
Inter-war Bungalow 	Located at 452 The Horsley Drive, Fairfield A good example of the transition from the standard Federation form to the standard double gabled Bungalow of the 1920's. Essential Bungalow form, with fine timber detailing characteristic of the earlier Federation period. In excellent condition.	FLEP-Local

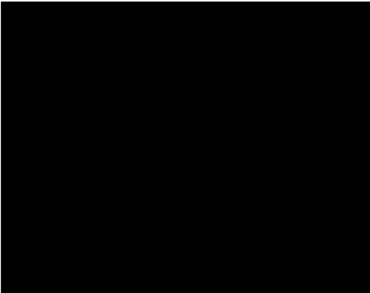
DRAFT HERITAGE ASSESSMENT

20 CABRAMATTA ROAD EAST, CABRAMATTA

<p>Federation House, Fairfield</p> 	<p>Located at 5 Waratah Street, Old Guildford Large, Late Federation period house of unusual oriental character. Distinctive features include corner tower and casement windows. It has historical interest, reputed as former the home of the Australian Japanese ambassador.</p>	<p>FLEP-Local</p>
<p>Federation Cottage, Fairfield</p> 	<p>Located at 16 North Street, this house is an outstanding example of a Federation period weatherboard house, designed for its corner site. One of the best in Fairfield. Good condition, essentially unaltered and with much fine quality detail. The cottage is set within a generous landscape setting.</p>	<p>FLEP-Local</p>
<p>Federation House, Canley Vale</p> 	<p>Located at 2 Malouf Street, Canley Vale Fine example of an early Federation period weatherboard house. Adopts a traditional Georgian form and is set on a large corner block. Little altered and well maintained. Much noteworthy detail.</p>	<p>FLEP-Local</p>
<p>Federation House, Fairfield West</p> 	<p>Located at 9 Hawkesbury Street, this house is one of the earliest houses in the Fairfield area. It has high-quality interior and external detail, including dichromatic brickwork, representing early agricultural activity. Significant for its association with Walter Stimson, an influential property holder and alderman.</p>	<p>FLEP-Local</p>
<p>Federation House, Smithfield</p> 	<p>Located at 716 Horsley Drive, this house is of architectural significance as a rare local example of an attic storey, Federation period, brick residence. Prominent location close to property alignment on The Horsley Drive. Substantially altered but retains some high-quality ornament, rare for the city. This includes the terracotta roof tiles and ridge capping.</p>	<p>FLEP-Local</p>

DRAFT HERITAGE ASSESSMENT

20 CABRAMATTA ROAD EAST, CABRAMATTA

<p>Federation House, Cabramatta</p> 	<p>Located at 13 Prout Street, Cabramatta, the house is of significance for the local area for historical and aesthetic reasons, and as a representative example of early cottages in the area. The house is readily identifiable as part of the historical building stock of the area and contributes to streetscape character, enhanced by the recognisable features of the transitional Federation/Victorian period architecture and the garden setting.</p>	<p>FLEP-Local</p>
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DRAFT HERITAGE ASSESSMENT

20 CABRAMATTA ROAD EAST, CABRAMATTA

5. ASSESSMENT OF HERITAGE SIGNIFICANCE

5.1 INTRODUCTION

This section considers the heritage significance of Edensor House based on the available information including historical background and basic physical analysis.

5.2 HISTORICAL THEMES

The Heritage Council of NSW provides a document that was prepared in October 2001 in relation to the relevant themes to consider when assessing heritage significance. The following three themes are considered relevant to the subject site.

NATIONAL THEME	STATE THEME	LOCAL THEME/EXAMPLE
3. Developing local, regional and national economies	Environment - cultural landscape	Canary Island Phoenix Palms as surviving evidence of the early garden plantings and layout.
4. Settlement	Accommodation	Cottage residence constructed in c1925/26, pre1930
4. Settlement	Land Tenure	Changing land uses - from rural to suburban
4. Settlement	Towns, Suburbs and villages	Subdivision pattern and changes - cottage constructed during phase of increased development in Cabramatta
8. Developing Australia's cultural life	Domestic life	Floorplan of house demonstrates the response of house design to patterns of use, required amenities and expectations of the time.
9. Marking the phases of life	Persons	Long term association with members of the Hoy Family; including purchase by William Henry Hoy, founding alderman of Cabramatta and member of the local pioneering family, and then construction of the house and 40 years of occupation by daughter Elsie Rae (nee Hoy).

DRAFT HERITAGE ASSESSMENT

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5.3 NSW HERITAGE CRITERIA

An assessment of cultural significance of Edensor House, has been undertaken below against the seven NSW Heritage Criteria. This assessment is based wholly on the historical information available as well as the physical and comparative analysis.

This site is historically significant as a remnant of the early wave of suburban development in the Cabramatta region.

The house has historical associations with the Hoy Family: Alderman William Henry, and daughter Elsie Rae (nee Hoy)


The distinctive form of the house and early plantings, namely canary palms retain aesthetic significance. The visual prominence of the property with three open sides on the corner of an arterial road makes it a landmark in the area. There are also internal features of note such as early, decorative ceilings and wall panelling.

It is not known at this stage whether the property retains any specific social significance.

It is not known at this stage whether the property retains any research potential.

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Likely a rare surviving example of buildings of its nature in the Cabramatta area. the building is of particular interest because of its unusual cross-layering of Victorian and Inter-War periods, which is rare in the Fairfield Local Government Area.



The house and garden are representative of the aspirations and means of people from a modest agricultural upbringing in early rural Sydney. The house also likely represents changes that occurred in residential development over time including infilling of verandahs in the Inter-War period.

5.4 STATEMENT OF SIGNIFICANCE

This site is historically significant as a remnant of the early wave of suburban development in the Cabramatta region. It has historical associations with the Hoy Family: Alderman William Henry, and daughter Elsie Rae (nee Hoy)

The distinctive form of the house and early plantings, namely canary palms retain aesthetic significance. The visual prominence of the property with three open sides on the corner of an arterial road makes it a landmark in the area. There are also internal features of note such as early, decorative ceilings and wall panelling.

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DRAFT HERITAGE ASSESSMENT

20 CABRAMATTA ROAD EAST, CABRAMATTA

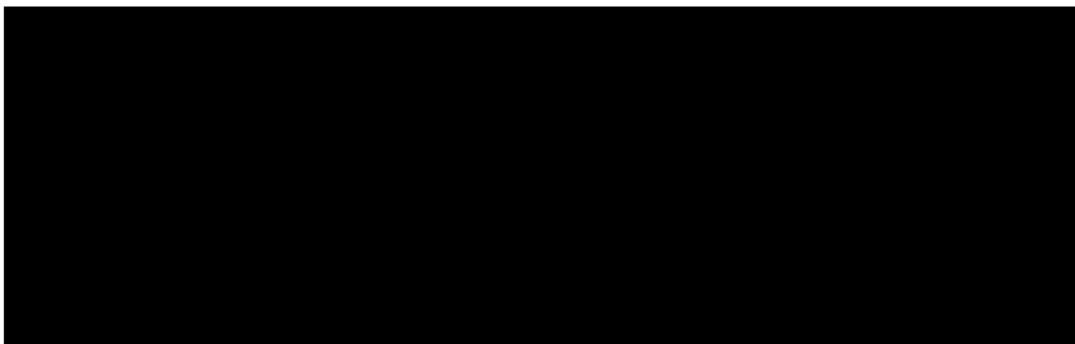
6. HERITAGE CURTILAGE REVIEW

6.1 INTRODUCTION

This section has been included to provide guidance in relation to curtilage of 20 Cabramatta Road East, Cabramatta.

6.2 DISCUSSION OF CURTILAGE

The publication *Heritage Curtilages, prepared by the (former) Heritage Office, Department of Urban Affairs and Planning, 1996* ('publication') has been used as a guide to the determination of an appropriate curtilage for 20 Cabramatta Road East, Cabramatta.



The document describes *Lot Boundary, Reduced, Expanded and Composite* curtilages. Of most relevance to this assessment is the Lot Boundary Curtilage.

The publication describes a Lot Boundary Curtilage as extending to the boundary of the property containing the heritage item and outlines that this is the most common type of curtilage. The following commentary is provided in relation to Lot Boundary Curtilage:



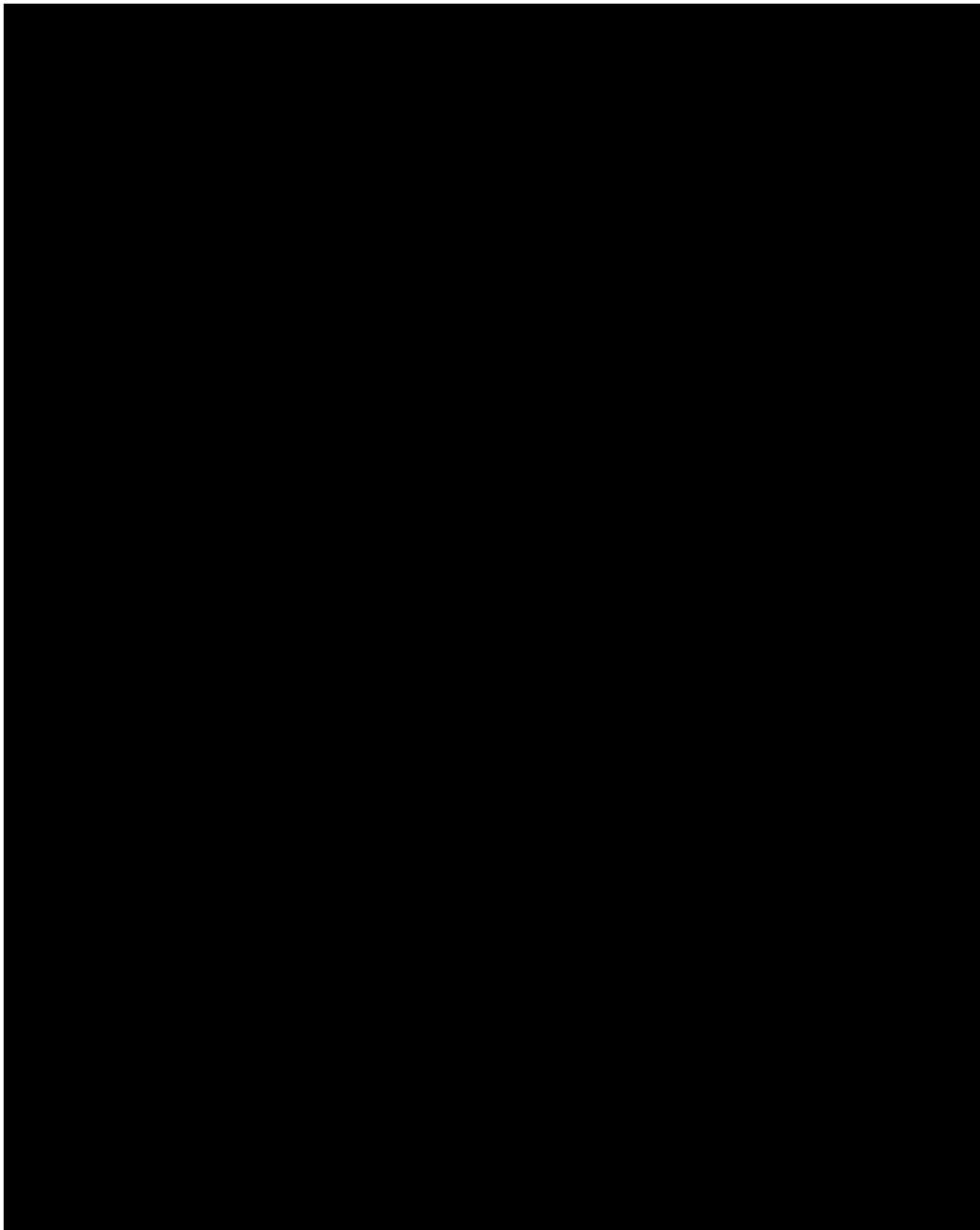
This type of curtilage can allow for the maintenance of links between remaining extant built and landscape elements, which are necessary to provide an understanding of the evolution and historic and social significance of the heritage item.

The historical analysis indicates that the property associated with the original house and property has been continually subdivided and reduced in size over time.

The house clearly occupies a curtilage defined by the current property boundaries. It is therefore recommended that the curtilage of the heritage item proposed as '20 Cabramatta Road East – house, interiors, and grounds including Canary Island Palms' should be defined by the existing property boundary as shaded below.

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Whilst historical research does indicate that adjacent allotments are associated with the former farmhouse, the context has changed significantly, and the area has developed with little indication of the original or wider historic parcel.

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7. CONCLUSION AND RECOMMENDATION

Based on the available historical and physical evidence, as well as a comparative analysis of similar properties, it is evident that the house at 20 Cabramatta Road East, Cabramatta meets the threshold for heritage listing at least at a local level and should be recognised for its significance to the Fairfield Local Government Area.

It is therefore suggested that Schedule 5 of FLEP be amended to include:

Suburb	Item Name	Address	Property Description	Significance	Item No.
Cabramatta	<i>'20 Cabramatta Road East – house, interiors, and grounds including Canary Island Palms.'</i>	20 Cabramatta Road East, Cabramatta	Lot 1 DP 775003	Local	Item 110

The FLEP heritage map should also be amended in accordance with the curtilage map shown at Figure 25 above.

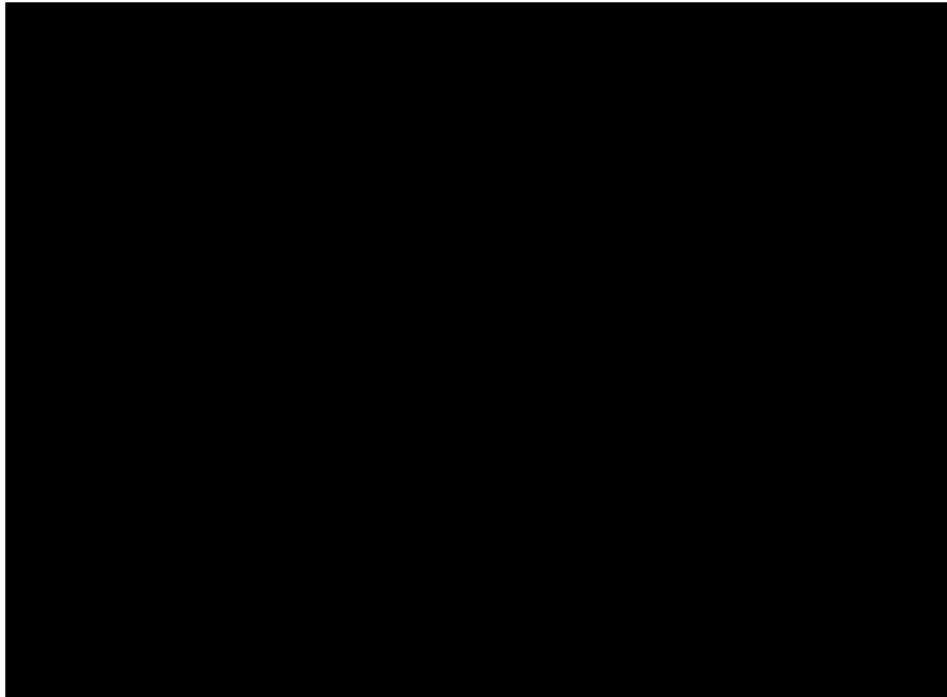
The following simple works could further enhance the integrity of heritage item:

- Remove later security screens to windows.
- Investigation and reinstatement of original external wall fabric surface.
- Remove concrete verandah floor to reveal original underlain timber boards.
- Repair and maintenance as required.



EDENSOR HOUSE
173-175 EDENSOR ROAD
EDENSOR PARK

DRAFT HERITAGE ASSESSMENT



PREPARED FOR
Fairfield City Council

MAY 2025

DRAFT HERITAGE ASSESSMENT

EDENSOR HOUSE

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DOCUMENT / STATUS REGISTER

Issue	Date	Purpose	Written	Approved
DRAFT	12/5/25	Consideration for heritage listing.	VH/LG	VH

DRAFT HERITAGE ASSESSMENT

EDENSOR HOUSE

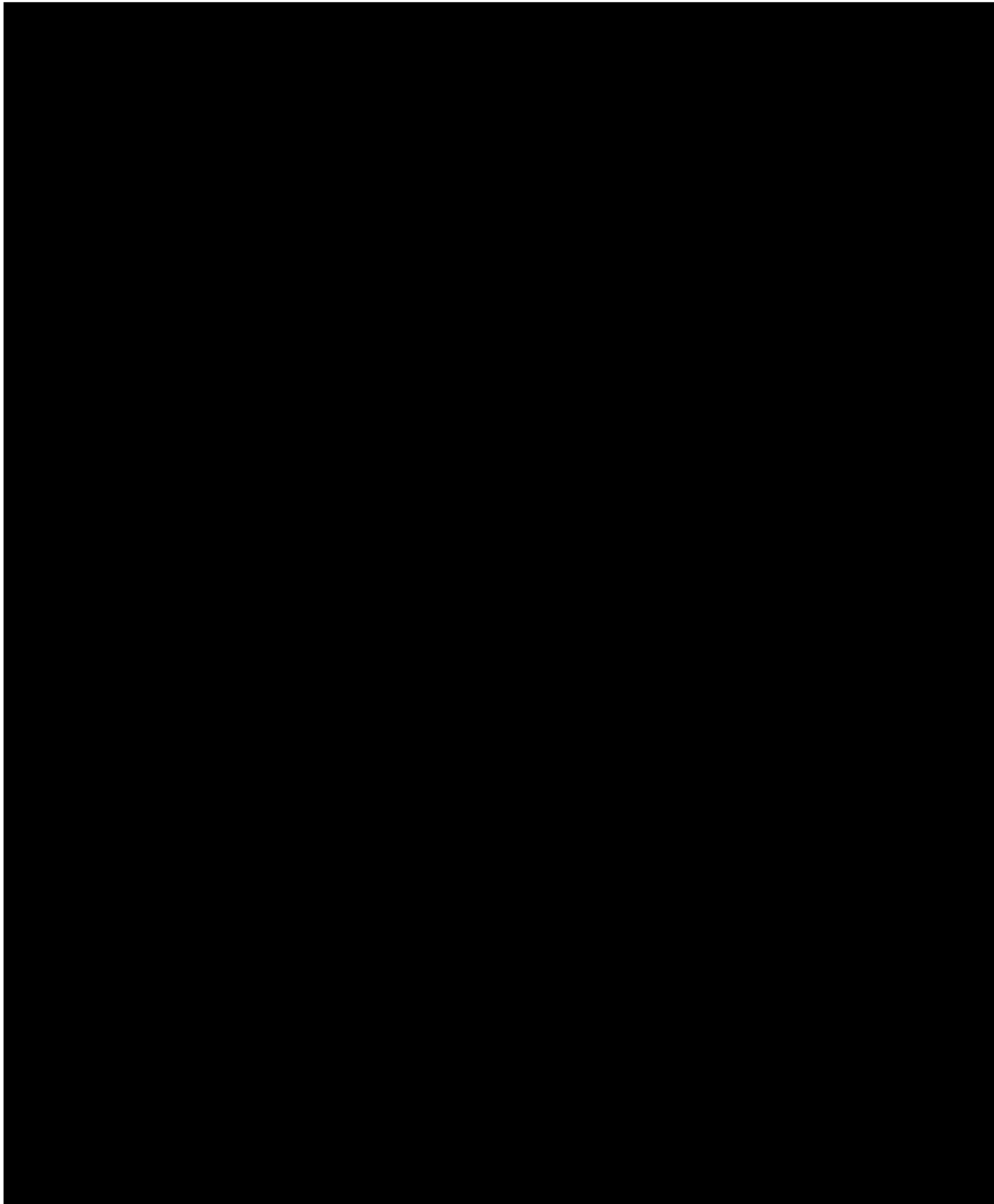
1. INTRODUCTION

1.1 PURPOSE

This heritage assessment has been commissioned by Fairfield City Council to further consider the significance of the property at 173-175 Edensor Road, Edensor Park, which is legally described as Lot 1 DP 775003.

1.2 STUDY AREA

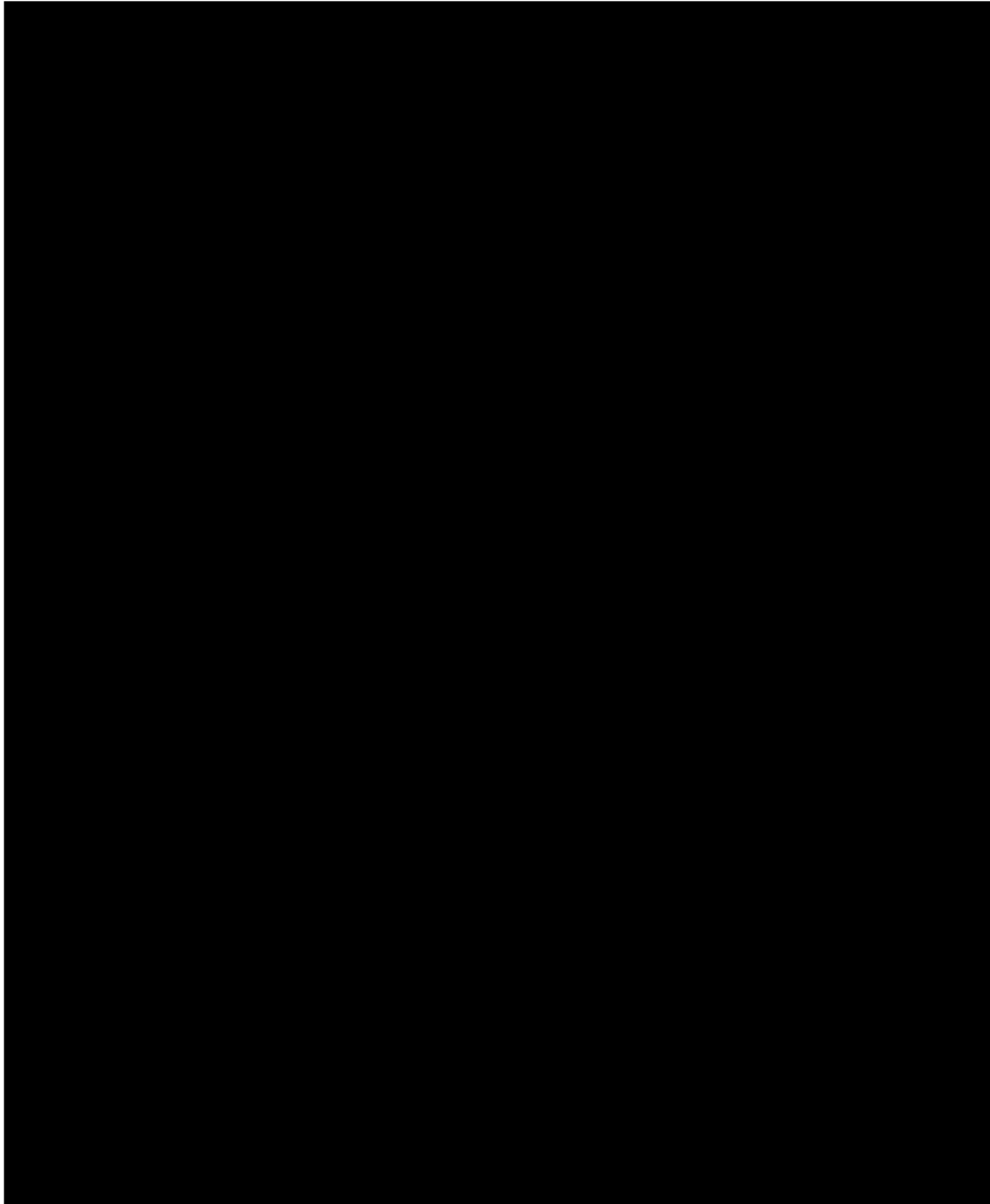
The location of the property is depicted in yellow on the aerial photograph below.



DRAFT HERITAGE ASSESSMENT

EDENSOR HOUSE

1.3 DEFINITIONS



DRAFT HERITAGE ASSESSMENT

EDENSOR HOUSE

1.4 STRUCTURE OF THE REPORT

The report follows the general guidelines for Assessing Heritage Significance published by the (former) NSW Heritage Office as part of the NSW Heritage Manual. This report also follows the methodology described in The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.

1.5 AUTHOR IDENTIFICATION

This document has been prepared by Vanessa Holtham, Heritage Advisor, Fairfield Council. The detailed history and background significance was prepared by Dr Liz Longdin and Dr Liz Gorman of Sue Rosen Associates.

1.6 STATUTE AND STANDARDS

The following were used to inform this preliminary heritage assessment:

- *Assessing Heritage Significance*, Department of Planning & Environment, 2023.
- *Fairfield Local Environmental Plan 2013* ('FLEP')
- Australia ICOMOS Burra Charter, 1999; and
- *Heritage Curtilages* published by the (former) NSW Heritage Office.

1.8 LIMITATIONS

This report does not include an Assessment of Aboriginal or archaeological significance. An internal inspection of any of the building has not been undertaken at this stage.

DRAFT HERITAGE ASSESSMENT

EDENSOR HOUSE

2. HISTORICAL ANALYSIS

2.1 DEVELOPMENT SEQUENCE

2.1.1 Female Orphan Institution

The 12,300 acres of land that contains the study site was originally granted to Trustees Samuel Marsden, John Palmer and Surgeon John Harris in 1823; it being reserved for use by 'The Female Orphan Institution'.¹ Stretching from Cabramatta Creek to Prospect Creek, the acreage covered a great deal of present-day Fairfield.² The Female Orphan Institute had been established in 1800 by Governor King to care for the orphaned and abandoned children of the colony; officially opening at Lieutenant William Kents house in George Street Sydney in August 1801.

In 1803, King set aside the 12,300 acres in the St Lukes Parish, south of Prospect, for the Female Orphan School. This large grant of prime grazing and agricultural land was designed to include acreage for farming that would support the orphanage and, maybe even turn a profit for the government. Despite these intentions, very little development occurred on the land between the years of 1803-1824, though the land was cleared by convicts in 1803, and by 1806, a farmhouse with stockyards built for the government stock being grazed there.³

It was during that period Governor Macquarie laid the foundation stone for the new 'Female Orphan School' building on the banks of the Parramatta River near now-Rydalmere in 1813, with the building be finished and opened in 1818.⁴ With the new building being one of the colonies most ambitious construction projects at that time, it is not surprising that the St Lukes Parish land was left to languish.

However, in 1819 Macquarie wrote to Earl Bathurst on the need for a Male Orphan School:

[REDACTED]

¹ NSW LRS: PA 6101


² Stephen Gapps, *Cabrogal to Fairfield City: a history of a multicultural community*. City of Sydney Archives, 2010, p.103

³ Gapps, *Cabrogal*, p.103

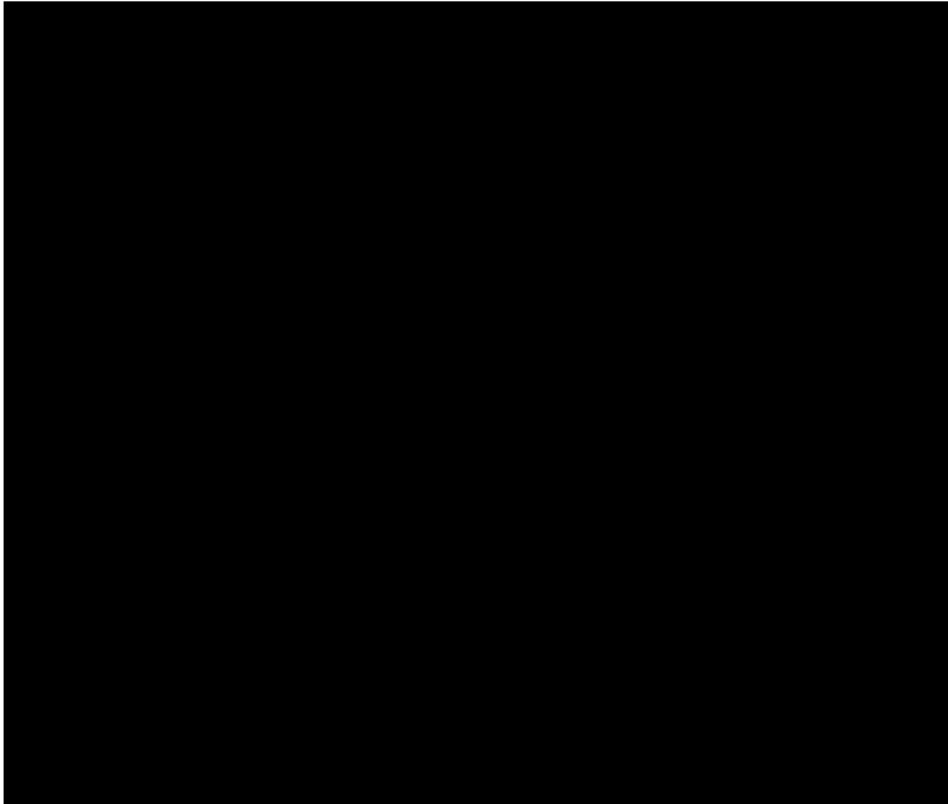
⁴ City of Parramatta Research & Collections: Neera Sanni, 'The Female Orphan School, Rydalmere', 2013, <https://historyandheritage.cityofparramatta.nsw.gov.au/blog/2013/11/04/the-parramatta-female-orphan-school>

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EDENSOR HOUSE



In 1824 the decision was made to change the school to an Orphanage for Boys and on 17 March of that year the boys, along with a headmaster, were moved onto the site, at now-Bonnyrigg.⁶ This iteration developed much more quickly and by 1834 there were 160 boys living there and many assigned convicts working as woodmen, carpenters, watchmen, stockmen, cooks, carters, gardeners and labourers.⁷ The focus of the school was to give boys experience in agriculture and farming; James Busby was appointed farm manager in 1825 and there undertook pioneering work in viticulture.⁸ In 1835, despite the large number of boys in residence at that time, the Colonial Government began to see the school as an unnecessary expense and began to wind the operation down. Over the coming decades much of the land was leased out and eventually was subdivided and sold off in 1871.⁹



⁵ *Historical records of Australia* Sydney: Library Committee of the Commonwealth Parliament, 1914, Series 1 Volume 10 (1819 -1822),p. 94

⁶ Gapps, *Cabrogal*, p. 112

⁷ Gapps, *Cabrogal*, p. 112

⁸ Heritage NSW: 'Land Next to Male Orphan School', State Heritage Register entry #5045743

⁹ Gapps, *Cabrogal*, p. 116

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EDENSOR HOUSE

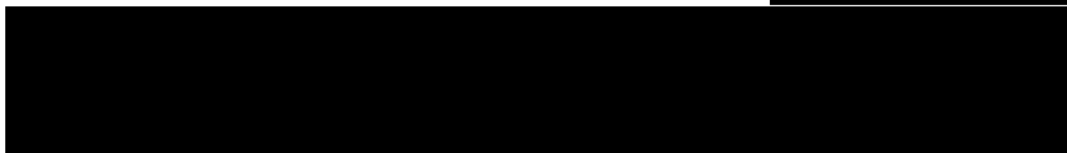


2.2.2 John Brown Bossley

The land that would become the Edensor Park Estate resulted from a lease and release deed executed by the Trustees of the Clergy and School lands in December 1827 to William Balcombe the public treasurer, Rev. Robert Cartwright and Michael Robert Weston (of *Horsley*). In July 1833, the land was transmitted as a lease and release from Rev. Cartwright and his wife Mary to William Sherwin, who in turn, conveyed to John Brown Bossley on the 24th October 1838.¹⁰

Bossley built an English-style farmhouse on the property near Clear Paddock Creek, which he named 'Edensor' after his birthplace. It is thought to have been built with convict labour, complete with chains in the underground cellars.¹¹ The residence had been built by August 1842 and that the Bossley family was living in there at that time. Mrs Helen Brown Bossley (John Brown Bossley's Mother) was there with a maid at that time when newspapers detail a robbery of the property whilst Louisa and John were absent.¹² Three armed men broke into the property demanding money and rum, finding little more than change and a bottle of brandy. The three were convicted and sent to Norfolk Island as a result.¹³

John Brown Bossley was born in 1810 in a small village, Edensor, in Chatworth, Derbyshire.¹⁴ He arrived in Australia in 1832, and was established well enough in Sydney by 1838 to participate in an inquiry into Medical Practice in the newly developing colony. In June of that year Mr John Brown Bossley of Sydney, Chemist and Druggist was called and examined as part of that process. In his deposition, describing his business he stated that



¹⁰ NSW LRS: Book 255 No. 921

¹¹ Fairfield Council: *Case Study: Edensor House* p.52

¹² *Sydney Morning Herald* 17.10.1842 p2

¹³ Fairfield Council *Case Study: Edensor Park*

¹⁴ Fairfield Council, *Case Study: Edensor House* p44

¹⁵ *Commercial Journal and Advertiser* 5 June 1839, p 3

DRAFT HERITAGE ASSESSMENT

EDENSOR HOUSE

John Brown Bossley married Louisa Holdsworth on 26 March 1836 in NSW and they proceeded to go on to have 8 children together: Louisa, Tarburton, Frank Martin, Ida, John and others who have been not been listed in the resources utilised for this study.¹⁶

In addition to Edensor Park, in the late 1830s Bossley was also leasing of a series of parcels of land in NSW include the following:

- 1050 acres at Murray.¹⁷
- 950 acres at Westmoreland.¹⁸
- 640 acres at Murray.¹⁹
- 800 acres at Westmoreland.²⁰

He was also given permission to depasture stock beyond the Limits of Location in 1843.²¹ It seems likely that this permission was given in the area around Singleton where he stood on the local District Council, known as Patricks Plains in the mid-1840s and where various legal proceedings regarding the theft of cattle etc took place during this period.²²

This Council served the areas around Singleton that extended as far as the Hawkesbury and Hunter Rivers to the south, Maitland to the East and as far as Scone and Merriwa to the West.²³ A newspaper dated from 1844 has an article regarding members of the District Council stating that [REDACTED]

[REDACTED]²⁴ The next and final reference pertaining to this was in 1845 when an article states the [REDACTED]²⁵

¹⁶ 'My Heritage' and 'Wikitree' digital ancestry research resources were used for the purposes of this project.

¹⁷ *Government Gazette* 26.12.1838 p11

¹⁸ *Government Gazette* 08.05.1839 p545

¹⁹ *Government Gazette* 16.11.1839 p1295

²⁰ *Government Gazette* 05.02.1840 p114

²¹ *Government Gazette* 01.07.1843.

²² *Government Gazette* 27.03.1843 p848

²³ *The Dispatch* 25.05.1844 p2

²⁴ Ibid

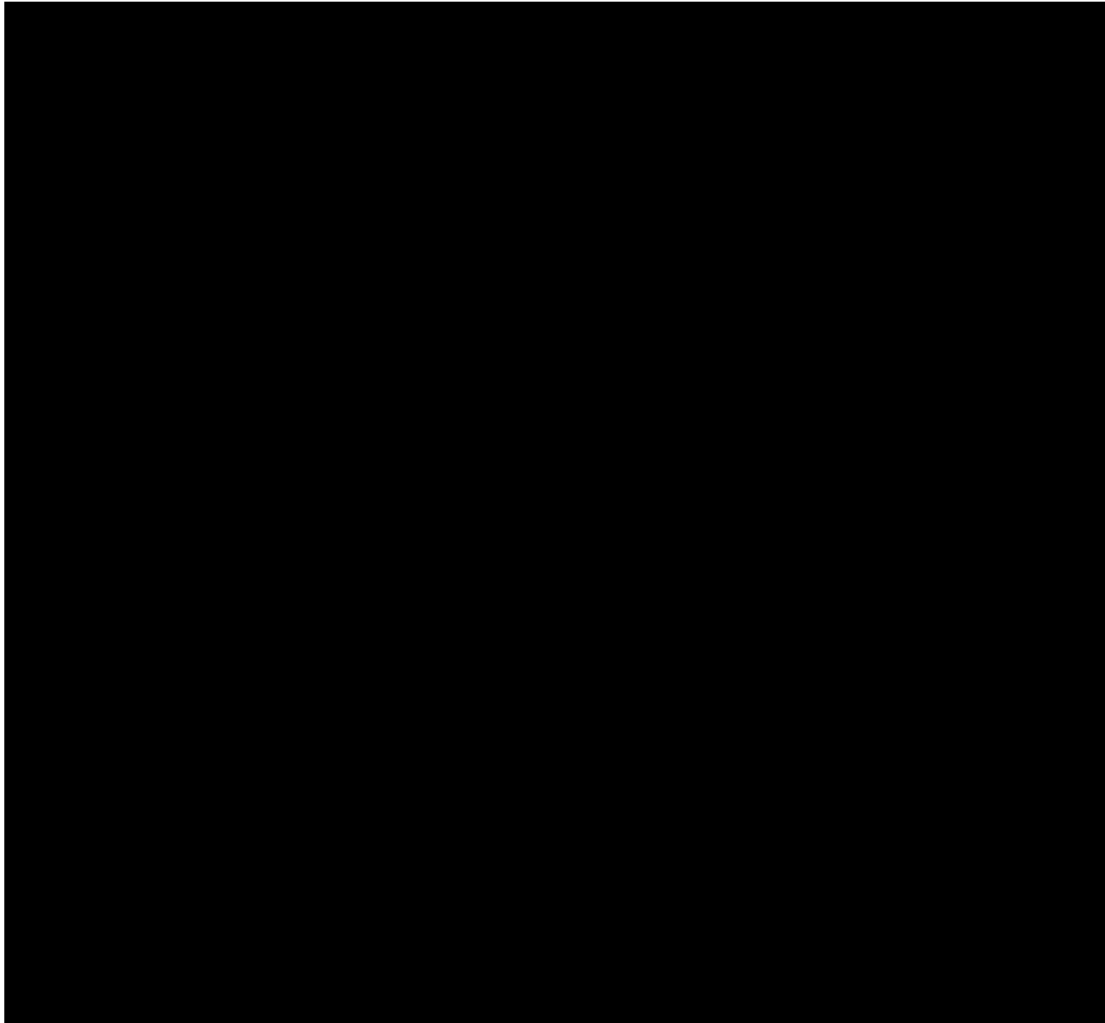
²⁵ *The Weekly Register of Politics, Facts and General Literature* 17.05.1845 p238

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EDENSOR HOUSE

2.2.3 Edensor Park (1838)

Bossley's Edensor Park was being operated as a pastoral property, with an 1867 advertisement to agist horses and cattle at Edensor Park, with enquiries to John Bossley.²⁶ Edensor Park was toured in 1871 by the author of an article from *Town and Country Journal*, who wrote of the house and surrounds:



²⁶ *Sydney Morning Herald*, 9 November 1867, p.9

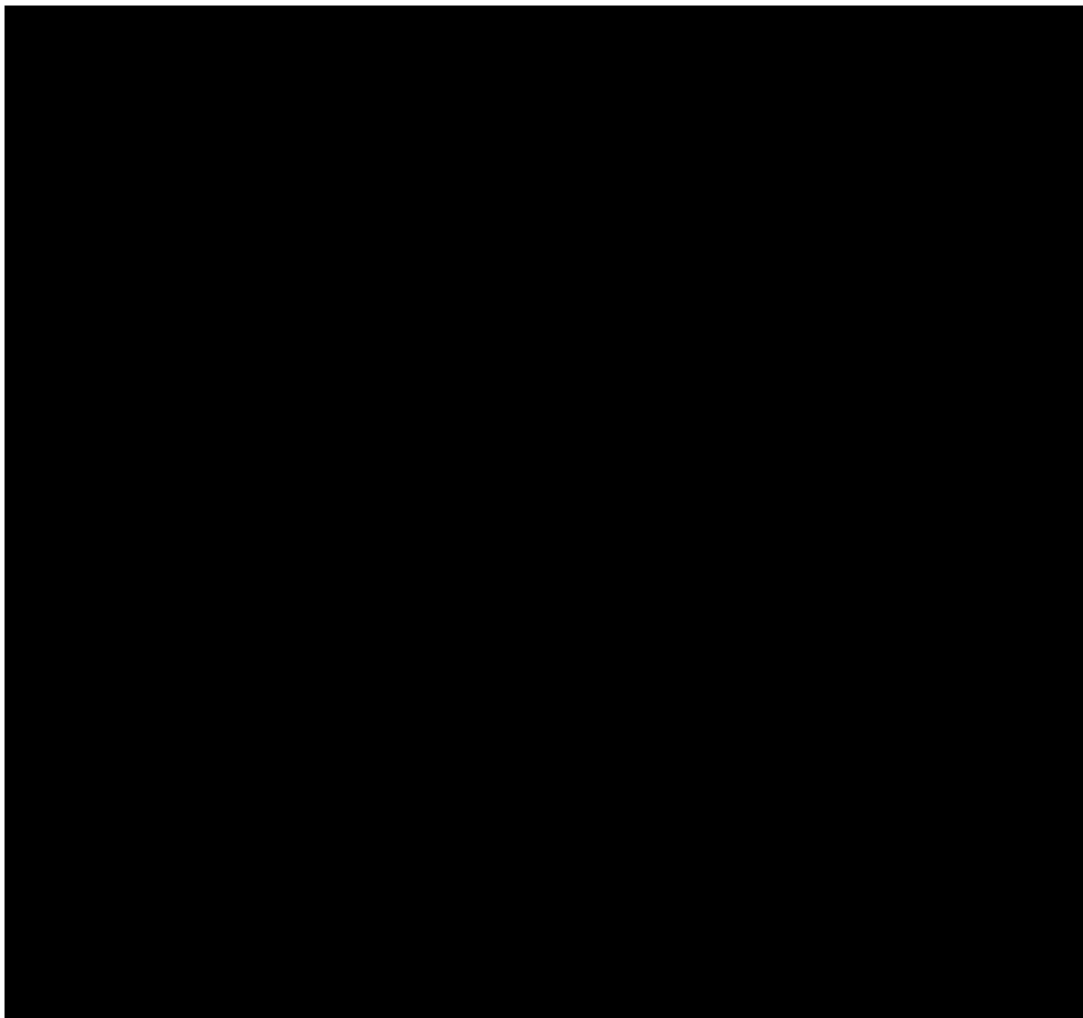
²⁷ *Australian Town and Country Journal*: 25 March 1871, p.10

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EDENSOR HOUSE

Life continued on at *Edensor Park* for the Bossleys until John's death, aged 61, on the 10th September 1872.²⁸

Bossley's will devised that the *Edensor Park* property be subdivided, and that his 3 daughters Helen Cowlshaw (nee Bossley), Louisa Tillet (nee Bossley) and Ida Bossley would each draw a slip of paper to determine which Lot of the subdivision they would receive. On the 25th November 1872, under the supervision of their brother Tarburton, Helen the eldest drew Lot 2, followed by Louisa with Lot 6, and Ida, the youngest and unmarried, drew Lot 1, being the 374 acres which included the *Edensor* residence.²⁹ Their mother Louisa passed away at Edensor Park in December of 1873.



²⁸ Ancestry.com.au: Find a Grave Index, 'John Brown Bossley', Bossley grave stone, Liverpool Pioneer Memorial Park, NSW.

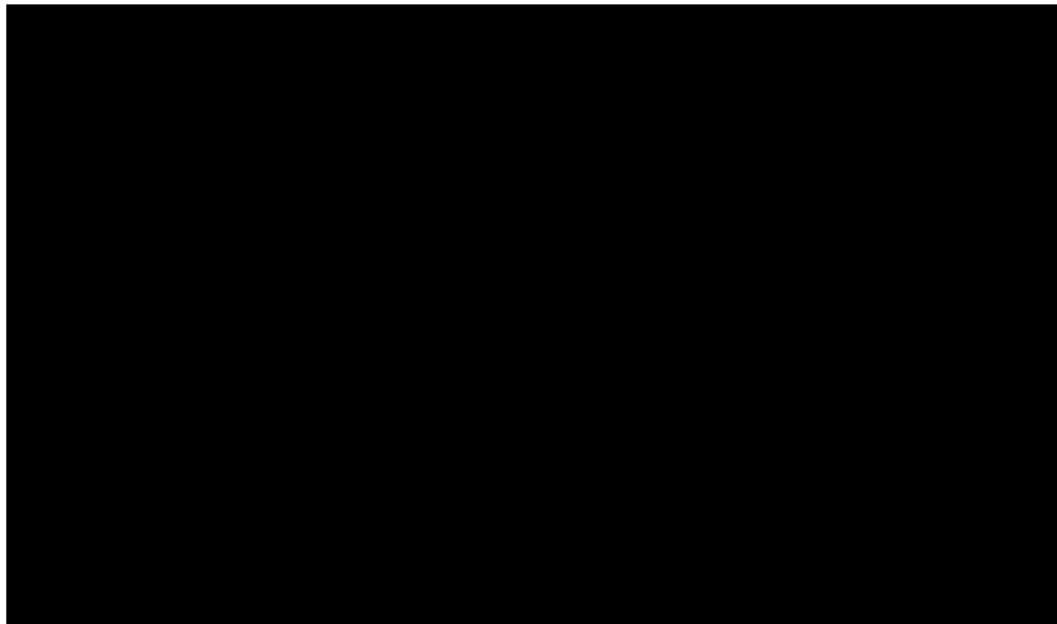
²⁹ NSW LRS: Book 255 No. 921

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EDENSOR HOUSE

Ida retained *Edensor* until the 26th September 1882, when she conveyed it in full to William Henry Harris of Ultimo for £3100.³⁰ A sale advertisement from November 1872 indicates that she had been looking for a buyer only 5 days after drawing her Lot, and another round of contents and livestock to be sold in 1874, with the property available to let.³¹

William Henry Harris was born in Australia in 1845, he lived in *Livingstone House*, Ultimo and he bought *Edensor* in 1882.³² In 1885, Harris was recorded as owning *Edensor*, and other property making up 800 acres, with 30 horses, 50 cattle, no sheep and 6 pigs.³³ Harris had also purchased the neighbouring 245 acre Lot 6 to the west of *Edensor* via George Harris from the Tillets in 1885.³⁴ It was in 1885 that W.H. Harris lodged the Primary Application to bring both of these properties under Torrens Title; *Edensor* as PA6101, and the neighbouring 245 acres as PA6100.³⁵ In 1885 he had also acquired from the Tillets the remaining 105 acres to take *Edensor Park* back out to Cowpasture Rd.³⁶ The 1906 Reconnaissance maps of the neighbour of Liverpool Camp records William Harris as also owning Calmsley Farm on the western side of Cowpasture Road.



³⁰ NSW LRS: Book 255 No. 921

³¹ *Sydney Morning Herald*, 30 November 1872, p10; *Sydney Morning Herald*, 30 March 1874, p8

³² From *Beecroft Cheltenham History Group* website June 2024

³³ *Ibid* p47

³⁴ NSW LRS: CT Vol. 753 Fol. 124

³⁵ NSW LRS: Primary Applications 6100 & 6101

³⁶ NSW LRS: CT Vol. 362 Fol. 77

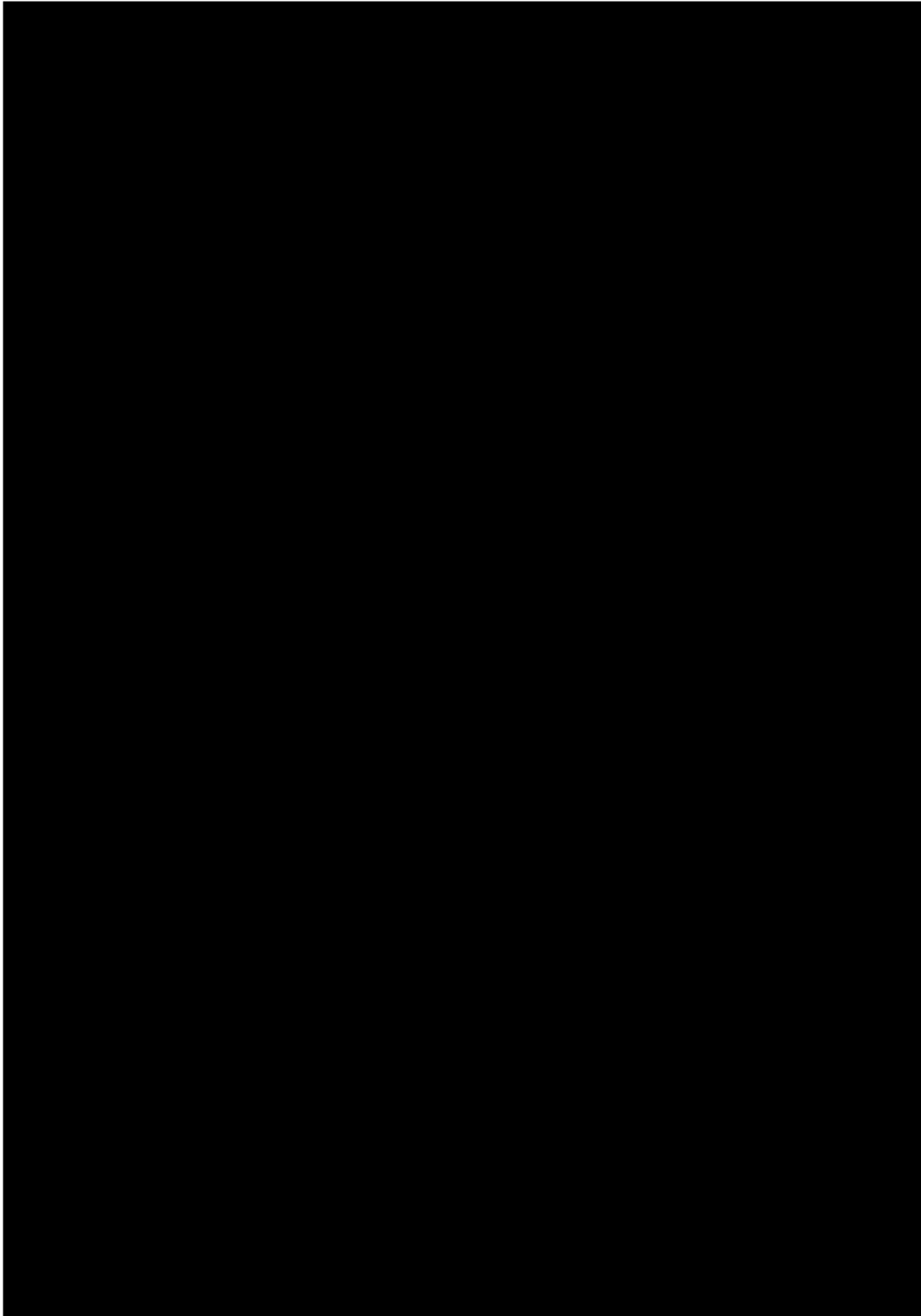
DRAFT HERITAGE ASSESSMENT

EDENSOR HOUSE



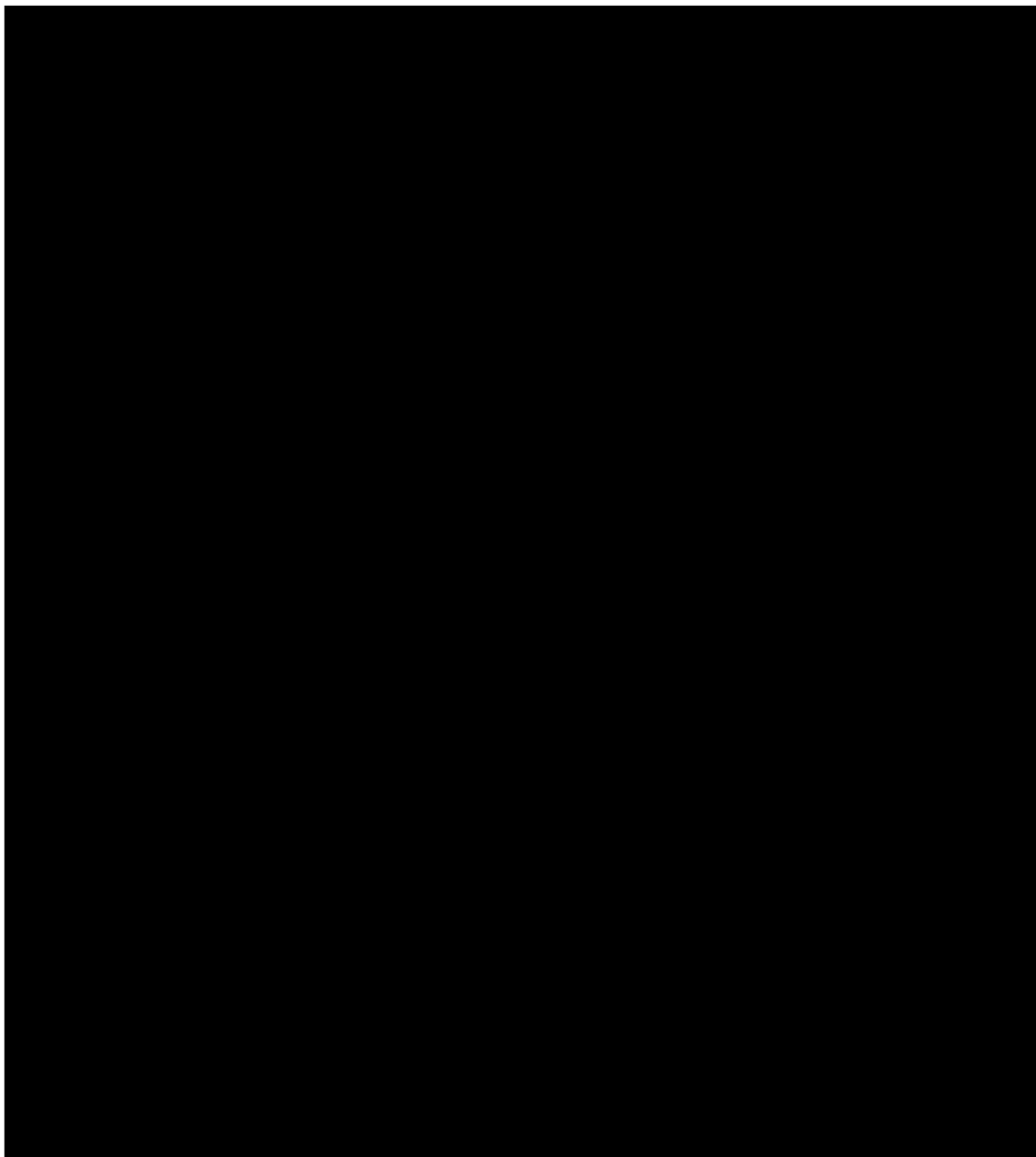
DRAFT HERITAGE ASSESSMENT

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William had a son, also named William Henry but called Bill, who as a young man managed *Edensor Park* along with other land holdings.³⁷ On the death of his father, he became the proprietor of now re-expanded *Edensor Park* land, with the titles being updated on the 25th June 1903.³⁸ Bill continued to live at the property after the death of his father, in 1893, and his marriage to Ada Margaret Rilett in 1895 until 1906 when they moved closer to the city and sold

³⁷ From *Beecroft Cheltenham History Group* website June 2024

³⁸ NSW LRS: CT Vol. 752 Fol. 4; Vol. 753 Fol.124

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the property in 1907 via woolbuyer & grazier Charles Ward Pye (Pyes of Cecil Hills Farm, Cecil Park³⁹) to Mrs Mary E McLennan, of

Gundagai.⁴⁰ Bill Harris went on to buy land and develop properties in Epping, one of which he named *Edensor*; now memorialised in the nearby Edensor Street.

While Mary McLennan's 1907-1909 tenure at Edensor was relatively short-lived, a newspaper article detailing the Sydney Hunt Club function she hosted showed she was making the most of the extensive property. Amusingly, Mrs W. H. Harris' horse was named Billy, as was her husband.⁴¹

On the 12th November 1909, McLennan transferred her *Edensor Park* allotments to Arthur Donovan Swan, grazier of Edensor Park.⁴² Swan moved to *Edensor Park* and was recorded in the Sands Directors relating to 1910 in the pastoral section with 4 horses, 9 cattle and 97 sheep.⁴³ In January 1914, he leased out the property to James Crane Tanner of Edensor Park, with the lease ending on the 23rd May 1923 when Swan conveyed the land to the NSW Realty Company Limited.⁴⁴

³⁹ Heritage NSW: 'Cecil Hills Farm, State Heritage Register entry #5045757

⁴⁰ NSW LRS: CT Vol. 752 Fol. 4; Vol. 753 Fol.124; From *Beecroft Cheltenham History Group* website June 2024

⁴¹ *Gundagai: Independent and Pastoral, Agricultural and Mining Advocate*, 3 July 1907, p3

⁴² NSW LRS: CT Vol. 2025 Fol. 10

⁴³ City of Sydney Archives: Sands Sydney, Suburban and Country Directory, 1911

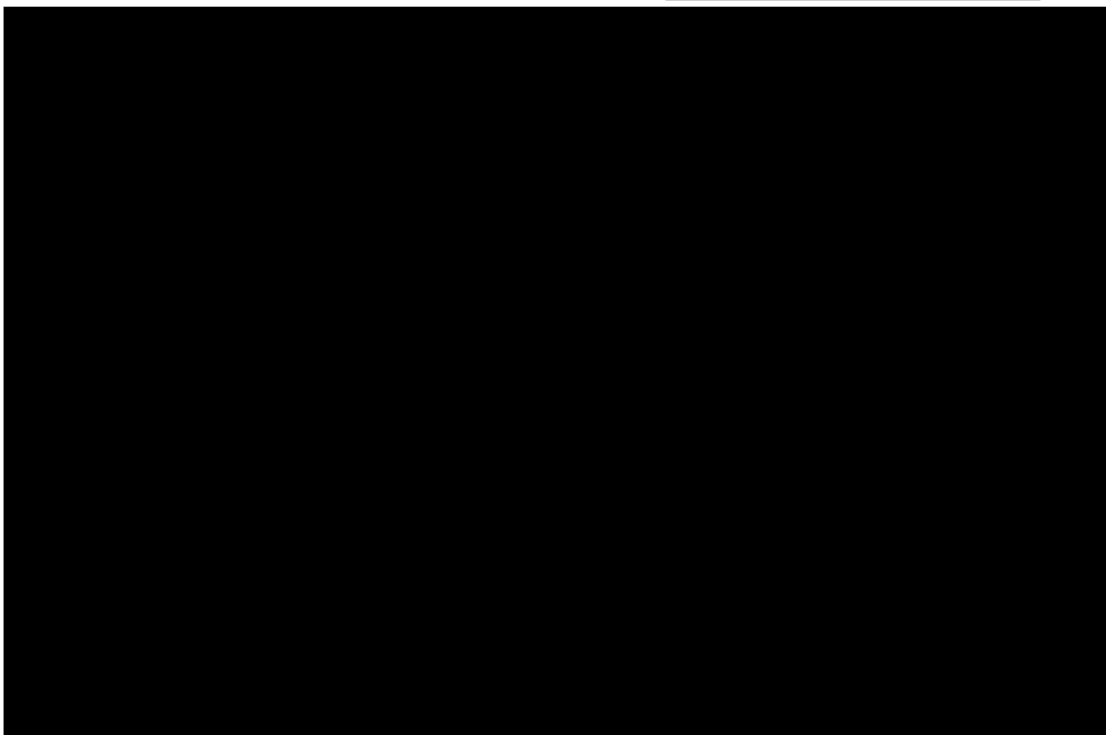
⁴⁴ NSW LRS: CT Vol. 2025 Fol. 10

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2.1.4 Edensor Park Estate (1923)

Deposited Plan 12380 was surveyed in August 1923, which saw the parcel (with the exception of Lots 113-115 at Smithfield Road) subdivided into 172 allotments. *Edensor* was set in 30 acres on Lot 111, being the largest of the estate.⁴⁵ It seems that the bureaucratic process of approval and registration was happening in tandem, or rather, behind, that of the land sales.⁴⁶ The sale of *Edensor House* and its 30 acres, being Lot 111 of the subdivision was reported on the 17th March 1923.⁴⁷ In contrast, this was the first sale recorded on the title certificate, with the transfer dated 16 April 1924. *Edensor House* was purchased by James Sutherland Kennedy & wife Elizabeth Fanny Kennedy, farmers of Canley Vale.⁴⁸ The Kennedys moved to *Edensor* and lived there; Elizabeth passed away in 1943, but James stayed on until 1949.



⁴⁵ NSW LRS: Deposited Plan 12380

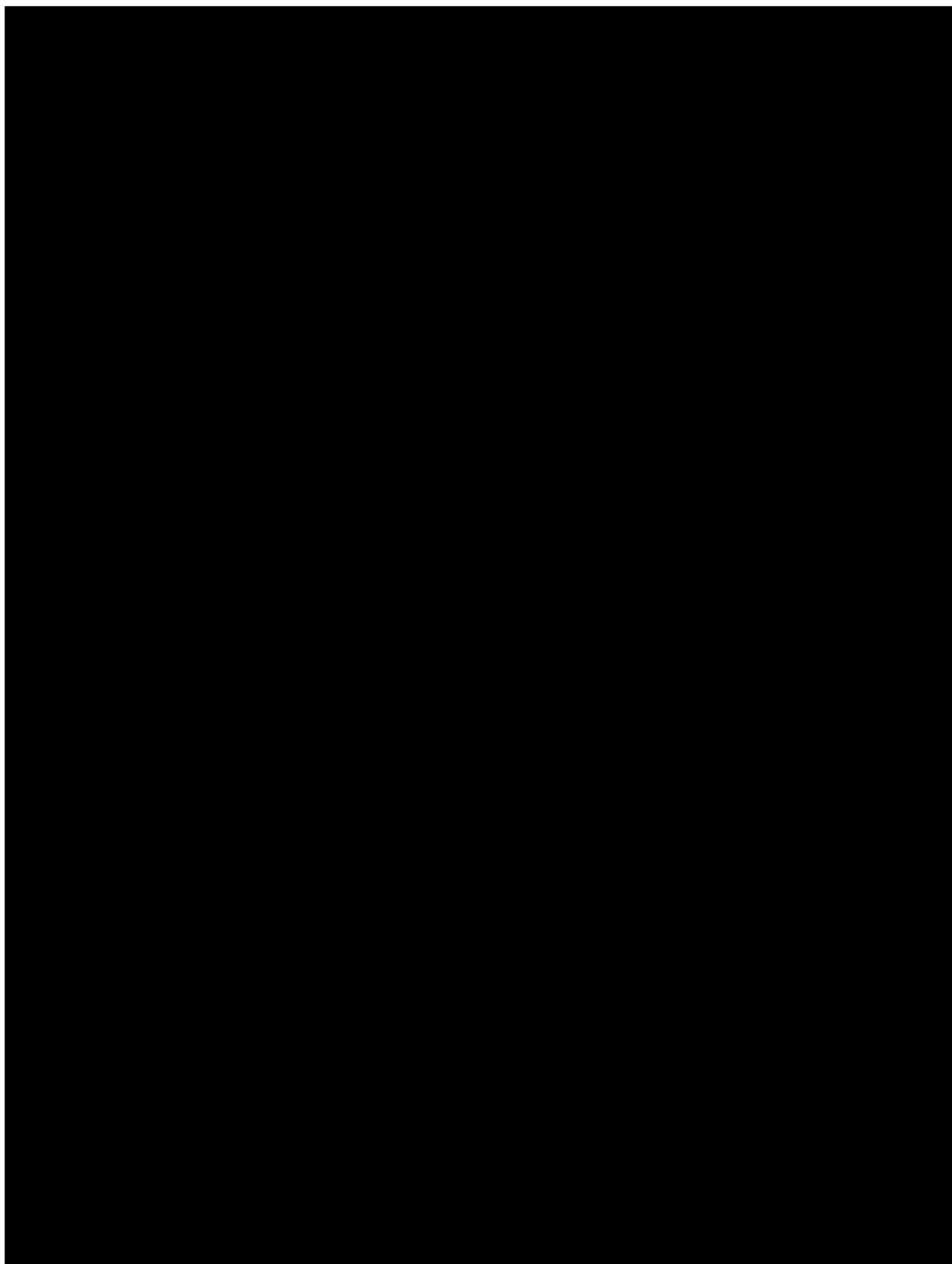
⁴⁶ *The Cumberland Argus and Fruitgrowers Advocate*, 6 October 1923, p.3

⁴⁷ *The Sydney Morning Herald*, 17 March 1923, p.13.

⁴⁸ NSW LRS: CT Vol. 2025 Fol. 10

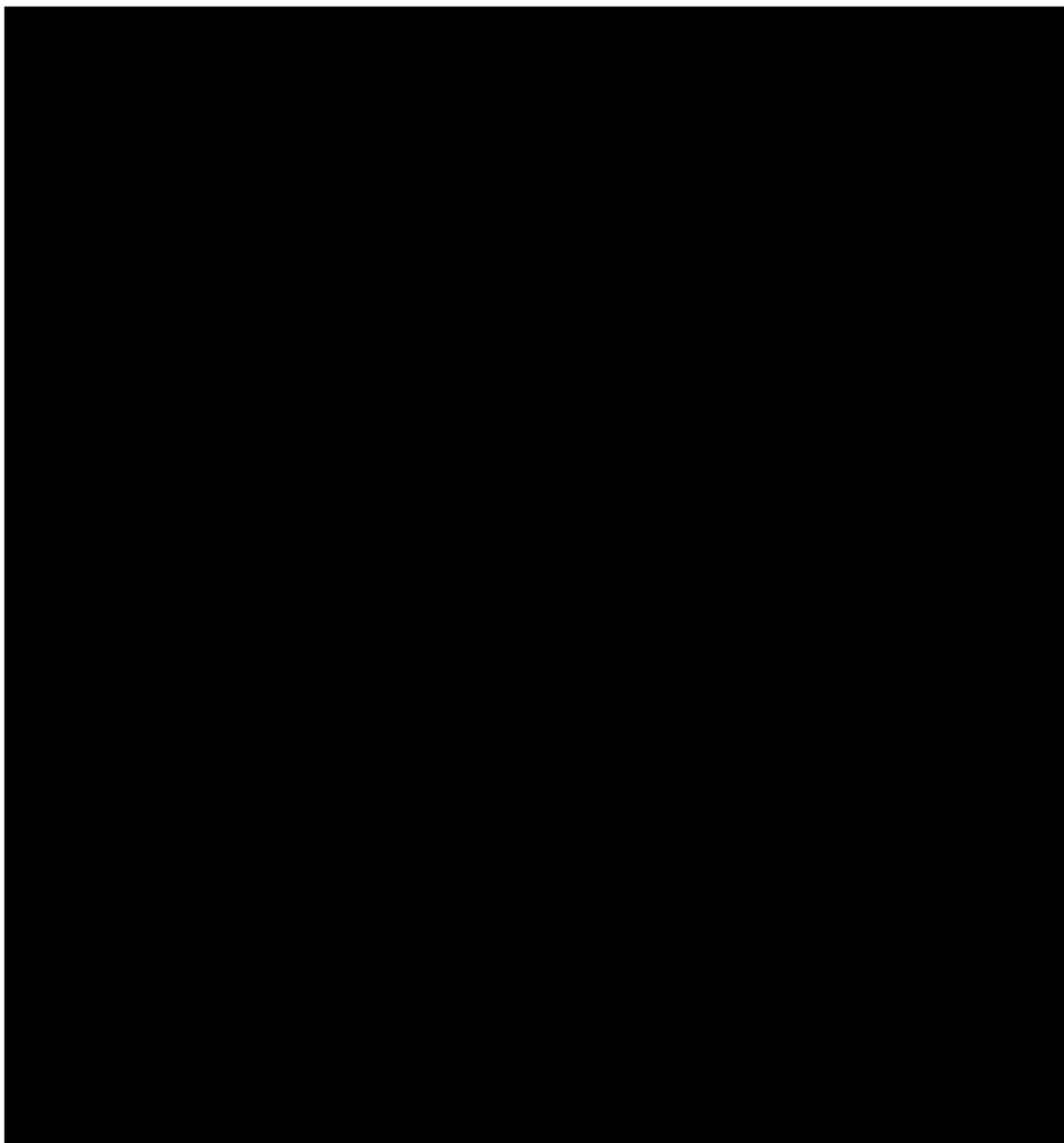
DRAFT HERITAGE ASSESSMENT

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By all accounts, Kennedy demolished a rear wing of *Edensor*, had the bricks scraped and had a new house built just the west (since demolished) – Kennedy moved in there until he sold with the Lot B 15 acres to Arthur Lyndon Bleakly, a builder's labourer of St Johns Park on the 19th October 1950.⁴⁹ In February 1943, a 15 acre Lot A containing the residence was conveyed to Mabel Emily Brookes, wife of Lindfield master mariner Ernest Brookes. In 1945, Brookes sold to Edensor Park market gardener Umberto Fabris and brother Frank Louis Fabris Annandale

⁴⁹ NSW LRS: CT Vol. 3594 Fol. 171; Fairfield Council: *Case Study: Edensor House* p.55; AEC: *NSW Electoral Rolls, Werriwa / Cabramatta / 1949*

EDENSOR HOUSE

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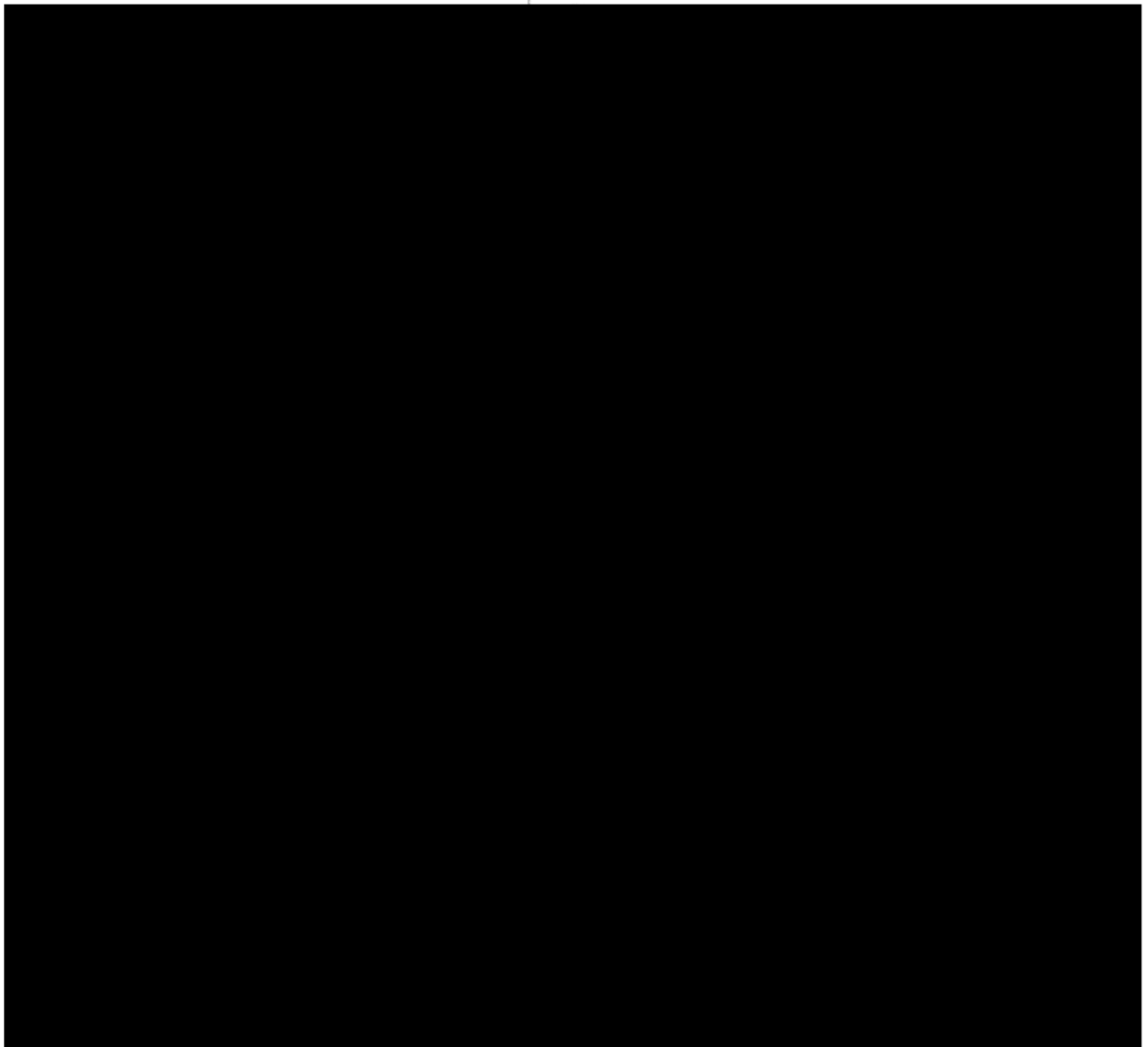
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⁵² NSW LRS: CT Vol. 5371 Fol. 91; Vol. 6712 Fol. 187.

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A further subdivision saw the curtilage of the residence further reduced. Umberto Fabris took Lot Y, and Frank Fraser, Lot X containing *Edensor House* on the 20th November 1959.⁵³ In July 1966, Frank's widow Mary Fraser of Pendle Hill became the proprietor; she sold it shortly afterward, to [REDACTED] in August 1966. At the time of this history, the land is still under their proprietorship.⁵⁴ In 1985 the [REDACTED] was re-subdivided the property into 20 lots, with the part of the front of the property going to Council for the smoothing of the bends at Edensor Road and a reserve. Edensor House is on Lots 18 & 19 of this property and have since been amalgamated under the current title of 1/DP775003.⁵⁵



⁵³ NSW LRS; Vol. 6712 Fol.187; Fairfield Council; *Case Study: Edensor House* p48

⁵⁴ NSW LRS: 1/775003

⁵⁵ NSW LRS: DP716671

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EDENSOR HOUSE

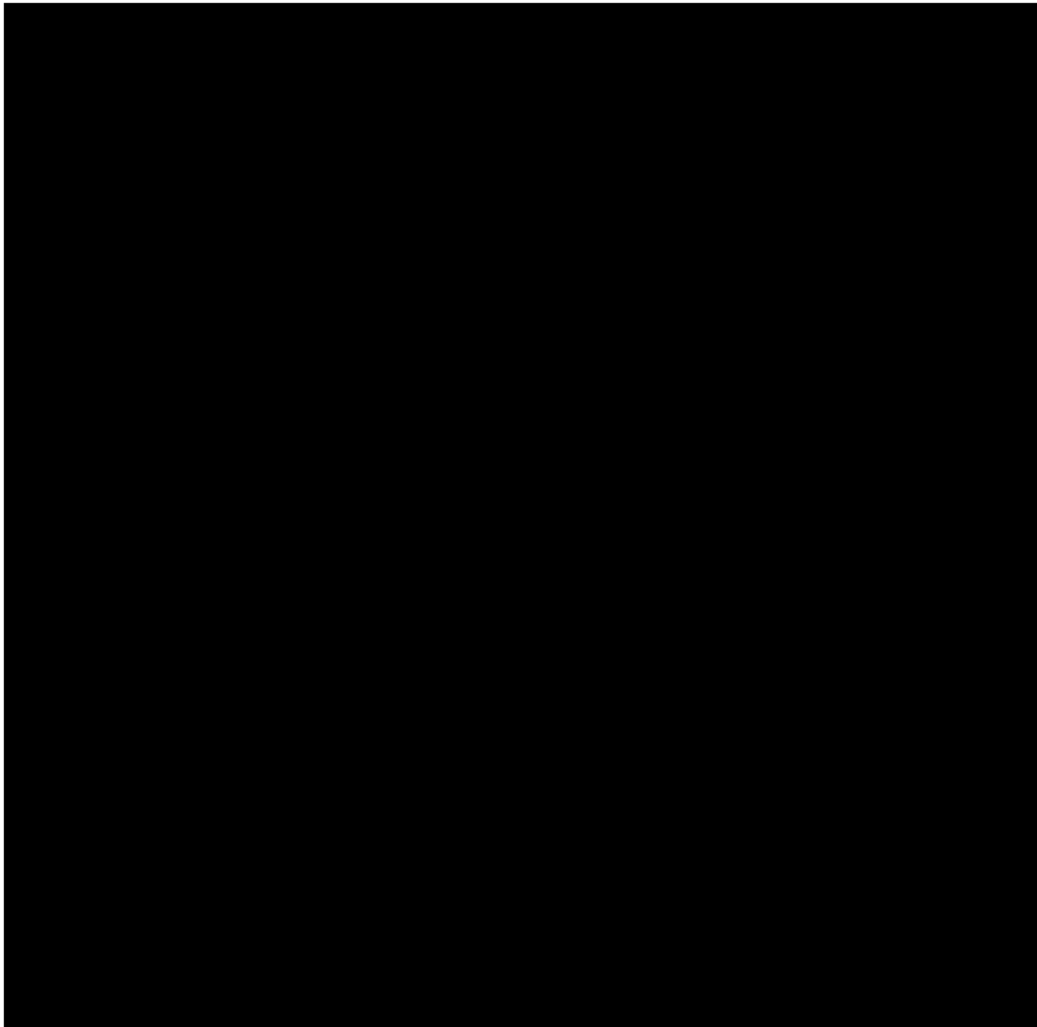
3 PHYSICAL ANALYSIS

3.1 INTRODUCTION

This section provides a brief physical analysis of the property based on an external inspection.

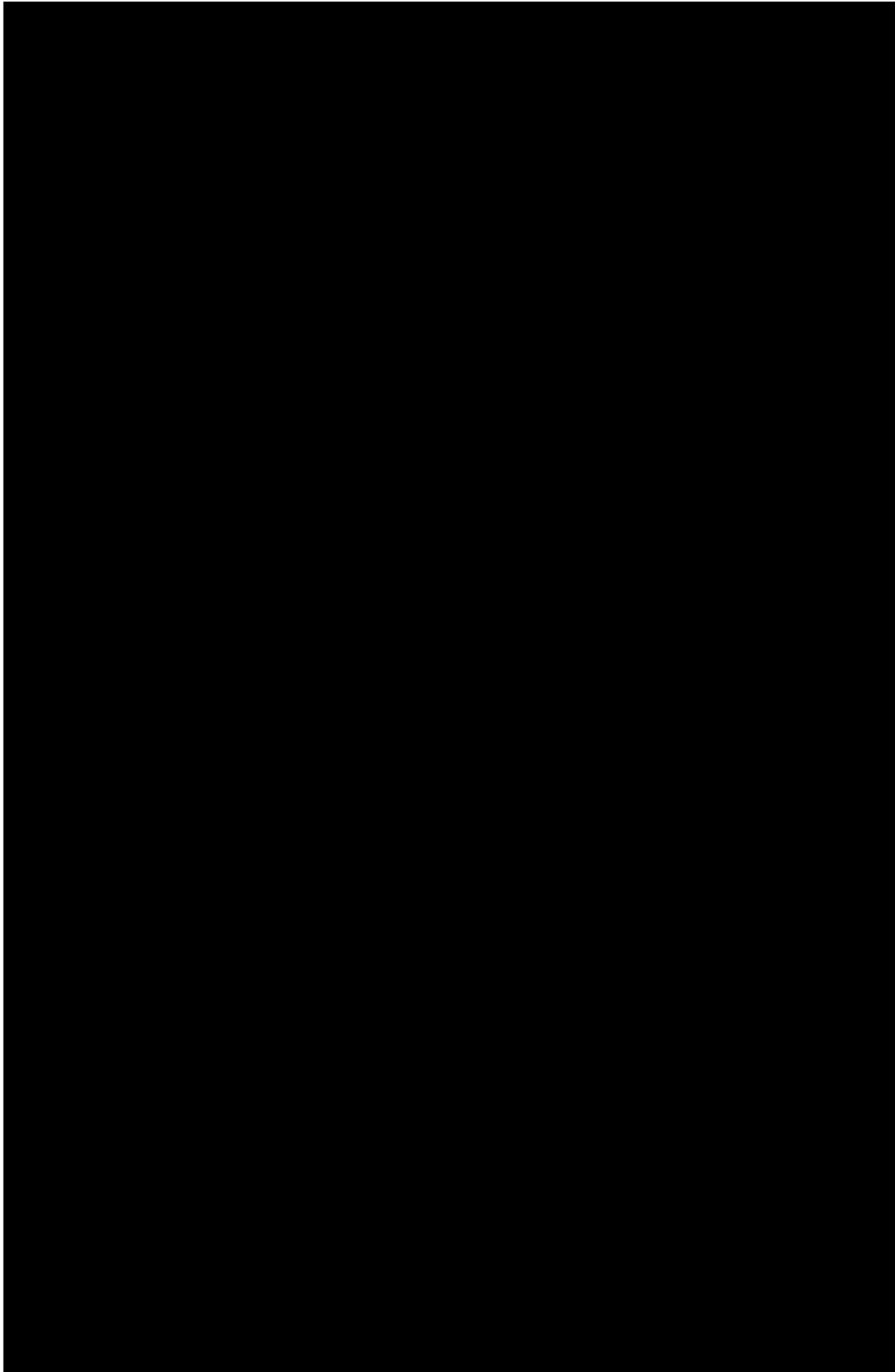
3.2 SUMMARY EXTERNAL ANALYSIS

Dating from the mid 19th Century, Edensor House is a colonial-style farmhouse. Whilst it once existed as part of an expansive allotment of land and is now hemmed in by low-scale modern development, the reduced allotment is larger than those surrounding, and the dwelling is sited diagonally. In relation to the current subdivision pattern. Partially encircled by a now enclosed but original verandah, the dwelling predominantly retrains its original footprint and hipped roof. Despite superficial changes to the external render, the dwelling appears to retain original features including its chimneys. No detailed internal inspection has been undertaken.



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EDENSOR HOUSE



DRAFT HERITAGE ASSESSMENT

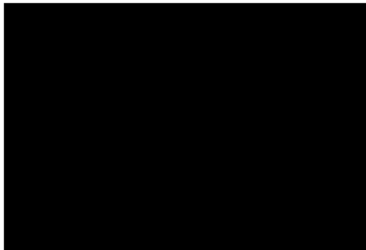
EDENSOR HOUSE

4. SUMMARY COMPARATIVE ANALYSIS

4.1 INTRODUCTION


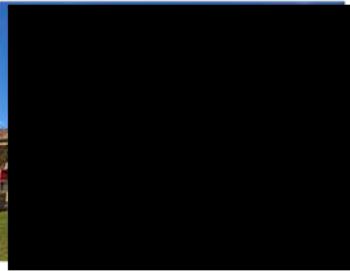
The following summary comparative analysis outlines the majority of the other heritage-listed 19th Century homesteads, cottages, and dwellings in the Fairfield Local Government Area. This includes all those that date from or are described as colonial, Georgian and Victorian era except for the Slab Hut that has been relocated to the Fairfield Museum and the Victorian Cottage which is in a considerable state of disrepair at 45 Chifley Street, Smithfield. The significance of these places is recognised through the heritage listing process, either at state level on the State Heritage Register and/or at local level on the Local Environmental Plan.

4.2 SUMMARY OF 19th CENTUARY HOMESTEADS, DWELLINGS & COTTAGES

Building	Significance	Listing
Horsley Complex (homestead) 	<p>Horsley Complex is a substantially intact core of a colonial farm estate with its original 1830s bungalow, outbuildings, plantings, layout and entry within a remnant rural landscape setting which is now rare in the Fairfield LGA and on the Cumberland Plain. Horsley is integral to the history of Fairfield and the history of New South Wales, from its initial granting to Colonel Johnston as reward for his role in suppressing the Castle Hill rebellion.</p> <p>The single storey house is a direct copy of an Indian Bungalow, built of rendered brick made by convicts, with a high, hipped, shingled (later corrugated iron) roof. The walls are of stuccoed convict brick made on the property, strengthened by simple pilasters and between them are projecting panels with an arched recess in which the windows are set.</p>	SHR - State FLEP-Local

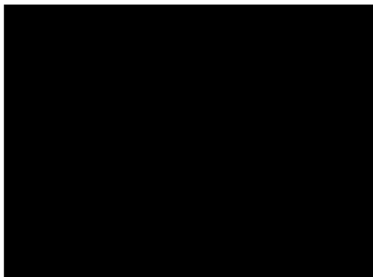
DRAFT HERITAGE ASSESSMENT

EDENSOR HOUSE

	The roof is over an almost square arrangement of bedrooms opening from central drawing room, sitting room and dining room, a classic Indian bungalow design, of the type built in Bengal. Pillared verandas at front and back were included under the main roof and enclosed at either end by corner rooms.	
Bonnyrigg House, Bonnyrigg 	Bonnyrigg House is thought to be the oldest standing building in the City of Fairfield (1826). It has architectural and aesthetic significance as a rare surviving example of Colonial Georgian architecture and is thought to have been designed by Colonial Architect Francis Greenway as the master's residence of the Male Orphan School complex. The house is the only remaining standing structure of the first male orphan school complex in Australia, apparently designed by Alexander Kinghorne, and the only complete example of his building design.	SHR - State FLEP-Local
Ettinger House, Canley Vale 	Located at 214 Sackville Street, Ettinger House is a local example of a Victorian "high style", and one of the oldest buildings in Fairfield City. High quality detail includes fretwork barge boards and cast-iron valance. In good condition, now fully reconstructed. Ettinger House has significance for its association with Philipp Ettinger.	FLEP-Local

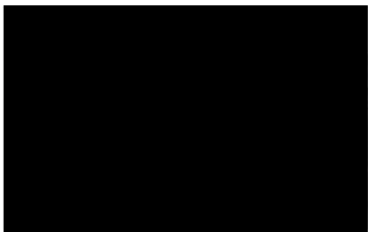
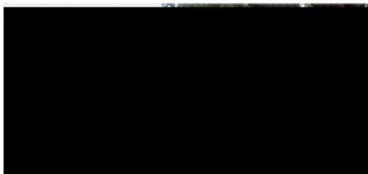

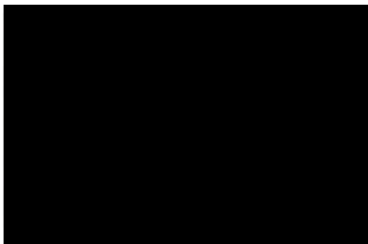
DRAFT HERITAGE ASSESSMENT

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<p>Georgian House, Smithfield</p> 	<p>Located at 43 Stinson Street, this house is a typical example of a Victorian Georgian style house, with large verandah supported on original posts. Some detail lost but few other alterations. Of social and historical significance as former Mayor's home.</p>	FLEP-Local
<p>Georgian House, Old Guildford</p> 	<p>Located at 24 Shackel Avenue, this Inter-War, Georgian Revival style, in immaculate condition. Rare for the City and a particularly good example. Beautifully constructed in face brick, with characteristic symmetry, fine proportioning, and restrained detailing. Outstanding chamfered verandah posts of special note. Virtually intact. The best of the older houses in the Old Guildford area.</p>	FLEP-Local
<p>Slab Cottage, Smithfield</p> 	<p>Located at 76 Chifley Street, this is one of the oldest surviving buildings in the city, and one of few old buildings to survive from Smithfield settlement. This is one of timber slab construction, now rare in the Sydney region.</p>	FLEP-Local
<p>Georgian House, Canley Heights</p> 	<p>Located at 10 Rosedale Street, it is likely that this dwelling most likely dates from the mid-late 19th Century, despite being recorded on the inventory as being Federation in style. The hipped corrugated iron roof with bell cast verandah, bull nosed and returning to both sides.</p>	FLEP-Local


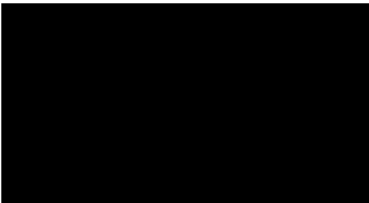
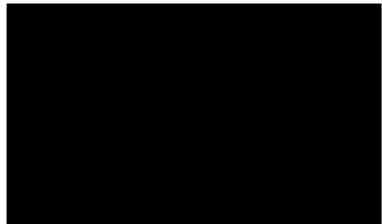
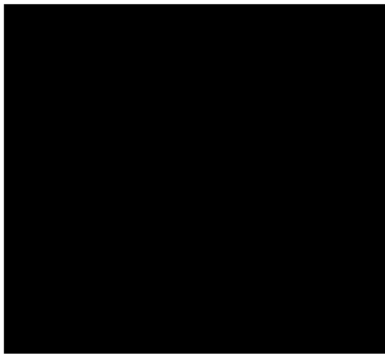
DRAFT HERITAGE ASSESSMENT

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<p>Victorian Cottage, Fairfield</p> 	<p>Located at 542 The Horsley Drive, this vernacular Victorian workers cottage is one of the oldest surviving brick cottages on The Horsley Drive.</p>	FLEP-Local
<p>Victorian House, Carramar</p> 	<p>Located at 1 Matthews Street, the pair of late Victorian period buildings in good condition, in a relationship typical of nineteenth century homesteads. Of a type that is rare for the city. Good examples of Victorian Georgian and Victorian vernacular. Two of the oldest Carramar buildings.</p>	FLEP-Local
<p>Victorian House, Fairfield</p> 	<p>Located at 63 Wolseley Street, this is one of the oldest surviving houses in the city. Freestanding, Victorian period, Italianate terrace style house, with decorative stucco work. The only example of this period and style in the area, built by a local tradesman. Originally stood in open fields. Retains much of its original stucco detail but let down by removal of the original smooth render. Outbuilding at rear, a rare local example of servants quarters, complements the building.</p>	FLEP-Local
<p>Victorian House, Fairfield</p> 	<p>Located at 63 Station Street, this large Victorian period house has local significance as one of the oldest houses in the city. Possibly a farmhouse originally. Characteristic Victorian detailing of interest includes the scalloped barge boards and original cast iron brackets. Set on prominent corner site.</p>	FLEP-Local

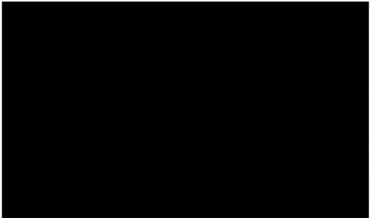
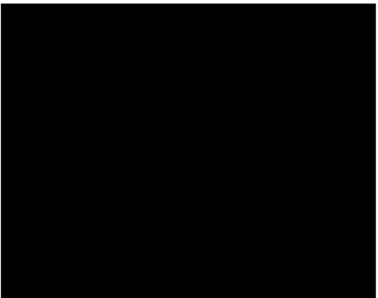
DRAFT HERITAGE ASSESSMENT

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<p>Victorian House, Guildford</p> 	<p>Located at 1 Kay Street, this dwelling is a "high style" Late Victorian residence, which is rare for the city. One of the oldest houses on this side of the railway line and distinguished by its elaborate window and door decoration. Much altered but capable of reconstruction. Forms a good facing pair with No 2 Kay Street opposite. Local significance.</p>	FLEP-Local
<p>Victorian House, Smithfield</p> 	<p>Located at 8 Megan Avenue, this is one of the best-preserved early houses of the district. Good example of a Victorian Georgian design. Notable for its excellent face brickwork but has also suffered some unsympathetic alteration. Historical associations with early pioneer families of the area. Local significance.</p>	FLEP-Local
<p>Victorian House, St Johns Park</p> 	<p>Located at 9-11 Melbourne Street this is probably one of the oldest building in St Johns Park. Would have been a farmhouse originally, representative of the early pattern of development along the creeks. Although much altered the building retains its original form and character.</p>	FLEP-Local
<p>Victorian House, Fairfield</p> 	<p>Located at 161 Polding Street, this is a rare example, for Fairfield City, of a two storey Victorian period residence. Has suffered major alterations but retains much original detail of interest, including the French windows and iron lace balustrade. Large site and long driveway lined with camphor laurels contribute to the buildings Victorian identity.</p>	FLEP-Local

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<p>Victorian Cottage, Canley Vale</p> 	<p>Located at 94 Canley Vale Road, this Victorian/Federation style dwelling is one of the oldest and the best of the City's residential buildings. Designed by Government Architect's office, making it one of the few architect designed houses in the city. Good quality timber detail. Social and historical significance as a record of the development of public-school education in the area.</p>	<p>FLEP-Local</p>
<p>Westacott Cottage, Canley Vale.</p> 	<p>Located at 110 Railway Parade, this cottage is an example of a Late Victorian period, rendered masonry cottage, rare in the study area. Unusual combination of parapet and verandah form in the one building. In good condition and with much interesting original timber and render detail. Of historical significance for its association with William Westacott and the creation of a railway station at Canley Vale, close by. Local significance</p>	<p>FLEP-Local</p>

DRAFT HERITAGE ASSESSMENT

EDENSOR HOUSE

5. ASSESSMENT OF HERITAGE SIGNIFICANCE

5.1 INTRODUCTION

This section considers the heritage significance of Edensor House based on the available information including historical background and basic physical analysis.

5.2 HISTORICAL THEMES

The Heritage Council of NSW provides a document that was prepared in October 2001 in relation to the relevant themes to consider when assessing heritage significance. The following three themes are considered relevant to the subject site.

NATIONAL THEME	STATE THEME	LOCAL THEME/EXAMPLE
2. Peopling Australia	Convict	(Requires inspection and further research to establish convict involvement with the building of the residence in c.1838-40)
2. Peopling Australia	Migration	Fabric and Ferraro tenures: activities and processes associated with the resettling of people from one place to another (international, interstate, intrastate) and the impacts of such movements.
3. Developing local, regional and national economies	Agriculture	Used as a market garden
3. Developing local, regional and national economies	Pastoralism	Former pastoral property
3. Developing local, regional and national economies	Environment - cultural landscape	[Relates to the site of the now former artificial lake of Edensor Park at Bosnjak Park]
4. Settlement	Accommodation	Edensor House English farmhouse constructed c.1838-1840 (pre-1842)
4. Settlement	Land Tenure	Changing land uses - from rural to suburban.
4. Settlement	Towns, Suburbs and villages	Subdivision pattern and changes from 1872 onward

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5. Working	Labour	Rooms would be present in house/rear wings to house maids and other property staff members.
8. Developing Australia's cultural life	Domestic life	Floorplan of house demonstrates the response of house design to patterns of use, required amenities and expectations of the time. Thought to be unchanged in the core of the building – see the Conflicts over Conservation, Edensor House case study.
8. Developing Australia's cultural life	Leisure	Property hosted Sydney Hunt Club event, and Bossley family use of the artificial lake for boating
9. Marking the phases of life	Persons	John Brown Bossley and family, W.H. Harris and son, Billy Harris.

5.3 NSW HERITAGE CRITERIA

An assessment of cultural significance of Edensor House, has been undertaken below against the seven NSW Heritage Criteria. This assessment is based wholly on the historical information available as well as the physical and comparative analysis.

a) *Historical Significance*

Edensor House is significant as a homestead dating from the 1840s and as a remnant of pastoral activities in the early colonial period.

b) *Historic Associational Significance*

John Brown Bossley is representative of the early land developers of the colonial period. He developed land in a number of districts in the colony before serving as an Alderman on the Patrick Plains Municipal Council and was a person of significance to the district throughout much of the nineteenth century.

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William Henry Harris as a prominent landholder in the area who 're-assembled' parts of the Bossely's Edensor Park property, which were ultimately re-subdivided, creating the pattern of the suburb.

c) Aesthetic and/or Technical Significance

The building remains an obvious and rare example of an early farmhouse, complete with original verandah, hipped roof form and chimneys. Without an internal inspection it is difficult to ascertain any internal aesthetic qualities or specific technical achievements.

d) Social and/or Cultural Significance

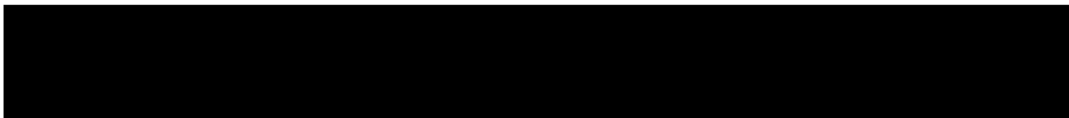
Likely valued by the National Trust of NSW and other community groups – consultation required.

e) Research Potential

Edensor House was constructed by convicts using convict made bricks and other materials and skills that are largely undocumented. The building provides an opportunity to gain a better understanding of how these buildings were made during this early phase in the colony's development. It has been recommended as a site of potential archaeological significance.

f) Rarity

This building is rare because it has survived into the 21st century. While there are buildings of a similar age in NSW, the particular 'English farmhouse' style chosen by Bossley may be comparatively rare. Inspection and further comparative research required.

g) Representativeness

This building is representative of buildings of a similar nature that were constructed during the early stages of the Colony.

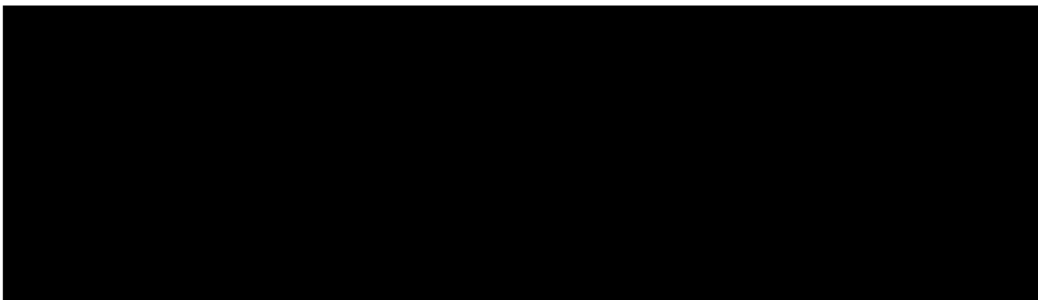
DRAFT HERITAGE ASSESSMENT

EDENSOR HOUSE

5.4 STATEMENT OF SIGNIFICANCE

Edensor House sits was constructed C1840 by John Brown Bossley and was lived in by the Bossley family for most of the nineteenth century. Sitting on the crest of a hill it was constructed as a working farmhouse for the Bossley family and named after the village Bossley was born in Edensor House has been highlighted as a building of considerable heritagesignificance in every history and heritage report that has been written since the 1980s.

The first of these documents, written in 1986, is the history that was written by Fairfield Council Archivist Vance George. Of this period and of Edensor House he stated that:



It is a building of considerable significance not only in terms of history but in terms of archaeological, historical and scientific research potential. It was not possible as part of this process to undertaken an examination of the building itself at this stage. It is recommended that it is appropriate for such an assessment to be undertaken in order to understand the nature of the significance of this important building.

The degree of the significance of the building to some extent will rely on its integrity of the historic form and layout of the building. A report undertaken in 1993 suggests that despite a lot of alterations there may still be a significant amount of the original fabric of building extant and that has been covered by subsequent layers. It is very likely able to be restored or reconstructed. The essential replacement/repair of fabric and detailing like-for like will not affect the significance of the place by achieving the restoration of the overall form and detailing of the place based on physical and documentary evidence.

The 'Conflicts over Conservation - Edensor House' case study contains a few images of the property with the original verandah – Some of these are sourced as being from a CD Rom at the Whitlam Library, and other from the collection of Jim Martin, a former resident at *Edensor* during the Kennedy's tenure. These should be sought by Council to inform their site inspection.

⁵⁶ Vance, G *A History of the Fairfield District* p79

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Previous Heritage Studies undertaken by Fairfield Council have stated that Edensor House is of potential regional significance for historical archaeological potential. This report concurs with that view. It is possible that the research potential of the place is significance at a state level. The scientific and archaeological information that is potentially obtainable from this site, in terms of understanding how bricks were made and how buildings were constructed for example, is relevant to the history of the state due to its age.

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EDENSOR HOUSE

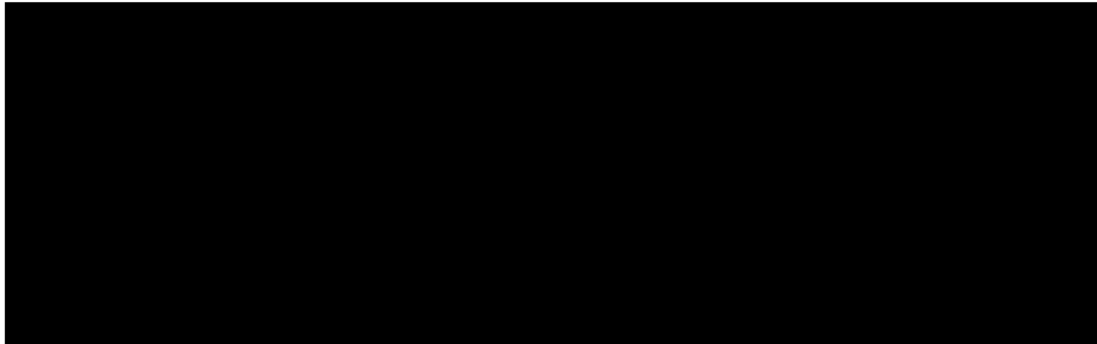
6. HERITAGE CURTILAGE REVIEW

6.1 INTRODUCTION

This section has been included to provide guidance in relation to curtilage of Edensor House.

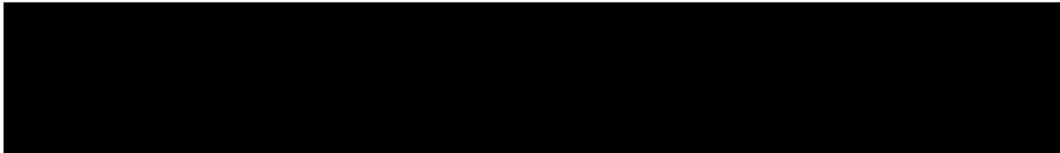
6.2 DISCUSSION OF CURTILAGE

The publication *Heritage Curtilages, prepared by the (former) Heritage Office, Department of Urban Affairs and Planning, 1996* ('publication') has been used as a guide to the determination of an appropriate curtilage for Edensor House located at 173-175 Edensor Road, Edensor Park.



The document describes *Lot Boundary, Reduced, Expanded and Composite* curtilages. Of most relevance to this assessment is the Lot Boundary Curtilage.

The publication describes a Lot Boundary Curtilage as extending to the boundary of the property containing the heritage item and outlines that this is the most common type of curtilage. The following commentary is provided in relation to Lot Boundary Curtilage:



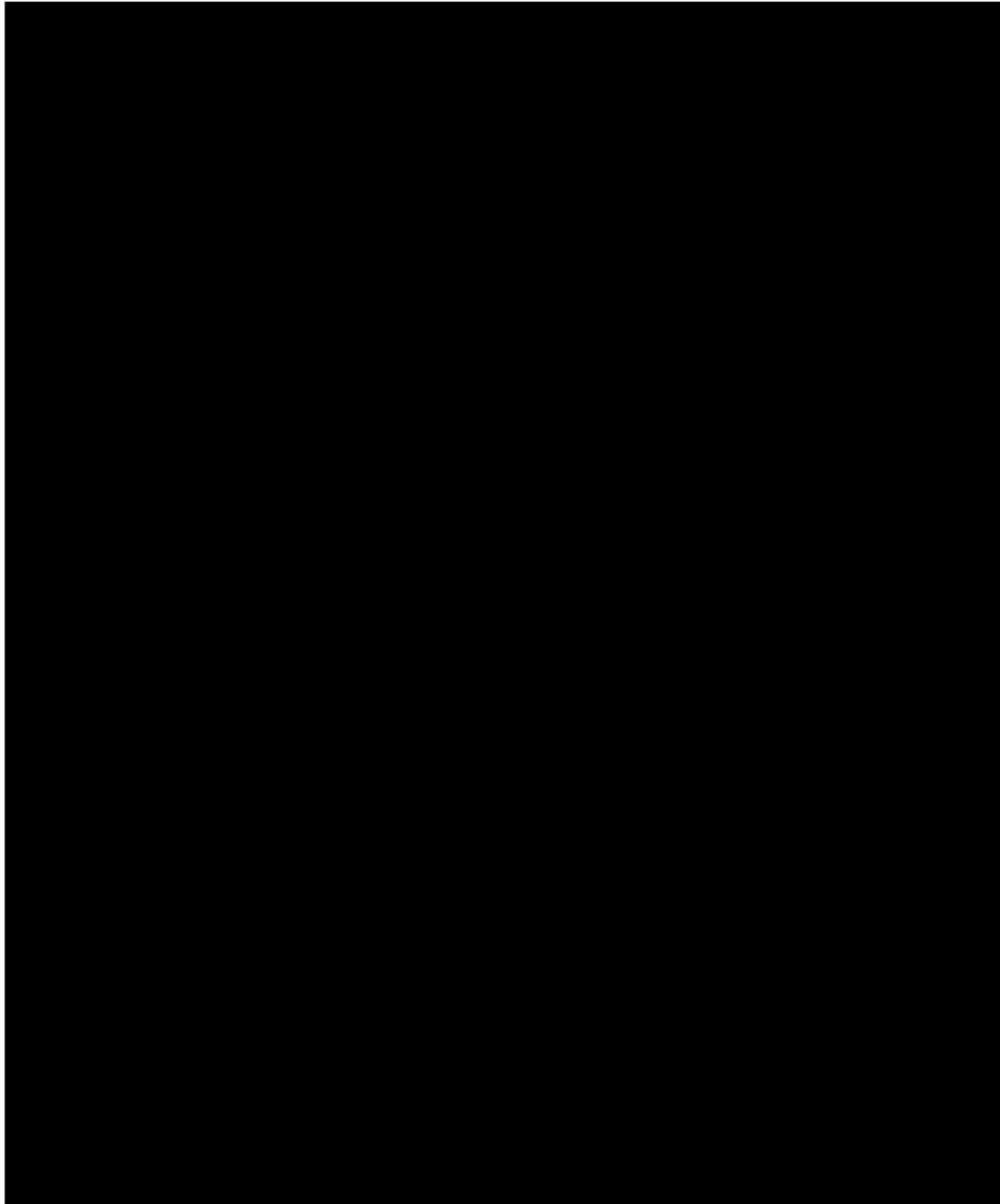
This type of curtilage can allow for the maintenance of links between remaining extant built and landscape elements, which are necessary to provide an understanding of the evolution and historic and social significance of the heritage item.

The historical analysis indicates that the property associated with the original farmhouse and property has been continually subdivided and reduced in size over time.

The house clearly occupies a curtilage defined by the current property boundaries. It is therefore recommended that the curtilage of the heritage item proposed as '*Edensor House, grounds and interior*' should be defined by the existing property boundary as shaded below.

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Whilst historical research does indicate that adjacent allotments are associated with the former farmhouse, the context has changed significantly, and the area has developed with little indication of the original or wider historic parcel.

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7. CONCLUSION AND RECOMMENDATION

Based on the available historical and physical evidence, as well as a comparative analysis of similar properties, it is evident that Edensor House meets the threshold for heritage listing at least at a local level and should be recognised for its significance to the Fairfield Local Government Area.

It is therefore suggested that Schedule 5 of FLEP be amended to include:

Suburb	Item Name	Address	Property Description	Significance	Item No.
Edensor Park	'Edensor Park' <i>(including grounds and interiors).</i>	173-175 Edensor Road, Edensor Park.	Lot 1 DP 775003	Local	Item 110

The FLEP heritage map should also be amended in accordance with the curtilage map shown at Figure 25 above.

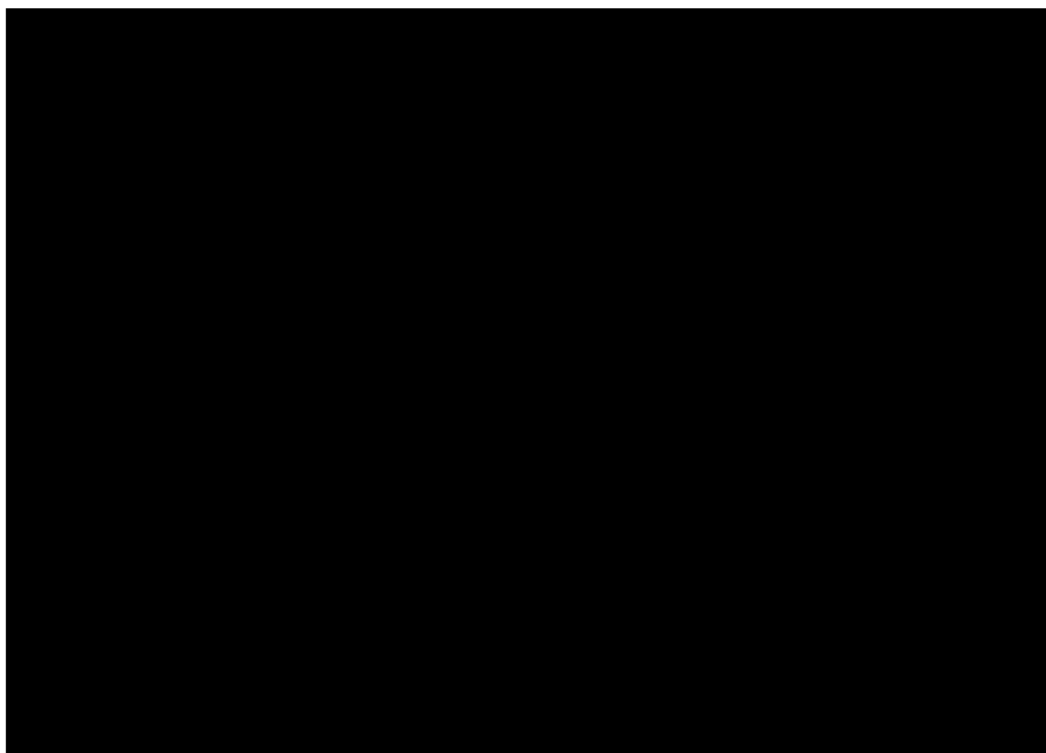
The following simple works could further enhance the integrity of heritage item:

- Removal of the verandah enclosure.
- Investigation and reinstatement of original external wall fabric surface.
- Reinstatement of timber windows and shutters.
- Repair and maintenance as required.



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PREPARED FOR
Fairfield City Council

JUNE 2025

DRAFT HERITAGE ASSESSMENT

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DOCUMENT / STATUS REGISTER

Issue	Date	Purpose	Written	Approved
DRAFT	09/06/25	Consideration for heritage listing.	VH/LG	VH

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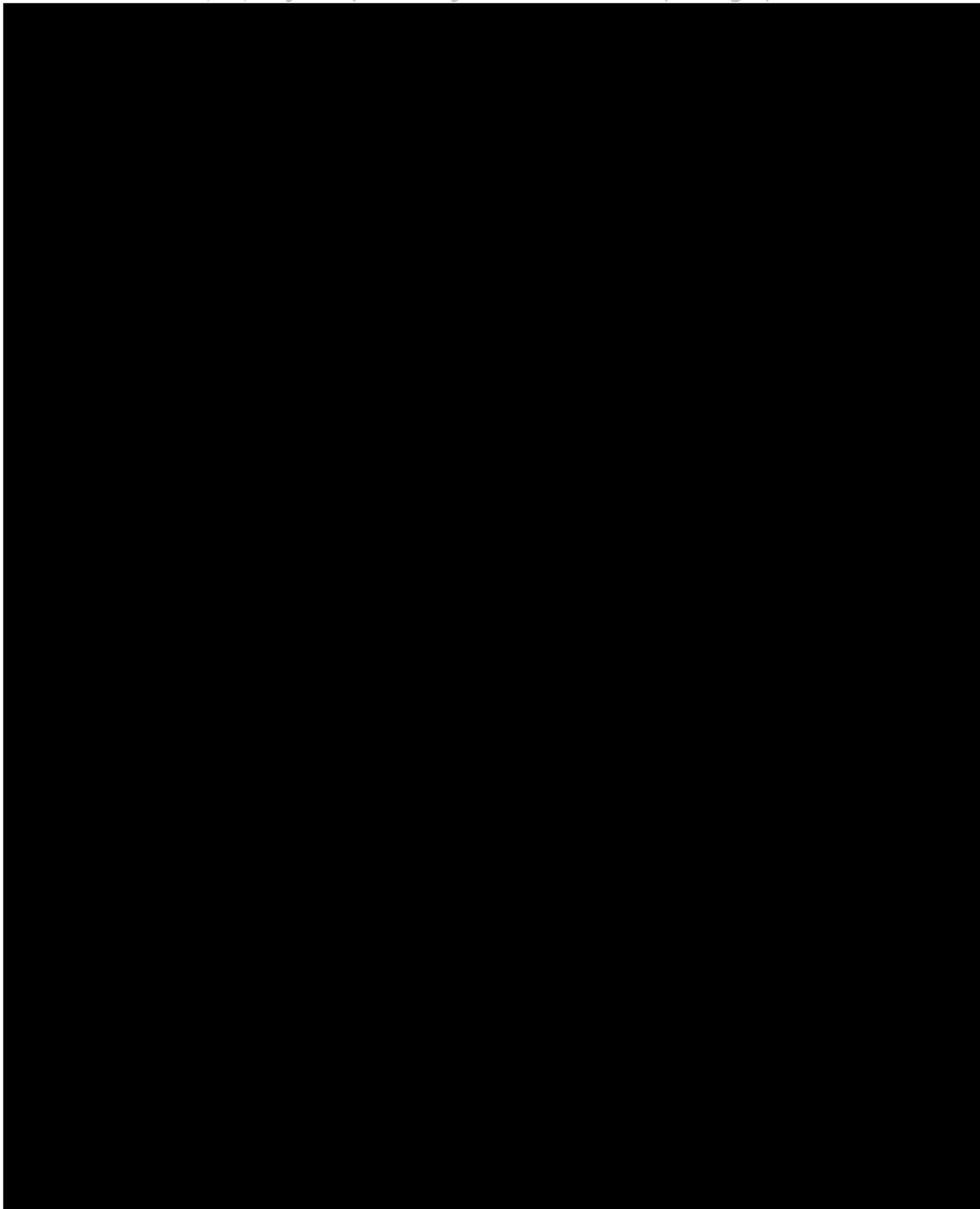
1. INTRODUCTION

1.1 PURPOSE

This heritage assessment has been commissioned by Fairfield City Council to further consider the significance of the property at 97 Vine Street, Fairfield, which is legally described as Lot 1 DP 1038743.

1.2 STUDY AREA

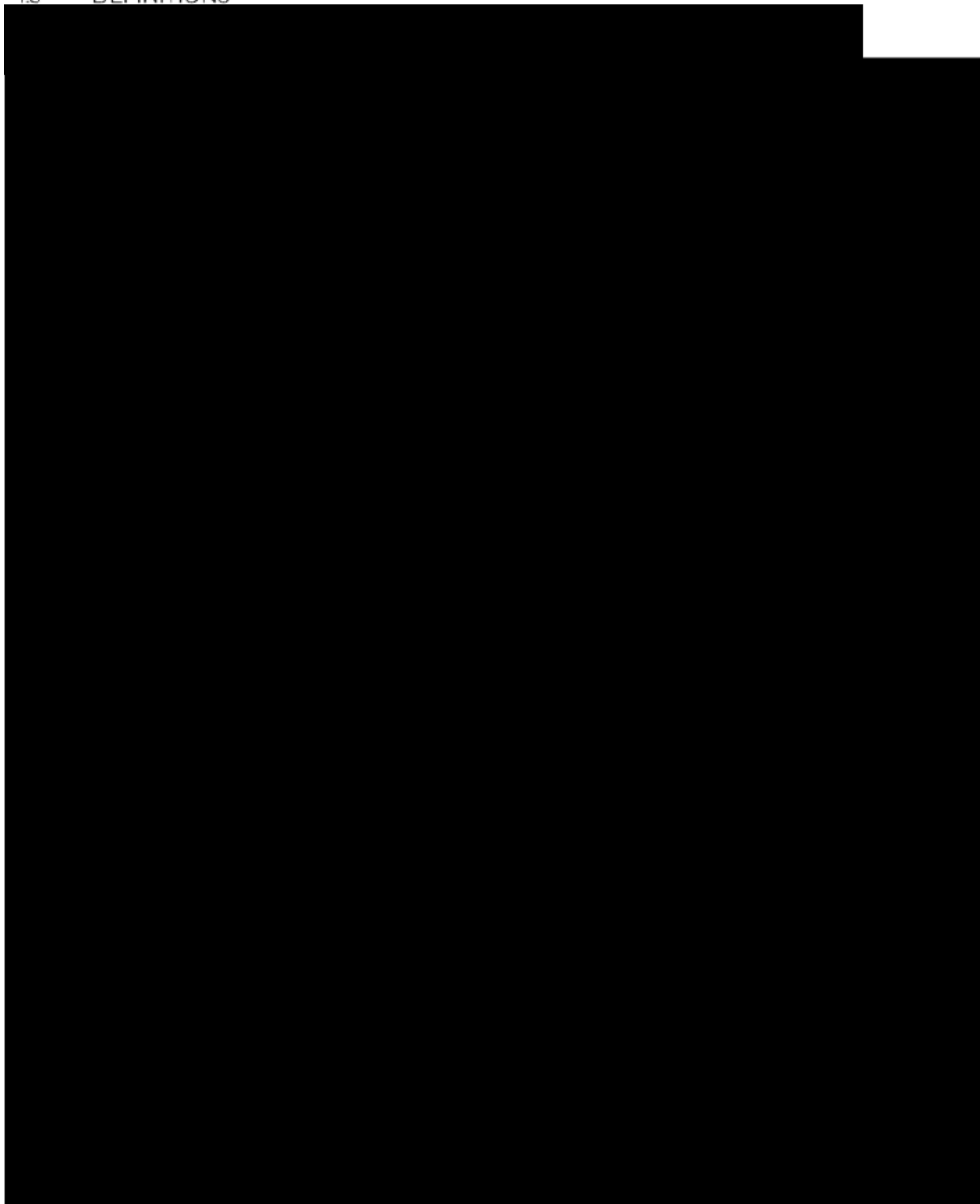
The location of the property is depicted in yellow on the aerial photograph below.



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13 DEFINITIONS



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1.4 STRUCTURE OF THE REPORT

The report follows the general guidelines for Assessing Heritage Significance published by the (former) NSW Heritage Office as part of the NSW Heritage Manual. This report also follows the methodology described in The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.

1.5 AUTHOR IDENTIFICATION

This document has been prepared by Vanessa Holtham, Heritage Advisor, Fairfield Council. The detailed history and background significance was prepared by Dr Liz Longdin and Dr Liz Gorman of Sue Rosen Associates.

1.6 STATUTE AND STANDARDS

The following were used to inform this preliminary heritage assessment:

- *Assessing Heritage Significance*, Department of Planning & Environment, 2023.
- *Fairfield Local Environmental Plan 2013* ('FLEP')
- Australia ICOMOS Burra Charter, 1999; and
- *Heritage Curtilages* published by the (former) NSW Heritage Office.

1.8 LIMITATIONS

This report does not include an Assessment of Aboriginal or archaeological significance. An internal inspection of any of the building has not been undertaken at this stage.

DRAFT HERITAGE ASSESSMENT

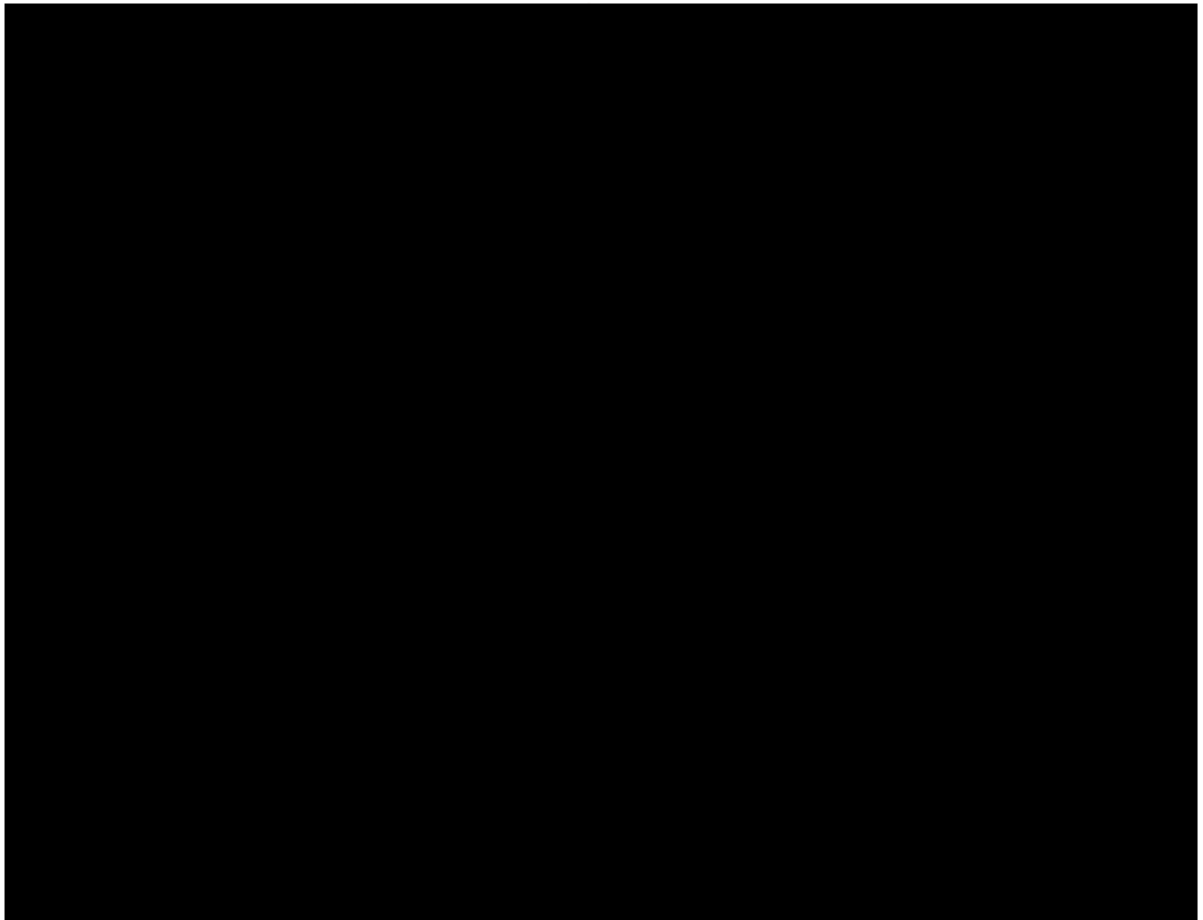
97 VINE STREET, FAIRFIELD

2. HISTORICAL ANALYSIS

2.1 EARLY OWNERSHIP AND DEVELOPMENT

2.1.1 Parish of St John Portions

The Parish of St John land grants containing the study site were originally granted in January 1806 to John Gowen. A First Fleeter, John Gowen arrived in the Colony in 1788 as a Marine Corporal aboard the *Sirus*.¹ He went on to be the Superintendent of Stores at Parramatta.² His Fairfield land portion totalled around 360 acres made up of 2 land grants; 100 acres on 1 January 1806, and 260 acres on 8th October 1816.³



¹ Ancestry.com.au: Kiama and District Historical Society memorial plaque: 'Mr John Gowen', 1977, <https://www.ancestry.com.au/mediaui-viewer/tree/173575149/person/252312065777/media/3d2910c7-2558-4015-9d57-c82ff742273e>; MHNSW; *Colonial Secretary's Papers, 1788-1856*, Main series of letters received, 1788-1825. NRS 898; Reel or Fiche Numbers: Reels 6020-6040, 6070; Fiche 3260-3312

² *The Biz*, 12 December 1956, p.26

³ LRS: PA 6891, CT Vol. 1030 Fol. 83

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2.1.2 Mark Lodge

Gowen sold the land to Captain John Horsley, who in 1825 was appointed Clerk of the Bench of Magistrates and in 1825 Coroner for Liverpool to investigate suspicious deaths. The land became part of Horsley's *Mark Lodge* property, which Horsley grew by acquiring portions of grants made to others – in this case, most notably, 'The Frenchman' Gabriel Marie Louis Huon de Kerilleau's *Castel Paul* estate. Now-demolished, *Mark Lodge* homestead was built in the centre of the estate, on an area now occupied by Fairfield District Hospital. Horsley used assigned convicts as clearing gangs and labourers to develop the estate. Along with his assigned miller, a millwright and a gardener, he grew corn, wheat and other products and ran a dairy of 50 cows, and ran a flour mill with 11 employees, most of them convicts. The estate grew so large that Prospect Creek formed its eastern and southern boundaries, and in the north, it extended so that it encompassed the whole of Fairfield's present day business area. After John's death, the Horsley family continued to live there for a further 6 years until 1840.⁴

At that time, *Mark Lodge* was put up for sale, and the 7-roomed cottage and associated lands were purchased by Dr William Bland, esteemed surgeon, politician and philanthropist. Despite his long and successful medical and public service career, he was eventually declared bankrupt in 1861 and died intestate in 1868, after developing Pneumonia.⁵

Bland's land at Prospect Creek went through several mortgages in the 1850s, and looks to have ultimately been sold following his bankruptcy declaration, in July 1862.⁶

On the 19th December 1882, 240 acres of the estate was purchased by Archibald Colquhoun Fraser, clerk of the peace and Francis Edward Rogers barrister in a Joint Tenant No Survivorship arrangement. Fraser and Rogers lodged the Primary Application to bring the land under Torrens Title on the 7th September 1891. The certificate of title was issued to them on the 22nd of September 1891.⁷

⁴ Mayne-Wilsons & Associates, 'A48 Capt. John Horsley Large Land Owner, Coroner & Magistrate' *Final Interpretative Signage Strategy for Liverpool Pioneers Memorial Park*.

⁵ John Cobley, 'Bland, William (1789–1868)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/bland-william-1793/text2027>, published first in hardcopy 1966

⁶ LRS: PA 6891

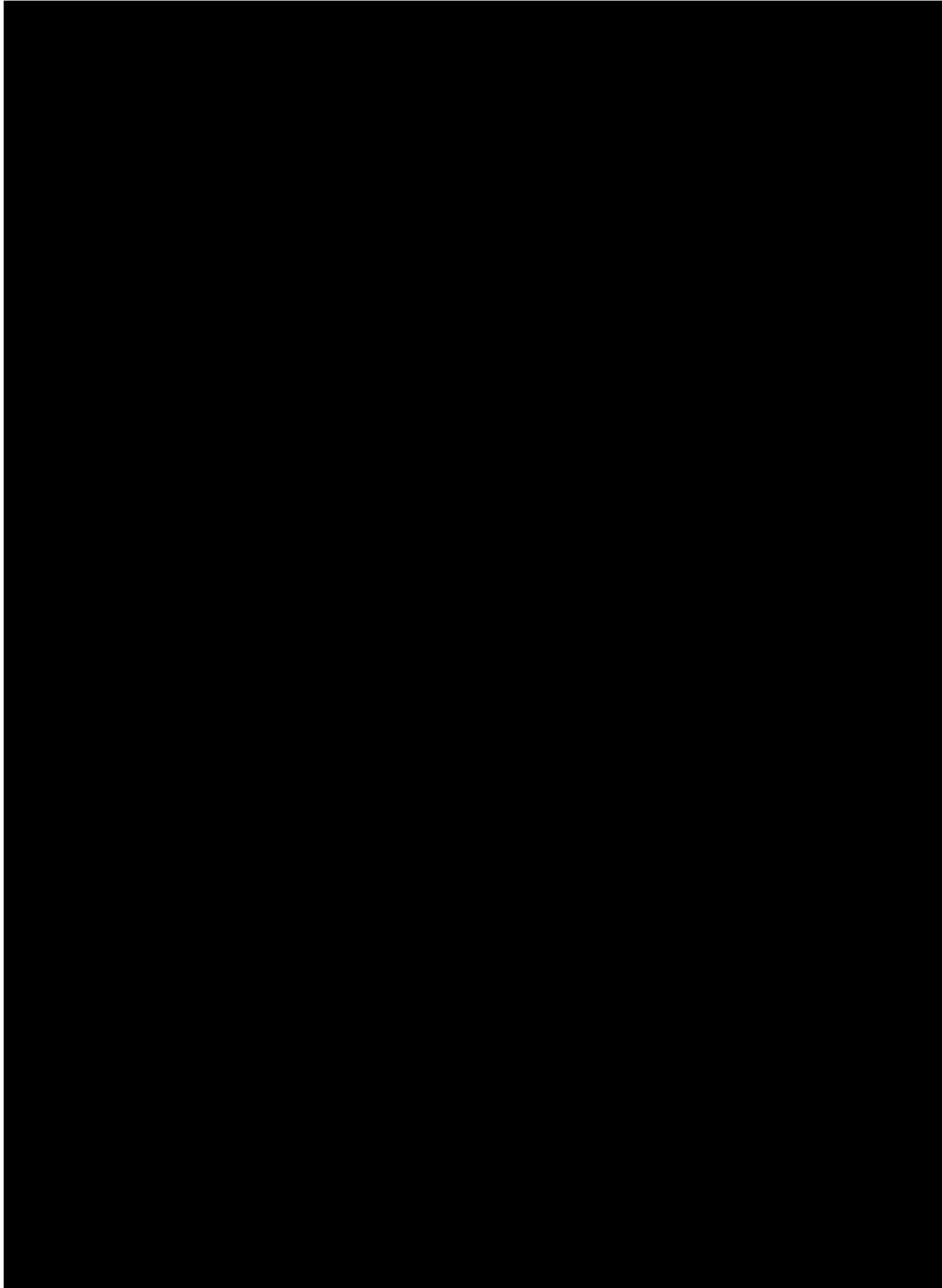
⁷ LRS: CT Vol. 1030 Fol. 83

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2.1.3 Mark Lodge Estate

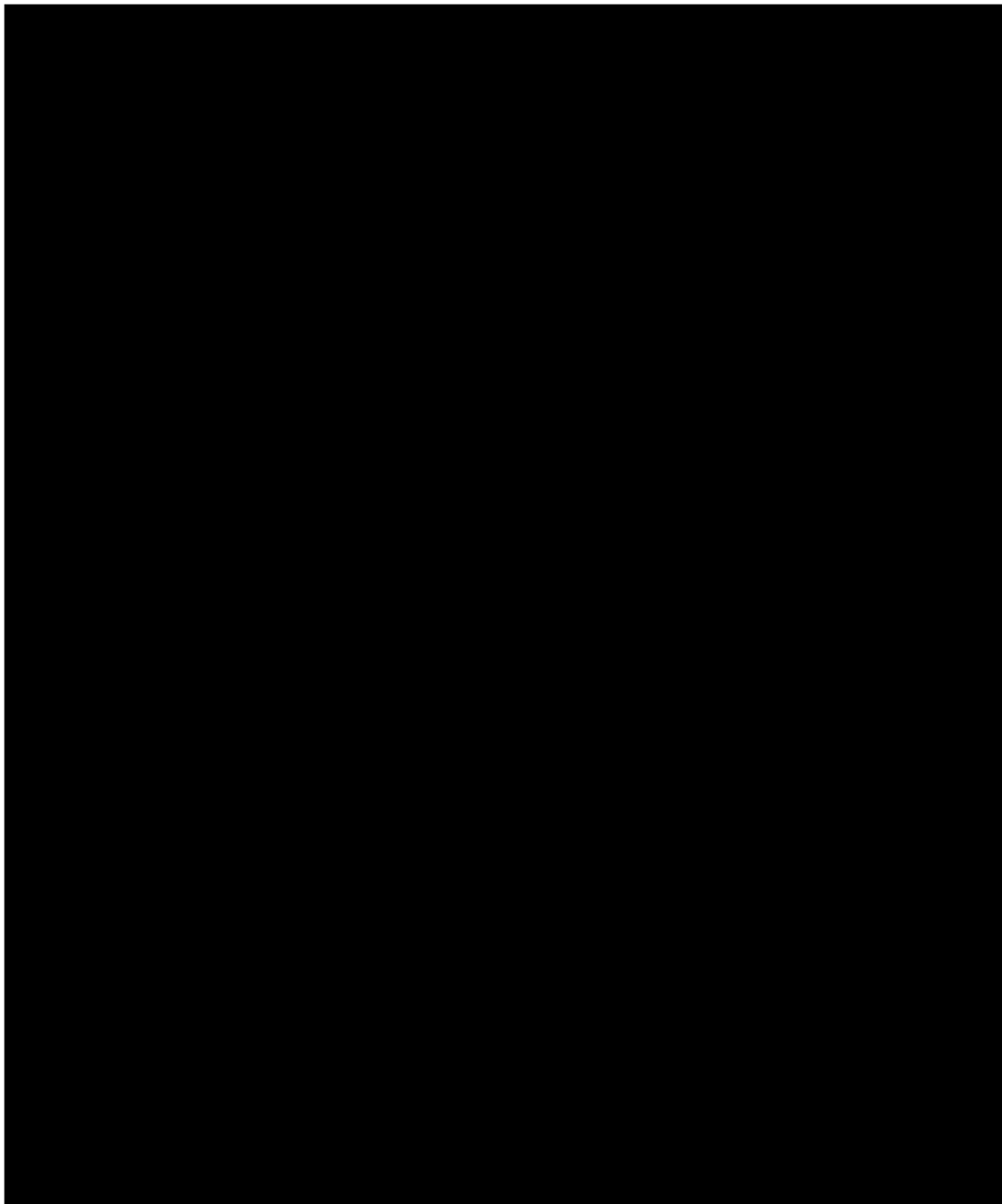
The land was surveyed and subdivided. Sales of allotments were first recorded in September 1892. In 1903, the subdivision was registered as Deposited Plan 4136.⁸



⁸ LRS: CT Vol. 1030 Fol. 83; DP4163

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On the 24th January 1895, the mortgagees of the land, being Robert Hamilton, John Hamilton and George Lea Wilson became the registered proprietors of the residue of the subdivision. The study site was Lot 18 of Section J of DP 4136 and had not been sold by the September 1903 production date of the title.⁹

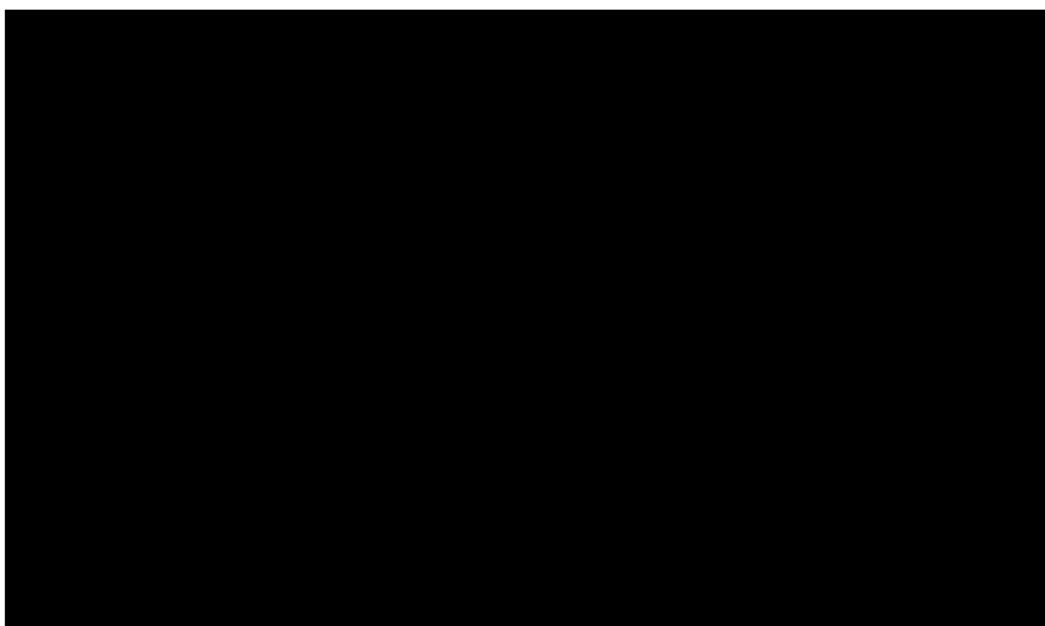
⁹ LRS: CT Vol. 1030 Fol. 83; CT Vol. 1490 Fol. 151

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2.1.4 Lot 18 / Section J / DP 4136

In April 1911, the certificate of title was produced for the 4 acre portion that contains the study site in the bend of Prospect Creek. Fairfield fitters labourer Leigh Broughton was the first owner, and held the property until September 1913, when he transferred the bulk of the property to Carl Konemann, farrier of Fairfield.¹⁰



Carl Wilhelm Heinrich Konemann was born on 26 July 1875 in Neukirchen, Pommern, then part of Germany and now located in modern-day Poland. He was the son of Heinrich Konemann and Amalia Radtke, and spent his early years in Imperial Germany, a nation that, by the late 19th century, was asserting its global presence both militarily and economically.¹¹

At the age of 19, Carl joined the Imperial German Navy, serving aboard the SMS Möwe, a Hawk-class gunboat involved in hydrographic surveys across the South Pacific. During a maintenance stop in Sydney in October 1899, Carl "jumped ship", and without leave, remained in Australia.¹²

¹⁰ LRS: CT Vol. 2136 Fol. 99

¹¹ Fairfield City Library: David Le Roy, *Neukirchen to New South Wales; The Konemann family in Australia*, n.d., p.3

¹² Fairfield City Library: David Le Roy, p.3

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Figure 8 – (Right) Photo of Carl Konemann in his German Naval uniform [Fairfield Council: H Teirney, 'Statement of significance: Carl Konemann's blacksmithing tongs and forged crowbar', Fairfield Museum and Gallery, 2009, p.2]

Settling initially in North Sydney, Carl met Jessie Morrison Scott, a Scottish immigrant who had arrived in Australia with her family in 1885. The two married on 23 June 1900 in St Leonards.¹³ Their only child, Doris Amelia Konemann, was born in April 1901. Sadly, Jessie passed away just weeks later, on 3 May 1901, due to puerperal septicaemia.¹⁴

Around 1904, Carl relocated to Fairfield, where he established a blacksmith shop in The Crescent, near the Bosc's sawmill in the rail goods yard. He soon became a well-known figure in the area, both for his skilled craftsmanship and community involvement.¹⁵ In 1906, he married Alice Emilie Lenal Jentsch, daughter of Paul Gerhard Jentsch and Emily Jane Upton.

¹³ Fairfield City Library: David Le Roy, p.3

¹⁴ Fairfield City Library: David Le Roy, p.4

¹⁵ Fairfield City Heritage Collection: David Le Roy, p.5; Stephen Gapps, *Cabrogal to Fairfield City: A History of a Multicultural Community*, Fairfield City Council, 2009, p.237

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Together, they had 15 children. Alice's brother, Gustavus Jentsch was the Mayor of Fairfield from December 1925 to June 1928.¹⁶

In 1907, Carl was officially naturalized as an Australian citizen. His application was supported by local civic leader and former mayor Walter Stimson, reflecting Carl's growing integration into Australian society.¹⁷ During this time, he also became involved with the Rebekah Lodge, part of the Independent Order of Odd Fellows, demonstrating his commitment to community service and mutual aid associations.¹⁸

Konemann commissioned Authur Patmore to build him a timber weatherboard cottage at 97 Vine Street as his family home following the purchase of the land in 1913.¹⁹

His German heritage became a point of contention during World War I. In 1916, Carl faced accusations of making disloyal statements and was convicted of using "insulting language" toward a neighbor. Though fined, he narrowly avoided internment, a fate that befell many naturalized Germans during the war.²⁰ Community pressure escalated, with some residents petitioning for his internment, and the fallout forced him to move his blacksmith business from The Crescent to his own property on Vine Street. Konemann family stories relate that Carl was also 'required' to build the wool-scouring weir nearby at Prospect Creek in order to avoid internment.²¹

The weir, built to separate the creek's tidal salt water from the fresh water that was needed for washing the wool at the wool scourers on the northern bank of Prospect Creek, also had the added benefit of ensuring a source of fresh water for the Konemann property at Vine Street. Accounts noted that after the water was used for washing the wool, Carl had built drains for the water to run onto his property to irrigate his vegetables and orchards; relatively self-sufficient, the Konemann's 3¾ acres produced home grown vegetables and fruit, as well as cows, pigs, fowls and ducks. The weir has since been demolished.²²

¹⁶ Fairfield City Library: David Le Roy, pp.5-6; Fairfield Museum and Gallery: H Teirney, 'Statement of significance: Carl Konemann's blacksmithing tongs and forged crowbar', 2009, p.5

¹⁷ Fairfield City Library: David Le Roy, p.5

¹⁸ Fairfield City Library: David Le Roy, p.5

¹⁹ Stephen Gapps, *Cabrogal to Fairfield City: A History of a Multicultural Community*, Fairfield City Council, 2009, p.268

²⁰ Fairfield City Library: David Le Roy, pp.7-10

²¹ Fairfield City Library: David Le Roy, p.12; Stephen Gapps, *Cabrogal to Fairfield City: A History of a Multicultural Community*, Fairfield City Council, 2009, p.268

²² Fairfield Museum and Gallery: H Teirney, 'Statement of significance: Carl Konemann's blacksmithing tongs and forged crowbar', 2009, p.5

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Konemann improved the Vine Street property, building and operating a smithy with a forge and carpentry bench; the blacksmith shop was located on the site of now-101 Vine Street, but no longer exists. A building application was made in 1925 for 'C. Konemann, additions to Workshop, wood with iron roof, part of lot 18, Section J, in Vine Street'.²³ Konemann has been credited with building (and rebuilding) the once timber Vine Street bridge over Prospect Creek, which succumbed to flooding variously over time; the now-concrete bridge built in 1995 is named after him.²⁴

The blacksmith's shop operated on the Vine Street site by Carl, and later his son Paul, until the 1940s. The Statement of Significance for Carl Konemann's Farrier's pincers and crowbar which are collection objects held by the Fairfield City Museum and Gallery note the following about Konemann's blacksmith business at Vine Street:

"The blacksmithing business operated out of a large galvanised shed supported by roughly hewn tree posts. On his "Bill Head" (Invoice Statement), Carl referred to himself as a Blacksmith, Farrier and Coach Builder.

Carl Konemann's smithery had a coal fired Champion forge with bellows and a chimney flue to allow the gas fumes from the coal to escape. The coal was delivered regularly, and the iron and steel were sent by train in the early days from William Aitkins, Sussex Street, Sydney. His son, Cecil recounts the standard equipment of swages, vices, anvils and grindstones for sharpening, with all his tools hung on racks ready for quick retrieval so that there was no delay when working with molten metal.

In an extension at the back of the blacksmith's shop, Carl had a carpenter's bench with coach building tools to build sulkies fitted with carbide lamps. He would make the metal wheel on an iron wheelplate heated over a bark fire, then doused in cold water to shrink the wheel to the required size and thickness. Sledgehammers would have been used to drive the tyre onto the wheel. Harry Clements would do the painted finish. Carl made a sulky for his eldest son Carl, so that he could carry his drum kit to play in his band at local dances in Fairfield, Guilford and Liverpool.²⁵

²³ Fairfield City Library: 1925 Municipality of Smithfield and Fairfield Council Minutes, BA 1925/141

²⁴ Fairfield Museum and Gallery: H Teirney, 'Statement of significance: Carl Konemann's blacksmithing tongs and forged crowbar', 2009, p.5

²⁵ Fairfield Museum and Gallery: H Teirney, 'Statement of significance: Carl Konemann's blacksmithing tongs and forged crowbar', 2009

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Figure 8 – Carl Konemann on the right wearing his protective leather apron, outside the blacksmith's shop [Fairfield Council: H Teirney, 'Statement of

significance: Carl Konemann's blacksmithing tongs and forged crowbar', Fairfield Museum and Gallery, 2009, p.3]

Kim McKerihan collected oral accounts from long-time residents of Fairfield of their childhood memories for about Konemann's paddock and the blacksmith's shop in *Reflections of Fairfield*:

*"From Konemann's paddock you could walk over to the wool wash where the wool was washed and sorted. Konemann's blacksmith shop used to be another favourite spot to spend some time when kids. You could watch them shoe the horses from the various bakers' yards or play in the horse drawn sanitary carts that were there for repair. Then when you got home you were in big trouble because of the smell of your clothes."*²⁶

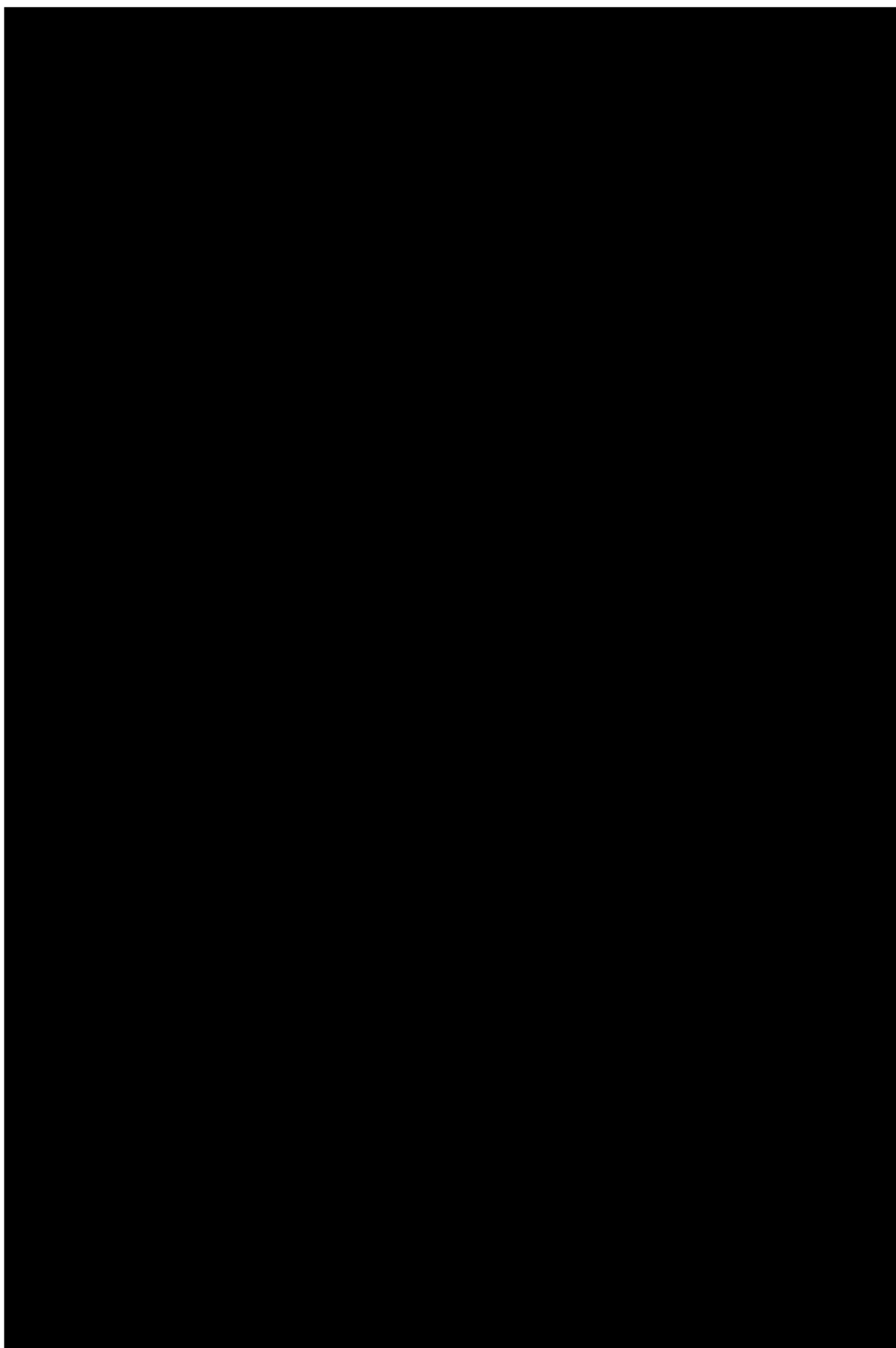
When Konemann's business closed, most of the smithing and farriering equipment was sold to the local sanitary contractor, EC (Jim) Goodsell of Wentworthville, and the shop was dismantled. The smithy was visible in a 1943 aerial but gone by 1947.²⁷

²⁶ Kim McKerihan, Mr Ken Morris' account in *Reflections of Fairfield*. A Fairfield City Council Project. 1989

²⁷ Fairfield Museum and Gallery: H Teirney, 'Statement of significance: Carl Konemann's blacksmithing tongs and forged crowbar', 2009, p.2

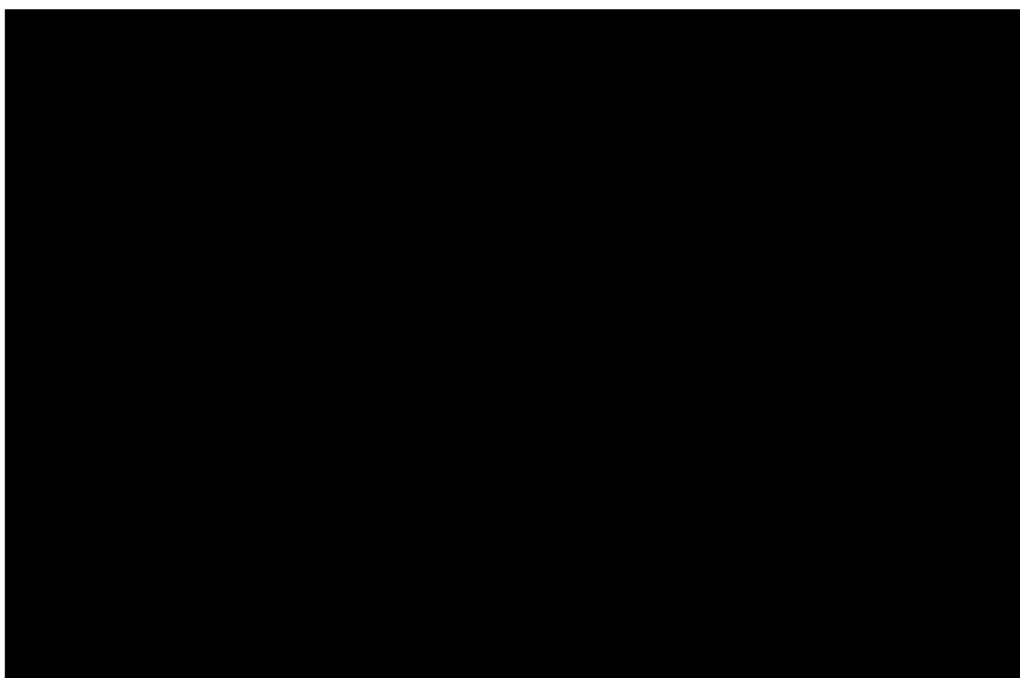
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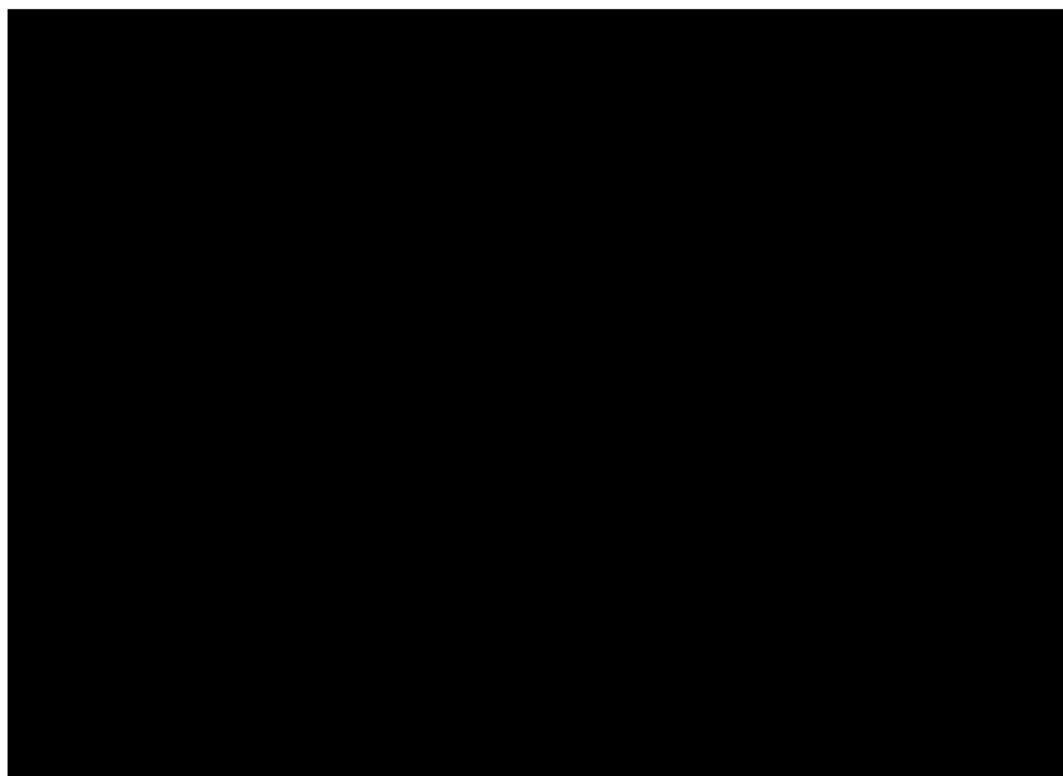


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Carl celebrated his 80th birthday in 1955. The local paper reported:



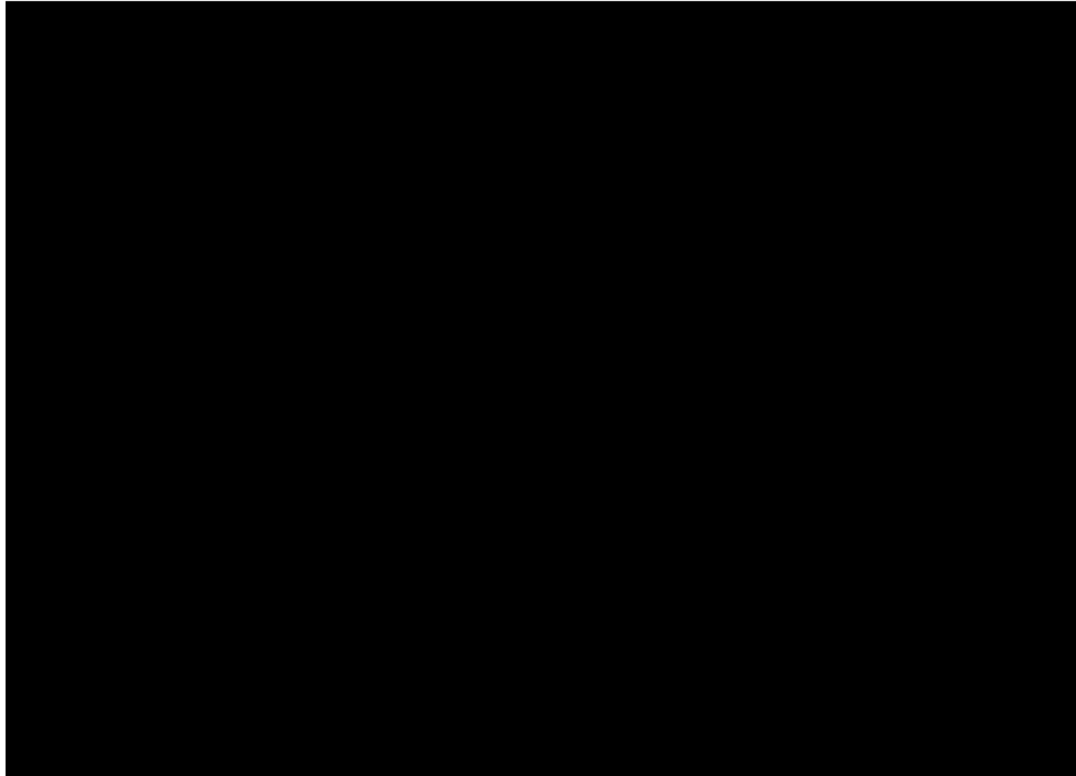
²⁸ The Biz, 27 July 1955, p.7

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2.1.5 Lot A / DP 421667

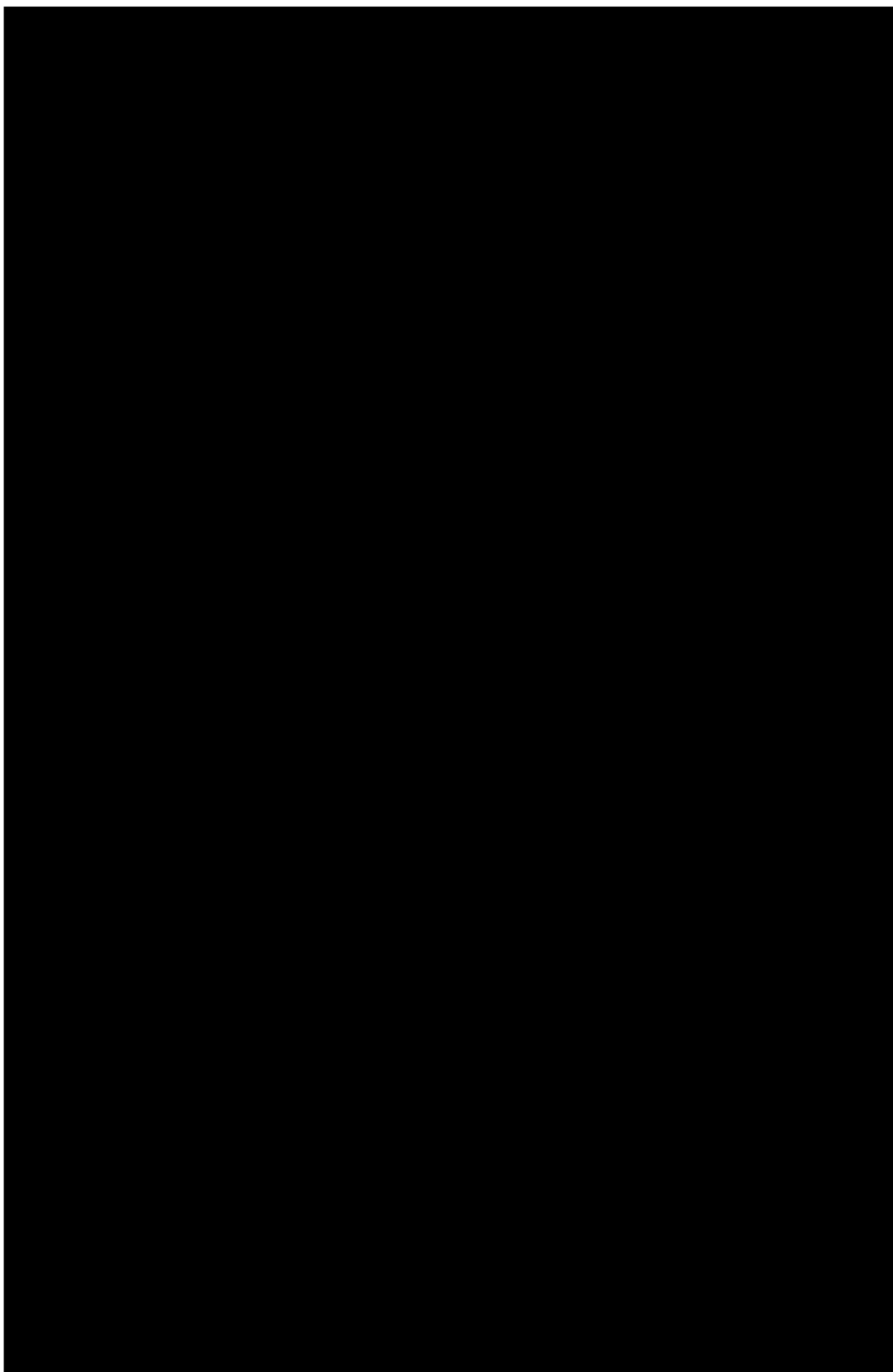
Sadly, Carl's wife Alice passed away in 1956. In 1958 Konemann went about subdividing the property into three lots, retaining the largest, Lot A, which contained his house. Lot B was transferred to his daughter Marie Violet and her husband David Shaw, and Lot C to his son Carl Heinrich Gerhard Konemann, both on the 23rd of March 1959.²⁹



²⁹ LRS: CT Vol. 2407 Fol. 77

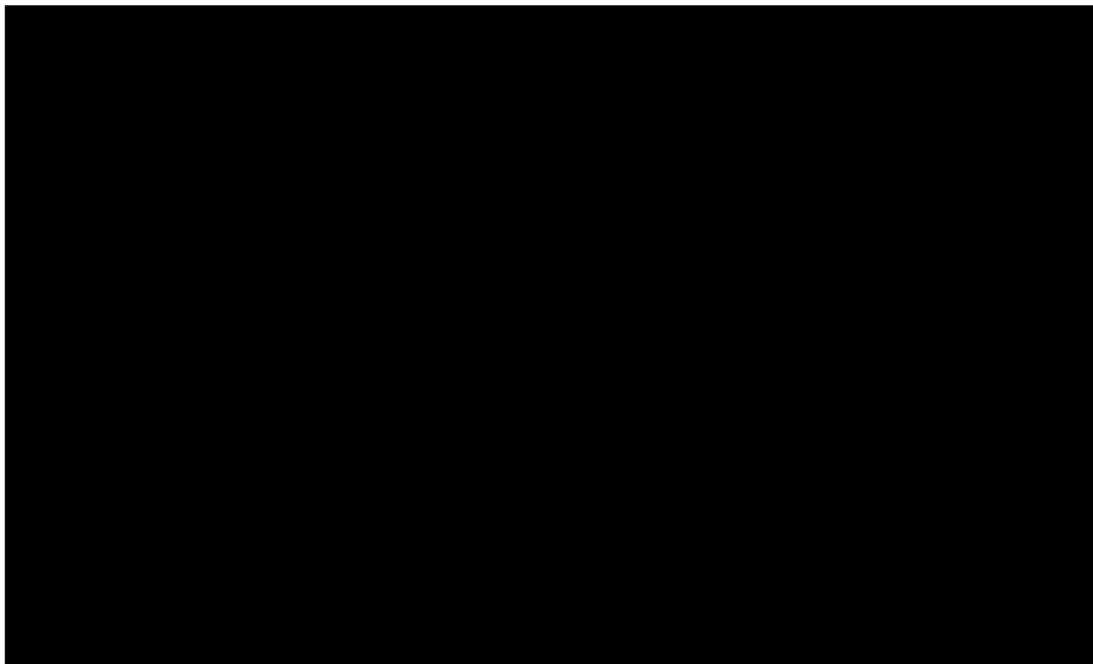
DRAFT HERITAGE ASSESSMENT

97 VINE STREET, FAIRFIELD

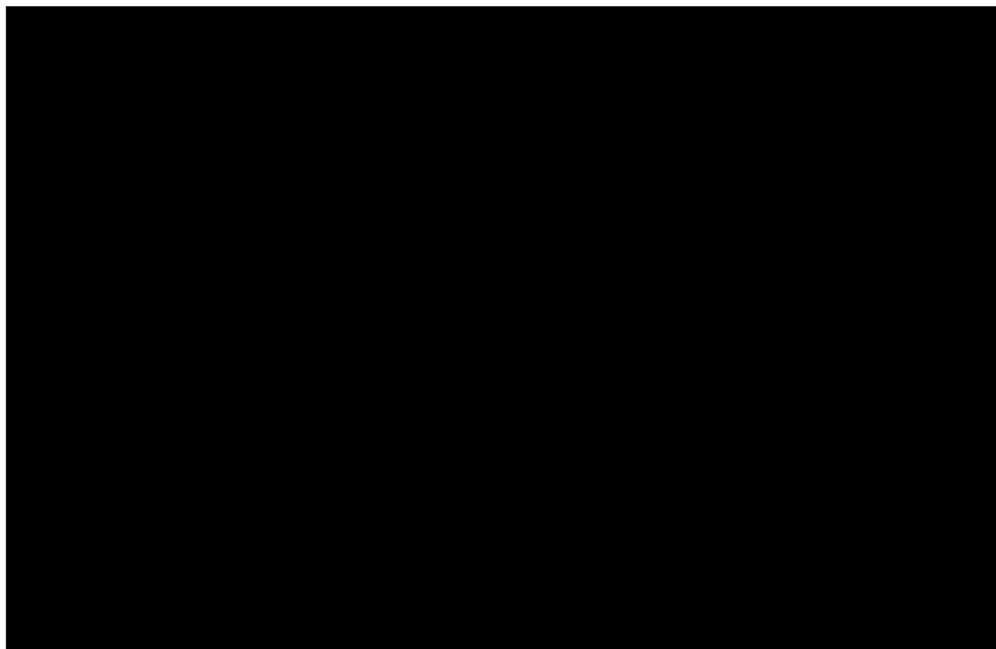


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Carl Konemann passed away, on the 1st of October 1967, aged 92. He was remembered fondly in the local press as a man of [REDACTED] in his trade, someone who [REDACTED] [REDACTED] and left behind a legacy of skilled craftsmanship, community spirit, and family devotion:



³⁰ *The Biz*, 12 October 1967, p.2

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Lot A at 97 Vine Street was transferred to son Carl Heindrich Konemann on the 8th of March 1968. It passed out of family hands in January of 1970, when it was sold to Leslie Roy Davison, Fairfield crane driver.³¹

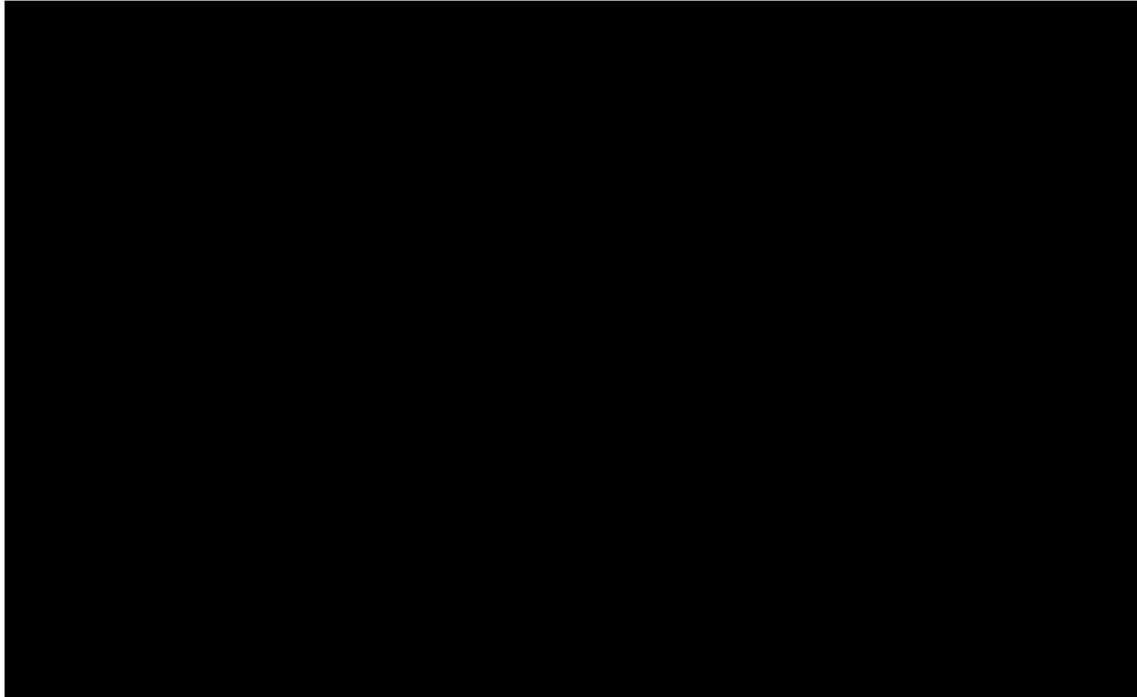
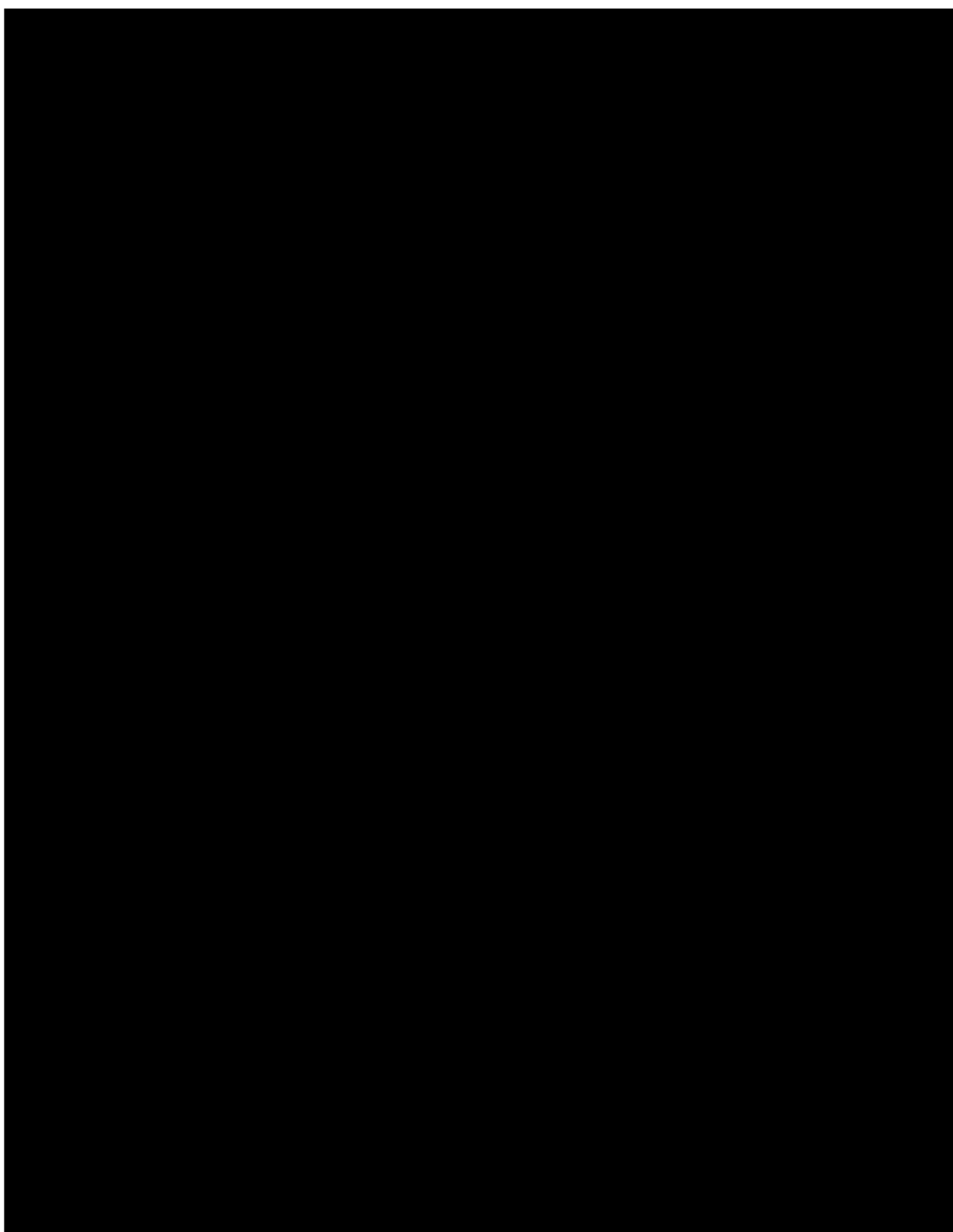


Figure 17 – Detail from 1970s panoramic photograph showing the flood at Horseshoe Bend at Fairfield Park. 97 Vine Street, now owned by Leslie Davison is indicated. [Fairfield City Heritage Collection: Flooding at Horseshoe Bend in Fairfield Park (1970s)]

³¹ LRS: CT Vol 8399 Fol. 171

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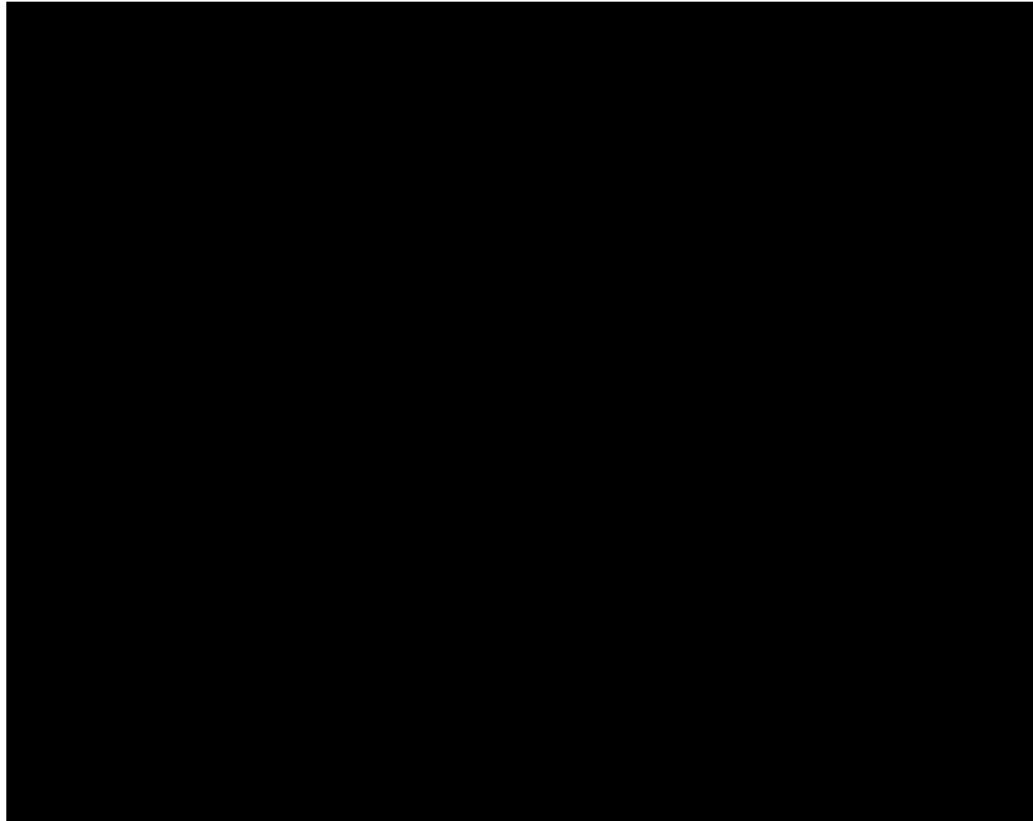


Davidson kept horses and had a training track in the rear paddock, visible in the 1970s aerials, and letters to the council record its presence into the 1990s. Correspondence from Council in

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97 VINE STREET, FAIRFIELD

1983 also note that flood mapping has identified the property as being liable to flood water inundation.³² In February 1991, Fairfield Council's Lower Prospect Creek Floodplain Management Study identified that 97 Vine Street had been identified as being eligible for the voluntary purchase scheme under the Flood Mitigation Programme. The offer was extended to Davison if he wanted to sell to Council.³³ This offer was not taken up, and Davison retained the property.



³² Fairfield City Council: Fairfield Vine Street 97 – Property Historical File, Fairfield City Council Letter to Mr L R Davison, 20 January 1983, Ref 9.28796

³³ Fairfield City Council: Fairfield Vine Street 97 – Property Historical File, Fairfield City Council Letter to Mr L R Davison, 28 February 1991, Ref G03-26-010, 28796 SF:LK

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2.1.6 Council Acquisition

Council offered again in January 1999, this time for the rear paddock as part of the Open Space Land Acquisition Program in late 1998/early 1999. After an extended period of negotiation and valuation, it was agreed in May 2001 that the land would be subdivided into two lots: 1 would contain the house and immediate garden, with the remainder of the acreage to be Lot 2, which Council would purchase for \$400,000. The application to subdivide was approved October 2001.³⁴

In March 2002, Deposited Plan 1038743 was registered: Lot 1 is the boundary profile of 97 Vine Street at the time of this report.³⁵

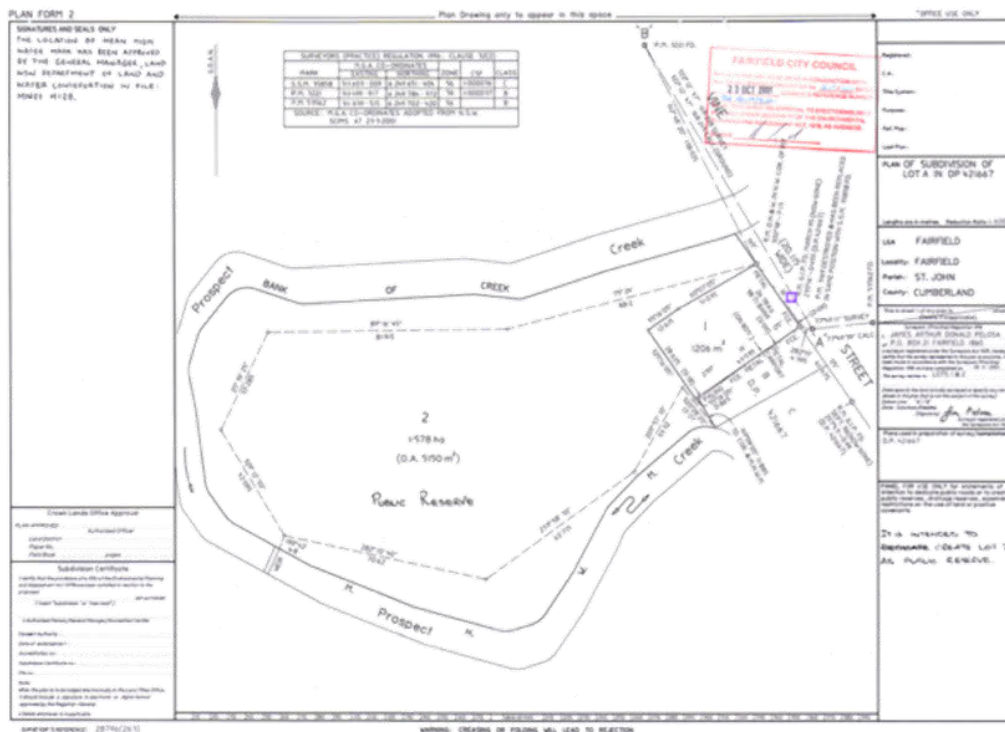


Figure 23 – 2001 subdivision plan of Lot A DP421667 into 2 Lots. Council purchased Lot 2 for \$400,000. Davison retained Lot 1. [Fairfield City Council: DP1038743]

³⁴ Fairfield City Council: Fairfield Vine Street 97 – Property Historical File; DA1827/2001, Notice of Determination of a Development Application for Subdivision, 23 October 2001

³⁵ LRS: 1/1038743

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In July 2002, Council applied and was approved to demolish the stable shed, as well as a timber lean-to and a carport on Lot 2. This cleared the site of structures, and remaining possessions of the former (and deceased) tenant of 97 Vine Street, Mr Maurice Pearce, from the site to proceed with the floodway construction.³⁶

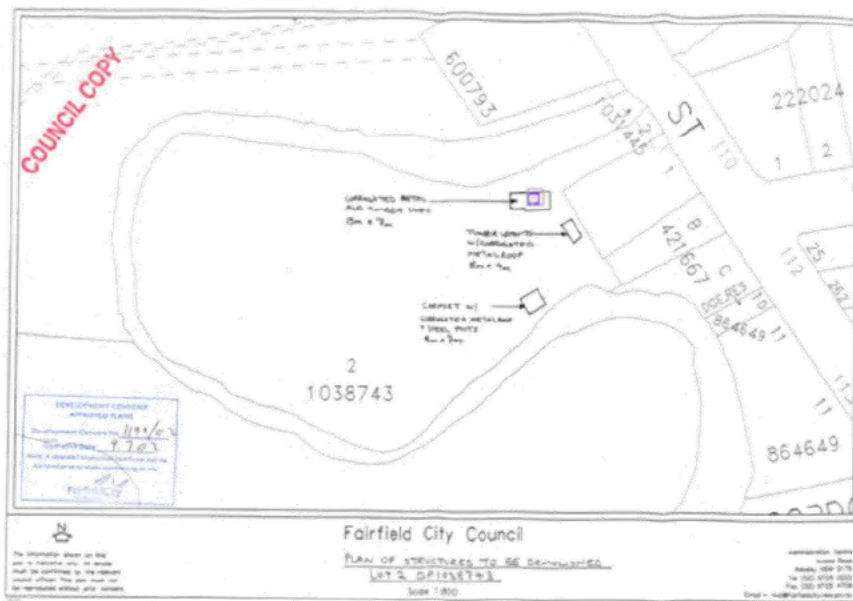


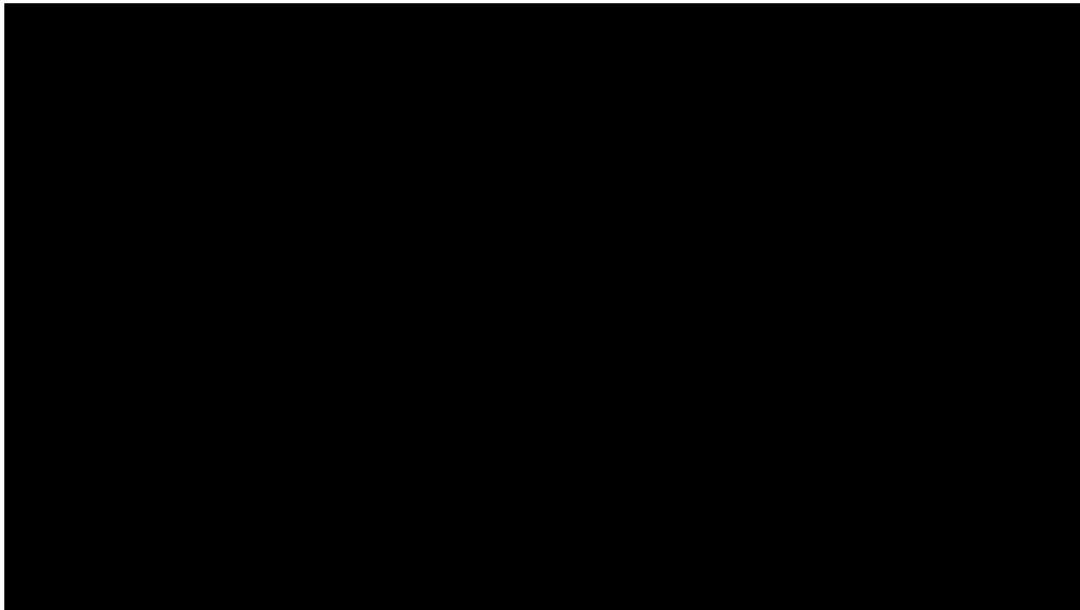
Figure 25 – Plan to demolish the structures on Councils' Lot 2/1038743 [Fairfield City Council: Fairfield Vine Street 69-85 - Development Application - 11_07_2002 - Historical File (KV) note Demolition of outbuildings]

³⁶ Fairfield City Council: Fairfield Vine Street 97 – Property Historical File, Services Committee Minutes 12 November 2002, Item 320

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In 2006, Fairfield Council purchased Lot 1 of DP1038743 being the study site at 97 Vine Street under the flooding voluntary purchase scheme. Following the purchase, the potential heritage significance of the place was assessed by heritage architect Graham Hall, and he concluded that despite various alterations, it could be considered for heritage listing; this did not go ahead in 2006. After leaving the house vacant for a few years, Council leased the site out in 2011 and the Vietnamese Mutual Support Association became the tenants, using the place as a 'centre to enhance the well-being of elderly persons including holding Tai-Chi and computer classes'.³⁷



³⁷ Fairfield City Council: Fairfield Vine Street 87-97 – Property (Part 1) - Historical File

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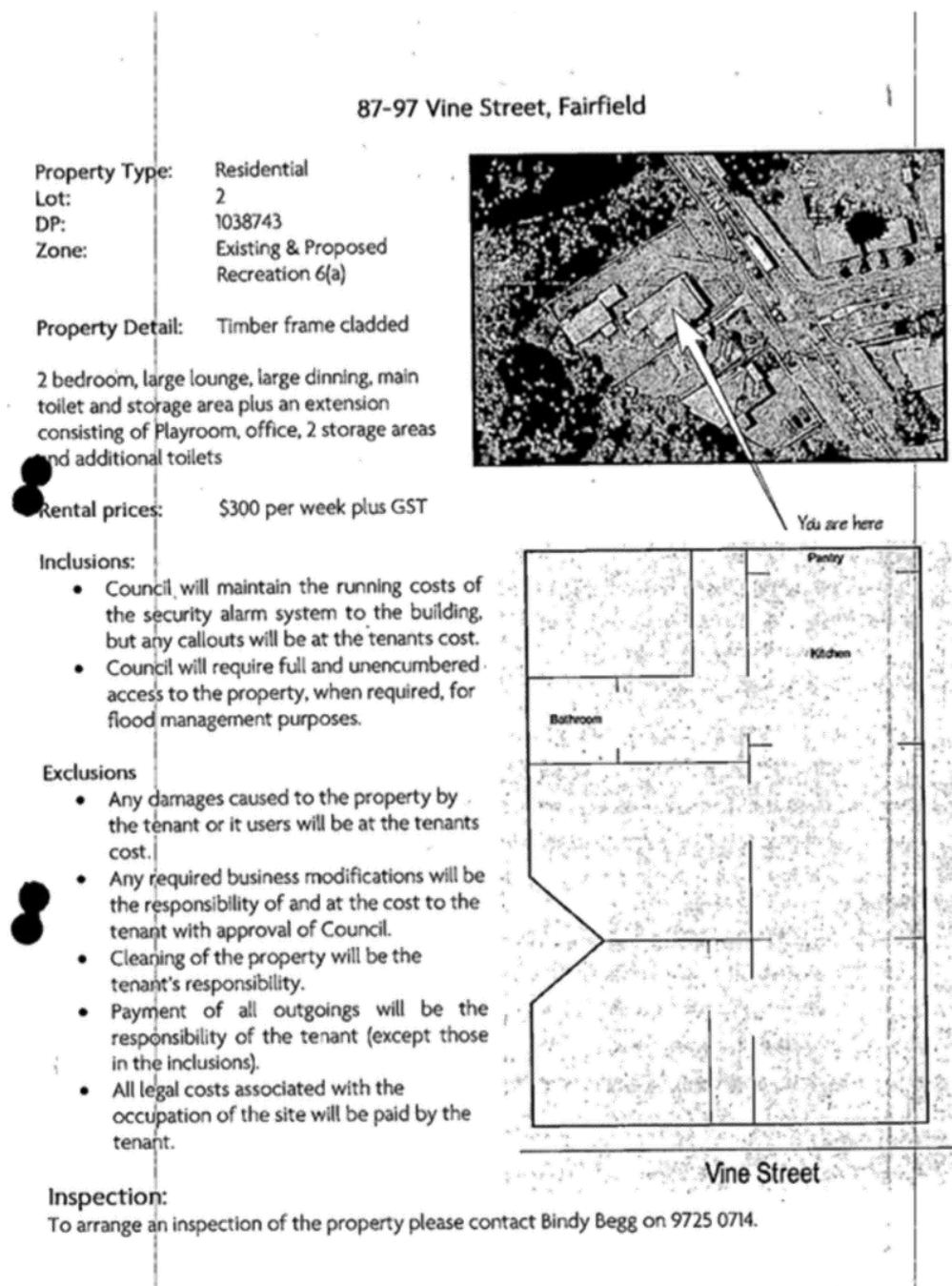
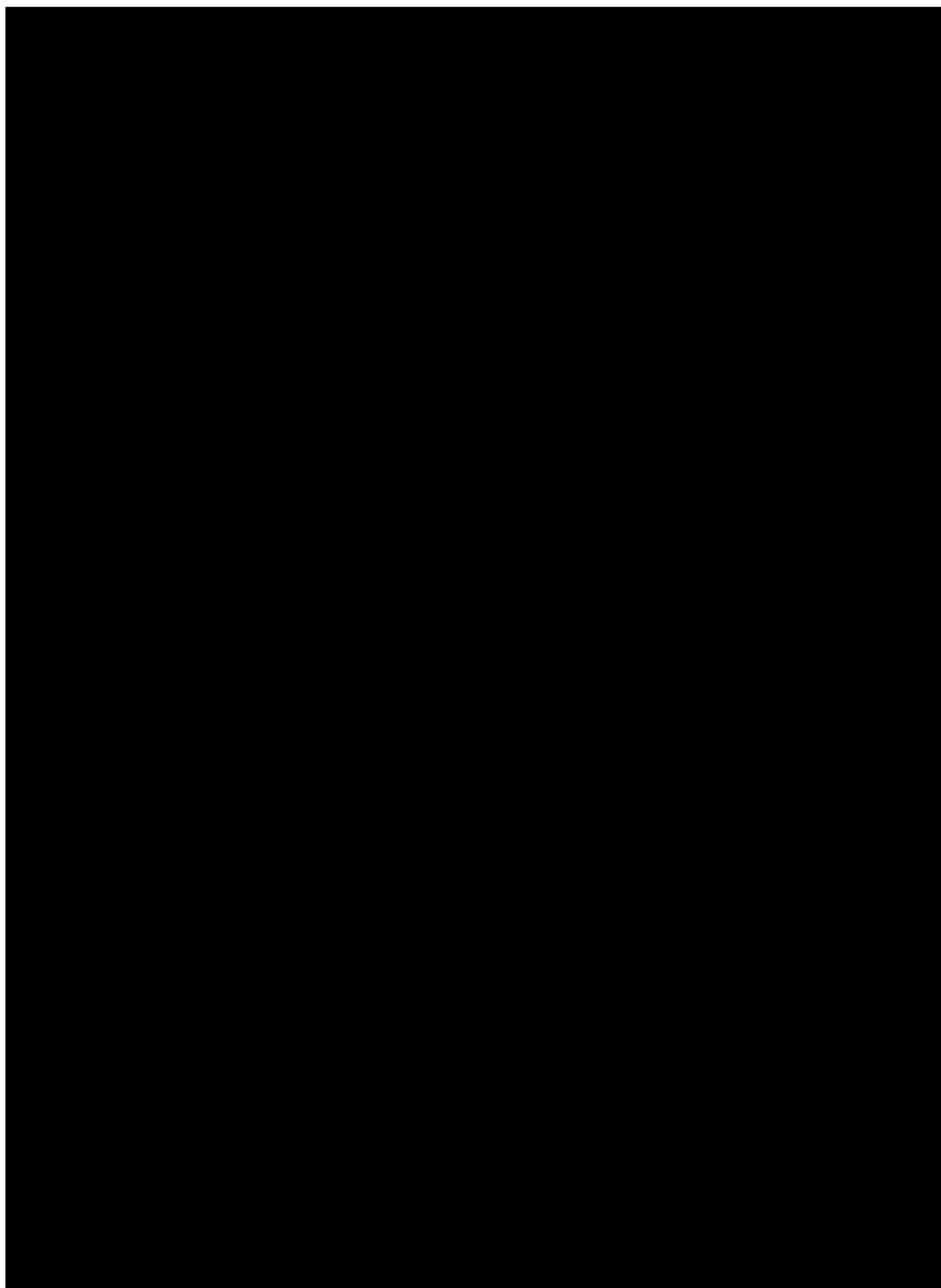


Figure 27 – 2011 details of 87-97 Vine Street lease.

[Fairfield City Council: Fairfield Vine Street 87-97 – Property (Part 1) - Historical File, July 2011]

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97 VINE STREET, FAIRFIELD



97 Vine Street has since, and most recently (to January 2025), was leased out to tenants as a residential property. Property inspection photos above show the details of the house

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3 PHYSICAL ANALYSIS

3.1 INTRODUCTION

This section provides a brief physical analysis of the property based on an external and internal inspection following the vacancy of the most recent tenants. At the time of inspection, there was considerable rubbish on the premises including within the dwelling and the windows and doors had been covered in plywood to prevent unwanted entry. However, it appeared that much of "mess" was superficial and that the dwelling and grounds themselves had not been damaged nor deteriorated to any great degree.

3.2 SUMMARY EXTERNAL ANALYSIS

Dating from the Federation period, this timber weatherboard dwelling has a principal frontage to Vine Street and is located on the edge of Orphan School Creek and a substantial vegetation corridor. As the former home of well-known local immigrant Carl Konemann, the house is also located alongside Konemann's Bridge. The dwelling remains highly intact externally with the principal front rooms enclosed within a corrugated hip roof with chimney to the south-eastern slope. The kitchen/service wing is enclosed within a lower scale roof.



Figure 3.2. Aerial photograph of 97 Vine Street (2000, 2011 maps, 15/11/2014 aerial view)

DRAFT HERITAGE ASSESSMENT

97 VINE STREET, FAIRFIELD

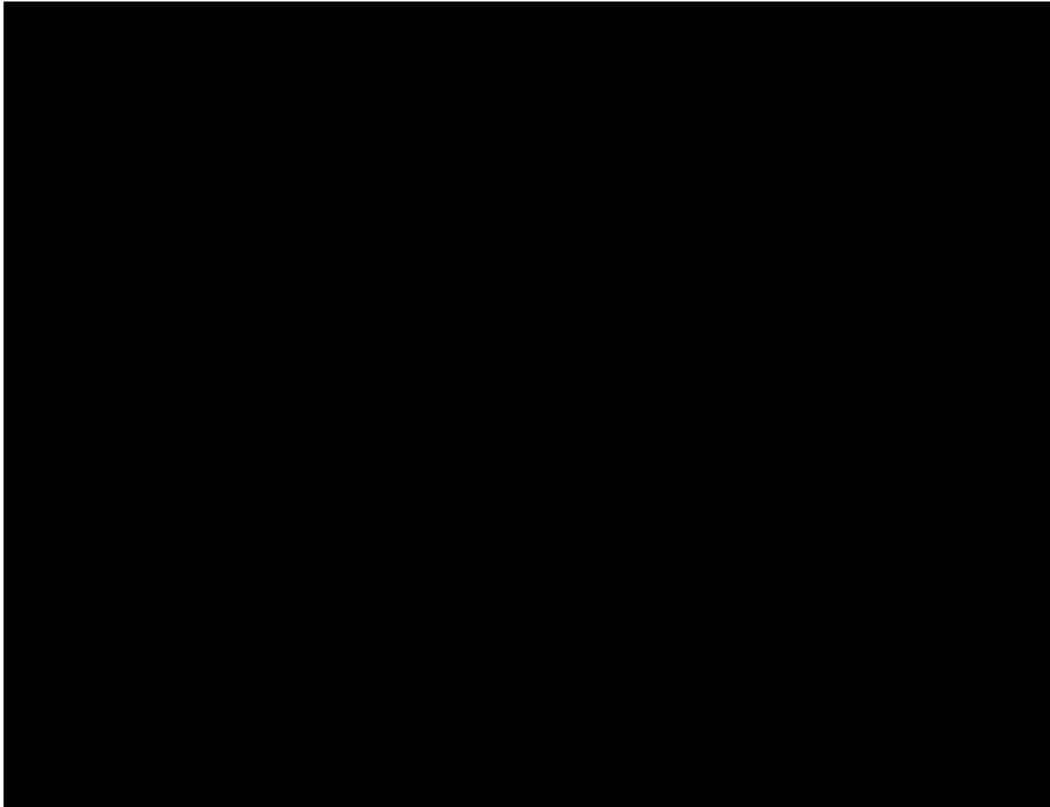
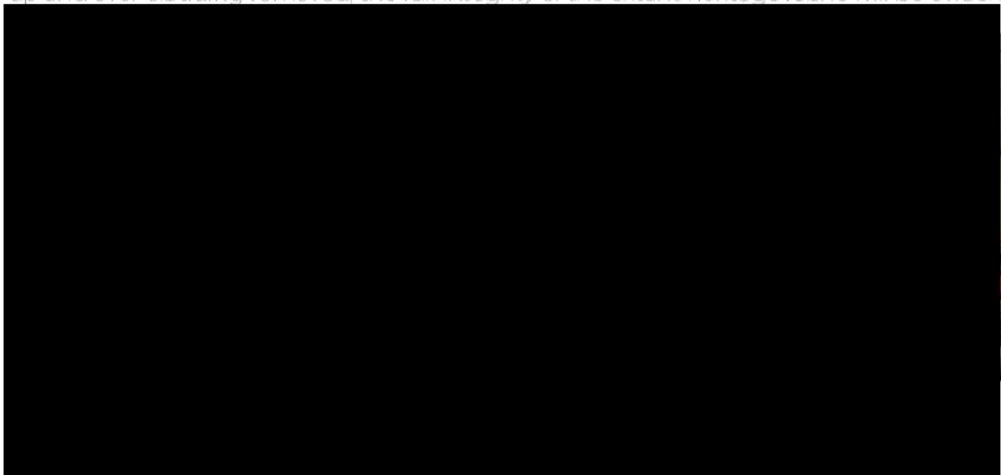


Figure 34: Current front of the subject property.

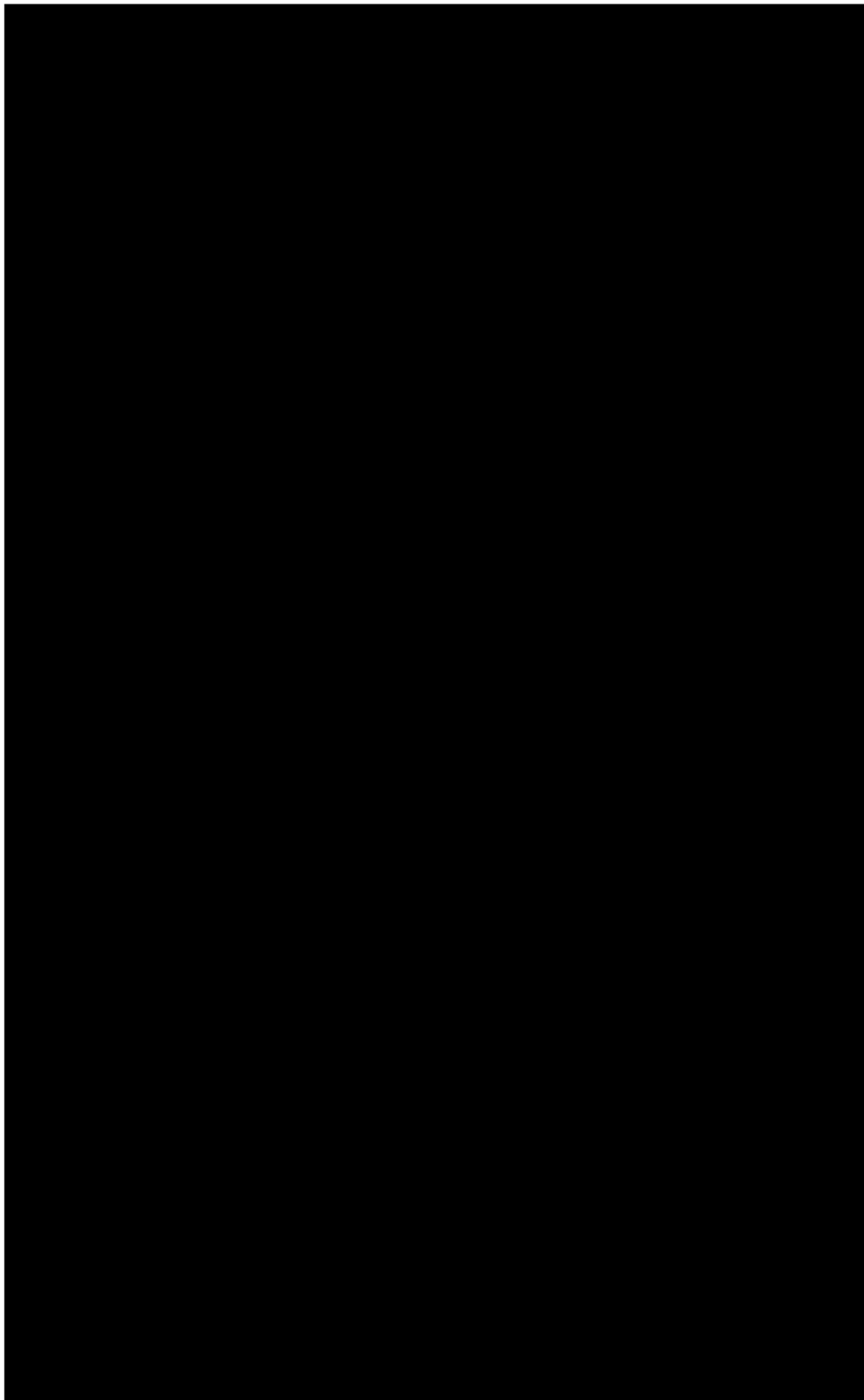
3.2 SUMMARY INTERNAL ANALYSIS

Internally, the property retains original ceilings, walls, and floor fabric, although the latter two have been mostly overlaid in later cladding. Originally, four principal rooms within the front section of the house were under the main hip roof, however two of these rooms have been combined and extend into the rear kitchen area on northern side of the house. Once tidied up and over cladding removed, the full integrity of the extant heritage fabric will be evident.



DRAFT HERITAGE ASSESSMENT

97 VINE STREET, FAIRFIELD



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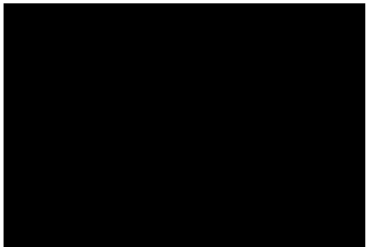

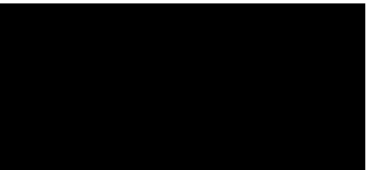
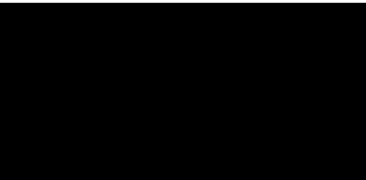
97 VINE STREET, FAIRFIELD

4. SUMMARY COMPARATIVE ANALYSIS

4.1 INTRODUCTION

The following summary comparative analysis outlines most of the other early 20th Century heritage-listed cottages and dwellings in the Fairfield Local Government Area. The significance of these places is recognised through the heritage listing process, either at state level on the State Heritage Register and/or at local level on the Local Environmental Plan.

4.2 SUMMARY OF EARLY 20th CENTUARY DWELLINGS & COTTAGES

Building	Significance	Listing
Interwar House, Carramar 	Located at 13 Artie Street, Carramar this Inter-War house is significant for its individual design and unusual style, which is uncommon in the Fairfield area. The dwelling presents a double gable to the street and incorporates timber wall cladding with brick verandah.	FLEP-Local
Federation House, St Johns Park 	Located at 5 Chalmer Close St Johns Park, listed as 4-8 Chalmer Close this house is one of the oldest in the suburb, existing prior to subdivision and suburbanisation of the area. Despite reduced curtilage, the dwelling remains a good example of a Federation house.	FLEP-Local
Federation House, Carramar 	Located at 7 Houghton Street, Carramar this dwelling is an imposing example of a Federation period, weatherboard house, noted as being in traditional Georgian style including bell cast roof form.	FLEP-Local
Bungalow, Canley Vale 	Located at 89 Cardwell Street, Canley Vale, this dwelling presents a typical bungalow style double gable to the street and formed of timber cladding and brick and timber verandah.	FLEP-Local

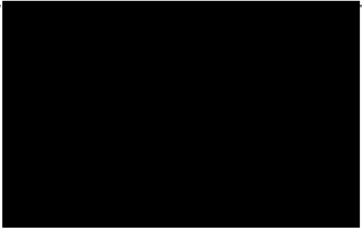
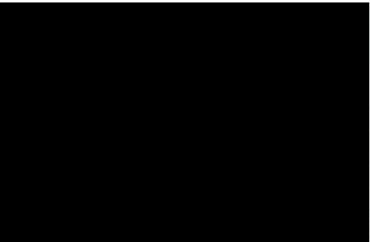

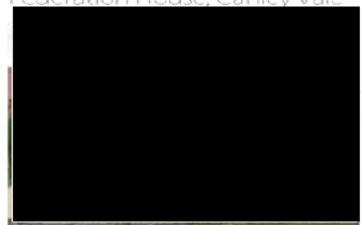

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<p>Inter-war House, Fairfield.</p> 	<p>Located at 43 Myddleton Avenue Fairfield, this Inter-War weatherboard house is a good example of a symmetrical, square plan building with verandah on four sides, derived from traditional Georgian form. The building retains original features such as a central gablet over entry, simple bracketed verandah posts and chimney.</p>	FLEP-Local
<p>Inter-war bungalow, Fairfield</p> 	<p>Located at 11 Hunter Street, Fairfield, this house is a good example of a Bungalow in weatherboard. Outstanding leadlight Windows and interesting extension of verandah roof over window bay.</p>	FLEP-Local
<p>Federation House, Fairfield</p> 	<p>Located at 59 Hamilton Road, this weatherboard house in good condition. Bull nosed verandah and detailed timber joinery and recorded with little altered.</p>	FLEP-Local
<p>Inter-war Bungalow</p> 	<p>Located at 118 Nelson Street, this dwelling presents an impressive pair of large, crossed ridge gables. Much original detail typical standard of the Inter-War period.</p>	FLEP-Local
<p>Federation House, Fairfield</p> 	<p>Located at 87 Thorney Road, Fairfield Substantial, early Federation period residence. One of the first built in this area, and one of the City's few early brick houses. Good example of a traditional Georgian design.</p>	FLEP-Local
<p>Inter-war Bungalow</p>	<p>Located at 452 The Horsley Drive, Fairfield</p>	FLEP-Local

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97 VINE STREET, FAIRFIELD

	A good example of the transition from the standard Federation form to the standard double gabled Bungalow of the 1920's. Essential Bungalow form, with fine timber detailing characteristic of the earlier Federation period. In excellent condition.	
Federation House, Fairfield 	Located at 5 Waratah Street, Old Guildford Large, Late Federation period house of unusual oriental character. Distinctive features include corner tower and casement windows. It has historical interest, reputed as former the home of the Australian Japanese ambassador.	FLEP-Local
Federation Cottage, Fairfield 	Located at 16 North Street, this house is an outstanding example of a Federation period weatherboard house, designed for its corner site. One of the best in Fairfield. Good condition, essentially unaltered and with much fine quality detail. The cottage is set within a generous landscape setting.	FLEP-Local
Federation House, Canley Vale 	Located at 2 Malouf Street, Canley Vale Fine example of an early Federation period weatherboard house. Adopts a traditional Georgian form and is set on a large corner block. Little altered and well maintained. Much noteworthy detail.	FLEP-Local
Federation House, Fairfield West 	Located at 9 Hawkesbury Street, this house is one of the earliest houses in the Fairfield area. It has high-quality interior and external detail, including dichromatic brickwork, representing early agricultural activity. Significant for its association with Walter Stimson, an influential property holder and alderman.	FLEP-Local

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97 VINE STREET, FAIRFIELD

<p>Federation House, Smithfield</p> 	<p>Located at 716 Horsley Drive, this house is of architectural significance as a rare local example of an attic storey, Federation period, brick residence. Prominent location close to property alignment on The Horsley Drive. Substantially altered but retains some high-quality ornament, rare for the city. This includes the terracotta roof tiles and ridge capping.</p>	<p>FLEP-Local</p>
<p>Federation House, Cabramatta</p> 	<p>Located at 13 Prout Street, Cabramatta, the house is of significance for the local area for historical and aesthetic reasons, and as a representative example of early cottages in the area. The house is readily identifiable as part of the historical building stock of the area and contributes to streetscape character, enhanced by the recognisable features of the transitional Federation/Victorian period architecture and the garden setting.</p>	<p>FLEP-Local</p>

DRAFT HERITAGE ASSESSMENT

97 VINE STREET, FAIRFIELD

5. ASSESSMENT OF HERITAGE SIGNIFICANCE

5.1 INTRODUCTION

This section considers the heritage significance of Edensor House based on the available information including historical background and basic physical analysis.

5.2 HISTORICAL THEMES

The Heritage Council of NSW provides a document that was prepared in October 2001 in relation to the relevant themes to consider when assessing heritage significance. The following three themes are considered relevant to the subject site.

NATIONAL THEME	STATE THEME	LOCAL THEME/EXAMPLE
2. Peopling Australia	Ethnic Influences	German immigrant Carl Konemann as early Fairfield settler, living and working at the site as a blacksmith and farrier. Property also has an association with other German families/properties namely the von Heidens
2. Peopling Australia	Migration	German immigrant Carl Konemann as early Fairfield settler, living and working at the site as a blacksmith and farrier.
3. Developing local, regional and national economies	Agriculture	Rear paddocks and gardens of the property as the Konemann's self-sustaining 'kitchen' farm including fruit, vegetables and livestock.
3. Developing local, regional and national economies	Commerce	Konemann's smithy and coach building workshop on the original allotment.
3. Developing local, regional and national economies	Industry	Konemann's smithy and coach building workshop on the original allotment.
3. Developing local, regional and national economies	Pastoralism	Konemanns kept cows, pigs and poultry at the site

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4. Settlement	Accommodation	Konemann's cottage – residential use from c1913
4. Settlement	Land Tenure	Changing land uses - from rural to suburban.
4. Settlement	Towns, Suburbs and villages	Subdivision pattern and changes, association with Mark Lodge Estate, and formation of Vine Street.
8. Developing Australia's cultural life	Domestic life	Floorplan of house demonstrates the response of house design to patterns of use, required amenities and expectations of the time.
8. Developing Australia's cultural life	Social Institutions	The house was likely formerly known as a community centre especially with the establishment of the Smithy.
9. Marking the phases of life	Persons	Association with Carl Wilhem Konemann, noteworthy and long-standing Fairfield community member. Vine St Bridge named after him.

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5.3 NSW HERITAGE CRITERIA

An assessment of cultural significance of 97 Vine Street, has been undertaken below against the seven NSW Heritage Criteria. This assessment is based wholly on the historical information available as well as the physical and comparative analysis.

The site is associated with the historical agricultural use of the area and early blacksmith workshop/retail premises through Konemann's established Smithy.

The site and house are directly linked to notable local historic figure Carl Konemann, who was an early German immigrant, instrumental in local business and agricultural. Konemann was also known for constructing the former timber bridge over Prospect Creek, which is located adjacent to the dwelling and now known as Konemann's Bridge.

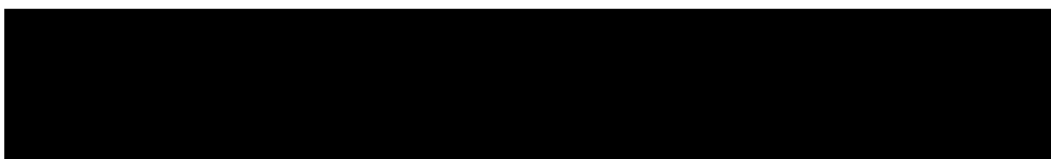
The dwelling is substantially intact in form and despite having undergone upgrades to the fabric it retains original internal fabric and presents as a typical weatherboard, Federation-style dwelling.

The dwelling is associated with German immigration in the Fairfield Local Government Area and is noted as being of some significance to living relatives of Carl Konemann.

It is not known whether the site has research potential however it is possible due to the historic agricultural and blacksmith uses as well as its proximity to Orphan School (Prospect) Creek.

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97 VINE STREET, FAIRFIELD



This timber weatherboard Federation style dwelling are becoming increasingly rare in the Fairfield Local Government Area.



The dwelling represents a typical timber weatherboard Federation style dwelling which are now relatively rare in the Local Government Area.

5.4 STATEMENT OF SIGNIFICANCE

The site and house are directly linked to notable local historic figure Carl Konemann, who was an early German immigrant, instrumental in local business and agricultural. Konemann was also known for constructing the former timber bridge over Prospect Creek, which is located adjacent to the dwelling and now known as Konemann's Bridge.

The site is associated with the historical agricultural use of the area and early blacksmith workshop/retail premises through Konemann's established Smithy.

Representing a typical timber weatherboard Federation style dwelling which is now relatively rare in the Local Government Area. the dwelling is substantially intact in form and despite having undergone upgrades to the fabric it retains original internal fabric and presents as a typical weatherboard, Federation-style dwelling.

The dwelling is associated with German immigration in the Fairfield Local Government Area and is noted as being of some significance to living relatives of Carl Konemann.

It is not known whether the site has research potential however it is possible due to the historic agricultural and blacksmith uses as well as its proximity to Orphan School (Prospect) Creek.

DRAFT HERITAGE ASSESSMENT

97 VINE STREET, FAIRFIELD

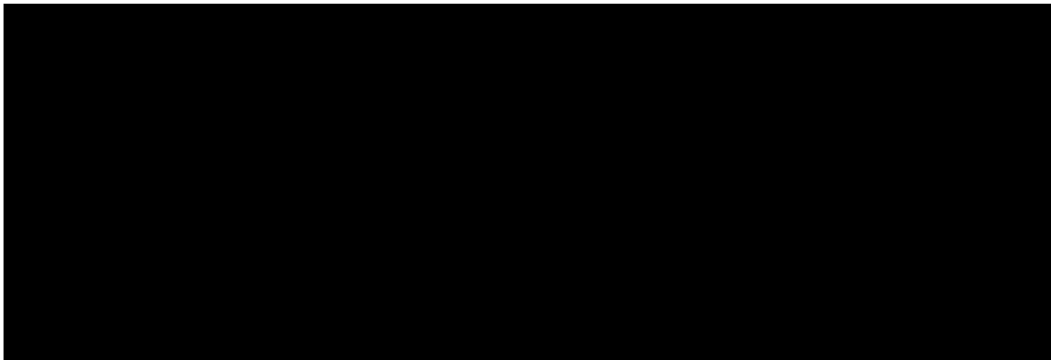
6. HERITAGE CURTILAGE REVIEW

6.1 INTRODUCTION

This section has been included to provide guidance in relation to curtilage of 97 Vine Street.

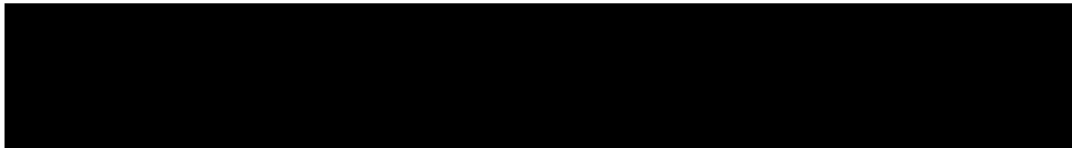
6.2 DISCUSSION OF CURTILAGE

The publication *Heritage Curtilages, prepared by the (former) Heritage Office, Department of Urban Affairs and Planning, 1996* ('publication') has been used as a guide to the determination of an appropriate curtilage for 97 Vine Street, Fairfield.



The document describes *Lot Boundary, Reduced, Expanded and Composite* curtilages. Of most relevance to this assessment is the Lot Boundary Curtilage.

The publication describes a Lot Boundary Curtilage as extending to the boundary of the property containing the heritage item and outlines that this is the most common type of curtilage. The following commentary is provided in relation to Lot Boundary Curtilage:



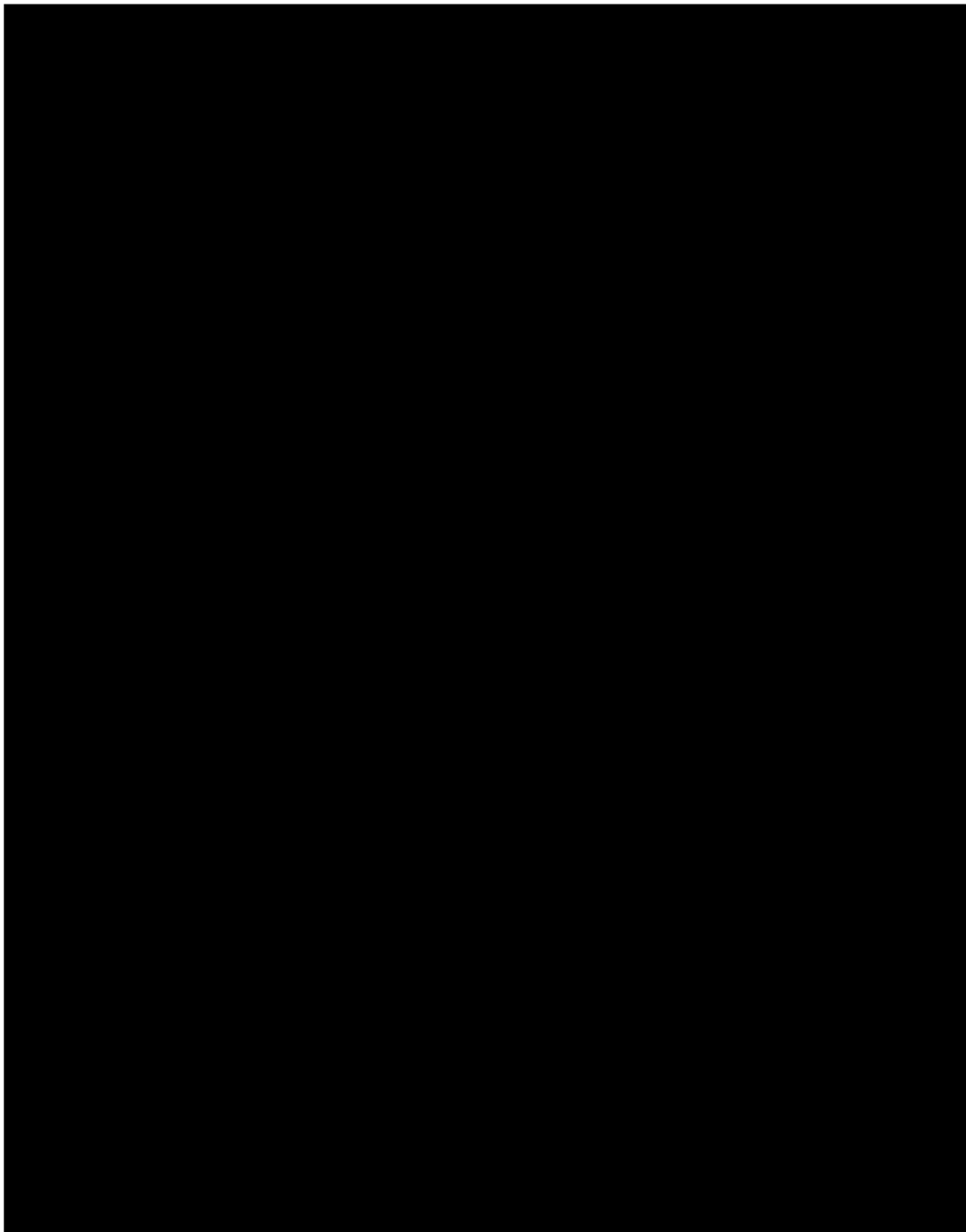
This type of curtilage can allow for the maintenance of links between remaining extant built and landscape elements, which are necessary to provide an understanding of the evolution and historic and social significance of the heritage item.

The historical analysis indicates that the property associated with the original dwelling and property has been continually subdivided and reduced in size over time.

The house clearly occupies a curtilage defined by the current property boundaries. It is therefore recommended that the curtilage of the heritage item proposed as '97 Vine Street, grounds and interior' should be defined by the existing property boundary as shaded below.

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Whilst historical research does indicate that adjacent allotments are associated with the former farmhouse, the context has changed significantly, and the area has developed with little indication of the original or wider historic parcel.

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97 VINE STREET, FAIRFIELD

7. CONCLUSION AND RECOMMENDATION

Based on the available historical and physical evidence, as well as a comparative analysis of similar properties, it is evident that 97 Vine Street, Fairfield meets the threshold for heritage listing at least at a local level and should be recognised for its significance to the Fairfield Local Government Area.

It is therefore suggested that Schedule 5 of FLEP be amended to include:

Suburb	Item Name	Address	Property Description	Significance	Item No.
Fairfield	'97 Vine Street' (including grounds and interiors).	97 Vine Street, Fairfield	Lot 1 DP 1038743.	Local	Item 112

The FLEP heritage map should also be amended in accordance with the curtilage map shown at Figure 25 above.

The following simple works could further enhance the integrity of heritage item:

- Clearing rubbish, overgrown vegetation, and extraneous materials.
- Removal of hoardings to openings and making windows and doors operable.
- Removal of redundant services like air conditioning unit on front verandah.
- Removal of over cladding to expose original extant walls, floors, and ceilings.
- Reinstall more traditional style front fence and gates, likely timber picket.
- Investigate origins of likely cast iron verandah posts to determine authenticity.
- Reconstruct authentic Federation verandah, removing intrusive elements.
- Undertake ongoing repair and maintenance as required.

Outcomes Committee



SECTION B

'Matters submitted to the Committee for decision subject to the right of referral'

OUTCOMES COMMITTEE

Meeting Date 8 July 2025

Item Number. 68

SUBJECT: Public Exhibition - Heritage Program Review 2025 - Heritage Strategy, Heritage Grants Policy and Heritage Rate Relief Policy

FILE NUMBER: 25/06107

REPORT BY: Kerren Ven, Senior Strategic Land Use Planner; Vanessa Holtham, Heritage Advisor

RECOMMENDATION:

That:

1. The following Strategy and Policies be placed on public exhibition for a period of 28 days:
 - 1.1. Draft Fairfield Heritage Strategy (Attachment A of the report).
 - 1.2. Draft Fairfield Heritage Grants Program Policy (Attachment B of the report).
 - 1.3. Draft Fairfield Heritage Rate Relief Program Policy (Attachment C of the report).
 2. The outcome of the public exhibition be reported back to Council following the completion of the public exhibition period.
-

SUPPORTING DOCUMENTS:

AT-A ↓	Draft Heritage Strategy 2025-2027	16 Pages
AT-B ↓	Draft Heritage Grants Program Policy	4 Pages
AT-C ↓	Draft Heritage Rate Relief Program Policy	3 Pages

CITY PLAN

This report is linked to *Theme 2 Places and Infrastructure* in the Fairfield City Plan.

SUMMARY

Under Council's Operational Plan 2025-2026, the Strategic Land Use Planning Branch oversees the implementation of the Heritage Program that is guided by the Fairfield City Heritage Strategy 2025-2027 (Attachment A).

OUTCOMES COMMITTEE

Meeting Date 8 July 2025

Item Number. 68

The Heritage Strategy 2025-2027 (the Strategy) comprises of 2 important elements, the Heritage Grants Program Policy (supported by State Government funding) and Rate Relief Program Policy funded by Council, to support owners of heritage properties and to preserve the City's heritage.

Both the Strategy and policies are now due for review, with a number of housekeeping amendments recommended to the documents to ensure they remain current and that processes associated with providing rate relief and grants under the Heritage Program continue to be fair and transparent.

The proposed changes do not involve any changes to budget allocations associated with the Heritage Program and are consistent with the financial assistance requirements that Council needs to follow under section 356 of the Local Government Act 1993.

It is recommended that Council endorse the amendments to the draft Strategy (Attachment A) and draft policies (Attachments B and C) to be put on public exhibition for a period of 28 days before reporting back to Council on the outcome of the exhibition period.

It is noted that the 2025-2026 Heritage Grants Program and the Heritage Rate Relief Program are to commence in the 2025-2026 financial year. A separate report will be made to the July 2025 Ordinary Council meeting seeking endorsement of the funding allocation for both the Heritage Grants and Heritage Rate Relief Programs.

BACKGROUND

Council's 2025-2026 Operational Plan details the annual budget expenditure for that financial year including the range of services, projects and programs that are delivered based on the priorities identified in the 2025-2035 Fairfield City Plan.

One of the strategic outputs of Council's Operational Plan is the protection of heritage items within the City which is supported by the Strategy. The Heritage Grants Program and Heritage Rate Relief Program supplement the Strategy and provide financial incentives to owners of heritage items in order maintain and protect the City's heritage.

Heritage Strategy

The contents of the Strategy are based on the 9 recommendations within the 'Recommendations for Local Council Heritage Management 2013' publication issued by the Department of Climate Change, Energy, the Environment and Water, formerly known as the Office of Environment and Heritage.

These recommendations are:

OUTCOMES COMMITTEE

Meeting Date 8 July 2025

Item Number. 68

1. Provide assistance, support and information to owners of heritage-listed properties.
2. Identify heritage items in Fairfield City and list them in our Local Environmental Plan.
3. Retain a Heritage Advisor to assist Council, community and owners of heritage items.
4. Manage local heritage in a positive manner.
5. Introduce a local heritage fund to provide small grants to encourage local heritage projects.
6. Run a heritage main street program.
7. Increased awareness and appreciation of heritage by Council, owners and the community in your area.
8. Set a good example to the community by properly managing heritage places owner or operated by Council.
9. Promote sustainable development as a tool for heritage management.

Council retains a Heritage Advisor to meet the strategic direction in the recommendations outlined above for the next 2 financial years. This aligns with the biannual Local Government Heritage Grant received from Heritage NSW that support the programs which aims to promote and protect heritage in the Local Government Area (LGA).

Heritage Grants Program Policy

The Heritage Grants Program Policy commenced on 27 May 2007 and provides financial assistance to the owners of heritage properties for essential maintenance and repairs to the item. This is achieved through the provision of a grant on a dollar-for-dollar basis up to a maximum of \$5,000.00.

Heritage Rate Relief Program Policy

The Heritage Rate Relief Program Policy commenced on 1 July 2007 with the aim of supporting the ongoing maintenance of heritage items listed on Council's local heritage schedule through the provision of rate relief. The rate relief to heritage item owners is up to 50% with a maximum of \$3,000.00 on rates payable.

The Strategy and both policies were last updated in 2021 and are due for review to ensure that the actions and provisions continue to meet the objectives of the Operational Plan.

HERITAGE PROGRAM REVIEW

Council's Heritage Advisor and Council staff have reviewed the Strategy and operation of the policies based on their implementation since they were last reviewed.

Generally, the Heritage Program has been operating satisfactorily as Council takes on an assistive approach in providing financial assistance, guidance and advice to owners of heritage properties to continue to preserve its built and historical significance. The recommended changes are outlined below.

Heritage Strategy

OUTCOMES COMMITTEE

Meeting Date 8 July 2025

Item Number. 68

No changes are made to the strategic actions as they remain current to Council's commitment to running a Heritage Program annually. The Strategy is consistent with Heritage NSW Guidelines in running a Heritage Program and the 2025-2035 Fairfield City Plan.

Heritage Grants Program Policy

The Heritage Grants Program is conducted each financial year in accordance with the Heritage Grants Program Policy and Section 356 of the Local Government Act 1993. No change to the amount of funds to be offered is proposed.

Minor changes to the policy have updated the types of projects considered eligible and ineligible for a grant. These include:

- The exclusion of projects where unauthorised works to a heritage item have occurred within the last 18 months.
- Claims for the payment of salaried staff and works to government owned heritage buildings are included as ineligible projects.
- The inclusion of the costs of preparing a heritage study or heritage management document.

This is consistent with the Local Government Heritage Grant Program received from Heritage NSW and will ensure ongoing funding from the State.

Heritage Rate Relief Program Policy

The Heritage Rate Relief Program is conducted each financial year in accordance with the Heritage Rate Relief Program Policy and Section 356 of the Local Government Act 1993.

The implementation of the policy requires an inspection of subject properties be conducted each year, ensuring that the property is being maintained in order to be eligible for rate relief. Should the Heritage Advisor consider that the heritage item is not being satisfactorily maintained, a written notice is given to the owner requiring them to demonstrate why rate relief should be continued. If the owner fails to provide a satisfactory explanation, the matter is reported to Council and the discontinuation of rate relief is recommended.

Council's Heritage Advisor and Council staff have not identified any need to amend the current process. The only recommended change to the policy is entirely administrative to reflect Council's Quality Management Policy template.

It is noted that a separate report will be referred to the upcoming July Ordinary Council meeting to authorise allocation of rate relief funding for eligible heritage listed properties for the 2025-2026 financial year.

CONCLUSION

OUTCOMES COMMITTEE

Meeting Date 8 July 2025

Item Number. 68

The Fairfield Heritage Program reflects Council's commitment to delivering the community's vision and priorities outlined within the 2025-2035 Fairfield City Plan; in particular, the management and protection of the City's heritage.

The changes to the Strategy, Heritage Grants Program Policy and Heritage Rate Relief Program Policy are minor in nature and in line with relevant legislative requirements.

It is recommended that the documents be placed on public exhibition for a period 28 days with the documents made available on Council's website to meet the requirements specified within section 160 of the Local Government Act 1993.

A further report will be referred to Council following public exhibition to consider any submissions received.

Kerren Ven
Senior Strategic Land Use Planner

Vanessa Holtham
Heritage Advisor

Authorisation:
Executive Strategic Planner
Manager Strategic Land Use Planning
Director City Planning

Outcomes Committee - 8 July 2025

File Name: **OUT08072025_2.DOCX**

***** END OF ITEM 68 *****



Introduction

This Heritage Strategy has been prepared by Vanessa Holtham, Heritage Adviser to Fairfield City Council to provide an overview of how Council intended to support heritage management in Fairfield City.

Fairfield City is located 32 kilometres southwest of the Sydney Central Business District, containing 27 suburbs within 104 square kilometres.

For more than 30,000 years Aboriginal people from the Cabrogal tribe, a sub-group of the Gandangara tribe, have lived in the area.

European settlement began in the mid-19th century supported by construction of the railway in 1856.

At the turn of the century the area contained a population of 2,500 people and, with its relatively fertile soils, produced crops for distribution in Sydney.

Rapid population increase after the Second World War resulted from the settlement of many ex-service men and European migrants. Large scale Housing Commission development in the 1950s swelled the population to 38,000.

By 1979 the population had reached 120,000 and the City was becoming one of the larger local government areas in New South Wales. At a time when the local population surpasses 200,000 people, the Fairfield community is one of the most culturally diverse communities in Australia. Humanitarian migration into Fairfield City has increased fivefold — to 4975 refugees throughout 2016 and a further 1705 in the first half of 2017. New arrivals will potentially create some of the socially significant heritage places of the future.

There are currently over 100 listed heritage items within Fairfield Local Environmental Plan (LEP) 2013) and State Environmental Planning Policy (Western Sydney Parklands) 2009. A description of the heritage items in the two statutory instruments are listed Appendix A.

The purpose of this document is to identify the actions that Fairfield City Council will employ to guide heritage management in the financial years from 2025-26 and 2026-27. The nine recommendations within the publication 'Recommendations for Local Council Heritage Management 2013' have been reviewed and utilised in the preparation of this Heritage Strategy. The Strategy works parallel with Heritage NSW's Local Government Grants to assist Council's in managing the City's heritage.

Obj ref: A5442201

1. Heritage Program for 2025/26 – 2026/27 Financial Years

Recommendation 1

Provide assistance, support and information to owners of heritage-listed properties

Outcome 1 (Caring for our heritage)

Increase community participation, awareness and appreciation of heritage of the local area.

Action

Fairfield City Council will:

- continue to ensure that at least one meeting of residential heritage item owners is held each year that includes providing information on:
 - i. recent activity by Council to preserve the City's heritage;
 - ii. completed projects part funded by the Heritage Grants;
 - iii. on heritage conservation
 - iv. practical experiences shared by heritage item owners in maintaining their heritage items.

Recommendation 2

Identify Heritage Items in Fairfield City and list them in our Local Environmental Plan.

Outcome 2 (Knowing and valuing our heritage)

Increase knowledge and proactive management of heritage in your local area.

Action

The Heritage Advisor will:

- continue to collate a list of possible heritage items that will be examined when another Heritage Review is commissioned by Fairfield City Council. This action is being and will continue to be pursued by Council's Heritage Advisor whilst on-site inspections in the Council area.

Recommendation 3

Retain a Heritage Advisor to assist Council, community and owners of heritage items.

Outcome 3 (Caring for our heritage)

Increase community participation and proactive heritage and urban design management in your local areas.

Action

The engagement of a Heritage Adviser will be continued to ensure that:

- free advice is provided to owners on heritage conservation and maintenance of heritage items.
- free advice to available to owners and consultants before lodgement of development applications affecting a heritage item/s or in close proximity of heritage item/s

- advice on development applications after lodgement is provided to achieve an acceptable impact on heritage items.

This action is to be achieved through the renewal of the Heritage Advisor's contract for another three years beginning 15 January 2028 with a further renewal option.

Recommendation 4

Manage local heritage in a positive manner.

Outcome 4 (Caring for our heritage)

To be proactive in heritage and urban design management in your local area.

Action

- Review the requirements for State Items and internal administrative processes to ensure consultation and approvals from NSW Heritage Office.
- Use the minor works provisions within Fairfield LEP 2013 rather than require a development application where appropriate.

Recommendation 5

Introduce a local heritage fund to provide small grants to encourage local heritage projects.

Outcome 5 (Caring for our heritage)

Increase community participation and proactive conservation and management of heritage in your local area.

Action

- Continue Council's Heritage Grants Program that part funds on a dollar-for-dollar basis works on heritage items involving maintenance, repairs, reinstatement of missing elements and professional advice (for example, specialist engineer advice).
- Council's Heritage Grants Program has made a significant contribution to maintaining the City's heritage for a number of projects.
- Inspect all heritage items at least once in a three-year period (with vulnerable properties inspected more frequently as appropriate), approaching owners personally when need for repair or maintenance becomes apparent.

Recommendation 6

Run a heritage main street program.

Outcome 6 (Caring for our heritage)

To ensure Council, owners and the community actively participate in attractive and well-managed heritage main streets.

Action

- The City does not have a heritage main street, although The Crescent, Fairfield has a number of isolated heritage facades. Heritage grants remain available on an annual basis for heritage listed commercial properties for repainting and other minor works to street facades utilising either existing colour schemes prepared by Council's Heritage Adviser or by owners with the Adviser's support.

Recommendation 7

Increased awareness and appreciation of heritage by Council, owners and the community in your area.

Outcome 7 (Valuing our heritage)

Increase awareness and appreciation of heritage by Council, owners and the community in your area.

Action

Fairfield City Council will:

- Celebrate Fairfield City's rich Aboriginal and Torres Strait Islander culture, heritage and cultural life.
- support the Fairfield City Museum's historic village and collection of moveable heritage items that continues to provide a valuable insight into life in Fairfield City during past periods of its settlement for residents, visitors and school groups.
- support the concept of a living museum, being a dynamic museum-without-walls. It showcases Fairfield's local community cultures and the ways they celebrate, worship, display, perform and exchange ideas, history and heritage. Fairfield is abundant with a cultural vibrancy – festivals, ethno-specific performers, cuisine and places of worship – Fairfield's "living heritage" is a unique identifier.
- maintain heritage information on Council's website, including the tour of the historic village located at the Fairfield Museum and Gallery, Smithfield and links to the Office of Environment and Heritage website.

Recommendation 8

Set a good example to the community by properly managing heritage places owned or operated by Council.

Outcome 8 (Caring for our heritage)

Increase community participation and proactive conservation and management of heritage in your area.

Action

The Heritage Adviser will:

- liaise with asset managers regarding implementation of recommended and approved work programs.
- liaise with asset managers, if required, on potential procedures to be adopted for the potential altering of heritage items.

Recommendation 9

Promote sustainable development as a tool for heritage management.

Outcome 9 (Caring for our heritage)

To be proactive in heritage and sustainable development in your area.

Action

The Heritage Adviser will assist property owners and applicants with practical advice on the adaptive reuse of heritage items and other significant buildings, including:

- the conservation of embedded energy
- the incorporation of new technology for energy efficiency, water storage and reduced consumption, and reduced waste, and
- alternative solutions to National Construction Code deemed-to-comply provisions.

Where appropriate, enquiries will be referred to the Technical Advisory Panel and Heritage Advisory Panel of the Heritage Office.


Where development consent is sought, Council will not require (if statutorily possible) existing parts of heritage items to be upgraded to comply with National Construction Code requirements.

Appendix A


- Fairfield Local Environmental Plan 2013 - Schedule 5 Environmental Heritage
- State Environmental Planning Policy (Precincts – Western Parkland City) 2021 – Schedule 11 Heritage items

Fairfield Local Environmental Plan 2013 – Schedule 5

Suburb	Item name	Address	Property description	Significance	Item no
Part 1 Heritage items					
Suburb	Item name	Address	Property description	Significance	Item no
Bonnyrigg	Temple	2–4 Bibbys Place	Lot 452, DP 747837	Local	I107
Bonnyrigg	Mosque	10–12 Bibbys Place	Lot 455, DP 807376	Local	I106
Bonnyrigg	Land next to male orphan school	Cartwright Street	Lot 1, DP 845279	State	I01390
Bonnyrigg	Bonnyrigg House	19–21 Cartwright Street	Lot 21, DP 791849; Lot 210, DP 794462	State	I00281
Bonnyrigg	Temple	68 Tarlington Parade	Lot 434, DP 701592	Local	I105
Bossley Park	Bossley Park Public School	68 Bossley Road	Lot 34, DP 1802	Local	I6
Cabramatta	Whitlam House	32 Albert Street	Lot 11, DP 26969	Local	I108
Cabramatta	Hoop pine	13 Alick Street	Lot 55, DP 13031	Local	I7
Cabramatta	Oak tree	12 Bowden Street	Lot 57, DP 13031	Local	I9
Cabramatta	Federation cottage	132 Broomfield Street	Lot 11, Section 6, DP 1656	Local	I10
Cabramatta	Red gums	Corner Cabramatta Road and Cumberland Highway (Cabramatta Golf Course)	Lot 10, DP 788309; Lot 1, DP 189371	Local	I11
Cabramatta	Cabramatta Public School	72 Cabramatta Road East	Lot 1, DP 724949	Local	I12
Cabramatta	Church	348 Cabramatta Road West	Lot 150, DP 842704	Local	I8
Cabramatta	Church	42 Cumberland Street	Lot 1, DP 1024742	Local	I13


Heritage Strategy 2025 - 2027						
Cabramatta	Church	136 John Street	Lot 35, Section A, DP 2526	Local	I14	
Cabramatta	Pai Lau gateway	Park Road		Local	I15	
Cabramatta	Federation house and garden	13 Prout Street	Lot 2, DP 862425	Local	I16	
Cabramatta	Bandstand memorial and trophy gun	Railway Parade (Cabravale Park)	Lots 13, 14 and 17, Section C, DP 2526	Local	I17	
Cabramatta	Horse water trough	Railway Parade (opposite Cabramatta Road West)	Lot 1, DP 865075	Local	I18	
Cabramatta	Railway viaducts and underbridge	Railway Parade and Sussex Street (Cabramatta Creek)		Local	I19	
Cabramatta	Library and Civic Hall	165 Railway Parade	Lot 2, DP 568025	Local	I21	
Canley Heights	Victorian church	269 Canley Vale Road	Lot 0, SP 91686	Local	I22	
Canley Heights	Federation Georgian house	2 Malouf Street (originally known as 322 Canley Vale Road)	Lot 271, DP 1069852	Local	I23	
Canley Heights	Federation Georgian house	10 Rosedale Street	Lots 40–42, Section L, DP 1152	Local	I24	
Canley Vale	Corner shop	4–8 Canley Vale Road	Lot 100, DP 1196908; Lots 1 and 2, DP 23143	Local	I25	
Canley Vale	Victorian cottage	94 Canley Vale Road	Lots 2 and 3, DP 969	Local	I26	
Canley Vale	Californian bungalow	89 Cardwell Street	Lots 28 and 29, Section 13, DP 1407	Local	I27	
Canley Vale	Railway viaduct	Railway Parade (between		Local	I28	

		Stuart Street and Canley Vale Road— Orphan School Creek)				
Canley Vale	Victorian cottage— “Westacott Cottage”	110 Railway Parade	Lot 2, DP 500480	Local		I29
Canley Vale	Victorian house— “Ettinger House”	214 Sackville Street	Lot 2, DP 506737	Local		I30
Canley Vale	Temple	2 Second Avenue	Lot 1, DP 1138448	Local		I31
Canley Vale	Victorian house	1 Stuart Street	Lot 1, DP 136927	Local		I32
Carramar	Inter-war house	13 Artie Street	Lots 3 and 4, DP 9049	Local		I33
Carramar	Blands oak	29A–E Bland Street (Oakdene Park)	Lots 57, 59 and 60–62, DP 12955	Local		I34
Carramar	Von Heiden Gardens	1–5 Haughton Street	Lot 1, Section J, DP 4136; Lots 1 and 2, DP 550478; Lot A, DP 391266	Local		I35
Carramar	Federation Georgian house	7 Haughton Street	Lot B, DP 391266	Local		I36
Carramar	Site of toll house and gates	Hume Highway		Local		I37
Carramar	Victorian houses	1 Matthews Street	Lot 6, DP 518112	Local		I38
Carramar	Oak tree	1 Matthews Street (adjacent to nature strip)		Local		I39
Carramar	Railway bridge	Between Moore Street and Sandal Crescent (Prospect Creek)		Local		I41

Heritage Strategy 2025 - 2027					
Carramar	Peppercorn tree	275 River Avenue	Lot 5, DP 537398	Local	I40
Carramar	Carramar Railway Station	Wattle Avenue		Local	I42
Cecil Park	Inter-war Spanish mission house	41–51 Warana Road	Lot 190, DP 590666	Local	I43
Edensor Park	Temple	711–715 Smithfield Road	Lot 4442, DP 748408	Local	I104
Fairfield	Railway viaduct	Fairfield Street (Prospect Creek)		Local	I45
Fairfield	Federation cottage	26 Frederick Street	Lot 293, DP 628576	Local	I46
Fairfield	Federation cottage	28 Frederick Street	Lot 292, DP 628576	Local	I47
Fairfield	Federation cottage	30 Frederick Street	Lot 291, DP 628576	Local	I48
Fairfield	Federation cottage	59 Hamilton Road	Lot 3, Section A, DP 4334	Local	I49
Fairfield	Federation cottage	63 Hamilton Road	Lot 50, DP 1060752	Local	I50
Fairfield	School of Arts	19 Harris Street	Lot 1, DP 654423	Local	I51
Fairfield	Church and hall	21–25 Harris Street	Lots 2–4, Section 1, DP 3035	Local	I52
Fairfield	Inter-war bungalow	11 Hunter Street	Lot 108, Section 2, DP 2384	Local	I53
Fairfield	Federation cottage	23 Lawson Street	Lot D, DP 373396	Local	I54
Fairfield	Inter-war house	43 Myddleton Avenue	Lot 25, Section 4, DP 1453	Local	I55
Fairfield	Federation cottage	16 North Street	Lot 2, DP 504898	Local	I56
Fairfield	Inter-war bungalow	10 Riverview Road	Lot 62, DP 11658	Local	I57
Fairfield	Fairfield Public School	68–82 Smart Street	Lots 1–5, DP 1069630; Lots 5–8, 29–32 and 37–40, Section 3, DP 2198; Lot 1, DP 782168	Local	I58

Fairfield	Fairfield Railway Station group—former office (stationmaster's residence), platform building (platforms 1 and 2), footbridge, Vine Street footbridge and jib crane	Between The Crescent and Dale Street		State	I01143
Fairfield	Facade of shop	31 The Crescent	Lot 1, DP 853181	Local	I60
Fairfield	Facade of shop	35A The Crescent	Lot 4, DP 27500	Local	I61
Fairfield	Facade of buildings	87 The Crescent	Lot 1, DP 211117	Local	I62
Fairfield	Facade of shop	93–95 The Crescent	Lots A and B, DP 411889	Local	I63
Fairfield	Facade of shop	97 The Crescent	Lot C, DP 411889	Local	I64
Fairfield	Inter-war bungalow	452 The Horsley Drive	Lot 15, Section 8, DP 977942	Local	I65
Fairfield	Fire station	3 William Street	Lot 3, Section 2, DP 3035; Lot 1, DP 308061	Local	I66
Fairfield	Victorian house and outbuilding	63 Wolseley Street	Lot Y, DP 410215	Local	I67
Fairfield East	Federation cottage	62 Campbell Street	Lot 27, Section G, DP 4136	Local	I68
Fairfield Heights	Inter-war house	16 Granville Street	Lot 20B, DP 399881	Local	I69
Fairfield Heights	Inter-war bungalow	118 Nelson Street	Lot 2, DP 208062	Local	I70
Fairfield Heights	Victorian house	161 Polding Street	Lots 4, 5, 12 and 13, DP 24918	Local	I71
Fairfield Heights	Victorian house	63 Station Street	Lot B, DP 438903	Local	I72
Fairfield West	Federation house	9 Hawkesbury Street	Lot 23, DP 237111	Local	I73
Fairfield West	Federation house	87 Thorney Road	Lot 1, DP 512106	Local	I74

Heritage Strategy 2025 - 2027					
Fairfield City Heritage Strategy					
Greenfield Park	Church	7–9 Greenfield Road	Lot 1, DP 832686	Local	175
Horsley Park	Horsley complex (homestead, outbuildings and garden)	1900–1904 The Horsley Drive	Lot 60, DP 1081261	State	100030
Lansvale	Lansdowne Bridge	Hume Highway		State	101472
Lansvale	Milestone	Hume Highway (between Lansdowne and Hollywood Drive—south side)		Local	178
Old Guildford	Bridge over water pipeline	Kay Street	Lot 1, DP 599509	Local	179
Old Guildford	Victorian house	1 Kay Street	Lot 1, DP 851903	Local	180
Old Guildford	Federation cottage	2 Kay Street	Lot 12, DP 570691	Local	181
Old Guildford	Church and trees	130 Orchardleigh Street	Lot 1, DP 1011331	Local	182
Old Guildford	Inter-war house	24 Shackel Avenue	Lot 42, DP 9557	Local	183
Old Guildford	Federation house	5 Waratah Street	Lot 102, DP 608180	Local	184
Prairiewood	Indigenous flora park	Corner Moonlight Road and Christie Street	Lot 11, DP 620965; Part of Lot 11, DP 1101430	Local	185
Smithfield	Victorian Georgian cottage	45 Chifley Street	Lots 31 and 32, DP 1160188	Local	187
Smithfield	Slab cottage	76 Chifley Street	Lot E, DP 163849	Local	188
Smithfield	Smithfield Cemetery	102–118 Dublin Street	Lots 13–18, Section 26, DP 939751	Local	189
Smithfield	Church	1–11 Justin Street	Lot 101, DP 839545	Local	190

Heritage Strategy 2025 - 2027					
Smithfield	Mid-Victorian church	13–15 Justin Street	Lot 14, DP 1033062	Local	I91
Smithfield	Kaluna Cellars	10 Kaluna Avenue	Lot 30, DP 31162	Local	I92
Smithfield	Victorian Georgian cottage	8 Megan Avenue	Lot 50, DP 228096	Local	I93
Smithfield	Victorian Georgian house	43 Stimson Street	Lot B, DP 164490	Local	I94
Smithfield	Victorian cottage	542 The Horsley Drive	Lot 20, Section 1, DP 1453	Local	I95
Smithfield	Victorian museum building, slab hut and museum collection	634 The Horsley Drive	Lot 100, DP 884001	Local	I96
Smithfield	Uniting Church Cemetery	711 The Horsley Drive	Lots 1 and 2, DP 195872	Local	I97
Smithfield	Federation house	716 The Horsley Drive	Lot 5, DP 11029	Local	I98
St Johns Park	Federation house	4 and 5 Chalmer Close	Lots 1 and 2, DP 1202385	Local	I99
St Johns Park	Victorian Georgian house	9–11 Melbourne Road	Lot 11, DP 1147610	Local	I100
Villawood	Villawood Railway Station group	19 Villawood Road		Local	I103
Wetherill Park	Bunya pines	300 Victoria Street (ridgetop)	Lots 13 and 14, DP 819978	Local	I101
Wetherill Park	Monastery	363–365 Victoria Street	Lot 31, DP 748147	Local	I102
Yennora	Railway viaduct and underbridge	124–128 Railway Street (Stimsons Creek)	Lot 6, DP 1185514	Local	I109

Part 2 Heritage conservation areas

Description	Identification on Heritage Map	Significance
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Nil

Part 3 Archaeological sites

Suburb	Site name	Address	Property description	Significance	Item no
Bonnyrigg	Land next to male orphan school	Cartwright Street	Lot 1, DP 845279	State	A01390
Bonnyrigg	Bonnyrigg House	19–21 Cartwright Street	Lot 21, DP 791849; Lot 210, DP 794462	State	A00281
Carramar	Site of toll house and gates	Hume Highway		Local	A3

State Environmental Planning Policy (Precincts - Western Parkland City) 2021

Suburb	Item name	Address	Property description	Significance	Item No
Prospect	Prospect Reservoir and surrounding area	Reservoir Road	Part of Lot 304, DP 1122291; Lots 1 and 2, DP 1062094; Lot 1, DP 845354; Lots 1, 2 and 4, DP 832281; Lot 5, DP 861815; Lot 7, DP 1015294	State	4
Abbotsbury	Calmsley Hill Farm Cottage and curtilage	Darling Street	Lot 1, DP 553350; Lot 51, DP 634101; Lot 1, DP 221575	Local	10
Abbotsbury	Relics of early homestead and stands of exotic vegetation	Elizabeth Drive	Lots 6, 7, 9 and 10, Section 1, DP 2954; Lot A, DP 344556; Lot 80, DP 812293; Lots	Local	11

Suburb	Item name	Address	Property description	Significance	Item No
			12-15, DP 860893		
Horsley Park	Spotted Gum forest	Corner of Chandos Road and Ferrers Road	Part of Lot 304, DP 1122291; Lots 2 and 4, DP 832281; Lot 7, DP 1015294; Lot 5, DP 861815; Part of Lot 1, DP 1062094	Local	5
Horsley Park	Remnants of Abbotsbury House	Southdown Road	Lot 5, DP 825571; Lot 16, DP 234284	Local	9
Wetherill Park	Group of Hoop Pines	Corner of Chandos Road and Trivet Street	Part of Lot 1, DP 1062094; Part of Lot 304, DP 1122291	Local	6
Wetherill Park	Bunya Pine	Northern corner of The Horsley Drive and Cowpasture Road		Local	8
Abbotsbury, Austral, Cecil Hills, Cecil Park, Horsley Park and West Hoxton	Upper canal system	Pheasants Nest Weir to Prospect Reservoir	Part of Lot 1, DP 1062094; Lots 1 and 2, DP 596353; Lots 1-3, DP 603946; Lot 2, DP 596352; Lot 1, DP 596355; Lot 1, DP 613552; Lot 51, DP 811015; Lots 11 and 12, DP 1055232; Lots 1 and 2, DP 1086645	State	7

FAIRFIELD CITY COUNCIL – CITY STRATEGIC PLANNING

POLICY NO. 0-063

HERITAGE GRANTS PROGRAM

**1. POLICY CONTEXT**

The Heritage Grants Program is one of the strategies for heritage promotion recommended by the NSW State Government. Fairfield City has approximately 100 listed heritage items; the largest group being residential properties that are between 60 and over 100 years old.

The Heritage Grants Program supports projects that preserves the heritage of Fairfield City by providing financial assistance. It is the intention of this Council to ensure the administration and transactions relating to the Heritage Grants Program are conducted in a just and transparent manner. The Policy provide guidelines on the Heritage Grants Program.

2. OBJECTIVE AND GOAL

The objective and goals of this policy are

- a) to preserve the City's heritage items for current and future generations
- b) financially assist heritage item owners to preserve their heritage items
- c) establish a criteria for funding allocation to maximise heritage conservation opportunities
- d) provide a clear understanding of the heritage grants process
- e) make the process for applying for a heritage grant easy and transparent
- f) contribute to good management, identification, and conservation of heritage

3. FUNDING AVAILABLE

Council will financially assist heritage properties listed within Council's Local Environmental Plan for essential maintenance work up to \$5,000 per project, on a dollar-for-dollar basis. In some circumstances, especially where a heritage item owner demonstrates financial hardship, the requirement to match dollar-for-dollar funding could be reduced or waived.

4. ELIGIBILITY

To be eligible for funding, the applicant must:

- Aged over 18 years
- Be a legally registered, incorporated not-for-profit organisation or group
- Apply for a specific project, grants do not offer permanent or ongoing source of funding
- Facilitate the ongoing conservation of the heritage item and its curtilage

5. INELIGIBILITY

In accordance with the NSW Heritage guidelines, the following are not eligible for funding:

- Projects that have commenced prior to applying for funding. (Retrospective funding is not eligible)
- Applicants who have commenced and/or undertaken unauthorised works to the heritage item that the grant relates to within the last 18 months
- Construction of new buildings or alterations and additions that do not relate to the restatement of the heritage item
- Works to buildings owned by State or Local Government authorities
- Works to commemorative monuments or headstones
- Purchase or relocation of a heritage item
- Conservation of council-owned local heritage items
- Payment of employees or salaried staff

For further information visit <https://www.nsw.gov.au/grants-and-funding/local-government-heritage-grants>.

FAIRFIELD CITY COUNCIL – CITY STRATEGIC PLANNING

POLICY NO. 0-063

HERITAGE GRANTS PROGRAM



6. PERMITTED PROJECTS

The following works are permitted as part of the Heritage Grants Program

- Maintenance works as defined in the Fairfield Local Environmental Plan 2013 as follows:

Maintenance, in relation to a heritage item, Aboriginal object or Aboriginal place of heritage significance, or a building, work, archaeological site, tree or place within a heritage conservation area, means ongoing protective care, but does not include the removal or disturbance of existing fabric, alterations (such as carrying out extensions or additions) or the introduction of new materials or technology.

- Painting, plastering, cladding, fittings or decorative work
- Replacement of external windows or doors
- Roof repairs, gutter replacement, stormwater and subsurface drainage
- Repair or replacement of non-structural wall or roof
- Maintenance of natural heritage (if listed part of the item)
- Preparing a heritage study or management document
- Other works determined as relevant by Council's Heritage Advisor.

7. ASSESSMENT CRITERIA

An assessment will be made by Council's Heritage Advisor on each application based on:

- A visual inspection of the proposed works, and
- Evaluation using the following matrix:

		Lower Priority	Higher Priority		
Essential work for structural integrity For example, work that will: <ul style="list-style-type: none"> secure building against rainwater ingress slow the deterioration of building fabric by painting. 	Higher Priority	Desirable	Essential May be considered for two dollar for one dollar grant funding	Higher Priority	
	Lower Priority	Optional	Desirable	Lower Priority	
		Lower Priority	Higher Priority		
Impact of work on heritage item and its value to community. For example, proposed work: <ul style="list-style-type: none"> is sympathetic of historic built fabric reinstates previously lost architectural features improves style of architecture appropriate to period of the building maintains an item of state significance. 					

FAIRFIELD CITY COUNCIL – CITY STRATEGIC PLANNING

POLICY NO. 0-063

HERITAGE GRANTS PROGRAM

**8. PRIORITISATION**

Applications seeking financial assistance will be prioritised based on the following criteria:

Priority	
First	Owner occupiers of residential properties with State significance
Second	Owner occupiers of residential properties with local significance
Third	Owners of residential properties that are leased
Fourth	Community groups and owners of commercial properties

9. PAYMENT OF HERITAGE GRANT

Council will provide a cheque/EFT to the value of the Heritage Grant when a copy of the final invoice is submitted and when:

- Evidence has been provided to Council (inclusive of print and electronic photographs, paid receipts and other record) that the heritage grant work is completed, and
- An inspection of the approved work has been undertaken by Council's Heritage Advisor who is satisfied that the work has been satisfactorily completed.

10. COMPLETION OF WORKS

Works must be completed within the financial year in which the funds were allocated.

11. REALLOCATION OF UNSPENT FUNDS

Where works approved for funding have not commenced or will not be completed within the financial year in which they were allocated, funds may be reallocated to other works via a resolution of Council. Funds may be reallocated to completed projects where:

- Unsuccessful applications would have received grants however were ranked lower in priority, and/or
- The dollar-for-dollar grant amount is under \$5000.

12. APPLICATION SUPPORT

Council provides one-on-one sessions to support applications. Applicants are encouraged to liaise with Council before applying to provide advice and feedback on project ideas and grant application. It is also an opportunity to network with community groups. For grant enquiries please contact Strategic Land Use Planning Team on (02) 9725 0222 or email mail@fairfieldcity.nsw.gov.au.

13. PROCESS AND TIMING

Projects are implemented within the financial year based off Heritage NSW Grants Program. Below is Council's Anticipated Heritage Grants Program calendar for the financial year.

April	Engage with owners of heritage items of works proposed in the upcoming financial year.
May	Owners of heritage items liaise with Council of proposed work and quote. Submit Heritage Grant Application form and Heritage Minor Works Application form for assessment.
June	Assessment of successful applicants report to Council Outcomes Committee.
July	Letter to applicants for unsuccessful and successful grants with approval of minor works.
July	Successful applicants to begin work.
November	Letter and site inspections with Council and owners of heritage item of progress of work.
February	Second letter reminder of progress works to be completed and payment claim for grant funding.
April	Acquittal summary report to the Heritage NSW of completed projects.
June	Acquittal of Heritage Grants applicants within the financial year.

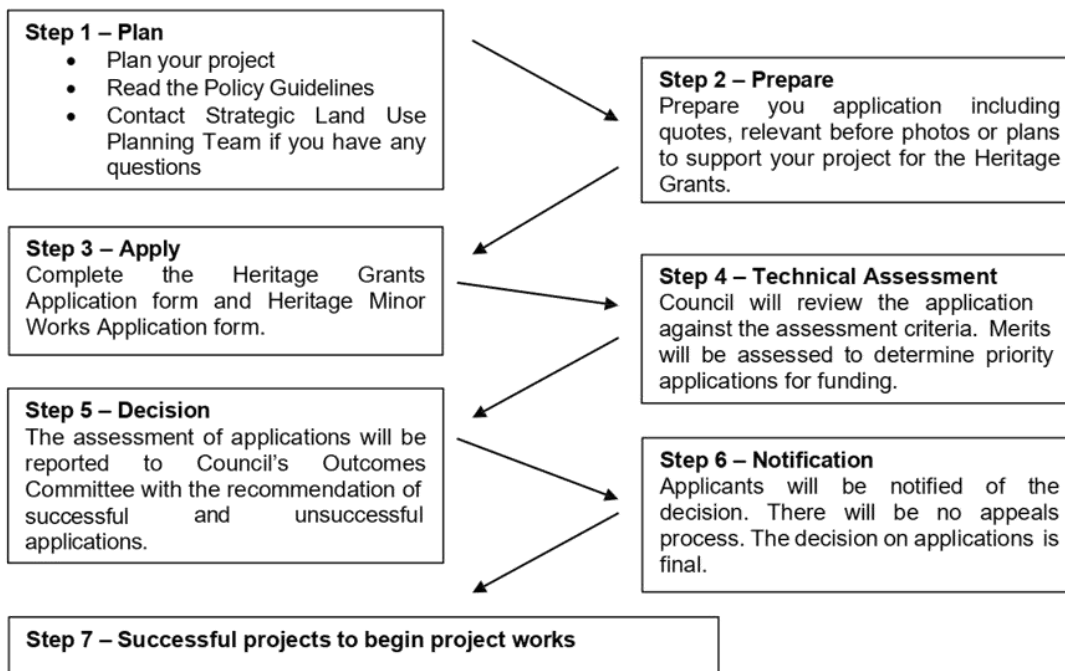
FAIRFIELD CITY COUNCIL – CITY STRATEGIC PLANNING

POLICY NO. 0-063

HERITAGE GRANTS PROGRAM



14. HOW TO APPLY/ PROCESS OF APPLICATION



15. RELEVANT LEGISLATION

- Environmental Planning and Assessment Act 1979
- Local Government Act 1993
- Fairfield Local Environmental Plan 2013

16. RELATED POLICIES

- Fairfield Local Environmental Plan 2013
- Fairfield Heritage Study (Volumes 1-3)
- Fairfield City Council Operational Plan

17. AUTHORISATION

This Policy first came into force on 27 May 2007 and requires to be reviewed every 3 years by City Strategic Planning. Council has adopted amendments since this date as follows.

Review No.	Council Adoption of Amendment	Date of Amendment coming into force
Review No.1 2010	14 September 2010	29 September 2010
Review No.2 2013	24 September 2013	17 October 2013
Review No.3 2016	28 February 2017	22 March 2017
Review No. 4 2021	9 March 2021	15 March 2021
Review No. 5 2025	TBA	TBA

FAIRFIELD CITY COUNCIL – CITY STRATEGIC PLANNING

POLICY NO. 0-052

HERITAGE RATE RELIEF PROGRAM

**1 POLICY STATEMENT**

This policy outlines Council's commitments to preserving heritage items in the City. One of the ways of achieving this is through the provision of a rate relief to owners of heritage listed properties. The Heritage Rate Relief Policy benefits owners and Council to build a relationship and encourages the conservation and maintenance of heritage listed properties in accordance with the NSW Heritage Act 1977.

2 PRINCIPLES

- Provide rate relief to owners of private properties that are listed in the Fairfield Local Environmental Plan 2013;
- Provide a fair and transparent administration of the Rate Relief Policy;
- The rate relief is to be granted automatically to eligible properties at a standard relief of 50% of the General Ordinary Rate, unless the owner chooses to decline to participate in the Heritage Rate Relief Program;
- The maximum amount of rate relief will be \$3,000 per assessment.; and
- Council reserves the right to withdraw the subsidy if it considers the item is not adequately maintained.

3 OBJECTIVES

- To promote heritage in the Fairfield Local Government Area;
- To provide a tangible benefit to owners of heritage listed properties; and
- To encourage the preservation of items of heritage significance by providing a subsidy and an incentive to the owners to adequately maintain heritage items.

4 STRATEGIES

- Inspect properties receiving the Heritage Rate Relief to ensure they qualify for the rate relief under this Policy;
- Identify if owners of heritage listed items are aware of the Heritage Rate Relief Policy and if they have utilised the benefit towards the upkeep of those items;
- Inform owners of heritage listed items and other stakeholders of the policy; and
- Maintain a centralised register of eligible properties, which is consistent with the items included on the NSW Heritage Inventory and Schedule 5 of the Fairfield Local Environmental Plan 2013.

5 RELEVANT LEGISLATION

- Heritage Act 1977
- Local Government Act 1993
- Environmental Planning and Assessment Act 1979

6 RELATED POLICIES AND DOCUMENTS

- Fairfield Local Environmental Plan 2013
- Fairfield Heritage Study (Volumes 1 - 3)
- Fairfield City Council Operational Plan.

7 POLICY CONTEXT

Rate relief is one of the strategies for heritage promotion recommended by the NSW State Government. Fairfield City has approximately 100 listed heritage items; the largest group being residential properties that are between 60 and over 100 years old. Many of these properties need ongoing maintenance.

FAIRFIELD CITY COUNCIL – CITY STRATEGIC PLANNING

POLICY NO. 0-052

HERITAGE RATE RELIEF PROGRAM



Fairfield City Council believes that the Heritage Rate Relief Program is a viable option to prevent neglect, inappropriate alterations and demolition of heritage listed buildings in the City by diverting rate funds to maintaining heritage items.

It is the intention of Council to ensure the administration and transactions relating to the Heritage Rate Relief Program are conducted in a fair and transparent manner. The Policy will have an impact on Council's rates revenue; however, this impact would be compensated by the owners directing their efforts into maintaining their heritage listed properties in accordance with section 356 of the Local Government Act 1993 that prescribes the requirements when Councils provide financial assistance to others.

8 STAKEHOLDERS

- Owners of properties listed in Schedule 5 of the Fairfield Local Environmental Plan 2013;
- Heritage NSW; and
- Council.

9 IMPLEMENTATION

a) Council Resolution to Provide Rate Relief

In order to satisfy the requirements of s356 of the Local Government Act, a report in May of each financial year is to be forwarded to Council for a resolution to provide a rate relief to privately owned heritage items listed in the Local Environmental Plan for the next financial year.

In the first quarter of each calendar year, Council will write to property owners advising of their eligibility for the Heritage Rate Relief. **It is the owner's responsibility to have annual pest inspections and undertake routine maintenance. Owners who wish to decline the Heritage Rate Relief must do so in writing.**

b) Inclusions of Heritage Rate Relief Program in Council's Local Strategic Planning Statement and Operational Plan

In order to satisfy the requirement of s356 of the Local Government Act Council will include details of the Heritage Rate Relief Program in Council's Operational Plan.

c) Council's expectation of Heritage Item Owners Receiving Heritage Rate Relief

In order to receive the Heritage Rate Relief, the expectation of Council is that the rate relief will be spent on securing and maintaining the item and must include an annual pest control inspection.

Annual pest control inspections are essential to conserving historic building fabric. Majority of heritage items are structurally built from timber, in which termites are seen as a threat to buildings. It is essential for buildings to be regularly inspected for termites to ensure that any termite activity is located before serious damage has been caused to the structure of the building. Internal inspections should be conducted every 12 months. Council may request that any recipient of the Heritage Rate Relief provide proof that a pest inspection has been undertaken. Where a recipient has not complied with this expectation, the Council may request that a Pest Inspection be undertaken otherwise their eligibility for Heritage Rate Relief will be denied in for the following year.

(d) Removal of Heritage Rate Relief

Prior to any action being undertaken to withdraw the Heritage Rate Relief due to lack of adequate maintenance of the heritage item, the following process is to be followed:

FAIRFIELD CITY COUNCIL – CITY STRATEGIC PLANNING

POLICY NO. 0-052

HERITAGE RATE RELIEF PROGRAM



- a) A formal written notice is to be sent to the owner/s of the heritage item that:
 - i. requires the owner/s to demonstrate in writing why the heritage rate relief/subsidy under the program should be continued; and
 - ii. allows the owner/s twenty-one (21) days to provide such information.
- b) If the owner/s fails to provide a satisfactory reason/s, then a second (2nd) formal written notice is to be sent to the owner/s advising that a recommendation will be made to Council to withdraw the heritage rate relief in accordance with the policy.
- c) Removal of Heritage Rate Relief will be determined via a formal resolution of Council, with the owner/s invited to the preceding Committee meeting.
- (e) Inspection of Heritage Items receiving Heritage Rate Relief
- (f) Council will inspect and record the state of each heritage item on the local schedule once every 3 years.

10 RESOURCE IMPLICATIONS

The Heritage Rate Relief Policy will be funded from current allocations in the Heritage Program within Council's Local Strategic Planning Statement and Operational Plan.

11 REVIEW DATE

This policy will be reviewed every three (3) years in commencement of this Policy.

12 AUTHORISATION

This policy was adopted by Council at the Outcomes Committee meeting on 8 May 2007 and came into force on 1 July 2007. Council has adopted amendments since this date as follows:

Review No.		Council Adoption of Amendment	Date of Amendment coming into force
Review No.1	2010	14 September 2010	29 September 2010
Review No.2	2013	27 September 2013	17 October 2013
Review No.3	2017	28 February 2017	22 March 2017
Review No.4	2021	9 March 2021	9 March 2021
Review No.5	2025	8 July 2025	TBA

13 OWNERSHIP

The Manager Strategic Land Use Planning in the City Strategic Planning will be responsible for reviewing this policy.

The Manager, Financial Operations will be responsible for implementing this policy.

14 FURTHER INFORMATION

Further information regarding this policy can be obtained from the Strategic Land Use Planning Branch on (02) 9725 0222.

OUTCOMES COMMITTEE

Meeting Date 8 July 2025

Item Number. 69

SUBJECT: Rescind Renewal of Various Community Facilities Licences Policy

FILE NUMBER: 23/07264

REPORT BY: Aelina Truong, Manager Property

RECOMMENDATION:

That the Renewal of Various Community Facilities Licences Policy (Attachment A of the report) be rescinded.

SUPPORTING DOCUMENTS:

AT-A [↓](#) Renewal of Various Community Facilities Licences Policy 1 Page

CITY PLAN

This report is linked to *Theme 2 Places and Infrastructure* in the Fairfield City Plan.

SUMMARY

The Renewal of Various Community Facilities Licences Policy set the requirement for Council's community facilities to be renewed on an annual basis unless the occupant vacates or Council resolves to terminate the agreement.

Policy

The Renewal of Various Community Facilities Licences Policy (Attachment A) was created in 1997 and has not been revised since that time.

The Renewal of Various Community Facilities Licences Policy is now captured under the Occupancy and Use of Community Facilities by Community Organisations Policy. This policy outlines the framework for the renewal of Council's community facilities which was approved at Council's Ordinary Meeting of 26 September 2023.

CONCLUSION

It is recommended that Council rescind the Renewal of Various Community Facilities Licences Policy (Attachment A) because it is now redundant.

OUTCOMES COMMITTEE

Meeting Date 8 July 2025

Item Number. 69

Aelina Truong
Manager Property

Authorisation:
Director City Assets

Outcomes Committee - 8 July 2025

File Name: **OUT08072025_9.DOCX**
***** END OF ITEM 69 *****



FAIRFIELD CITY COUNCIL – CITY SERVICES DEPARTMENT	
Doc Number 0-095	RENEWAL OF VARIOUS COMMUNITY FACILITIES' LICENCES
Classification	Public Policy

FILE NO: G11-01-030

COUNCIL REF: CD&R 6/5/97 - Item 35

POLICY DESCRIPTION

That Licence to Occupy Agreements for use of Council's community facilities be renewed annually unless the occupant vacates the premises and/or Council resolves to terminate or not renew the agreement

OUTCOMES COMMITTEE

Meeting Date 8 July 2025

Item Number. 70

SUBJECT: Major Projects Update - June 2025

FILE NUMBER: 23/34318, 23/13402

REPORT BY: Mark Gray, Major Projects Coordinator; Suhail Sayeed, Contracts and Planning Coordinator; Stuart McDougall, Major Projects Coordinator; Nina Tran, Project Manager; Mohammad Mamun, Project Manager; Mario Rajanayake, Senior Contracts and Planning Engineer

RECOMMENDATION:

That the report be received and noted.

SUPPORTING DOCUMENTS:

There are no supporting documents for this report.




CITY PLAN




This report is linked to *Theme 2 Places and Infrastructure* in the Fairfield City Plan.

SUMMARY

The high-level status of the major projects is shown in the following table:

KEY





	Critical risk or issue affecting project delivery
	Evolving risk to be managed
	Project on track

Project	Status	Summary of Critical or Evolving Risk
Fairfield Showground Community and Events Centre		Coordination of the State Significant Development Application (SSDA) commitments and other improvements on the site.
Endeavour Park		Schedule may experience some rain delay, scope and budget set for completion.
Brenan Park		Detailed design and cost management continue.

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Project	Status	Summary of Critical or Evolving Risk
Mimosa Road Detention Basin		The outlet structure across Mimosa Road conflict with Sydney Water asset – delay while solution approved. Additional cost to be incurred and time taken for completion (includes risk of exposure to flood events).
Stockdale Reserve Detention Basin		Ahead of schedule.
Fairfield Leisure Centre Sports Hall		On track.
Avenel Park		Schedule updated with Aboriginal Heritage Impact Permit (AHIP) process resolution expected in Sep/Oct 2025.

Key actions or activities in the last period:

- The Community and Events Centre SSDA documentation is progressing with the detailed design to commence in early August 2025.
- Endeavour Sports Park remediation works complete, synthetic field rubber underlay nearing completion and half of the natural grass laid. The fit-out equipment inclusions and budget allocation endorsed.
- The redesign of Brenan Park is aligning works and budget.
- Stockdale Reserve Detention Basin works progressing well ahead of schedule.
- Mimosa Road Detention Basin has been delayed due to clash with Sydney Water asset. This is expected to be resolved in early July with 10 weeks additional works required – this will push the project over the existing budget.

PROJECT: FAIRFIELD SHOWGROUND COMMUNITY AND EVENTS CENTRE

The Fairfield Showground Community and Events Centre (SP24913) is a recreation and events facility integrated with Fairfield Showground's operations.

In November 2023, Council engaged Noel Bell Ridley Smith and Partners (NBRS) as the lead architect for the design development of the Showground facility. Savills Project Management Pty Ltd has been appointed to provide specialist project management services to support project delivery.

Project Status Overview

The works currently underway are:

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- Preparations for the SSDA to be lodged in mid-July 2025.
- Review of Environmental Factors (REF) for a new 2-way circulation service road and car parking on site.
- Preparation of a facility management plan for the new complex and site to balance activities (events, markets, etc) and site constraints.
- Procurement planning for the delivery of the Community and Events Centre, Amenities Building and upgrade of roads and car parking.
- Notification to the Office of Local Government (OLG) is required under the Capital Expense (CAPEX) Guidelines.

The image below is the proposed Master Plan for the SSDA Community and Events Centre and the REF for the site-wide infrastructure upgrade.

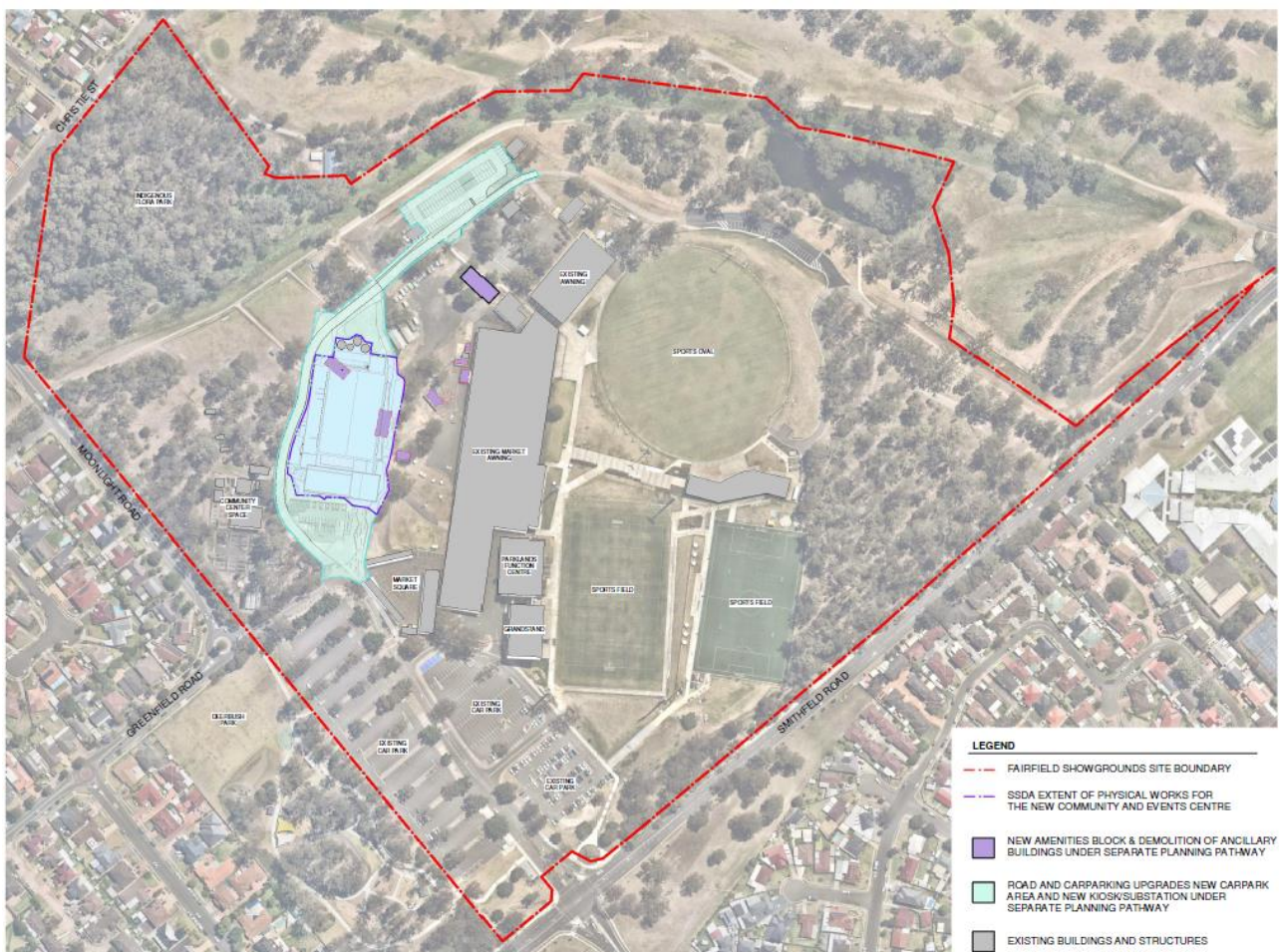


Figure 1: SSDA and REF areas for the Community and Events Centre Project Delivery

Schematic Design – Location and Floorplate

The schematic design is shown in Figures 2 and 3. The design has evolved with a new external façade and appearance while meeting budgetary and space expectations determined by Council.

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Figure 2: Endorsed SSDA Facade Design

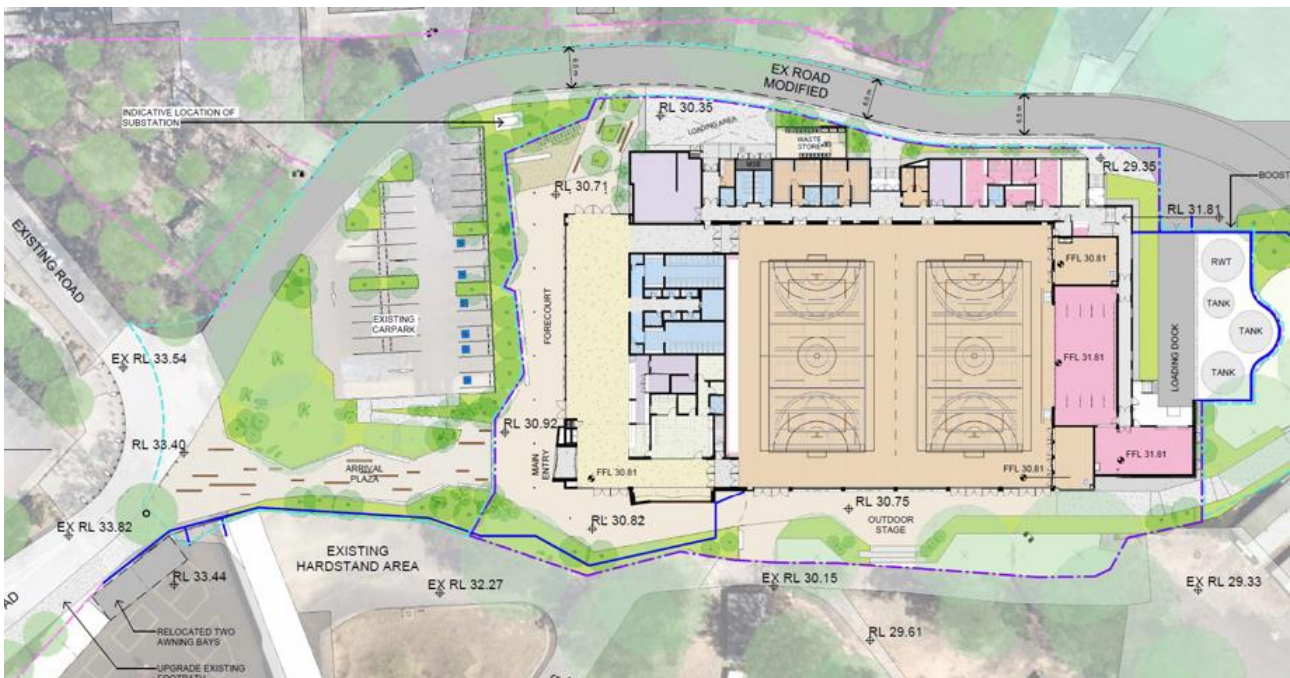


Figure 3: SSDA Site Plan Ground Level

Site Impacts

The new building footprint sees the removal of 2 existing buildings and an amenities block. This includes the removal of the building used by the dog training club.

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The new amenities building is to be replaced prior to demolition. This is to maintain suitable toilet facilities to meet demand arising from the markets and events during construction.

Changes to the existing access road (from 1-way to 2-way) are also required. This is being programmed to occur before the main contractor occupies the footprint for the new facility as part of the strategy to minimise impact on site operations.

The scope of work includes planning for different configurations of the site for concurrent events or activities.

SSDA Commitments

The design of the building follows a process mandated by the State Government. This includes the elements to be considered in the design development phases for incorporation in construction and form part of the operation of the facility and the broader site.

Some of these commitments are included explicitly in the SSDA (in response to the design process) and implicitly in works under REF approval as part of delivery of early works to minimise disruption to operations.

- Traffic Management Changes
 - Construction of a new access road leading to and around the new facility.



Figure 4: New Two-Way Road with Formalised Parking

- Upgrade of the existing raised platform to a formal marked pedestrian crossing - across the main access road near market entrance as shown in Figure 6.
- Widening of the pedestrian footpath adjacent to the market fence to cater for high volume pedestrian flow and accessibility to the new facility.
- New marked foot crossing across the new access road near the dog park (see Figure 5).

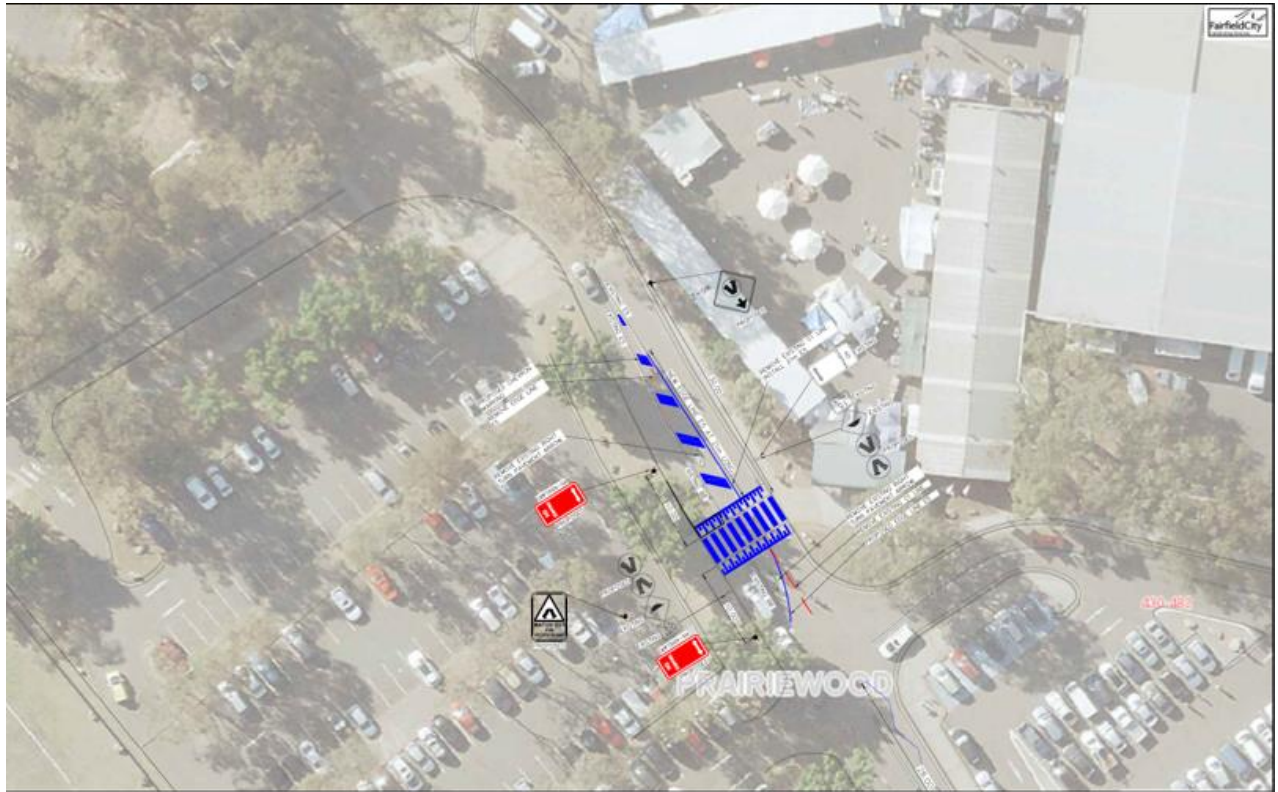


Figure 5: Raised Pedestrian Crossing

- **Parking Changes**
 - Car park providing a minimum of 66 formal spaces adjacent to the former Blacksmith Shop (see Figure 5).
 - Upgrades to the carparking area in front of the new Community and Events Centre building (with accessible parking spaces) (see Figure 3).
- **Ecological Sustainable Development (ESD)**
 - Installation of solar panels.
 - Rainwater tanks for water reuse.
 - Architectural design principles implemented with space efficient building layout, high efficiency electrical systems, use of natural daylight to reduce power usage, energy efficient heating, ventilation and air conditioning (including natural ventilation to open spaces), waste minimisation strategies and Water Sensitive Urban Design principles.
- **Infrastructure**
 - New kiosk/substation.
- **Connection with Country**

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- An acknowledgement of country to be displayed at the building entry (including a translation in the Aboriginal language).
- Consider use of room and facility names honouring significant Aboriginal people, places and traditions.
- Landscape Design to capture dedicated spaces for storytelling, informal seating areas in the forecourt for gathering, feature native plantings (culturally significant species from the Cumberland Plain) and consider a commemorative garden recognising the Stolen Generation.
- Landscape Design also to capture bush tucker gardens and educational displays highlighting traditional knowledge and sustainable practices. Trees to be demolished to be repurposed for external seating and internal linings in key locations.

Project Exclusions

The project includes the concept design for the overflow car park on the adjacent golf course (as the access influences the road layout and parking numbers). However, funding for the construction of the overflow parking area and access road/bridge is not included in the project.

Project Funding

The project involves a significant expenditure of funds to build the new facility. Council adopted the 2025/26 – 2028/29 Delivery Program at its May Council Meeting. This included the Community and Event Centre funding as follows:

Funding Source	2025/26	2026/27	2027/28	2028/29
General	\$33			
Infrastructure Reserve		\$2,639	\$13,960	
Section 7.11		\$1,235		
Section 7.12	\$5,000	\$3,000	\$4,540	
WSIG Grant	\$7,500	\$13,724		
Total	\$12,533	\$20,598	\$18,500	

Note: Values are in '000's

A key element of the project funding is the Western Sydney Infrastructure Grant (WSIG) – Council Allocation of \$28 million.

The overall cost of the project is set to not exceed \$60 million.

Grant Agreement

Council nominated the Community and Event Centre for the Local Government allocation under the WSIG program. A review of the project scope (arising from the change from recreation focus to events/entertainment focus) will require an update to reset milestones, cost and scope.

The grant update has been lodged and details are being worked through.

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Project Milestones

Key Milestones	Target Date	Status
MAIN FACILITY		
Concept Design Revision	June 2024	Complete
Consultant Reports for SSDA submission	May 2025	Complete
SSDA Lodgement	Mid-July 2025	On Track
Detailed Design Completion	November 2025	On Track
Construction Commencement	September 2026	On Track
Construction Completion for Main Building Works	December 2027	On Track
ANCILLARY BUILDINGS/WORK		
Request for Quote (RFQ) Detailed Design	April 2023	Complete
REF Authorisation	September 2023	Complete
Commence Replacement of Ancillary Buildings	October 2025	On Track
Construction Completion Ancillary Buildings	February 2026	On Track
ROADS AND CARPARKING		
Concept Design for Carparking	May 2025	Complete
DRAFT REF Submission	Mid-July 2025	On Track
REF Authorisation	August 2025	Not Commenced
Contractor Procurement	February 2026	Not Commenced
Construction Commencement for Roads and Carparking	May 2026	Not Commenced

The project has scheduled the commencement of detailed design to commence at the start of August 2025. This will develop the design sufficient for a Design and Construct tender process and allows Council to develop key aspects of the design to ensure intent and performance is met, ie. stage fit out and arrangement.

Project Status

MAIN FACILITY										
Concept Design										95%
Planning Approval										5%
Detailed Design										0%
Construction										0%
ANCILLARY BUILDINGS										
Concept Design										100%
Planning Approval										100%
Detailed Design										100%
Construction										0%

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ROADS AND CARPARKING

Concept Design											70%
Planning Approval											0%
Schematic Design											0%
Construction											0%

Procurement Activity

The Request for Tender (RFT) for the ancillary building contractor is scheduled for release in August 2025 for appointment in October 2025.

Appointment of consultants for specialist reports for the REF has been completed.

Initial internal planning for the appointment of the head contractor for the new building has commenced. This is expected to be an EOI to establish a panel of contractors followed by an RFT for a design and construct contract to finalise the design and construct the facility. Timing is dependent on the progress of the SSDA determination.

Project Cost Estimate and Contingencies

Project Commitments	\$4,513,000.00
Projects Actuals to 30 June 2025	\$2,676,000.00
Project Limit	\$60,000,000.00

Budget Summary 2024-2025 Operational Plan

Project Capital Expense (CAPEX) Budget 24/25	\$3,000,000.00
Projects Actuals to 30 June 2025	\$2,137,654.00
Forecast Expenditure 24/25	\$650,000.00
Budget Position 24/25	Within Budget

Project Risks

The current significant risks for the project are:

- Managing changes to scope and deliverables

As the project design cycle advances, the impact of changes can be significant on costs, time and performance of the facility.

Managing change is an important project control to avoid unwanted cost escalations and delays in delivery timeframes.

- SSDA Process

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The SSDA is scheduled to be submitted by mid-July 2025. While the SSDA process engages the proponent through the design development phase, there remains a risk the SSDA may be refused or the proposed conditions may compromise the operation of the facility and/or site in a manner Council finds unacceptable.

- Construction Market Place

Council will be seeking an experienced contractor for a design and build contract. Pricing will be subject to how busy suitable contractors are, how much work they have or expect to have and the stability of pricing in the marketplace at the time of tender ie. impact of tariffs on goods from overseas on extended supply chains.

PROJECT: ENDEAVOUR SPORTS PARK - SPORTS HUB

Endeavour Sports Park (the Park) is a significant open space for organised and casual sporting activities. Its uses include soccer, AFL, cricket and outdoor sports courts. The site includes 4 amenity buildings, sealed and unsealed car parking and sports floodlighting.

The redevelopment with the new synthetic fields is turning the Park into a significant sports hub within Fairfield City with:

- Two new football synthetic surfaced fields – allowing increased usage of the fields.
- Upgrade of the grass soccer playing fields – improved floodlighting and new irrigation system using on-site water capture.
- Upgrade of the outdoor sports courts, including 2 futsal courts (complete).
- Upgrade of the site power supply (complete).
- Refurbishment of amenity buildings (complete).

Asset management practices and principles influence the nature and range of infrastructure changes occurring (renewal, upgrades and new assets) – all designed to improve the playing and user experience within the Park. As a result, various projects contributed funding to the precinct upgrade and renewal process.

The main projects in delivery are:

- Electricity Upgrade (IN23628 Endeavour Sports Park) – partially Council funded.
- Stage 1 WSIG and Council funded upgrade and renewal works (SP24628-1 Endeavour Sports Hub Upgrade to the Synthetic Fields, Amenity Building and Substation).

Council has executed the grant funding agreement with the NSW Government's WSIG program.

SUB-PROJECT: Electricity Upgrade

The work on the substation is complete.

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Budget Summary (IN23628 Electricity Upgrade)

Project CAPEX Budget	Committals	Actuals	Budget Position
\$242,475.00 Council	\$ 223,756.00	\$ 222,316.00	Within Budget
\$260,000.00 WSIG	\$ 260,214.00	\$ 245,653.00	Within Budget

SUB-PROJECT: Stage 1 Synthetic Fields

Rainfall continues to impact delivery of earthworks with soft ground conditions persisting until dry. The natural clay base is very responsive to rainwater and slows works.

Completion is adjusted to late August 2025 and any further rain will impact the completion date.

Stage 1: Project Milestones

Key Milestones	Target Date	Comment
Release Tender to Market for Detailed Design	April 2023	Complete
Commencement of Detailed Design	July 2023	Complete
Site Establishment – Synthetic Fields	January 2024	Complete
Remediation Strategy Approved-Synthetic Fields	June 2024	Complete
Completion of Remediation – East Side of Park	October 2024	Complete
Commence Synthetic Field Construction	November 2024	In Progress
Complete Synthetic Fields and Park Upgrade	September 2025	Rain Delayed

The fit-out of the synthetic fields added the following elements:

- Seating (benches and picnic tables)
- Shade umbrellas
- Storage – for the clubs and Council maintenance equipment
- Canteen facilities
- Waste management (bins)
- Signage
- Player shelters

Procurement has commenced and delivery is expected around the time the facility is ready to open.

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Figure 6: Grass fields Ready for turf - Irrigation complete - Cricket wickets installed.



Figure 7: Apron around synthetic fields complete – rubber base to fields underway. Grass Field lighting 80% complete, Synthetic Field lighting complete – Perimeter security fencing 90% complete.

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Budget Summary – SP24628-1

CAPEX Budget	Committals	Actuals	Budget Position
\$17,670,586.00	\$17,647,556.00	\$13,742,606.08	Within Budget

Schedule

Masterplan Finalisation											100%
Detailed Design											100%
Approval Process											90%
Construction											60%

PROJECT: BRENNAN PARK PLAYGROUND

This project's scope is for a new playground at Brennan Park near the existing community hall on Bourke Street. The project is funded by the WSIG program with contributions from Council.

The design was modified to incorporate the requirements of a Remediation Action Plan (RAP) within the balance of the available budget. The grant agreement will need to be modified to reflect the final solution achieved. This is not expected to change the overall deliverables and community outcomes.

Detailed design commenced in April 2025 and the proposed inclusions has been reviewed. This has identified the deliverables within the existing budget allocation and stretch targets.

The water play is being redesigned.

Project Milestones

Key Milestones	Target Date	Comment
RAP and Concept Plan Approved	February 2025	Complete
Detailed Design	August 2025	Commenced April 2025
Completion of Tender Construction Package	September 2025	On Track
Construction Procurement	August – September 2025	On Track
Construction Commencement	November – December 2025	On Track
Construction Completion	November 2026	On Track

Procurement Activity

- Nil to report

OUTCOMES COMMITTEE

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Project Status

Planning Approval											40%
Detailed Design											20%
RFT Construction											0%
Construction											0%

Project Risks

- Minimising changes to scope as the project develops
- Effectiveness of the RAP in managing contamination within forecast costs

PROJECT: MIMOSA ROAD DETENTION BASIN UPGRADE

The upgrade works include reconstructing the detention basin walls, increasing the culvert's capacity under Mimosa Road and repairing downstream rock revetment (to address the scour of the downstream banks).

The works at this site are in response to Dam Safety NSW requirements and are partly funded by Australian Government grants.

The works have located the significant Sydney Water main in an unexpected location. The pipe is close to the bottom of the culvert and requires protective works as part of the culvert construction. This has resulted in a delay while a solution is formed and approved by Sydney Water and Council.

The impact of the water main delays the works and requires hand construction of a section of the culvert. This means the excavation remains open for a longer period of time.

The full cost of this change in construction methodology is not known but is likely to be in the order of \$400-500,000.00.

Project Status

- Earthwork 80% complete.
- Upstream culverts with headwall and wingwalls complete.
- Footpath along Comanche Road complete.
- Bank stabilisation works complete at Orphan School Creek.
- Upstream culvert replacement-stage 2 across Mimosa Road commenced.

Design												100%
Construction												70%

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Budget Summary

Project CAPEX Budget	Committals	Actuals	Budget Position
\$6,558,334.00	\$6,436,545.00	\$3,921,606.00	Budget pressure

The delay arising from the change in methodology for the culvert adjacent to the Sydney Water main has costs associated with delay, time and new construction methodology.

Project Timeline

Key Milestone	Target Date	Status
REF Approval	July 2023	Complete
RFT Released to Market	19 September 2023	Complete
Construction Commencement	May 2024	Complete
Construction Completion	October 2025	Delay

Project Risks

- Traffic management on Mimosa Road for box culvert works.
- Service lines (electric, gas and water) under Mimosa Road and relocation approvals.
- Mimosa Road contamination.
- Delays in completing service relocations/road crossing exposes the outlet structure and surrounding works to damage from storm/flood events.



Figure 8: Construction progress - June 2025

OUTCOMES COMMITTEE

Meeting Date 8 July 2025

Item Number. 70

PROJECT: STOCKDALE RESERVE DETENTION BASIN UPGRADE

The Stockdale Reserve Detention Basin is a declared dam. The reconstruction works are for flood mitigation purposes and will protect downstream properties up to and during the 1% Annual Exceedance Probability (AEP) storm event. This is through 2 spillways to control overflows from the detention basin.

Project Status

- Earthworks completed.
- Concrete works are now completed.
- Reinforced turf is being installed.
- With 90% of construction completed, the estimated completion is now the end of July 2025, 2 months ahead of schedule.

Design													100%
Construction													90%

Budget Summary

Project CAPEX Budget	Committals	Actuals	Budget Position
\$3,161,890.00	\$1,665,110.35	\$1,250,052.18	Within Budget



Figure 7: Stockdale Reserve Progress Photo – 5 June 2025

OUTCOMES COMMITTEE

Meeting Date 8 July 2025

Item Number. 70

Project Timeline

Key Milestone	Target Date	Status
REF Approval	March 2024	Complete
RFT Released to Market	September 2024	Complete
Construction Commencement	February 2025	Complete
Construction Completion	July 2025	Ahead of schedule

Project Risks

- Wet weather

PROJECT: FAIRFIELD LEISURE CENTRE SPORTS HALL

The sports court at Fairfield Leisure Centre has been scheduled for refurbishment. The scope of work includes:

- Wall lining and rendering
- Sports hall flooring
- Skylight replacement
- New emergency fire doors
- Replacement of vent louvres
- Refurbishing of the storage cupboards



Figure 8: Works in progress (1 of 2) – May 2025

OUTCOMES COMMITTEE

Meeting Date 8 July 2025

Item Number. 70



Figure 8: Works in progress (2 of 2) – June 2025

Project Status

- Construction works commenced
- Rendering completed
- Wall linings are now 90% completed
- Painting is more than 80% completed
- Refurbishment of timber floor along with line marking to commence last week of June
- Estimated completion date is 4 July 2025

Design											100%
Procurement											100%
Construction											60%

Project Risks

- Nil

Budget Summary

Project CAPEX Budget	Committals	Actuals	Budget Position
\$450,000.00	\$395,226.00	\$208,277.00	Within budget

PROJECT: AVENEL PARK COMPLETION

The new playground focuses on older youths by including a skate area, multi-purpose courts, exercise equipment and a sprint track. The project is jointly funded by the WSIG program and Council.

The bulk of the playground was completed in November 2024 and opened in early December 2024.

OUTCOMES COMMITTEE

Meeting Date 8 July 2025

Item Number. 70

There are a couple of remaining pieces to be installed to complete the gym and exercise node. This requires an AHIP to be issued and the revised schedule has the AHIP process being resolved in Sep/Oct 2025.

The next step in the process is test pits on site in areas planned to be disturbed in early July 2025.

Mark Gray
Major Projects Coordinator

Suhail Sayeed
**Contracts and Planning
Coordinator**

Stuart McDougall
Major Projects Coordinator

Nina Tran
Project Manager

Mohammad Mamun
Project Manager

OUTCOMES COMMITTEE

Meeting Date 8 July 2025

Item Number. 70

Mario Rajanayake
**Senior Contracts and Planning
Engineer**

Authorisation:
Manager Major Projects & Planning
Director City Delivery

Outcomes Committee - 8 July 2025

File Name: **OUT08072025_4.DOCX**

***** END OF ITEM 70 *****

OUTCOMES COMMITTEE

Meeting Date 8 July 2025

Item Number. 71

SUBJECT: Monthly Investment Report - June 2025

FILE NUMBER: 24/20363

REPORT BY: Jennifer Lim Hernandez, Manager Finance

RECOMMENDATION:

That the report be received and noted.

SUPPORTING DOCUMENTS:

AT-A [↓](#) Fairfield Investment Report June 2025

18 Pages

CITY PLAN

This report is linked to *Theme 5 Good Governance and Leadership* in the Fairfield City Plan.

SUMMARY

Council's investment portfolio posted a marked-to-market return of 4.45% p.a. for the month of June 2025 versus the bank bill index benchmark return of 3.94% p.a. For the past 12 months, the portfolio has returned 5.06% on a marked-to-market basis versus the benchmark's 4.39%.

Excluding marked-to-market influences, the portfolio yielded 4.53% for the month of June 2025, down from 4.72% last month, with interest income of \$637,238.00 for the month. This is based on the actual interest rates being received on existing investments and excludes market value changes of the securities/deposits.

Economic releases during the month heightened the speculation of near term rate cuts:

- March quarter Gross Domestic Product (GDP) data was lower than expected, up only 0.2% for the first 3 months of 2025, half of the consensus forecasts of a +0.4% and only 1.3% for the year. The poor result was driven by continuing impacts of high interest rates on the economy as well as poor weather disrupting production and exports. Tariff related constraints have yet to be reflected in the data.

OUTCOMES COMMITTEE

Meeting Date 8 July 2025

Item Number. 71

- Latest monthly Australian inflation data eased further than expected, with headline Consumer Price Index (CPI) at 2.1%, down from 2.4% last month and trimmed mean falling to 2.4% from 2.8%, the lowest rate since November 2021.
- Approximately 50% of the individual CPI items recorded inflation below 2% indicating a broad based nature of the fall in Australian inflation.

With inflation cooling, weak GDP data results and downside risks related to the impact of US tariffs, many economists are expecting another 3-4 rate cuts of 25 basis points (bps) by mid-2026.

Purpose

The purpose of this report is to provide a monthly update of the details of Council's current investments and to certify that those investments are in accordance with the Local Government Act, Regulations and Council's Investment Policy.

Background

Council's Investment Policy allows Council to maintain a risk management framework to prudently manage its investment portfolio, credit quality and maturity profile while aiming to achieve the best available investment return for ratepayers' money.

While exercising the power to invest, consideration is to be given to the preservation of capital, liquidity and the return of investment.

- Preservation of capital is the principal objective of the investment portfolio. Investments are to be placed in a manner that seeks to ensure security and safeguarding the investment portfolio. This includes managing credit and interest rate risk within identified thresholds and parameters.
- Investments should be allocated to ensure there is sufficient liquidity to meet reasonably anticipated cash flow requirements, as and when they fall due, without incurring the risk of significant costs due to the unanticipated sale of an investment.
- Investments are expected to achieve a market average rate of return in line with the Council's risk tolerance.

In addition, Clause 212 of the Local Government (General) Regulation 2021 requires the Responsible Accounting Officer of Council to provide a written report setting out details of all money that Council has invested under Section 625 of the Act and for the report to include a certification as to whether or not the investment has been made in accordance with the Act. The report is to be presented to Council each month.

In accordance with Clause 212 of the Local Government (General) Regulation 2021, the following report sets out details of all money that Council had invested under Section 625 of the Act as at 30 June 2025.

Investment Update

OUTCOMES COMMITTEE

Meeting Date 8 July 2025

Item Number. 71

During the month of June 2025, Council's overall cash and investment portfolio of \$177,412,142.00 (carrying value as at 30 June 2025) returned 4.45% p.a. against the bank bill benchmark of 3.94% p.a.

Account Certification – Responsible Accounting Officer

I hereby certify that the investments summarised in the above report have been made in accordance with Section 625 of the Local Government Act 1993, Clause 212 of the Local Government (General) Regulation 2021 and Council's Investment Policy.

Lachlan Gunn

Responsible Accounting Officer

CONCLUSION

Council's portfolio returned 4.45% p.a. for the month of June 2025 against the bank bill benchmark of 3.94% p.a. Council's investments comply with the Local Government Act, Regulation and Council's Investment Policy.

Jennifer Lim Hernandez

Manager Finance

Authorisation:

Executive Director & CFO

Outcomes Committee - 8 July 2025

File Name: **OUT08072025_7.DOCX**

***** END OF ITEM 71 *****



**Investment Summary Report
June 2025**



Fairfield City Council

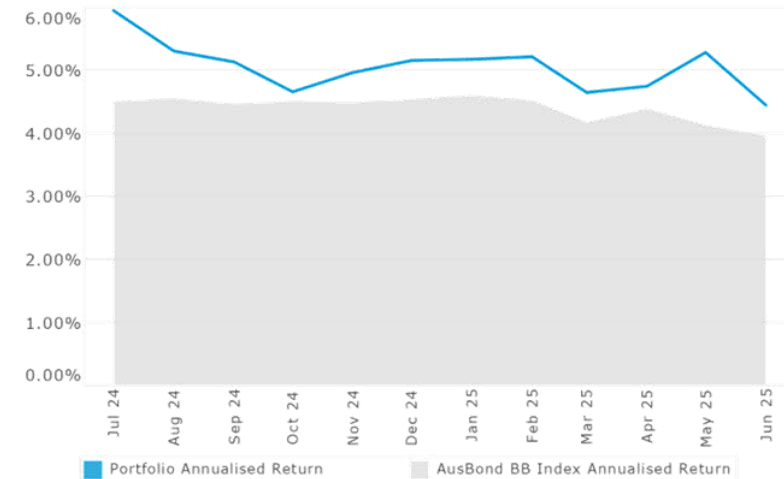
Executive Summary - June 2025



Investment Holdings

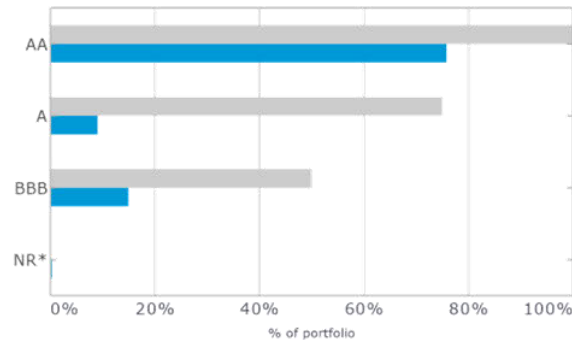
	Face Value (\$)	Current Value (\$)	Current Yield (%)
Bonds	9,400,000	9,668,733	4.7180
Cash	77,966,859	77,966,859	4.0571
Floating Rate Note	38,800,000	39,153,930	4.6710
Mortgage Backed Security	500,000	229,701	4.9022
Term Deposit	49,950,000	50,392,919	4.5678
	176,616,859	177,412,142	4.3739

Investment Performance

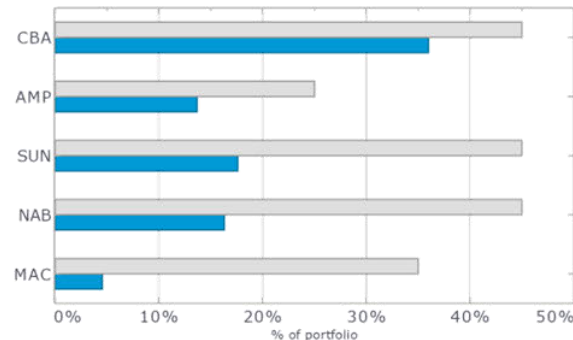


Investment Policy Compliance

Total Credit Exposure



Individual Institutional Exposures



Term to Maturities

	Face Value (\$)		Policy Max
Between 0 and 1 years	139,716,859	79%	100%
Between 1 and 5 years	36,400,000	21%	60%
Greater than 5 years*	500,000	0%	0%
	176,616,859		

* Complying grandfathered investment

Specific Sub Limits

Between 3 and 5 years	8,600,000	5%	30%
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Fairfield City Council

Investment Holdings Report - June 2025

**Cash Accounts**

Face Value (\$)	Current Rate (%)	Institution	Credit Rating	Current Value (\$)	Deal No.	Reference
11,587.46	4.2790%	Macquarie Bank	A+	11,587.46	540388	Accelerator
20,403,006.32	4.5000%	AMP Bank	BBB+	20,403,006.32	545751	31d Notice
57,552,265.70	3.9000%	Commonwealth Bank of Australia	AA-	57,552,265.70	538855	BOS
77,966,859.48	4.0571%			77,966,859.48		

Term Deposits

Maturity Date	Face Value (\$)	Current Rate (%)	Institution	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Next Interest Date	Reference
19-Aug-25	3,000,000.00	4.3500%	National Australia Bank	AA-	3,000,000.00	21-May-25	3,014,658.90	546075	14,658.90	At Maturity	
29-Aug-25	10,000,000.00	4.3000%	National Australia Bank	AA-	10,000,000.00	3-Jun-25	10,032,986.30	546117	32,986.30	At Maturity	
9-Sep-25	5,000,000.00	4.3500%	National Australia Bank	AA-	5,000,000.00	11-Jun-25	5,011,917.81	546158	11,917.81	At Maturity	
15-Sep-25	6,000,000.00	4.3000%	National Australia Bank	AA-	6,000,000.00	17-Jun-25	6,009,895.89	546173	9,895.89	At Maturity	
16-Sep-25	1,200,000.00	4.7400%	National Australia Bank	AA-	1,200,000.00	17-Mar-25	1,216,518.58	545929	16,518.58	At Maturity	
19-Nov-25	5,000,000.00	5.0500%	Suncorp Bank	AA-	5,000,000.00	21-Jan-25	5,111,376.71	545744	111,376.71	At Maturity	
29-Jan-26	1,750,000.00	4.9500%	AMP Bank	BBB+	1,750,000.00	30-Jan-25	1,786,073.97	545758	36,073.97	At Maturity	
1-Apr-26	18,000,000.00	4.7200%	Suncorp Bank	AA-	18,000,000.00	2-Apr-25	18,209,490.41	545970	209,490.41	At Maturity	
	49,950,000.00	4.5678%			49,950,000.00		50,392,918.57		442,918.57		

Floating Rate Notes

Maturity Date	Face Value (\$)	Current Rate (%)	Security Name	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Next Coupon Date	Reference
9-Dec-25	5,000,000.00	4.1952%	MAC Snr FRN (Dec25) BBSW+0.48%	A+	5,000,000.00	9-Dec-20	5,014,962.58	540675	12,068.38	9-Sep-25	
6-May-26	3,300,000.00	4.4768%	BoQ Snr FRN (May26) BBSW+0.63%	A-	3,275,415.00	25-Jan-22	3,324,976.10	542265	22,666.10	6-Aug-25	
15-May-26	1,500,000.00	5.0490%	BEN Snr FRN (May26) BBSW+1.25%	A-	1,500,000.00	15-May-23	1,519,502.18	544083	9,752.18	15-Aug-25	
14-Sep-26	1,600,000.00	4.5638%	MAC Snr FRN (Sep26) BBSW+0.85%	A+	1,600,000.00	14-Sep-23	1,609,512.85	544498	3,000.85	15-Sep-25	

Fairfield City Council

Investment Holdings Report - June 2025



Maturity Date	Face Value (\$)	Current Rate (%)	Security Name	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Next Coupon Date	Reference
15-Sep-26	1,500,000.00	4.1938%	SUN Snr FRN (Sep26) BBSW+0.48%	AA-	1,500,000.00	15-Sep-21	1,502,375.22	541882	2,585.22	15-Sep-25	
23-Oct-26	1,200,000.00	5.5367%	GSB Snr FRN (Oct26) BBSW+1.60%	BBB+	1,200,000.00	23-Jan-24	1,224,737.57	544800	12,559.97	23-Jul-25	
25-Jan-27	3,900,000.00	4.5962%	WBC Snr FRN (Jan27) BBSW+0.70%	AA-	3,900,000.00	25-Jan-22	3,943,208.45	542256	31,430.45	25-Jul-25	
25-Jan-27	5,000,000.00	4.6762%	SUN Snr FRN (Jan27) BBSW+0.78%	AA-	5,009,450.00	14-Feb-22	5,055,346.82	542332	40,996.82	25-Jul-25	
27-Jan-27	1,600,000.00	5.2462%	BEN Snr FRN (Jan27) BBSW+1.35%	A-	1,600,000.00	27-Jan-23	1,631,950.11	543706	14,718.11	28-Jul-25	
13-Sep-27	1,000,000.00	5.0475%	AusW Snr FRN (Sep27) BBSW+1.33%	Baa2	1,000,000.00	13-Sep-24	1,002,489.18	545464	2,489.18	15-Sep-25	
13-Sep-27	2,000,000.00	4.9875%	AMP Snr FRN (Sep27) BBSW+1.27%	BBB+	2,000,000.00	13-Sep-24	2,011,579.18	545480	4,919.18	15-Sep-25	
14-Dec-27	1,600,000.00	4.9638%	SUN Snr FRN (Dec27) BBSW+1.25%	AA-	1,600,000.00	14-Dec-22	1,623,983.87	543633	3,263.87	15-Sep-25	
31-Mar-28	500,000.00	4.6637%	ANZ Snr FRN (Mar28) BBSW+1.06%	AA-	500,000.00	31-Mar-23	505,218.89	543964	63.89	30-Sep-25	
12-May-28	2,000,000.00	4.8003%	NAB Snr FRN (May28) BBSW+1.00%	AA-	2,000,000.00	12-May-23	2,030,671.51	544072	13,151.51	12-Aug-25	
17-Aug-28	2,500,000.00	4.7576%	CBA Snr FRN (Jan28) BBSW+ 0.95%	AA-	2,500,000.00	17-Aug-23	2,532,787.11	544382	14,012.11	18-Aug-25	
19-Sep-28	1,500,000.00	4.6236%	WBC Snr FRN (Sep28) BBSW+0.93%	AA-	1,500,000.00	19-Sep-23	1,511,953.63	544505	2,280.13	19-Sep-25	
18-Mar-30	1,600,000.00	4.5294%	NAB Snr FRN (Mar30) BBSW+0.83%	AA-	1,600,000.00	18-Mar-25	1,604,907.54	545900	2,581.14	18-Sep-25	
13-Jun-30	1,500,000.00	4.6675%	ING Snr FRN (Jun30) BBSW+0.95%	A	1,500,000.00	13-Jun-25	1,503,767.67	546127	3,452.67	15-Sep-25	
	38,800,000.00	4.6710%			38,784,865.00		39,153,930.46		195,991.76		

Fixed Rate Bonds

Maturity Date	Face Value (\$)	Current Rate (%)	Security Name	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Purchase Yield	Reference
18-Aug-25	2,000,000.00	4.2000%	CBA Snr Bond (Aug25) 4.20%	AA-	1,997,540.00	18-Aug-22	2,031,227.82	543166	30,861.88	4.24400%	
10-Aug-26	3,000,000.00	4.8000%	WBC Snr Bond (Aug26) 4.80%	AA-	2,998,020.00	10-Aug-23	3,089,310.02	544369	55,780.22	4.82400%	
17-Aug-26	1,500,000.00	4.7500%	CBA Snr Bond (Aug26) 4.75%	AA-	1,497,105.00	17-Aug-23	1,542,824.85	544384	26,229.40	4.82000%	
14-Sep-26	1,400,000.00	4.9460%	MAC Snr Bond (Sep26) 4.946%	A+	1,400,000.00	14-Sep-23	1,438,694.57	544496	20,398.91	4.94600%	
19-Sep-28	1,500,000.00	5.0000%	WBC Snr Bond (Sep28) 5.00%	AA-	1,498,890.00	19-Sep-23	1,566,675.65	544510	21,195.65	5.01700%	

Fairfield City Council

Investment Holdings Report - June 2025



Maturity Date	Face Value (\$)	Current Rate (%)	Security Name	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Purchase Yield	Reference
	9,400,000.00	4.7180%			9,391,555.00		9,668,732.91		154,466.06	4.7489%	
Mortgage Backed Securities											
Maturity Date	Face Value (\$)	Current Rate (%)	Security Name	Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)		Reference
23-Jul-57	500,000.00	4.9022%	Emerald Reverse Mortgage (2007C)	NR*	500,000.00	6-Jul-07	229,700.74	310293	4,700.74		
	500,000.00	4.9022%			500,000.00		229,700.74		4,700.74		

Fairfield City Council

Accrued Interest Report - June 2025



Investment	Deal No.	Comments	Face Value (\$)	Settlement Date	Maturity Date	Interest Received (\$)	Days	Interest Accrued (\$)	Yield (% pa)
Bonds									
CBA Snr Bond (Aug25) 4.20%	543166		2,000,000.00	18-Aug-22	18-Aug-25	0.00	30	6,961.33	4.23%
WBC Snr Bond (Aug26) 4.80%	544369		3,000,000.00	10-Aug-23	10-Aug-26	0.00	30	11,868.13	4.81%
CBA Snr Bond (Aug26) 4.75%	544384		1,500,000.00	17-Aug-23	17-Aug-26	0.00	30	5,872.26	4.76%
MAC Snr Bond (Sep26) 4.946%	544496		1,400,000.00	14-Sep-23	14-Sep-26	0.00	30	5,614.38	4.88%
WBC Snr Bond (Sep28) 5.00%	544510		1,500,000.00	19-Sep-23	19-Sep-28	0.00	30	6,114.13	4.96%
						0.00		36,430.23	4.72%
Cash									
Commonwealth Bank of Australia	538855					55,161.59	0	101,353.53	3.90%
Macquarie Bank	540388					40.61	0	40.61	4.28%
AMP Bank	545751					82,147.51	0	75,185.09	4.50%
						137,349.71		176,579.23	4.13%
Floating Rate Note									
MAC Snr FRN (Dec25) BBSW+0.48%	540675		5,000,000.00	9-Dec-20	9-Dec-25	57,846.58	30	17,727.29	4.31%
BoQ Snr FRN (May26) BBSW+0.63%	542265		3,300,000.00	25-Jan-22	6-May-26	0.00	30	12,142.55	4.48%
BEN Snr FRN (May26) BBSW+1.25%	544083		1,500,000.00	15-May-23	15-May-26	0.00	30	6,224.80	5.05%
MAC Snr FRN (Sep26) BBSW+0.85%	544498		1,600,000.00	14-Sep-23	14-Sep-26	20,458.52	30	6,265.51	4.76%
SUN Snr FRN (Sep26) BBSW+0.48%	541882		1,500,000.00	15-Sep-21	15-Sep-26	17,179.18	30	5,416.95	4.39%
GSB Snr FRN (Oct26) BBSW+1.60%	544800		1,200,000.00	23-Jan-24	23-Oct-26	0.00	30	5,460.86	5.54%
WBC Snr FRN (Jan27) BBSW+0.70%	542256		3,900,000.00	25-Jan-22	25-Jan-27	0.00	30	14,733.02	4.60%
SUN Snr FRN (Jan27) BBSW+0.78%	542332		5,000,000.00	14-Feb-22	25-Jan-27	0.00	30	19,217.26	4.68%
BEN Snr FRN (Jan27) BBSW+1.35%	543706		1,600,000.00	27-Jan-23	27-Jan-27	0.00	30	6,899.12	5.25%
AusW Snr FRN (Sep27) BBSW+1.33%	545464		1,000,000.00	13-Sep-24	13-Sep-27	13,733.71	30	4,280.53	5.21%
AMP Snr FRN (Sep27) BBSW+1.27%	545480		2,000,000.00	13-Sep-24	13-Sep-27	27,164.95	30	8,462.43	5.15%
SUN Snr FRN (Dec27) BBSW+1.25%	543633		1,600,000.00	14-Dec-22	14-Dec-27	22,106.74	30	6,791.54	5.16%
ANZ Snr FRN (Mar28) BBSW+1.06%	543964		500,000.00	31-Mar-23	31-Mar-28	6,463.99	30	2,123.84	5.17%
NAB Snr FRN (May28) BBSW+1.00%	544072		2,000,000.00	12-May-23	12-May-28	0.00	30	7,890.91	4.80%

Fairfield City Council

Accrued Interest Report - June 2025



Investment	Deal No.	Comments	Face Value (\$)	Settlement Date	Maturity Date	Interest Received (\$)	Days	Interest Accrued (\$)	Yield (% pa)
CBA Snr FRN (Jan28) BBSW+ 0.95%	544382		2,500,000.00	17-Aug-23	17-Aug-28	0.00	30	9,775.89	4.76%
WBC Snr FRN (Sep28) BBSW+0.93%	544505		1,500,000.00	19-Sep-23	19-Sep-28	19,074.25	30	6,012.05	4.88%
NAB Snr FRN (Mar30) BBSW+0.83%	545900		1,600,000.00	18-Mar-25	18-Mar-30	19,932.49	30	6,264.31	4.76%
ING Snr FRN (Jun30) BBSW+0.95%	546127		1,500,000.00	13-Jun-25	13-Jun-30	0.00	18	3,452.67	4.67%
						203,960.41		149,141.53	4.75%
Mortgage Backed Securities									
Emerald Reverse Mortgage Series 2007-1 Class C (BBSW+0.95%)	310293		500,000.00	6-Jul-07	23-Jul-57	0.00	30	2,014.60	4.90%
						0.00		2,014.60	4.90%
Term Deposits									
AMP Bank	545324		3,500,000.00	6-Aug-24	2-Jun-25	149,589.04	1	498.63	5.20%
National Australia Bank	545772		10,000,000.00	5-Feb-25	3-Jun-25	158,410.96	2	2,684.93	4.90%
AMP Bank	545333		3,000,000.00	7-Aug-24	6-Jun-25	129,501.37	5	2,136.99	5.20%
Suncorp Bank	545894		10,000,000.00	11-Mar-25	10-Jun-25	117,178.08	9	11,589.04	4.70%
Bank of Queensland	545697		5,000,000.00	11-Dec-24	11-Jun-25	129,145.21	10	7,095.89	5.18%
Suncorp Bank	545567		4,000,000.00	15-Oct-24	17-Jun-25	136,394.52	16	8,907.40	5.08%
Bendigo and Adelaide Bank	545740		3,500,000.00	16-Jan-25	17-Jun-25	72,147.95	16	7,594.53	4.95%
National Australia Bank	545799		4,000,000.00	18-Feb-25	17-Jun-25	62,858.08	16	8,451.50	4.82%
National Australia Bank	545823		1,500,000.00	25-Feb-25	24-Jun-25	23,229.45	23	4,489.72	4.75%
National Australia Bank	545955		5,000,000.00	25-Mar-25	24-Jun-25	59,461.64	23	15,028.76	4.77%
National Australia Bank	545971		12,000,000.00	2-Apr-25	25-Jun-25	128,416.44	24	36,690.41	4.65%
National Australia Bank	546075		3,000,000.00	21-May-25	19-Aug-25	0.00	30	10,726.02	4.35%
National Australia Bank	546117		10,000,000.00	3-Jun-25	29-Aug-25	0.00	28	32,986.30	4.30%
National Australia Bank	546158		5,000,000.00	11-Jun-25	9-Sep-25	0.00	20	11,917.81	4.35%
National Australia Bank	546173		6,000,000.00	17-Jun-25	15-Sep-25	0.00	14	9,895.89	4.30%
National Australia Bank	545929		1,200,000.00	17-Mar-25	16-Sep-25	0.00	30	4,675.07	4.74%
Suncorp Bank	545744		5,000,000.00	21-Jan-25	19-Nov-25	0.00	30	20,753.42	5.05%

Fairfield City Council

Accrued Interest Report - June 2025



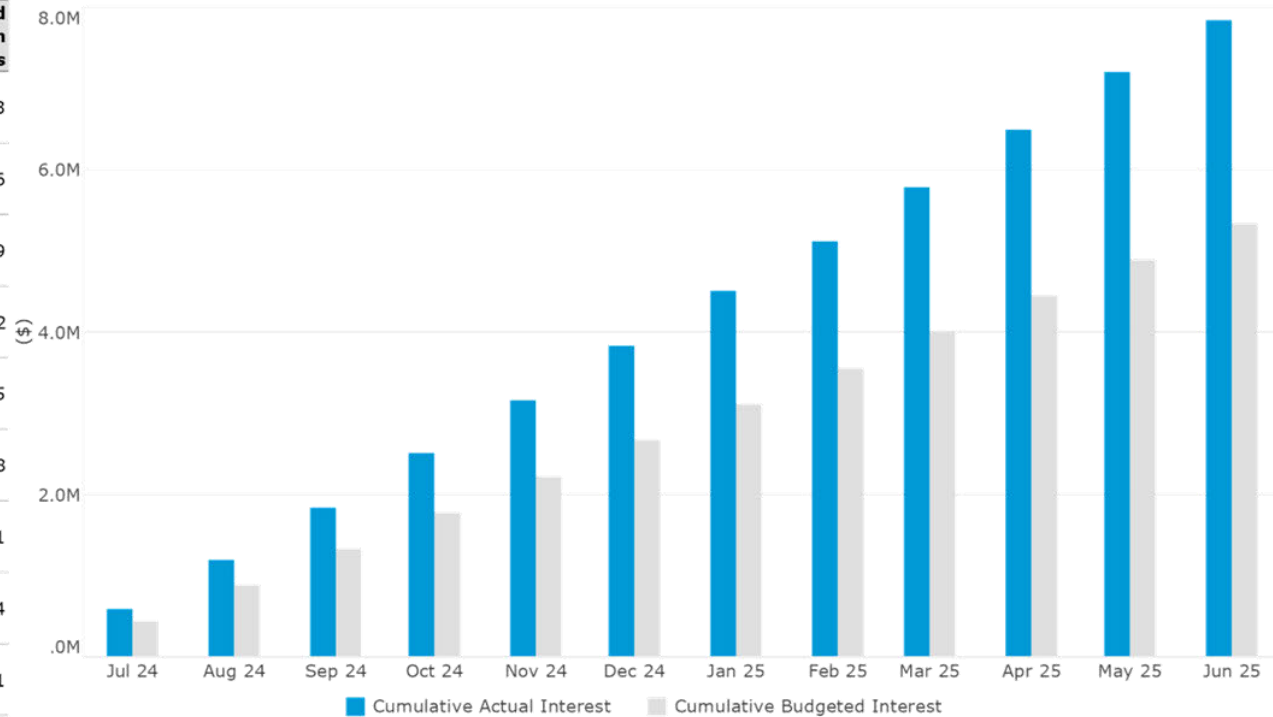
Investment	Deal No.	Comments	Face Value (\$)	Settlement Date	Maturity Date	Interest Received (\$)	Days	Interest Accrued (\$)	Yield (% pa)
AMP Bank	545758		1,750,000.00	30-Jan-25	29-Jan-26	0.00	30	7,119.86	4.95%
Suncorp Bank	545970		18,000,000.00	2-Apr-25	1-Apr-26	0.00	30	69,830.14	4.72%
						1,166,332.74		273,072.31	4.67%
Grand Totals						1,507,642.86		637,237.90	4.53%

Fairfield City Council

Investment Budget Report - June 2025

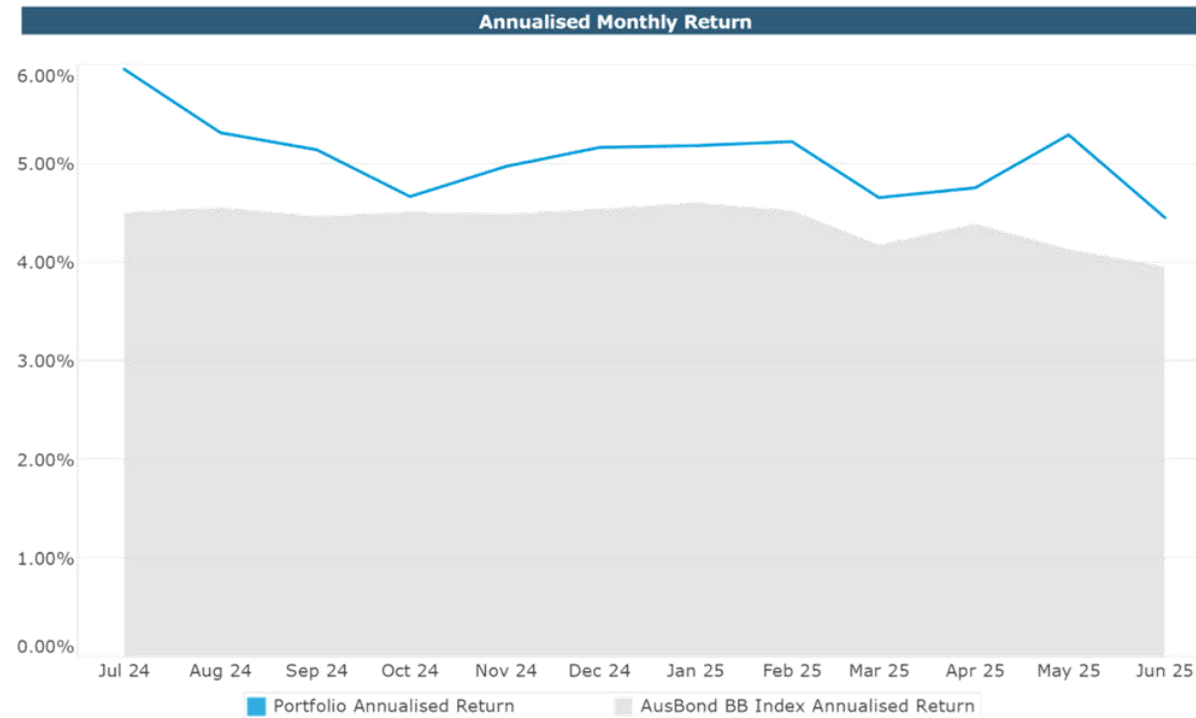
**Budgeted vs Actual Returns**

	YTD Income from Investments	Budgeted Income from Investments
July 2024	591,553	444,543
August 2024	1,194,897	889,086
September 2024	1,837,617	1,333,629
October 2024	2,508,428	1,778,172
November 2024	3,157,225	2,222,715
December 2024	3,829,968	2,667,258
January 2025	4,505,074	3,111,801
February 2025	5,113,591	3,556,344
March 2025	5,778,764	4,001,421
April 2025	6,486,197	4,446,498
May 2025	7,197,721	4,891,575
June 2025	7,834,959	5,336,651



Fairfield City Council

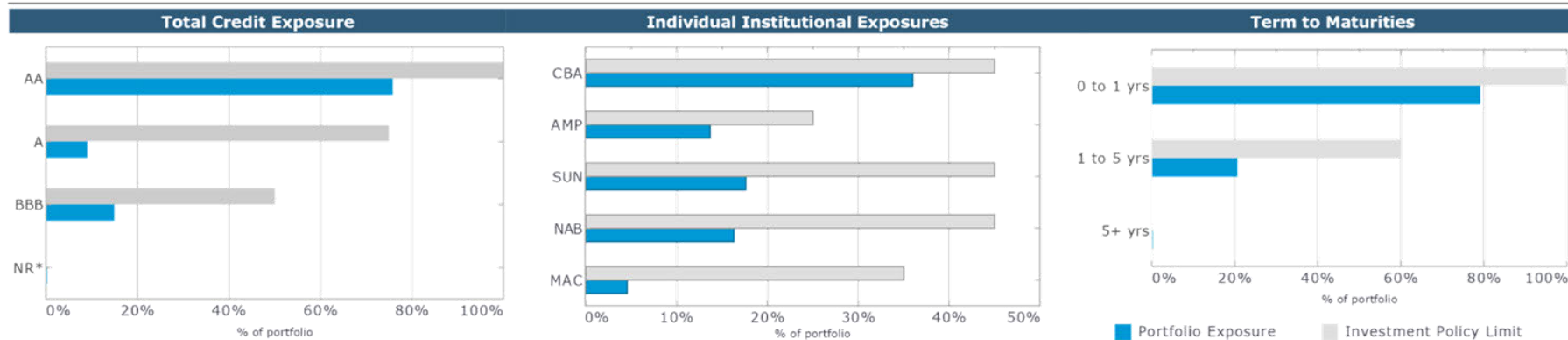
Investment Performance Report - June 2025



Historical Performance Summary (%pa)			
	Portfolio	Annualised BB Index	Outperformance
Jun 2025	4.45%	3.94%	0.51%
Last 3 months	4.83%	4.14%	0.69%
Last 6 months	4.92%	4.28%	0.64%
Financial Year to Date	5.06%	4.39%	0.67%
Last 12 months	5.06%	4.39%	0.67%

Fairfield City Council

Investment Policy Compliance Report - June 2025



Credit Rating Group	Face Value (\$)	Policy Max
AA	133,852,266	76% 100% ☐
A	15,911,587	9% 75% ☐
BBB	26,353,006	15% 50% ☐
NR*	500,000	
	176,616,859	

* Complying grandfathered investment

Institution	% of portfolio	Investment Policy Limit
Commonwealth Bank of Australia (AA-)	36%	45% ☐
AMP Bank (BBB+)	14%	25% ☐
Suncorp Bank (AA-)	18%	45% ☐
National Australia Bank (AA-)	16%	45% ☐
Macquarie Bank (A+)	5%	35% ☐
Westpac Group (AA-)	6%	45% ☐
Bank of Queensland (A-)	2%	35% ☐
Bendigo and Adelaide Bank (A-)	2%	35% ☐
Great Southern Bank (BBB+)	1%	25% ☐
ING Bank Australia (A)	1%	35% ☐
Auswide Bank (Baa2)	1%	25% ☐

	Face Value (\$)	Policy Max
Between 0 and 1 years	139,716,859	79% 100% ☐
Between 1 and 5 years	36,400,000	21% 60% ☐
Greater than 5 years*	500,000	
	176,616,859	

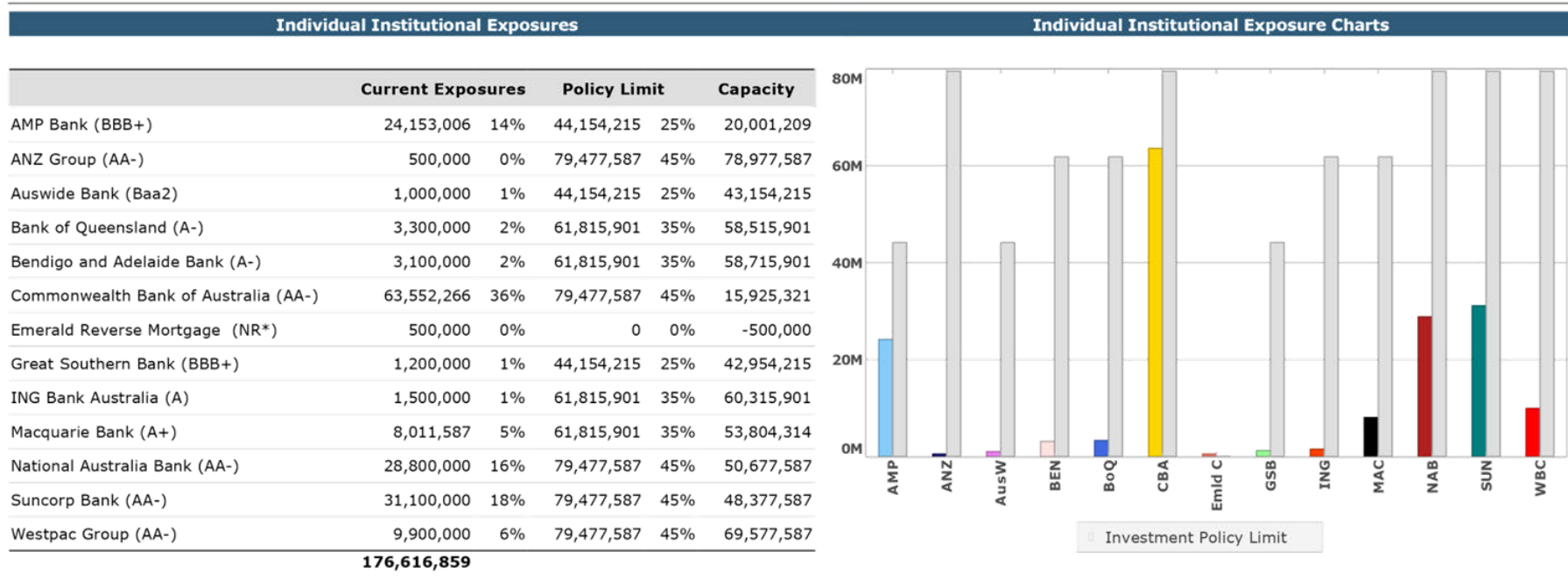
* Complying grandfathered investment

Specific Sub Limits		
Between 3 and 5 years	8,600,000	5% 30% ☐

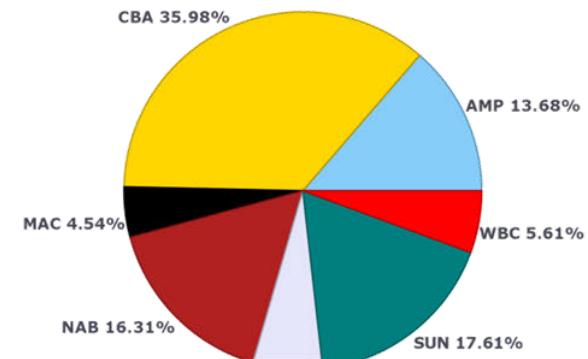
☐ = compliant
☐ = non-compliant

Fairfield City Council

Individual Institutional Exposures Report - June 2025



* Complying grandfathered investment



Fairfield City Council

Cashflows Report - June 2025



Actual Cashflows for June 2025

Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
2-Jun-25	545324	AMP Bank	Term Deposit	Maturity: Face Value	3,500,000.00
		AMP Bank	Term Deposit	Maturity: Interest Received/Paid	149,589.04
				<u>Deal Total</u>	<u>3,649,589.04</u>
				Day Total	3,649,589.04
3-Jun-25	545772	National Australia Bank	Term Deposit	Maturity: Face Value	10,000,000.00
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	158,410.96
				<u>Deal Total</u>	<u>10,158,410.96</u>
				Day Total	158,410.96
3-Jun-25	546117	National Australia Bank	Term Deposit	Settlement: Face Value	-10,000,000.00
				<u>Deal Total</u>	<u>-10,000,000.00</u>
				Day Total	158,410.96
6-Jun-25	545333	AMP Bank	Term Deposit	Maturity: Face Value	3,000,000.00
		AMP Bank	Term Deposit	Maturity: Interest Received/Paid	129,501.37
				<u>Deal Total</u>	<u>3,129,501.37</u>
				Day Total	3,129,501.37
10-Jun-25	540675	MAC Snr FRN (Dec25) BBSW+0.48%	Floating Rate Note	Coupon Date	57,846.58
				<u>Deal Total</u>	<u>57,846.58</u>
				Day Total	10,175,024.66
10-Jun-25	545894	Suncorp Bank	Term Deposit	Maturity: Face Value	10,000,000.00
		Suncorp Bank	Term Deposit	Maturity: Interest Received/Paid	117,178.08
				<u>Deal Total</u>	<u>10,117,178.08</u>
				Day Total	10,175,024.66
11-Jun-25	545697	Bank of Queensland	Term Deposit	Maturity: Face Value	5,000,000.00
		Bank of Queensland	Term Deposit	Maturity: Interest Received/Paid	129,145.21
				<u>Deal Total</u>	<u>5,129,145.21</u>
11-Jun-25	546158	National Australia Bank	Term Deposit	Settlement: Face Value	-5,000,000.00
				<u>Deal Total</u>	<u>-5,000,000.00</u>
				Day Total	129,145.21

Fairfield City Council

Cashflows Report - June 2025



Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
13-Jun-25	545464	AusW Snr FRN (Sep27) BBSW+1.33%	Floating Rate Note	Coupon Date	13,733.71
				<u>Deal Total</u>	<u>13,733.71</u>
13-Jun-25	545480	AMP Snr FRN (Sep27) BBSW+1.27%	Floating Rate Note	Coupon Date	27,164.95
				<u>Deal Total</u>	<u>27,164.95</u>
13-Jun-25	546127	ING Snr FRN (Jun30) BBSW+0.95%	Floating Rate Note	Settlement: Accrued Coupon at Purchase	0.00
		ING Snr FRN (Jun30) BBSW+0.95%	Floating Rate Note	Settlement: Face Value	-1,500,000.00
		ING Snr FRN (Jun30) BBSW+0.95%	Floating Rate Note	Settlement: Premium / Discount on Purchase	0.00
				<u>Deal Total</u>	<u>-1,500,000.00</u>
				Day Total	-1,459,101.34
16-Jun-25	541882	SUN Snr FRN (Sep26) BBSW+0.48%	Floating Rate Note	Coupon Date	17,179.18
				<u>Deal Total</u>	<u>17,179.18</u>
16-Jun-25	543633	SUN Snr FRN (Dec27) BBSW+1.25%	Floating Rate Note	Coupon Date	22,106.74
				<u>Deal Total</u>	<u>22,106.74</u>
16-Jun-25	544498	MAC Snr FRN (Sep26) BBSW+0.85%	Floating Rate Note	Coupon Date	20,458.52
				<u>Deal Total</u>	<u>20,458.52</u>
				Day Total	59,744.44
17-Jun-25	545567	Suncorp Bank	Term Deposit	Maturity: Face Value	4,000,000.00
		Suncorp Bank	Term Deposit	Maturity: Interest Received/Paid	136,394.52
				<u>Deal Total</u>	<u>4,136,394.52</u>
17-Jun-25	545740	Bendigo and Adelaide Bank	Term Deposit	Maturity: Face Value	3,500,000.00
		Bendigo and Adelaide Bank	Term Deposit	Maturity: Interest Received/Paid	72,147.95
				<u>Deal Total</u>	<u>3,572,147.95</u>
17-Jun-25	545799	National Australia Bank	Term Deposit	Maturity: Face Value	4,000,000.00
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	62,858.08
				<u>Deal Total</u>	<u>4,062,858.08</u>
17-Jun-25	546173	National Australia Bank	Term Deposit	Settlement: Face Value	-6,000,000.00
				<u>Deal Total</u>	<u>-6,000,000.00</u>

Fairfield City Council

Cashflows Report - June 2025



Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
				Day Total	5,771,400.55
18-Jun-25	545900	NAB Snr FRN (Mar30) BBSW+0.83%	Floating Rate Note	Coupon Date	19,932.49
				Deal Total	19,932.49
				Day Total	19,932.49
19-Jun-25	544505	WBC Snr FRN (Sep28) BBSW+0.93%	Floating Rate Note	Coupon Date	19,074.25
				Deal Total	19,074.25
				Day Total	19,074.25
24-Jun-25	545823	National Australia Bank	Term Deposit	Maturity: Face Value	1,500,000.00
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	23,229.45
		Deal Total			
24-Jun-25	545955	National Australia Bank	Term Deposit	Maturity: Face Value	5,000,000.00
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	59,461.64
		Deal Total			
				Day Total	6,582,691.10
25-Jun-25	545971	National Australia Bank	Term Deposit	Maturity: Face Value	12,000,000.00
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	128,416.44
		Deal Total			
				Day Total	12,128,416.44
30-Jun-25	543964	ANZ Snr FRN (Mar28) BBSW+1.06%	Floating Rate Note	Coupon Date	6,463.99
				Deal Total	6,463.99
				Day Total	6,463.99
				Total for Month	40,370,293.15
Forecast Cashflows for July 2025					
Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
21-Jul-25	310293	Emerald Reverse Mortgage (2007C)	Mortgage Backed Securities	Coupon Date	6,043.81
				Deal Total	6,043.81

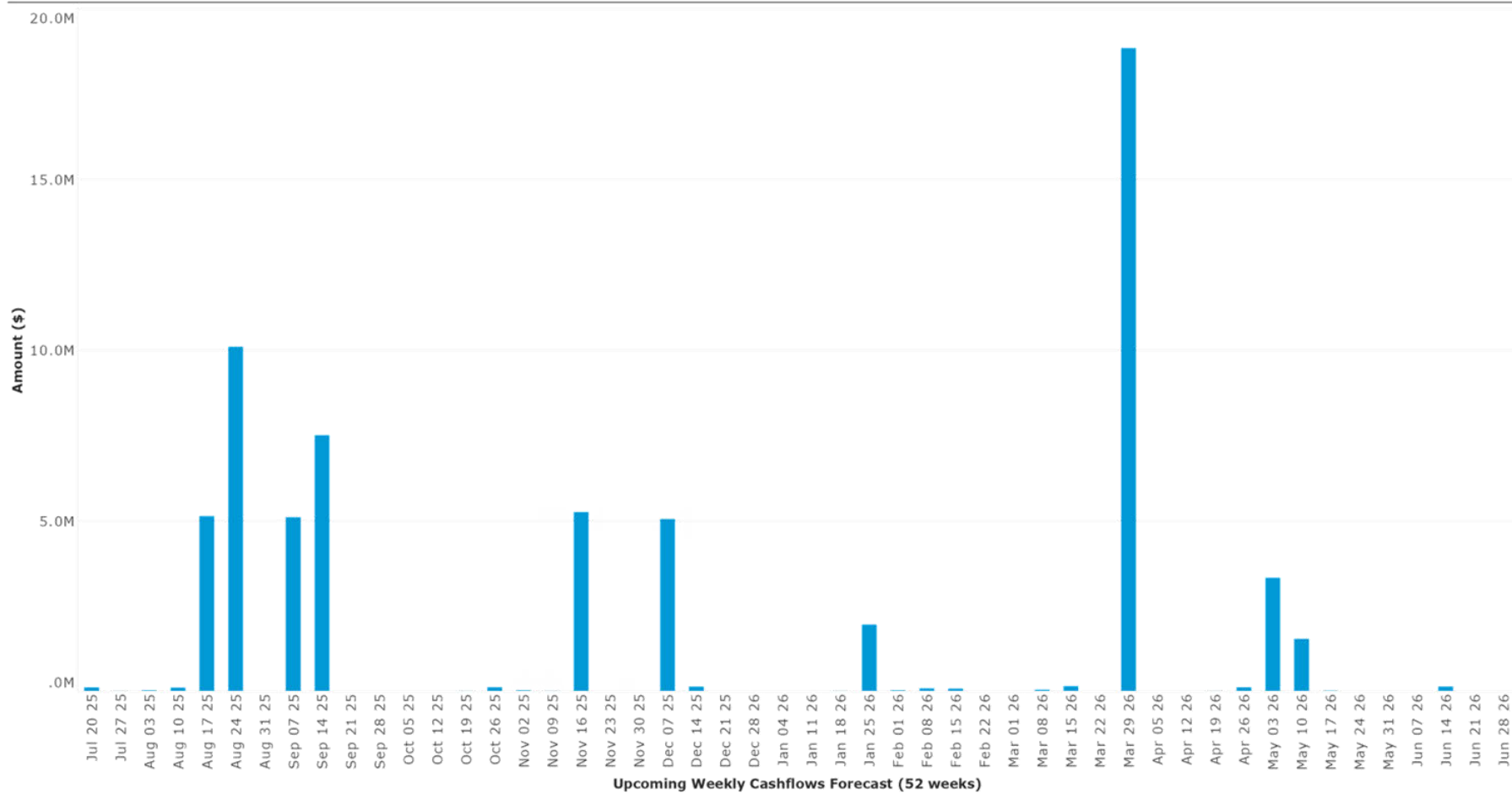
Fairfield City Council
Cashflows Report - June 2025



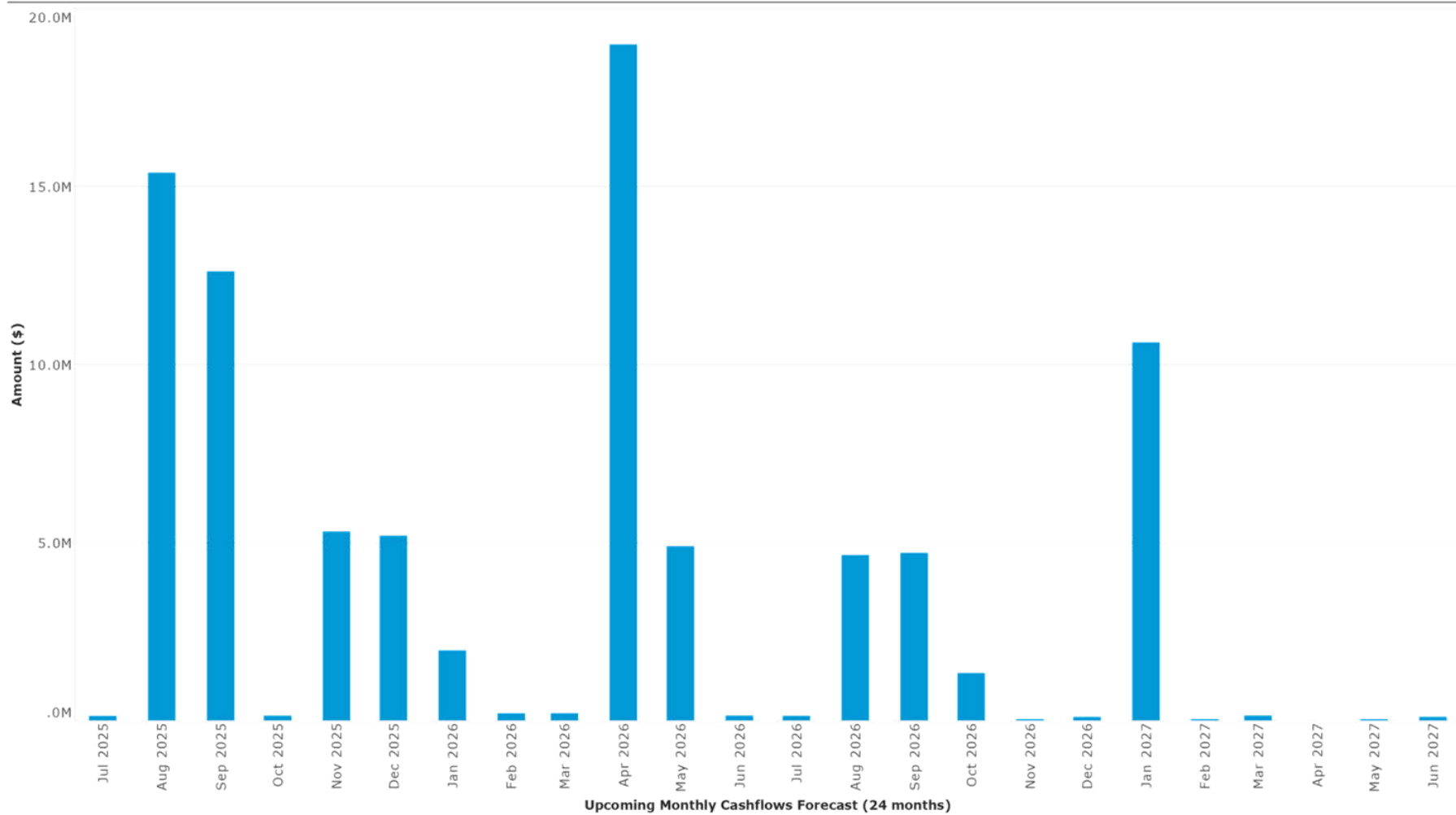
Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
				Day Total	6,043.81
23-Jul-25	544800	GSB Snr FRN (Oct26) BBSW+1.60%	Floating Rate Note	Coupon Date	16,564.59
				<u>Deal Total</u>	<u>16,564.59</u>
				Day Total	16,564.59
25-Jul-25	542256	WBC Snr FRN (Jan27) BBSW+0.70%	Floating Rate Note	Coupon Date	43,216.87
				<u>Deal Total</u>	<u>43,216.87</u>
25-Jul-25	542332	SUN Snr FRN (Jan27) BBSW+0.78%	Floating Rate Note	Coupon Date	56,370.63
				<u>Deal Total</u>	<u>56,370.63</u>
				Day Total	99,587.50
28-Jul-25	543706	BEN Snr FRN (Jan27) BBSW+1.35%	Floating Rate Note	Coupon Date	20,927.31
				<u>Deal Total</u>	<u>20,927.31</u>
				Day Total	20,927.31
				Total for Month	143,123.21

Fairfield City Council

Cashflows Report - June 2025



Fairfield City Council
Cashflows Report - June 2025



OUTCOMES COMMITTEE

Meeting Date 8 July 2025

Item Number. 72

SUBJECT: Arts Advisory Committee - June 2025

FILE NUMBER: 24/17314

REPORT BY: Josie Cavallaro, Community Projects and Partnerships Officer

RECOMMENDATION:

That the Minutes of the Arts Advisory Committee meeting held on Wednesday 4 June 2025 be received and noted.

SUPPORTING DOCUMENTS:

AT-A [↓](#) Arts Advisory Committee Minutes - 4 June 2025

4 Pages

CITY PLAN

This report is linked to *Theme 1 Community Wellbeing* in the Fairfield City Plan.

SUMMARY

The Arts Advisory Committee (AAC) is comprised of community representatives, councillors and Council officers that have a commitment to arts and cultural development in the Fairfield Local Government Area (LGA).

The AAC provides advice on the Fairfield City Culture and Creativity Plan and other relevant strategic documents. This includes advice on possible funding sources for creative and cultural projects, strategic partnerships and the growth of arts and cultural development opportunities within the LGA.

The AAC met on 4 June 2025 and the minutes are provided in Attachment A.

The main points discussed by the AAC include:

- New committee members welcomed
 - 2025 Creative Community Grants – summary of outcomes
 - Creatives in the Neighbourhood: program update
 - Scoping a Creative Hub for Fairfield: needs and opportunities
 - Development of Artist Directory
 - Consideration of Council-led Eurovision live screening event
-

OUTCOMES COMMITTEE

Meeting Date 8 July 2025

Item Number. 72

CONCLUSION

The next AAC meeting will take place on Wednesday 6 August 2025.

Josie Cavallaro

**Community Projects and
Partnerships Officer**

Authorisation:

Co-ordinator Community Projects and Partnerships
Manager Social Planning & Community Development
Director City Planning

Outcomes Committee - 8 July 2025

File Name: **OUT08072025_3.DOCX**

***** END OF ITEM 72 *****

ATT A



Time: 5.30PM to 7:40PM

Venue: Fairfield City HQ, 17 Kenyon Street Fairfield

Chair: Councillor Kate Hoang

Minutes: Ngoc-An Lam

Next meeting: 6 August 2025

Attendance: Councillor Kate Hoang, Josie Cavallaro (FCC), Ngoc-An Lam (FCC), Kiriaki Zakinthinos, Thuy Nguyen, Juan Guillermo Robayo Gómez, Kawssar Hanbourny, Helena Citroni

Apologies: Caroline Lie, Amy La

Meeting commenced at 5:50PM

1. Acknowledgement of Country and Welcome

An Acknowledgement of Country was given.

2. Review of Previous Minutes

Moved: Councillor Kate Hoang

Seconded: Thuy Nguyen

3. New Committee Members Welcomed

New committee members introduced. The Arts Advisory Committee (AAC) Terms of Reference discussed. An overview of Council arts and culture initiatives were presented. It was explained that the Office of Local Government revised model for Code of Conduct (CoC) is scheduled to be adopted by Council in September. Therefore, CoC training is planned for the November meeting.

4. 2025 Creative Community Grants: Summary of Outcomes

A total of 16 eligible applications were received for the 2025 Creative Communities Grant. Seven projects were selected for funding, with a combined total of \$42,000 awarded. It was noted that the overall quality of applications has improved compared to previous rounds, reflecting a growing strength and maturity in community-led creative initiatives.

5. Creatives in the Neighbourhood: Program Update

An increase in external funding has enabled Fairfield City Museum and Gallery to be re-instated as a Creatives in the Neighbourhood (CITN) program partner.

Moving Still was the first CITN program for 2025. The program was held at Fairfield HQ with a focus on video content creation for creatives. The program had some impactful networking outcomes with participants being directly linked to skill building opportunities in the community. In July, Whitlam Library will facilitate *Lift Your Streams*, a professional development program for local musicians to grow their audience and market through digital streaming. In September, *Creatives Walk on Country*, a First Nations led bush walk in Fairfield Park is scheduled.

Opportunities for the AAC to contribute to future programming was discussed. The AAC to provide 2026 programming suggestions and feedback on directions at the next meeting.

6. Scoping a Creative Hub for Fairfield: Needs and Opportunities

The need for a creative hub was discussed. It was noted that the vision for this hub should go beyond offering just one or two rooms, pointing to the need for a larger, more dynamic and inclusive space. The example of 50 Clyde Street in Newcastle was raised as a model, where warehouses were successfully converted into a collaborative, multi-disciplinary arts space. It was agreed that local options should be investigated, with a focus on accessibility and community relevance. Investigating local possibilities and gathering supporting evidence to build a case for such a space was identified as a priority, with consideration given to accessibility and thoughtful location planning.

The discussion highlighted the lack of suitable spaces within the LGA for presenting community exhibitions and delivering creative workshops. The opportunity for the community to provide feedback on Council's fees and charges for community halls and venues was also raised. It was noted that identifying the dates in Council's annual cycle for community feedback would support more timely and effective engagement on these matters.

7. Development of Artist Directory

The creation of an artist directory was introduced. The proposed directory would allow artists to self-list on a shared platform to increase visibility and access to opportunities. The benefits of exposure and connection were weighed against the challenges of maintenance, data accuracy, and privacy. Council's Community Directory was identified as a possible host platform, subject to further discussion.

8. Proposal for Council-Led Eurovision Live Screening Event

A proposal for Council to host a live screening event for the Eurovision Song Contest at a leisure centre or other suitable community facility was noted. The event would serve as a celebration of Fairfield's cultural diversity, reflecting the area's multicultural community. Similar public watch parties held by other councils

were referenced as potential models. It was noted that community interest and engagement should be assessed prior to proceeding, potentially through an expression of interest or a survey. Additionally, it was suggested that a clearer understanding of Council's decision-making processes and criteria for supporting cultural events is needed.

9. Other Business

Concern was raised regarding the disparity around the funding that Fairfield receives compared to the surrounding LGAs. Advocacy needs to be considered to highlight the needs of the community. The topic was requested be on the agenda for the next committee meeting.

The possibility of changing the meeting start time to 6:00pm was raised. While no decision was reached, it was agreed that a vote will be held prior to the next meeting to determine whether a new starting time should be adopted.

10. Meeting Close

Meeting closed at 7.40pm

Next meeting: Wednesday 6 August 2025

Item	Action	Status	Responsibility	Timeframe
2025/1	Find out the next cycle for fees and charges.	In progress	CPPO	August 25
2025/2	Hold a vote for changing the time of the committee meeting	In progress	CPPO	August 25
2025/3	Find and share previous scoping studies for local creatives industries hub	In progress	CPPO	August 25
2023/2	Explore ways to improve accessibility for arts and cultural groups to use Council halls and community spaces for less than five-hour blocks. Explore ways to improve information on	In progress	CPPO	Ongoing

ATTACHMENT A

Item: 72

Arts Advisory Committee Minutes - 4 June 2025

	fee structure on Council halls and Community Centre online booking site			
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OUTCOMES COMMITTEE

Meeting Date 8 July 2025

Item Number. 73

SUBJECT: Youth Advisory Committee - June 2025

FILE NUMBER: 24/14914

REPORT BY: Sean Ly, Community Projects and Partnerships Officer

RECOMMENDATION:

That the Minutes and Spotlight Discussion of the Youth Advisory Committee Meeting held on Wednesday 4 June 2025 be received and noted.

SUPPORTING DOCUMENTS:

AT-A ↓	Fairfield Youth Advisory Committee Minutes - 4 June 2025	2 Pages
AT-B ↓	Youth Advisory Committee Spotlight Discussion - Civic Participation	3 Pages

CITY PLAN

This report is linked to *Theme 1 Community Wellbeing* in the Fairfield City Plan.

SUMMARY

The Youth Advisory Committee (YAC) provides a forum for elected representatives and Council officers to engage in meaningful dialogue with young people across Fairfield City. The YAC provides young people with the opportunity to contribute to the planning, development and implementation of Council's youth-focused initiatives. Council also builds the capacity of YAC members through workshops and other leadership opportunities throughout the year.

The YAC met on Wednesday 4 June 2025 at Council's Administration Building Wakeley. The minutes of the meeting are attached to this report (Attachment A).

Items discussed at this meeting included:

- A short discussion on youth centres as important spaces for young people.
 - A Spotlight Discussion on Civic Participation (Attachment B).
 - A visit from a representative of The Whitlam Institute, a research body within Western Sydney University.
-

OUTCOMES COMMITTEE

Meeting Date 8 July 2025

Item Number. 73

CONCLUSION

The YAC meetings provide an important platform for young people to share their voice. Council strives to ensure that the YAC can also have a greater impact on their local community, often through community events, engagement with local stakeholders, youth services and participation in community initiatives and events. The YAC is a strong engagement point and valuable resource for Council to engage and consult with young people on issues which affect them.

The next and final meeting of the 2024/25 YAC term is scheduled for Wednesday 2 July 2025 from 5.30pm at Council's Administration Building Wakeley.

Sean Ly
**Community Projects and
Partnerships Officer**

Authorisation:

Co-ordinator Community Projects and Partnerships
Manager Social Planning & Community Development
Director City Planning

Outcomes Committee - 8 July 2025

File Name: **OUT08072025_5.DOCX**

***** END OF ITEM 73 *****



FAIRFIELD YOUTH ADVISORY COMMITTEE
Minutes
Wednesday 4 June 2025

Time: 5:30pm – 8:00pm

Venue: Fairfield City Council Administration Building

Chair: Tina Tran

Minutes: Caroline Lie

Present: Aiden Tamen, Allie, Andy, Annabel, Benjamin, Brian Luu, Britney, Catherine, Caroline Lie, Damian Nguyen, Elina, Emily Lim, Issabella Ferraro, Leanne Huynh, Simone Luu Luong, Tepy Moth, Tina Tran, Joelle Sassine (The Whitlam Institute, Western Sydney University), Sean Ly (Community Projects and Partnerships Officer – Youth)

Apologies: Clr Dai Le, Clr Kate Hoang, Clr Kevin Lam, Clr Marie Saliba, Aya, Elizabeth, Fuamaila Jacob, Gemma Navarrete, Hasfa, Heather Sengmany, Lana, Lilly, Marianne Toma, Misael and Sydney Haddad

**Surnames of YAC members under 18 years old have been omitted for privacy.*

1. Acknowledgement of Country

An Acknowledgement of Country was given by the Chair.

2. Introduction and Housekeeping

WHS and housekeeping information was provided as well as an icebreaker activity.

3. The Whitlam Institute (Western Sydney University) Introduction

An introduction of the Whitlam Institute was provided by Joelle Sassine. The Whitlam Institute is a research and policy body within Western Sydney University. It provides opportunities for young people to be involved in advocacy, public policy and civic education program. Upcoming opportunities for YAC members were shared.

4. Flash Survey on Youth Centres

A survey on youth centres and youth hubs was conducted to understand young people's attitudes towards these spaces, the importance of providing youth centres and perceived accessibility of youth centres in the local region.

Feedback included youth centres being an essential “third space” for young people who may not have other safe spaces to grow, connect and be themselves, effective youth centres being visible, available and flexible to young people’s needs and the importance of having welcoming environments and workers. It was also shared that young people did not have great awareness of our local youth centres as they are not visible and well known by young people in the community.

This initial survey with YAC members will form the basis of ongoing consultation with young people about youth centres throughout the next year.

5. Spotlight Discussion – Civic Participation

A Spotlight Discussion on young people’s civic participation was held. This discussion explored barriers young people face in civic engagement and the importance of civic education to increase young people’s confidence in having a voice. A full account of this discussion has been included in Attachment B.

6. Other Items

Mayor’s Youth Achievement Awards

Nominations for the Mayor’s Youth Achievement Awards opened on 9 May 2025 to young people aged 12-24 living in or contributing meaningfully to the Fairfield City community. YAC members were encouraged to share the opportunity with other young people that have made a positive contribution to the Fairfield City community.

YAC re-application for 2025-2026

Re-application for current YAC members to continue for an additional term are now open. As with the current term, the 2025-2026 term will have a roughly 50% split between new and continuing members. Continuing members play an important mentorship role for new YAC members starting their term.

Meeting closed at 8:00pm.

Next meeting – Wednesday 2 July 2025, 5.30pm. Fairfield City Council Administration Building



**Spotlight Discussion
Young People and Civic Participation
Wednesday 4 June 2025**

On Saturday 3 May 2025, Australia held a federal election. In the lead up to the election, there has been widespread public discussion regarding a decline in civic participation among young people. Concerns were raised about the level of youth engagement in political processes and growing sense of disconnection from civic life.

In response to this public discussion, the Fairfield Youth Advisory Committee (YAC) held a *Spotlight Discussion* to explore civic participation from the perspective of young people in Fairfield City and to explore the barriers and experiences of young people wishing to have a voice.

Context and demographics of discussion group

Recent research highlights an increase in disengagement among young people and political engagement. UNICEF highlights that many young people feel that their interests are not adequately represented in political discourse and that their votes hold little influence¹. During the 2022 federal election, Triple J's survey 'What's Up In Your World' gathered responses from over 1,600 young Australians aged 17 to 29. The survey revealed a widespread perception that political institutions do not act in the best interests of young people, contributing to disengagement from civic participation².

Engaging in voting and elections is one important mechanism young people have to share their voice. The policies which decision makers influence have a direct impact on the lives of young people. Most members of this discussion group agreed with Triple J's findings and felt that it is important for young people to understand how the political system works. This discussion explored common barriers and potential solutions.

Members in the YAC come from a wide range of backgrounds (cultural, work, study, postcodes and ages). Of the 17 members in attendance for this discussion, the following voices and demographics were represented:

- 7 members were under the voting age (18) and 10 members were of voting age
- 5 members were aged 17 and would be old enough to vote by the next election
- Members came from 11 different suburbs of residence.

¹ Robertson, L. (2025). Federal election 2025: Why young people's votes matter more than ever. https://www.unicef.org.au/stories/federal-election-2025-why-young-peoples-votes-matter?srsltid=AfmBOopo4i66y-kRvVZZ4isw6LWhXXJTQsJn_wmYUn2OC4YB54QpXpqz

² McCormack, A. (2022). 'Just embarrassing': Young people have lost all confidence in politicians, survey shows. Triple J. Australian Broadcasting Corporation. <https://www.abc.net.au/triplej/programs/hack/whats-up-in-your-world-triple-j-survey-of-young-people-2022/13875190>

What are the barriers to civic participation for local young people?

Some key barriers shared by YAC member included a fear of judgement, rise of misinformation, a rise in social media content designed to polarise, a fear of not being taken seriously or being ignored by decision makers, politics being a taboo subject, young people being discouraged by participating in or being informed about politics, a lack of confidence about the subject and a misunderstanding on how the political and voting systems work.

A perceived lack of knowledge was the biggest barrier shared by the group. Digital and social media has allowed young people to access information at a faster rate than ever before, however, this access is a double-edged sword. The amount of information available can be overwhelming and it can be hard for young people to know what information to trust. On social media, a rise in far-right or far-left wing content and movements such as the “manosphere”, as well as a fear of getting caught in a “flame-war” can also greatly discourage young people from both engaging with and asking questions about politics.

Misunderstanding of how the political system works, how the voting system works and what happens to your vote, as well as a general lack in confidence around the importance of voting, was also stated by the YAC to be a major barrier. It was mentioned that young people often cast ballots without alignment to their own values or interests, instead voting simply to comply with legislation. These comments aligned with a study conducted by researchers at the Griffith University in 2022 which found that that approximately half of young voters participated primarily to avoid legal penalties rather than to feel like they have a say³.

Having an accurate understanding of the role of elected representatives, the functions of parliament and the voting system in Australia could potentially empower young people who feel underrepresented by decision makers. The current system of civic education does not achieve this well.

How could the barriers to young people's civic participation be addressed?

Addressing the knowledge gap was central to the solutions proposed by YAC members. There is a large expectation for young people that once they turn 18 they hold the responsibility of being informed voters, however, there is little support to transition young people into this responsibility.

It was suggested that civic education, specifically how the voting system works and how the political system functions, should be included more meaningfully in the secondary education curriculum than it is taught currently. Education should be fun and engaging, for example, by holding mock-elections in classrooms to explain different voting systems (preferential voting versus first past the post).

³ Ammassari, S., McDonnell, D., & Coma, A. (2025). Lack of 'know-how' is one reason many young people didn't register to vote in 2022. Griffith News. Griffith University.
<https://news.griffith.edu.au/2025/03/18/lack-of-know-how-is-why-many-young-people-didnt-vote-in-2022/>

Greater value on skills and tools for critical thinking should also be placed in education settings. This could also include digital literacy skills and skills on how to discern unbiased information about political parties. These skills are important in helping young people navigate information available online as well as make decisions at the ballot which better represents their needs.

It is also important to foster safe spaces, whether online or in school, for young people to ask questions about politics and voting without fear of judgement or being “flamed” by any group.

While there are many factors contributing to young people’s disconnection from civic participation as well as a sense of being ignored by decision makers, knowledge appears to be the biggest factor in empowering young people to have agency to be informed and active voters, ensure their needs are better represented in the political space and in providing the confidence to have meaningful conversations with peers.

OUTCOMES COMMITTEE

Meeting Date 8 July 2025

Item Number. 74

SUBJECT: Information Report - Heritage Grants Program and Heritage Rate Relief Program 2025-2026 Funding Allocation

FILE NUMBER: 25/10497, 09/01351

REPORT BY: Kerren Ven, Senior Strategic Land Use Planner

RECOMMENDATION:

That the report be received and noted.

SUPPORTING DOCUMENTS:

There are no supporting documents for this report.

CITY PLAN

This report is linked to *Theme 2 Places and Infrastructure* in the Fairfield City Plan.

SUMMARY

Maintaining the City's heritage is achieved through a number of initiatives specified in Council's Heritage Strategy, including providing financial support to landowners.

Council's Heritage Grants Program and Heritage Rate Relief Program are 2 key strategies in supporting the maintenance needs of eligible heritage listed items in the City.

Each year, Council writes to owners of heritage listed properties informing them of the opening rounds to apply for financial assistance for essential or maintenance works to heritage properties, and the expectations (an annual pest inspection and the necessary routine maintenance) required to receive a rate subsidy to their property.

The Heritage Grants Program and the Heritage Rate Relief Program for the 2025-26 financial year are nearing commencement and require Council's endorsement of its funding allocation.

OUTCOMES COMMITTEE

Meeting Date 8 July 2025

Item Number. 74

A Supplementary Outcomes report will be submitted to the Ordinary Council Meeting scheduled for Tuesday 29 July 2025 with a recommendation that Council consider the funding allocation of successful heritage grants projects and heritage rate rebates, in accordance with Section 377 of the Local Government Act 1993.

Kerren Ven
Senior Strategic Land Use Planner

Authorisation:
Executive Strategic Planner
Manager Strategic Land Use Planning
Director City Planning

Outcomes Committee - 8 July 2025

File Name: **OUT08072025_8.DOCX**
***** END OF ITEM 74 *****