# Attachment A4

## Heritage Assessment – Parramatta Road Precinct




# Forest Lodge: Parramatta Road, Arundel Street and Ross Street

## Heritage assessment of four properties

TKDArchitects
Tanner Kibble Denton

Prepared for City of Sydney Council

**September 2026**

TKD Architects acknowledge the Traditional Custodians of the lands where we work and create, recognising their continuing and unbroken connection to the land, water and sky.

We pay our respects to Elders past and present and express our gratitude for their sharing of knowledge and cultures.

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**Coverd**
Parramatta Road at the corner of Ross Street, 1962.
Source: City of Sydney Archives

**Image credits**
All images are by TKD Architects except where noted.

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**Methodology and terminology**
This document follows the principles, guidelines and terminology outlined in:

- The Burra Charter – The Australia ICOMOS Charter for Places of Cultural Significance, 2013
- 'Assessing heritage significance,' Department of Climate Change, Energy, the Environment and Water, 2025.
- 'Guidelines for preparing a statement of heritage impact,' Department of Planning and Environment, 2023.
- 'Material Threshold Policy', NSW Heritage Council, 2020.

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1 Aerial photograph showing the approximate study area in Forest Lodge.
Source: Nearmap with TKD Architects overlay.

# 1 Introduction

## 1.1 Background

This heritage assessment has been prepared to assess and review four properties within the Hereford and Forest Lodge Heritage Conservation Area (C33), within the City of Sydney Local Government Area (see Figure 1). The City is investigating areas that may be capable of accommodating increased housing capacity in order to meet NSW Government expectations for increased supply. The properties subject to this assessment are within one of the precincts.

The properties are located on or close to Parramatta Road, Forest Lodge and comprise the addresses:

- 1–3 Ross Street, Forest Lodge
- 26 Arundel Street, Forest Lodge (also known as 32 Parramatta Road)
- 28–30 Parramatta Road, Forest Lodge
- 30 Arundel Street, Forest Lodge

Two heritage items overlap or adjoin the study area/properties. This assessment reviews the contribution of the properties to the heritage conservation area, provides a recommendation on their continued inclusion or exclusion, and reviews the curtilage of the two heritage items – Street Trees (I631) and Warehouse (I644).




2 View of the study area on the corner of Parramatta Road and Ross Street including 1-3 Ross Street and 26 Arundel Street (fronting Parramatta Road), and 28-30 Parramatta Road.



3 View of the study area from Arundel Street including 26 Arundel Street (fronting onto Parramatta Road) and the Ross street corner.

## 1.2 The site

The study area comprises four properties forming the addresses of 1-3 Ross Street, 26 Arundel Street (extending to Parramatta Road), and 28-30 Parramatta Road, Forest Lodge. They are in themselves comprised of multiple cadastral lots:

- 1-3 Ross Street (Lots 14A, 15A, 16 and 17 of DP 447083).
- 26 Arundel Street (Lot 1 of DP112049, Lots A-G of DP966001, and Lot 2 of DP104969)
- 28-30 Parramatta Road (Lots CP and 1-14 of SP12670)

The section of Parramatta Road which the study area adjoins is located opposite the University of Sydney Camperdown Campus. The strip of road is occupied by commercial and retail premises to the west, and predominately residential premises to the north and east. Some small businesses, pubs and restaurants are located in the residential areas. Many buildings in the vicinity are owned or used by the University of Sydney – including 26 Arundel Street, and the Mackie Building (2 Arundel Street) to the east.




4 Annotated view of the approximate location of the three subject properties.

## 1.3 The buildings

The property at 1-3 Ross Street is occupied by three distinct buildings:

- A 1912 Grace Brothers furniture warehouse, centred on the Ross Street frontage. It is currently used as an office by the Sydney Local Health District.
- A 1940 Grace Brothers service station and carpark, located on the corner of Ross Street and Parramatta Road and extending to Arundel Street at the rear. It currently operates as an Officeworks store with customer parking above.
- A 1998 car lift structure, located on the corner of Ross Street and Arundel Street, linked to the refurbishment of the office/warehouse building.

The property at 26 Arundel Street, also known as 32 Parramatta Road, is occupied by a c.1921 printers' workshop (fronting Parramatta Road) which was extended (to Arundel Street) in 1935. It is currently occupied by Diabetes Australia, with part used by the University of Sydney as an ADP Teaching Studio.

The property at 28-30 Parramatta Road is occupied by a 1968 block of flats. It appears to have been sold by the university in late 2021 but retains signage associated with its operation as 'Selle House' providing post-graduate accommodation. It is unclear if it is occupied.




5 Exterior of the former Grace Brothers service station and carpark building on Parramatta Road. (on 1-3 Ross Street property)



6 Interior of the first floor of the former Grace Brothers service station and carpark building, Arundel Street view. (on 1-3 Ross Street property)



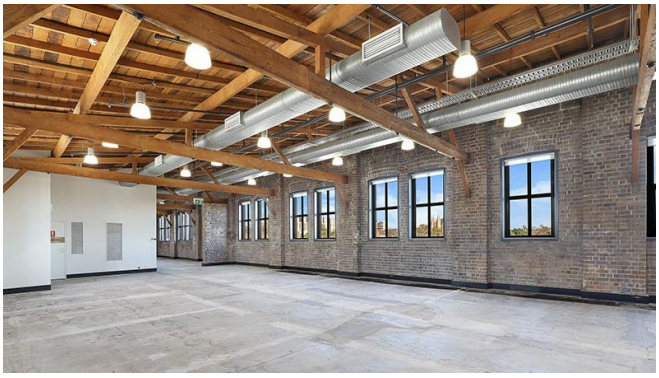
7 Exterior of the former Grace Brothers service station and carpark building on Arundel Street. (on 1-3 Ross Street property)



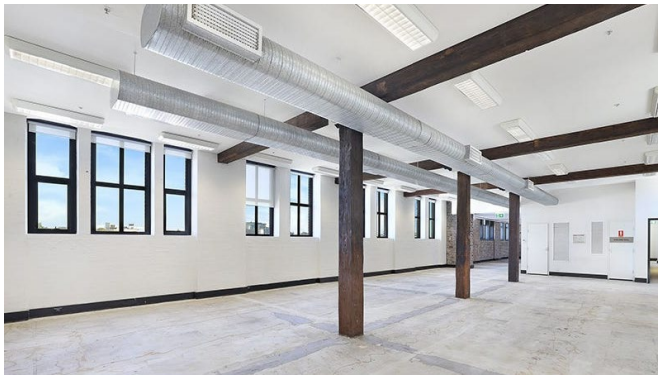
8 Interior of the former Grace Brothers service station and carpark (currently used as an Officeworks store). (on 1-3 Ross Street property)



9 Exterior of the former Grace Brothers furniture repository on Ross Street. (on 1-3 Ross Street property)



10 Interior of the former Grace Brothers furniture repository on Ross Street. (on 1-3 Ross Street property) Source: Real Commercial



11 Interior of the former Grace Brothers furniture repository on Ross Street. (on 1-3 Ross Street property) Source: Real Commercial



12 Exterior of the 1998 car lift structure to the former Grace Brothers furniture repository on Ross Street. (on 1-3 Ross Street property)



13 Exterior of the former printers' workshop on Parramatta Road (1921 building). (on 26 Arundel Street property)




14 Exterior of the former printers' workshop on Arundel Street (1935 addition). (on 26 Arundel Street property)



15 Interior of the former printers' workshop (assumed to be within 1921 section). (on 26 Arundel Street property) Source: onthehouse.com.au



16 Exterior of the former printers' workshop on Arundel Street (1935) showing sawtooth roof and carpark. (on 26 Arundel Street property)



17 Exterior of the 1968 flats as viewed from the right of way access from Arundel Street. (on 28-30 Parramatta Road property)



18 Exterior of the 1968 flats as Parramatta Road. (on 28-30 Parramatta Road property)



19 General interior view of the 1968 flats. (on 28-30 Parramatta Road property) Source: BresicWhitney

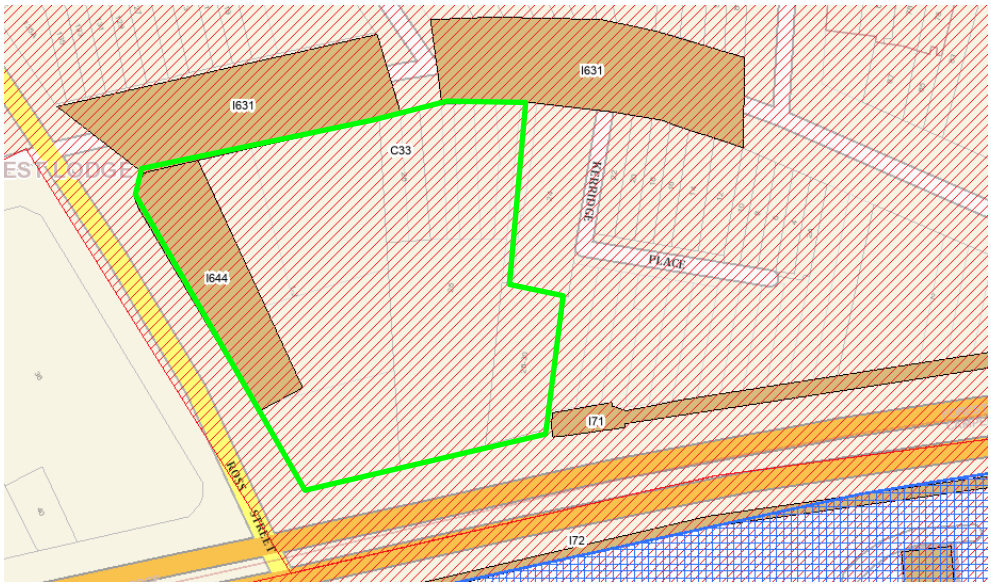


20 View of the right of way access to the 1968 flats and stairs down to Parramatta Road. (on 28-30 Parramatta Road property)

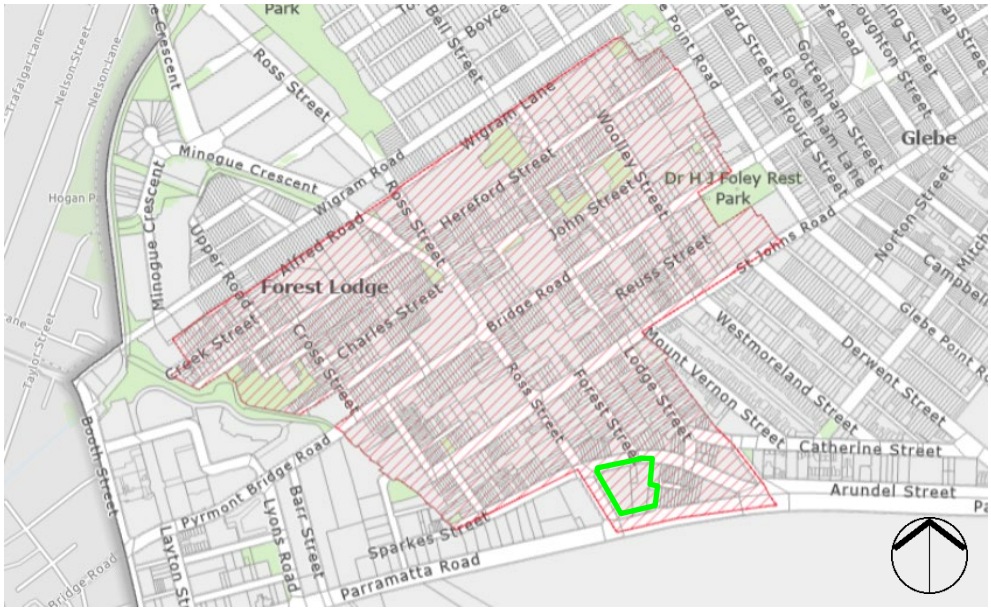
### 1.4 Heritage management context

The whole of the study area is located within the Hereford and Forest Lodge Conservation Area (C33) included in Schedule 5 of the Sydney Local Environmental Plan 2012. The following heritage items are located within, adjoining or in the vicinity of the study area.

| *Listing* | *Item name* | *Item No.* | *Location* |
|---|---|---|---|
| Sydney LEP 2012 | Warehouse | I644 | Within study area |
| Sydney LEP 2012 | Street trees | I631 | Adjoins study area |
| Sydney LEP 2012 | Stone retaining wall, fence and steps | I71 | Adjoins study area |
| Sydney LEP 2012 | Hereford and Forest Lodge Conservation Area | C33 | Within study area |
| State Heritage Register (SHR) | The University of Sydney, University Colleges and Victoria Park | 019744 | Opposite study area |




21 Map showing location of local heritage items (brown), heritage conservation area (red hatch) and state heritage register item in the vicinity (blue hatch) with study area boundary added in green. Source: NSW Government Planning Spatial Viewer.




22 Map showing the extent of the C33 Conservation Area. with study area boundary added in green. Source: City of Sydney

# 2 Historical background

## 2.1 Historical summary

### Forests and firestick farming: Indigenous occupation



The land now known as Forest Lodge is the traditional land of the Gadigal and Wangal peoples, who occupied this area for many thousands of years before European settlement. The area around Glebe and Forest Lodge was characterised by mudflats, forests, marshes and swamps with freshwater streams connecting to Blackwattle and Rozelle Bays. Local people used firestick farming to control the woodland areas and manage wildlife. Fish and shellfish from the foreshore areas were a plentiful food source, with men spearing from the edge of the bays and women fishing from canoes called 'nawi.' [1]

Evidence of Wangal and Gadigal custodianship of the land survives in the form of middens and stone tool manufacture sites, particularly along waterways. Despite the destructive impact of European settlement, descendants continued to live and work locally and maintain connections to Country today.

### The formation of Forest Lodge: genesis of the suburb



European settlement expanded into Forest Lodge during the early decades of the colony, through activities such as timber felling, farming near Orphan School Creek, and quarrying.[2] Permanent settlement and residential development remained scarce, with five residences in the area by 1845, all being villas on large landholdings. These included Ambrose Foss' Forest Lodge' from which the suburb takes its name, designed by Colonial Architect John Verge in 1836, alongside Rose Cottage (1838), Oak Lodge (1836/7), Enfield House (1843) and The Willows (1845).[3] The 1850s and 1860s saw continued residential development in the area of a similar type. The subdivision of the 'Forest Lodge Estate' (45 acres) in 1865 spurred major residential development and subdivision of other large estates. Many terrace buildings were constructed in the area during the 1870s and 1880s. As a result of the growing population, Forest Lodge was recognised as a separate ward within the Glebe Council in 1871.

### James Barnet's Braeside: early development in the study area




25 Subdivision plan for 'Braeside House & Grounds,' dated 1909. Source: NLA

The land within the study area was originally set aside for government purposes.[4] The land comprising 26 Arundel Street and the southern end of 1-3 Ross Street was reserved in 1875 for use as a National School, while the remaining land comprising 1-3 Ross Street was set aside for a Council Chambers and School of Arts. These reservations did not proceed, with those institutions instead pursued on other sites. The land was then sold to private owners: the lots comprising 1-3 Ross Street were sold to Colonial Architect James Barnet between 1864 and 1879, and land at 26 Arundel Street was sold to John Lucas in 1866, then on to John H. Seamer (a timber merchant and council alderman) and William Robertson the same year. The land was opposite the University of Sydney, established in 1850.

The earliest clearly documented development in this part of the study area was James Barnet's residence, Braeside, constructed in 1867 on the southern end of the 1-3 Ross Street property. Barnet lived there with his wife and many children, as well as an interesting assortment of pets including a magpie, Italian greyhound, Skye Terrier and kangaroo. Barnet remained at Braeside until his death in 1904.[5] The property was owned by the Barnet family until it was subdivided and offered for sale by his

1 Max Solling and Helen Randerson, 'Forest Lodge,' Entry in the Dictionary of Sydney, 2018.; Glebe Society, 'Aboriginal Land: Glebe & Forest Lodge' (2022). Available online at: https://50years.glebesociety.org.au/exhibition/board-and-wall-displays/aboriginal-land-glebe-forest-lodge.; City of Sydney, 'Blackwattle Creek' (2015) and 'Aboriginal People and Place' (2013) entries in Barani. Accessible online at: https://www.sydneybarani.com.au/sites

2 Solling and Randerson, 'Forest Lodge.'

3 Ibid. Foss' Forest Lodge was demolished in the early twentieth century but located on the approximate site of 208-210 Bridge Road, Glebe.

4 Certificates of Title 239-87, 239-86,3094, 22-218.

5 Certificates of Title 5-222 and 1848-181.

children in 1909. Paine Bros, bamboo and wicker furniture makers, are said to have occupied the property in the intervening years and initially after the site was sold to Grace Bros in 1910. Industrial development began to emerge in the area from the 1880 to the early 1900s, concentrated on the Parramatta Road corridor. It included factories producing steam joinery, coaches, straw hats and foodstuffs including biscuits, jam, macaroni and confectionery.[6] A range of businesses were attracted by the relatively cheap rents and convenient location close to the city. The Melocco Brothers operated premises on Parramatta Road from 1912 producing the fine marble, mosaic and terrazzo work they are known for. From the 1920s a number of other small businesses including mechanical, engineering and printing workshops moved into the suburb. A decline in industrial activity occurred over the latter half of the twentieth century with many businesses closing or relocating by the 1980s.

The terrace housing and semi-detached housing originally located on 26 Arundel Street was also likely built at a similar time to Braeside, during the 1860s or 1870s. A mortgage was taken out on the property in 1867, potentially to finance the residential development, and in 1872 the property was transferred to Seamer's wife Emma.[7] By 1877, Islington Terrace (fronting Parramatta Road) had been constructed.[8] All buildings were certainly extant by 1888, when JJ Byrne & Co undertook a survey of the Glebe municipality. The survey shows the study area and its development, albeit diagrammatically, depicting:

- James Barnet's family residence 'Braeside' (built 1867) at 1-3 Ross Street, alongside a garden and two outbuildings – labelled 'J Barnet.'
- Terraces across the northern half of the 26 Arundel Street property, comprising two sets of three terraces truncated by a narrow right of way – labelled 'Seamer' indicating their owner.
- Houses over two lots or semi-detached housing on the southern half of the 26 Arundel Street property and over 28-30 Parramatta Road – labelled 'J Seamer' and another illegible name.




1-3 Ross Street (approx.) including 'Braeside' and outbuildings.

26 Arundel Street (approx.) Terraced residences.

28-30 Parramatta Road (approx.) Semi-detached residences.

26 Approximate property locations on the 1888 survey of the Municipality of Glebe by JJ Byrne and Co. Note the survey does not appear to show lot alignments, or boundaries accurately.

The title for 28-30 Parramatta is difficult to trace given the property remained on the Old Title System until 1977 when a Torrens title certificate was created.[9] A semi-detached dwelling is shown clearly on the site as mentioned above. It is not known when the semi-detached building on 28-30 Parramatta Road was built but it was present by 1888, and may have been constructed at a similar time to the neighbouring block c. 1860s-1870s.

6 Solling and Randerson, 'Forest Lodge.'
7 Certificates of Title 25-111, 144-100, 888-138, 2762-218.
8 The Sydney Morning Herald, 'Advertising,' 2 Oct 1888, p11; Sydney Morning Herald, 'Advertising,' 28 Jun 1877, p9.
9 Primary Application No. 52558

**Warehouses, workshops and wind-swept apartments: construction of extant buildings**

## 1-3 Ross Street

Members of the Grace retailing family – Joseph, Albert and Juliet Grace – acquired all of the land at 1-3 Ross Street, in 1910.[10] The retailing empire of Joseph and Albert Grace began with a small drapery shop on George Street West (now Broadway) in 1885, growing into a major Australian department store chain.[11] Their sister Juliet was one of the first directors and a permanent director until her death.[12]




Nearby, Grace Brothers had constructed their major department store ('Model Store') on the corner of Broadway and Bay Street between 1897 and 1904, and another on the opposing corner of Broadway and Bay Street between 1909 and 1929. The company diversified into furniture removals and storage in the 1910s, after purchasing the company Vinter and Co in 1911. The new warehouse building at 1-3 Ross Street, originally designed as a furniture repository, was built as part of this expansion.

The building was in course of erection in January 1912, when described as a 'very fine furniture store.'[13] It encountered early defects including a 'mysterious' bulge of 12 to 24 inches in the front and back walls which had been built to 70 or 80ft, leading to an order from Glebe Council to pull it down and rebuild it. The likely cause given in newspaper accounts was strong winds impacting the long, narrow building before cross walls or roof structure was completed. Despite this, it was substantially completed by the end of that year when it was captured in the survey for the 1913 Sands Directory. The architect of the warehouse building is not known – however, the company commissioned Morrow and De Putron Architects for the Broadway store and other suburban works, making them a possible designer.[14]


BUILDING MYSTERY.

BULGE IN THE WALL.

UNFORTUNATE DAY LABOUR JOB.

A very fine furniture store, which is being erected for Messrs. Grace Bros. at Forest Lodge, and which was about ready for the roof, is, by order of the Glebe Council, to be pulled down and rebuilt.

Around this time or in the years immediately following, a two-storey caretaker's cottage was constructed by Grace Brothers on the corner of Ross and Arundel Streets related to the furniture repository.[15] Braeside had been demolished to facilitate the warehouse. The first caretaker was Mr John Gates, also referred to as the stableman and watchman, who resided at the house with his wife and daughter from at least 1916.[16] In the vicinity a modest garage (service station) and stables were also located on the corner of Ross Street and Parramatta Road from around 1916 onward, initially housing two horse drawn vehicles and later motor cars.[17] In 1920, Juliet transferred or sold her share in the property to her brothers.



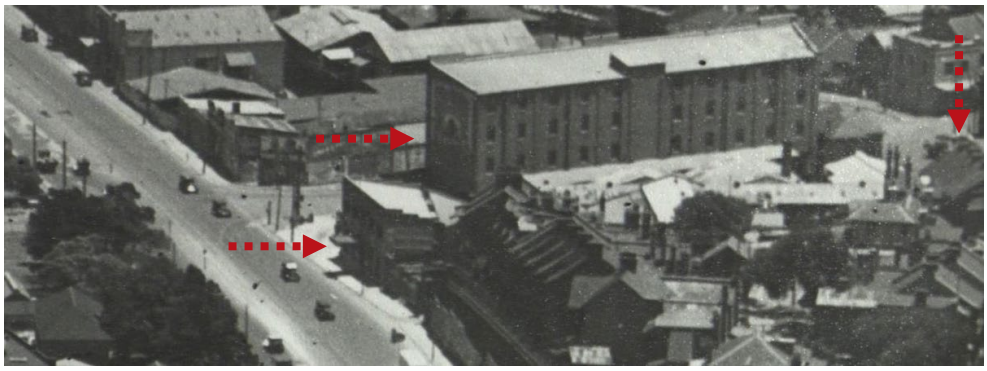


The building was damaged by two substantial fires in 1916 and 1922. The 1916 fire destroyed the third and fourth floors, with the roof and lift wells collapsing. Accounts relayed 'the whole structure seemed likely to be destroyed' and the total damage was estimated at £20,000 to £30,000.[18] Twenty to thirty horses which were housed in the lower portion of the building were luckily saved.

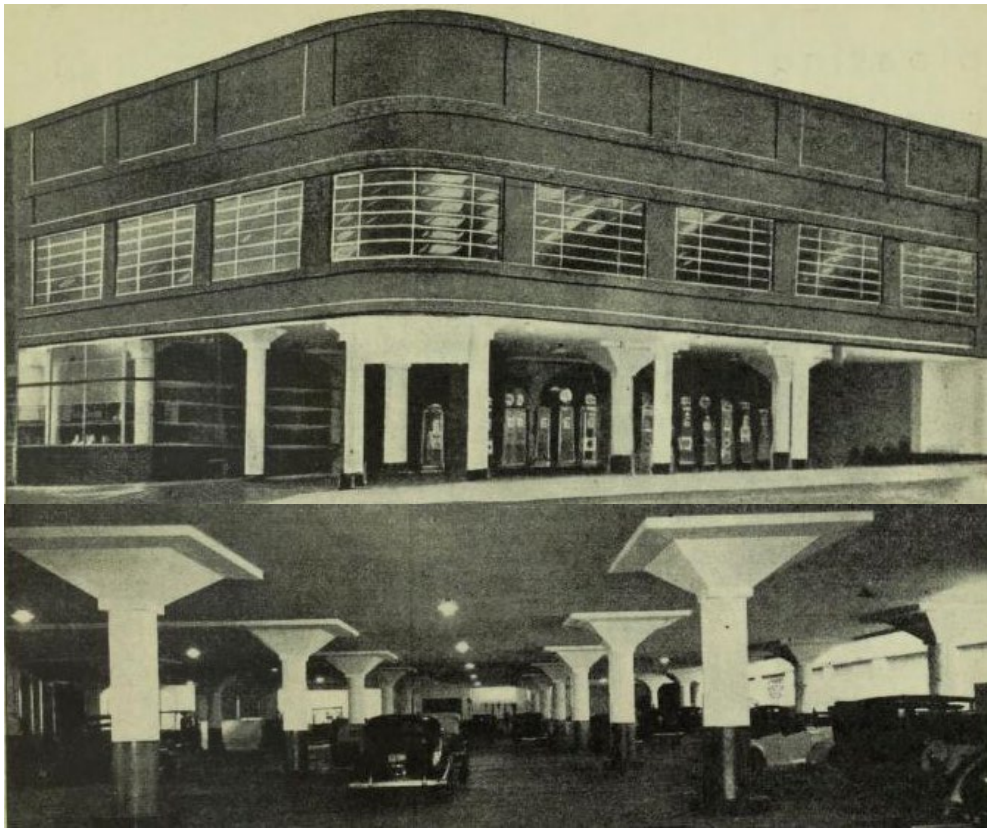
The 1922 fire likewise caused substantial damage to the top two levels of the structure and part of the roof structure, destroying much of the stored furniture. Estimates of the damage varied widely – between £6,500 for building damage and contents insurance combined, up to £100,000. Generally, the accounts paint a picture of damage less severe than the 1916 fire, with one referencing that the building was 'reconstructed' following that previous event.[19] Accounts of the fire mention that the lower levels of

10 Certificates of Title 1848-181 and 2045-208.
11 Michael Lech, 'Grace Brothers' Entry in the Dictionary of Sydney (2011); 'Warehouse' in the State Heritage Inventory, ID 2427849.
12 Daily Mirror, 'Business Woman's Death in England,' 21 Apr 1948, p10.
13 *Sydney Morning Her*ald, 'Building Mystery,' 4 January 1912, p9.
14 *Sydney Morning Herald*, 'Buildings and Works. Progress of the Trade,' 11 November 1913, p7; Lech, 'Grace Brothers.'
15 The Glebe Society Inc., 'James Johnstone Barnet,' (2018). Accessed online at: https://glebesociety.org.au/street/james-johnstone-barnet/
16 Ibid; *Sydney Morning Herald*, 'Theft at Forest Lodge,' 24 November 1924, p10; 'Big Store Ablaze,' 3 October 1916, p8.; 'Big Fire,' 27 January 1922, p5.
17 *Sydney Morning Herald*, 'Advertising,' 27 November 1916, p4.; 'Advertising,' 19 October 1918, p23; Advertising,' 15 April 1925, p5.; *Truth*, 'Sensational Boxing Hoax,' 20 Dec 1936, p17.
18 *The Daily Telegraph*, 'Big Fire at Forest Lodge,' 3 October 1916, p5.; *National Advocate*, 'Grace Bros' Fire.' 4 October 1916, p5.
19 *The Daily Telegraph*, 'Big Fire at Forest Lodge,' 3 October 1916, p5; *Daily Advertiser*, 'City Fires,' 28 Jan 1922, p4.; *Sydney Morning Herald*, 'City Fires,' 28 January 1922, p13.

the warehouse were used to store Grace Bros vehicles and the upper levels to store private furniture.[20] Stables and carparking on the property were also noted. A few years later in 1924, part of the site was leased to WH Paling and Co Limited. This most likely referred to the warehouse building, as the company sold a variety of musical instruments including large pianofortes.[21]



A new service station and carpark were built in 1940 for Grace Brothers on the corner of Ross Street and Parramatta Road. *Building* magazine notes it had an expansive footprint of 63,000 sq. ft, the ground floor alone accounting for 36,345 sq. ft. Access was from Parramatta Road, Ross Street and a double ramp from Arundel Street. The building contained a spare parts showroom, 'Lubritorium,' 'car laundry,' 22 fuel bowsers, and six hoists for servicing with a modern workshop attached. The Sydney Morning Herald described it as *'simple and dignified in design... carried out in red-faced bricks with a contrasting stream-lined band, while the colour scheme within is in ivory with a 4ft facing in red from the floor level upwards, finished with a narrow black band.'* It was designed and built by Mr W. Franklin,[22] who proved a competent builder on other Grace Bros constructions at Broadway (1937) and Parramatta (1939).





31 Left: *Building* magazine images, 24 February 1940, Vol 65 No. 390. Source: National Library of Australia
Above: The Service Station in 1946. Source: Nicholas Brasch, *The Model Store: 1885-1985, Grace Bros: 100 years serving Sydney*, via Glebe Society Inc.

20 *Sydney Morning Herald*, 'City Fires,' 28 January 1922, p13.
21 Certificate of Title 2045-208.
22 *Sydney Morning Herald*, 'Car Service Station,' 13 February 1940, p5.; *Building*, 'New Auditorium, Grace Bros,' Vol 60 No. 360, 24 August 1937, p42.; *Decoration and Glass*, 'Another Outstanding Shopfront,' Vol 5. No. 7, 1 December 1939, p6.

By 1939 the warehouse was occupied by Taylor Brothers, a company who produced cardboard boxes and handkerchiefs.[23] Council Surveys of the area mark it as a cardboard box factory. Taylor Bros were still the occupant in 1962 when the company went into administration. By this time, the service station was operated by Mobil.[24] Grace Bros retained the entire property until at least 1973.[25]

In 1982, a DA lodged by Arredorama International P/L, furniture importers, was approved for use of 1 Ross Street for the '*assembly, manufacture, wholesale, distribution, and storage of furniture, furnishings, bathroom accessories, kitchen cabinets and fittings with ancillary offices.*'[26] They occupied the building until 1997. In 1994, the former caretaker's cottage was in use as a café.[27]

By 1998 the property had been acquired by Toga Group and was refurbished for use as office space. The refurbishment included involved the demolition of the existing internal staircases, amenities and goods lift, and the construction of a new staircase and amenities and installation of a new light-weight lift in a fire rated shaft. It also included changes to the internal planning of the building and entries and openings. The works involved the demolition of the caretaker's cottage on the corner of Ross and Arundel Streets. It was replaced with extant brick car lift structure with 12 bays. Its materials and detailing were informed by feedback from Heritage Architect Brian McDonald, engaged by Council.[28]

In 1998, Officeworks began leasing the corner building. In the same year they lodged a DA with Council for refurbishment and use of the building as bulky goods retailing, ancillary facilities and off-street parking for 55 vehicles. Sometime after 2004, the University of Sydney began leasing part of the old warehouse building. Since at least 2023, the Sydney Local Health District has also been leasing part of the building.










33 1962 photographs of the warehouse building with Taylors signage, and the Grace Bros service station and carpark. Source: City of Sydney Archives

23 *The Daily Telegraph*, 'Company Registrations,' 21 December 1937, Page 16.; The Glebe Society Inc., 'James Johnstone Barnet.'
24 The Glebe Society Inc., 'James Johnstone Barnet.'
25 Certificate of Title 2045-208.
26 DA400/82
27 DA510/94
28 D00848, City of Sydney Archives; DA323/98.

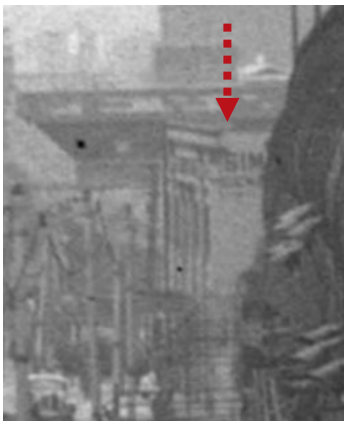
## 26 Arundel Street (also known as 32 Parramatta Road)

The building comprising two semi-detached dwellings on Parramatta Road was known as Islington Terrace. References to this name extend back to 1877 suggesting it was constructed around this time.[29] An 1880 ad for lease of the property described a seven-roomed house with gas, water, bath, large garden and every convenience.[30] The 1888 Sands directory aligning with the survey indicates the property fronting Parramatta Road was occupied by John H Seamer, timber merchant (husband of the owner of the property Emma Catherine Seamer) and George B Palmer.

When street numbers were added, the property was recorded as No. 23-25 Parramatta Road, with Seamer at No.25. The occupants of the rear terraces fronting Arundel Street (possibly called Arundel Terrace) have not been researched in detail. Given their ownership by Seamer, they were likely let to various occupants. As stated previously, they were likely constructed in the late 1860s or 1870s.

Though the property (in totality) was transferred to timber merchants James Anthony Curtis and James Sinclair Alexander in 1898, John H Seamer and his wife Emma appear to have continued to lease and live in No.25 Parramatta Road according to street directories.[31] John's wife Emma resided with him until her death in 1904, with Seamer passing away in 1914.[32] In her death notice, the property was referred to as 'Islington.' The occupant of No. 23 and the rear terraces changed frequently during the same period. Between the 1914 and 1915 editions of the Sands Directory, the property had been renumbered to 31-33 Parramatta Road.[33] Curtis and Alexander's purchase of the property appears speculative as neither merchant lived at the property, and there is no evidence of them operating a lumber yard in the area.

The occupant from 1916-1920 was recorded as Mrs. Elizabeth Reynolds, assumed to have leased the property. In 1918 and 1920 part of the property was subleased out by Reynolds - with ads for a 'unfurnished, very large balcony room.'[34] In 1921 the property does not appear in the directory, assumed to be in connection with its transfer to Charles Adolphus de Kantzow, Gentleman in April 1920 and subsequent transfer to Percival Stuart Garling, Manager, in August 1921.



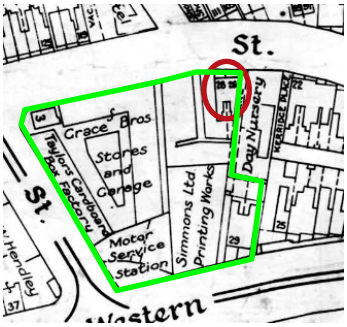
The present building appears to have been constructed under de Kantzow c1921 as a factory, though perhaps speculatively given its sale shortly after completion. Kantzow appears to have engaged Architect A Phipps Coles, who invited tenders for the '*purchase and removal of Islington Terrace, 31 and 33 Parramatta Road, Forest Lodge*' (the previous semi-detached houses on the site) in August 1920.[35] The following month, Phipps Coles invited tenders for the construction of a factory in brick and concrete at Parramatta Road, Forest Lodge – it is assumed this relates to the original, Parramatta Road fronting portion of the building.[36] De Kantzow's occupation is unclear in newspaper articles and society columns, but he is referenced heavily in relation to property matters including primary applications, suggesting he invested heavily in land and property. The next owner, Garling, was in the printing business and it is assumed the property was used briefly for this purpose, however there is little evidence especially in light of his short tenure around sux months.[37]

29 Sydney Morning Herald, 'Advertising,' 2 Oct 1888, p11; Sydney Morning Herald, 'Advertising,' 28 Jun 1877, p9.
30 Sydney Morning Herald, 'Advertising,' 8 May 1880, p16;
31 Sydney Morning Herald, 'Advertising,' 28 April 1884, p2.; Certificate of Title 888-138. Note: Melocco Brothers, mosaic workers were located on the opposite side of Ross Street in 1914 according to the Sands Directories, with the address of their showrooms address briefly recorded as 25 Parramatta Road in ads during the late months of 1911 and early months of 1912, the latter number assumed to be erroneously given the description.
32 Sydney Morning Herald, 'Family notices,' 19 February 1904, p4.; Sydney Morning Herald, 'Family notices,' 24 February 1904, p8.
33 City of Sydney, 'John Henry Seamer' Entry in Sydney's Alderman. Accessed online at: https://www.sydneyaldermen.com.au/alderman/john-henry-seamer/
34 Sydney Morning Herald, 'Advertising,' 10 Jul 1918, p4; Sydney Morning Herald, 'Advertising,' 13 Mar 1920, p4.
35 Sydney Morning Herald, 'Advertising,' 4 August 1920, p9.
36 Sydney Morning Herald, 'Tenders,' 22 September 1920, p9.
37 *Orange Leader* (1901-1945) [Title Notes], held online at the National Library of Australia.

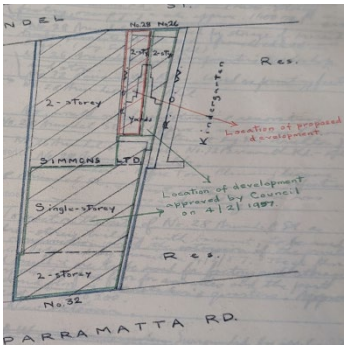
The site was acquired by Syd Day Limited Printers in March 1922, who appear to have undertaken alterations and potentially additions to the property in connection with their continued use of the building as a printing workshop. They called tenders called for bricklayers in August 1922 and six electric motors from 3 to 8 horsepower in March 1923.[38] Syd Day Limited were noted as a major printer of theatrical publications like programmes, though their output was as varied as wartime propaganda posters. [39]

In 1929 the property was acquired by another printing company, Simmons Limited, who specialised in movie posters, government documents and commercial literature and occupied the building for many decades.[40] They purchased four of the rear lots containing terraces, demolishing them and extending the premises to Arundel Street in 1935 (as noted on the rear building façade).[41] The extension was designed by SH Buchanan and Cowper and built by McConnell Building Co Ltd.[42] During the 1940s-50s they acquired the remaining land wedged between the factory and the right of way containing terraces, demolishing them after debates with Council over residential zoning to make way for additions c.1958 designed by Loveridge & McCauley Architects. Expanded amenities were proposed in 1971.[43]

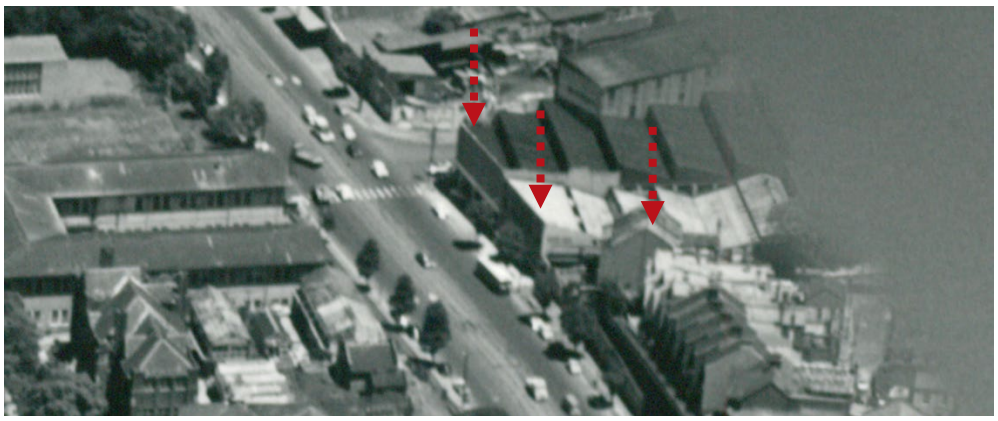
In 1981 the property was transferred to Liverpool Street Nominees Pty Ltd, and in 1989 to Rita Sagrani, a clothing importer and exporter who refurbished the building and used it as a warehouse, showroom and offices.[44] Between 1982 and 1994 based on aerials, a carpark had been created on the roof of the northern extension. In 1995, Diabetes Australia applied to use the premises for wholesale distribution of diabetic health care products and installation of a lift, and undertook associated alterations.[45] In 2005 an unsafe awning was removed from the Parramatta Road façade, and in 2009, the rear (Arundel Street) entry stairs were widened. Since 2017, part of the premises has been leased to USYD.




36 1939 Glebe Municipality survey. Note terraces. Source: City of Sydney Archives.




39 Sketch showing existing workshop in 1957/1958 showing proposed extension. Source: City of Sydney Archives



38 Circa 1960 photograph of Parramatta Road, showing the Simmons Printers workshop, semi-detached dwellings at 28-30 Parramatta Road, and 1940 service station. Source: University of Sydney Archives





37 1995 photographs of the workshop building. Source: City of Sydney Archives

38 Sydney Morning Herald, 'Advertising,' 8 August 1922, p14.; Sydney Morning Herald, 'Advertising,' 1 March 1923, p7.

39 Frank Van Straten for Theatre Heritage Australia Inc, 'Theatre Programmes: Collecting History,' (3 June 2020). Accessed online at: https://theatreheritage.org.au/on-stage-magazine/general-articles/item/635-theatre-programmes-collecting-history; Australian War Memorial, 'Propaganda Posters,' (23 February 2026). Accessed online.; *"Tivoli" souvenir: vaudeville artists and their price* (1929), held in the National Library of Australia, Call No. N 792.2 M111.

40 Geographicus Rare Maps, 'Simmons Ltd,' (2026). Accessed online at: https://www.geographicus.com/P/ctgy&Category_Code=simmonsltd ; Certificate of Title 3221-30

41 Sydney Morning Herald, 'In Equity,' 20 October 1934, p14.

42 Sydney Morning Herald, 'New Works,' 2 April 1935, p6.

43 Certificate of Title 3221-130; BA2339/57. BA File suggests No. 28 Arundel was acquired in 1955 and No. 26 in 1946. A hydraulic lift and car wash were added in 1941 (BA195/41) and an additional storey was also approved to the single storey section in 1957.; DA236/71

44 Certificate of Title 3221-30; Canberra Times, 'Bodyguard for Kidnap Victim,' 18 Jan 1986, p3; Commonwealth of Australia Gazette, 18 Feb 1992 [Issue No. B7], p645.; DA130/89.

45 City of Sydney Archives, BA 89/221; BA95/297.

### 28-30 Parramatta Road

Prior to construction of the current flats, two semi-detached dwellings were located on the site of 28-30 Parramatta Road. They were still extant in 1927 when advertised for sale under their previous address prior to renumbering, 27-29 Parramatta Road. A detailed description of the property was given, also referencing those other buildings in the study area in its environs:[46]

> *Good prospective value as a Business or Factory Site.*
> *FOREST LODGE. NOS. 27–29 PARRAMATTA-ROAD, adjoining Syd Day, Ltd., Printers, close to Ross-street and Grace Bros.' large Furniture Repository.*
>
> *PAIR OF SEMI-DETACHED 2-STORY HOUSES, brick, main roof slate, each having: — Front Verandah, Balcony, Hall, 5 Rooms, Bathroom, Kitchen, Pantry, Washhouse. No. 29 has a Garage, iron, concrete floor. Total rents £221 per annum.*
>
> *LAND, about 46 feet 3½ inches by about 105 feet 7 inches and 124 feet 7 inches. TITLE TORRENS.*
>
> *HARDIE and GORMAN PROPRIETARY, LTD., will offer the above at Public Auction, in the Rooms, Ocean House, 36 Martin-place, at 11 a.m. on WEDNESDAY, 7th DECEMBER 1927. (500)*

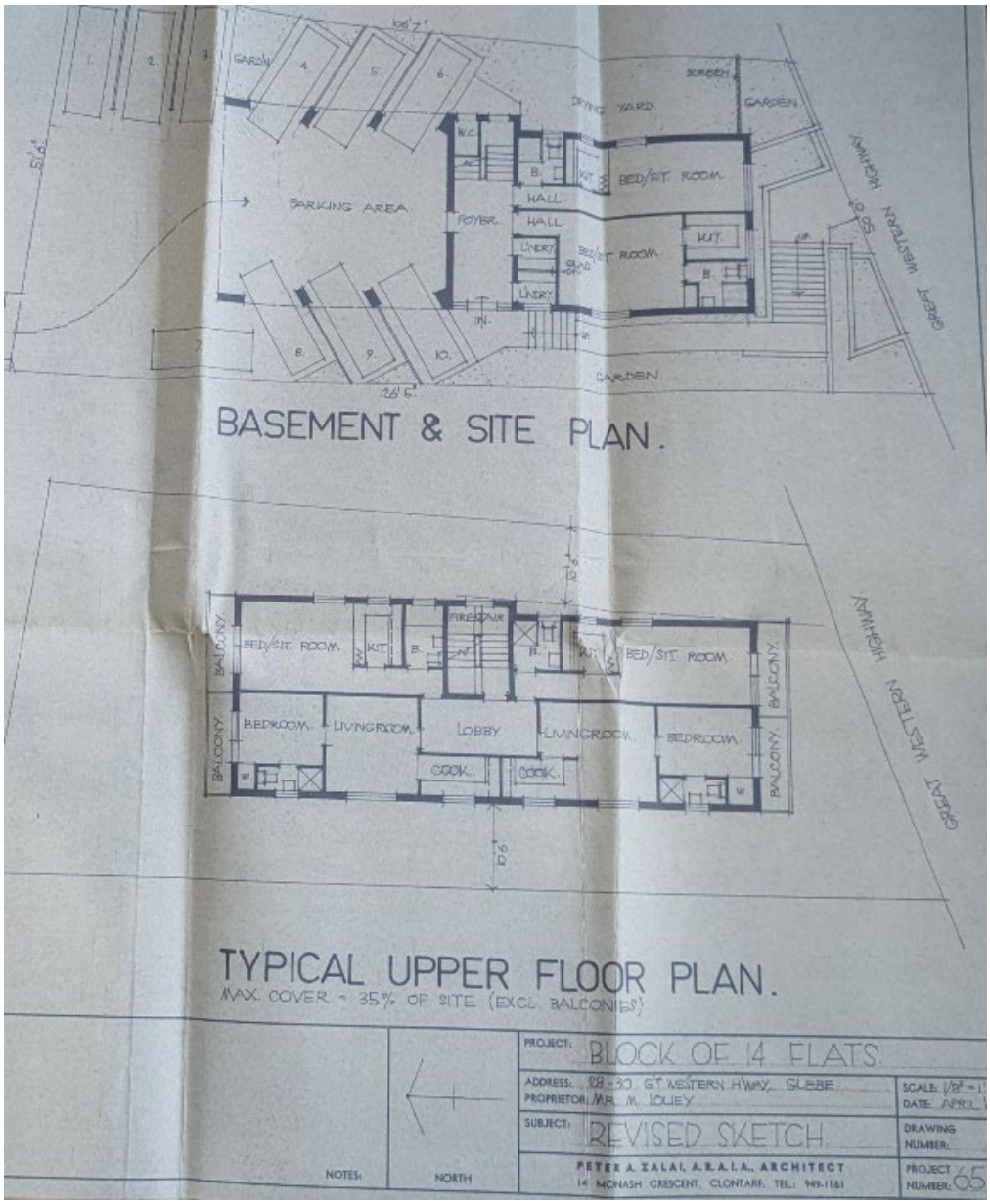
Despite its advertisement as a business or factory site, the semi-detached dwellings remained on the site. They continue to be shown in Council surveys from 1939 and aerial imagery of the area in subsequent decades.

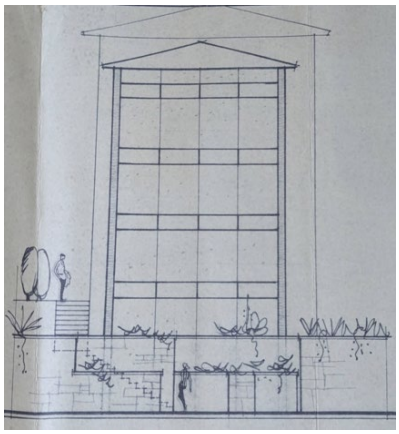
The dwellings were demolished sometime in late 1967 with the new flats in course of erection in early 1968.[47] They were designed by Peter Zalai, a small Clontarf-based architect, who lodged the development application, and built by Fabos & Carr Building.[48] The works were undertaken on behalf of Castlepoint Holdings Ltd. The block was four storeys in height, containing 14 apartments with ground-level carpark under. Apartments were a mix of one-bedroom and studio or 'bed sitting' apartments, offered at a rate of $17 and $13 a week respectively.[49] The complex was constructed of brick with a concrete roof.

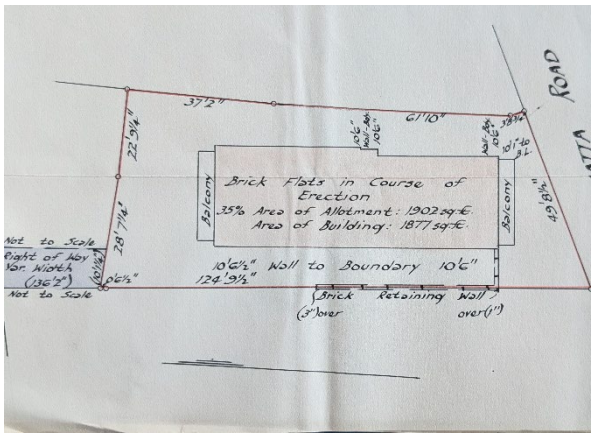
The block appears to have been purchased shortly after construction by Berkelouw Estates, suggesting it may have been a speculative development. An old retaining wall was also noted on the property boundary with No. 32 at this time.[50] A new concrete retaining wall was erected in 1975 to replace the older structure after its collapse due to a storm.[51] In 1978, the owners of the block were recorded as Messrs D.R. Wong and L.F. Lee and Mrs N.H.L Chan.[52]

By 1993, the block had been acquired by the University of Sydney who undertook refurbishment of the block in conjunction with its use as student housing. This included replacement of the roof membrane, repairs to damaged brickwork and upgrades to balustrades, replacing the existing brick balustrades with metal ones.[53] The University advertised the block for sale in 2021. Despite the University and 'Selle House' signage remaining, it no longer appears on the university's website as an accommodation option.

46 Sydney Morning Herald, 'Advertising: Forest Lodge Nos. 27-29 Parramatta Road,' 26 November 1927, p26.
47 BA1738/67.
48 City of Sydney Archives, '28-30 Parramatta Rd Glebe. Proposed erection of residential flats. P. Zalai. Plans.,' (1967), Unique ID A-00241751.; BA3615/68
49 28-30 Parramatta Road Property File, City of Sydney Archives.
50 BA3615/68
51 BA866:26:75
52 28-30 Parramatta Road Property File, City of Sydney Archives.
53 BA92/897





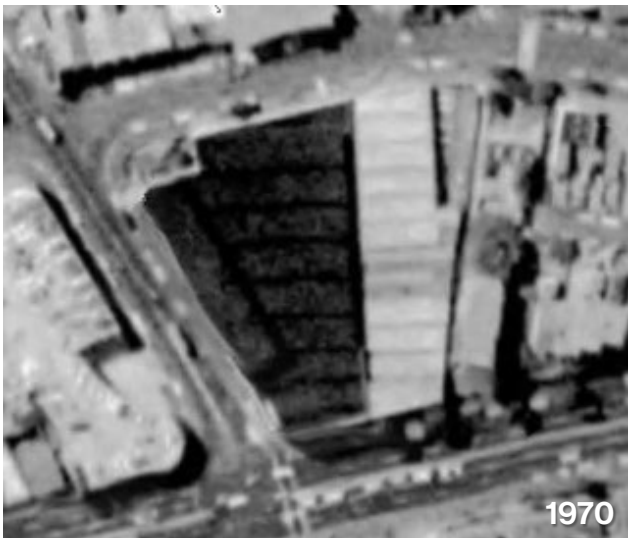

40 1967 Plans by Peter Zalai for the block of flats at 28-30 Parramatta Road. Left: Revised Floorplan. Below: Original preliminary sketches and site plan.
Source: City of Sydney Archives

## 2.2 Evolution of the study area – aerial imagery


















# 3 Heritage significance and curtilage of existing items

### 3.1 Statement of heritage significance – 'Street Trees' (I631)

The following statement of significance has been extracted from the State Heritage Inventory:

> *A rare use of Corymbia citriodora for street trees in the local govenment* [sic] *area, which have townscape value.* [date significance updated 09/06/2026]

### 3.2 Background to listing

The 'Street Trees' heritage item on Arundel Street was identified in the 1990 Heritage Study of the Leichhardt Municipality by Brian McDonald, Craig Burton, Wendy Thorp, Wayne McPhee, and Cathy Macarthur (Item L11-G). The description of the item was '*eucalyptus citriodora plantation in footpath. c1960s*' and the ascribed significance was a *'rare use of these species in Leichhardt municipality'* and '*environmental amenity.'*

The comments on the listing were '*continuation of unique selection of tree species in Arundel St. Further south includes a plantation of Macadamia (1970s) and replacement plants and old plantings of Peppercorns (Schirius aeria) [sic] as well as intermittent placings of brush box*.'

The photograph included with the 1990 listing shows the trees located between the buildings at 71-79 Arundel Street and 2 Arundel Street, rather than those on Arundel Street between Ross and Forest, and Forest and Lodge Streets as is currently mapped.



41 Photograph included with the Street Trees item inventory in the Leichhardt Heritage Study. Dated 27/10/89. Source: Heritage Online Library NSW

### 3.3 Review of heritage item curtilage

No specimens of Corymbia citriodora exist inside the mapped curtilage of item I631. The original 1990 listing referred to the specimens further east on Arundel Street near the junction with Seamer Street.

Site investigations have confirmed that three mature Corymbia citriodora (lemon-scented gum) specimens survive offset from No. 2 Arundel Street.

These trees could be considered to:

- be representative, generally, of changing species preoccupations from the 1960s to a native plant palette for public landscaping in NSW;
- have a degree of landmark value;
- contribute to the overall aesthetic attributes of the streetscape;
- be esteemed, generally, by the local community; and
- be of some rarity value in terms of selection of street trees in the LGA.

The trees are not included in the City of Sydney Register of Significant Trees.

### 3.4 Conclusion

Given that the age, nature and significance of the trees relate more to environmental value and amenity than heritage values, it is recommended that the trees be **removed** from Schedule 5 of the LEP, conditional on the inclusion of the trees in the Significant Trees Register.



42 The trees today, near No. 2 Arundel Street at the eastern end of the street near the junction with Seamer Street. Photograph taken at similar location to original 1990 photo.

### 3.5 Statement of heritage significance – 'Warehouse' (I644)

The following statement of significance has been extracted from the State Heritage Inventory:

> *The building at 1-3 Ross Street, Forest Lodge, was built in 1913 as a furniture repository for Grace Bros. It has historical and aesthetic significance providing evidence of Glebe and Forest Lodge's industrial past. Designed in the Federation warehouse style, the building is a highly prominent and contributory element within the Ross Street streetscape. Typical detailing of the style include face brick finish contrasted with rendered lintels, rectangular massing, emphasised three vertical elements with arches that divide the facade into three bays and brickwork detailing of the parapet.*
>
> *The building is associated with Grace Bros, one of the earliest and major department stores that opened in Sydney in 1885 in George Street established by English immigrant brothers, Joseph Neal Grace and Edward Albert Grace [sic]. As such, it may have social significance for its relationship to Grace Bros, a major employer and highly significant and successful commercial enterprise that began in the late 19th Century and continued throughout the 20th Century.*
>
> *1-3 Ross Street is of local heritage significance in terms of its historical, aesthetic and representative values.* [date significance updated 03/11/2014]

### 3.6 Background to listing

The 'Warehouse' heritage item comprising the former Grace Brothers furniture repository does not appear in the original 1990 Leichhardt Heritage Study. It appeared on the original iteration of the Leichhardt Local Environmental Plan 2000, so was listed between 1990 and 2000. 1997 and 1998 heritage assessment documents relating to the refurbishment of the warehouse and the demolition of a house at 3 Ross Street note that the item was a 'very fine example of a high-quality brick warehouse structure in Federation Romanesque style' and should be recommended for listing, so it likely occurred around this time. [54]

The item was reviewed as part of the 2014 'City of Sydney Industrial and Warehouse Buildings' study conducted by City Plan Heritage, when the inventory for the item was reviewed and updated. The current curtilage of the item includes the original 1912 warehouse building, alongside a smaller brick building to the corner of Ross and Arundel Streets.

While not referenced in the Statement of Significance, the assessment of the item against Criterion C references the '*Art-Deco single storey addition to Arundel Street*.' The modifications section includes: '*c1930s - Single storey Art Deco style additon at the corner of Arundel Street'* [sic]. The physical description included in the listing mentions:

> *'A later one-storey Art Deco style addition brick wing extends the building to Arundel Street. It has a semi -circular corner emphasised by brick piers and rectangular pediments, and has a decorative parallel line motif.'*

As established in the historical background which precedes this section, the single storey brick building at the corner of Ross and Arundel Streets was constructed in 1998 and not c1930s. It was constructed on the site of a c1910-1920 two-storey caretaker's cottage built for the Grace Brothers, which was demolished to make way for the car lift. It was built to accommodate a car lift as part of the refurbishment of the historic warehouse building by Toga Group for office use.

[54] Building and Development Committee meeting notes from property file for 1-3 Ross Street, dated 27/10/1998, p213 of file D00848.







43 The building around the time it was listed in 1998.
Source: Gary Shiels and Associates Pty Ltd Statement of Environmental Effects, June 1998.

### 3.7 Review of heritage item curtilage

It is assumed that the current curtilage of the item is meant to relate to the warehouse building. It does not relate to a property boundary or a cadastral lot boundary. There is no mention in available documentation that the new 1998 car lift structure was meant to be included as part of the curtilage of the item. It is assumed this may have occurred during the later review of the heritage item by City Plan in 2014.

### 3.8 Conclusion

The 1998 car lift structure at the corner of Ross and Arundel Streets relates to the refurbishment of the building by Toga Group. It does not contribute to the significance of the former Grace Brothers furniture repository heritage item titled 'Warehouse.'

Given that the heritage item does not follow the property boundary or a lot boundary, the curtilage of the item should be **amended to exclude** the 1998 building and only cover the footprint of the 1912 building.

# 4 Assessment of contributory status

### 4.1 Definition of a contributory building

The latest version of Section 3 of the City of Sydney Development Control Plan 2012 (revised June 2026) contains the following definition of a contributory building:

> *Contributory building means a building and/or site that contributes to the stated heritage significance of a heritage conservation area. Contributing buildings and sites are from a significant historical period and are either:*
>
> - *substantially intact; or*
> - *altered, yet recognisable from the development phase during the significant historical period.*

It also notes: *Significant historic periods for each conservation area include one or more periods of: Colonial, Victorian, Federation, Inter-War, Post-War and Post-1960.* Drawing from the widely acknowledged and accepted reference text on Australian Architecture,[55] the periods can be defined as:

- Colonial (c1788 – c1840)
- Victorian (c1840 – c1890)
- Federation (c1890 – c1915)
- Inter-War (c1915 – c1940)
- Post-War (c1940 – c1960)
- Post-1960 (c1960 onwards)

### 4.2 Statement of heritage significance – Hereford and Forest Lodge Conservation Area (C33)

The following statement of significance has been extracted from the State Heritage Inventory:

> *Hereford and Forest Lodge Conservation Area has historic significance for its rare surviving early residential development Swiss Cottages (c. 1842) and Glenwood (c. 1837). The area possesses the ability to evidence early villa estates; Hereford (c. 1829), Rosebank (c. 1832) and Forest Lodge (c. 1836) and their incremental subdivision. The conservation area is also of historic significance for a number of important civic and institutional buildings such as St James' Church and School, Forest Lodge Public School, Glebe Fire Station and Glebe Town Hall. Considerable social significance arises out of the presence and use of these buildings for over 100 years. The Town Hall also provides evidence of the incorporation of the Municipality of Glebe in 1859.*
>
> *Hereford and Forest Lodge Conservation Area has aesthetic significance for its ability to illustrate various periods of development and architectural styles and building types (some of a very early date), and its landscape qualities. Residential development, encouraged by the tram extension in Hereford/ Forest Lodge, reflects the varied character of historic subdivisions, divided by the historic and aesthetically important Bridge Road. The predominant Victorian character is supported by several other important historic layers. The diverse social mix that is reflected in the building stock and inherent to the character of the suburb.*
>
> *The area contains a number of aesthetically significant and prominent buildings such as the Glebe Town Hall, Glebe Fire Station, St James' Church, the former Glebe Presbyterian Church as well as a number of villas particularly in Bridge Road such as Reussdale. The area has rarity value for the survival of early pre 1860s residential development so close to the city centre.* [date significance updated 27/05/2021]

[55] Richard Apperly, Robert Irving and Peter Reynolds, 'Identifying Australian Architecture,' (Angus and Robertson: Sydney), updated version 1994.

**Discussion of the potential of subject properties to contribute to the HCA**

The physical character of the area is strongly residential and late nineteenth century. There is limited non-residential and early or mid-twentieth century development within the HCA. Federation or Interwar (or early to mid-twentieth century) industrial buildings are not explicitly referenced in the statement of significance quoted above.

While the statement of significance focuses on the Victorian character and residential development of the area, it notes it is supported by '*several other important historic layers*.' What these layers are is not specified. The phrase '*other important historic layers'* is taken to be equivalent to *'a significant historical period'* in the DCP definition.

The Federation and Interwar periods are those periods to which most of the properties in the study area relate, comprising the 1912 warehouse, c1921 printing workshop and 1935 addition, and 1940 service station and carparking structure. As substantially later structures, the remaining 1968 apartment block and 1998 car lift structure in the study area are not considered to have potential to contribute.

The early twentieth century is explicitly referenced in the physical description of the area and in the assessment against Criterion G, suggesting it is an important historic layer: '*The conservation area is representative of the expansion of Glebe and Forest Lodge during the 19th and early 20th century as evidenced by residential, commercial, institutional and industrial development*.' Accounts of the history of the suburb by local historians also suggest that the industrial development of the suburb, including both early/initial (late nineteenth century) and later (early to mid-twentieth century) waves, is of interest.[56] Many of the industrial buildings mentioned in these accounts are now demolished, including many of those previously located in the HCA, making surviving industrial buildings from this stage relatively uncommon.[57]

Moreover, the management guidelines for the HCA explicitly note that Inter-war warehouse buildings have the potential to qualify as contributory:

*(b) Inter -war Units and Warehouses*

- *Buildings of the early twentieth century usually have an appropriate scale and are therefore neutral elements*
- *Some buildings may contribute to the significance of the area and are therefore contributing elements*

On the basis of the above, it seems reasonable to conclude that the early twentieth century and Federation/Interwar periods form one of the 'other' supporting historic layers and comprise a 'significant historical period.' Accordingly, the 1912 and 1921 buildings are considered to have potential to contribute to the area, as they illustrate an important phase of development. The 1940 service station and carpark is considered to be borderline, as it is on the cusp of the Interwar and Post-war (and early/mid twentieth century) time periods. The integrity of these buildings is discussed in the following section which assesses their contributory status.

56 Solling and Randerson, 'Forest Lodge.'

57 Based on 1938-1950 Civic Survey Mapping:
Demolished: Consolidated Neon at 2 Arundel Street built 1941; Lanham's Laundry on Forest and Lodge Streets built 1902-3; Burns Dye Works extant by the mid twentieth century; Woodward & Thurston Pty Ltd Bumper Bar manufacturers at 208 St Johns Road est c1930s; Mackenzie Bros engineers est c1940s at 221 Bridge Road; Abrams Brushes cnr St James Ave and John St est early twentieth century; McGregor and Wiggins Manufacturers at 23-25 Ross Street (façade may have been retained) extant by 1940s/50s; Berkely Knitting Mills and Holeproof Hosiery Factory from 1930s at 208 Bridge Road.
Extant: A building similar to the GE Crane Hardware building survives at 32 Ross Street, which was established in the early twentieth century; Durst Industries at 189 St Johns Road, built 1918; Industrial building at 11 Jarocin Avenue occupied by various companies since the 1920s; Newsletter Press at 21 Ross Street Glebe extant by 1943; Hat Factory at 2-32 Junction Street built c1901.

### 4.3 Assessment of contribution to the HCA

| Building | Significant historical period? | Substantially intact? | Altered, yet recognisable? | Finding and comment |
|---|---|---|---|---|
| **1-3 Ross Street** | | | | |
| 1912 warehouse | ✓ | ✓ | – | The 1912 warehouse building (already identified as a heritage item) **contributes to the conservation area** as evidence of early twentieth century industrial development. |
| 1940 service station and carpark | ✓ | × | ✓ | The 1940 service station and carpark building has been altered with the ground floor enclosed, first floor windows removed and changed, and unsympathetic painting of the originally unpainted brick façade painted blue. These alterations detract from the building and the area.<br><br>Despite retaining some heritage value and capacity for reconstruction, the extent of alteration means the building no longer contributes positively to the significance of the conservation area in its present form. As it has been substantially altered but dates to the cusp of a significant historical period its contribution is **neutral**. |
| 1998 car lift | × | ✓ | – | As a 1998 addition to provide carparking to the refurbished 1912 warehouse, it does not contribute to the heritage conservation area. As its brick materiality and simple design are not entirely inappropriate or detracting, its contribution is **neutral**. |
| **26 Arundel Street** | | | | |
| 1921 workshop | ✓ | ✓ | – | The 1921 workshop building **contributes to the conservation area** as evidence of an early twentieth century industrial development. It illustrates a significant supporting period and historical use in the area's history. It is substantially intact externally retaining its original façade including double height pilasters, moulded parapet and timber-framed windows, and discernible as an early twentieth century industrial building. |
| 1935 extension | ✓ | × | ✓ | The 1935 addition provides evidence of the industrial development of Forest Lodge during the inter-war period and retains some historic interest as an extension to the former Simmons printing works. However, substantial structural alterations, including removal of the sawtooth roof, the addition of rooftop parking and changes to openings, has significantly reduced its integrity. While the building remains discernible, it no longer makes a positive contribution to the heritage conservation area and is therefore assessed as a **neutral** element. |
| **28-30 Parramatta Road** | | | | |
| 1968 apartment block | × | ✓ | – | As a later residential development from the late twentieth century, the 1968 apartment block does not contribute to the identified values of the HCA. Due to its size, siting and height exceeding that of both neighbouring industrial and terrace buildings, it is considered to be **intrusive**. |

### 4.4 Assessment of impacts of exclusion

| Building | Finding | Impact of exclusion |
|---|---|---|
| **1-3 Ross Street** | | |
| 1912 warehouse | **Contributes to HCA** | No impact. The building would still be protected as an individual heritage item, also still affording protection against adverse impacts from development in the vicinity. |
| 1940 service station and carpark | **Neutral** | Minor adverse impact. Exclusion would permit the alteration or demolition of the historic building, which does not currently contribute to the conservation area given its substantial alteration, but which has capacity for reconstruction. |
| 1998 car lift | **Neutral** | Neutral impact. Exclusion would permit the alteration or demolition of a building that has no intrinsic value, but which does not actively detract from the conservation area. Its removal could benefit the presentation of the 1912 warehouse to which it is attached, as it currently presents deceptively as an early addition. |
| **26 Arundel Street** | | |
| 1921 workshop | **Contributes to HCA** | Moderate adverse impact. Exclusion would permit the alteration or demolition of the building which currently contributes to the HCA and is of historic and aesthetic significance. |
| 1935 extension | **Neutral** | Minor adverse impact. Exclusion would permit the alteration or demolition of the historic building, which does not currently contribute to the conservation area given its modification, but is of some historic and aesthetic significance. |
| **28-30 Parramatta Road** | | |
| 1968 apartment block | **Intrusive** | Positive impact. Exclusion would permit the alteration or demolition of a building that has no intrinsic value, and which detracts from the HCA due to its height, siting and size. Removal of the building and replacement with a more neutral built form could result in a positive impact. |

**Overall impact**

If the study area was excluded from the Hereford and Forest Lodge Conservation Area, one contributory building (the 1921 workshop portion of the 26 Arundel Street property) would be at risk of alteration and demolition without any heritage protection, representing a moderate adverse impact on the HCA through its exclusion. Generally, the impacts for the other properties would be neutral given that they are either individually heritage listed or are graded as neutral or intrusive.

# 5 Conclusions

This heritage assessment has examined the study area and the four properties within it, bounded by Parramatta Road, Ross Street and Arundel Street, and established the history and construction date of the present buildings during the twentieth century.

This assessment has found that the mapped curtilages of the two existing heritage items do not accurately reflect the significance of those items. The Street Trees item (I631) is mapped incorrectly as no specimens of *Corymbia citriodora* are located within the defined area. Surviving trees associated with the original listing are located further east on Arundel Street. While they have streetscape, amenity and landscape value, their significance would be more appropriately managed through inclusion on the Significant Trees Register rather than through listing in Schedule 5 of the Sydney LEP 2012.

The Warehouse item (I644) currently includes the 1998 car lift structure at the corner of Ross and Arundel Streets which does not contribute to the significance of the former Grace Brothers furniture repository, and relates instead to its adaptive reuse as modern office accommodation. The curtilage should therefore be amended to include only the 1912 warehouse building.

The Hereford and Forest Lodge Heritage Conservation Area and its values were also examined to establish the contributory status of the buildings within the subject properties, and the impacts if they were to be excluded. Exclusion would have no adverse impact on the 1912 warehouse, as it is listed as an individual item, and would have a neutral impact in relation to the 1998 car lift structure and the 1968 apartment block, as they do not contribute to the conservation area and do not require protection.

Exclusion would have the potential to result in a moderate adverse impact on the 1921 workshop at 26 Arundel Street, which contributes to the HCA as evidence of early twentieth century industrial development. Exclusion of the 1935 workshop extension and 1940 service station and carpark have the potential to result in a minor to adverse impact, as both possess minor historic and aesthetic value as early to mid-twentieth century industrial structures despite their modification.

On this basis, exclusion of the study area from the HCA would place one contributory building (1921 workshop) at risk if no additional heritage controls were placed over the property. The impact could be minimised by reducing the curtilage of the HCA to exclude 1-3 Ross Street, the rear of 26 Arundel Street and 28-30 Parramatta Road, while retaining the contributory (1921) section of 26 Arundel Street within the HCA, together with the remainder of the HCA extending north and east.

### 5.1 Summary of recommendations

| Recommendation | Affected property/area |
|---|---|
| Include the three Corymbia citriodora on the City of Sydney's Significant Tree Register. | Arundel Street |
| Remove I631 from Schedule 5 of the Sydney LEP 2012, once the trees have been included on the Significant Tree Register. | Arundel Street |
| Amend the curtilage of I644 to exclude the 1998 car lift and follow the footprint of the 1912 warehouse building. | 1-3 Ross Street |
| If modification to the Hereford and Forest Lodge Heritage Conservation Area is pursued, retain the contributory (1921) section of 26 Arundel Street within the reduced area. | 26 Arundel Street, 1-3 Ross Street, 28-30 Parramatta Road |

# Appendix A Item and HCA Inventories

## Item Details

**Name**

Hereford & Forest Lodge Heritage Conservation Area

**SHR/LEP/S170**

LEP #C33

**Address**

GLEBE NSW 2037

**Local Govt Area**

Sydney

**Local Aboriginal Land Council**

Unknown

| Item Type | Group/Collection | Category |
|---|---|---|
| Conservation Area | Urban Area | Townscape |

## All Addresses

**Addresses**

**Records Retrieved: 1**

| Street No | Street Name | Suburb/Town/Postcode | Local Govt. Area | LALC | Parish | County | Electorate | Address Type |
|---|---|---|---|---|---|---|---|---|
| | | GLEBE/NSW/2037 | Sydney | Unknown | | | Unknown | Primary Address |

**Boundary Description**

Area generally bounded by rear boundary of properties fronting the western side of Glebe Point Road, Wigram Lane, Orphan School Creek, Arundel Street, Ross Street, Great Western Highway, Seamer Street & St. John's Road.

## Significance

**Statement Of Significance**

Hereford and Forest Lodge Conservation Area has historic significance for its rare surviving early residential development Swiss Cottages (c. 1842) and Glenwood (c. 1837). The area possesses the ability to evidence early villa estates; Hereford (c. 1829), Rosebank (c. 1832) and Forest Lodge (c. 1836) and their incremental subdivision.

The conservation area is also of historic significance for a number of important civic and institutional buildings such as St James' Church and School, Forest Lodge Public School, Glebe Fire Station and Glebe Town Hall. Considerable social significance arises out of the presence and use of these buildings for over 100 years. The Town Hall also provides evidence of the incorporation of the Municipality of Glebe in 1859.

Hereford and Forest Lodge Conservation Area has aesthetic significance for its ability to illustrate various periods of development and architectural styles and building types (some of a very early date), and its landscape qualities. Residential development, encouraged by the tram extension in Hereford/ Forest Lodge, reflects the varied character of historic subdivisions, divided by the historic and aesthetically important Bridge Road. The predominant Victorian character is supported by several other important historic layers. The diverse social mix that is reflected in the building stock and inherent to the character of the suburb.

The area contains a number of aesthetically significant and prominent buildings such as the Glebe Town Hall, Glebe Fire Station, St James' Church, the former Glebe Presbyterian Church as well as a number of villas particularly in Bridge Road such as Reussdale.

The area has rarity value for the survival of early pre 1860s residential development so close to the city centre.

**Criteria a)**

**Historical Significance**

Hereford and Forest Lodge Conservation Area has historic significance for its rare surviving early residential development including Swiss Cottages (c. 1842) and Glenwood (c. 1837). It also demonstrates early villa estates including Hereford (c. 1829), Rosebank (c. 1832) and Forest Lodge (c. 1836) and their incremental subdivision and the piecemeal subdivisions following demolition of early residences along Bridge Road (Albion Cottage (c. 1838), Enfield House (c. 1843), Oak Lodge (c. 1837), Willow Lodge (c. 1845), Kayuga (c. 1857)). Residential development in the area was encouraged by the tram extension in Hereford/ Forest Lodge. Many of the historic subdivisions are divided by the historically significant Bridge Road leading to aesthetic variations in predominantly Victorian character which is supported by several other important historic layers. The diverse social mix of the conservation area is reflected in the building stock, which include early surviving working-class cottages, and is inherent to the character of the suburb. The area also includes important civic and institutional buildings such as St James' Church and School, Forest Lodge Public School, and Glebe Town Hall that have been in existence for over 100 years. The Town Hall on St Johns Road Bishopthorpe provides evidences of the incorporation of the Municipality of Glebe in 1859.

Meets criteria at a local level.

**Criteria b)**

**Historical Association**
**Significance**

The conservation area has historic association significance for its association with important local architects Ferdinand H Reuss Snr and Jnr, and GW Durrell.

Meets criteria at a local level.

**Criteria c)**

**Aesthetic/Technical Significance**

Hereford and Forest Lodge Conservation Area has aesthetic significance for its landscape qualities, its ability to illustrate various periods of development and architectural styles and building types and for its wide variety of attached and detached housing (some of a very early date).

Meets this criteria at a local level.

The area contains a number of aesthetically significant and prominent buildings such as the Glebe Town Hall, Glebe Fire Station, St James' Church, the former Glebe Presbyterian Church as well as a number of villas particularly in Bridge Road such as Reussdale.

**Criteria d)**

**Social/Cultural Significance**

The area is held in high esteem by the local community. Particular sites have high significance for identifiable groups including St James' Church and School, Forest Lodge Public School and Nag's Head Hotel.

Meets this criteria at a local level.

**Criteria f)**

**Rarity**

The Hereford and Forest Lodge Conservation Area has rarity significance for its survival of early 1860s residential development so close to the city centre.

Meets this criteria at a local level.

**Criteria g)**

**Representative**

The conservation area is representative of the expansion of Glebe and Forest Lodge during the 19th and early 20th century as evidenced by residential, commercial, institutional and industrial development.

Meets this criteria at a local level.

**Integrity/Intactness**

The area has a moderate degree of integrity. Individual sites have varying degrees of intactness.

## Owners

**Records Retrieved: 0**

| Organisation | Stakeholder Category | Date Ownership Updated |
|---|---|---|
| No Results Found | | |

## Description

| Designer | Builder/Maker |
|---|---|
| Various | Various |

**Physical Description** **Updated**

The area has undulating topography, sloping steeply to Orphans Creek in the west and Minogue Crescent in the north. The precinct is bounded by the Toxteth Estate to the north, Bishopthorpe Estate and Parramatta Road to the south, Orphans Creek to the west and Glebe Point Road to the east.

The precinct is bisected by Bridge Road and Ross Street, both major traffic thoroughfares. The area has a dense pattern of narrow streets, which align with the Glebe Point Road, and generally disregards the topography.

Redevelopment of the former Childrens Hospital dominates the south - western corner. There are relatively few street trees, with exception of a notable avenue of Water Gums in Woolley Road. The interface with the former Childrens Hospital site has been landscaped.

The irregular grid pattern of streets and irregular subdivisions result in a less consistent housing stock than surrounding precincts. Predominantly two storey terrace housing on relatively small allotments, the area also includes single storey cottages and terraces, grand three storey terraces and fine villas on Bridge Road such as Reussdale. Building setbacks vary greatly, from immediately adjacent to the boundary to 10 metre setbacks, some containing established front gardens.

Enhancing the character of the area are a number of significant institutional/civic buildings. These include the St. James' Group comprising the Church, Presbytery, School and Hall. In St John's Road there is the St John's Village (retirement home), Glebe Fire Station, Glebe Town Hall and the former Rehhoboth Primitive Methodist Church and Hall. In Bridge Road there is the former Glebe Presbyterian Church and Forest Lodge Public School whilst in Ross Street there is the Salvation Army Hall.

Near Glebe Town Hall, in St John's Road and returning into Ross Street is a small commercial strip which includes a number of Federation era buildings with early shopfronts, and the Victorian Regency style Nag's Head Hotel.

There are several large amalgamated allotments which reflect the layer of industrial development that occurred in the early 20th century.

Many of these have been redeveloped as residential sites in recent times.

The following significant public domain features are located within the Conservation Area
Street Tree Plantings: Woolley Road, Water Gums
Public Park: Kirsova Playground
Public Park: St James Park
Night Soil Lanes: Off Reuss Street
Night Soil Lanes: Off St Johns Road
Sandstone Stairs: Arundel Street
Orphan Creek: Forest Lodge western boundary
Monument: Foley Park
Public Stairs: Arundel Street
Public Stairs: Great Western Highway
Public Stairs: Kerridge Place
Vent shaft M.W.S. & D.B: York Street

Streets and Grading
Catherine Street: B
Bridge Road : A
Charles Street : B
Clare Street : B
Creek Street : B
Cross Street : B
Forest Street : B
Foss Street : B
Hegarty Street : A
Hereford Street : B
Jarocin Avenue : B
John Street : B
Junction Street : B
Lodge Street : B
Rosebank Street B
Ross Street : A
Short Street : C
St James Avenue : B
Walsh Street : C
Wood Street : B
Arundel Street : B
St Johns Road : A,
Upper Road : B

Lane Grading
Charles Lane : B
John Lane : B
St. James Lane : B
Woolley Lane : B
York Lane : B
York Lane Cross : A

**Physical Condition** **Updated** 10/04/2012

Generally good

**Modifications And Dates**

**Further Comments**

The Hereford and Forest Lodge Conservation Area was listed as part of the overall Glebe Conservation Area under Leichhardt LEP 2000 gazetted on 22/12/2000. Under Sydney LEP 2012, gazetted on 14/12/2012, the Hereford and Forest Lodge Conservation Area was listed as a separate conservation area.

Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

**Current Use**

Residential, commercial, institutional

**Former Use**

Residential, commercial, institutional, industrial

## Listings

**Listings**

| | | | Records Retrieved: 2 | | |
|---|---|---|---|---|---|
| **Heritage Listing** | **Listing Title** | **Listing Number** | **Gazette Date** | **Gazzette Number** | **Gazzette Page** |
| Local Environmental Plan | Sydney Local Environmental Plan 2012 | C33 | 12/14/2012 12:00:00 AM | | |
| Heritage study | | | | | |

## Procedures/Exemptions

**Records Retrieved: 0**

| Section of Act | Description | Title | Comments | Action Date | Outcome |
|---|---|---|---|---|---|
| No Results Found | | | | | |

## History

**Historical Notes or Provenance** **Updated**

The "Eora people" was the name given to the coastal Aborigines around Sydney. Central Sydney is therefore often referred to as "Eora Country". Within the City of Sydney local government area, the traditional owners are the Gadigal and Wangal bands of the Eora. There is no written record of the name of the language spoken and currently there are debates as whether the coastal peoples spoke a separate language "Eora" or whether this was actually a dialect of the Dharug language. Remnant bushland in places like Blackwattle Bay retain elements of traditional plant, bird and animal life, including fish and rock oysters.

With the invasion of the Sydney region, the Gadigal and Wangal people were decimated but there are descendants still living in Sydney today. All cities include many immigrants in their population. Aboriginal people from across the state have been attracted to suburbs such as Pyrmont, Balmain, Rozelle, Glebe and Redfern since the 1930s. Changes in government legislation in the 1960s provided freedom of movement enabling more Aboriginal people to choose to live in Sydney.

(Information sourced from Anita Heiss, "Aboriginal People and Place", Barani: Indigenous History of Sydney City http://www.cityofsydney.nsw.gov.au/barani )

The Sydney Glebe lands were granted to the Church of England in 1789, and in 1828 “to relieve the pressing needs of clergy”, Glebe was

subdivided into 28 allotments and all but four lots (numbers 7,8, 27 and 28) were offered for sale. The Hereford and Forest Lodge Precincts comprise Lots 25, 26 and 28 of this subdivision. Lot 28 'Catherine's Farm', was granted to Catherine King in 1795.

Lot 25 was bid for by AK Mackenzie but not purchased until 1830 by FW Unwin. George Williams purchased lot 26 in 1828 and commissioned Edward Hallen to design Hereford House, named after Williams birthplace. Williams died in 1832, never having lived at Glebe. Hereford House was transferred to Ambrose Foss in 1833. John Verge made improvements to the house in 1832 and 1834. The property did not stay long in any one family, selling to William Hirst in 1837, to George Rogers in 1844, and to Thomas Woolley in1847.

The Forest Lodge estate originally comprised a grant made to Foss of thirty-one acres, two roods and fifteen perches under the hand of Sir George Gipps and dated March 8, 1840. Ambrose Foss, aged twenty-four, arrived with his young wife Louise (nee Fremantle) in the barque Alcrity on October 9, 1827. He set himself up as a Surgeon Dentist, Apothecary, Chemist and Cupper at 104 Pitt Street. By 1833 he was able to buy 'Hereford House' and its grounds for 2000 pounds. By 1836 Foss was 'erecting a handsome house at the Glebe in the immediate vicinity of "Hereford House" lately purchased by him of Mr Williams.' The house was in Bridge Road to the west of 'Hereford House', and between Jarocin Avenue and Ross Street. The approximate site today would be 208 and 210 Bridge Road. Foss gave his new house the name of 'Forest Lodge' because it was surrounded by great trees. A real estate advertisement in 1848 described the house as 'that delightful Residence at the Glebe…consisting of seven rooms, pantry, storeroom, kitchen, coach-house, stable and other detached offices'. 'Forest Lodge' passed into the hands on Dr George Bennett in 1846 and he owned it until 1865. In his time the land was reduced to one acre and twenty-six perches, of which a quarter of a perch was resumed for the making of Bridge Road. George Bennett, naturalist and surgeon became a vice-president of the Zoological Society, a member of the Board of the Australian Museum, a contributor to Lancet and other journals.

An area adjacent to the Hereford House Estate was that portion originally owned by Alex McKenzie, then FW Unwin who subdivided in 1829/30 into 5 blocks. J.W. Wood, T. Wolley, H.B. Bradley, D. Jones and F. Korff. A further subdivision occurred in July 1841 and was known as the Hereford Allotments, the land being cut up into 54' x 100' allotments. A description of the situation of these allotments is given in an advertisement of 4 July, 1841 S.M.H.;
".. opposite the highly cultivated gardens and extensive pleasure gardens of Dr. Bowman peculiarised by a junction with the property of Hereford House and grounds commanding a beautiful peep of Sydney and located in the midst of a cluster of highly respectable residences and tastefully laid out villas . The Road leads to properties of G. Allen, E.D. O'Reilly, Betts, Younger, Foss Esq. and other consequential neighbours. Excellent pump for general use – reserved passage has been kept. Society and neighbourhood of first respectability and stamp. Pleasant walk to town., and more particularly agreeable and pleasant from being that side of Sydney where the pedestrian is not inconvenienced by the Brickfielders, much to the annoyance of newly arrived persons, who are always anxious to avoid the whirlwind of dust prevalent in other situations. A resident in this quarter is particularly recommended to those gentlemen just commencing the honourable occupation of a merchant ' to individuals in office' to persons of moderate income and respectable tradesmen ' not inferior to Woolloomooloo for a quiet retirement after business hours and a delightful spot for rural recreation and good society. The soil has been improved by successive cropping."

A plan dated 1845 of the area indicates besides Hereford House and Forest Lodge, 10 other structures including substantial residences for Mr. Want, Mr. O'Reilly, Mr Wood, Mr Pollard and a Mr. Paverton as well as a double fronted building with out-offices, called "Swiss Cottages" on the corner of Glebe Point Road and Pyrmont Bridge Road. Mr O'Reilly's residence as indicated on the 1845 map was placed on a lot of land at what now is the corner of Hereford Street and Glebe Point Road. A brief description of its extent is given in the Sydney Morning Herald of 1847 as follows: "A detached cottage, 5 rooms, outhouses, servants rooms, etc. with upwards 5 acres grounds in cultivation with fruit trees of all descriptions. A plentiful supply of water."
Mr. Pollard's residence was located on what is now the corner of Pyrmont Bridge Road and Ross Street, the site of the present Forest Lodge Public School.

Between 1856-71 The Forest Lodge Estate was beginning to be built up with the introduction of terrace housing as a popular form of cheap and relatively high density housing. The terrace form became the hallmark of this era through to the mid 1880s.

An important family of two generations of architects that lived and did work in the Forest Lodge/ Hereford area was the Reuss family. This consisted of Ferdinand Hamilton Reuss snr. and jnr. and later joined by Edward Roland Halloran (1844-1919) who married Adeline Burgess Reuss, daughter of F.H. Reuss Snr. Both Reuss Snr. and Jnr. did a reasonable amount of work in Glebe, mainly in the Hereford Estate and at Glebe Point. Reuss snr. had a more formal training in civil engineering, surveying and architecture in England and experience in America. Like many before him he had travelled to Australia to seek his fortune in the Victorian Goldfields and on becoming disillusioned on the easy fortune gained and lost in the goldminer's life, he travelled to Sydney to practice his engineering and building knowledge. He was to be known generally more for his engineering and surveying ability rather than architecture. His contribution to surveying in N.S.W. led him to be called the father of surveying in the city of Sydney. Practice in this profession was established by Reuss snr. in London prior to his travels to Germany, America, Melbourne and finally Sydney in 1853, where he was to stay until his death at his residence "the Hermitage" Pyrmont Bridge Road in 1896. Reuss Snr. had quite an impact on that area of land situated at what is now the junction of Pyrmont Bridge Road and Woolley Streets; roughly corresponding to the original "road to the ponds" of the Hereford Estate in the 1840s. In this area on two parcels of land purchased in 1864 on either side of Bridge Road he constructed six houses all of which were probably designed by him. Between 1865 and 1870 he had invited tenders for a total of two houses and four brick cottages plus "out houses" on Pyrmont Bridge Road and these probably refer to the six he was known to own. These being; "The Hermitage", (his own residence 1866-1896) "Hamilton", "Alma Villa", "Reussdale", on the south side and two single storey cottages on the north side. A street to the south of "Reussdale" and "The Hermitage" was named Reuss Street. F.H. Reuss jnr. was born 1844 and later married at St. Barnabas Church in 1868 and carried on

the profession as established by his father.  In 1871 "Alma Cottage" became the residence of F.H. Reuss jnr. until 1876 when he moved into Glebe Point Road. "Alma Villa" was demolished in 1927 when the Presbyterian Church was moved to that site from a site at the junction of Glebe Point Road and Parramatta Road.

Another local association was set up in the form of G.W. Durrell, an architect of Glebe, who designed houses in and around Forest Lodge. A brief reference to him and Thornley is made in the following: ".the youngest associate of the Royal Institute of British Architects recently admitted is Mr. G.W. Durrell, the only son of Mr. G.L. Durrell of Forest Lodge, He is also the second successful associate from N.S.W. Mr. Durrell who serve articles with Mr. Thornley of York Street, returned to the colony by the 'Ormuz' and will practice in Sydney."

In 1875, Hereford House was again sold, and by this time the grounds had been reduced to 1.5 acres. The last private owner of Hereford House was William Wilkinson. Following Wilkinsons death in 1908, the Crown acquired the Estate and established a teachers college. Hereford House was demolished in the mid 1930s when the municipal rest park (now Foley Park) was established.

'Forest Lodge' stood until 1912 when the executors of the estate of Dr William John Munro who died in 1908, demolished the house and built a terrace of houses and a terrace of shops on the site.

Among the later development in the precinct was the Rosebank Estate Subdivision 1899, with lots fronting Rosebank Street and Glebe Point Road, the Benledi Subdivision along Hereford Street and Glebe Point Road, for Auction sale 1900, and Gibson's Subdivision of 1904 lots fronting James Avenue and Hereford Street.

**Historic Themes**

**Records Retrieved: 3**

| National Theme | State Theme | Local Theme |
|---|---|---|
| 4. Settlement | Towns, suburbs and villages | Unknown |
| 4. Settlement | Towns, suburbs and villages | Unknown |
| 2. Peopling | Migration | Recreation; European Settlement |

## Recommended Management

**Management Summary**

RECOGNITION OF THE FOLLOWING HISTORICAL LAYERS
(a) Victorian / Federation Development
- These form the character of Glebe
- The lack of visible additions provides a high level of integrity
- Single storey weatherboard and stone cottages contribute to an understanding of the history of Glebe
- Remnants of early villas contribute to an understanding of the history of Glebe

(b) Inter -war Units and Warehouses
- Buildings of the early twentieth century usually have an appropriate scale and are therefore neutral elements
- Some buildings may contribute to the significance of the area and are therefore contributing elements
- Inter-war  development provides a greater range of finishes, greater extent of solid façade and recessed balconies which provide more wall façade.
- Inter-war development provides hierarchical composition to centre, base, middle and top and a stepped skyline
- Associated planting lessens visual impact of Inter-war development

(c) Post -war Units and Warehouses
- Post-war Units and warehouses have a major impact which needs to be minimised
- The impact results from uncharacteristic scale, large extent of glass, open balconies and face brick finishes
- Minimal setbacks for building height
- Car parking often to the front of the unit
- Lack of trees to lessen visual impact
- Opportunities exist to improve their character during renovations

PROTECTION OF SIGNIFICANCE
(a) Protect Subdivision Pattern
- Retain Victorian and Federation subdivisions
- Do not allow amalgamation of sites within these important subdivisions

(b) Protect Key Period Significant (Contributory) Development and Settings
- Retain early villas
- Retain evidence of early villas
- Retain 1 Storey Cottages
- Retain 1-2-3 Storey Victorian / Federation terraces
- Retain Victorian / Federation Public Buildings
- Retain Victorian / Federation Retail Strip
- Retain Victorian / Federation Shop/Hotel
- Retain rubble retaining wall
- Retain significant corner buildings
- Retain and enhance the collective value of terraces
- Retain Scale
- Maintain building alignments
- Retain pattern of forms
- Retain finishes and details
- Reinstate verandahs, front fences and lost detail

(c) Protect Other Significant Development Overlays
- Retain Inter-war residential development
- Retain Inter-war factories / warehouse
- Retain Inter-war shop / hotel / cinema

ENHANCE SIGNIFICANCE
(a) Redevelopment of Detracting Sites
- Encourage appropriate replacement development on detracting sites
- Encourage screening (landscape and architectural) to flats by appropriate policy
- Respect building line, scale, form and roof pitch of significant development in the vicinity
- Encourage rendered and painted finishes
- Encourage an appropriate level of decorative contemporary detail
- Provide landscape screening

(b) Enhance Significance of Area
- Establish/maintain and enhance street planting to unify streetscapes
- Encourage render/paint finishes to detracting developments
- Remove / discourage reproduction of Victorian detail in contemporary development
- Enhance vistas
- Provide landscape screening to detracting sites
- Promote public buildings
- Promote retail strip
- Promote articles on improvements within Glebe

SPECIFIC POLICIES
(a) Retail Development
- Protect and reveal the history of Glebe Point Road and St Johns Road
- Maintain landscape components
- Reveal original fabric. Remove non original features, particularly if they conceal original detail.
- Restore detail to evidence
- Reconstruct new shopfronts modelled on surviving original shopfronts in the street and derived from on-site evidence. In particular original splayed recessed entrances.
- Retain shopfront prior to 1910 (generally timber) incorporating splayed recessed entrances; shopfronts
- Retain shopfronts c.1910-1940s (generally incorporate use of tiles and metal shopfittings).
- Coordinate signage
- Discourage large retail chains
- Encourage appropriate retail anchors
- Coordinate and promote retail precincts

(b) Residential Development in Intact Streetscapes
- Encourage recovery of the original character during renovations and building upgrade
- No visible additions that impact on the existing character
- No dormers to street frontage
- Original fencing should be retained
- New fencing should be appropriate to the period
- Encourage open palisade and picket fences which reinforce the original character of the house and the streetscape
- Encourage open fences which enhance the garden setting of Glebe.

- Encourage removal of security screens to window which detract from the streetscape

(c) Rear Development
- Identify, retain and protect consistent rear forms
- Retain and protect consistent skillions which provide a rear lane character
- Encourage Victorian style dormers which have less impact to the rear
- Control changes to the established character of a terrace group
- Encourage a new consistent rear layer to reinforce the collective terrace character
- Do not exceed the existing built scale
- Encourage low impact single storey additions
- Discourage visible two-storey additions

(d) Development of Rear Lanes
- Identify and protect surviving stables and early structures which contribute to the historic significance of the area
- Retain the predominant one storey scale
- Retain landscaped character
- Retain small structures, timber paling fences and greenery of rear gardens which contribute to the landscape character
- Retain consistent patterns of lane development comprising original outbuilding and fences
- Do not allow new second storey development to any lanes
- Link lane landscaping within the linear street park network

(e) Car Parking
- Maintain the garden setting to Victorian streetscapes
- No car parking and car parking access from Victorian streetscapes
- Reduce the impact of existing basement garages that have occurred in some streets by consistency of finish and detail and front yard landscaping
- Reduce the impact of below ground garages by narrowing garage door, garage lighting screening, providing appropriate gates and doors and providing landscape screening
- Generally allow parking access from rear lanes.
- No two-storey garages to rear lane boundary alignment
- Encourage lower scale paling fences, carstand and open carport structures

(f) Street Parking
- Incorporate street trees.
- Do not alter street alignment.

(g) Landscaping
- Retain the high percentage of landscaping which contributes to the character of Glebe
- Retain street trees and large front gardens which are important components
- Coordinate all landscaping which will reinforce the garden setting of Glebe
- Coordinate street pocket parks
- Encourage trees at the end of streets to reinforce landscape vistas and frame views
- Encourage trees to screen detracting development, particularly post war units
- Encourage trees to interface with large sites: the former hospital
- Encourage trees to provide visual consistency in inconsistent streetscapes
- Narrow streets could be enhanced by street trees where historically appropriate

(h) View Protection
- Protect the close and distant views which are important to the character of Glebe
- Reinforce street end vistas with street trees
• Screen street end vistas to large development which detract from the character

**Management**

Records Retrieved: 0

| Management Category | Management Name | Date Updated |
|---|---|---|
| No Results Found | | |

## Report/Study

**Heritage Studies**

**Records Retrieved: 3**

| Report/Study Name | Report/Study Code | Report/Study Type | Report/Study Year | Organisation | Author |
|---|---|---|---|---|---|
| Glebe Conservation Area Study | | | 2007 | | Architectural Projects |
| Glebe Conservation Area Study | | | 2007 | | Architectural Projects |
| Leichhardt Municpal Heritage Study | | | 1990 | | McDonald McPhee P/L |

## Reference & Internet Links

**References**

**Records Retrieved: 8**

| Type | Author | Year | Title | Link |
|---|---|---|---|---|
| Written | MacDonnell, Freda | 1975 | The Glebe: Portraits and Places | |
| Written | MacDonnell, Freda | 1975 | The Glebe: Portraits and Places | |
| Written | Smith, Bernard & Kate | | The Architectural Character of Glebe, Sydney | |
| Written | Burton, Craig | | Housing The Glebe | |
| Written | Anita Heiss | | Aboriginal People and Place, Barani: Indigenous History of Sydney City | http://www.cityofsydney.nsw.gov.au/barani |
| Written | Smith, Bernard & Kate | | The Architectural Character of Glebe, Sydney | |
| Written | Burton, Craig | | Housing The Glebe | |
| Written | Anita Heiss | | Aboriginal People and Place, Barani: Indigenous History of Sydney City | http://www.cityofsydney.nsw.gov.au/barani |

## Data Source

The information for this entry comes from the following source:

| Data Source | Record Owner | Heritage Item ID |
|---|---|---|
| Local Government | City of Sydney Council | 2427756 |

Every effort has been made to ensure that information contained in the State Heritage Inventory is correct. If you find any errors or omissions please send your comments to **council@cityofsydney.nsw.gov.au**

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## Item Details

**Name**

Warehouse including interiors

**SHR/LEP/S170**

LEP #I644

**Address**

1-3 Ross Street FOREST LODGE NSW 2037

**Local Govt Area**

Sydney

**Local Aboriginal Land Council**

Unknown

| Item Type | Group/Collection | Category |
|---|---|---|
| Built | Commercial | Warehouse/storage area |

## All Addresses

**Addresses**

**Records Retrieved: 2**

| Street No | Street Name | Suburb/Town/Postcode | Local Govt. Area | LALC | Parish | County | Electorate | Address Type |
|---|---|---|---|---|---|---|---|---|
| 1 | Ross Street | GLEBE/NSW/2037 | Sydney | Unknown | | | Unknown | Alternate Address |
| 1-3 | Ross Street | FOREST LODGE/NSW/2037 | Sydney | Unknown | | | Unknown | Primary Address |

**Boundary Description**

Lot boundaries of the site

## Significance

**Statement Of Significance**

The building at 1-3 Ross Street, Forest Lodge, was built in 1913 as a furniture repository for Grace Bros. It has historical and aesthetic significance providing evidence of Glebe and Forest Lodge's industrial past. Designed in the Federation warehouse style, the building is a highly prominent and contributory element within the Ross Street streetscape. Typical detailing of the style include face brick finish contrasted with rendered lintels, rectangular massing, emphasised three vertical elements with arches that divide the facade into three bays and brickwork detailing of the parapet.

The building is associated with Grace Bros, one of the earliest and major department stores that opened in Sydney in 1885 in George Street established by English immigrant brothers, Joseph Neal Grace and Edward Albert Grace. As such, it may have social significance for its relationship to Grace Bros, a major employer and highly significant and successful commercial enterprise that began in the late 19th Century and continued throughout the 20th Century.

1-3 Ross Street is of local heritage significance in terms of its historical, aesthetic and representative values.

**Criteria a)**

**Historical Significance**

Former Grace Bros Repository at 1-3 Ross Street, built in 1913, is a good example of a Federation warehouse with historical significance as a remnant of the expansion of the Grace Bros Retail Empire from the late 19th Century to the mid 20th Century

**Criteria b)**

**Historical Association Significance**

The building is associated with Grace Bros, one of the earliest and major department stores that opened in Sydney in 1885 in George Street established by English immigrant brothers, Joseph Neal Grace and Edward Albert Grace.

**Criteria c)**

**Aesthetic/Technical Significance**

The former Grace Bros Repository has aesthetic significance as a good example of an early Federation industrial warehouse which makes a strong contibution to the streetscape of Ross Street. The building features a symmetrical facade with finely detailed brickwork and has an Art-Deco single storey addition to Arundel Street.

**Criteria d)**

**Social/Cultural Significance**

Social assessment requires further study to ascertain its value for the local community. It can be anticipated that the building's Federation construction period would provide a social connection to Sydney history. It may have social significance for its relationship to Grace Bros, a major employer and highly significant and successful commercial enterprise that began in the late 19th Century and continued throughout the 20th Century.

**Criteria e)**

**Research Potential**

The building has research potential for the construction of Federation warehouses. It could yield further information into the structural techniques which were new to Australia for this building and originated from Europe and North America.

**Criteria f)**

**Rarity**

A rare intact Federation warehouse in the Forest Lodge/Glebe area.

**Criteria g)**

**Representative**

The former Grace Bros Repository at 1-3 Ross Street is a representative example of a Federation warehouse in Sydney.

**Integrity/Intactness**

Externally intact.

## Owners

**Records Retrieved: 0**

| Organisation | Stakeholder Category | Date Ownership Updated |
|---|---|---|
| No Results Found | | |

## Description

| Designer | Builder/Maker |
|---|---|
| Unknown | Unknown |

| Physical Description | Updated |
|---|---|

A four-storey brick warehouse located at the corner of Ross and Arundel Streets (Old Parramatta Road) with finely detailed brickwork. It features a symmetrical facade emphasised by three piers terminating with recessed arches that mark the central entrance and the side ends of the building. The three piers incorporate three rectangular windows with double timber window flanked on both sides by narrow single windows. The two recessed bays features double windows, a dentil cornice below the parapet and rendered string courses at the first floor sill level and in line with the window heads at third floor level. At ground floor level there are number of roller doors as well as doors and windows, and the brickwork has been painted.

Some lettering on the facade is evidence of the previous activities undertaken in the building, one being on top of the main entrance ('Taylor's Goods Entrance') and another black one between the third and forth flooring ('Furniture and Box Factory'). The ground floor has currently been painted in blue.

Constructed as a Grace Bros furniture repository in the Federation warehouse style, the building features typical detailing of the style include face brick finish contrasted with rendered lintels, rectangular massing, emphasised three vertical elements with arches that divide the facade into three bays and brickwork detailing of the parapet.

A later one-storey Art Deco style addition brick wing extends the building to Arundel Street. It has a semi -circular corner emphasised by brick piers and rectangular pediments, and has a decorative parallel line motif.

The interior, roof, foundations and floor structures were not inspected by the authors of the Warehouse and Industrial Buildings Heritage Study.

**Physical Condition** **Updated** 01/30/2012

**Modifications And Dates**

1916- Building reconstructed after extensice fire damage .

1922 - Fire damage to the top two levels

c 1930s - Single storey Art Deco style additon at the corner of Arundel Street.

At ground floor level, some of the openings have been altered and the brickwork has been painted.

**Further Comments**

Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

**Current Use**

Industrial / Commercial

**Former Use**

Warehouse / furniture repository

## Listings

**Listings**

| | | | Records Retrieved: 2 | | |
|---|---|---|---|---|---|
| **Heritage Listing** | **Listing Title** | **Listing Number** | **Gazette Date** | **Gazzette Number** | **Gazzette Page** |
| Local Environmental Plan | Sydney Local Environmental Plan 2012 | I644 | 12/14/2012 12:00:00 AM | | |
| Heritage study | City of Sydney Industrial and Warehouse Buildings | | | | |

## Procedures/Exemptions

**Records Retrieved: 0**

| **Section of Act** | **Description** | **Title** | **Comments** | **Action Date** | **Outcome** |
|---|---|---|---|---|---|
| No Results Found | | | | | |

## History

| **Historical Notes or Provenance** | **Updated** |
|---|---|

History of locality

The "Eora people" was the name given to the coastal Aborigines around Sydney. Central Sydney is therefore often referred to as "Eora Country". Within the City of Sydney local government area, the traditional owners are the Cadigal and Wangal bands of the Eora.

Forest Lodge is a small residential suburb that took its name from the house of Mr Ambrose Foss, a well-known chemist and druggist in Sydney, built a home here in 18:16. The house known as “Forest Lodge” stood on a site at about the present 208-210 Bridge Road, until it was demolished in 1912.

The land in the area was originally part of the Church Lands reserved in 1789. In 1806, the area west of Orphan School Creek was included in a grant made to William Bligh. Subsequently, a land of 20 acres on the eastern side of the creek and between Bridge and Parramatta Roads were granted to Catherine. King in 1795, and the property was named Catherine Farm.

Forest Lodge was beginning to develop as a residential area by the middle of the nineteenth century, and became one of the popular suburbs where the various scales of grandeur homes of the wealthy were built. Some of the Forest Lodge's street names are historical reminders of people of those times.

Historical development of the site:
The land on which the former Grace Bros stands, was originally part of the Braeside House Estate. Braeside House was a substantial dwelling standing at the corner of Parramatta Road and Ross Street. It was the residence of NSW Colonial Architect James Barnet, where his son Donald McKay Barnet was born and where the Colonial Architect died on 16 December 1904. The land was auctioned twice, in 1907 and 1909 and the house was demolished soon after the 1909 auction. Braeside is shown on both the 1907 and 1909 Richardson & Wrench Auction advertisements.

Grace Bros and the development of site:
Grace Bros grew out of a modest retail drapery venture between two brothers, Joseph and Albert Grace in 1885. In 1887 the brothers purchased the land at 5 and 7 Parramatta Road, Broadway and continued to obtain leasehold land in the area from the City of Sydney and the Glebe Council. Over 25 years, the Grace Brothers expanded their Broadway retailing outlet. Between 1897 and 1904 the Model Store was built on the western corner of Bay Street and Parramatta Road, Between 1909 and 1929 the Moxham Store, directly opposite on the eastern corner of Bay Street and Parramatta Road was built. The twin clock towers with matching globes on top became one of Sydney’s famous landmarks. Grace Bros also purchased other sites or buildings within the area, establishing quite an empire. In 1904 they built an electric power generating station in Grose Street and opened a clothes manufacturing factory in Knox Street. (City Plan Heritage, 2008, p26)

Grace Bros diversified into furniture removals and storage in the 1910s. In 1911 it purchased a furniture and storage company, Vinter and Co in Mallet Street (Brash 1985) It used various buildings in in the vicinity of Mallett Street Camperdown as well as the subject site for furniture repositories.

The Grace Bros retail empire expanded throughout Chippendale, Camperdown, Glebe and the City of Sydney between the late 19th Century and the 1930s.

Grace Bros Furniture stores first appears in the Sands Directories in 1913. In 1916 the building was reconstructed after extensive fire damage. On 27 January 1922 there was another fire, this time to the upper two levels of the repositorycausing £2500 pounds of damage to the building and £4000 for the contents. (SMH 28th January 1922, p 13) The lower level of the building at this time was used to store Grace Bros vehicles and the upper levels used to store private furniture. The article also mentions that there were stables in the vicinity.

In the last edition of Sands the entry for the property is idenitified as being occupied by the Grace Bros Parking Station. In 1950 it appears in the Civic Survey as occupied by Taylor Bros, possibly a cardboard factory.

The removal and transport division of Grace Bros Limited moved to Lidcombe in December 1970.

**Historic Themes**

**Records Retrieved: 2**

| National Theme | State Theme | Local Theme |
|---|---|---|
| 3. Economy | Commerce | Wool Store |
| 3. Economy | Commerce | Warehouses |

## Recommended Management

**Management Summary**

The building should be retained and conserved.  A Heritage Assessment and Heritage Impact Statement, or a Conservation Management Plan, should be prepared for the building prior to any major works being undertaken.

All conservation, adaptive reuse and future development should be undertaken in accordance with the Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter).

There shall be no vertical additions to the building and no alterations to the façade of the building other than to reinstate original features.

Any additions and alterations should be confined to the rear in areas of less significance, should not be visibly prominent and shall be in accordance with the relevant planning controls.

The face brickwork is not to be rendered, painted or coated. Consideration should be given to removing the paint from the brickwork from the façade at  ground floor level.

**Management**

Records Retrieved: 0

| Management Category | Management Name | Date Updated |
|---|---|---|
| No Results Found | | |

## Report/Study

**Heritage Studies**

**Records Retrieved: 1**

| Report/Study Name | Report/Study Code | Report/Study Type | Report/Study Year | Organisation | Author |
|---|---|---|---|---|---|
| Statement of Heritage Impact Proposed Change of Use: 413 Bourke Street Surry Hills. | | | 2019 | | Rappoport Pty Ltd |

## Reference & Internet Links

**References**

**Records Retrieved: 9**

| Type | Author | Year | Title | Link |
|---|---|---|---|---|
| Written | City Plan Heritage | 2008 | 22-24 City Road, Chippendale | |
| Written | Nicholas Brash | 1985 | The Model Store 1885-1895, Grace Bros, 100 years serving Sydney | |
| Written | Sydney Morning Herald | 1922 | City Fires, Several Floors Gutted - Heavy Damage | |
| Written | Richardson & Wrench | 1909 | Forest Lodge: Braeside House and Grounds subdivided | |
| Written | Richardson & Wrench | 1907 | Forest Lodge: Braeside House and Grounds subdivided | |
| Written | Australian Town and Country Journal | 1904 | Deaths, Wednesday 21 December 1904, p.18 | |
| Photograph | William Henry Schroder | 1873 | Master Donald McKay Barnet aged 3 years, Sydney N.S.W | |
| Written | John Sands | | Sands Directories | |
| Written | Anita Heiss | | Aboriginal People and Place, Barani: Indigenous History of Sydney City | http://www.cityofsydney.nsw.gov.au/barani |

## Data Source

The information for this entry comes from the following source:

| Data Source | Record Owner | Heritage Item ID |
|---|---|---|
| Local Government | City of Sydney Council | 2427849 |

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## Item Details

**Name**

Street Trees

**SHR/LEP/S170**

LEP #I631

**Address**

Arundel Street FOREST LODGE NSW 2037

**Local Govt Area**

Sydney

**Local Aboriginal Land Council**

Unknown

| Item Type | Group/Collection | Category |
|---|---|---|
| Landscape | Parks, Gardens and Trees | Tree groups - street |

## All Addresses

**Addresses**

**Records Retrieved: 1**

| Street No | Street Name | Suburb/Town/Postcode | Local Govt. Area | LALC | Parish | County | Electorate | Address Type |
|---|---|---|---|---|---|---|---|---|
| | Arundel Street | FOREST LODGE/NSW/2037 | Sydney | Unknown | | | Unknown | Primary Address |

**Boundary Description**

N side

## Significance

**Statement Of Significance**

A rare use of Corymbia citriodora for street trees in the local govenment area, which have townscape value.

**Criteria c)**

**Aesthetic/Technical Significance**

A row of Corymbia citriodora street trees that have townscape value.

**Criteria f)**

**Rarity**

A rare use of Corymbia citriodora for street trees in the local government area

## Owners

**Records Retrieved: 0**

| Organisation | Stakeholder Category | Date Ownership Updated |
|---|---|---|
| No Results Found | | |

## Description

**Designer** **Builder/Maker**

**Physical Description** **Updated** 06/09/2026

A rare use of lemon-scented gum (Corymbia citriodora) for street trees in the Local Government Area that were planted c1960s.

The trees are a continuation of a unique selection of street species in Arundel Street.

Further south includes a plantation of Macadamia (1970s) and replacement plants and old plantings of Peppercorns (Scirius aeriea) as well as intermittent plantings of brush box.

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Corymbia citriodora, commonly known as lemon-scented gum and other common names, is a species of tall tree that is endemic to north-eastern Australia. It has smooth white to pink bark, narrow lance-shaped to curved adult leaves, flower buds in groups of three, white flowers and urn-shaped or barrel-shaped fruit.
Lemon-scented gum was first formally described in 1848 by William Jackson Hooker, who gave it the name Eucalyptus citriodora in Thomas Mitchell's Journal of an Expedition into the Interior of Tropical Australia. In 1995 Ken Hill and Lawrie Johnson changed the name from Eucalyptus citriodora to Corymbia citriodora. The specific epithet (citriodora) is Latin, meaning 'lemon-scented'.
Lemon-scented gum is also commonly known as citron-scented gum, lemon gum, spotted gum and lemon eucalyptus.
Some naturalists and conservationists do not recognise the genus Corymbia and still categorise its species within Eucalyptus.
(Wikipedia)

**Physical Condition** **Updated**

**Modifications And Dates**

**Further Comments**

Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

**Current Use**

**Former Use**

## Listings

**Listings**

| | | | Records Retrieved: 2 | | |
|---|---|---|---|---|---|
| **Heritage Listing** | **Listing Title** | **Listing Number** | **Gazette Date** | **Gazzette Number** | **Gazzette Page** |
| Heritage study | | | | | |
| Local Environmental Plan | Sydney Local Environmental Plan 2012 | I631 | | | 147 |

## Procedures/Exemptions

**Records Retrieved: 0**

| Section of Act | Description | Title | Comments | Action Date | Outcome |
|---|---|---|---|---|---|
| No Results Found | | | | | |

## History

**Historical Notes or Provenance** **Updated**

The "Eora people" was the name given to the coastal Aborigines around Sydney. Central Sydney is therefore often referred to as "Eora Country". Within the City of Sydney local government area, the traditional owners are the Cadigal and Wangal bands of the Eora. There is no written record of the name of the language spoken and currently there are debates as whether the coastal peoples spoke a separate language "Eora" or whether this was actually a dialect of the Dharug language. Remnant bushland in places like Blackwattle Bay retain elements of traditional plant, bird and animal life, including fish and rock oysters.

With the invasion of the Sydney region, the Cadigal and Wangal people were decimated but there are descendants still living in Sydney today. All cities include many immigrants in their population. Aboriginal people from across the state have been attracted to suburbs such as Pyrmont, Balmain, Rozelle, Glebe and Redfern since the 1930s. Changes in government legislation in the 1960s provided freedom of movement enabling more Aboriginal people to choose to live in Sydney.

(Information sourced from Anita Heiss, "Aboriginal People and Place", Barani: Indigenous History of Sydney City http://www.cityofsydney.nsw.gov.au/barani )

**Historic Themes**

**Records Retrieved: 0**

| National Theme | State Theme | Local Theme |
|---|---|---|
| No Results Found | | |

## Recommended Management

**Management Summary**

**Management**

Records Retrieved: 0

| Management Category | Management Name | Date Updated |
|---|---|---|
| No Results Found | | |

## Report/Study

**Heritage Studies**

**Records Retrieved: 1**

| Report/Study Name | Report/Study Code | Report/Study Type | Report/Study Year | Organisation | Author |
|---|---|---|---|---|---|
| Leichhardt Municpal Heritage Study | | | 1990 | | McDonald McPhee P/L |

## Reference & Internet Links

**References**

**Records Retrieved: 1**

| Type | Author | Year | Title | Link |
|---|---|---|---|---|
| Written | Anita Heiss | | Aboriginal People and Place, Barani: Indigenous History of Sydney City | |

## Data Source

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