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**EXECUTIVE SUMMARY**  
**HUNTERS HILL VILLAGE HERITAGE AND CHARACTER STUDY**  
**June 2003**

The Hunters Hill Village is one of a number of commercial centres within the municipality of Hunters Hill. The Village has traditionally served the local community, being a place for shopping, entertainment and other community facilities.

The Village was developed in stages from the mid 1870s, principally following subdivision of Didier Joubert's Fig Tree estate. By the 1920s the Village was characterised by its mix of residential, commercial and government uses. The completion of Burns Bay Road in the 1960s necessitated demolition of some premises on Church Street and change in traffic pattern diverting traffic away from the Village.

The Village is considered to have high heritage significance for its historic associations with the commercial development of Hunters Hill. The Village has a number of buildings of high historic and aesthetic significance that demonstrate various phases of development within the Village. These include the Hunters Hill Hotel and a number of late nineteenth century stone cottages.

The statement of significance for the Village is:

The Village Core is centred on the intersection of Ryde Road and Gladesville Road, two of the oldest arterial roads in the municipality. The area is one of the oldest commercial village centres in the municipality being principally developed from the early 1880s. With the decline of the Alexandra Street shops, the area was progressively developed from the 1910s for commercial and community uses. The confidence placed in the future of the Village is vividly demonstrated by the completion of the Hunters Hill Hotel in 1940. Albeit with the loss c.1960 of a range of complementary buildings on Church Street, the Core retains a number of pre c.1940 buildings which aid interpretation of the historic commercial role of the centre.

The visual character of the Village is considered to be eclectic with an undefinable character resulting from inconsistency in setback, materials, bulk, age and architectural style. In regard to the stated character of Hunters Hill, the precinct does not satisfy the criteria of age (not pre 1920s), use (residential), scale (not domestic), and setting (no gardens). The area has its own unique identity that results from past and ongoing statutory planning regulations, and the historic character of the area with its mix of open and developed spaces.

The Study also takes in the surrounding residential areas that provide context for the Village. These areas and their residential allotments were formed through subdivision undertaken between c.1841 and c.1950. The residential areas contain many buildings and landscaped features of individual heritage significance with



historic associations with families of note and the Roman Catholic Church, and/or high aesthetic values. These items are representative of the stated heritage values of Hunters Hill.

The statement of significance for the Village Context is:

The Village Context includes areas that were formed through subdivision from c.1841 to c.1950. The area retains a variety of streets and domestic buildings that demonstrate this process, inclusive of c.1860s riverside villas on De Milhau Road to rows of speculative 1920s bungalows on Ryde Road. The area contains properties with historic associations to persons and institutions of individual note. Within this predominantly suburban context, the area includes also two public reserves and lands formerly associated with commercial uses.

The visual character of these streets however is not consistent. Streets which exhibit a cogent and unified visual character are (in hierarchy of significance) Avenue Road, Figtree Road, De Milhau Road, Gladesville Road (west of Ryde Road), Short Street, Ryde Road, and the group comprising King Street, George Street and Pitt Street. Streets which exhibit an eclectic or undefinable character are (in hierarchy of significance) Luke Street, Matthew Street, Durham Street, Joubert Street, Gladesville Road (east of Ryde Road) and Howard Place.

## **1.0 Introduction**

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### **1.1 Background to the report**

The Hunters Hill Village is one of a number of neighbourhood commercial centres within the municipality of Hunters Hill. The Village has traditionally served the local community, being a place for shopping, entertainment and other community facilities.

The Village is centred on Gladesville Road, which has a mix of twentieth century shops and residences, and the well-known Hunters Hill Hotel.

Significant changes have occurred to the Village in the past few decades. The completion of Burns Bay Road (and the bridges over the Parramatta River and Lane Cove Road in 1964) divided the Village from the Hunters Hill peninsula, funnelling traffic east away from the Village. In recent years a decline in the commercial viability of the Village has been reported.

Within the past few years, Council has commissioned a number of studies to provide direction for future planning of the Village. These studies include 'The Hunters Hill Village Centre Draft Masterplan' prepared by Urbis (September 2001) and 'Hunters Hill Village Centre Draft Urban Design Plan' by Peter Robinson in association with Spackman and Mossop and Millennium Planning (August 1999). Collectively these reports have provided Council with potential scenarios for future development of the Village.

This report is a baseline study of the heritage and character of the Village and surrounding residential areas.

### **1.2 Objectives**

The report examines the non-indigenous historical development of the Hunters Hill Village and surrounding residential areas examining the built character of the area with its diversity of landscape features and streetscapes. This is achieved through the following objectives:

- The completion of a brief thematic history that identifies the principal non-indigenous historical processes that have determined the development of the peninsula and the Village. The themes address issues such as land grants, subdivision, roads, residential and commercial development, community and sporting facilities, etc.
- The completion of a survey of the non-indigenous cultural heritage of the Village and surrounding residential areas. The survey includes streets, open spaces and individual properties in regard to their contribution to the streetscape.
- The assessment of the cultural significance of the surveyed non-indigenous cultural heritage.
- The assessment of the character of the surveyed areas of the Village and surrounding residential areas.

### **1.3 Methodology**

The report follows the guidelines of the *NSW Heritage Manual* (1996) and addresses significance under the *NSW Heritage Criteria*. The report follows the principles and methodology of the *Australia ICOMOS Burra Charter, 1999* and *The Conservation Plan – Fifth Edition* by James S. Kerr.

### **1.4 Authorship**

This report was prepared Paul Davies Pty. Ltd., architects and heritage consultants, of 1/695 Darling Street, Rozelle.

## **1.5 Structure of the report**

The report comprises the following sections:

- |            |  |
|------------|--|
| Section 1  | Identifies the background to the report.   |
| Section 2  | Identifies the area of the Hunters Hill Village, its core and outlying residential areas (the Study Area)  |
| Section 3  | Provides the historical background of the Study Area within the context of the greater Hunters Hill local government area.   |
| Section 4  | Is a chronology of key development phases and main historic events.  |
| Section 5  | Provides a summary of the main historical processes that have determined the built character of the Study Area.  |
| Section 6  | Identifies, describes and documents the visual and built character of the Study Area.  |
| Section 7  | Provides an assessment of the cultural significance of the Study Area.   |
| Section 8  | Provides an assessment of the character of individual streets within the Study Area.   |
| Section 9  | Is a stocktake of Heritage Items identified to date by Council, the National Trust, the Australian Heritage Commission, the Hunter's Hill Historical Society, etc. |
| Section 10 | Includes copies of a number of historic plans of subdivision and survey, and a list of sources consulted.  |

## **1.6 Consultation**

The draft of this report was reviewed by the Hunters Hill Conservation Advisory Panel. In the revision of the report to prepare the final a number of changes were made to satisfy the Panel's expressed views. The changes reflect the Panel's concern to protect the stated values of the Hunters Hill Conservation Area No.1. Also, the assessment of streetscape contribution of some post ca.1980 commercial buildings on Gladesville Road was revised from intrusive to neutral.

## **1.7 Acknowledgments**

The authors wish to acknowledge the assistance of the following:

- Ms. Anne Higham, Royal Australian Institute of Architects (NSW Chapter) for information relating to the Hunters Hill Hotel.

## 2.0 The Study Area

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### 2.1 Introduction

The suburb of Hunters Hill is located nine kilometres north-west of Sydney. It is a peninsula separating the Parramatta and Lane Cove Rivers.

The smallest and one of the oldest municipalities in Sydney, Hunters Hill is considered to have been named after Captain John Hunter (1737-1821) during his exploration of the Parramatta River at time the founding of the penal colony. The Aboriginal name for the area, Mookaboola or Moocooboola, aptly means 'meeting of the waters'.

The Study Brief for the Hunters Hill Village Heritage and Character Study identifies two areas for study:

- The Village Core centred on Gladesville Road.
- The Village Context which is defined by Figtree Avenue to the north, Durham and Reibey Streets to the east and De Milhau Road and Luke Street to the west. The boundaries of this area have been amended by the consultant to provide for greater streetscape context. The scope of this amendment is shown in figure 2.1.

### 2.2 Village core

The Village Core is located on the flat of the ridge of the Hunters Hill peninsula. The ridge is dissected by two of the main roads of the municipality – Gladesville Road and Ryde Road. To the north and south of these roads, the topography of the land falls sharply to the valleys of Tarban Creek and the Lane Cove River. The Village Core principally contains commercial premises and a number of local government community services, which are (from east to west) identified as follows:

#### *North Side*

- 64-68 Gladesville Road The Hunters Hill Hotel
- 62 Gladesville Road 'Hillrest'
- 60 Gladesville Road Commercial offices
- 58 Gladesville Road Commercial offices
- 1 Ryde Road Veterinary Clinic
- 3 Ryde Road Commercial office suites
- 56 Gladesville Road Dentist
- 54 Gladesville Road 'Casey's Building' -
- 52 Gladesville Road 'Casey's Building' - Hairdressers
- 50 Gladesville Road 'St. Kevins'. Professional suites
- 48 Gladesville Road Private residence
- 46 Gladesville Road Community centre

#### *South Side*

- 16D Joubert Street – Real estate agent
- 79 Gladesville Road Video outlet
- 77 Gladesville Road Café
- 71-75 Gladesville Road Joubert Centre
- 69 Gladesville Road Vacant office
- 67 Gladesville Road Grocer
- 65 Gladesville Road Laundry
- 63 Gladesville Road Butcher

- 61 Gladesville Road      Hairdresser
- 59 Gladesville Road      Food outlet
- 57 Gladesville Road      Bottleshop
- 53-55 Gladesville Road   Commercial offices
- 49 Gladesville Road      Grand View Chinese Restaurant
- 47 Gladesville Road      Private residence
- 45 Gladesville Road      Hunters Hill Shopping Village

### **2.3            Village context**

The defined Village Context comprises land situated on the flat of ridge along Gladesville Road and Ryde Road west and north-west of the Village Area, and sloping lands to the north and south of the Village Area. The southern edge is defined by Tarban Creek, while the northern edge is Figtree Road. This area is predominantly residential, but includes two public reserves, the croquet club, and the large retirement complex maintained by the Sisters of St. Joseph of the Sacred Heart.

### **2.4            Conservation area**

The Hunters Hill Local Environmental Plan No.1 includes two conservation areas. The study area includes part of the Hunters Hill Conservation Area No.1, but the area south of Gladesville Road is not included (see figure 2.2).

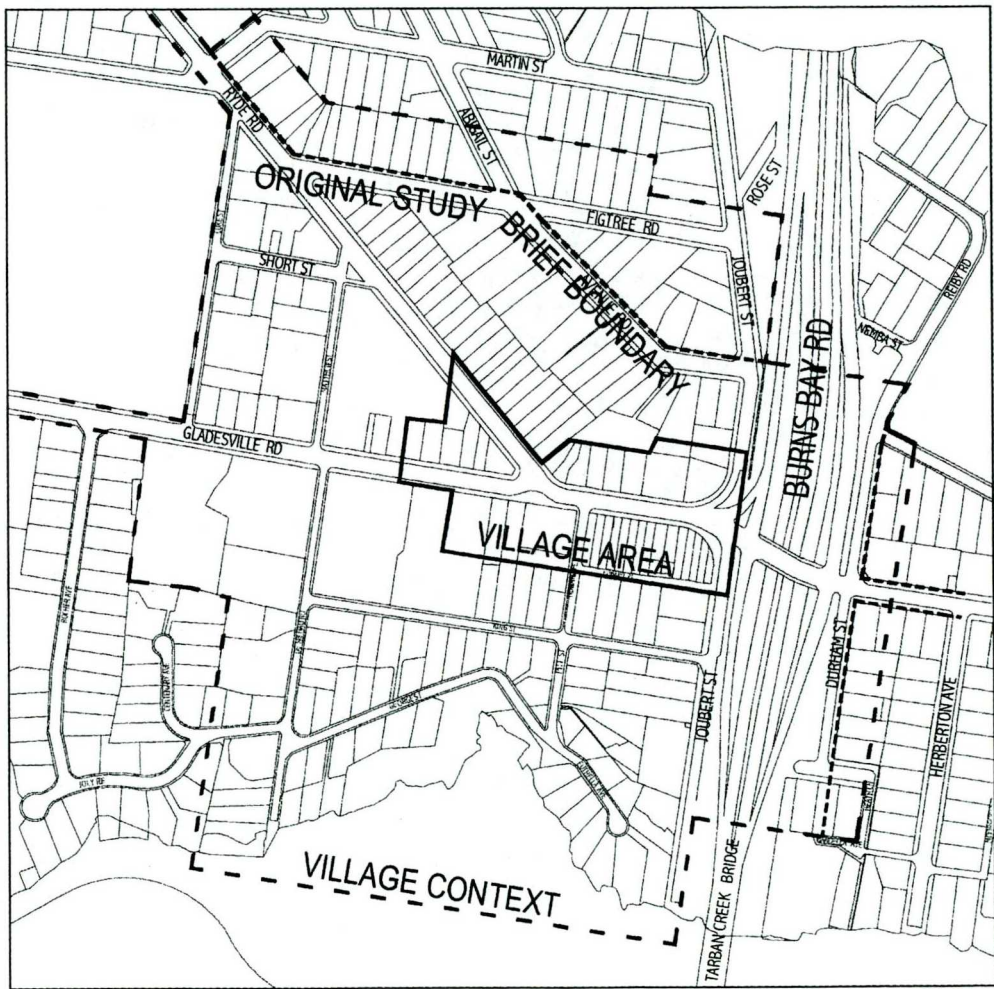


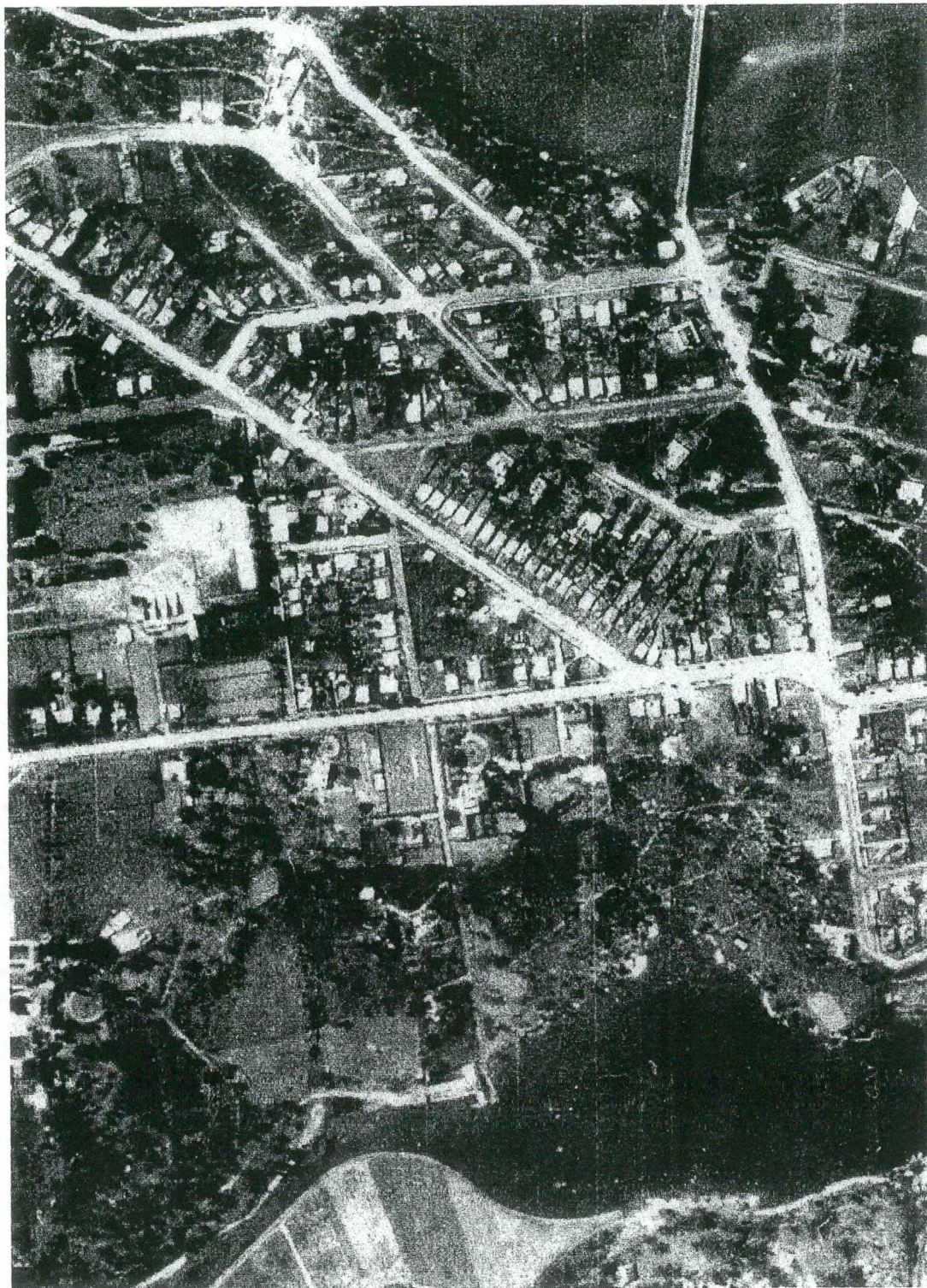
Figure 2.1 The Study Area.





Figure 2.2 The Hunters Hill Conservation Area No.1.





**Figure 2.3** The Study Area in 1930. Note the sparsely settled nature of the area south of Gladesville Road with its cleared hillside, and the undeveloped nature of the Gladesville Road frontage. King Street, George Street and Pitt Street are not shown as formed roads. Denser residential development is situated along Ryde Road and Mathew Street. Figtree Park appears as paddock. Source: Land and Property Information – Sydney 1930, Run 4 Map 3424





**Figure 2.4** The Study Area in 1961. In comparison with the 1930 photograph, subdivision of the area south of Gladesville Road has resulted in greater development. The distinctive curved façade and bulk of the Hunters Hill Hotel is a landmark. Figtree Park is under development. The Roman Catholic Church institutions on Gladesville Road are characterised by their open grounds. Source: Land and Property Information – Cumberland 1961 Series, Run 32 E

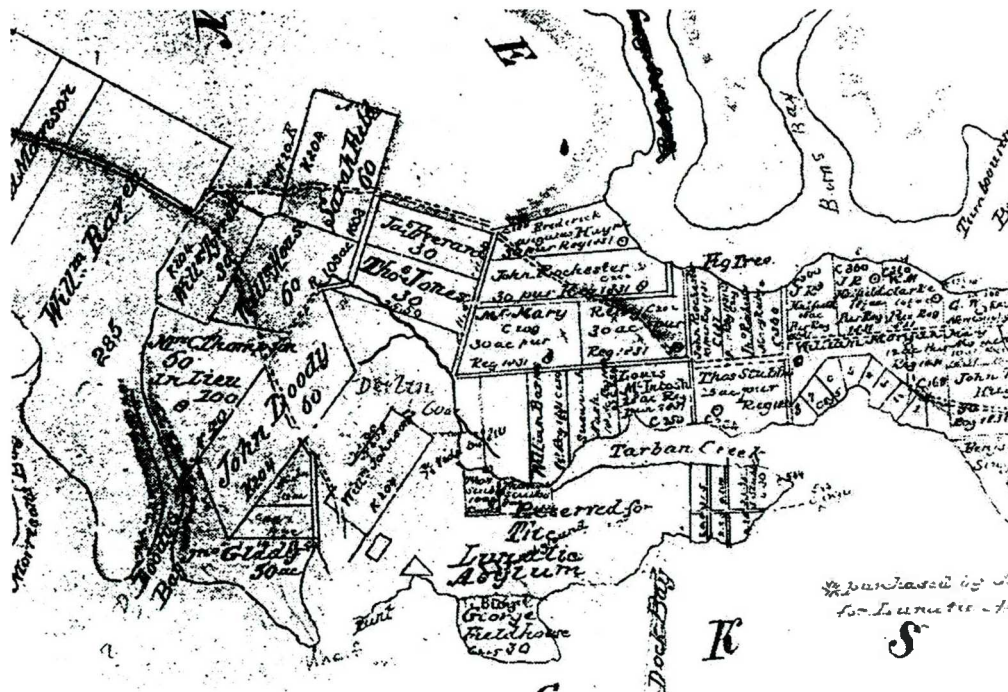


## 3.0 Historical Background

### 3.1 European land settlement

The Hunters Hill peninsula was first settled by Europeans through release of crown lands in the 1830s, although there were instances of earlier occupation during the 1790s on the western edge of the municipality into Ryde where the Wianamatta shale derived soils provided for land suitable for farming. Between 1835 and 1844 all land within the parish of Hunters Hill was released through 46 crown land grants by purchase. Generally the grants were set out to provide frontage to a reserved road along the ridge of the peninsula and river foreshore. The size of the grants varied between eight and 40 acres. The land grants included a failed government initiative of the 1820s to settle on Lukes Bay a whaling industry. The demand for land on the peninsula resulted from the general buoyant economic climate of the 1830s, and major government initiatives in the late 1830s to establish a mental asylum at Tarban Creek (Gladesville) and a penal settlement on Cockatoo Island which boded well for the future of the area.

The main crown land grants around the Hunters Hill Village were granted to Susannah Nash (Portion 100, comprising 18 acres granted on 22 December 1836), Robert McIntosh, (Portion 99, comprising 18 acres granted on 30 May 1838), and Mary Reibey, (Portion 90, comprising 30 acres granted on 15 December 1835.) The boundary between the grants to Nash and McIntosh and Reibey is today defined by the alignment of the Gladesville Road sited along the ridge of the peninsula. Each of these grants had a river frontage to either Lane Cove River or Tarban Creek inclusive of a 100 feet public reserve, which was rescinded in a piecemeal manner later in the nineteenth century.



**Figure 3.1** This undated map of the parish of Hunters Hill was evidently prepared in the 1830s. The map plots the boundaries of the crown grants on the peninsula and the reserved government roads. Of particular interest is the line of present day Ryde Road that is shown as a track cutting diagonally across Reibey's and Rochester's grants. This road joined the Great North Road (Victoria Road) at present day Gladesville. Source: NSW State Records - MAP 233

### 3.2 Estates and harbourside villas

Given the speculative nature of land settlement, few of the land purchases of the 1830s resulted in permanent settlement during the financially depressed 1840s, although Clarke was resident on his grant on the tip of the peninsula. In the area of the Hunters Hill Village, Mary Reibey established a farm, known as the Fig Tree farm, on the hillside lying between Gladesville Road and the Lane Cove River. The farm comprised the 71 acres granted to Reibey between 1835 and 1839 and neighbouring grants acquired from John Rochester. Reibey (1777-1855) had arrived in Sydney in 1792 serving a sentence of seven years transportation. Her marriage to Thomas Reibey, who was in the service of the East India Company, brought Mary on her husband's death in 1811 control of numerous business interests that she developed into a large financial empire. With a townhouse in Sydney and a villa at Newtown, it is probable Reibey considered Fig Tree farm, with its river frontage and northern aspect, as a pleasant country retreat. In the 1840s the farm was leased by a number of tenants including the noted colonial artist Joseph Fowles. The farm was well described in an auction sale notice of 1838 as:

*110 acres, a house in the rough and two cottages for the men, also unfinished; a garden of 6 acres in cultivation, planted with all kinds of fruit trees, pears, apples, plums, apricots, peaches, quinces, lemons and oranges. Vines are planted along the sides of the paths and are laden with very fine fruit. The house and cottages are under the figtree and the farm abounds with some very fine native flowers. The river has plenty of fish, the rocks are covered with oysters and the water is a luxury to bathe in.<sup>1</sup>*

Reibey's Fig Tree farm, then comprising 200 acres situated between Mount Street and Augustine Street, was purchased by Didier Numa Joubert in 1847. Joubert had arrived in Sydney in 1837 as a merchant of French wines and spirits. On settling on his property he initially enlarged a couple of cottages built in 1836 by Reibey for her convict labourers, this property is now known as Fig Tree house. Joubert's other residence, St. Malo, was completed in 1856. Didier was joined on Hunters Hill by his younger brother, Jules, in 1855. Jules was a prolific house builder, and is reputed to have assisted the migration of some 70 stonemasons from the Lombardy region of Italy to erect houses on the lands he had acquired to the east of his brother's Fig Tree estate. By 1858, Jules had overseen the erection of Walshale, Windermere, Passy, and Villa Floridiana.

The area to the south of Gladesville Road in the area of the Hunters Hill Village, developed in a quite different manner. Susannah Nash's 18 acres was sold to Count Gabriel de Milhau in 1854.<sup>2</sup> Nash had arrived in Sydney in 1828, and having established a store in Pitt Street she and her husband, William, acquired in the 1830s considerable areas of real estate. The Nashs appear to have never resided or otherwise used the grant on Tarban Creek. De Milhau, a French wine and spirit merchant who arrived in Sydney in 1849 and settled on de Milhau Road in the 1850s, subdivided the grant c.1860.<sup>3</sup> Like his compatriots and neighbours the Joubert brothers, De Milhau is credited with building a number of stone villas on his land including the extant residences at no. 7 and 11 De Milhau Road.

The other grant on the south side of Gladesville Road was held by Robert McIntosh. McIntosh was a farmer and publican who, in addition to his main farm on the Narrabeen Lagoon, also had a number of grants in the Hunters Hill and Lane Cove areas.<sup>4</sup> McIntosh's 18 acre grant on Tarban Creek was subdivided c.1841 as the Village of Tarban.<sup>5</sup> The optimism for this private town subdivision was probably engendered through the completion in 1838 of the Asylum across the creek. While a number of allotments were sold, except for Villa Euthella (2 Joubert

<sup>1</sup> Quoted in *Heritage of Hunter's Hill*. Hunter's Hill. The Hunter's Hill Trust, 2002 ed.

<sup>2</sup> Land and Property Information (LPI) - Bk 31 No. 523

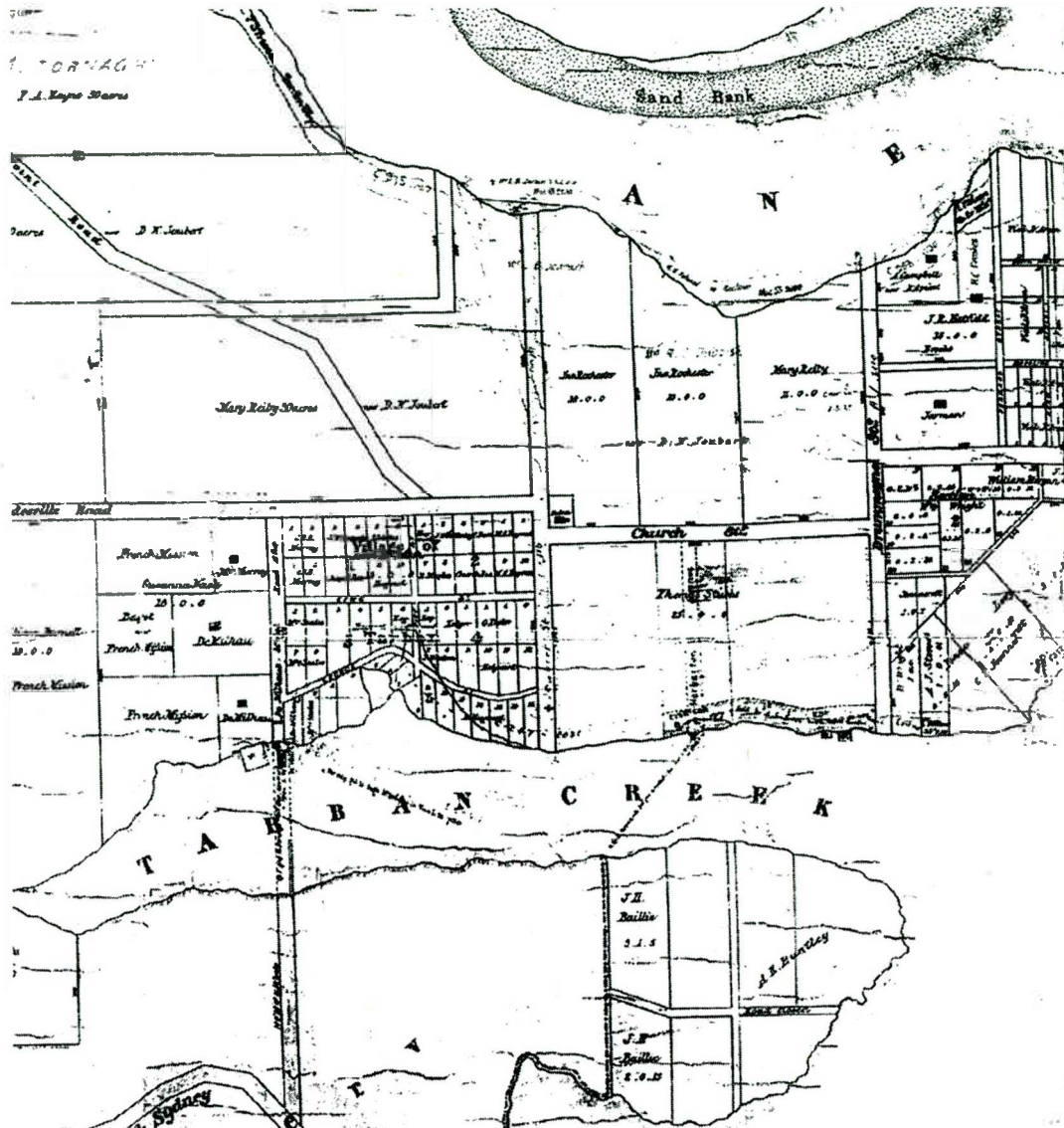
<sup>3</sup> LPI - Old Systems Purchasers Index to Deeds - for example Bk. 80/414B

<sup>4</sup> *Australian* 30/1/1837 and *Australian* 15/8/1844

<sup>5</sup> LPI - Bk. 12 No. 624



Street), Toronto (41 Gladesville Road) and commercial premises on Gladesville Road, there is no evidence to indicate permanent settlement elsewhere within the grant until after the Second World War (see figure 2.3).



**Figure 3.2** The extent of subdivision in the neighbourhood of Gladesville Road is shown in this detail from a map of Hunters Hill prepared at the time of establishment of the municipality in 1861. The map shows the Village of Tarban and a number of houses down De Milhau Road. The wharf on De Milhau Road is shown to be the site of a punt crossing providing a connection with Huntley's Point. Source: Land and Property Information – Crown Plan 63-574

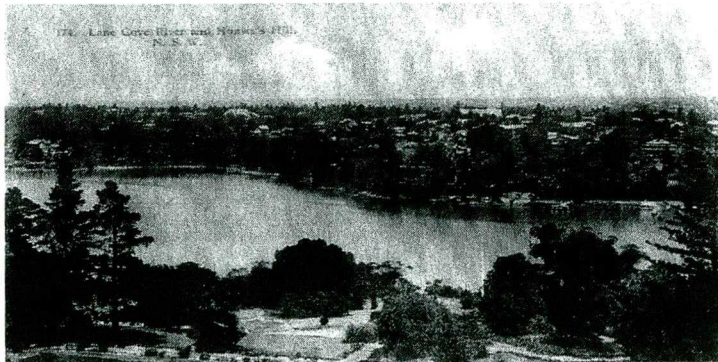
### 3.3 A harbour peninsula

Situated between Tarban Creek and the Lane Cove River, the Hunters Hill peninsula was physically remote from the main population centre of Sydney for most of the nineteenth century. Prior to the completion of the bridges over the Parramatta River at Gladesville in 1881 and the Lane Cove River at Fig Tree in 1885, Hunters Hill could only be approached by ferry or from the punt crossing of the Parramatta River at Bedlam Point, established in 1831. From Bedlam Point either Ryde Road or Gladesville Road could be taken to access the peninsula proper. Another punt crossing would seem to have operated at the end of De Milhau Road (see figure 3.2).



The main means of communication with the peninsula was by ferry. The Parramatta Steam Ferry Company was operated by Edye Manning and provided a regular service since the 1830s to the southern side of the peninsula stopping at Kissing Point; this service later was centred on Ferry Street. In 1860 a rival service, the Lane Cove Steam Ferry Co, was established by the Joubert brothers. The Jouberts' service provided an alternative route to the northern side of the peninsula with a wharf on Joubert Street (Fig Tree wharf). This steam ferry service initially operated four times a day between Erskine Street, Darling Harbour and the Fig Tree wharf.

The ferries also visited the peninsula to service pleasure grounds which were established at sites now occupied by All Saints Church and the High School. Refreshment rooms also existed at Fig Tree wharf and along Joubert Street, and it is probable that as another means of attracting custom, a cricket ground was laid out in the area of James Street and Martin Street.<sup>6</sup>



**Figure 3.3** The Fig Tree area from Lane Cove, showing the ferry wharves at the foot of Joubert Street. Not dated. *Source:* Mitchell Library – Small Picture File

### 3.4 The French village

Hunters Hill became known as the 'French Village' through its nineteenth century associations with the Joubert brothers and other Frenchmen such as Count Gabriel de Milhau, Louis François Sentis, the French Consul, who settled at Passy in 1857, Leonard Etienne Bordier, etc.

The other association with French settlers came with the Marist Fathers who, after a period at Tarban Creek from 1847, established Villa Maria on Gladesville Road in 1854. The Marists settled on Hunters Hill as a place of retreat for its South Sea missionaries. The Marist settlement at Villa Maria was developed through the 1850s and 1860s to provide a chapel (1854-1858), monastery (1863-1864), church (1867-1871) and parochial school (1868). The Marist connection with the area was strengthened in the 1880s with the transfer of the boarders at the Marist Brothers' St. Josephs College in Harrington Street, Sydney to Hunters Hill in 1881. The college was progressively expanded between 1884-1894 with completion of the permanent stone buildings that so characterise the school today. During the early years of the twentieth century the Marist Sisters established c.1908 their convent and boarding school in Woolwich Road.

The Marist Fathers invited the Sisters of St Joseph of the Sacred Heart to Hunters Hill to teach the girls in the parish school. The Sisters were founded in 1866 by Sr. Mary MacKillop and Fr. Julian Woods. The Sisters initially established a convent and school in 1883 in the now demolished stone house at 35 Gladesville Road. The Sisters moved to Toronto at 41 Gladesville Road in 1907 which was renamed Mount St. Joseph and was used as a boarding school for the girls and convent. From 1948 the Sisters developed the properties of no. 35, 35A and 41 Gladesville Road for their Postulate and Juniorate.<sup>7</sup>

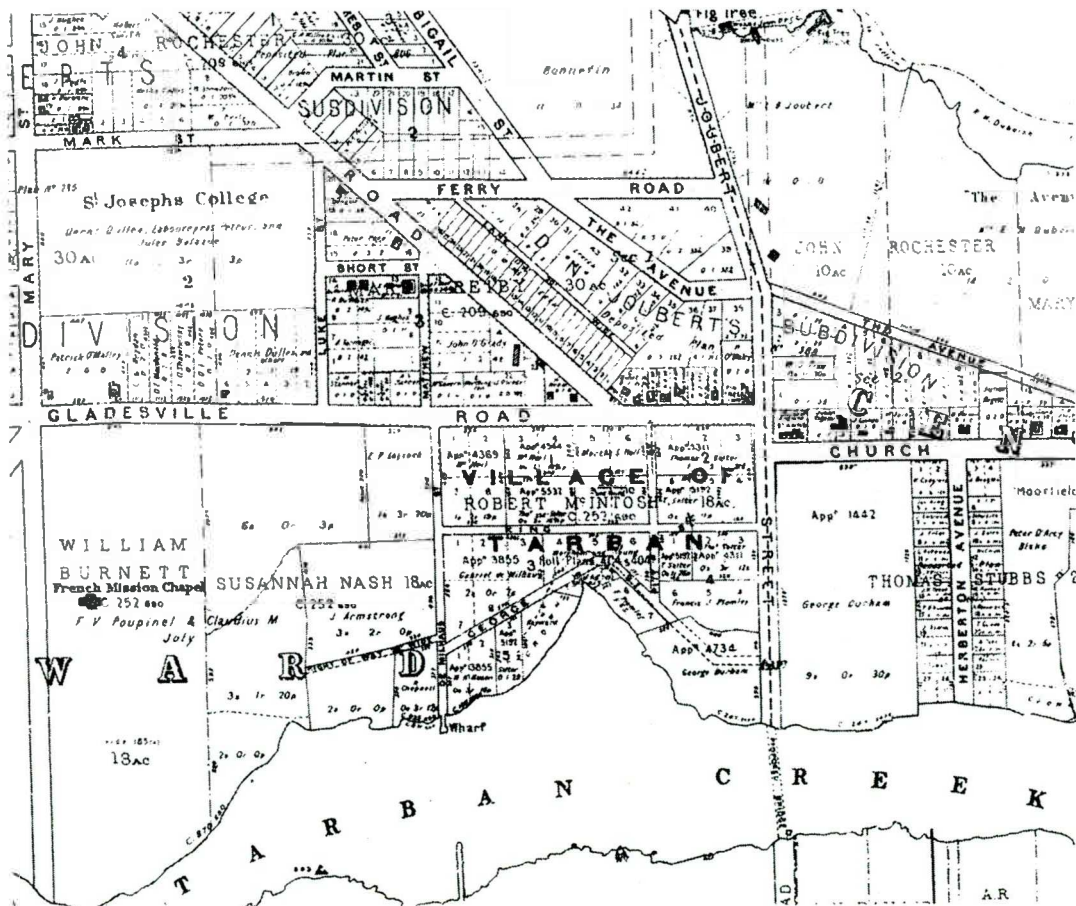
<sup>6</sup> LPI - DP 787

<sup>7</sup> Burford, Kathleen, *Unfurrowed Fields*, Croydon, St. Joseph's Publishing Group.

### 3.5 Suburban settlement

Subdivision of the large villa estates occurred in Hunters Hill between the 1860s and 1880s, as it did elsewhere within metropolitan Sydney. In Hunters Hill a number of factors encouraged subdivision including improvements in transport links with Sydney through completion in 1881 of the Gladesville Bridge over the Parramatta River, and development of regular ferry services from the 1860s by Joubert and Charles E. Jeanneret (the successor to Manning's Parramatta River ferry operations).

The earliest subdivisions occurred in the 1860s in the western and central areas of the peninsula. The death of Ambrose Foss brought a release of large areas of land around Alexandria Street in 1863, while Charles Smith, a business associate of Didier N. Joubert, sold the western part of Joubert's Fig Tree estate in 1864. Further subdivision came in the 1870s and 1880s including the eastern and central portions of the Fig Tree estate (1876 and 1882), and the Sunnyside Subdivision of 1881 to the east of the peninsula centred on Prince Edward and Prince George Parade. The largest of these subdivisions was Joubert's Fig Tree estate, which included all of the area situated to the north of Gladesville Road in the Hunters Hill Village.



**Figure 3.4** This map of the municipal area of Hunters Hill was prepared in 1886 by Higinbotham, Robinson and Harrison. The map shows the extent of subdivision on the peninsula undertaken to that time, and plots a number of buildings on Gladesville Road. Source: Mitchell Library Z M4 811.142/1886/1

### 3.6 Village centres

The subdivisions that opened up land for closer settlement brought a dramatic increase in the resident population of the area. Between 1861, the year of establishment of the municipality of Hunters Hill, and 1881 the population of the municipality increased from 479 to 2283. With this increase came development of community services, retail premises, etc.

The first commercial area to develop in Hunters Hill was centred on Alexandra Street in the area of the Ambrose Foss subdivisions of the early 1860s. The impetus behind this development relates to the timing of the Foss land sales with its small allotments along the main road of the ridge which were suitable for commercial uses and the proximity to Ferry Street providing a connection with the regular steam ferry service between Sydney and Parramatta. Ferry Street was the location of a number of early services, including the post office that operated here between 1858 and 1876. Through the 1860s a number of major developments were completed along Alexandra Street including the town hall (1866), the first licensed hotel in the municipality, Garibaldi Hotel (c.1861), and public school (1870). By c.1880 the precinct included the Congregational Church (1878), the post office, three butchers, two general stores, a bootmaker, and baker. The following decade brought another hotel, the Gladstone, licensed in 1887, the purpose built post office (1890), and All Saints Anglican Church (1888). The area continued to develop through the early decades of the twentieth century, containing by 1930 two refreshment rooms, three grocers, a newsagent, bootmaker, surgery, general store, chemist, baker, butcher, confectioner and a savings bank agency.<sup>8</sup>

The Fig Tree area centred on Gladesville Road and Church Street was developed from the 1870s as a commercial and community centre to rival the Alexandra Street nexus. The development of the area was instigated by Didier N. Joubert through subdivision of the Gladesville Road fronting land of his Fig Tree estate, the opening of the ferry wharf on Joubert Street in 1860, and tacit encouragement for establishment of community infrastructure such as schools and churches.

In regard to the latter, prior to the construction of Burns Bay Road in the early 1960s the commercial area of Gladesville Road extended east into Church Street, where in 1857 the first Anglican church (All Saints, but also known as the Figtree Chapel) and parochial school was completed on land Joubert had provided on favourable terms, and who also oversaw construction as a member of the building committee. The architects were William Weaver and William Kemp. Weaver had designed the Marist Father's Priory at Tarban Creek in 1857. Up to the completion of the church, the closest Anglican school and church was St. Anne's at Ryde. Although substantial additions were completed in 1864 to designs prepared by architect Edmund T. Blackett, the church by 1874 proved inadequately small for the growing congregation. A new parish church, designed by John Horbury Hunt, was completed in 1888 with the support of Charles Jeanneret, closer to the Alexandra Street/Ferry Street hub. By this time the parochial school had long closed; on being converted to a State administered school in 1869, the government built a new schoolhouse on Alexandra Street which opened in late 1870.

The grounds of St. Joseph's College are also located within Didier N. Joubert's Fig Tree estate. Again Joubert would appear to have encouraged the relocation of the Marist Brothers to the area, given that some 11 acres were reserved from sale in 1875, some time prior to the public sale.<sup>9</sup> Also in this regard, the naming of the streets after the four Evangelists, the Virgin Mary and St. Paul may have been influenced by the Brothers. Joubert's land provided the Brothers with a site favourable in terms of proximity to Villa Maria, a healthy elevated aspect, and within walking distance to Joubert's ferry service. The building and later running of such a

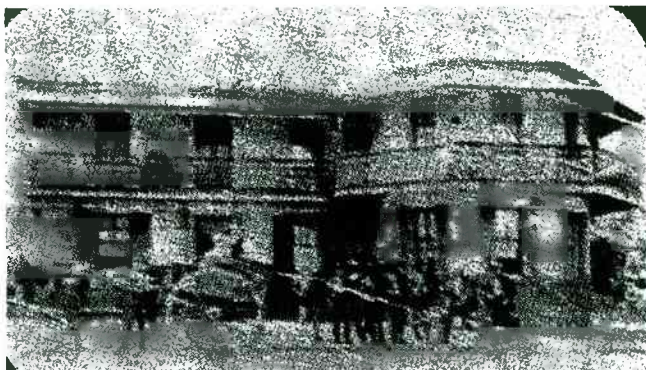
<sup>8</sup> *Sands Directory*

<sup>9</sup> Naughtin, Michael. *A century of striving: St. Joseph's College, Hunter's Hill, 1881-1981*. Hunter's Hill. St. Joseph's College, 1981



large institution as would have brought benefits to the local economy, which is perhaps demonstrated though the high number of stonemasons resident on Gladesville Road through the 1880s, and later establishment of grocers, butchers and ice works on Ryde Road and grocers on Figtree Road.<sup>10</sup>

While Fig Tree by the time of Didier N. Joubert's death in 1882 boasted a hotel (the Fig Tree on the site of the Hunters Hill Hotel) in other respects the area languished behind the village on Alexandra Street in comprising only the Anglican Church, a store, blacksmith, two laundresses, and a Roman Catholic parochial school (opened by the Marists at Villa Maria in 1868). The peninsula's only police station was also located here, where at a time when all road traffic had to pass along Gladesville Road to access neighbouring suburbs and the city, the junction of Gladesville Road and Ryde Road provided an ideal place for surveillance.<sup>11</sup>



**Figure 3.5** The Fig Tree Hotel formerly located at the junction of Joubert Street and Gladesville Road. Source: Undated photograph reproduced in *Heritage of Hunter's Hill*. The Hunter's Hill Trust, 2002 ed., p.73

Through the last decades of the nineteenth century the level of services at Fig Tree changed marginally: by 1900 there being two general stores, a fuel merchant, fruiterer, confectioner, printer, and butcher in addition to the hotel and police station.<sup>12</sup> The first decades of the twentieth century however proved to be an era of consolidation for the Fig Tree village. By 1930, the area of Church Street, Gladesville Road and Ryde Road comprised four refreshment rooms, four grocers, two hairdressers, two butchers, a bank, real estate agent, draper, confectioner, and bootmaker, and a civic centre on Church Street comprising the police station (relocated from Gladesville Road) and court house (c. 1910). Further west at the intersection of Ryde Road and Matthew Street over two acres had been acquired by the government in the late 1920s for use as a public school; the reserve was rededicated for public recreation (Park) in 1954.<sup>13</sup> The rising popularity of the motor car in the 1920s with the middle class families of Hunters Hill brought a concentration of motor service garages (4 no.) and carriers (3 no.) on Gladesville Road and Ryde Road by 1930, and the realignment of street intersections to improve traffic conditions.<sup>14</sup>

Another commercial village area to develop on the peninsula in the nineteenth century was Woolwich. Close to the dock yards of Atlas Engineering opened in 1883 and later acquired by Morts Dock and Engineering Company in 1898 and the ship building yards on Cockatoo Island, the Woolwich Pier Hotel was erected c.1891, the Woolwich Primary School was opened in 1893, and St John's Anglican Church was opened in 1908.

With the coming of the tram service to Gladesville in 1910 and ongoing expansion of the Asylum, the area centred on Victoria Road and Pittwater Road had developed through the early twentieth century into the major commercial and retail village. By 1950 most commercial activities, including the police station, etc., had concentrated at the Gladesville shops to the detriment of the Gladesville Road and Alexandra Street centres. The Gladesville Road area businesses after the post Second World War included the hotel, an estate agent,

<sup>10</sup> *Sands Directory*

<sup>11</sup> *Sands Directory*

<sup>12</sup> *Sands Directory*

<sup>13</sup> LPI - Crown Plan 7190-3000

<sup>14</sup> LPI - Crown Plan 7-2110

bank, cake shop, hairdresser, grocer, solicitor, four mixed businesses, two refreshment rooms, and two shoe makers.<sup>15</sup>

### 3.7 Planning for Sydney's future

The road bridges over Tarban Creek and the Parramatta River at Gladesville were completed in 1964 as part of an ambitious road network plan for Sydney and environs advocated by the then Cumberland County Council. The bridges and their associated access roadways form an integral part of the as yet to be realised Northern and North-Western Expressways. The concept of expressways for Sydney had been under development since the late 1930s by the former Department of Main Roads (now the Roads and Traffic Authority). Following the Second World War, the DMR's Main Road Development Plan was incorporated into the County of Cumberland Planning Scheme published in 1948. This Scheme advocated the construction of six expressways to distribute traffic from the city centre.

The proposed road network was subsequently revised in the early 1960s in response to demographic changes not originally foreseen. In this revised scheme, endorsed by the American firm of highway engineering consultants De Leuw Cather and Company, the North-Western Expressway incorporated the key elements of the Gladesville Bridge, the Huntleys Point interchange, the Tarban Creek Bridge, the Hunters Hill interchange and the Fig Tree Bridge. The function of the expressway was to connect the city via a distributor from Druiitt Street through Ultimo to Newcastle by connecting with the Pacific Highway east of Hornsby. The construction of the completed sections of the expressway was financed principally through the State taxation and Commonwealth grants, with local councils making some contribution in the form of rate relief.<sup>16</sup>

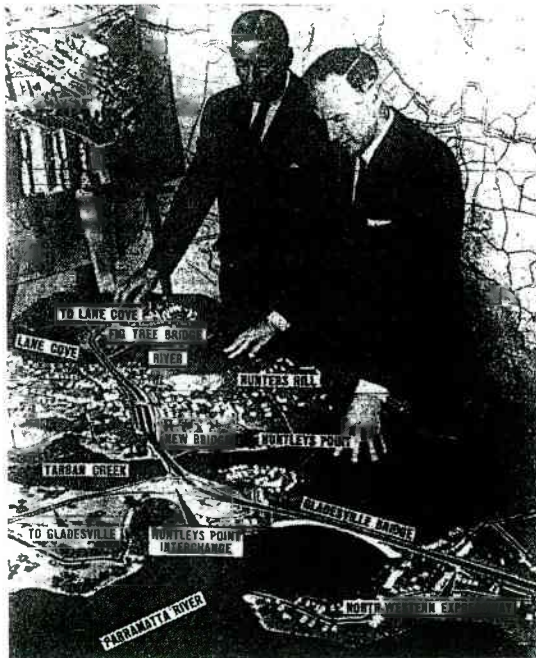


Figure 3.6 A model of the North-Western Expressway inspected by Commissioner of Main Roads, Mr J.A.L. Shaw, and the Minister for Highways, Mr P. D. Hills in 1963. Source: *Sydney Morning Herald*, 12/9/1963, p.3.

Today, some 60 years after the initial County of Cumberland Planning Scheme's recommendations much of the expressway network has yet to be realised. The gazetted road corridors remain in place, while major infrastructure works such as the road bridges at Gladesville and Taren Point, the Cahill Expressway, flying approaches over Darling Harbour, the Huntleys Point interchange, and the northern approaches to the Sydney Harbour Bridge

<sup>15</sup> *Wise's NSW Post Office Directory*, 1950.

<sup>16</sup> *Sydney Morning Herald*, 22/11/1957, 12/9/1963 and 2/10/1964



may come to be viewed as landmarks in the urban landscape of late twentieth century Sydney.

The construction of the Gladesville Bridge to Fig Tree Bridge section of the projected North-Western Expressway was commenced in 1958 and was completed in 1964. The gazetted road corridors necessitated the resumption of private and commercial properties in Drummoyne, Huntleys Point and Hunters Hill. The resumptions affected a number of historic properties including All Saints Church (Figtree Chapel), Joubert's St. Malo and Nemba, and Mary Reibey's Cottage. The right of the Commissioner for Main Roads to resume St. Malo and Mary Reibey's Cottage was unsuccessfully challenged in the High Court during 1959/1960.<sup>17</sup> The battle to preserve St. Malo, the 1850s villa built for Didier N. Joubert, was supported by the National Trust of Australia (NSW). The campaign mounted by the Trust is credited with raising the community's awareness of the value of Australia's historic buildings and the need to preserve them for future generations.<sup>18</sup> Ironically, while St. Malo was demolished, All Saints was dismantled and re-erected in Figtree Road at the Government's expense under the watchful supervision of architectural historian Morton Herman.<sup>19</sup>

### 3.8 The historic district of Hunters Hill

One consequence of the opening of the Burns Bay Road with its improved road access between the peninsula and the city (in combination with the building boom of the 1960s) was a wave of multi-dwelling unit developments in areas that had been predominantly characterised by freestanding residences. In 1968 the Hunter's Hill Trust was established principally to fight the proposed construction of new home units that had been advocated through rezoning in the Councils draft Planning Scheme of 1968.

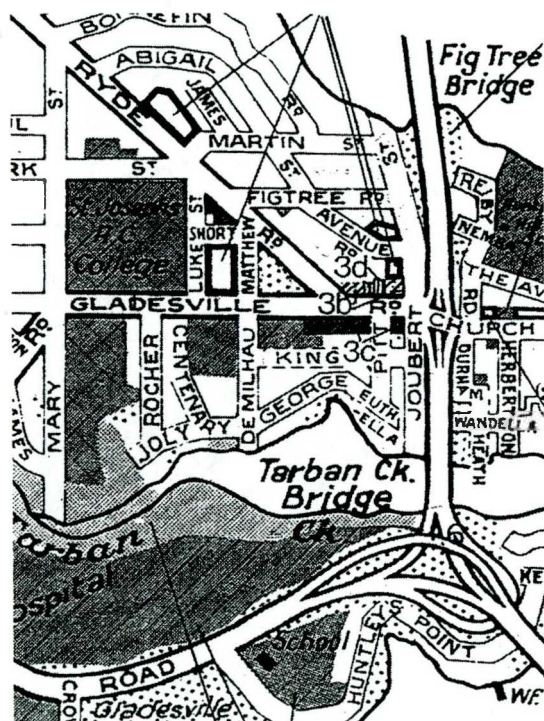


Figure 3.7 The Draft Hunters Hill Planning Scheme of 1968. In this scheme the whole of Ryde Road (excluding Park), most of Joubert Street, Luke and Matthew Streets, and part of Avenue Roads were proposed to be zoned 2b (residential, garden apartments, maximum height 2 storeys). Source: Temple, Richard and Reg Martin. *The vision and the struggle: an account of the Hunter's Hill Trust's first twenty years.* Hunter's Hill, Hunter's Hill Trust, 1989.

The Trust fought the proposed rezoning in the local municipal election of 1968, and in 1969 proposed some areas of the municipality should be declared historic districts where building

<sup>17</sup> *Sydney Morning Herald* 12/8/1960

<sup>18</sup> Broadbent, J, et al, *Demolished for the Public Good*, Sydney, 1988.

<sup>19</sup> Hubbard, Nigel. *The sure foundation: an introduction to the history of All Saints' Anglican Parish, Hunters Hill in the Diocese of Sydney.* Hunters Hill, Parish Council, 1988.





## 4.0 Chronology of Events

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The main historical events presented in the published histories of Hunters Hill are tabulated below. Events that have a direct association with the Study Area are highlighted.

- 1788 Founding of European settlement of Australia.
- 1790s Eastern Farm land grants.
- 1835 Edye Manning's Parramatta Steam Ferry Company commenced operation and provided a regular service to the Hunters Hill area.
- 1835 Alienation of crown lands on the peninsula through grants by purchase commenced.
- 1835** Multiple crown grants of 30 acres to Mary Reibey.
- 1836** Crown grant of 18 acres to Susannah Nash.
- 1837 Didier N Joubert arrived in Sydney.
- 1838 Tarban Creek Lunatic Asylum was completed.
- 1838 Cockatoo Island convict settlement was opened.
- 1838** Crown grant of 18 acres to Robert McIntosh.
- 1838** Reibey's Fig Tree farm was offered for sale.
- 1838** McIntosh's 18 acre land grant subdivided as the Village of Tarban.
- 1847 Marist Fathers arrived in Sydney and established a retreat for the South Sea missionaries at Tarban Creek.
- 1847 Didier Numa Joubert acquired Fig Tree farm.
- 1849 Count Gabriel de Milhau, wine and spirit merchant arrived in Sydney.
- 1850** Cockatoo Island convict settlement was closed.
- 1854** Count Gabriel de Milhau purchased Nash's 18 acre grant on Tarban Creek.
- 1854 Marist Fathers settled at Villa Maria, Hunters Hill.
- 1856 Didier Numa Joubert's St. Malo was completed.
- 1857** All Saints Anglican Church (Fig Tree Chapel) and School on Church Street and Joubert Street was completed.
- 1858 Hunters Hill post office was opened in Ferry Street.
- c.1860** Count Gabriel de Milhau subdivided his land on Tarban Creek, the villas at 7 and 11 De Milhau Road were constructed at this time.
- 1860 Joubert's Lane Cove Steam Ferry Company was established. Operations centred on Fig Tree wharf at the northern end of Joubert Street.
- c.1861** Punt crossing of Tarban Creek at De Milhau Wharf was opened
- 1861 Hunters Hill Council was established.
- 1861 Garibaldi's Hotel on Alexandra Street was opened.
- 1863 Ambrose Foss' land in Alexandra Street area was subdivided.
- 1864** All Saints Anglican Church (Fig Tree Chapel) and School was enlarged.
- 1866 Hunters Hill Town Hall was completed in Alexandra Street.
- 1868 Marist Fathers opened a Roman Catholic school at Villa Maria.
- 1869** Government school was established at All Saints Anglican Church (Fig Tree Chapel).
- 1870 Hunters Hill public school was opened in Alexandra Street (relocated from the Fig Tree Chapel).
- 1875 Marist Brothers acquired land to establish their boarding school (St. Joseph's College).
- 1876** Didier N. Joubert subdivided part of the Fig Tree estate.

- 1879 St. Joseph's College was opened.
- 1879** The Bungalow on Avenue Road was completed by Didier N. Joubert.
- c.1880** Fig Tree Hotel in Gladesville Road was completed.
- c.1880** Villa Euthella (2 Joubert Street) was completed for Alfred Durham.
- 1881 Didier N. Joubert died.
- 1881 Gladesville Bridge was completed.
- 1882** Numa Joubert subdivided part of the Fig Tree estate.
- 1882 Construction of permanent stone buildings at St. Joseph's College was commenced.
- 1883** Congregation of the Sisters of Joseph of the Sacred Heart came to Hunters Hill and established their first convent at 35 Gladesville Road.
- 1884 Iron Cove Bridge was completed.
- 1884 Atlas Engineering Co. established a ship repair yard at Woolwich.
- c.1884** Toronto (41 Gladesville Road) was acquired by Frank McNeil.
- 1885 The Field of Mars Common, was dedicated as public reserve in 1806, subdivided for private sale.
- 1885 Figtree Bridge was completed.
- 1888 All Saints Anglican Church in Ferry Street was completed.
- 1888 Centenary of European settlement in Australia.
- 1890 Purpose built post office in Alexandra Street was completed.
- 1893 Woolwich Public School was opened.
- 1895 Colonial Oil Company established an oil storage complex at Fern Bay.
- 1895 Sydney Smelting Company established a tin smelter on Margaret Street.
- 1898 Atlas Engineering works at Woolwich taken over by Morts Dock Company.
- 1908 Marist Sisters opened school and convent at Woolwich.
- 1908 St. John's Anglican Church was opened at Woolwich.
- 1907** Sisters of St. Joseph of the Sacred Heart opened St. Joseph's Girls' School at 41 Gladesville Road.
- 1909** Hunters Hill Courthouse was opened in Church Street.
- 1910 Electric tram service reached Gladesville.
- 1912** Sea bathing pool on Tarban Creek south of George Street was dedicated a public reserve.
- 1922** Sisters of St Joseph of the Sacred Heart established St. John the Baptist Preparatory School at 35 Gladesville Road to prepare boys for admittance to St. Joseph's College.
- 1934** The northern junction of Gladesville Road with Joubert Street was resumed for road widening by the Department of Main Roads in 1934.<sup>20</sup> The resumption necessitated demolition of the Fig Tree Hotel.
- 1938 Sesqui-Centennial of European settlement of Australia.
- 1940** Hunters Hill Hotel was completed.
- 1940** Sisters of St. Joseph opened St. Anne's Nursing Home at 1 De Milhau Road.
- 1948 County of Cumberland Planning Scheme was published advocating the construction of the North-Western Expressway.
- 1958 Hunters Hill High School at Fern Bay was opened.
- c.1958** Hunters Hill Women's Bowling Club was opened in Matthew Street.

<sup>20</sup> LPI - Crown Plan 7-2110

- 1959 Resumption of St. Malo and Mary Reibey's Cottage challenged in the High Court.
- 1963 Mort's Dockyard was acquired by the Army.
- 1964 Gladesville Bridge, Huntleys Point interchange and Fig Tree Bridge were completed as part of the proposed Northern and North-Western Expressways.
- 1965 St. John Baptist Preparatory School was closed.
- 1965 Sisters of St. Joseph of the Sacred Heart opened Mary MacKillop College, a boarding school for senior girls, at 35 Gladesville Road.
- 1966 St. Joseph's Girls' School at 41 Gladesville Road was closed.
- 1968 Hunter's Hill Trust was formed.
- 1968 Hunters Hill Draft Planning Scheme was published.
- 1971 The battle to save Kelly's Bush from residential development.
- 1973 Mary MacKillop College was closed.
- 1974 National Trust of Australia (NSW) listed the Hunters Hill peninsula as a conservation area.
- 1984 Heritage Study of Hunters Hill was completed.
- 1988 Bicentennial of European settlement in Australia.
- 1997 Army leave Woolwich Dockyard site.
- 2001 Hunters Hill High School proposed to be closed.
- 2003 Proposed redevelopment of Woolwich Dockyard site.

## 5.0 Historical Development of Study Area

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### 5.1 Subdivision patterns

Crown land grants of the Study Area were made between 1835 and 1838 to:

- Mary Reibey (Portion 90, comprising 30 acres granted on 15 December 1835).
- Susannah Nash (Portion 100, comprising 18 acres granted on 22 December 1836).
- Robert McIntosh (Portion 99, comprising 18 acres granted on 30 May 1838).

#### **Mary Reibey**

Reibey's grant is situated to the north of Gladesville Road. In 1847 the grant (and a number of adjoining crown grants consolidated by Reibey) was acquired by Didier Numa Joubert. The Joubert family subdivisions within the Study Area were made under Torrens Title registered as the following Deposited Plans:

- DP 235 (1876) (see figure 10.5)
- DP 806 (1882) (see figure 10.7)
- DP 988 (1882) (see figure 10.6)

A number of major re-subdivisions of Joubert's Fig Tree estate within the Study Area have been made. These include:

- DP 7691 (1914) – Avenue Road and Ryde Road near Gladesville Road (see figure 10.8)
- DP 9742 (1919) – Ryde Road near Figtree Road (see figure 10.10)
- DP 20892 (1947) – Short Street between Luke Street and Ryde Road (see figure 10.12)

#### **Susannah Nash**

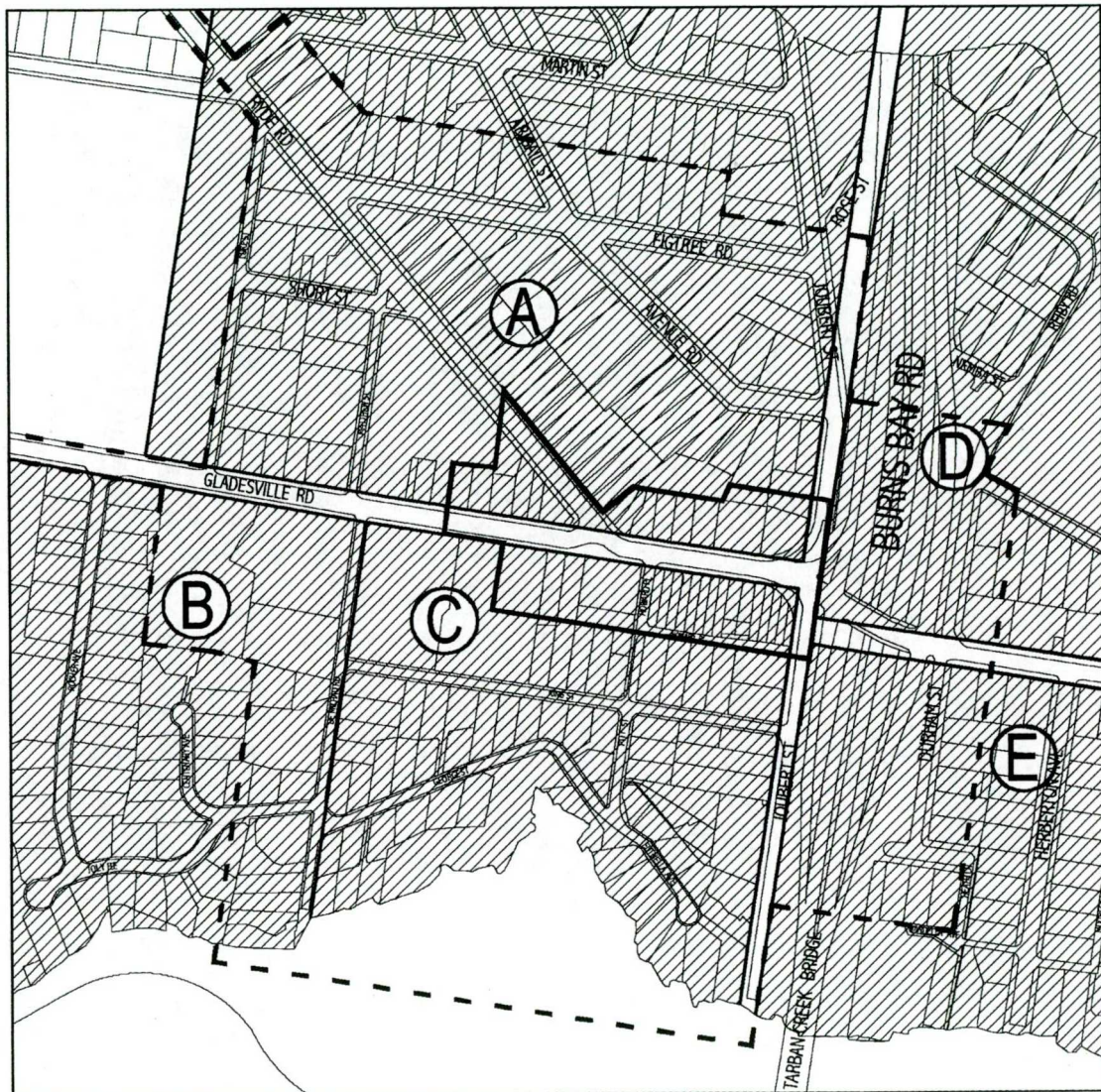
Susannah Nash's grant is situated on the south side Gladesville Road. In 1854 the grant was acquired by Count Gabriel de Milhau. De Milhau's subdivisions within the Study Area were made under Old System Title registered as 77(L) (FP165109) (see figure 10.13).

#### **Robert McIntosh**

Robert McIntosh's grant is situated on the south side Gladesville Road. The grant was subdivided c.1841 by Elias Solomons under Old System Title as the Village of Tarban, registered as Roll Plan 404 (FP192178). The Village of Tarban was extensively re-subdivided through the twentieth century under Torrens Title, these subdivisions include:

- DP 9731 (c.1919) – Gladesville Road west of Howard Place
- DP 10671 (1920) – Gladesville Road between Joubert Street and Pitt Street.
- DP 14452 – Gladesville Road/Howard Place
- DP 17107 - Joubert Street between King Street and Gladesville Road
- DP 29063 (1958) – King Street west of Pitt Street.
- DP 29590 (1959) – George Street near De Milhau Road.





**Figure 5.1a** Crown land grants of the 1830s

- A - Mary Reibey, 1835 (Portion 90)
- B - Susannah Nash, 1836 (Portion 100)
- C - Robert McIntosh, 1838 (Portion 99)
- D - John Rochester's Grants
- E - Thomas Stubbs' Grant





**Figure 5.1b** State of subdivision by c.1850

- F – Tarban Village, c.1841 (RP 404)



**Figure 5.1c** State of subdivision by c.1860

- G – De Milhau's Subdivision, c.1860 (77L)





**Figure 5.1d** State of subdivision by c.1880

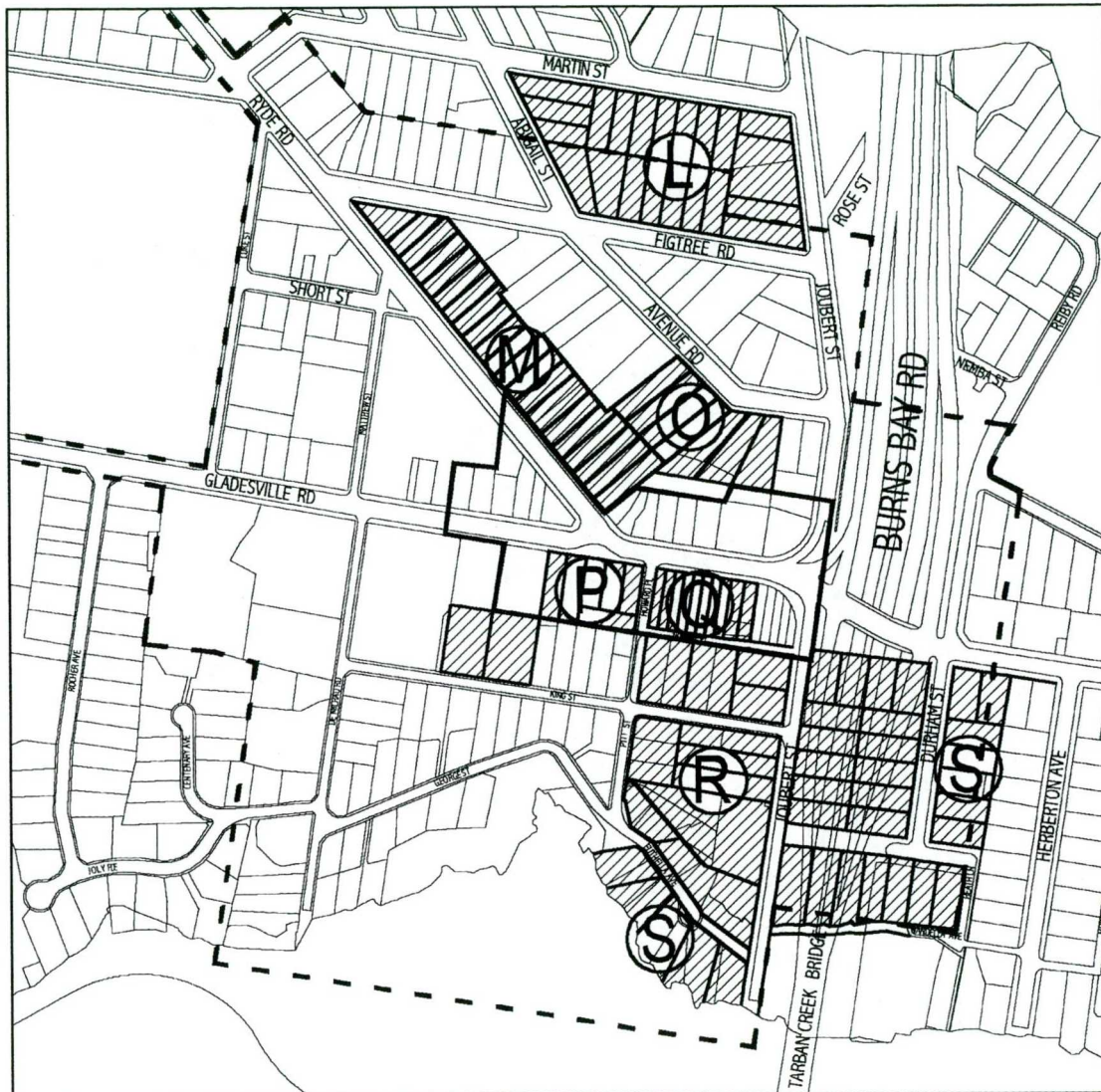
- H – Sold in 1872 (CT – Vol. 142 Fol. 236)
- I - Didier Joubert's Subdivision, 1876 (DP 235)





**Figure 5.1e** State of subdivision by c.1900

- J - Numa Joubert's Subdivision, 1882 (DP 806)
- K - Numa Joubert's Subdivision, 1882 (DP 988)



**Figure 5.1f** State of subdivision by c.1920

- L – DP 9243 (1918)
- M – Burstock Estate DP9742 (1919)
- O – DP 7691 (1914)
- P – Burstock Estate - DP 9731 (1920)
- Q – DP 14452 ( )
- R – Salter Estate DP 10671 (1921)
- S - Durham Estate (1905)





**Figure 5.1g** State of subdivision by c.1960

- V – DP 20892 (1947)
- T – DP 29590 (1958)
- U – DP 29063 (1958)
- W – DP 209390 (1962)



## 5.2 Road network

Within the Study Area the public roads reserved at the time of the crown grants comprised Gladesville Road and Church Street sited along the ridge of the peninsula, and Joubert Street providing access between Tarban Creek and the Lane Cove River.<sup>1</sup> Gladesville Road originally terminated near Augustine Street, the connection with the Great North Road (Victoria Road) and the punt crossing at Bedlam Point to areas south of the Parramatta River being made via Manning Road. An undated, but probably mid 1830s map (see figure 3.1),<sup>2</sup> shows Ryde Road (originally known as Onions Point Road) as a track providing a more convenient connection with the Great North Road and the punt crossing via Monash Road and Pittwater Road.

The other roads situated within the Study Area were formed through nineteenth century subdivision, as follows:

- De Milhau Road was probably formed at the time of De Milhau's subdivision of Nash's 18 acre grant, c.1860. The wharf on Tarban Creek is likely to be contemporary with the road reservation.
- George Street, King Street and Pitt Street were reserved at the time of the Village of Tarban subdivision of c.1841. Originally George Street continued east to intersect with Joubert Street. The roads were formed much later, probably during the late 1940s.
- Figtree Road (originally Ferry) may have been laid out in the 1860s in association with the commencement of Joubert's ferry service to connect with Ryde Road. The road was reserved in the subdivision of 1882.
- Matthew Street, Luke Street, Short Street, and Avenue Road were formed at the time of the Fig Tree estate subdivisions between 1876 and 1882.
- Howard Place was not reserved at the time of the adjoining (c.1920) subdivisions, but presumably dates from not long after.
- Durham Street was formed in 1905.
- Reibey Road (south) was formed in the early 1960s.

Gladesville Road has been affected by road widening. The north-east corner of the intersection with Joubert Street was realigned to its present form in 1930 by the Department of Main Roads.<sup>3</sup> The resumption eventually necessitated the rebuilding of the Fig Tree Hotel (renamed Hunters Hill Hotel) in 1940. The southern intersection was realigned in the 1920s.

Burns Bay Road was completed in 1964 through resumption of property located between the east side of Joubert Street and the west side of Durham Street.

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<sup>1</sup> Mitchell Library - Map of the Parish of Hunters Hill, 1835

<sup>2</sup> State Records - SRMAP 233

<sup>3</sup> LPI - Crown Plan 7-2110

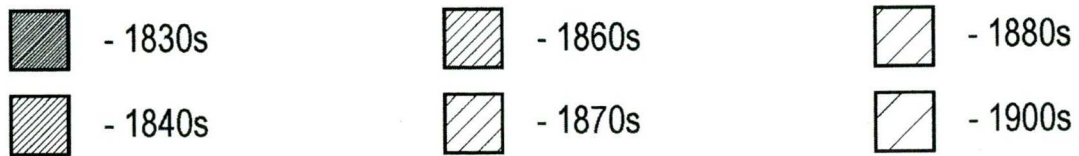


Figure 5.2 Development of the road network

### 5.3 Building development to 1940

A very good indication of the earlier phases of building development to c.1940 (see figures 10.1 to 10.4) is presented in the detailed surveys prepared by the Water Board in the late 1920s. These plans, the aforementioned subdivision plans, and the 1886 map of the municipality prepared by Higinbotham Robinson and Harrison (see figure 3.4), together with examination of the extant built form of the Study Area have been interpreted to provide the following residential and commercial growth scenarios.

#### 5.3.1 Phase 1 - 1860-1893

Commercial uses:

The earliest instances of buildings with commercial uses were located in areas formed through Joubert's subdivision of his Fig Tree estate from 1876. These include:

- The Fig Tree Hotel, c.1880 (Demolished)
- 56 Gladesville Road (Demolished)
- 2 Ryde Road (Demolished)
- 4 Ryde Road (Demolished)
- 10 Ryde Road (Demolished)

Residential uses:

The earliest residences erected within the Study Area were associated with Gabriel De Milhau's c.1860 subdivision of Susannah Nash's 18 acre grant. This phase of development is represented by the extant stone villas at 7 and 11 De Milhau Road.

Joubert's subdivision of his Fig Tree estate from 1876 determined subsequent residential development of the Study Area. The earliest residences were generally erected fronting Gladesville Road and included c.1880s stone and weatherboard cottages at:

- 68 Gladesville Road (Demolished)\*
- 64 Gladesville Road (Demolished)\*
- 62 Gladesville Road\*
- 60 Gladesville Road (Demolished)\*
- 58 Gladesville Road (Demolished)\*
- 50 Gladesville Road
- 42-44 Gladesville Road (Demolished)#

\*These buildings appear residential in the 1929 Water Board survey, however it is probable they also had some commercial uses; the extant cottage at 62 Gladesville Road for instance has two street entrances.

# These buildings appear residential in a survey of resumption of 1927, however it is possible they also had some commercial uses.

Other residences of the 1880s/90s include:

- 3-5 Short Street
- 7-9 Short Street
- 11 Short Street (Demolished)
- 1 Short Street (Demolished)
- 3 Ryde Road (Demolished)
- 22 Avenue Road
- 24 Avenue Road
- 26 Avenue Road
- 2 Joubert Street
- 2 Matthew Street (Demolished)



- 4 Matthew Street (Demolished)
- 6 Matthew Street (Demolished)
- 8 Matthew Street (Demolished)
- 12-14 Matthew Street (Demolished)
- 16 Figtree Road
- 20 Figtree Road
- 51 Ryde Road
- 41 Gladesville Road (Toronto) is reputed to have been constructed c.1885, however the available historical evidence (RPA 4369) indicates an earlier date of construction.

#### Other commercial premises

- 10 Figtree Road
- 14 Figtree Road

#### Government uses:

- The Hunters Hill Police Station was originally (c.1880s) situated at 1-3 Ryde Road (Demolished)<sup>4</sup>

#### Educational uses:

- A parochial school operated as part of All Saints Anglican Church on Church Street and Joubert Street from 1857 (relocated).
- St. Joseph's rowing sheds, De Milhau Road (Rebuilt)

#### Ecclesiastical uses:

- All Saints Anglican Church on Church Street and Joubert Street from 1857 (Relocated).

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<sup>4</sup> Mitchell Library - Map of the Municipality of Hunters Hill, Higinbotham, Robinson and Harrison, 1886



 - DEMOLISHED

 - EXTANT

**Figure 5.3** Extent of building development during Phase 1 (1860-1893)

### 5.3.2 Phase 2 – 1894 –1940

Buildings with commercial uses erected during this period include:

- 52-54 Gladesville Road
- 45 Gladesville Road (Demolished)
- 65-67 Gladesville Road
- 69 Gladesville Road
- 71 Gladesville Road (Demolished)
- 68 Gladesville Road (Hunters Hill Hotel)
- 16D Joubert Street
- 6 Ryde Road (Demolished)#
- 1 Ryde Road

Buildings with residential uses erected during this period include:

- 30 Gladesville Road
- 34 Gladesville Road
- 36 Gladesville Road
- 38-40 Gladesville Road (Demolished)#
- 48 Gladesville Road
- 53-55 Gladesville (Demolished)
- 1 Avenue Road
- 2-4 Avenue Road
- 8 Avenue Road
- 10 Avenue Road
- 12 Avenue Road
- 14 Avenue Road
- 16 Avenue Road
- 18 Avenue Road
- 20 Avenue Road
- 1 De Milhau Road
- 8 Joubert Street
- 16 Joubert Street (Demolished)
- 18 Joubert Street (Demolished)#
- 24 Joubert Street (Demolished)
- 7 Luke Street (Demolished)#
- 9 Luke Street (Demolished)#
- 5 Ryde Road
- 7 Ryde Road
- 9 Ryde Road
- 11 Ryde Road
- 15 Ryde Road
- 17 Ryde Road
- 19-43 Ryde Road
- 57 Ryde Road
- 59 Ryde Road
- 2 Figtree Road
- 6 Figtree Road
- 22 Figtree Road



- 24 Figtree Road (Demolished)
- 26 Figtree Road
- 28 Figtree Road
- 30 Figtree Road
- 32 Figtree Road
- 34 Figtree Road

# This demolished building may have been constructed during Phase 1.

Buildings with government uses include:

- Gladesville Road police station (no. 58) (Demolished)
- Church Street police station from c.1910 (Demolished)
- Church Street court house c.1910 (Demolished)

Buildings with educational uses include:

- 35 Gladesville Road, St. John the Baptist Preparatory School (1922)

Buildings with ecclesiastical uses include:

- 41 Gladesville Road, Sisters of St. Joseph the Sacred Heart convent



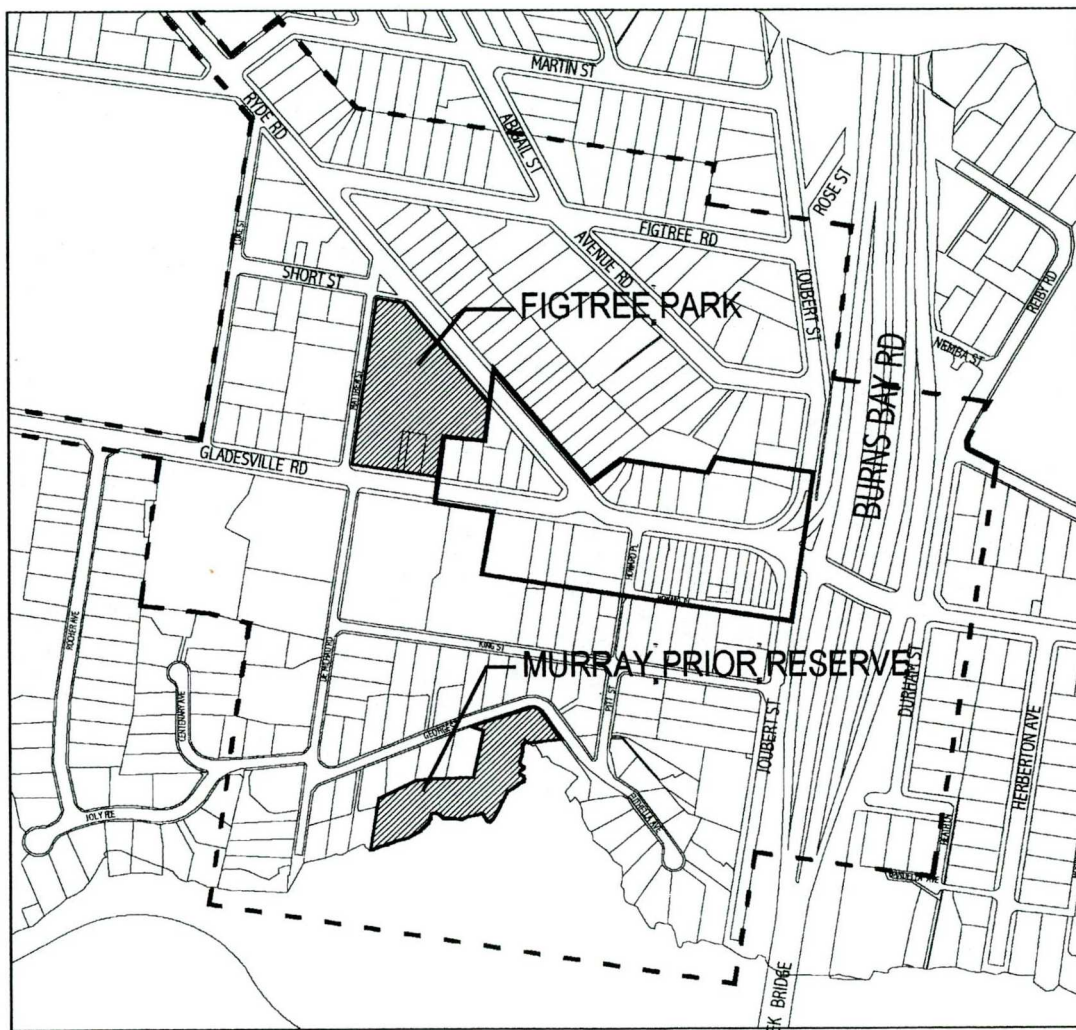


Figure 5.5 Location of public reserves



## 6.0 Description of the Built and Landscaped Character of the Study Area

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### 6.1 Introduction

The built and landscaped character of the Study Area was surveyed over January 2003. The survey was undertaken by foot noting:

- Surface treatments of the road, nature strips and foot paths, and kerbing and guttering
- Tree cover
- Front boundary fences and garden areas
- Building setback, materials, bulk and height
- Building form and use
- Stone walls
- Views

Each building with street frontage was assessed in regard to its contribution to the streetscape as significant, contributory, neutral or intrusive. These terms are defined as follows:

- **Significant** - These are buildings and features that are important to the identity of Hunters Hill and demonstrate the historical development of the municipality. In most instances, items classified as significant are listed on the Council's LEP
- **Contributory** – In a general sense these are buildings and features that are typical and representative of general area. They are good examples of their style or period without being exceptional examples and provide the basic character and context for the area in question. However, in the context of Council's LEP, 'contributory' means *a building situated outside the conservation area which contributes to the history, identity and character of the area and which is listed in Schedule 7 of the LEP.* As the Hunters Hill Conservation Area is listed as an Item of Environmental Heritage (Item No. 436 of Schedule 6) all properties within the conservation area not individually identified on Schedule 6 are considered to some extent (unless demonstrated otherwise) to contribute to the sense of place of the municipality. The sense of place has been taken to mean the Council's stated character of Hunters Hill (defined in section 8.1 of this report.)
- **Neutral** - These are buildings and features without any particular heritage value.
- **Intrusive** – These are buildings and features that are uncharacteristic of the area and detract from the heritage value of the area.

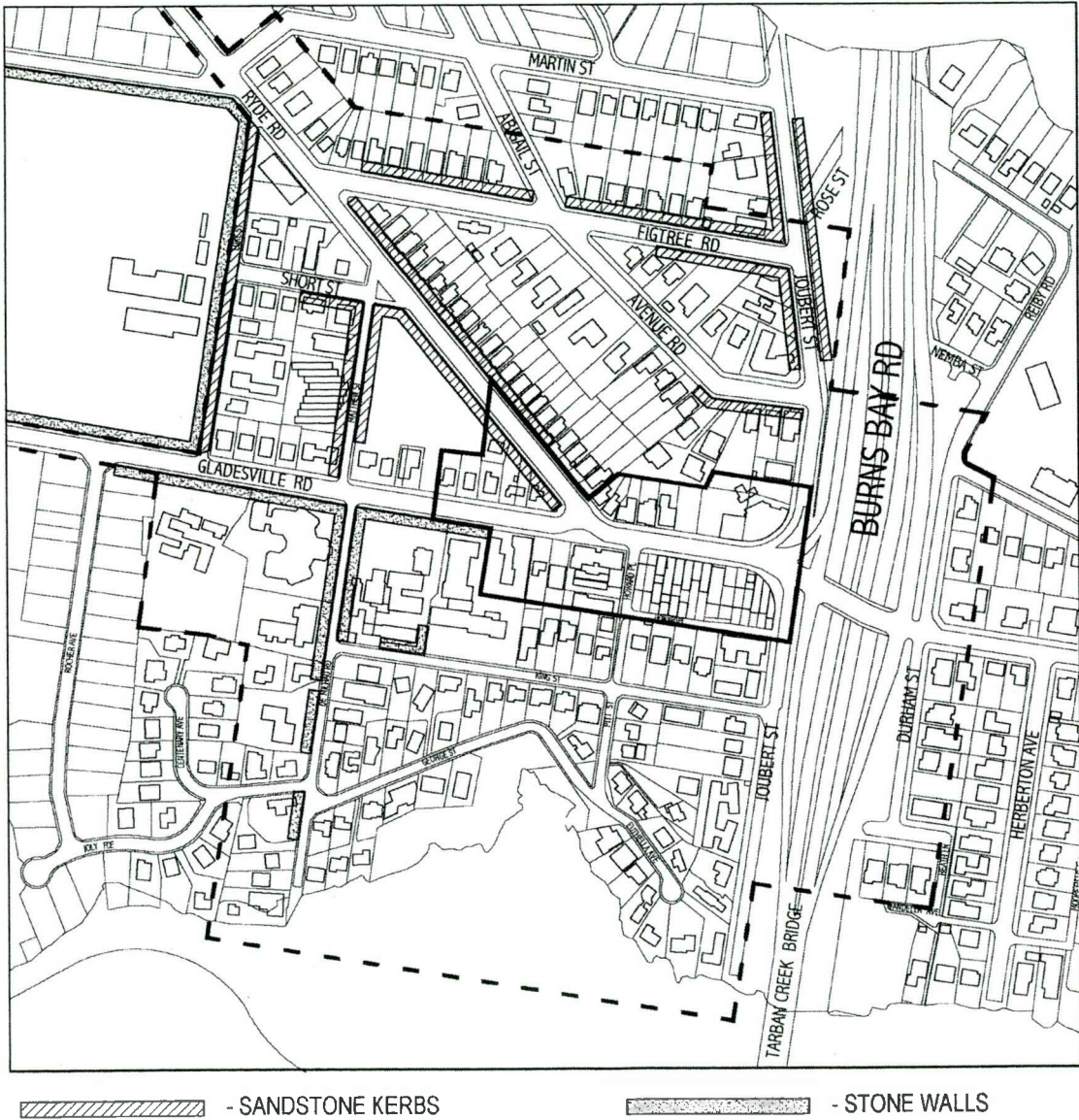


Figure 6.2 Summary description of views



Figure 6.3 Summary description of trees





**Figure 6.4** Summary description of stone walls and stone kerbing

## 6.3 Detailed street descriptions

### 6.3.1 Village core

The Village Core is located on the flat of the ridge of the Hunters Hill promontory. The ridge is dissected by two of the main roads of the municipality – the Gladesville Road and Ryde Road. To the north and south of these roads, the topography of the land falls sharply to the valleys of Tarban Creek and the Lane Cove River. The Village Core principally contains commercial premises.

#### Gladesville Road (East)

The road surface is concrete paved with concrete kerbing and footpaths. There is a modern, wooden, bus shelter adjacent to the Hunters Hill Hotel car park.

Gladesville Road within the Village Area is characterised by buildings exhibiting little consistency in regard to materials, style, age and type. Allotments are generally narrow, but with some recent consolidation. Arguably the predominant character is defined by both the Inter-war era commercial developments and post 1980s commercial developments. The Inter-war era buildings share features such as parapeted roof forms, brick masonry construction, cantilevered street awnings, and are built up to the street building line (no. 52-54, no. 68, no. 69, no. 65, no. 67, and the adjoining 16D Joubert Street). These characteristics are shared by ca.1950s developments (no. 59, no. 61, no. 63, and no. 77-79). The roof line height limits are defined by the Hunters Hill Hotel (no. 68) and the ca.1920s shops at no. 65-67.

The Inter-war era developments overlay an earlier phase of development which is now represented by the stone cottages at no. 50 and no. 62 Gladesville Road, which are characterised by their verandah cottage form, single storey height, hipped roof and small front garden setting.

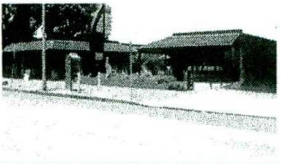


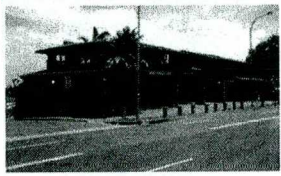
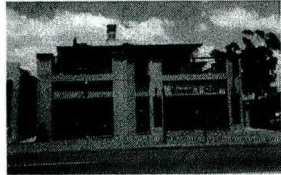
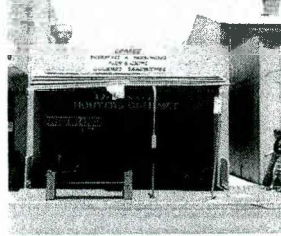
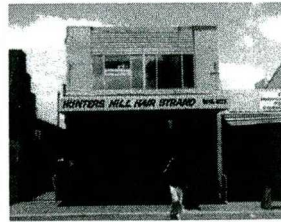
Commercial development from the 1960s falls within two categories. The earliest phase is represented by no. 58 and no. 60 Gladesville. The post 1980s developments either respond to the perceived heritage values of the area within the constraints of statutory planning regulations (ie. no. 57 and no. 71) or are set back from the street building line with paved ground level courtyards, and staggered receding upper floors with balconies.

The exceptions to the above are the ca.1950s brick bungalow at no. 47, and fibreboard commercial suite at no. 56.

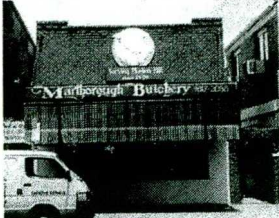


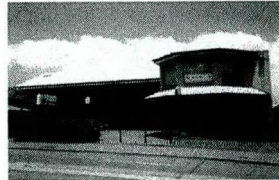
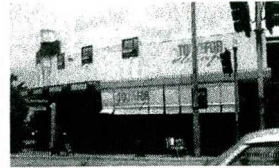



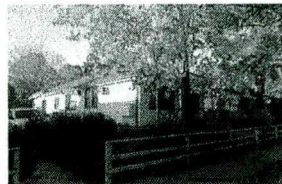
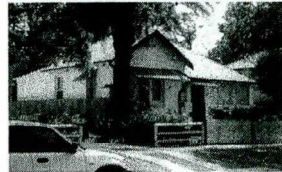
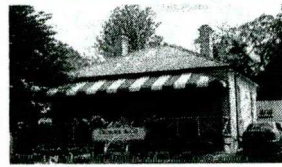

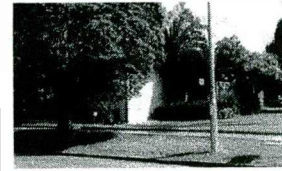
Gladesville Road looking west from the intersection with Joubert Street.

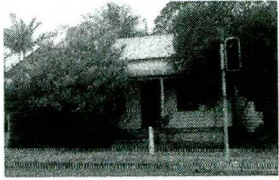

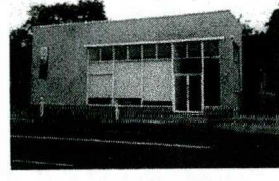
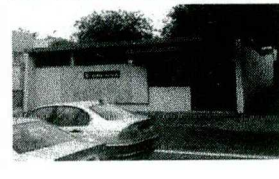


Item	Street Value	Heritage Item	Potential Heritage Item	Description and Comment Gladesville Road (East)
45	Neutral	No	No	Ca. 1980s commercial premises. Street setbacks, courtyards, materials, etc. are inappropriate to prevailing character of area. 
47	Neutral	No	No	A mid-twentieth century (ca.1950?) brick bungalow which is representative of modest residential development of the era, set within a deep front garden. With ongoing commercial and institutional redevelopment the building has lost its context. 
49	Neutral	No	No	Ca. 1980s restaurant. A modern re-interpretation of a freestanding generic Victorian era villa with its deep front courtyard, symmetrical façade, verandah and pitched roof form. Pair of large palms at front predates the building. 
51-55	Neutral	No	No	Ca. 1980s commercial premises. Street setbacks, materials, etc. and sense of site consolidation are unsympathetic to prevailing character of area. The site was Chapman's mixed business and Howard's motor garage in 1950. 
57	Neutral	No	No	Ca. 1990s commercial premises. Street setbacks, and corner cutback are inappropriate to prevailing character of area. Currently used as a bottleshop. 
59	Neutral	No	No	Ca. 1950s commercial development in Hunters Hill. Built up to the street building line. Masonry construction, single storey with parapet roof line. Currently used as a sandwich bar, fast food outlet. No building is shown on this allotment in the plan of 1931 (figure 8.4) 
61	Neutral	No	No	Heavily altered, ca. 1950s commercial development. Built up to the street building line. Masonry construction, double storey with parapet roof line. Currently leased by a hairdresser. No building is shown on this allotment in the plan of 1931 (figure 8.4) 



Item	Street Value	Heritage Item	Potential Heritage Item	Description and Comment Gladesville Road (East)	
63	Neutral	No	No	Brick masonry construction with textured face brick parapet. Differential brickwork is probably contemporary. Representative example of probably ca.1950 commercial development in Hunters Hill. Built up to the street building line. Single storey. Parapet roof line is characteristic of the era. Currently used as a butcher. No building is shown on this allotment in the plan of 1931 (figure 8.4)	
65-67	Contributory	No	Yes (Schedule 7)	Representative examples of Inter-war commercial development in Hunters Hill. Built up to the street building line. Parapet roof line is characteristic of the era. Two storey. First floor balconies are infilled. Currently used as a grocer and laundry. Buildings were occupied by George Warr's real estate agency and Moscella's mixed business in 1950.	
69	Contributory	No	Yes (Schedule 7)	Representative example of Inter-war commercial development in Hunters Hill. Built up to the street building line. Parapet roof line is characteristic of the era. Gibson's hairdressers and tobacconists traded here in 1950.	
71-75	Neutral	No	No	Ca. 1980s commercial premises. Although bearing some resemblance to the old Fig Tree Hotel (see figure 3.5), street setbacks, courtyard, materials, and clock tower are unsympathetic to prevailing character of area. Currently leased by a bank, restaurant and office suites. The deep setback may originate from an earlier building located here, which was a motor vehicle service garage.	
77-79	Neutral	No	No	Heavily altered, post ca.1950 single storey lock-up shops currently used for a video outlet and café. Parapet roofline, continuous cantilevered awning, and curved façade are complementary to the earlier ca.1930s commercial building at 16D Joubert.	

<i>Item</i>	<i>Street Value</i>	<i>Heritage Item</i>	<i>Potential Heritage Item</i>	<i>Description and Comment Gladesville Road (East)</i>	
16D Joubert Street	Contributory	No	Yes (Schedule 7)	Single storey, rendered, Inter-war commercial premises. Curved façade and parapet complement the neighbouring Hunters Hill Hotel, and contribute to a sense of entry into the Gladesville Road commercial precinct. Location of The Bows cake shop in 1950.	
46	Neutral	No	No	Ca. 1950s community centre. Materials, roof form, scale and front garden setting consistent with prevailing residential character of Gladesville Road (west).	
48	Contributory	No	No	A Federation era brick cottage, representative of modest early twentieth century residential development. External changes include rendering of walls, new iron roof and infill of verandah.	
50	Significant	Yes		Single storey, sandstone cottage. St. Kevins was built for John O'Grady, farmer and dairyman, ca.1878. Externally altered, the building is a good representative example of the first generation of modest stone cottages erected within this part of the Fig Tree estate subdivision. Listed on Schedule 6 of the Hunters Hill LEP.	
52-54	Contributory	No	No	Good representative example of Inter-war (1927) commercial development in Hunters Hill. Built up to the street building line. Externally retains original/early fabric in window fenestration, street awning, shop fronts and glazed wall tiles (no. 54). The site of Keenwell's grocers in 1950.	
56	Neutral	No	No	Ca. 1960s commercial suites. Materials, roof form, scale and garden setting are consistent with prevailing residential character of Gladesville Road (west). Covered way is out of context.	

Item	Street Value	Heritage Item	Potential Heritage Item	Description and Comment Gladesville Road (East)
3 Ryde Road	Contributory	Yes	No	<p>Ca. 1980s fibreboard clad cottage that is a reconstruction of a late nineteenth century cottage. Front bullnose verandah. Gabled, corrugated metal roof. This important corner position was subdivided (together with adjoining no.1 and 58 Gladesville Road) from Joubert's Fig Tree estate in 1872.<sup>1</sup> Scale, materials and siting of cottage contributes to the interpretation of the historic development of the street. New wing at rear of comparable materials. The Hunters Hill police station is shown on this site (or adjoining site) in a map of 1886 (see figure 3.4)<sup>2</sup> Listed on Schedule 6 of the Hunters Hill LEP, but the building has been rebuilt.</p> 
1 Ryde Road	Significant	Yes		<p>A ca.1920s? weatherboard building. Front verandah, and gabled corrugated metal roof. This important corner position was subdivided (together with adjoining no.3 and 58 Gladesville Road) from Joubert's Fig Tree estate in 1872.<sup>3</sup> Listed on Schedule 6 of the Hunters Hill LEP.</p> 
58	Neutral	No	No	<p>Ca. 1960s single storey masonry former bank building. Flat roof. Recently refurbished with rendered wall treatment. Currently occupied by an architectural practice. Built up to street building line. An undated, but ca.1910s, plan shows the police station was located on this allotment.<sup>4</sup></p> 
60	Neutral	No	No	<p>Ca. 1960s single storey masonry commercial building, representative of standard corporate bank architecture of the era. Flat roof. Decorative banded sandstone feature panel. Currently occupied by an architectural practice. Built up to street building line.</p> 

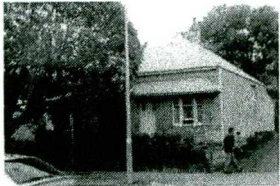


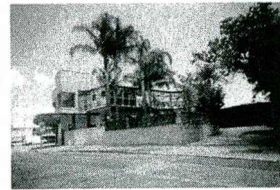
<sup>1</sup> LPI - Vol. 142, Fol 236

<sup>2</sup> Mitchell Library – Higinbotham, Robinson and Harrison - Z M4 811.142/1886/1

<sup>3</sup> LPI - Vol. 142, Fol 236

<sup>4</sup> Mitchell Library – Hunters Hill Subdivision Plan – 811.1421/1884?/1 (Sic)

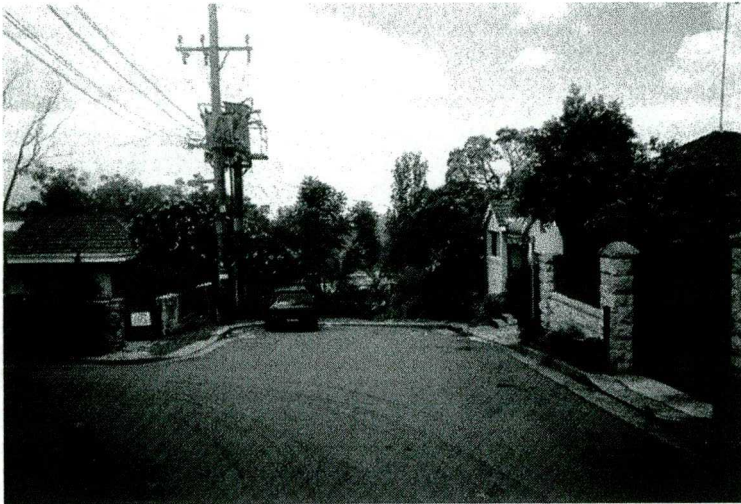


Item	Street Value	Heritage Item	Potential Heritage Item	Description and Comment Gladesville Road (East)
62	Significant	Yes		<p>Single storey sandstone cottage. Hillrest was built for Carlo Ceruti, stonemason, ca.1878. In 1886 the property was acquired by George A. Moore, the secretary of the Illawarra Steamship and Navigation Co. The house name reputedly refers to the resting of horses after the pull up the hill. Externally intact, the building is a good representative example of the first generation of modest stone cottages erected within this part of the Fig Tree estate subdivision. Hipped roof, timber window and door joinery, verandah with lace cast-iron columns are indicative of its era. Unusual double set of entrances suggest part commercial use. Listed on Schedule 6 of the Hunters Hill LEP.</p> 
64	Intrusive	No	No	<p>The car park of the Hunters Hill Hotel. Tarred hard standing area. Low brick wall to Gladesville Road boundary does not screen the car park making the site intrusive within the streetscape.</p> 
68	Significant (excluding bottleshop and single storey annexe on west side)	No	Yes	<p>The Hunters Hill Hotel was designed by noted early modernist architect Sydney Ancher working in the office of Reginald Prevost. Completed in 1940 the hotel replaced the ca.1882 Fig Tree Hotel. It is one of about six metropolitan hotels attributed to Ancher completed between 1937 and 1940. This is the last and best example of the group. The hotel is a double storey masonry brick structure with characteristic period detailing in the horizontally banded brick panels, yellow mottled wall tiles, mosaic door treads, pavement lights, deep balcony, window and door panel articulation, sweeping cantilever awning with pressed metal soffit, etc. External alterations to street façade. Distinctive curved façade defines entry into Village area. Ca.1960 brick drive-in bottleshop at rear.</p>  

## Howard Place

Howard Place is a public right of way connecting with Joubert Street and Gladesville Road. The place (or more correctly lane) is the northern continuation of Pitt Street. The two sections of road are joined by a footpath. The lane principally provides rear lane access to the commercial premises on Gladesville Road. The lane is characterised by its mixed collection of paved car parking spaces and fenced rear yards. The sense of the original narrow commercial allotments has been eroded through site consolidation. A number of the allotments have paling fences. The road surface is asphalt with concrete kerbing. There is no pedestrian footpath.

The short section of the western return of the lane onto Gladesville Road is lined with several post ca.1950 brick residences. This section provides a glimpse view of Tarban Creek.



The section of Howard Place near Gladesville Road. Howard Place is located on the flat of the spine of the peninsula. The land falls sharply on the south to Tarban Creek.

## Ryde Road (South)

Refer to section 6.3.2 below.

### **6.3.2 Village context**

The defined Village Context area comprises land situated on the flat of the ridge along Gladesville Road and Ryde Road west and north-west of the Village Area, and lands sloping to the north and south of the Village Area. The southern edge is defined by Tarban Creek, with the northern edge by Figtree Road. This area is predominantly residential, but includes two public reserves, the croquet club, and the large retirement complex maintained by the Sisters of St. Joseph of the Sacred Heart.

#### **Gladesville Road (West)**

The road is concrete paved with concrete kerbing and footpaths (with some sections of asphalt). The road is lined by regularly spaced Brush Box trees. The western extremity of the Study Area is lined by high, continuous sandstone walls to both sides of the road. The walls, which are an evocative element of the built environment of Hunters Hill, provide a fine, almost gateway setting, for the road approach to the Village Centre and peninsula.

Except for the home units at no. 40, the northern side of the road is characterised by a succession of single storey freestanding buildings, with consistent set back from the street, and front garden areas. The buildings are modestly scaled and set within allotments that are or closely approximate the subdivision pattern of the Fig Tree estate. Roof forms are generally hipped or gabled with tiles. The buildings are of a domestic scale although some are used as commercial suites, community centre and clubhouse. Some former residences have been converted to commercial office use. The buildings are dissimilar in regard to materials, which include face brick (no. 34, no. 36, no. 42, no. 44), render (no. 30, no. 32, no. 48), and weatherboard (no. 42 and no. 42A (clubhouse)). The age of the buildings range between the 1910s (no. 30, no. 34, no. 36), 1930s (no. 42), 1950s/60s (no. 42A) and 1980s (no. 44); there is also a two storey rendered modern infill development at no. 32. In this context the two storey, red brick home unit block at no. 40 is intrusive.

The southern side of Gladesville Road contrasts markedly in being characterised by predominantly post 1980s commercial and institutional developments. Historically, the southern side of the street was not part of the Fig Tree subdivision and consequently there is more variety in allotment sizes. This is exemplified in the large allotments of the St. Joseph's Hostel (no. 41), Retirement Village (no. 43) and Heritage Centre (no. 35).

The new institutional buildings associated with the various operations of the Sisters of St. Joseph of the Sacred Heart are resolved and generally have ensured the preservation of the enclosing wall and the expansive garden setting of the ca.1885 Italianate stone villa Toronto (no. 41). New development on the neighbouring allotments (no. 35, 35A and 43) is generally hidden from view from the street behind the stone walls.





Gladesville Road looking east to the Village Area. Note the tree lined nature strip and stone wall.



Gladesville Road looking west from the Village Area. Note the tree lined nature strip.



The group of freestanding cottages situated on the north side of Gladesville Street (no. 32, 34 and 36).

Item	Street Value	Heritage Item	Potential Heritage Item	Description and Comment Gladesville Road (West)
30	Contributory	No	No	A Federation era brick cottage, representative of modest early twentieth century residential development. External changes include rendering of walls, new roof tiles. Double front defines corner. Scale and age complements neighbouring sandstone wall of St. Joseph's College.
32	Neutral	No	No	Double storey, rendered house. A modern interpretation of a late-Victorian house. As infill development it is perhaps out of character with the neighbouring early twentieth century single storey brick cottages.
34	Contributory	No	No	A Federation era brick single-storey cottage, representative of modest early twentieth century residential development.
36	Contributory	No	No	A Federation era brick single cottage, representative of modest early twentieth century residential development.
38-40	Intrusive	No	No	Ca. mid-1960s brick two-storey home unit block. Materials and scale are inconsistent with prevailing character of area. Inappropriate design for a corner block.
42A	Neutral	No	No	Ca. 1950s clubrooms. Materials, roof form, scale and front garden setting consistent with prevailing character of area.
42	Contributory	No	No	Modest Inter-war era (ca.1930s) brick cottage, representative of modest early twentieth century residential development.
44	Neutral	No	No	Ca. 1980s community centre. Materials, roof form, scale and front garden setting consistent with prevailing character of area. Off-street car parking on side boundary.
35	Significant	No	Yes	The former St. John the Baptist Preparatory Boys School comprises a complex of one and two storey institutional buildings completed from the 1922 through to the present. The premises were converted in 1948 for the Congregation's Postulate. The main historic building is the two storey face brick former school block that addresses Gladesville Road. The block is set within a landscaped forecourt. New development is setback behind the former school. The grounds are enclosed by a high stone wall. A house on this site is shown on a map of 1861 (see figure 3.2), which may have been associated with Count De Milhau.
35A	Neutral/ Contributory	No	Yes (Walls)	This property was the site of a building yard operated by John Charles Solomon during the early decades of the twentieth century. The site was acquired by the Sisters of St. Joseph of the Sacred Heart in 1924 and was used as the playground for the adjoining St. John Baptist's boys school. The property contains a modern, two storey brick residential unit block set behind high sandstone walls which screens the development from the street.

<i>Item</i>	<i>Street Value</i>	<i>Heritage Item</i>	<i>Potential Heritage Item</i>	<i>Description and Comment Gladesville Road (West)</i>
41	Significant	Yes		Originally known as Toronto, this two storey Italianate stone villa is reputed to have been erected ca.1885 for Frank McNeill, book importer and publisher, who had acquired the property 1884. There is documentary evidence to indicate an earlier date of construction; the property was in the occupation of Elias Laycock in 1877 (RPA 4369). In 1894 the property was acquired by Hugh McArdle. At this time it was the only building on the southern side of Gladesville Road between Joubert Street and De Milhau Road. The Sisters of St. Joseph the Sacred Heart acquired the property in 1907 for use as their convent and girls school. In 1948 the Sisters established their Juniorate here for the provision of secondary education for the girls who aspired to enter the Congregation. Externally the stone section of the house indicates two building phases with the front building in dressed ashlar, and the rear constructed in dressed rusticated stones. Although added to in the 1960s, with its stone wall, front drive, and deep garden setting with maintained garden beds and trees it continues to evoke an aspect of late-nineteenth century settlement in Hunters Hill. Includes late-nineteenth century stable complex at rear, and stone wall down De Milhau Road. Listed on Schedule 6 of the Hunters Hill LEP.
43	Neutral/ Contributory	No	Yes (Walls)	Ca. 1980s retirement home complex set within the grounds of the Sisters of St. Joseph the Sacred Heart. The low scale development and setback behind the historic stone wall minimises impact on street. The stone wall is a significant streetscape element and is highly evocative of the historic built environment of Hunters Hill.



## Joubert Street

Joubert Street is predominantly residential in containing a mix of freestanding houses and multiple dwelling home units located on the western side of the street. The eastern side adjoins Burns Bay Road, which is defined by low vehicle guard rails, car parking bays, high wire mesh fences, and maintained nature strips shaded by native trees. The road surface is asphalt with concrete kerbing; the section north of Gladesville Road has a concrete road surface. There is a pedestrian strip along the western side of the street. The southern termination of the street is a cul-de-sac formed in the 1960s as part of the expressway works. The northern end (outside of the study area) terminates on the bank of the Lane Cove River. Within the Study Area, Joubert Street is intersected by Gladesville Road, Howard Place, King Street, Avenue Road and Figtree Road.

Joubert Street south of Gladesville Road is characterised by post 1960s two and three storey, red brick, home units (no. 6, no. 14, and no. 16) interspersed with a number of one storey post 1920s freestanding houses – Nemo (no. 8) is a c1920s brick bungalow, while no. 10 and no. 12 are post-1950s houses. The fine, ca.1880, double storey stone villa, Villa Euthella, with its iron and stone front fence, defines the southern termination of the street. The freestanding buildings generally have a consistent street set back with small front gardens and low street frontage fence/wall. This pattern is broken by the home unit developments at no. 6 (Tarban Court) and no. 16 that have concrete forecourt car parking spaces. The northern end of this part of Joubert Street is defined by the inter-war era two storey commercial building (no. 16D). This building has a rendered curved façade built up to the street building line. There has been no new development since the 1960s. The street has a slight incline from Gladesville Road. There are no views of Tarban Creek.

Joubert Street between Gladesville Road and Figtree Road is principally characterised by the Hunters Hill Hotel, its rear beer garden and home units. Residential development on this section of the street is defined by the two and three storey flat blocks at no. 18 and no. 20. There is a freestanding inter-war bungalow (no. 2 Avenue Road), and post 1950s residences (no. 22, no. 22A, & no. 24). The street has a slight incline from Gladesville Road. From Avenue Road there are views of the Lane Cove River and St. Ignatius College.



Joubert Street looking south to the Tarban Creek Bridge.



Joubert Street looking north from near the Hunters Hill Hotel. The grade of the street provides expansive views of the Lane Cove River. The western side is defined by residential development of freestanding residences and blocks of home units.



Joubert Street looking south to the Hunters Hill Hotel.

<i>Item</i>	<i>Street Value</i>	<i>Heritage Item</i>	<i>Potential Heritage Item</i>	<i>Description and Comment</i> <i>Joubert Street</i>
2	Significant	Yes		Double storey, sandstone villas with balconies. Good sandstone and iron boundary wall. Villa Euthella was built for Alfred Durham, ca.1880. Between 1901 and 1905 the property was the residence of the Ernest Biddulph Henning. Originally known as Euthella, the house name changed to Villa Euthella in 1910. The extensive grounds of the estate to Pitt Street and to foreshore of Tarban Creek were subdivided in 1905. Externally substantially intact, the villa continues to evoke aspects of late-nineteenth settlement pattern in Hunters Hill. The villa is highly visible from the foreshores of Tarban Creek and the bridge approach to Hunters Hill. Listed on Schedule 6 of the Hunters Hill LEP.
6	Intrusive	No	No	Ca. 1960s red brick (Housing Commission) flat block. Footprint, orientation, flat roof form, prominent balconies and forecourt car parking are unsympathetic to prevailing character of area. The height and bulk is particularly noticeable from across Tarban Creek.
8	Contributory	Yes		An Inter-war brick bungalow, representative of modest early twentieth century residential development. Listed on Schedule 7 Hunters Hill LEP.
10	Neutral	No	No	Ca. 1960s brick bungalow, representative modest of residential development of the era. Materials, roof form and front garden setting are consistent with prevailing character of area.
12	Neutral	No	No	Ca. 1950s weatherboard bungalow, representative of modest residential development of the era. Additions to roof, but otherwise consistent with prevailing character of area. Wooden picket fence and mature trees at side help define the intersection with King Street.
14	Neutral	No	No	Low scale, ca. 1960s brick, home unit block. Materials, roof form and front garden setting are consistent with prevailing character of area.
16	Intrusive	No	No	Ca. 1960s brick home unit block. Ground level garages, projecting balconies and forecourt parking are unsympathetic to prevailing character of area.
16D	Contributory	No	Yes (Schedule 7)	Refer to Gladesville Road (east).
18	Neutral	No	No	Ca.1940s (?) flat block dwelling, front garden, low boundary wall, roof form and rear car parking are consistent with the character of the area. Style of the building complements the adjoining Hunters Hill Hotel.
2 Avenue Road	Contributory	No	No	Refer to Avenue Road.
20	Neutral	No	No	Low scale, ca. 1960 brick home unit block. Materials, roof form, garden setting, use of the sloping site to set-back the garages collectively form a building that is not inconsistent with prevailing character of area. Differentiation in the treatment of the facades on this corner contributes to defining the intersection with Avenue Road.
22	Neutral	No	No	Ca. 1960s rendered brick residence. Materials, roof form, garden setting, etc. are consistent with prevailing character of the area.
22A	Neutral	No	No	Ca. 1990s rendered brick residence. Materials, roof form, garden setting, etc. consistent with prevailing character of the area.
24	Neutral	No	No	Ca. 1990s brick residence. Materials, roof form, garden setting, etc. are consistent with prevailing character of the area.



## De Milhau Road

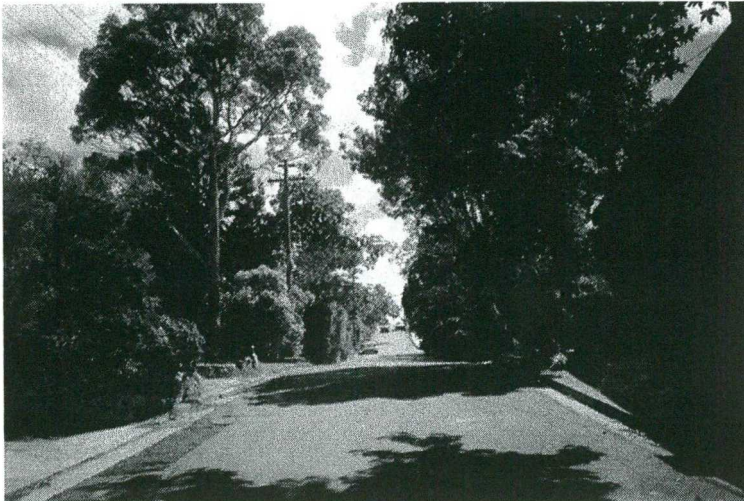
The narrow width of De Milhau Road evokes a mid nineteenth century estate subdivision. The road surface is asphalt with concrete footpath (eastern side only) and concrete kerbing. The road is steeply inclined south of King Street. The street provides views of Tarban Creek.

While there has been considerable post 1950s residential development on this street, it retains a number of items of built heritage which are of considerable note – these include sandstone boundary walls (no. 1 to 11 and no. 41 and 35A Gladesville Road), mid nineteenth century sandstone villas (no. 7 and 11), a ca.1910s Arts and Crafts style house (no. 1), the remnants of the wharf wall on Tarban Creek, and the continuing use of the foreshore area by St. Joseph's College for recreation. Post ca.1960s development has generally been accommodated through subdivision of the rear of the historic western allotments, the exception is the ca.1960s brick house at no. 3.

The west side includes the stone boundary wall of the Sisters of St. Joseph of the Sacred Heart complex at no. 41 Gladesville Road and the former stable complex behind, and post 1950s residential housing south of King Street.



De Milhau Road looking south to Tarban Creek. The high stone walls enclosing the Roman Catholic institutions of 41 and 35A Gladesville Road define the character of this street.



De Milhau Road looking north from Tarban Creek. The heavily vegetated gardens screen many of the freestanding residences.

<i>Item</i>	<i>Street Value</i>	<i>Heritage Item</i>	<i>Potential Heritage Item</i>	<i>Description and Comment</i> <i>De Milhau Road</i>
1	Significant	No	Yes (Schedule 6)	This property was acquired by building contractor John Charles Soloman in 1916. Solomon is known to have built a number of residences at Woolwich around 1910. The property at this time comprised land up to Gladesville Road, which was used for Soloman's building yard. The extant house is likely to have been constructed by Soloman, ca.1916. By 1920 the house was occupied by A.K. Moore. The original house name was Nau Mai. The Sisters of St. Joseph of the Sacred Heart acquired the property in 1940 as a place of retreat for infirm sisters and completed additions to rear by 1961. Although externally altered with infilled verandahs, and changes to the window detailing, the house retains its pebble-dash wall finish. It has a well maintained garden setting with drive, and garden beds.
3	Neutral	No	No	Two storey residence, erected ca. 1960s. Scale, design and materials are consistent with the built form of the area between De Milhau Road and Pitt Street.
7	Significant	Yes		Paraza is reputed to have been erected ca. 1863 for Count Gabriel de Milhau who had acquired the land in 1854. However a building at this location however is shown on a map of 1861 (see figure 3.2). The property was owned by John S. Adams, draughtsman, from 1876, W.D. Armstrong from 1881, and Mary Richmond from 1922. The Piquenit and Randall families lived here between 1882 and 1885 prior to the completion of Saintonge in Avenue Road. The original allotment of over 3 acres was subdivided in 1936 by the Richmond family. An excellent mid-nineteenth century harbourside villa with historical associations that evoke the earliest decades of European settlement on the promontory. Frontages to both the road and harbour. Dormer windows and conservatory are later additions. Good stone wall. Garden area has been altered. Listed on Schedule 6 of the Hunters Hill LEP.
11	Significant	Yes		Built for Count Gabriel de Milhau in 1861 and occupied by Milhau until 1863. From 1864 it was owned by Lady Jamison. Between 1868 and 1877 it was owned and occupied by Rebecca Chepmill. Let to solicitor George Blaxland in 1878. The old stone house is well hidden from view from the street, and is engulfed by recent garages and outbuildings. The house is orientated to Tarban Creek, which may indicate a construction predating the ca.1860 subdivision. Listed on Schedule 6 of the Hunters Hill LEP.
13-17	Neutral	No	No	One and two storey residences erected from the 1960s. Their scale, design and materials and allotment areas, and small garden area are generally consistent with the prevailing residential character of the foreshore areas of Tarban Creek.
Wharf Site	Significant	Yes		Extant fabric associated with the wharf is the stone retaining wall. The wharf is not accessible to the public. A wharf at this location is shown on a map of 1861 (see Figure 2.2) with a punt connecting with Henley. Listed on Schedule 6 of the Hunters Hill LEP. St. Joseph's College rowing sheds opposite.
2-10	Neutral	No	No	One and two storey residences erected from the 1960s. Their scale, design and materials, allotments, and small garden area are generally consistent. Collectively the buildings are characteristic of the built form of the area between De Milhau and Pitt Street.



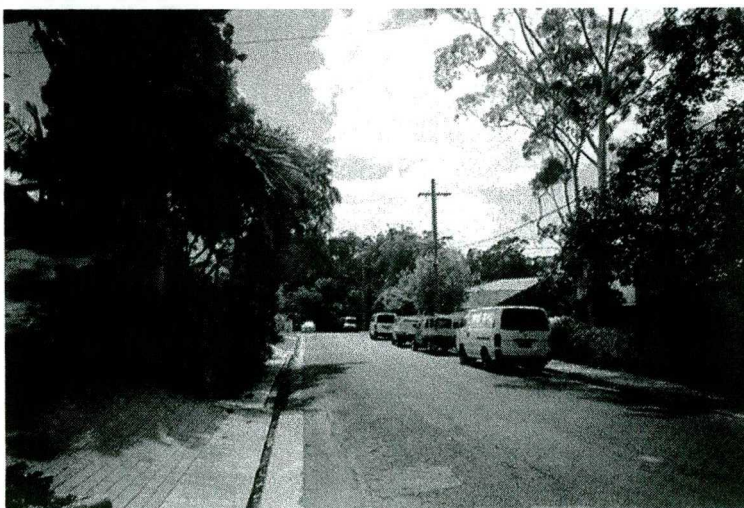
## Pitt Street, King Street and George Street

The general area is characterised by one and two storey residences erected from ca.1950 through to the present. The scale, design and materials, allotment areas, and small garden areas are generally consistent. The exception is the ca.1980s terraced flats off King Street which form part of the St. Joseph's retirement village. Noted during the survey were:

- The rear boundary of 41 Gladesville Road on King Street, which is defined by sandstone retaining wall.
- The southern edge of the precinct, which is defined by the foreshore of Tarban Creek that is characterised by rock outcrops, private riverside development private jetties, and treed canopy.
- The Murray Prior Reserve, which provides public access down to the shore of Tarban Creek. This revegetated area may have been used as a municipal dump. It contains a number of clusters of quarried sandstone blocks possibly relocated from elsewhere or on-site as parts of the reserve were noted as quarry in 1910 (see figure 10.16). The reserve is characterised by its remnant mangrove, rock outcrops and treed canopy.
- The narrow width of the streets and the discontinuous King Street, which evokes an early nineteenth century subdivision street reservation, although evidently formed during the mid-twentieth century.

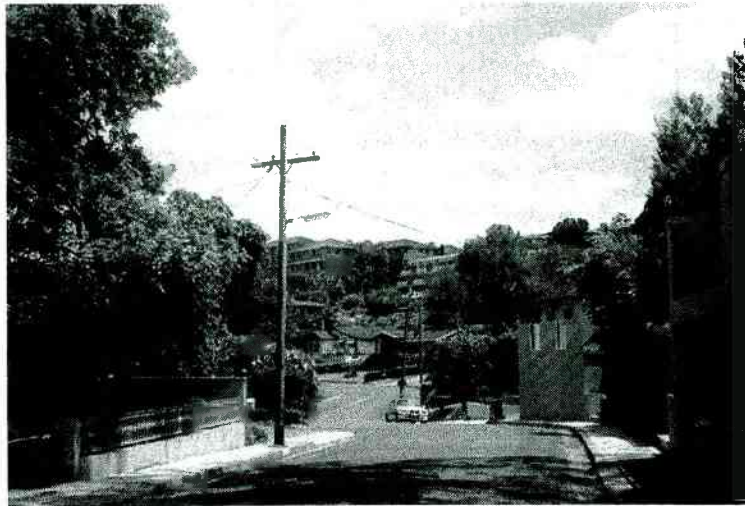


The western section of King Street near the intersection with De Milhau Road. This section of the street comprises a mix of large scale institutional buildings and freestanding residences.

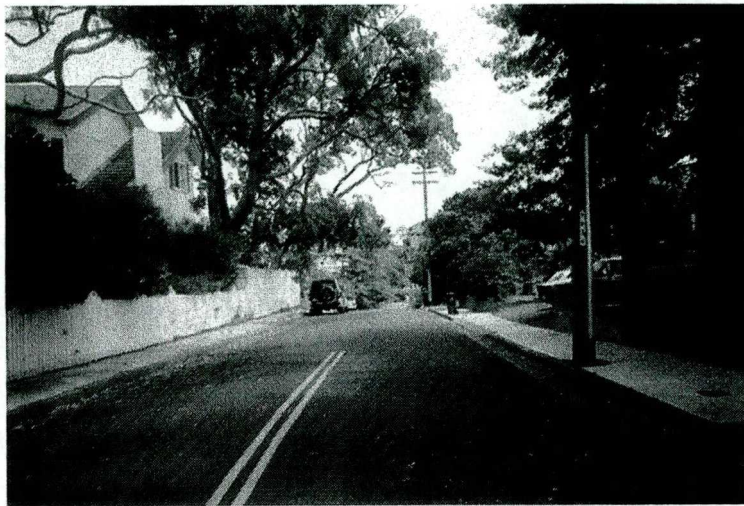


George Street looking east from the intersection with De Milhau Road.





George Street looking west from the intersection with Pitt Street. The area is characterised by the series of freestanding cottages set within garden allotments. The medium density brick buildings form part of the Sisters of St. Joseph Retirement Village and are contained within an allotment north of King Street, and from the foreshore areas appear over-scaled.



King Street looking west from near the intersection with Joubert Street.

## Ryde Road

The road surface is asphalt with concrete pedestrian paths and nature strips on both sides of the street. There are sections of sandstone kerbing. Both sides of the street have nature strips characterised by regularly spaced plantings of Brush Box and native species.

The southern side of the road is characterised by the open space of the Figtree Park with its levelled and grassed surface and shade trees. There is a memorial fig tree at the apex at Matthew Street and Ryde Road, since replaced, the original tree was planted in 1961 as part of the centenary celebrations of the establishment of the Hunters Hill Council. The park also contains a sculptural grouping of natural stones and some playground equipment. The old bowling green is fenced by a high wire mesh fence and screened by trees and maintained garden beds. The openness of the park is continued by the hard standing area of the petrol station (no. 4), the suburban garden settings of the 1950s single storey weatherboard buildings at no. 2 Ryde Road and 56 Gladesville Road, and the rear yards of no. 52-54 Gladesville Road.

The northern side of the road is characterised by its consistency of freestanding, single storey, bungalows erected during the first few decades of the twentieth century. The earliest (ca.1910s) buildings are located to the east near the Gladesville Road intersection (no. 17-13, and no. 9). No. 17 is a particularly good representative example with its slate hipped roof and timber detailing in the verandah and windows. The Inter-war era bungalows are grouped between no. 19-43 Ryde Road with individual examples at no. 5 and 9 Ryde Road. The bungalows are consistent in their setback, brick and pebble-dash wall finishes, panelled gable panels, tiled gabled and hipped roofs, and front elevation treatments. They appear to have been erected at the same time. In many instances the front garden areas are screened by high walls to provide privacy and to buffer traffic noise. The western end of the road at the intersection with Figtree Road is defined by a pair of two storey brick, ca.1950s flat blocks (no. 45 and 46 Ryde Road), and a more recent, two storey residence at no. 15-15A Figtree Road. The pair weatherboard cottages, now commercial offices, at no. 1 and no. 3 Ryde Road are out of character with the rest of the street and historically relate more to developments on Gladesville Road. These buildings date from the 1920s (no. 1), while no.3 is a modern reconstruction of a late-Victorian weatherboard cottage. Similarly the streetscape character of Ryde Road north of the Figtree Road intersection relates to an earlier phase of subdivision. This section contains a good example of a ca.1880s stone cottage (no. 51 Ryde Road) while the corner is defined by a good brick Federation era cottage (no. 2 Figtree Road). Further north is a block of ca.1960s red brick flat blocks (no. 53 Ryde Road) and ca.1920s bungalows (no. 57 – 59 Ryde Road).

The length of Ryde Road within the Study Area is straight and level. The southern termination with Gladesville Road is defined by the ca.1980s commercial development at no. 53-55 Gladesville Road. Glimpsed views of the tower cupola of St. Joseph's College are available from Short Street.

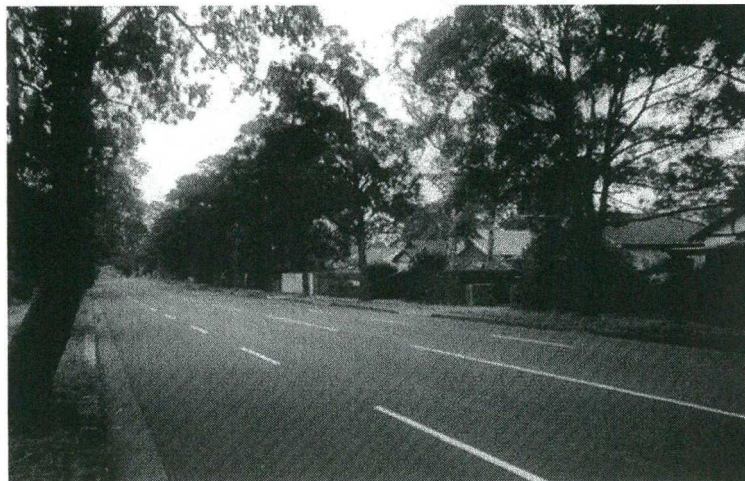




Figtree Park on Ryde Road. At right of picture is Matthew Street. The levelled park grounds provide open space and amenity.



Ryde Road looking south from the intersection with Mark Street. At right of picture is the set of Victorian era gates relocated to St. Joseph's College in 1927 from the Sydney Town Hall.



Ryde Road looking north from near the intersection with Gladesville Road. The row of 1920s brick bungalows characterise the eastern side of the road.



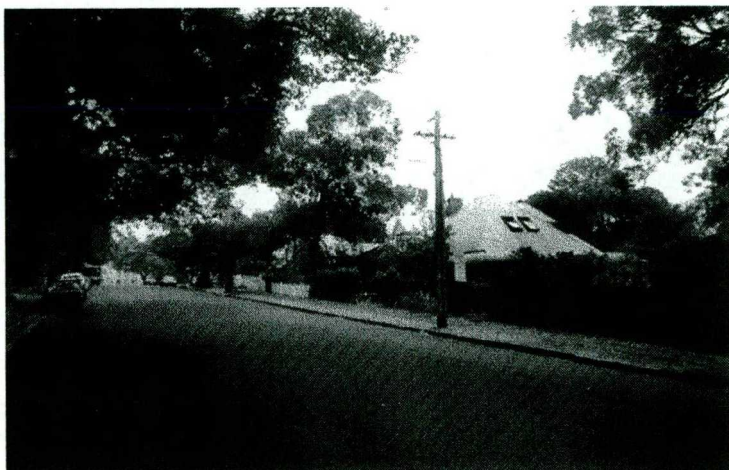
<i>Item</i>	<i>Street Value</i>	<i>Heritage item</i>	<i>Potential Heritage Item</i>	<i>Description and Comment</i> <i>Ryde Road</i>
1	Significant	Yes		See Gladesville Road (East).
3	Contributory	Yes		See Gladesville Road (East).
5	Contributory	No	No	Ca. 1920s brick bungalow, representative of the modest residential development of the era that characterises Ryde Road.
7	Contributory	No	No	This house is one of a group of houses erected for William Archibald Windeyer between 1914 and 1920 as speculative investments. Other examples are found in Avenue Road. Ca. 1910 brick cottage, representative of modest residential development of the era that characterises Ryde Road. Infill of front verandah and other changes are evident.
9	Contributory	No	No	Ca. 1920s brick bungalow, representative of the modest residential development of the era that characterises Ryde Road.
11	Contributory	No	No	Ca. 1910 brick cottage, representative of the modest residential development of the era that characterises Ryde Road. Infill of front verandah and other changes are evident.
15	Contributory	No	No	Good example of a ca. 1910s brick cottage, representative of the modest residential development of the era that characterises Ryde Road.
17	Contributory	No	No	This house is one of a group of houses erected for William Archibald Windeyer between 1914 and 1920 as speculative investments. Other examples are found in Avenue Road. Good example of a ca. 1910s brick cottage, representative of modest residential development of the era that characterises Ryde Road. Good verandah detailing, window treatment and slate roof.
19-43	Contributory	No	No	Ca. 1920 brick bungalows, representative of the modest residential development of the era that characterises Ryde Road. Consistent scale, materials, and roof form. The allotments of no. 19 and 21 are of interest in being representative of the original subdivision pattern of 1882.
45-47	Neutral	No	No	Low scale ca. 1950s brick flat blocks. Materials, roof form and front garden setting consistent with prevailing character of the area.
15-15A Figtree Road	Neutral	No	No	Refer to Figtree Road.
2 Figtree Road	Contributory	No	No	Refer to Figtree Road.
51	Significant	Yes		Ca. 1880 stone cottage which demonstrates the first generation of residential building on the Fig Tree estate subdivision. Defining characteristics include the dressed stone, gabled iron clad roof, and timber window and door joinery. Listed on Schedule 6 of the Hunters Hill LEP.
53-33	Intrusive	No	No	Ca. 1960s red brick home unit block with balconies, which is unsympathetic in context of neighbouring St. Joseph's College.
57-59	Contributory	No	No	Ca. 1920s brick bungalows, representative of modest residential development of the era that characterises Ryde Road.

<i>Item</i>	<i>Street Value</i>	<i>Heritage Item</i>	<i>Potential Heritage Item</i>	<i>Description and Comment Ryde Road</i>
2	Neutral	No	No	Ca. 1950s weatherboard bungalow, representative of modest residential development of the era. Garden setting.
Figtree Park	Significant	No	Yes	Landscaped public park characterised by its maintained lawn and garden beds, memorial trees, statuary, children's playground, and shade trees. The landscaping works post date 1961. Part of the reserve is currently used for the local croquet club's green and club rooms. The park is the only public reserve in the neighbourhood of the Village Area.
4	Neutral	No	No	Ca. 1990s petrol station, screening and finishes help diminish impact.
6	Neutral	No	No	Ca. 1990s, two storey rendered commercial office suites. Setback and finishes help diminish impact.
8-10	Neutral	No	No	Two storey townhouse complex under construction (2003). Formerly the site of ca.1920s shops, and the Hunters Hill Ice Works.
St. Joseph's College Gates and Wall	Significant	Yes		High sandstone walls and set of gates completed in stages during the late nineteenth and early decades of the twentieth century. The elements provide a strong contribution to the built historic character of Hunters Hill. Listed on Schedule 6 of the Hunters Hill LEP.

## Figtree Road

Figtree Road is a wide tree lined street containing mainly freestanding residences constructed between ca.1880 to the present. The feature of the street is the collection of late Victorian cottages (no. 10, no. 14, no. 16, no. 20), complemented by a number of Federation era brick bungalows (no. 2, no.6) which are indicative of comparable residential developments on Ryde Road and Avenue Road. The eastern edge of the street is characterised by Inter-war era development (no. 26-34), and Warrawillah (no. 1), a ca.1878 stone bungalow erected by Didier Joubert. The post 1950 infill development (no. 4, no. 8, no. 12, no. 18, and no. 24) is generally subservient to the adjoining older houses.

The road surface is asphalt with concrete paving and kerbing to both sides of the road, with the northern side of the street retaining a section of sandstone kerbing. The western terminus with Ryde Road is framed by a row of two storey townhouses currently under construction.



Figtree Road looking west from the intersection with Avenue Road. This wide street is characterised by its freestanding residences and treed nature strips.

Item	Street Value	Heritage Item	Potential Heritage Item	Description and Comment <i>Figtree Road</i>
2	Contributory	No	No	Ca. 1910s era brick cottage, representative of modest residential development that characterises the north side of Figtree Road. Albeit screened by a high wall, the building contributes the definition of the street corner and the approach into Figtree Road.
4	Neutral	No	No	Ca. 1960s? rendered brick cottage. Scale, roof form and front elevation consistent with adjoining historic housing stock.
6	Contributory	No	No	Ca. 1910s era brick cottage, representative of modest residential development that characterises the north side of Figtree Road. Two storey addition at rear.
8	Neutral	No	No	Ca. 1950s weatherboard cottage, representative of modest residential development of the era.
10	Significant	Yes		Single storey, stone cottage, erected ca.1882 for George Baker, fruit grower of Lane Cove. In 1922, the property was acquired by Thomas Laidlaw, bootmaker. Laidlaw was still trading here in 1950. Hipped roof form and symmetrical elevation are characteristic of the era. The proximity to the street is indicative of a commercial type use. Listed on Schedule 6 of the Hunters Hill LEP.
12-12A	Neutral	No	No	Ca. 1990s, two storey residential infill. Rendered walls
14	Significant	Yes		Stoneleigh was erected ca. 1880s. Single storey, stone cottage. Hipped roof form and symmetrical elevation are characteristic of the era. The site of J. Chapman's fruitshop in 1950. Listed on Schedule 6 of the Hunters Hill LEP.

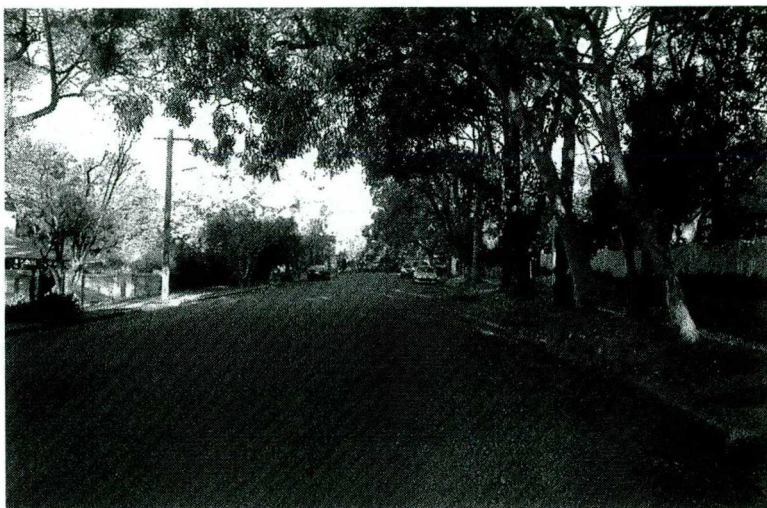


Item	Street Value	Heritage Item	Potential Heritage Item	Description and Comment Figtree Road
16	Significant	Yes		Shirley was erected ca.1890s. Single storey, weatherboard cottage. Hipped roof form and symmetrical elevation are characteristic of the era. Listed on Schedule 6 of the Hunters Hill LEP.
18	Neutral	No	No	Ca. 1950s fibro cottage, representative of modest residential development of the era.
20	Significant	Yes		Brick cottage with recent dormer addition. Cressy was constructed for Henry Baker, ca.1890s. Large allotment and garden contributes to defining the street corner. Listed on Schedule 6 of the Hunters Hill LEP.
22	Contributory	No	No	An inter-war brick bungalow, representative of early twentieth century residential development. Good garden setting, with two fronts which define the street corner.
24	Neutral	No	No	Ca. 1970s brick house, single storey.
26	Contributory	No	No	Ca. 1920s brick bungalow, representative of modest residential development of the era.
28	Contributory	No	No	Ca. 1920s brick bungalow, representative of modest residential development of the era.
30	Contributory	No	No	Ca. 1920s brick bungalow, representative of modest residential development of the era. Second storey addition.
32	Contributory	No	No	Ca. 1930 brick bungalow, representative of modest residential development of the era.
34	Contributory	No	No	Ca. 1920s brick bungalow, representative of modest residential development of the era. Externally altered.
24 Joubert Street	Neutral	No	No	Refer to Joubert Street.
22A Joubert Street	Neutral	No	No	Refer to Joubert Street.
1	Significant	Yes		Warrawillah (formerly Fig Tree House) was constructed by Didier Joubert ca.1878. Tenanted by Capt. R.R. Armstrong (1878). Owned by the Lumsdaine family between 1881 and 1924. Sandstone cottage sited with an extensive garden (albeit subdivided). Listed on Schedule 6 of the Hunters Hill LEP.
3	Neutral	No	No	Two storey, ca.1990s rendered house.
5	Neutral	No	No	Two storey, ca.1950s brick house.
7	Neutral	No	No	Two storey, ca.1990s brick house.
9-13	Significant	Yes		St. Mark's Anglican Church was originally known as All Saints. The church was completed in 1859 and located at the corner of Church Street and Joubert Street. The church was designed by the architectural practice of William Weaver and William Kemp. The building was originally used for the dual purposes of a church and parochial school. North and south transepts, east chancel, and north-east porch added in 1864 by Edmund Blacket. Resumed for the construction of the North-Western Expressway, the church was dismantled and re-erected to the present site in 1962. The church was re-dedicated St. Mark's. Good, albeit reconstructed, example of a small mid-nineteenth century church, with strong historical associations with the area. Loss of context. Listed on Schedule 6 of the Hunters Hill LEP.
15-15A	Neutral	No	No	Ca. 1990s two storey residential development. Roof form and garden setting are consistent with prevailing character of area.

## Avenue Road

Avenue Road is a wide, tree lined street containing mainly freestanding residences constructed between ca.1880 to the present. The predominant range of houses include late-Victorian stone villas (no. 22, no. 24, no. 26), Federation era brick bungalows (no. 8, no. 10, no. 12, no. 14, no. 16, no. 18, no. 20), and Inter-war era brick bungalows (no. 2, no. 4). The post 1950 infill developments (no. 6, no. 22A, no. 24A) are generally subservient to the adjoining older houses, and retain a front garden setting. The building stock on the northern side of the street is less consistent resulting from extensive post ca.1960 re-subdivision of allotments with houses that were originally orientated north and east to the Lane Cove River.

The road surface is asphalt with concrete paving to both sides of the road. The road retains lengths of sandstone block kerbing and clusters of Brush box trees.



Avenue Road looking east.

<i>Item</i>	<i>Street Value</i>	<i>Heritage Item</i>	<i>Potential Heritage Item</i>	<i>Description and Comment</i> <i>Avenue Road</i>
2	Contributory	No	No	An Inter-war brick (ca.1930) bungalow, representative of early twentieth century residential development. Good garden setting with two fronts which define the street corner.
4	Contributory	No	No	An Inter-war brick bungalow, representative of early twentieth century residential development. Garden setting, setback and front fence consistent with character of street.
6	Neutral	No	No	Ca. 1950s brick bungalow, representative of mid twentieth century residential development. Garden setting, setback and front fence consistent with character of street.
8	Significant	No	Yes	Ca. 1910s brick two storey house with verandahs. This house is one of a group of houses erected along Avenue Road (6-18) for William Archibald Windeyer between 1914 and 1920 as speculative investments. Deep garden setting and orientation consistent with earlier residences further west on this street. Allotment subdivided with new development at rear. Good degree of integrity of external fabric.
10	Contributory	No	No	Ca. 1910s brick (now rendered) two storey house with verandahs. This house is one of a group of houses erected along Avenue Road (6-18) for William Archibald Windeyer between 1914 and 1920 as speculative investments. Deep garden setting and orientation consistent with earlier residences further west on this street. Allotment subdivided with new development at rear.

Item	Street Value	Heritage Item	Potential Heritage Item	Description and Comment Avenue Road
12	Significant	Yes		Ca. 1910s brick house. This house is one of a group of houses erected along Avenue Road (6-18) for William Archibald Windeyer between 1914 and 1920 as speculative investments. Good, most externally intact, example of the group. The quality of the build, setback and garden setting contribute to the character of the street. Listed on Schedule 6 of the Hunters Hill LEP.
14	Contributory	No	No	Ca. 1910s brick house. This house is one of a group of houses erected along Avenue Road (6-18) for William Archibald Windeyer between 1914 and 1920 as speculative investments. Externally altered, the building is one of a group that collectively contributes to the character of the street.
16	Contributory	No	No	This house is one of a group of houses erected along Avenue Road (6-18) for William Archibald Windeyer between 1914 and 1920 as speculative investments. Externally altered, the building is one of a group that collectively contributes to the character of the street.
18	Contributory	No	No	Ca. 1910s brick cottage with second storey addition. Garden setting and setback consistent with character of street.
20	Significant	Yes		Lenah was completed in 1902 for Alfred Randall, civil engineer. It is one of a number of houses on Avenue Road with historical associations with the Randall family. Good example of a ca. 1910s brick cottage, representative of modest residential development of the era. Good verandah detailing, and window treatment. Listed on Schedule 6 of the Hunters Hill LEP.
22	Significant	Yes		The Bungalow was built for Didier Joubert ca.1879, and remained in the ownership of the Joubert family until 1941. The house was leased by a number of tenants including Drinkwater (1879), Percy Levick, Martin Kirwan, Henry Bingham Thomas, solicitor, and Noel Davies. It is the earliest house on the street. Good example of a ca. 1880 stone two storey villa set with an expansive allotment, albeit subdivided. Good cast iron verandah detailing and timber joinery details. Listed on Schedule 6 of the Hunters Hill LEP.
22A	Neutral	No	No	Ca. 1990s, two storey, rendered house. Setback, garden setting and scale are consistent with character of the area.
24	Significant	Yes		Saintonge was built for surveyor Alfred Randall, ca.1885. Randall had acquired the allotment in 1883. The landscape painter W.C. Piquenit, Randall's brother-in-law, lived in the house with the Randall family from 1885 to 1896, and again from 1902. Randall died here in 1912. Piquenit died here in 1914. Piquenit's sister Emma Mary Fleming took on the house, and the Fleming family remained in residence until 1974. Named after the French province from which the Piquenit family originated. It is one of a number of houses on Avenue Road with historical associations with the Randall family. Good example of an 1880s stone villa set with an expansive allotment with garden, albeit now subdivided. Good cast iron verandah detailing and timber joinery details. Listed on Schedule 6 of the Hunters Hill LEP.
24A	Neutral	No	No	Ca. 1990s, single storey, Rocla clad house. Setback, garden setting and scale generally are consistent with character of the area.



<i>Item</i>	<i>Street Value</i>	<i>Heritage Item</i>	<i>Potential Heritage Item</i>	<i>Description and Comment Avenue Road</i>
26	Significant	Yes		Kaoota was built for Alfred Randall, ca.1896. The house was built with a stone studio at the rear for his brother-in-law, the landscape artist William C. Piquenit. The property was acquired in 1918 by John Edwin Branch, artist. William Orchard, a director of the Sydney Conservatorium of Music leased the house and Dame Nellie Melba is reputed to have sang in the front room. The property was acquired in 1939 by the Hindwoods. Kaoota is reputed to be a Tasmanian Aboriginal name. It is one of a number of houses on Avenue Road with historical associations with the Randall family. Good example of a ca. 1890s stone villa set with an expansive allotment, albeit subdivided. Good cast iron verandah detailing and timber joinery details. Mature Brush box trees on nature strip. Listed on Schedule 6 of the Hunters Hill LEP.
1	Significant	Yes		Koe was completed in 1905 for John Campbell, the registrar of the Royal Mint in Macquarie Street, Sydney. Albeit subdivided into flats and with the loss of its garden setting, this three storey brick villa retains its early external plan form with wooden verandahs, window shades, etc. Good timber detailing. Listed on Schedule 6 of the Hunters Hill LEP.
3	Intrusive	No	No	Ca. 1950s two storey red brick block of home units. Scale and design are unsympathetic to streetscape context.

## Matthew Street

The street is characterised by a mix of residential and recreational uses. The western side comprises blocks of units erected in the 1960s (no. 38-40 Gladesville Road and no. 12 Matthew Street) and 1970s (no. 2-10 Matthew Street). The eastern side is defined by the treed open space of the park and former bowling green, now croquet court.

The road surface is asphalt with concrete pedestrian paving. There is a length of sandstone kerbing stone on the western side.



Matthew Street looking north. At right of picture is the screened green of the croquet club. Note the remnant length of sandstone kerbing.

<i>Item</i>	<i>Street Value</i>	<i>Heritage Item</i>	<i>Potential Heritage Item</i>	<i>Description and Comment Matthew Street</i>
2-10	Neutral	No	No	Ca. 1980s, two storey, brick town house complex. Receding balconies on upper floor. The ground level street frontage is broken into a series of screened courtyards which diminishes the impact of consolidation of the historic subdivision pattern. Formerly the site of five houses.
12-14	Intrusive	No	No	Ca. 1960s, three storey, red brick, block of home units. An ordinary speculative development unsympathetic to this corner location. Formerly the site of a pair of semi-detached cottages.
Croquet Club	Significant/ Contributory	No	Yes	Screened club grounds with hard landscaping, exotic trees, and narrow board clad clubrooms are representative of community sports grounds of the 1950s and early 1960s. The grounds were established ca.1958 for the Hunters Hill Women's Bowling Club.
Figtree Park	Significant	No	Yes	See Ryde Road.

## Short Street

Short Street is characterised by its mix of recreational and commercial uses. The northern side of the street comprises the rear wall of the Ryde Road service station (no. 4 Ryde Road), and a 1990s townhouse complex (no. 2-8 Short Street). These buildings and site features are sited within allotments larger than the norm. The southern side is residential and comprises a mix of attached and freestanding dwellings representative of building phases from ca.1880 to the present. Generally these buildings are consistent in regard to height, setback and garden frontage and roof form, despite variety in materials (stone (no. 3 and 5), weatherboard (no. 7-9), brick (no. 1) and render (no. 11)), age (ca.1880 (no. 3 and 5), ca.1910s (no. 7-9), 1990s (no. 1 and 11)), and type (freestanding no. 1, no. 3 and 5), townhouses (no. 11), and semi-detached (no. 7-9)).

The road surface is asphalt with a concrete pedestrian paving on both sides of the street. The kerbing is sandstone blocks and concrete.

The western termination is defined by the high stone wall of St. Joseph's College.



Luke Street looking west from the intersection with Matthew Street. Note the termination of the vista by the sandstone wall and trees of St. Joseph's College. Freestanding residences with consistent set backs and ridge heights characterise the southern side of the street.

<i>Item</i>	<i>Street Value</i>	<i>Heritage Item</i>	<i>Potential Heritage Item</i>	<i>Description and Comment Short Street</i>
1	Intrusive	No	No	Ca. 1990s two storey, freestanding residence, constructed in sandstock brick and with wooden verandahs. This infill development is out of character with the prevailing character of the historic houses in the area. Formerly the site of a freestanding house.
3	Significant	Yes		This cottage believed to have been completed prior to 1880 and was in the ownership of Arthur Duboise and his wife Rose (nee Joubert). Externally altered, the building is a good representative example of the first generation of modest stone cottages erected within this part of the Fig Tree estate subdivision. Listed on Schedule 6 of the Hunters Hill LEP.
5	Significant	Yes		This cottage is believed to have been completed prior to 1880 and was in the ownership of Arthur Duboise and his wife Rose (nee Joubert). The building is good representative example of the first generation of modest stone (now rendered) cottages erected within this part of the Fig Tree estate subdivision. Listed on Schedule 6 of the Hunters Hill LEP.



<i>Item</i>	<i>Street Value</i>	<i>Heritage Item</i>	<i>Potential Heritage Item</i>	<i>Description and Comment Short Street</i>
7-9	Significant	No	Yes	Albeit externally altered with verandah infill, this pair of late nineteenth century(?) semi-detached cottages demonstrate the diversity of residential housing stock erected within this part of the Fig Tree estate in the decades following subdivision.
11	Neutral	No	No	Single storey, rendered, ca.1990s townhouse complex. Scale, roof form, and garden frontage are consistent with prevailing character of the street.
4 Ryde Road	Neutral	No	No	High brick wall screening the Ryde Road petrol station. Façade is relieved through articulation of arched recesses.
2-8	Neutral	No	No	Double storey, rendered ca.1990s townhouse complex. Scale, roof form, and garden frontage does not detrimentally impact on adjoining features of historic note.

## Luke Street

The character of Luke Street is principally defined by the continuous high sandstone wall enclosing St. Joseph's College on the western side of the street. The coursed stone wall is capped by dressed coping stones. The mature trees of the grounds of the college form a backdrop to the wall.

The eastern side is residential in consisting of freestanding houses and townhouses. With the exception of the side of the Federation era cottage on Gladesville Road (no. 30), all premises are of comparatively recent construction.

The road surface is tarred with a concrete pedestrian strip on eastern side of the street. The kerbing and guttering of the western side is formed in sandstone blocks.

The southern termination of the street is framed by the high sandstone walls of the Roman Catholic institutions of no. 35A and 41 Gladesville Road.

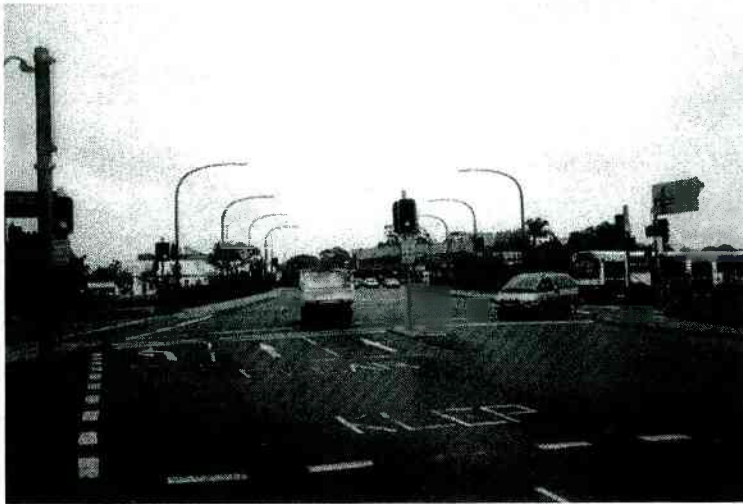


Luke Street looking south from the intersection with Short Street. At right of picture is the boundary wall of St Joseph's College.

<i>Item</i>	<i>Street Value</i>	<i>Heritage Item</i>	<i>Potential Heritage Item</i>	<i>Description and Comment</i> <i>Luke Street</i>
1	Neutral	No	No	Ca. 1950s weatherboard cottage, representative modest residential development of the era. With front garden.
3-7	Intrusive	No	No	Double storey, brick, ca.1970s townhouse complex. Scale, style and courtyard parking are inconsistent with prevailing character of the street.
9	Neutral	No	No	Single storey, brick, ca.1990s cottage. Scale, roof form, and garden frontage are consistent with general historic build character.
West Side	Significant	Yes		High sandstone wall of St. Joseph's College and length sandstone kerbing and guttering, and tree screening. Listed on Schedule 6 of the Hunters Hill LEP.

## Durham Street

Durham Street is characterised by residential development on the east. The residences have consistent setbacks, scale, and allotment sizes. The front yards are screened by high walls and fences. The west side is defined by the cutting of Burns Bay Road and its protective wire mesh fence. The road surface is asphalt with concrete kerbing. The concrete pedestrian pavement is located on the east side. The road has a slight rise to the crest of the ridge of the peninsula. At the Church Street intersection there are good views north to the Lane Cove River, and west to the Hunters Hill Hotel.



The intersection of Durham Street with Church Street, looking west to the Village Area. The foreground is defined by the Burns Bay Road overpass, beyond is the eastern entry into Gladesville Road which is defined by the pair of curved facades of the Hunters Hill Hotel and no. 16D Joubert Street.



Durham Street looking south. At right of picture is the screened cutting of Burns Bay Road.



## Reibey Road

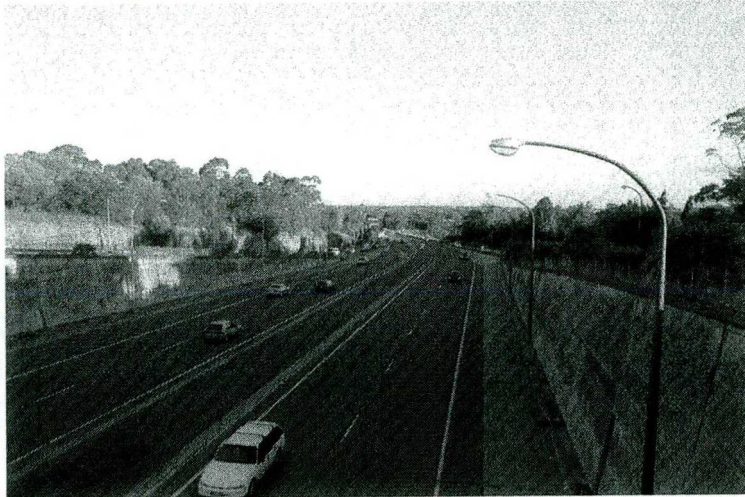
Reibey Road is characterised by residential development on the east side. The residences are consistent in regard to setbacks, scale, and allotment sizes. The front yards are screened by high walls and fences. The west side is defined by the embankment of Burns Bay Road which contains a length of ca.1960s sandstone block revetment that may incorporate earlier stonework. The road surface is asphalt with concrete kerbing. The pedestrian and road levels are split. The road has a steep incline to the foreshore of the Lane Cove River. At the Church Street intersection there are good views north to the Lane Cove River.



Reibey Road looking north to the Lane Cove River.

## Burns Bay Road

Burns Bay Road is a wide four lane road with slipways that crosses the peninsula through cut and fill. The north and south sides are defined by the approaches to the Gladesville and Figtree Bridges. The deep cutting is characterised by the quarried sandstone and treed nature strips. Church Street is bridged by a prestressed concrete bridge. The exit ramp into the Gladesville Road from the city provides a good view of the Hunters Hill Hotel.



Burns Bay Road looking south from the Church Street bridge.

## 6.4 Stock of Built Items

The Hunters Hill Heritage Study prepared by Meredith Walker in 1984 identified seven principal phases which characterise the main eras of change that have occurred within the municipality. The chronological phases have been retained for this report for consistency, but have been amended through the addition of a new phase to bring the evolution of development up to the present, and splitting Walker's Phase 6 (1919-1961) in two. The phases are therefore:

- Phase 1 1795-1835
- Phase 2 1836-1844
- Phase 3 1845-1861
- Phase 4 1862-1893
- Phase 5 1894-1918
- Phase 6 1919-1930
- Phase 6 1931-1961
- Phase 7 1962-1983
- Phase 9 1984-2002

Phase	General Description	Detailed Comment
Phase 1: 1795-1835	This phase represents the earliest European development undertaken on the promontory.	No built items within the study area are represented in this phase.
Phase 2: 1836-1844	This phase represents the period when the whole of the land of promontory was released into private ownership through crown grants.	Built items within the study area representative of this phase include: <ul style="list-style-type: none"> <li>• The reservation of Gladesville Road as a right of way situated between the boundaries of the land grants of Mary Reibey, Susannah Nash and Robert McIntosh.</li> <li>• The making of Ryde Road as an alternative route to the Great Northern Road in the 1830s</li> <li>• The reservation of Pitt Street, King Street and George Street in the Tarban Village subdivision of ca.1841.</li> </ul>
Phase 3: 1845-1861	This phase encompasses the early residential development of Hunters Hill up to the establishment of local government.	Built items within the study area representative of this phase include: <p>St. Mark's Church (former All Saints Church), 1857</p> <p>1860s Villas:</p> <ul style="list-style-type: none"> <li>• 7 De Milhau Road</li> <li>• 11 De Milhau Road</li> </ul> <p>De Milhau Wharf site</p>



Phase	General Description	Detailed Comment
Phase 4: 1862-1893	This phase is representative of the first generation of subdivision undertaken on the promontory, and the coming of local government.	<p>Built items within the study area representative of this phase include:</p> <p>1870s Villas:</p> <ul style="list-style-type: none"> <li>• (Possibly) Toronto, 41 Gladesville Road</li> </ul> <p>1880s Villas:</p> <ul style="list-style-type: none"> <li>• 22 Avenue Road – The Bungalow</li> <li>• 24 Avenue Road – Saintonge</li> <li>• Villa Euthella, 2 Joubert Street</li> <li>• 1 Figtree Road – Warrawillah</li> </ul> <p>1890s Villas:</p> <ul style="list-style-type: none"> <li>• 26 Avenue Road – Kaoota</li> </ul> <p>1880s Residential Development:</p> <ul style="list-style-type: none"> <li>• 3-5 Short Street</li> <li>• 50 Gladesville Road</li> <li>• 62 Gladesville Road – Hillrest</li> <li>• 7-9 Short Street</li> <li>• 51 Ryde Road</li> <li>• 10 Figtree Road</li> <li>• 14 Figtree Road</li> <li>• 16 Figtree Road</li> <li>• 20 Figtree Road</li> </ul>

Phase	General Description	Detailed Comment
Phase 5: 1894-1918	This phase represents the bust and boom years of the 1890s and 1900s, coinciding with the coming of Federation and the outbreak of hostilities in Europe.	<p>Built items within the study area representative of this phase include:</p> <p>Residential Development:</p> <ul style="list-style-type: none"> <li>• 1 De Milhau Road</li> <li>• 30 Gladesville Road</li> <li>• 34 Gladesville Road</li> <li>• 36 Gladesville Road</li> <li>• 48 Gladesville Road</li> <li>• 1 Avenue Road</li> <li>• 2 Figtree Road</li> <li>• 6 Figtree Road</li> <li>• 14 Figtree Road</li> <li>• 7 Ryde Road</li> <li>• 11 Ryde Road</li> <li>• 15 Ryde Road</li> <li>• 17 Ryde Road</li> <li>• 8 Avenue Road</li> <li>• 10 Avenue Road</li> <li>• 12 Avenue Road</li> <li>• 14 Avenue Road</li> <li>• 16 Avenue Road</li> <li>• 18 Avenue Road</li> <li>• 20 Avenue Road</li> </ul> <p>Reservation of public recreation reserve on Tarban Creek</p>

Phase	General Description	Detailed Comment
Phase 6: 1919-1930	This phase represents the economic boom years of the 1920s which brought investment in commercial and residential properties.	<p>Built items within the study area that are representative of this phase include:</p> <p>1920s Residential Development:</p> <ul style="list-style-type: none"> <li>• 8 Joubert Street</li> <li>• 5 Ryde Road</li> <li>• 9 Ryde Road</li> <li>• 19-43 Ryde Road</li> <li>• 57 Ryde Road</li> <li>• 59 Ryde Road</li> <li>• 22 Figtree Road</li> <li>• 26 Figtree Road</li> <li>• 30 Figtree Road</li> <li>• 32 Figtree Road</li> <li>• 34 Figtree Road</li> </ul> <p>1920s Commercial Development:</p> <ul style="list-style-type: none"> <li>• Casey's Building, 52-54 Gladesville Road</li> <li>• 69 Gladesville Road</li> <li>• 65-67 Gladesville Road</li> <li>• 1 Ryde Road</li> </ul> <p>1920s Educational Development:</p> <ul style="list-style-type: none"> <li>• 35 Gladesville Road (part)</li> </ul>



Phase	General Description	Detailed Comment
Phase 7: 1931-1961	This long period of 20 years covers the austerity years of the 1930s to 1950, and the revival in the economy in the 1950s. The era is characterised by small-scale suburban development, commercial development, and some community service development.	<p>1930s Residential Development:</p> <ul style="list-style-type: none"> <li>• 2 Avenue Road</li> <li>• 4 Avenue Road</li> <li>• 42 Gladesville Road</li> </ul> <p>1930s Commercial Development:</p> <ul style="list-style-type: none"> <li>• Hunters Hill Hotel, 64-68 Gladesville Road</li> <li>• 16D Joubert Street</li> </ul> <p>1940s Flats:</p> <ul style="list-style-type: none"> <li>• 18 Joubert Street</li> </ul> <p>1950s Commercial Development:</p> <ul style="list-style-type: none"> <li>• 77-79 Gladesville Road</li> <li>• 63 Gladesville Road</li> <li>• 61 Gladesville Road</li> <li>• 59 Gladesville Road</li> </ul> <p>1950s Residential Development:</p> <ul style="list-style-type: none"> <li>• 12 Joubert Street</li> <li>• 22 Joubert Street</li> <li>• 47 Gladesville Road</li> <li>• 2 Ryde Road</li> <li>• 5 Figtree Road</li> <li>• 8 Figtree Road</li> <li>• 18 Figtree Road</li> <li>• 6 Avenue Road</li> </ul> <p>1950s Community Development:</p> <ul style="list-style-type: none"> <li>• 42A Gladesville Road – clubrooms and tennis court</li> <li>• 46 Gladesville Road</li> </ul> <p>1950s Flats:</p> <ul style="list-style-type: none"> <li>• 45-47 Ryde Road</li> </ul>

Phase	General Description	Detailed Comment
Phase 8: 1962-1983	This period incorporates the boom years of the 1960s and mid 1970s, and the prolonged determination of statutory planning regulations. The period ends with the Hunters Hill heritage study.	<p>Built items within the study area that are representative of this phase include:</p> <p>1960s Flat Block Development:</p> <ul style="list-style-type: none"> <li>• 20 Joubert Street</li> <li>• 6 Joubert Street</li> <li>• 14 Joubert Street</li> <li>• 16 Joubert Street</li> <li>• 38-40 Gladesville Road</li> <li>• 12-14 Matthew Street</li> <li>• 3-7 Luke Street</li> <li>• 53-55 Ryde Road</li> <li>• 3 Avenue Road</li> </ul> <p>Residential Development:</p> <ul style="list-style-type: none"> <li>• 3 De Milhau Road</li> <li>• 2-10 De Milhau Road</li> <li>• 10 Joubert Street</li> <li>• On George, King and Pitt Streets</li> <li>• 1 Luke Street</li> <li>• 24 Figtree Road</li> </ul> <p>1960s Commercial Development:</p> <ul style="list-style-type: none"> <li>• 56 Gladesville Road</li> <li>• 58 Gladesville Road</li> <li>• 60 Gladesville Road</li> </ul> <p>1960s Educational:</p> <ul style="list-style-type: none"> <li>• 19 De Milhau Road (St. Joseph's rowing shed)</li> <li>• 41 Gladesville Road (part)</li> </ul>

Phase	General Description	Detailed Comment
Phase 9: 1984-2002	This period covers development within the last two decades. It is a period of tighter Council regulatory control in regard to the impact of development on the heritage of Hunters Hill.	<p>Residential Development:</p> <ul style="list-style-type: none"> <li>• 32 Gladesville Road</li> <li>• 1 Short Street</li> <li>• 9 Luke Street</li> <li>• 59 Ryde Road</li> <li>• 3 Figtree Road</li> <li>• 7 Figtree Road</li> <li>• 12-12A Figtree Road</li> <li>• 22A Joubert Street</li> <li>• 24 Joubert Street</li> <li>• 22A Avenue Road</li> <li>• 24A Avenue Road</li> </ul> <p>Community Building:</p> <ul style="list-style-type: none"> <li>• 44 Gladesville Road</li> </ul> <p>Institutional Buildings:</p> <ul style="list-style-type: none"> <li>• 43 Gladesville Road</li> <li>• 35A Gladesville Road</li> <li>• 41 Gladesville Road (rear)</li> </ul> <p>Commercial Development:</p> <ul style="list-style-type: none"> <li>• 45 Gladesville Road</li> <li>• 49 Gladesville Road</li> <li>• 53-55 Gladesville Road</li> <li>• 71-75 Gladesville Road</li> <li>• 57 Gladesville Road</li> <li>• 4 Ryde Road</li> <li>• 6 Ryde Road</li> <li>• 3 Ryde Road</li> </ul> <p>Flats/Townhouses:</p> <ul style="list-style-type: none"> <li>• 2-10 Matthew Street</li> <li>• 11 Short Street</li> <li>• 2-8 Short Street</li> <li>• 10 Ryde Road</li> <li>• 15-15A Figtree Road</li> </ul>



## 7.0 Assessment of Significance

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### 7.1 Introduction

This section assesses the heritage significance of the Study Area. Heritage significance is defined in the Hunters Hill Local Environmental Plan No. 1 as meaning *historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance*.

The N.S.W. *Heritage Manual* (as amended) developed by the Heritage Office and the former N.S.W. Department of Urban Affairs and Planning provides the basis for assessment of heritage significance in reference to the following criteria:

- a) *An item is important in the course, or pattern, of N.S.W.'s cultural or natural history (or the cultural or natural history of the local area.*
- b) *An item has strong or special association with the life or works of a person, or group of persons, of importance in N.S.W.'s cultural or natural history (or the cultural or natural history of the local area);*
- c) *An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technological achievement in N.S.W. (or the local area);*
- d) *An item has strong or special association with a particular community or cultural group in N.S.W. (or the local area) for social, cultural or spiritual reasons;*
- e) *An item has potential to yield information that will contribute to an understanding of N.S.W.'s cultural or natural history (or the cultural or natural history of the local area);*
- f) *An item possesses uncommon, rare or endangered aspects of N.S.W.'s cultural or natural history (or the cultural or natural history of the local area);*
- g) *An item is important in demonstrating the principal characteristics of a class of N.S.W.'s cultural or natural places; or cultural or natural environments. (or a class of the local area's*

### 7.2 Assessment of significance

#### 7.2.1 Village Core

##### *Summary Statement of Significance*

The Village Core is centred on the intersection of Ryde Road and Gladesville Road, two of the oldest arterial roads in the municipality. The area is one of the oldest commercial village centres in the municipality being principally developed from the early 1880s. With the decline of the Alexandra Street shops, the area was progressively developed from the 1910s for commercial and community uses. The confidence placed in the future of the Village is vividly demonstrated by the completion of the Hunters Hill Hotel in 1940. Albeit with the loss c.1960 of a range of complementary buildings on Church Street, the Core retains a number of pre c.1940 buildings which aid interpretation of the historic commercial role of the centre.

*CRITERION A – An item is important in the course, or pattern, of Hunters Hill's cultural history.*

- The north side of Gladesville Road was developed through Numa Didier Joubert's subdivision of his Fig Tree estate from the 1870s. This side of the road was mainly developed from 1878 for residential, commercial and government uses: a police station and the former Fig Tree Hotel were established here by c.1882. The precinct retains a number of buildings that demonstrate this early phase of development, namely no. 62 Gladesville Road, and no. 50 Gladesville Road.

- The commercial centre of Gladesville Road was progressively developed from the 1920s. This coincides with the opening up of the southern side of the road through subdivisions made from c.1900 and Department of Main Roads' resumptions for road widening in the late 1920s. The precinct retains a number of buildings that demonstrate these changes including the shops at no. 52-54 Gladesville Road, no. 69 Gladesville Road, no. 67 Gladesville Road, no. 16D Joubert Street, and the Hunters Hill Hotel.

*CRITERION B – An item has strong or special association with the life or works of a person, or group of persons, of importance in Hunters Hill's cultural history.*

- The Village Core is associated with the pioneering Joubert family of Hunters Hill who opened up the northern side of Gladesville Road for commercial and residential uses through subdivision of the Fig Tree estate in the 1870s and 1880s.

*CRITERION C – An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technological achievement in Hunters Hill.*

- The Village Core contains a number of buildings (no. 50 and no. 62 Gladesville Road) that demonstrate through their orientation, stone construction and domestic scale the first generation of buildings constructed within the precinct.
- The Village Core contains the Hunters Hill Hotel completed in 1940 which is a good example of a grand suburban hotel of the era, the work of architect Sydney Ancher and, with its scale and pronounced curved façade, provides a strong visual element that defines the eastern entry into the precinct.

*CRITERION D – An item has strong or special association with a particular community or cultural group in Hunters Hill for social, cultural or spiritual reasons.*

- The Village Area contains built items that were identified by the Hunter's Hill Trust in 1968 as being of particular architectural and historical merit. The Hunter's Hill Trust was an early instance of a community group formed to lobby for the preservation of local heritage. The identified items are 50 and 62 Gladesville Road.

*CRITERION E – An item has potential to yield information that will contribute to an understanding of Hunters Hill's cultural history.*

- The available documentary evidence indicates that there is little archaeological potential on the southern properties, while the northern properties have been extensively developed since the 1870s. Further assessment may reveal that parts of the northern allotments retain some archaeological potential.

*CRITERION F – An item possesses uncommon, rare or endangered aspects of Hunters Hill's cultural history.*

- The Village Centre contains the Hunters Hill Hotel, which is the largest hotel and best example of an Inter-war hotel in the municipality.
- The Village Core is centred on the intersection of Gladesville Road and Ryde Road, two of the oldest arterial road routes in the municipality.
- The Village Core is framed on its southern side by the area of the Tarban Village subdivision of c.1841, the oldest subdivision on this scale on the peninsula.

*CRITERION G – An item is important in demonstrating the principal characteristics of a class of Hunters Hill's cultural places or cultural environments.*

- The Village Centre is one of three historic major commercial centres established in the municipality in the nineteenth century. The oldest is centred round Alexandra Street, while the largest is the Victoria Road shops at Gladesville (boundary shared by other municipalities).
- The Village Centre retains a number of pre c.1940s commercial and residential buildings which are characteristic of the historic built environment of the municipality in particular the Gladesville shops.

## 7.2.2 Village Context

### *Summary Statement of Significance*

The Village Context includes areas that were formed through subdivision from c.1841 to c.1950. The area retains a variety of streets and domestic buildings that demonstrate this process, inclusive of c.1860s riverside villas on De Milhau Road to rows of speculative 1920s bungalows on Ryde Road. The area contains properties with historic associations to persons and institutions of individual note. Within this predominantly suburban context, the area includes also two public reserves and lands formerly associated with commercial uses.

*CRITERION A – An item is important in the course, or pattern, of Hunters Hill’s cultural history.*

- The northern half of the Village Context was established in the 1876 and 1882 subdivisions of Joubert’s Fig Tree estate. Collectively this was the largest estate subdivision made in Hunters Hill during the nineteenth century. Predominantly residential, the subdivision also released land to establish St. Joseph’s College. The advantages of the elevated position, northern aspect and proximity to the Joubert Street ferry is demonstrated through the late nineteenth century and early twentieth century houses framing Avenue Road and Figtree Road.
- The southern half of the Village Context was opened up for subdivision from the 1840s, although development is predominantly post 1940s. Collectively the area encapsulates the ongoing process of land subdivision in areas of Hunters Hill in close proximity to the river foreshores, and demonstrated through extant 1860s villas (no. 7 & no. 11 De Milhau Road), 1880s villas (no. 2 Joubert Street and no. 41 Gladesville Road), and post 1950s houses and home unit development. The use of the river for transport and recreation is demonstrated by the Tarban Creek wharf on De Milhau Road, and the reserve and former sea bathing pool off George Street.
- The eastern edge of the Village Context, now defined by the area of Burns Bay Road, was formerly an extension of the commercial centre of Gladesville Road. The area has historical associations with the original hub of the Fig Tree village focussed on the original All Saints Anglican Church completed in 1857, and later developed for the police station and court house.
- The western edge of the Village Context is associated with early and mid twentieth century developments by the Sisters of St. Joseph of the Sacred Heart (no. 41-43 Gladesville Road, no. 35 and 35A Gladesville Road, and no. 1 De Milhau Road), which is a continuum of the activities undertaken by the Marist Fathers in this area from the mid 1850s and the Marist Brothers at nearby St. Joseph’s College from the 1880s.

*CRITERION B – An item has strong or special association with the life or works of a person, or group of persons, of importance in Hunters Hill’s cultural history.*

- The Village Context is associated with the pioneer Joubert family of Hunters Hill who opened up the area north of Gladesville Road for predominantly residential uses through subdivision of his Fig Tree estate in 1876 and 1882. The Joubert’s association with the precinct is demonstrated by the stone bungalows at no. 1 Figtree Road and no. 22 Avenue Road. Gabriel de Milhau, a compatriot of Joubert, erected through the early 1860s the stone villas on De Milhau Road (no. 7 and no. 11).
- The Village Context area has particular and longstanding associations with the Piquenit and Randall families who leased no. 7 De Milhau Road and owned and resided at various times no. 20, no. 24 and no. 26 Avenue Road. William Charles Piquenit (1836-1914) is considered one of Australia’s foremost native-born landscape painters. He maintained a purpose built studio at the rear of no. 26 Avenue Road. Alfred Randall (1831-1912), Piquenit’s brother-in-law, attained the position of surveyor in the NSW Department of Railways at the time of this department’s foremost expansionary phase.
- The Village Context area has longstanding associations with the Roman Catholic orders of the Marist Brothers and Sisters of St. Joseph through the establishment of St. Joseph’s College, nursing home at no. 1 De Milhau Road, and former convent and schools at no. 35-41 Gladesville Road.



*CRITERION C – An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technological achievement in Hunters Hill.*

- The Village Context area contains a number of built items that contribute to the overall character of Hunters Hill as a place of high heritage significance. This includes the stone walls of St. Joseph's College, and along De Milhau Road and south side of Gladesville Road, the stone and brick late-nineteenth century and early-twentieth century residences lining the tree lined Avenue Road and Figtree Road, and the riverside villas on De Milhau Road (no. 7 and 11) and Joubert Street (no. 2).
- The Village Context area contains the relocated St. Mark's Church (former All Saints Church) completed in 1857, the collective work of architects Weaver and Kemp and enlarged by Edmund T. Blacket.

*CRITERION D - An item has strong or special association with a particular community or cultural group in Hunters Hill for social, cultural or spiritual reasons.*

- The Village Context area contains built items that were identified by the Hunter's Hill Trust in 1968 as being of particular architectural and historical merit. The Hunter's Hill Trust was an early instance of a community group formed to lobby for the preservation of local heritage. The identified items include houses on Avenue Road (no. 22, 24, 26), Short Street (no. 3-5), De Milhau Road (no. 7 and 11), Joubert Street (no. 2), the stone walls lining Gladesville Road, Luke Street, and De Milhau Road, and the trees grouped round Figtree and Avenue Road.
- The Village Context area contains a local community centre (no. 46 Gladesville Road) and places of amenity in the form of park reserves (on Ryde Road and Tarban Creek) and recreational clubs (no. 42A Gladesville Road – clubrooms and croquet court, formerly lawn bowling green).

*CRITERION E – An item has potential to yield information that will contribute to an understanding of Hunters Hill's cultural history.*

- Given the longevity of European settlement, parts of the Village Context are likely to contain areas of archaeological potential.

*CRITERION F - An item possesses uncommon, rare or endangered aspects of Hunters Hill's cultural history.*

- The Village Context area contains stone walls that are unique in Hunters Hill in consideration of their extent and visual prominence. The walls lining Gladesville Road provide a strong definition to the western edge of the Village Area.
- The Village Context area contains a number of buildings that are of individual note such as the albeit relocated and reconstructed St. Marks (former All Saints) Anglican Church being the second oldest church in Hunters Hill, the collection of mid-nineteenth century villas and stone walls on De Milhau Road, the Bungalow (no. 22 Avenue Road) which is one of the few extant houses associated with Didier Numa Joubert, and Villa Euthella (no. 2 Joubert Street) is the most visible historic property west of the bridge crossing of Tarban Creek.
- The Village Context area contains FigtreePark dedicated as public reserve in 1954, and one of comparatively few areas of open public space zoned for recreation in the municipality.

*CRITERION G – An item is important in demonstrating the principal characteristics of a class of Hunters Hill's cultural places or cultural environments.*

- The Village Context area contains a diversity of building types and other built and landscape features that are representative of comparable developments elsewhere in the municipality.

## 8.0 Character Statements

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### 8.1 Introduction

Hunters Hill has long been recognised as a suburb unique in Sydney for its historic associations, riverside setting, and built and natural environments. The Hunter's Hill Trust formed in 1968 to oppose home unit developments, articulated the special qualities of the area through identification of historic districts *where old and outstanding buildings and landscape elements are present in sufficient concentration to establish a special character not generally found in other districts and which are evocative of the history of Hunters Hill*. These elements included individual houses, stone walls, rock outcrops, and trees. While the Study Area was not considered to warrant classification as a historic district, the Trust identified a number of individual elements located within the Study Area including houses, stone walls, prominent tree groupings and the Fig Tree Estate subdivision. These elements were discussed in the Trust's publication *Heritage of Hunter's Hill* (first published 1969) and their significance was affirmed in the 'Heritage Study' completed in 1984 by Meredith Walker and Associates.

Hunters Hill Council takes pride in the built heritage of the municipality maintaining a conservation advisory panel that assists Council's consideration of development applications in regard to heritage matters and potential impact on the character of Hunters Hill. The identity of Hunters Hill is defined by its character, texture, scale, vegetation, building materials, and variety of building stock. The character of Hunters Hill is defined by Council to be:

*... distinguished by free-standing houses set in their own gardens and dominated by trees. Except for a few historic institutional buildings, the buildings of Hunters Hill are domestic in scale, and articulated in form.*

*The free-standing small-scale buildings respect and reveal the landform of the Hunters Hill peninsula, and views to and from the water are retained*

*Successive subdivisions have given the Municipality a range of different house style. Building materials and man-made surfaces are unobtrusive.*

A requirement of the consultant's brief is the identification of areas which exhibit a cogent and unified visual character and other areas which exhibit an eclectic or undefinable character. Within the terms of the defined character of Hunters Hill, which emphasises pre c.1928 domestic dwellings, the streets and **areas which exhibit a cogent and unified visual character** relate to the residential districts within the Village Context area, principally (in hierarchy of significance):

- Avenue Road and Figtree Road
- De Milhau Road
- Gladesville Road west of Ryde Road
- Short Street
- Ryde Road
- The group comprising King Street, George Street and Pitt Street

Areas which exhibit an **eclectic or undefinable character** (in hierarchy of significance) are:

- Luke Street
- Matthew Street
- Durham Street
- Joubert Street
- Gladesville Road (East)
- Howard Place
- Burns Bay Road

## 8.2 Avenue Road and Figtree Road

### History

Figtree Road was originally known as Ferry Road. The road probably predates Numa Joubert's subdivision of 1882 (DP 988) to provide linkage between Ryde Road and the ferry wharf on Joubert Street established in 1860. The Joubert subdivision provided for a number of large residential allotments on the southern side of the street east of Avenue Road. The northern side of the street was subdivided for more modest residences in 1882 (west of Abigail Street (DP 806)) and 1918 (east of Abigail Street (DP 9243)). By 1930 the southern side of the street comprised one residence Warrawillah (no. 1) set in an expansive block, its neighbour Rathcoote having a Joubert Street address (now no. 1 Avenue Road). The northern side of the street by contrast was characterised by narrower allotments with 14 cottages.

Avenue Road was formed at the time of Numa Joubert's Fig Tree subdivision of 1882 (DP 988). The Avenue east of Burns Bay Road was part of the same subdivision and prior to c.1960 the two roads were connected. The subdivision provided for a number of large residential allotments on the southern and northern sides of the street, the northern allotments generally had frontage to either Figtree Road or Joubert Street. By 1900, the south side of Avenue Road was distinguished by three stone residences known as The Bungalow (no. 22.) Saintonge (no. 24) and Kaoota (no.26), all set within expansive grounds. Through further subdivision (DP 7691) by c.1930 the number of residences had increased to ten, the additional residences, constructed in brick, being Monteezuma (no. 8), Reading (no. 10), no. 12, Trentham (no. 14), Lucrace (no. 16), Weemabah (no. 18) and Lennah (no. 20). These later properties had narrower allotments. The allotments of all three early residences have been subdivided (no. 8 and 10 have been subdivided), while the allotments of no. 12 to 18 Avenue Road are intact. A third phase of subdivision came in the 1930s with new residences on the corner with Joubert Street.

Historically, Avenue Road is notable for its associations with the Joubert family (The Bungalow - no. 22.), and the Randall and Piquenit families. Alfred Randall (1831-1912) trained as a surveyor draftsman and from c.1878 commenced his career as surveyor with the NSW Department of Railways. The landscape painter William Charles Piquenit (1836-1914) was Randall's brother-in-law. Piquenit was born in Hobart in 1836, and similarly was trained as a surveyor draftsman. Piquenit became a full-time painter in 1873 and his reputation developed through the 1880s to become Australia's leading native born painter of landscapes.

In the 1968 Draft Planning Scheme the eastern part of Avenue Road was zoned 2b Residential (2 storey garden apartment). In the revised Draft Planning Scheme of 1971 the affected area was rezoned 2a Residential (single dwelling houses). The area was included within the defined area of Council's No. 1 Conservation Area in 1984.

### Heritage Statement

Avenue Road has historic associations with Joubert's 1882 subdivision of the Fig Tree estate. It retains a number of late nineteenth and early twentieth century residences that collectively demonstrate early residential development in the area. A number of residences have historic associations with families of note in Hunters Hill including Joubert, Randall and Piquenit. The tree lined, wide street following the contour of the hill is representative of the recognised character of Hunters Hill.

Figtree Road has historic associations with Joubert's 1882 subdivision of the Fig Tree estate. It retains a number of early buildings (no. 1, 10, 14, 16, & 20) that collectively demonstrate early residential and commercial developments in the area, with later residential development



of the early decades of the twentieth century (no. 2, 6, 22, 26-34). Tree lined with stands of mature Brush Box, and continuous lengths of sandstone kerbing (north side), the wide street is representative of character of Hunters Hill. It contains the historically and aesthetically important St. Mark's Anglican Church.

### **Character Statement**

The identity of these streets is imbued through the succession of freestanding houses with treed gardens set within allotments that are characteristic of the initial phases of suburban subdivision. The layout of the streets trace the natural topography of ridge, and the major early houses are sited and orientated north to the Lane Cove River. The streets retain maintained nature strips with stands of Brush Box trees. While there has been new infill development and some houses have experienced unsympathetic external alterations, collectively there is consistency in building materials (stone, brick), scale (one and two storey), setback, and roof form (pitched). Different architectural styles demonstrate four principal phases of development – 1880s, 1910s, 1920s, and 1990s, but the collection of large c.1880s villas on Avenue Road and the cluster of small c.1880s cottages on Figtree Road predominant.

### **Built Form**

- Detached residences with some home unit block infill at eastern edge
- One and two storey
- Pitched hipped roof with gable projections
- Roofing materials are terracotta tiles, glazed cement tiles, corrugated metal
- Narrow and wide frontages
- Houses of dissimilar age, materials and design but different phases clustered together
- Front verandahs
- Sandstone, face brick or weatherboard walls, modern infill with rendered walls
- Timber framed windows
- Iron and timber decorative detailing

### **Streetscape**

- Street trees
- Nature strip and paving
- Concrete kerbs and sandstone kerbs
- Front fences
- Front garden areas

### **Subdivision Pattern**

- Mix of deep narrow lots and deep wide lots with frontage to street
- Buildings generally sited at front of allotment, with the first generation of buildings sited at middle

### **Views**

- North to Lane Cove River, west to Ryde Road.

### **Streetscape Contribution**

#### *Figtree Road:*

Significant – St. Mark's Anglican Church, 1, 10, 14, 16, 20

Contributory – 2, 6, 20, 22, 26, 28, 30, 32, 34

Neutral – 3, 5, 4, 7, 8, 12-12A, 15-15A, 18, 24

#### *Avenue Road:*

Significant – 1, 8, 12, 20, 22, 24, 26

Contributory – 2, 4, 10, 14, 16, 18

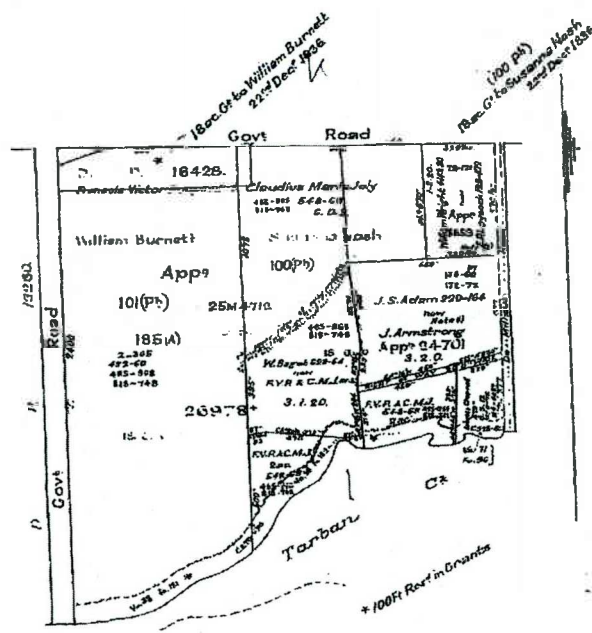
Neutral – 6, 22A, 24A

Intrusive – 3

## 8.3 De Milhau Road

### History

De Milhau Road was probably formed through subdivision c.1860. The road demarcates the boundary of the crown grants of Susannah Nash and Robert McIntosh. The street name is taken from Count Gabriel de Milhau, the French Consul and contemporary of the Jouberts, who erected the stone villas at no. 7 and no. 11 De Milhau Road. The southern end of the street, which terminates at Tarban Creek, had a wharf from at least 1861, which is noted on parish maps as the Villa Maria Wharf. Prior to the 1950s, all development was concentrated on the western side of the street, although the eastern side had been opened up for subdivision since c. 1841. The earliest development on this side is defined by the rear of the Sisters of St. Joseph of the Sacred Heart complex at no. 41 Gladesville Road, which was initially part of the grounds of the extant Italianate villa Toronto.



**Figure 8.1** The plan of subdivision of Susannah Nash's grant of 18 acres made in December 1836. The plan records the extent of subdivision made Gabriel de Milhau c.1860. Source: Land and Property Information – Plan 77 (L) (FP 165019)

### Heritage Statement

De Milhau Road has historic associations with Gabriel De Milhau's c.1860 subdivision for villa residences. The road retains two stone villas, that collectively demonstrate the emphasis on the river for settlement and transport, and evocative stone walls.

### Character Statement

The character of the De Milhau Road is principally determined through the continuing presentation of a small number of houses to the street set behind stone walls. The disparate location of these houses (namely no. 1, 7 and 11) demonstrate the early (c.1860) subdivision pattern extending down the hillside. The orientation of the first generation of villas (no. 7 and 11) emphasises the importance of the river for cooling winds, pleasant views and early transportation links and the picturesque character of the area. Later subdivision at the rear of the early properties and on the western side of the street has not diminished these characteristics. There are views of Tarban Creek, the ridge of the peninsula and the valley.

### Built Form

- Freestanding residences



- Generally one storey
- Generally pitched hipped roof with gable projections
- Roofing materials are terracotta tiles, glazed cement tiles, corrugated metal
- Narrow and wide frontages
- Houses of dissimilar age and materials set generally within clusters of like buildings.
- Some front verandahs
- Sandstone, face brick or weatherboard walls
- Timber framed windows
- Timber decorative detailing

#### **Streetscape**

- Paving and kerbing
- Concrete kerbs
- Front fences
- High stone walls
- Front garden areas

#### **Subdivision Pattern**

- Irregular shaped deep blocks with frontage to street on west, regular narrow and deep blocks on east side, with consistent setback.
- Older buildings sited at middle of block, newer buildings sited at front of block.

#### **Views**

- South to Tarban Creek
- East and north to ridge line

#### **Streetscape Contribution**

Significant – 1, 7, 11, Wharf Site,  
Contributory –

Neutral –2-10, 3, 13-17, St. Joseph's College's rowing sheds

## **8.4 Gladesville Road west of Ryde Road**

### **History**

Gladesville Road was, and still is, part of the principal east/west road linkage route across the peninsula. The road is one of the earliest in Hunters Hill being formed at the time of the original land grants of the 1830s.

Maps and street directories indicate that the northern side of the road was more intensely developed than the southern side throughout the nineteenth century and early years of the twentieth century. For many decades, the Italianate Villa Toronto (41 Gladesville Road) was the only building situated between Joubert Street and De Milhau Road. The Sisters of St. Joseph of the Sacred Heart came to Gladesville Road in 1883 and over the subsequent decades expanded their operations to encompass the premises between no. 43 and 35 Gladesville Road. The Marist Brothers and Fathers developed other properties along Gladesville Road from the 1850s including St. Joseph's College and Villa Maria. The 1950s brought the concentration of a number of community and sporting facilities between Ryde Road and Matthew Street (on land reserved in the 1920s for a public school).

In the 1968 Draft Planning Scheme the area between Luke and Matthew Streets was zoned 2b Residential (2 storey garden apartment). This zoning was affirmed in the Draft Planning Scheme of 1971.

### **Heritage Statement**

Gladesville Road (west), marking the northern edge of the failed Tarban Village subdivision of c.1841 and the southern edge of the Fig Tree estate subdivisions of 1876/1882, has been continuously developed through to the present for residential and institutional uses. Extant items that demonstrate this evolution are the late-Victorian villa at 41 Gladesville Road (Toronto) with its large garden setting, and the Federation era cottage at 30 Gladesville Road. The developing role of the Village precinct for community activities is demonstrated by the local sporting and welfare premises, together with the long standing role of the Roman Catholic church in the initial provision of educational facilities and now aged care.

### **Character Statement**

The western section of Gladesville Road is strongly defined by the stone walls bounding the allotments of premises associated with the Roman Catholic Church (no 41, 43, 35A and 35 Gladesville Road) which provide a unified visual character. The row of buildings on the north side of Gladesville Road (no. 30-36 and 4-44) while individually of differing dates and materials of construction, collectively with their consistent scale, roof types and garden setting with respective allotments they contribute to providing a unified visual character that is consistent with the overall character of Hunters Hill, albeit with an intrusive block of flats (no. 38-40). The regular spacing of street trees and stone walls close-in the street providing axial vistas east and west.

### **Built Form**

- Detached residences, home unit blocks, townhouses and institutional buildings
- One and two storey
- Generally pitched hipped roof with gable projections
- Roofing materials are terracotta tiles, glazed cement tiles, corrugated metal
- Mix of narrow and wide frontages
- Houses of dissimilar age, materials and design
- Front verandahs

- Face brick, render or weatherboard walls
- Timber framed windows
- Timber decorative detailing

#### **Streetscape**

- Street trees
- Nature strip and paving
- Concrete kerbs
- Front fences
- High stone walls
- Front garden areas

#### **Subdivision Pattern**

- Shallow narrow lots with narrow frontage to street on northern side
- Deep wide lots with wide frontage to street on southern side
- Buildings sited at front of allotment on northern side
- Buildings sited generally at middle of allotment on southern side

#### **Views**

- North to St. Josephs College
- South to Tarban Creek
- West to Villa Maria

#### **Streetscape Contribution**

Significant – Stone walls to no. 43 – 35, 41, 35

Contributory – no. 30, 34, 36, 42

Neutral – no. 32, 35A, 42A, 43, 44

Intrusive – no. 38-40



## **8.5 Short Street**

### **History**

Short Street was formed at the time of Joubert's subdivision of 1876 of Mary Reibey's grant (DP235). The street provided linkage between Ryde Road and Luke Street. Originally four allotments had frontage to both sides of the street, but subsequent residential development was limited to the southern side. By c.1930 there were six residences – three freestanding stone cottages, (no. 1-5), timber semi-detached cottages (no. 7-9), and a freestanding timber cottage (no. 11).

The north side of the street was associated with commercial premises fronting Ryde Road. By c.1930 these premises comprised a pair of shops, including a grocers and butchers, (no. 4 Ryde Road) and an ice works (6 Ryde Road). The exception to these commercial uses was a commercial (?) tennis court and clubhouse at 2-8 Short Street.

In the 1968 Draft Planning Scheme Short Street was zoned 2b Residential (2 storey garden apartments). This zoning was affirmed in the Draft Planning Scheme of 1971. The street was included within the defined area of Council's No. 1 Conservation Area in 1984.

### **Heritage Statement**

Short Street has historic associations with Joubert's subdivision of 1876 of the Fig Tree Estate, and retains a number of early residences (no. 3, 5, 7, 9) which collectively demonstrate early residential development in the area.

### **Character Statement**

The row of buildings on the south side of Short Street while individually of differing dates and materials of construction, collectively with their consistent scale, roof types, and garden setting within respective allotments contribute to providing a unified visual character that is consistent with the character of Hunters Hill. Vistas down the street terminate with the stone wall of St. Joseph's College.

### **Built Form**

- Detached, semi-detached, townhouses
- One and two storey
- Generally pitched hipped roof with gable projections, instances of flat roofs
- Roofing materials are terracotta tiles, glazed cement tiles, corrugated metal
- Narrow frontages
- Houses of similar materials and design, dissimilar age
- Front verandahs
- Sandstone, face brick, render or weatherboard walls
- Timber and aluminium framed windows
- Timber decorative detailing

### **Streetscape**

- Nature strip and paving
- Concrete and sandstone kerbs
- Front fences
- Front garden areas

### **Subdivision Pattern**

- Shallow narrow lots with frontage to street on southern side
- Buildings sited at front of block

## **Views**

- East to St. Joseph's College wall and tower cupola
- West to Figtree Park

## **Streetscape Contribution**

Significant – no. 3, 5, 7-9

Neutral – no. 11, 2-8

Intrusive – no. 1

## 8.6 Ryde Road

### History

Ryde Road was originally known as Onion's Point Road. The road was not part of the original road layout as determined at the time of the land grants, but was laid out in the 1830s to provide linkage with the Great North Road and the punt crossing at Bedlam Point. The road is shown in maps of the area prepared in the 1830s as a track cutting diagonally across Mary Reibey's Fig Tree Farm. Both sides of the road were subdivided in the mid 1870s by Didier Numa Joubert and in the early 1880s by his son Numa. Between Gladesville Road and Figtree Road, the north side of the street with its narrow allotments was formed in Joubert's subdivision of 1882 (DP 988), while the original residential subdivision pattern of the southern side was laid out in 1876 (DP235). The available historical information indicates the north side of the road was developed in two stages during the first decades of the twentieth century following re-subdivision – DP 7691 in 1914 and DP 9742 in 1920. In the re-subdivision the narrow allotments were retained with some modification to the width, but the original reserved rear lane access was removed. It is possible that the original subdivision with its narrow lots and rear lane may therefore have been intended for terraced housing.

The available historic documentation for the character of the area indicates that the road contained a mix of commercial and residential buildings. In 1882 there was a general store. By 1930 the south side was predominantly commercial with a butcher (no. 56 Gladesville Road), grocer (no. 2, no. 4), ice works (no. 6) and barber (no. 10). Figtree Park at this time had been resumed for a future public school, and presumably was open paddock. The Heritage Study of 1984 notes the park was used as a venue for an annual circus. The north side of the road was residential from the 1910s consisting of narrow blocks with freestanding bungalows.

In the 1968 Draft Planning Scheme the eastern side of Ryde Road was zoned 2b Residential (2 storey garden apartment). In the revised Draft Planning Scheme of 1971 the affected area was rezoned 2a Residential (single dwelling houses). The street was included within the defined area of Council's No. 1 Conservation Area in 1984.

### Heritage Statement

Ryde Road has historic associations with the Fig Tree estate subdivisions of 1876 and 1882 and as one of the early arterial roads in the municipality. The original subdivision pattern that seems to have been intended partly for terraced residences was eroded through later re-subdivision of the 1910s and resumption in the 1920s. The road contains a large number of Inter-war era California bungalows that demonstrate speculative residential construction of the era. Figtree Park is one of a comparatively small number of open public spaces in the municipality.

### Character Statement

The principal character of Ryde Road is determined by its consistency in scale and articulation of the succession of early twentieth century bungalows sited on the northern side of the street. While there are a small number of c.1910s houses of individual note to the south (no. 7, no. 11, no. 15 & no. 17), the 1920s bungalows and subdivision pattern are indicative of other Inter-war era developments to the west of the peninsula and are of collective note. The western side of the street is characterised collectively by the openness of Figtree Park, the service station and rear fenced yards of properties with Gladesville Road frontage. This open character demonstrates the underlying historical uses of the area, and today presents an unified visual character. The regular spacing of trees close-in the street providing axial vista south to Gladesville Road.



### **Built Form**

- Freestanding bungalows, home unit blocks, townhouses
- Generally one storey
- Generally pitched hipped roof with gable projections
- Roofing materials are terracotta tiles, glazed cement tiles, corrugated metal
- Narrow front
- Houses of similar age, materials and design
- Front verandahs
- Face brick and stucco walls
- Timber framed windows
- Timber decorative detailing

### **Streetscape**

- Street trees
- Nature strip and paving
- Concrete kerbs and sandstone kerbs
- High front walls
- Front garden areas

### **Public Amenity**

- Figtree Park

### **Subdivision Pattern**

- Deep narrow lots with frontage to street
- Buildings sited at front of block

### **Views**

- West to Figtree Park
- South to Gladesville Road
- North to St. Joseph's College

### **Streetscape Contribution**

Significant – 51, Figtree Park, St. Joseph's College

Contributory – 1, 3, 5, 7, 9, 11, 15-43, 57-59

Neutral – 2, 4, 6, 8-10, 45-47

Intrusive – 53-55

## **8.7 King Street, George Street, Pitt Street**

### **History**

These streets were reserved through subdivision c.1841. Despite nineteenth century land sales, the area south of King Street was not developed until the 1950s following re-subdivision.

### **Heritage Statement**

The street alignments of King Street, George Street, and Pitt Street are significant for their historic associations with the failed Tarban Village subdivision of c.1841, arguably the earliest residential subdivision on this scale in the municipality. The foreshore area contains a public reserved dedicated in 1912, and was a place for sea bathing.

### **Character Statement**

The identity of these streets is provided through the freestanding houses with garden frontages constructed from the 1950s, which is representative of the character of Hunters Hill but is of no particular historic or aesthetic note. The foreshore area is characterised by its rock outcrops, tracts of natural vegetation, treed canopy, public reserve and private jetties. Views to the ridge of the peninsula and Tarban Creek.

### **Built Form**

- Detached residences
- Generally one storey
- Generally pitched hipped roof
- Roofing materials are terracotta tiles, glazed cement tiles
- Narrow frontages
- Houses of similar age, materials and design
- Face brick, render or weatherboard walls
- Timber framed windows

### **Streetscape**

- Street trees
- Paving
- Concrete kerbs
- Front fences
- Front garden areas

### **Subdivision Pattern**

- Deep narrow lots with frontage to street
- Buildings sited at front of block

### **Views**

- South to Tarban Creek
- North to ridge

### **Amenity**

- Murray Prior Reserve

### **Streetscape Contribution**

Generally neutral

## **8.8 Luke Street**

### **History**

Luke Street was formed at the time of Joubert's subdivision of 1876 of Mary Reibey's grant (DP 235). The street provided linkage between Ryde Road and Gladesville Road. Eight allotments originally had frontage to the eastern side of the street. The western side of the street was formed by the large allotment of St. Joseph's College. By c.1930 the street contained three wooden cottages (no. 3-9 Luke Street) south of the Short Street. The area north of Short Street comprised the rear yards of commercial premises fronting Ryde Road, and a (commercial ?) tennis court.

In the 1968 Draft Planning Scheme Luke Street was zoned 2b Residential (2 storey garden apartments). This zoning was affirmed in the Draft Planning Scheme of 1971. The street was included within the defined area of Council's No. 1 Conservation Area in 1984.

### **Heritage Statement**

Luke Street has historic associations with Joubert's subdivision of 1876 of the Fig Tree estate, and contains a section of the sandstone wall of St. Joseph's College which has high historic and aesthetic values.

### **Character Statement**

The character of Luke Street is determined through the aesthetic and historic values of the sandstone wall of St. Joseph's College and the length of sandstone kerbing and guttering along the western side of the street. Residential development is confined to the eastern side of the street and is a mix of freestanding residences and townhouses constructed at different times from the 1950s. In consideration of the variation in materials, styles and bulk, the streetscape does not present a cogent and unified visual character. The vista south terminates with the stone walls of the Roman Catholic institutions on Gladesville Road.

### **Built Form**

- Freestanding residences and townhouses
- One and two storey
- Generally pitched hipped roof with gables projections
- Roofing materials are terracotta tiles, glazed cement tiles
- Narrow and fronts
- Buildings of dissimilar age, materials and design
- Face brick, render or weatherboard walls
- Timber and aluminium framed windows
- Timber decorative detailing

### **Streetscape**

- High sandstone wall (west)
- Nature strip and paving (east)
- Concrete kerbs
- Sandstone kerbs and guttering (west)
- Front fences
- Front garden areas

### **Subdivision Pattern**

- Deep narrow lots with frontage to street



- Deep wide lot with frontage to street
- Buildings sited at front of block

**Views**

- South to sandstone walls on Gladesville Road

**Streetscape Contribution**

Significant – Stone wall and sandstone kerbing and guttering

Neutral – 1, 9

Intrusive - 3-7

## **8.9 Matthew Street**

### **History**

Matthew Street was formed at the time of Joubert's subdivision of 1876 of Mary Reibey's crown grant (DP 235). The street provided linkage between Ryde Road and Gladesville Road, and was probably intended to function as a continuation of De Milhau Road which had a wharf on Tarban Creek to the south. Originally nine allotments had frontage to the east and west sides of the street. Subsequent development concentrated on the western side of the street. By c.1930 the street contained six buildings – three freestanding wooden cottages (no. 2, no. 4 & no. 8), a wooden semi-detached (no. 12 –14), and a brick cottage (no. 6). Due to the resumption of the eastern side of the street for school purposes in 1928, this area remained undeveloped until the late 1950s following the rededication of the area as public reserve in 1954 and opening of the Hunters Hill Women's Bowling Club c.1958.

In the 1968 Draft Planning Scheme the western side of Matthew Street was zoned 2b Residential (2 storey garden apartments). This zoning was affirmed in the Draft Planning Scheme of 1971. The street was included within the defined area of Council's No. 1 Conservation Area in 1984.

### **Character Statement**

Matthew Street is characterised by medium density residential units and the open ground of Figtree Park and the former bowling green (now croquet courts). While the treed park and screened playing green provide amenity, the streetscape bears no relation to the original subdivision pattern and built form. With variation in materials, styles and bulk, the built fabric does not present a cogent and unified visual character. The vista south terminates with the stone walls of the Roman Catholic institutions on Gladesville Road.

### **Heritage Statement**

Matthew Street has historic associations with Joubert's subdivision of 1876 of the Fig Tree estate. The former bowling green has historic associations with post Second World War sport and recreational facilities in Hunters Hill, which continues today in the use by the croquet club.

### **Built Form**

- Home unit blocks and townhouses
- Generally two storey
- Generally pitched hipped roofs
- Roofing materials are terra-cotta tiles and glazed cement tiles
- Narrow and wide frontages
- Buildings of dissimilar age, materials and design
- Face brick and render walls
- Timber and aluminium framed windows

### **Streetscape**

- Street trees
- Nature strip and kerbing
- Concrete kerbs, and sandstone kerbs
- Front fences
- Front courtyards

### **Subdivision Pattern**

- Deep narrow lots with frontage to street, and deep wide consolidated lots with frontage to street
- Buildings sited at front of block

### **Streetscape Contribution**

Significant – Figtree park & croquet club court

Neutral - 2-10

Intrusive -12-14



## **8.10 Joubert Street**

### **History**

Prior to the completion of Burns Bay Road, Joubert Street was one of the principal north/south road linkages across the peninsula. The road is one of the earliest in Hunters Hill being formed at the time of the original land grants of the 1830s. The northern end of the road was a place for crossing the Lane Cove River at the Fig Tree Wharf and bridge. It was the centre of Joubert's ferry operations, and in this context provided an important link between the ferry stop and the residential and commercial areas centred on the ridge line roads of Hunters Hill.

Subdivision of Joubert Street was initiated c.1880 and continued into the early twentieth century resulting in predominantly residential development characterised by a number of villas set within large allotments. There was some commercial development around the intersections of Church Street/Gladesville Road. All Saints Anglican Church (also known as the Figtree Chapel) was located in this area. The construction of the North-Western Expressway in the early 1960s necessitated excavation of a strip of the hillside east of the street for the construction of Burns Bay Road. The making of the new road resulted in the demolition of all buildings fronting the eastern side of Joubert Road. This included a number of historic properties including Didier N. Joubert's St. Malo. All Saints Anglican Church was dismantled and reconstructed in Figtree Road.

In the 1968 Draft Planning Scheme Joubert Street south of Gladesville Roads was zoned 2b Residential (2 storey garden apartment), and 2c (3 storey home units) in the area north of Gladesville Road. In the revised Draft Planning Scheme of 1971 most of the affected area was rezoned 2a Residential (single dwelling houses), with 2b zoning designated for the Avenue Road intersection. The street north of Gladesville Road was included within the defined area of Council's No. 1 Conservation Area in 1984.

### **Heritage Statement**

Joubert Street has historic associations with the development of Hunters Hill as a road alignment reserved at the time of the land grants. The length of the street within the Study Area retains a c.1880 riverside stone villa residence (no. 2) that demonstrates the quality of late nineteenth century residential development on the peninsula.

### **Character Statement**

Joubert Street is characterised by its mix of freestanding houses and multiple dwelling home units. While the street retains an item (no. 2) with high historic and aesthetic values, the number of home units and proximity to Burns Bay Road does not present a cogent and unified visual character. Views to the north and east imbue the street with a unique setting, but disrupted by Burns Bay Road.

### **Built Form**

- Freestanding residences, home unit blocks, commercial
- Generally two storey
- Generally pitched hipped roof with gable projections, some home unit blocks with flat roofs
- Roofing materials are terracotta tiles, glazed cement tiles
- Generally narrow frontages
- Buildings of dissimilar age, materials and design
- Sandstone, face brick or weatherboard walls

- Timber and metal framed windows

### **Streetscape**

- Nature strip and paving
- Car parking bays on east side
- Concrete kerbs
- Sections of sandstone kerbs on northern section
- Front fences
- Front garden areas
- Courtyard parking areas

### **Subdivision Pattern**

- Generally shallow lots with frontage to street (no. 8 and 10 are exceptions)
- Buildings sited at front of block

### **Streetscape Contribution**

Significant – 2

Contributory – 8, 16D

Neutral – 10, 12, 14, 18, 20, 22, 22A, 24

Intrusive – 6, 16

## 8.11 Durham Street

### History

The street was formed in 1905 through the subdivision of George Durham's estate.<sup>1</sup> The housing on the western side of the street was demolished for the making of Burns Bay Road. The northern section was formed after the making of Burns Bay Road. The street was included within the defined area of Council's No. 1 Conservation Area in 1984.

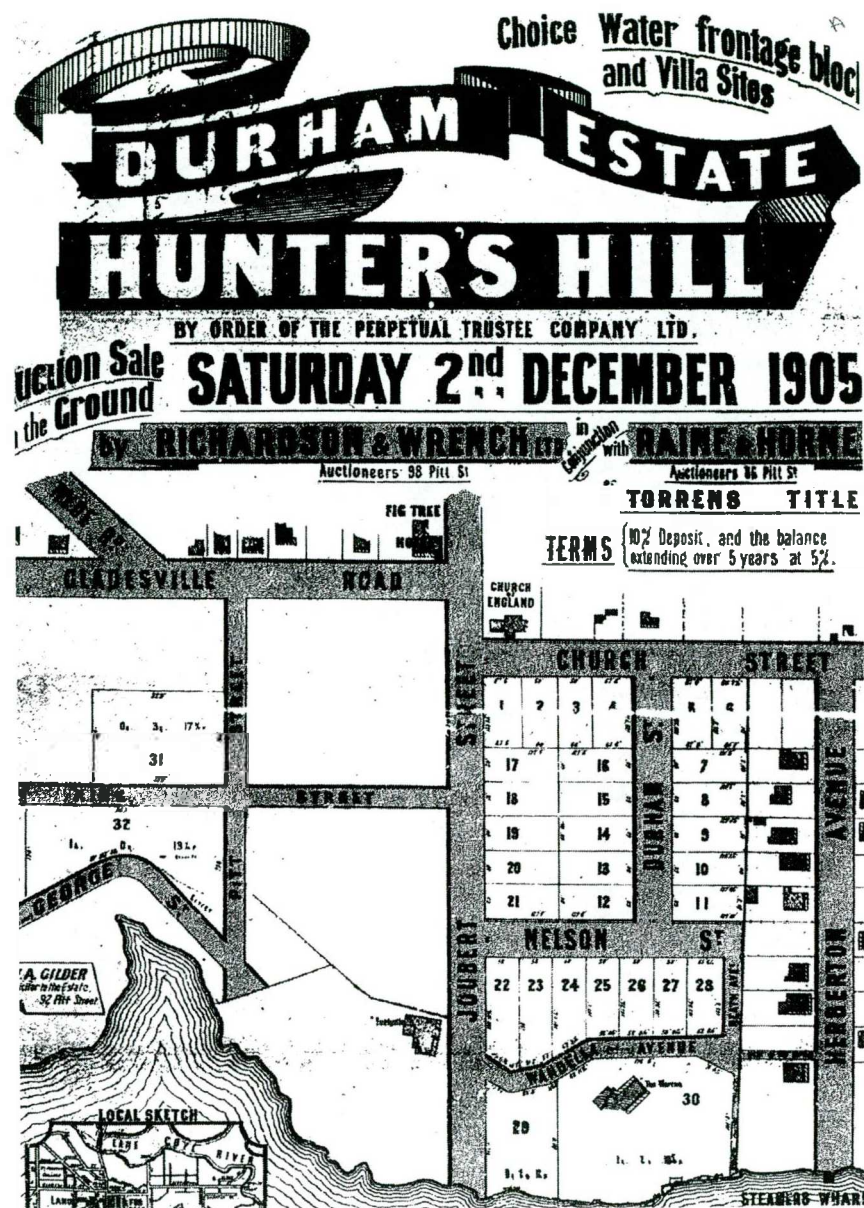


Figure 8.2 This plan of the Durham Estate of 1905 provides a good indication of the subdivision pattern and street layout prior to the making of Burns Bay Road. The plan also shows the extent of development on Gladesville Road at this time was concentrated to the north side of the street. Source: Mitchell Library – Hunters Hill Subdivision Plan – 811.1421/1905/1

<sup>1</sup> Mitchell Library – Hunters Hill Subdivision Plan – 811.1421/1905/1

## **Heritage Statement**

Historic associations with the Durham Estate subdivision of 1905.

## **Character Statement**

Durham Street is characterised by its mix freestanding houses. The street retains a number of comparable freestanding residences, but this residential character is eroded by the proximity to Burns Bay Road.

## **Built Form**

- Freestanding residences
- Generally one storey
- Generally pitched hipped roof with gable projections
- Roofing materials are terracotta tiles, and glazed cement tiles
- Narrow frontages
- Houses of similar age, materials and design
- Front verandahs
- Face brick walls
- Timber framed windows
- Timber decorative detailing

## **Streetscape**

- Nature strip and pedestrian paving
- Concrete kerbs
- High front walls

## **Subdivision Pattern**

- Deep narrow lots with frontage to street
- Buildings sited at front of block

## **Views**

- West to Village Area.

## **Streetscape Contribution**

Individual buildings of comparable streetscape value.



8.12 Reibey Road

History

The southern section of this street (located within the Study Area) was formed in the 1960s through the making of Burns Bay Road.

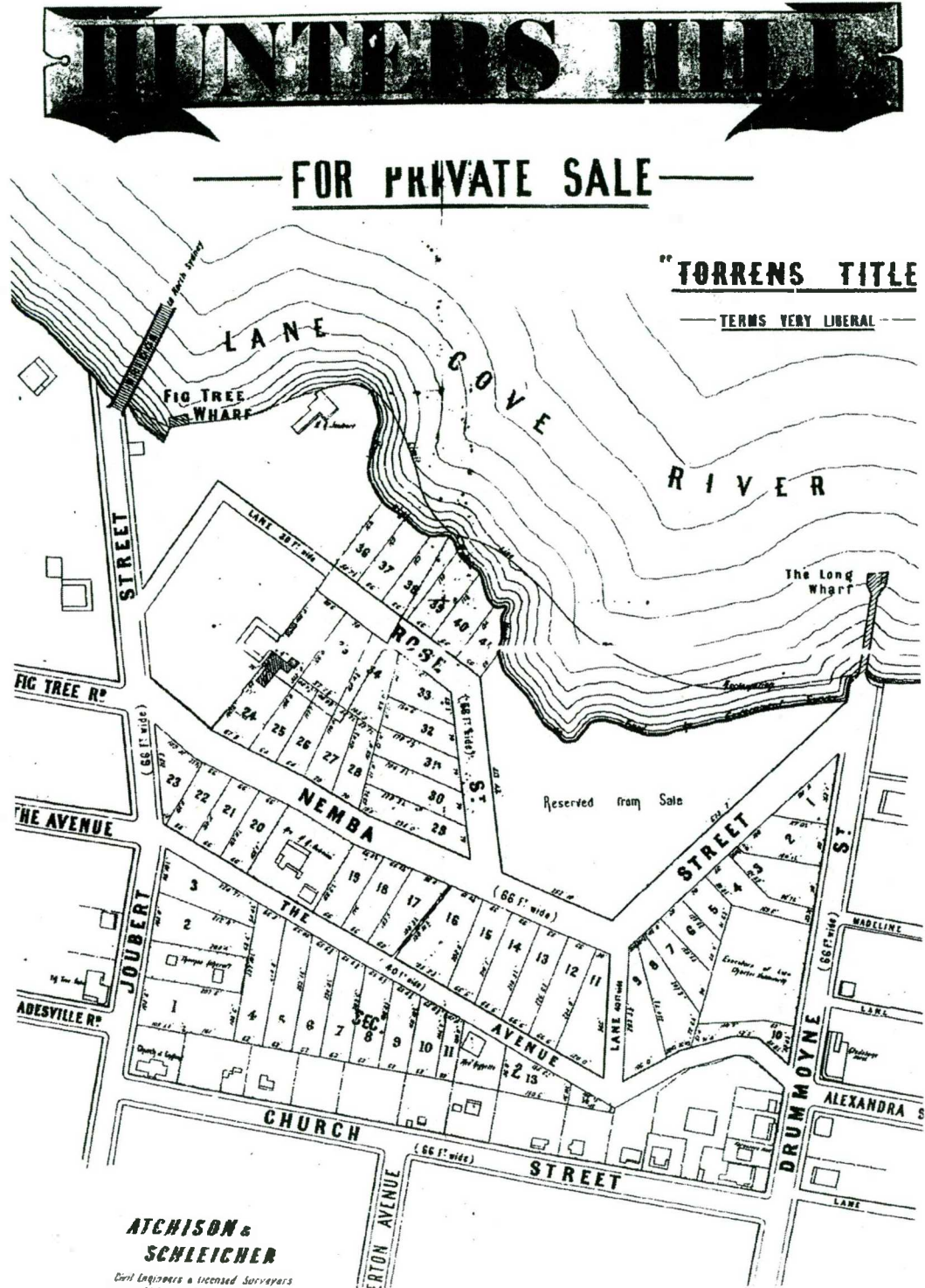


Figure 8.3 This plan of the Avenue Estate subdivision, not dated, provides a good indication of the subdivision pattern and street layout prior to the making of Burns Bay Road. Reibey Road north of Church Street is not shown. Source: Mitchell Library – Hunters Hill Subdivision Plan – 811.1421/19057/1

## **Heritage Statement**

### **Character Statement**

Reibey Street is characterised by its mix freestanding houses. The street retains a number of comparable freestanding residences. The proximity to Burns Bay Road is screened by the embankment and trees. The amenity of the street is enhanced through views north to the Lane Cove River.

### **Built Form**

- Freestanding residences
- Generally one storey
- Generally pitched hipped roof with gables projections
- Roofing materials are terracotta tiles, and glazed cement tiles
- Narrow frontages
- Houses of similar age, materials and design

### **Streetscape**

- Nature strip and pedestrian paving
- Concrete kerbs
- High front walls
- Front garden areas
- Discontinuous footpath and road levels
- Sandstone revetment on west side

### **Subdivision Pattern**

- Deep narrow lots with frontage to street
- Buildings sited at front of block

### **Views**

- North to Lane Cove River

### **Streetscape Contribution**

Individual buildings of comparable streetscape value.

## 8.13 Gladesville Road (East) – The Village

### History

Gladesville Road was, and still is, part of the principal east/west road linkage route across the peninsula. The road is one of the earliest in Hunters Hill being formed at the time of the original land grants of the 1830s. Up until the completion of Burns Bay Road, all road traffic into Hunters Hill travelled along sections of this road. The commercial importance of the intersection with Joubert Street (with its connection with the ferry service) and Church Street is indicated by the building of a licensed hotel here (the Fig Tree) c.1880; the hotel was rebuilt as the Hunters Hill Hotel in 1940.

Maps and street directories indicate that the northern side of the road was more intensely developed than the southern side throughout the nineteenth century and first half of the twentieth century: the section between Howard Place and Joubert Street was developed only after 1921.<sup>2</sup> All commercial and residential development was concentrated within the area between Matthew Street and the Joubert Street/Church Street intersection. Within this precinct in 1900 were located a general store, fuel merchant, blacksmith, and butcher, and the local police station. This mix of businesses had changed markedly by 1930 with the advent of the motor car and establishment of two carriers and three motor garages (including no. 71 and no. 55). Other businesses operating at this time included a grocer (no. 52), bootmaker (no. 54), confectioner (no.65), draper (no. 67) and hairdresser (no. 69).

Gladesville Road also had a number of private residences including modest stone dwellings (no. 50, no. 58, no. 60, no. 62, no. 64), and weatherboard cottages (no. 66, and on neighbouring Ryde Road, no. 1 and no. 3). Most of these premises have been demolished.

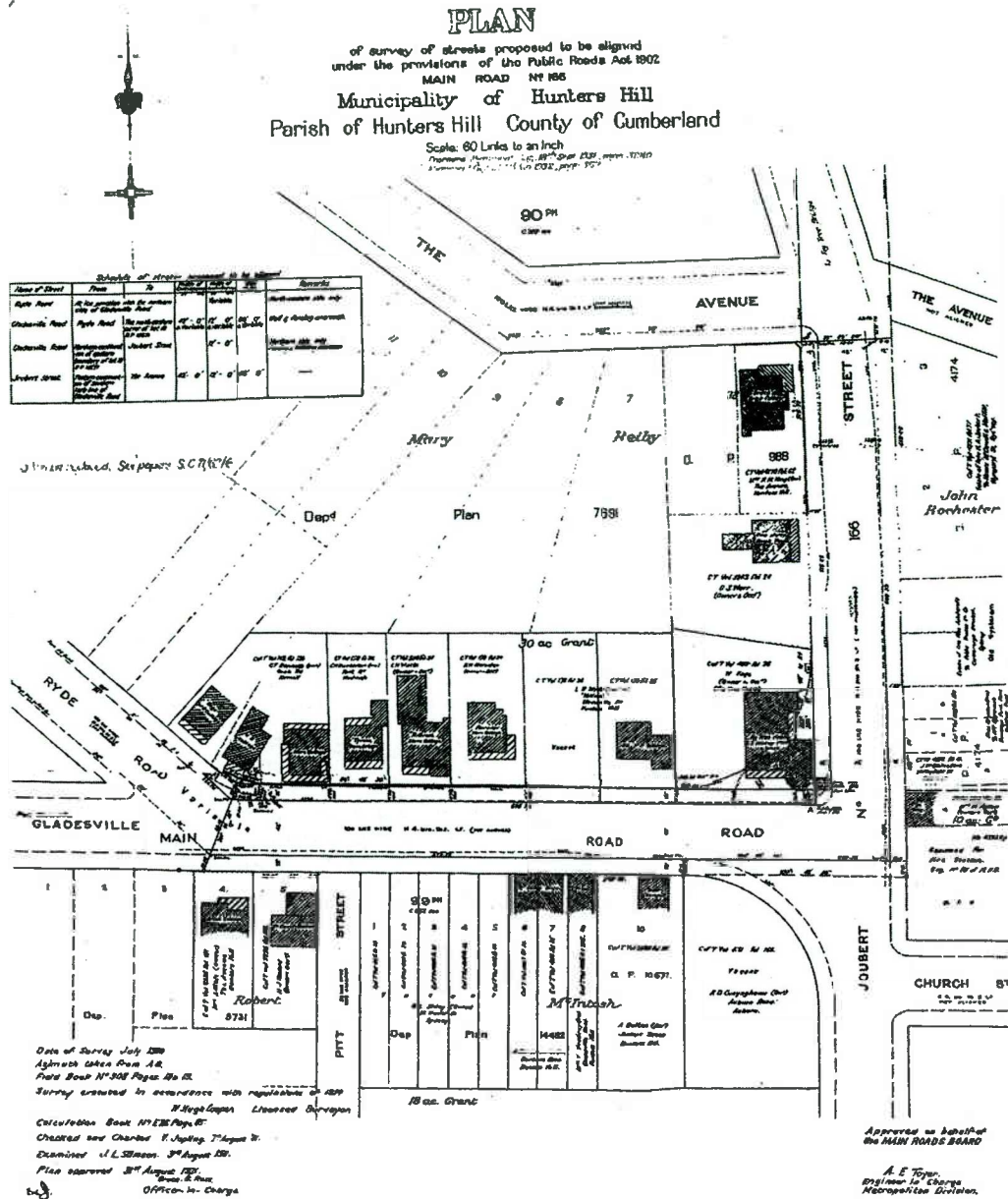
The available historic plans indicate that the built character of Gladesville Road between Joubert Street and Luke Street was generally a mix of commercial buildings built up to the street building line and residences setback from the building line, clustered together and set within undeveloped blocks. This pattern has continued to this day with the car park of the Hunters Hill Hotel.

Changes to the road were instigated in the 1920s with the resumption of the corners of the intersection with Joubert Street for road widening – the consequences of this are the buildings with the curved street frontages. The 1950s brought the concentration of a number of community and sporting facilities between Ryde Road and Matthew Street (on land reserved in the 1920s for a public school). The making of Burns Bay Road in the 1960s necessitated the demolition of a number of commercial premises situated within the resumption affected areas of Church Street and Joubert Street, resulting in relocation of business to Gladesville Road; the former c.1960s banks are indicative of this process. Commercial development along this road has been ongoing since.

In the 1968 Draft Planning Scheme the Gladesville Road was one of the few areas in the municipality designated 3a-3c Business. The north side of the street was included within the defined area of Council's No. 1 Conservation Area in 1984.

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<sup>2</sup> Mitchell Library – Hunters Hill Subdivision Plan – 811.142/1921/4



**Figure 8.4** Plan of proposed realignments of Joubert Street and Gladesville Road. The plan was prepared in 1931 and approved in 1932. The plan provides a good indication of the extent of development in the Village Area prior to 1930. Source: Land and Property Information – Crown Plan H6-2110

**Heritage Statement**

Gladesville Road, marking the northern edge of the failed Tarban Village subdivision of c.1841 and the southern edge of the Fig Tree estate subdivision of 1876/1882, has been continuously developed through to the present for commercial and residential uses. Extant items that demonstrate this evolution are the stone cottages at no. 50 and 62 Gladesville Road, the 1920s brick shops at no. 52-54 Gladesville Road and no. 67-69 Gladesville Road, and the 1930s commercial buildings at no. 16D Joubert Street and no. 68 Gladesville Road (the Hunters Hill Hotel). The latter with their complementary curved facades contribute to the sense of entry into the precinct, and demonstrate town planning practices of the Inter-war era with the advent of the motor car and the need for road widening through resumption and realignment. The Hunters Hill Hotel is a fine example of a late 1930s large suburban hotel and has since its completion in 1940 been the predominant built item in the area.



## **Character Statement**

The Village Area centred on Gladesville Road comprises a mix of buildings with no consistent built character when measured against the criteria of setback, materials, bulk, age or architectural style. In regard to the stated character of Hunters Hill, the precinct does not satisfy the criteria of age (not pre 1920s), use (residential), scale (not domestic), and setting (no gardens). The area therefore has its own unique identity that results from past and ongoing statutory planning regulations, and the historic character of the area with its mix of open and developed spaces. Vistas east and west, and glimpsed views south to Tarban Creek, contribute to the setting of the precinct.

## **Built Form**

- Freestanding and semi-detached commercial premises (the residence at no. 47 is an exception)
- Generally two storey
- Roof form either concealed behind a parapet or pitched hipped roofs
- Roofing materials are terracotta tiles, glazed cement tiles, corrugated metal
- Narrow and wide frontages
- Buildings of dissimilar age, materials and design
- Sandstone, face brick, render or weatherboard walls
- Timber and aluminium framed windows
- Discontinuous street awnings

## **Streetscape**

- Concrete kerbs and paving
- Limited street trees

## **Subdivision Pattern**

- Varied narrow and wide allotments with frontage to street, allotments on south side with rear lane access
- Buildings sited at front of allotment
- Buildings sited at middle of allotment

## **Views**

- Glimpsed view of Tarban Creek down Howard Place
- View across Burns Bay Road
- View down Joubert Street

## **Streetscape Contribution**

Significant – 50, 62, 68 (Hunters Hill Hotel)

Contributory – 48, 52-54, 65-67, 69

Neutral – 45, 46, 47, 49, 51-55, 56, 57, 58, 59, 60, 61, 63, 64-66, 71-75, 77-79

Intrusive - 64

## **8.14 Howard Place**

### **History**

The rear lane access to the premises on the south side of Gladesville Road was created through the subdivision of the 1920s. The western return into Gladesville Road is the continuation of Pitt Street which was reserved as a public road in the Tarban Village subdivision of c.1841.

### **Character Statement**

Howard Place is characterised by its mixed collection of paved car parking spaces and fenced rear yard areas, with a small number of c.1960s residential premises. It presents principally as a narrow closed-in utilitarian street, with the exception of the western end with its precinct of residences and view south to Tarban Creek.

### **Heritage Statement**

Historical associations with c.1920s commercial subdivision in Hunters Hill.

### **Built Form**

- Utilitarian workshops and car parks
- Generally two storey
- Narrow frontages
- Buildings of indeterminable age
- Limited residential premises

### **Streetscape**

- Discontinuous kerbing
- Open car parking
- Discontinuous timber paling fences

### **Subdivision Pattern**

- Deep narrow lots
- Commercial buildings sited at rear of block, residential at front.

### **Views**

- South to Tarban Creek

### **Streetscape Contribution**

Individual premises provide a comparable contribution to the streetscape.

## **8.15 Burns Bay Road**

### **History**

Completed in 1964 as part of the proposed North-Western Expressway for Sydney.

### **Character Statement**

Open utilitarian roadway, characterised by its sandstone cutting and nature strips. The approaches provide panoramic views of the peninsula.

### **Heritage Statement**

Burns Bay Road has historic associations with the post Second World War development of expressways in Sydney, forming part of the yet to be completed North-Western Expressway. The resumptions necessitated by the road and demolition of historic houses such as St. Malo represent a sorry episode in the evolving history of Hunters Hill. The completion of the road in improving access from the northern and southern suburbs marks the onset of post c.1965 residential development on the peninsula.

## 9.0 Heritage Review

### 9.1 Status of Heritage Listings

Item	State Heritage Register	Hunters Hill Council	National Trust Register	Register of the National Estate	List of Twentieth Century Buildings	SREP 22	Theme (This Report)	Phase (Walker Report)
7 De Milhau Road		Schedule 6	Recorded	Registered			3.2 3.4	Phase 4
11 De Milhau Road		Schedule 6	Recorded	Registered			3.2 3.4	Phase 4
De Milhau Wharf Site		Schedule 6					3.3	Phase 4
De Milhau Road South Side Stone Wall		Schedule 6					3.2 3.5	Phase 4
Figtree Area Joubert's Subdivision		Schedule 6					3.5	Phase 4
1 Figtree Road		Schedule 6	Recorded	Registered				Phase 4
10 Figtree Road		Schedule 6					3.5	Phase 4
14 Figtree Road		Schedule 6	Recorded	Registered			3.5	Phase 4
16 Figtree Road		Schedule 6					3.5	Phase 4
20 Figtree Road		Schedule 6					3.5	Phase 4
Figtree – St. Mark's		Schedule 6	Recorded	Registered			3.5 & 3.6	Phase 3
1 Avenue Road		Schedule 6					3.5	Phase 5
12 Avenue Road		Schedule 6					3.5	Phase 5
20 Avenue Road		Schedule 6					3.5	Phase 5
22 Avenue Road		Schedule 6	Recorded	Registered			3.5	Phase 4
24 Avenue Road		Schedule 6	Recorded	Registered			3.5	Phase 4
26 Avenue Road		Schedule 6	Recorded	Registered			3.5	Phase 4
Gladesville Road South Side Stone Wall		Schedule 6					3.5 3.6	Phase 4
68 Gladesville Road					Nominated		3.6	Phase 7
50 Gladesville Road		Schedule 6	Recorded	Registered			3.6	Phase 4
62 Gladesville Road		Schedule 6	Recorded				3.6	Phase 4
41 Gladesville Road		Schedule 6					3.5	Phase 4
2 Joubert Street		Schedule 6	Recorded	Registered			3.5	Phase 4
8 Joubert Street		Schedule 7					3.5	Phase 6
3 Short Street		Schedule 6					3.5	Phase 4
5 Short Street		Schedule 6					3.5	Phase 4
1 Ryde Road		Schedule 6					3.5	Phase 6
3 Ryde Road		Schedule 6					3.5	(Phase 9)
51 Ryde Road		Schedule 6					3.5	Phase 4
Hunters Hill Conservation Area		Schedule 6	Classified	Registered				

### 9.2 Agencies

#### Hunters Hill Council's Items of Environmental Heritage

Statutory controls on development of heritage items and heritage conservation areas are stated in the Hunters Hill Council's Local Environmental Plan (LEP) No. 1 and amending LEP 14 (gazetted 13 September 1991). The objective of LEP No.1 is to conserve the particular identity of the Municipality. This identity is derived from its heritage, character, topography and residential amenity. The LEP identifies items of environmental heritage in Schedule 6 and contributory buildings in Schedule 7.

#### National Trust of Australia (New South Wales) Register

The National Trust of Australia (N.S.W.) maintain a register which lists those buildings, sites, items and areas that, in the Trust's opinion, fall within the following definition:



*Those places which are components of the natural or the cultural environment of Australia, that have aesthetic, historical, architectural, archaeological, scientific, or social significance, or other special value for future generations, as well as for the present community.*

### **Register of the National Estate**

The Australian Heritage Commission (AHC) maintain the Register of the National Estate that lists buildings, sites, items and areas, which, in the Commission's opinion identifies:

*components of the natural environment of Australia, or the cultural environment of Australia, that have aesthetic, historic, scientific or social significance or other special value for future generations, as well as for the present community.*

### **List of Twentieth Century Buildings**

The Architectural Conservation Committee of the Royal Australian Institute of Architects - New South Wales Chapter maintain a List of Twentieth Century Buildings which includes places constructed in the period 1900-1950 that are considered to be:

*The most significant examples of the work of leading architects,*

*Buildings which are recognised as important landmarks in the development of architecture, and*

*Buildings which, because of their quality and siting, make a significant contribution to the environment.*

### **State Heritage Register**

The *Heritage Act 1977* (Amended) is an Act to conserve the environmental heritage of New South Wales. The Act established the Heritage Council of N.S.W., and recently the State Heritage Register. Section 4 of the Act defines State heritage significance as being:

*.. relation to a place, building, work, relic, moveable object or precinct, means significance to the State in relation to the historical, scientific, cultural, social, archaeological, archaeological, natural or aesthetic value of the item.*

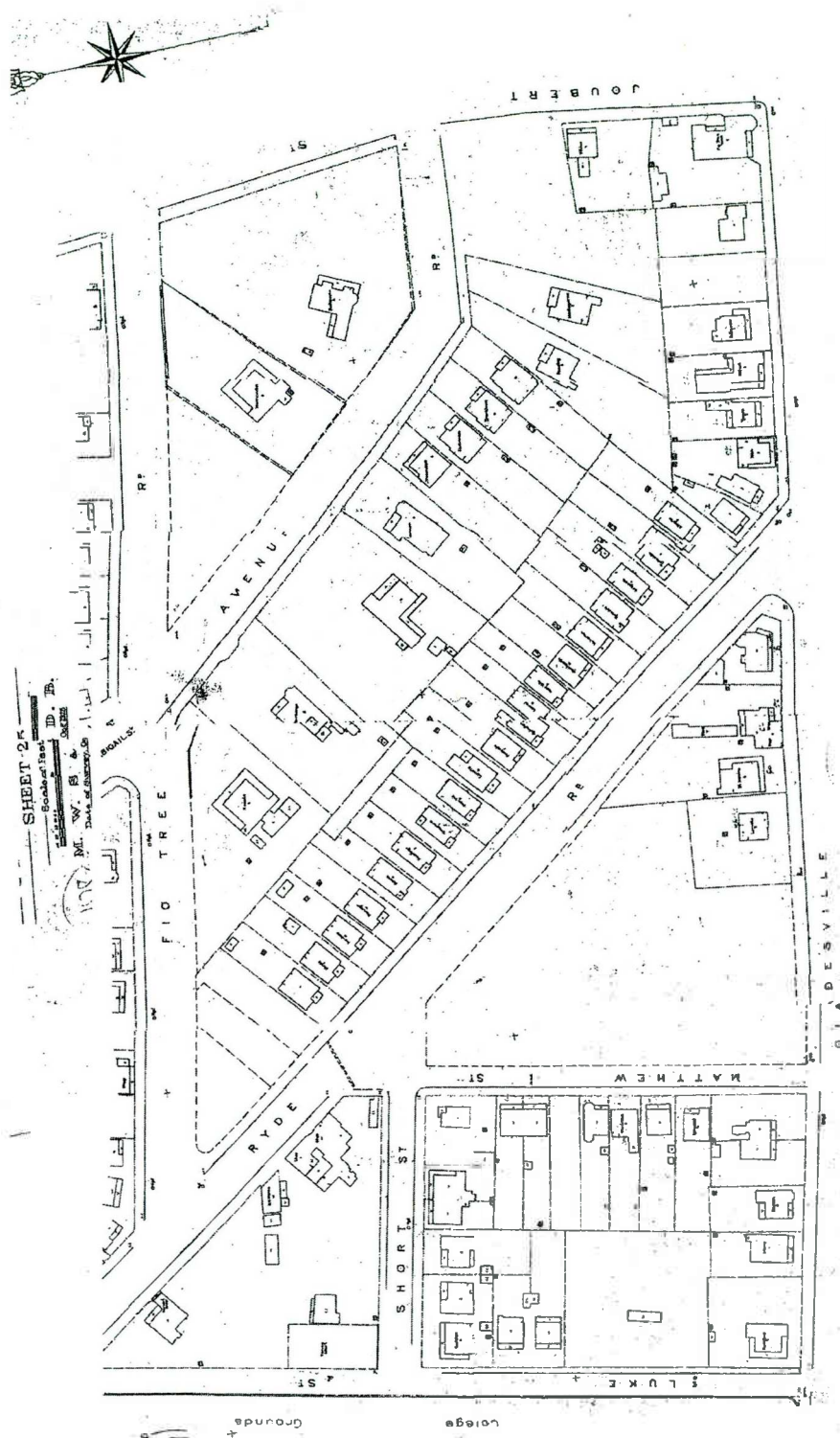
The Heritage Council, which provides advice and recommendations to the Minister for Urban Affairs and Planning, is the consent authority for items listed on the State Heritage Register.

### **Sydney Regional Environmental Plan No. 22 – Parramatta River**

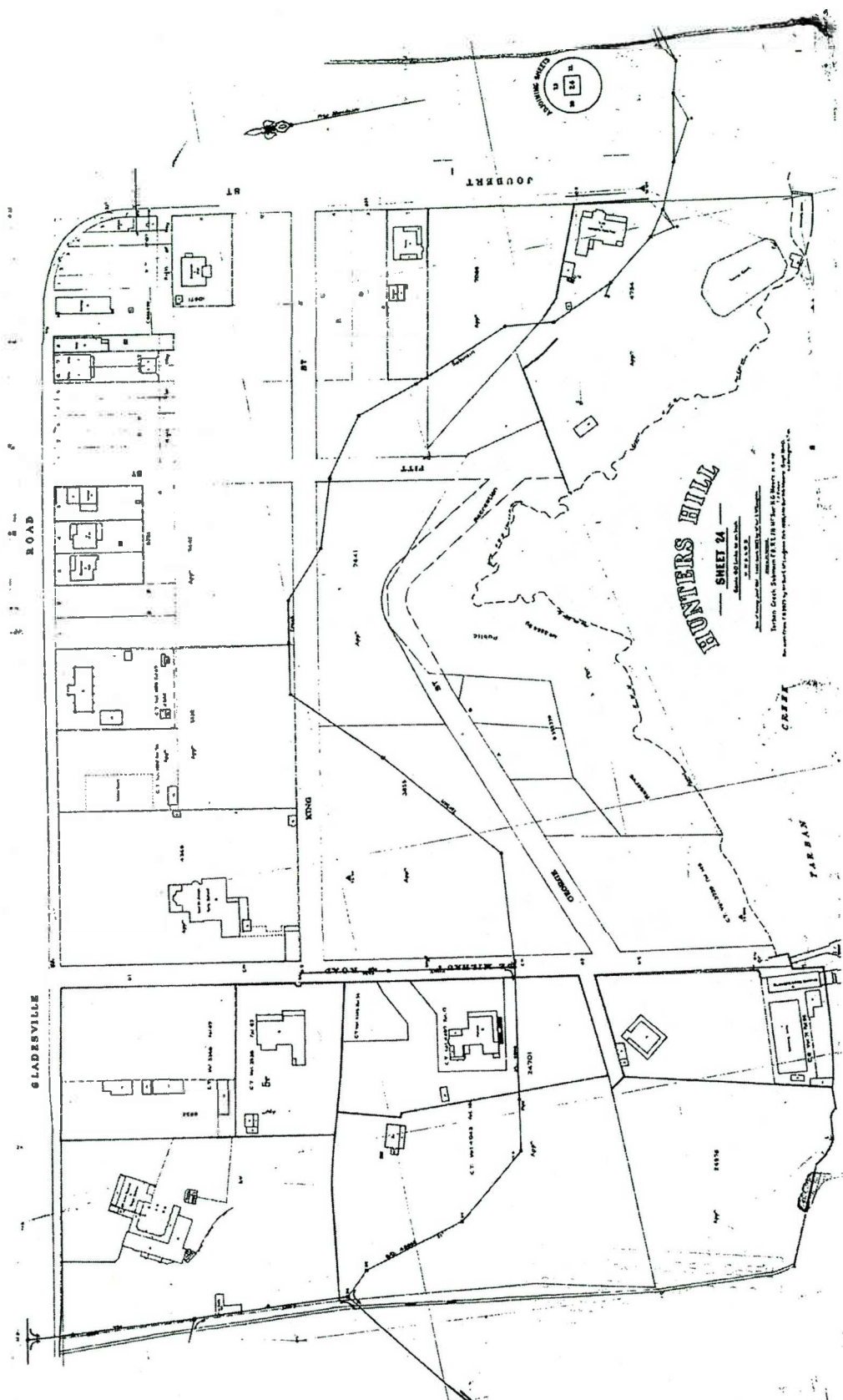
The area south of Gladesville Road to Tarban Creek is included within the catchment of the Sydney Regional Environmental Plan (SREP) No. 22, the boundary is the ridge line defined by Gladesville Road. The general guidelines of SREP 22 cover matters such as foreshore pedestrian access, water's edge, natural vegetation, and built form. The plan includes a schedule of heritage items which does not list any item within the Study Area. The schedule of foreshore open spaces includes the Murray Prior Reserve and the RTA owned land under the Tarban Creek Bridge.

## 10.0 Appendices

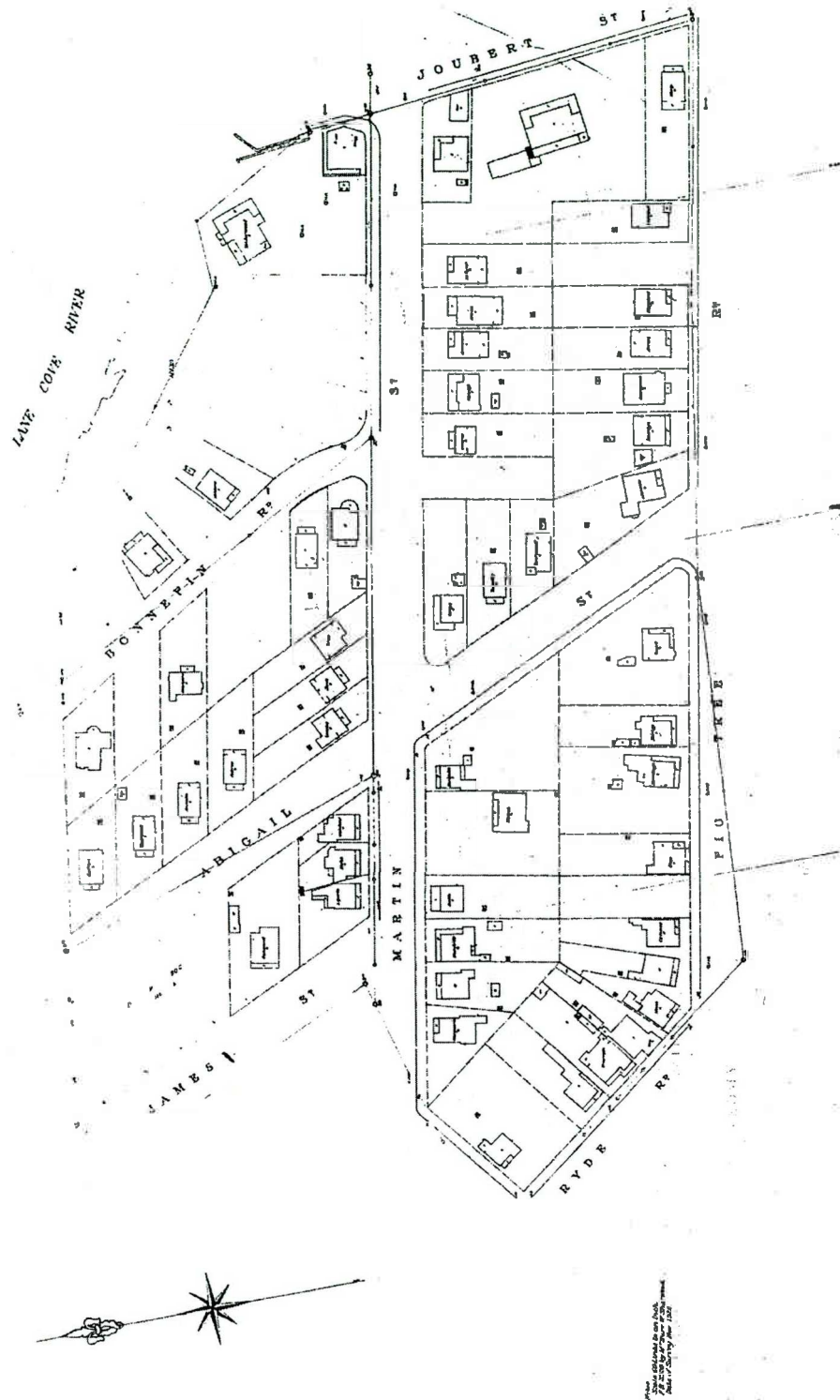
### 10.1 Historic Water Board Survey Plans



**Figure 10.1** - Sheet 25 of the MWS&DB's survey of Hunters Hill of the area bounded by Gladesville Road, Luke Street, Figtree Road and Joubert Street. The survey was completed in 1928. Source: Hunters Hill Council

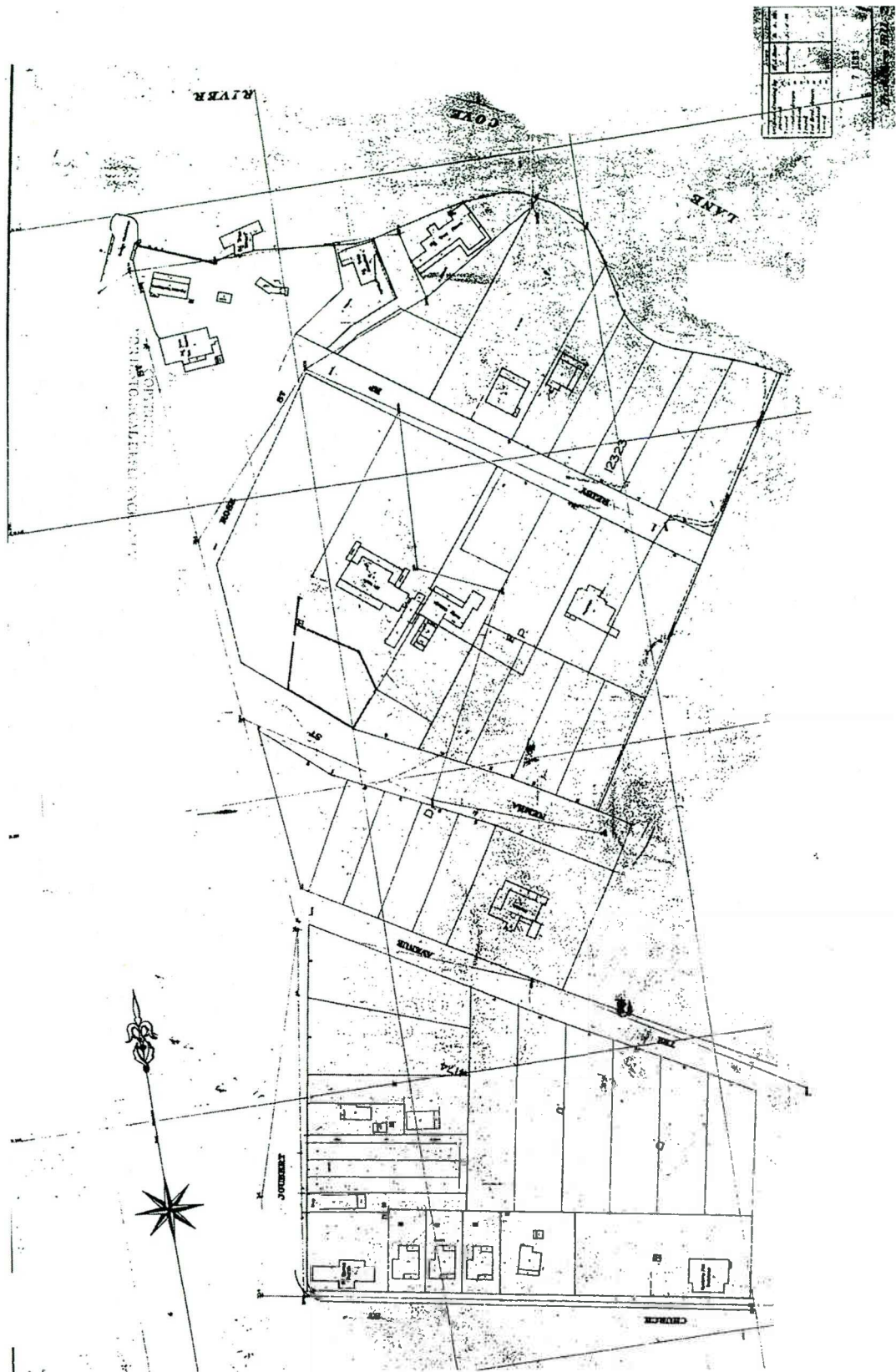


**Figure 10.2** - Sheet 24 of the MWS&DB's survey of Hunters Hill of the area bounded by De Milhau Road, Joubert Street and Gladesville Road. The survey was completed in 1940. Source: Sydney Water Corporation Plan Room



**Figure 10.3** - Sheet 26 of the MWS&DB's survey of Hunters Hill of the area bounded by Figtree Road, Ryde Road, Joubert Street and the Lane Cove River. The survey was completed in 1929. Source: Sydney Water Corporation Plan Room





**Figure 10.4** - Sheet 23 of the MWS&DB's survey of Hunters Hill of the area bounded by Joubert Street, Church Street and the Lane Cove River. The survey was completed in 1929. Source: Sydney Water Corporation Plan Room

10.2 Deposited Plans and Crown Plans

HUNTERS HILL

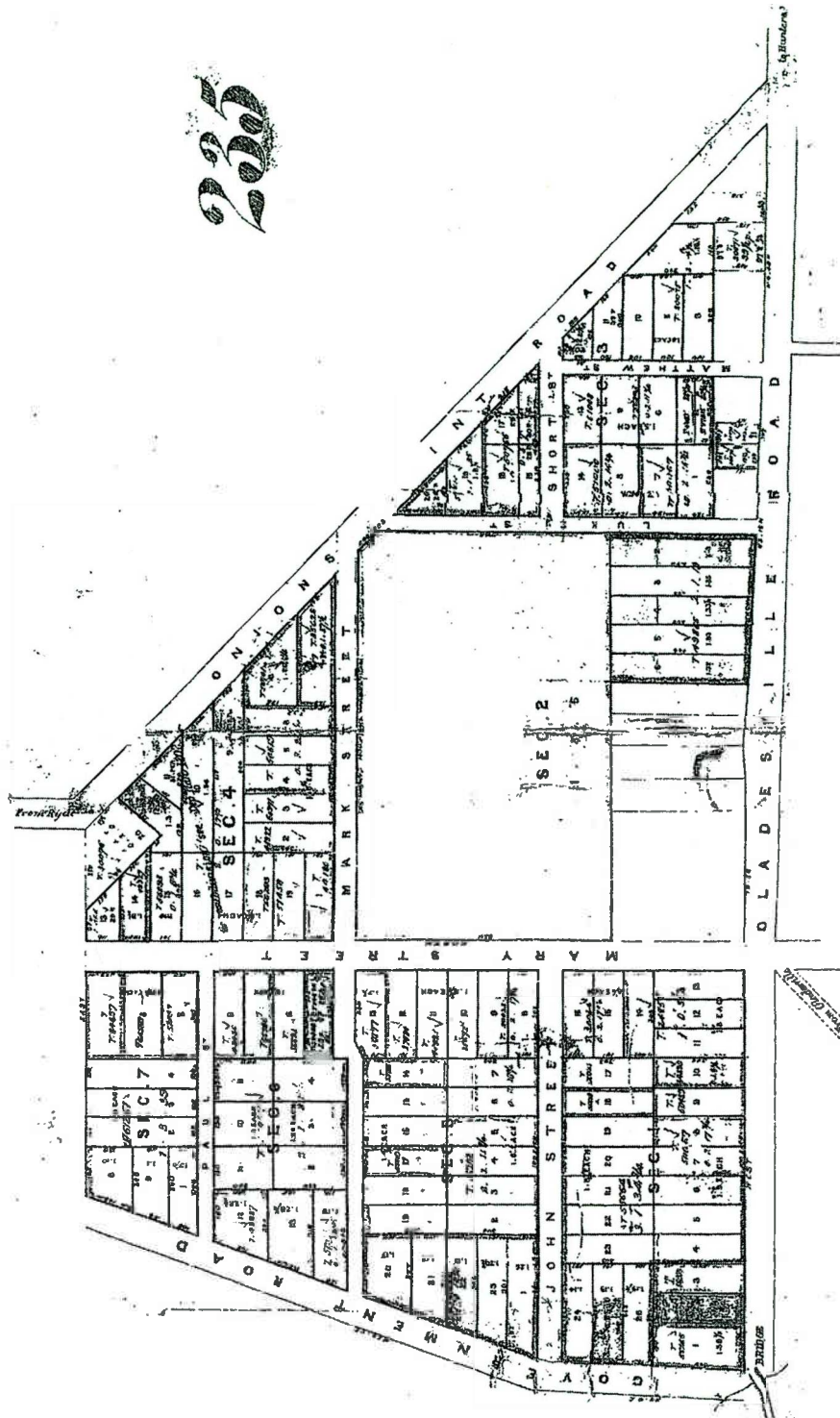


Figure 10.5 – Didier Joubert's subdivision of 1876 of the area bounded by Gladesville Road, Ryde Road, and Augustine Street. A large portion of Section 2 of the estate was reserved from sale for the Marist Brothers. Source: Land and Property Information – DP 235

988

COUNTY OF CUMBERLAND

TOWN OF HUNTERS HILL

N. A. JOUBERT'S SUBDIVISION

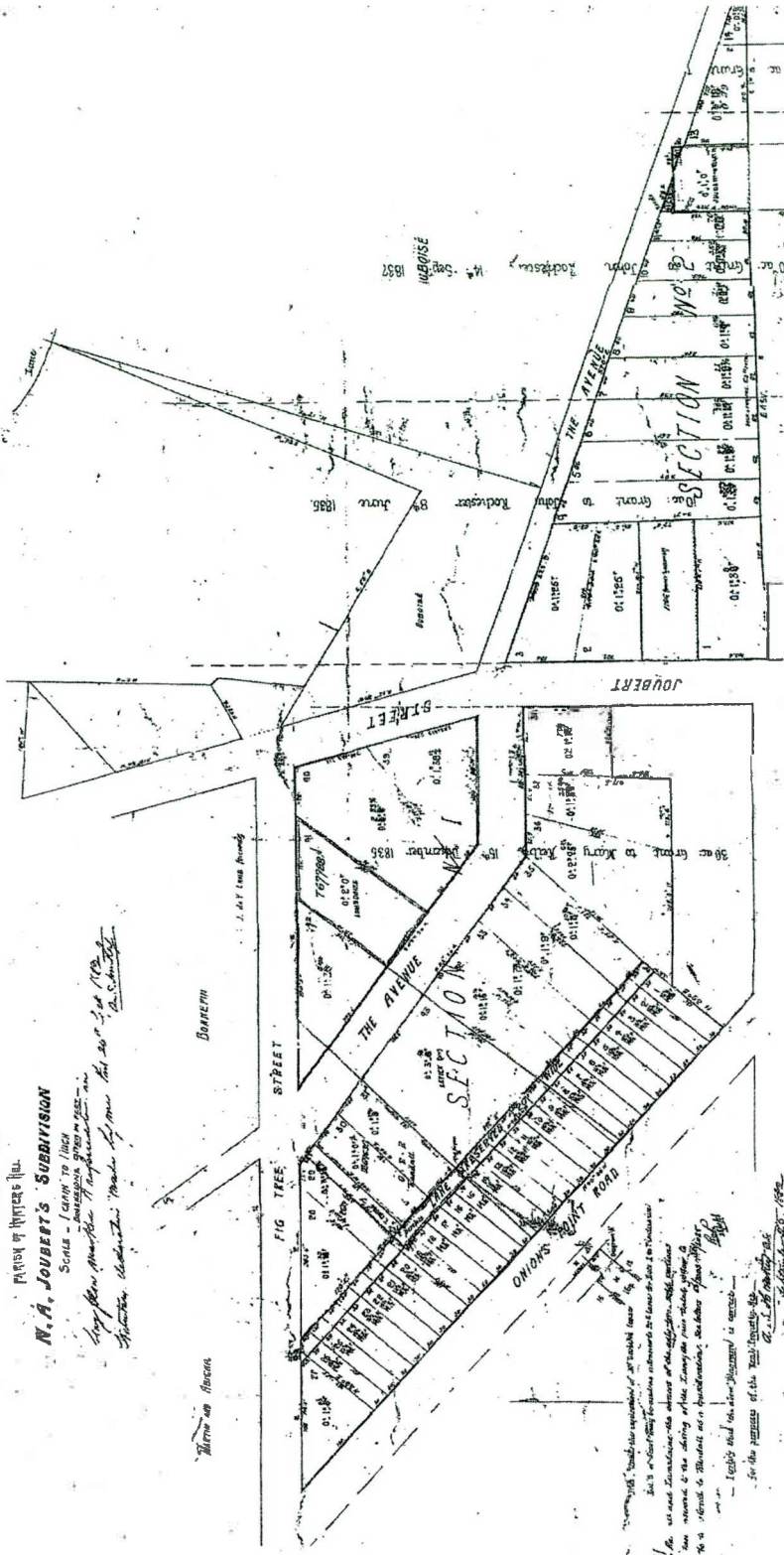
SCALE - 1 CENT TO 1 INCH

APPROVED BY THE HUNTERS HILL LOCAL GOVERNMENT

APPROVED BY THE HUNTERS HILL LOCAL GOVERNMENT

APPROVED BY THE HUNTERS HILL LOCAL GOVERNMENT

APPROVED BY THE HUNTERS HILL LOCAL GOVERNMENT



**Figure 10.6** – Numa A. Joubert's subdivision of 1882 of the area bounded by Figtree Road and Ryde Road. This plan indicates the allotments on Ryde Road were originally intended to be serviced by a rear lane that may suggest terraced development was intended. The rear lane reserve was removed through later subdivision. The plan also indicates that the property 22 Avenue Road was completed by this time and Alfred Randall had acquired 24 Avenue Road. Source: Land and Property Information – DP 988





Subdivision of part of

*John Robertson's grant of 30 acres*

**FIGTREE WHARF HUNTERS HILL**

FIG HUNTERS HILL  
Society of Hunters Hill

Plan of 30 acres bounded by Ryde Road, 27th December 1882  
Plan of 30 acres bounded by Ryde Road, 27th December 1882

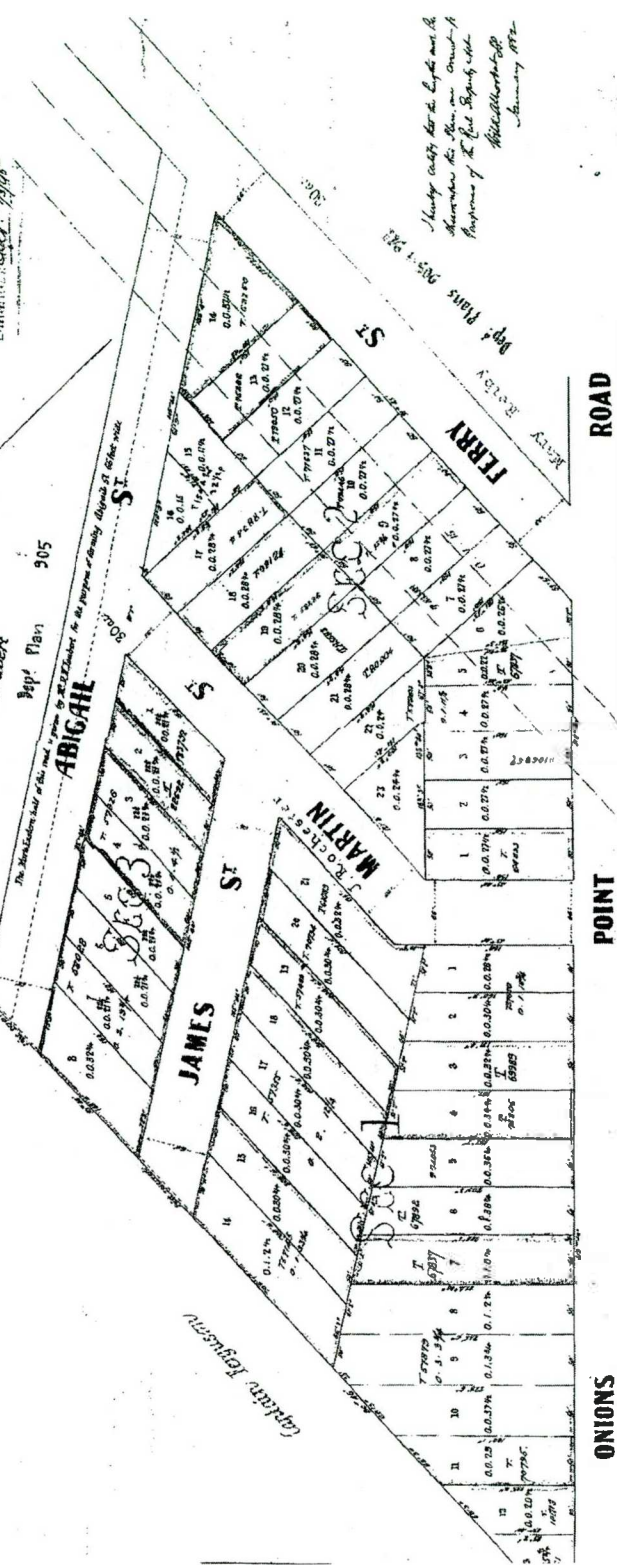
*John Robertson's grant of 30 acres  
to the Society of Hunters Hill  
John Robertson's grant of 30 acres  
to the Society of Hunters Hill*

**806**

5074 5075 & 5102 5103-05  
EXAMINED  
1990



*D.A. Joubert*  
Prop' Plan 905



*Handy copy for the Light and  
Shoreline and Planning Council  
Programme of the Red Signal  
Hunters Hill  
January 1992*

Figure 10.7 – Numa A. Joubert’s subdivision of 1882 of the area bounded by Figtree Road, Abigail Street and Ryde Road. Source: Land and Property Information – DP 806



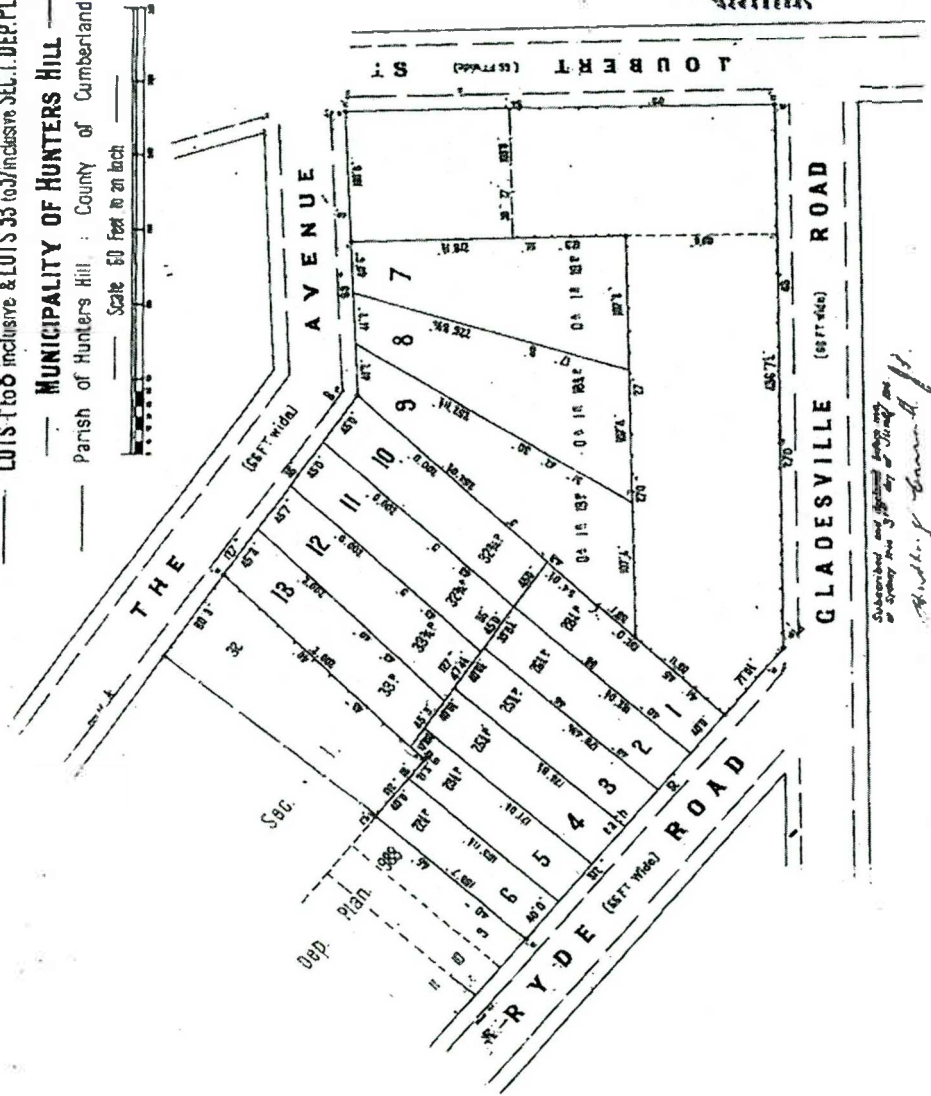
PLAN of re-Subdivision of DP 7691

LOTS 1 to 8 inclusive & LOTS 33 to 37 inclusive SEC. I. DEP. PLAN 988

MUNICIPALITY OF HUNTERS HILL

Parish of Hunters Hill : County of Cumberland

Scale 60 Feet to an Inch



DECLARATION  
I, the undersigned, being the owner of the land hereinafter described, do hereby declare that the land hereinafter described is not subject to any mortgage, charge, lien or other encumbrance, and that the same is not affected by any law relating to the land hereinafter described, and that the same is not subject to any law relating to the land hereinafter described, and that the same is not subject to any law relating to the land hereinafter described.

*Arthur Colclough*  
Licensing Inspector S.P.A.

Date of Survey April 1914  
Sydney Public Works Dept. New S.W.

Subscribed and sworn to before me on this 14th day of April 1914  
Arthur Colclough  
Licensing Inspector S.P.A.

Figure 10.8 – Plan of re-subdivision of DP 988. The subdivision includes properties on Ryde Road and Avenue Road. The plan was registered in 1914. Source: Land and Property Information – DP 7691

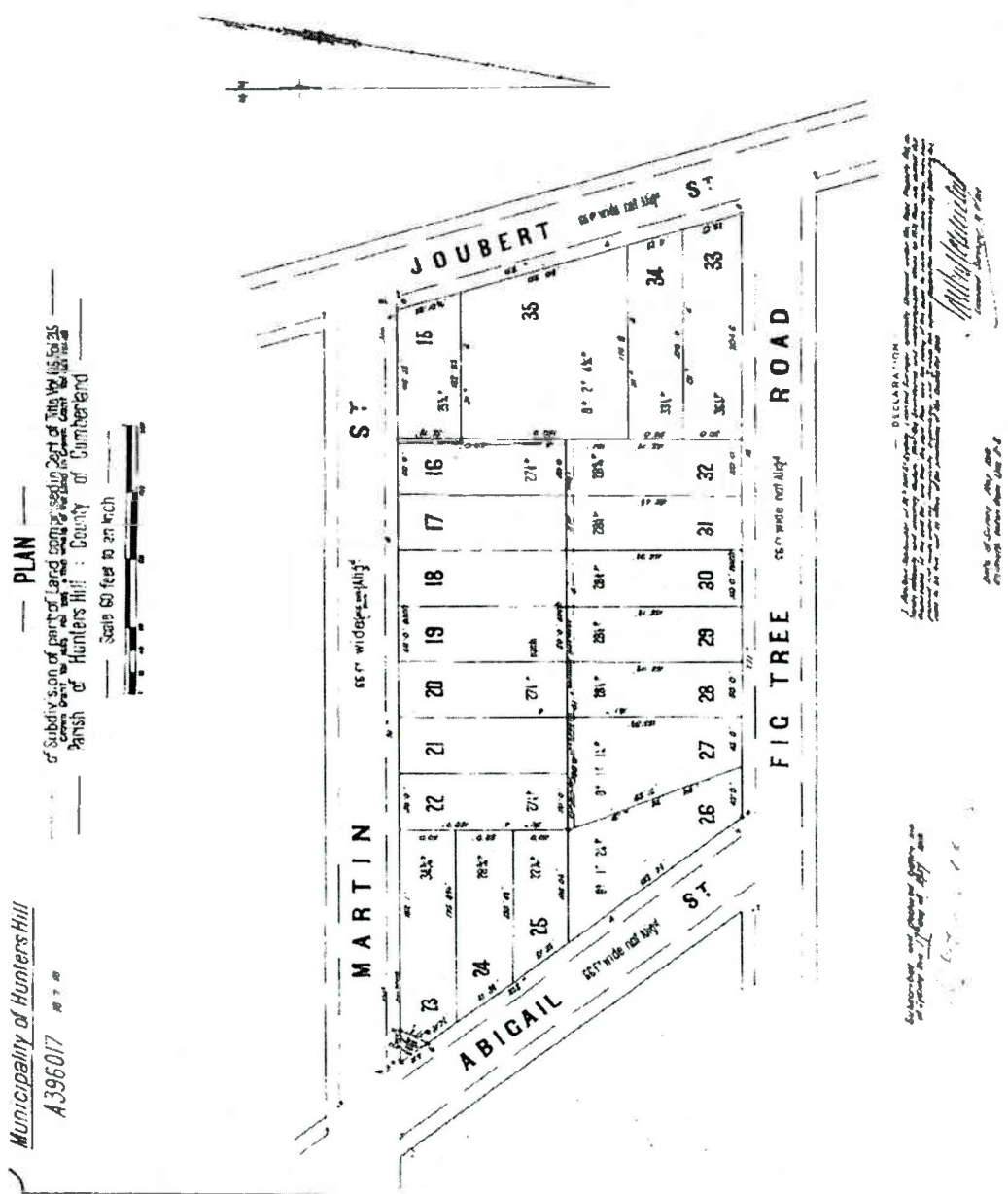


Figure 10.9 – Plan of subdivision of part of Bonnefin's 11 acres of 1918 between Abigail and Joubert Streets. Source: Land and Property Information – DP 9243

Municipality of Hunters Hill PLAN of Subdivision of the BURSTOCK ESTATE  
 being part of the Land comprised in Cert. of Title Vol. 2466 Fol. 117  
 Parish of Hunters Hill : County of Cumberland.

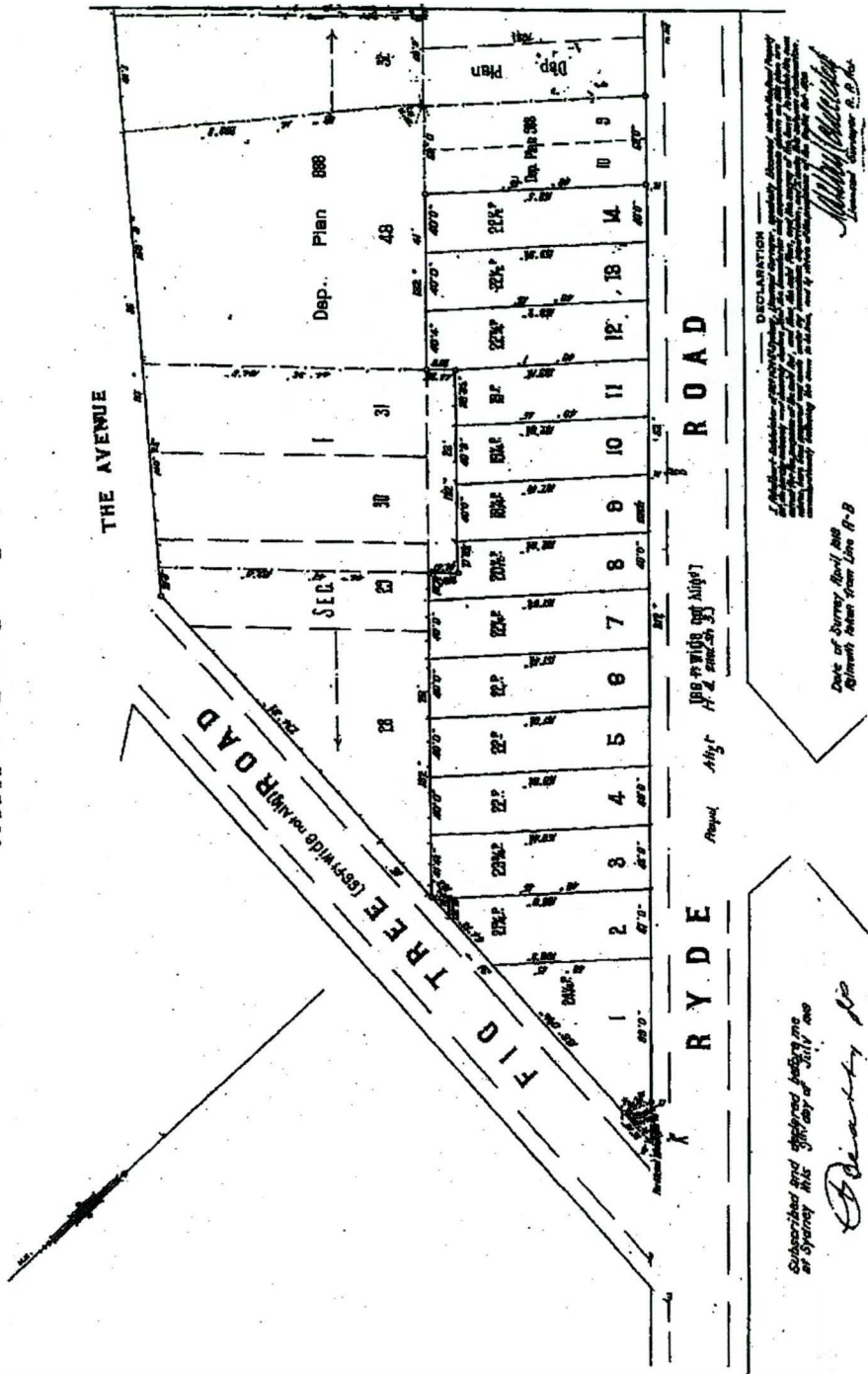
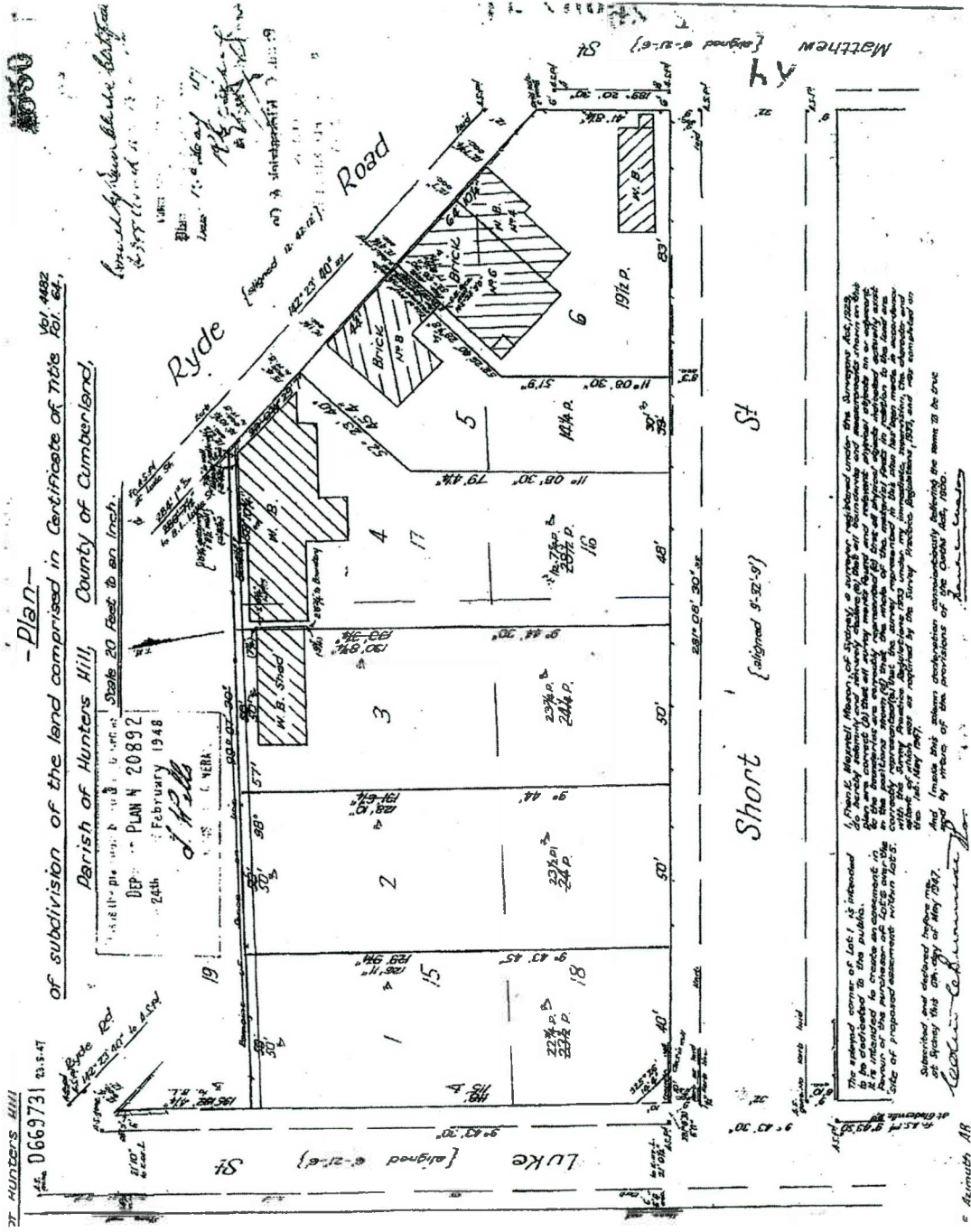


Figure 10.10 – Plan of re-subdivision of DP 988. The subdivision includes the properties 23 – 47 Ryde Road and 15-15A Figtree Road. The plan was registered in 1919. Source: Land and Property Information – DP 9742







**Figure 10.12** – Plan of re-subdivision of part of DP 235. The subdivision includes the properties 2-8 Short Street, and 4-6 Ryde Road. The plan was registered in 1947. Source: Land and Property Information – DP 20892

404

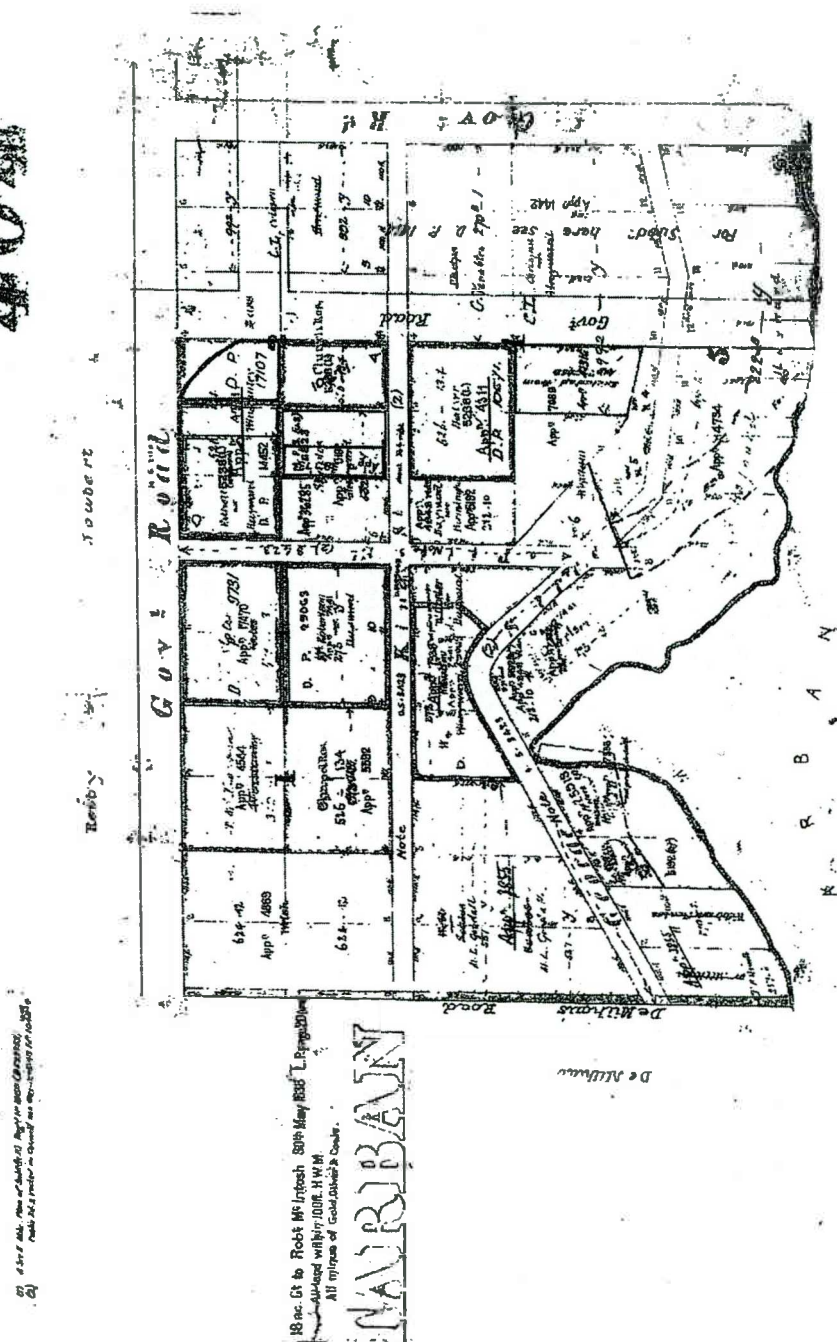


Figure 10.13 – Plan of the Tarban Village subdivision of c.1841. This is a later, undated, plan of the subdivision. Source: Land and Property Information – Roll Plan 404 (FP 192178)

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Strick of

952088 & s. 58.

PLAN

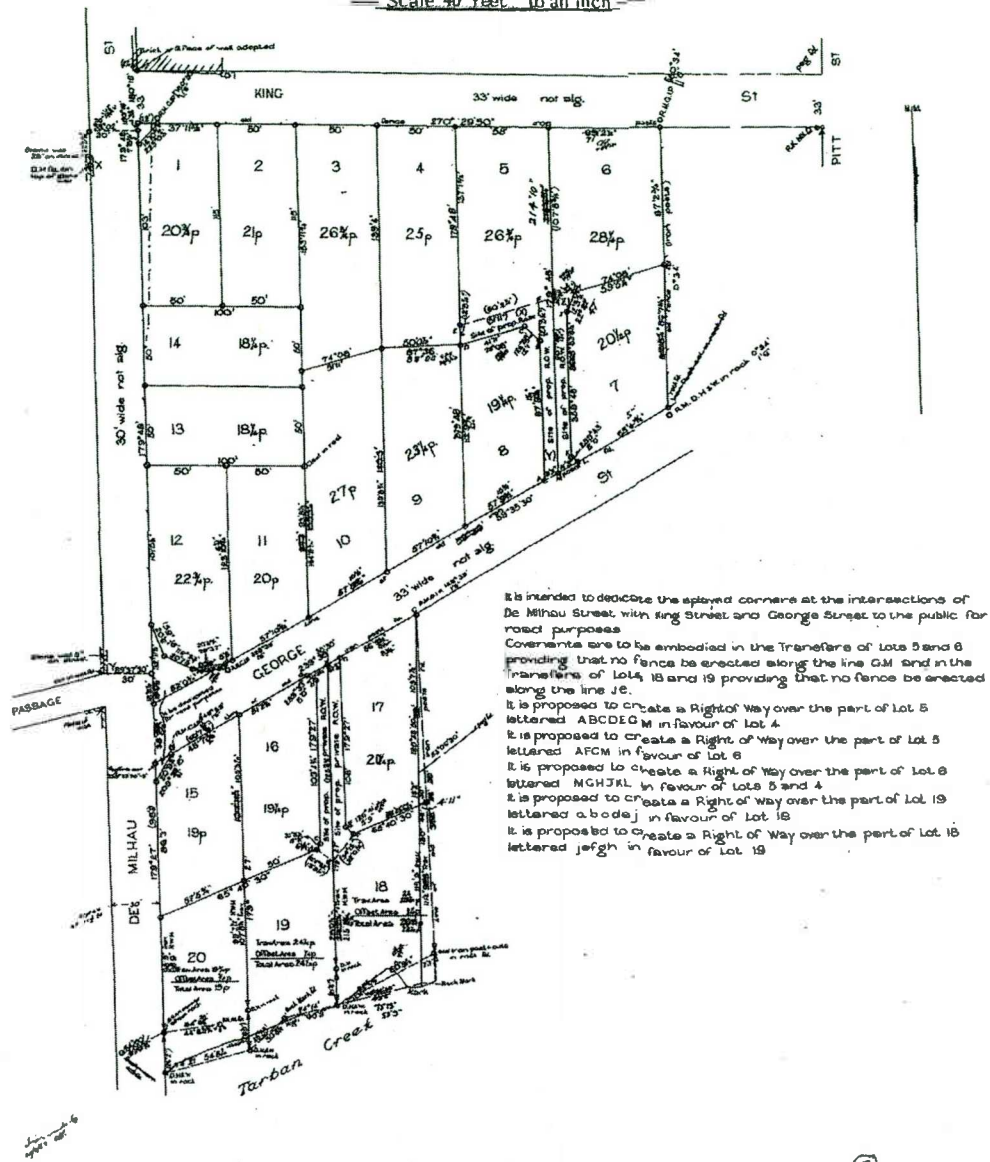
DP 29590

April 1959

of subdivision of the land comprised in Co of T. Vol 966 Fol 78 & Vol 3799 Fol 149

PARISH OF HUNTERS HILL - COUNTY OF CUMBERLAND

Scale 40 feet to an inch



C.A. No 677 26-9-1958

The Commission of Enquiry  
 DP 29590 was held on 26th March 1958  
 at the Court House, Sydney  
 and the following was the result of the  
 Commission of Enquiry  
 The Commission of Enquiry was  
 held on 26th March 1958 at the  
 Court House, Sydney and the  
 following was the result of the  
 Commission of Enquiry  
 The Commission of Enquiry was  
 held on 26th March 1958 at the  
 Court House, Sydney and the  
 following was the result of the  
 Commission of Enquiry

DP 29590 (E)

(Charles Thomas Lyon) of Council St. Sydney by  
 a Solicitor registered under the Statute in that behalf authorized  
 do hereby certify that the above is a true and correct copy of the  
 plan as submitted to the Survey General, 1958 (11) by the Registrar of  
 Land and the Registrar of Titles and is approved by the Survey General  
 1958 and is adopted as a plan of subdivision under the Statute 1924  
 and is registered in the Register of Land at Sydney on 19th April 1959

(Signature) \_\_\_\_\_  
 Registrar of Land and Titles  
 Date of Survey

Figure 10.14 - Plan of re-subdivision of part of the Tarban Village. The subdivision includes the properties 2-12 George Street, 2-10 De Milhau Road, and 20 King Street. The plan was registered in 1958. Source: Land and Property Information – DP 29590









# PLAN

of proposed widening by re-alignment under the Public Roads Act 1902 and in accordance with the provisions of Section 262 of the Local Government Act 1919 of part of

## GLADESVILLE ROAD & JOUBERT STREET

MAIN ROAD N9166

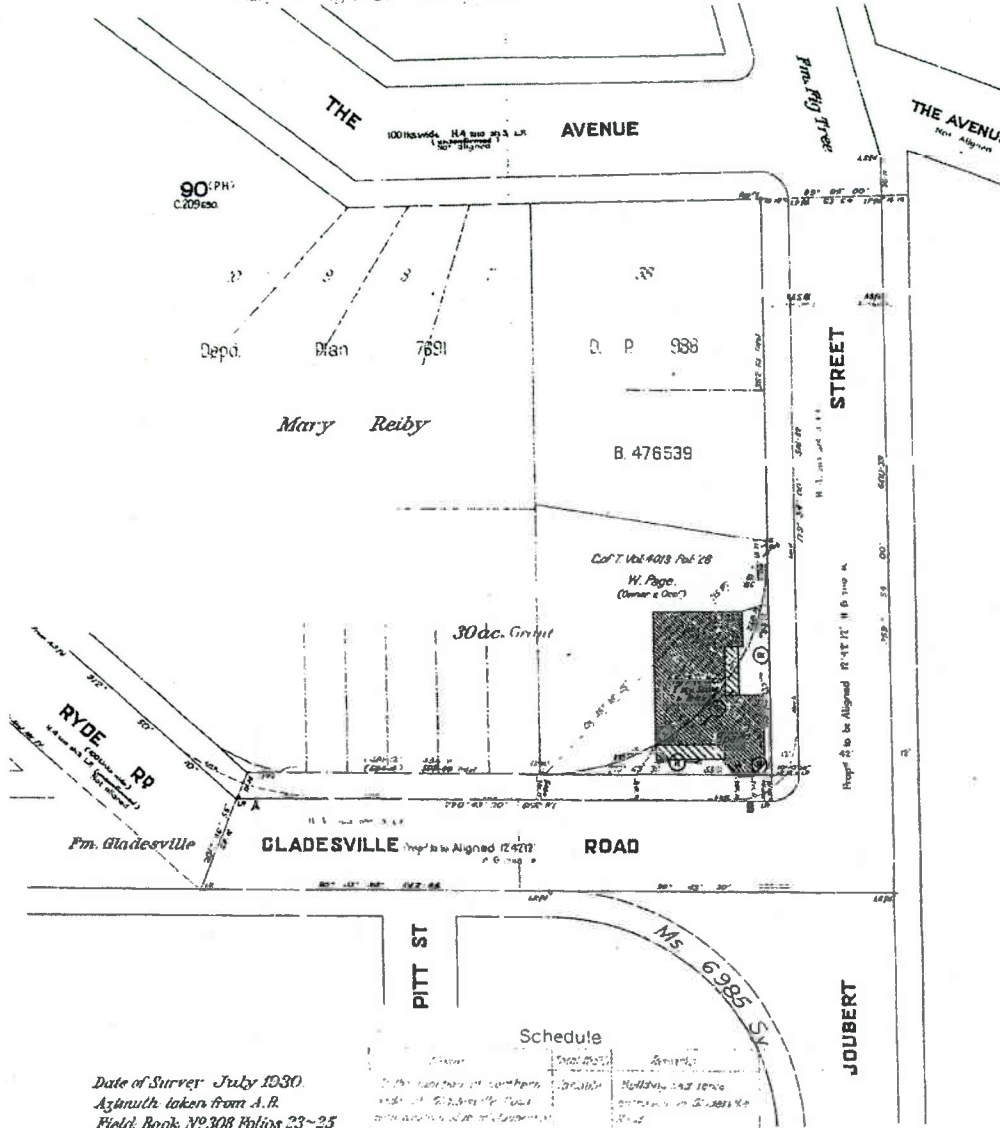
Municipality of Hunters Hill

Parish of Hunters Hill County of Cumberland

Metropolitan Land District Land Board District of Sydney

Scale: 60 Links to an inch

Land proposed to be acquired for widening shown by red edging - (C) -  
Proposed Alterations to C.P. 938, from T.M.C.  
Determination 24th June 1931, page 1441



Date of Survey: July 1930.  
 Azimuth taken from A.R.  
 Field Book N<sup>o</sup> 308 Folios 23-25  
 Survey executed in accordance with regulations of 1914  
*W. Hugh Cooper*, Licensed Surveyor  
 Calculation: Book N<sup>o</sup> 25, Pages 60  
 Checked and certified 1<sup>st</sup> July, 7<sup>th</sup> August 31  
 Examined *W. H. Wilson*, 31<sup>st</sup> August 1931  
 Plan Approved 31<sup>st</sup> August 1931  
*James A. Rees*  
 Officer-in-Charge  
 Roads Branch

Schedule

No.	Description	Area
1	...	...
2	...	...
3	...	...
4	...	...
5	...	...
6	...	...
7	...	...
8	...	...
9	...	...
10	...	...

19

Approved on behalf of  
 the METROPOLITAN ROADS BOARD  
*W. H. Wilson*  
 Engineer-in-Charge  
 Metropolitan Division

Plan N<sup>o</sup> H 7 2110

Figure 10.17 – Plan of proposed widening by re-alignment of Gladesville Road. The plan was approved in 1931. Source: Land and Property Information – Crown Plan 7-2110

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