

Heritage Data Form

ITEM DETAILS							
Name of Item	Banksia Heritage Conservation Area						
Other Name/s Former Name/s							
Item type (if known)	Heritage Conservation Area						
Item group (if known)	Urban Area						
Item category (if known)	Other—Urban Area						
Area, Group, or Collection Name							
Street number	n/a						
Street name	Farr Street, Gibbes Street						
Suburb/town	Banksia					Postcode	2216
Local Government Area/s	Bayside						
Property description	Multiple lots						
Location - Lat/long	Latitude				Longitude		
Location - AMG (if no street address)	Zone		Easting			Northing	
Owner	Various						
Current use	Residential						
Former Use	Residential						
Statement of significance	<p>The Banksia Heritage Conservation Area (HCA) is significant at a local level as it contains the substantially intact rows of single storey nineteenth-century workers' housing known as 'Jackson's Row'. It is historically significant for its association with the Mercantile Building Land & Investment Co, a building society and speculative developer that had some influence in the development of the Rockdale area. The HCA is representative of the late Victorian row houses phase in the residential development of Bayside LGA.</p> <p>The Banksia Heritage Conservation Area has aesthetic significance as it contains two intact streetscapes displaying a uniformity of housing types. Views north and south down Farr and Gibbes Streets encapsulate the repetitive forms of the single-storey free standing row houses with consistent gable roof forms and setbacks to the street.</p> <p>The Banksia Conservation Area has rarity value as it contains intact rows of single-storey nineteenth-century workers' housing, a typology that is uncommon in the Bayside LGA.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

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DESCRIPTION						
Designer	Various					
Builder/ maker	Various					
Physical Description	<p>The Banksia Heritage Conservation Area is located east of the Princes Highway in the suburb of Banksia. Both Gibbes and Farr Streets run north–south linking Bestic Street to Tabrett Street.</p> <p>The study area consists of wide streets laid out in a grid pattern and retains its original subdivision pattern. The streets are characterised by their intact and cohesive rows of Victorian workers' cottages on both sides of Gibbes and Farr Streets. Both Farr and Gibbes Streets have some street planting consisting of native trees and banksias.</p> <p>The terraces, which date from 1885 and are known as Jackson's Row, retain their consistent single-storey scale, hipped roofs, front verandahs and modest features. Some have undergone some modifications over time, including replacement of roofs, alterations of front façades, replacement of front fences/gardens and extensions to the rear.</p>					
Physical condition and Archaeological potential	Some original buildings have been replaced with new buildings over time. Some buildings have had alterations and additions, of varying levels of intrusion.					
Construction years	Start year	c.1885	Finish year		Circa	<input type="checkbox"/>
Modifications and dates	The 'Jackson's Row' cottages date from 1885 and were occupied by 1886. These cottages have undergone individualised modification over time, including replacement of roofs, alterations of façades and front fences/gardens and extensions to the rear.					
Further comments						

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HISTORY	
Historical notes	<p>The traditional owners of Botany Bay are the Kameygal (also spelt Gameygal) people and, further south, the Bidjigal people. The Botany Bay area also hosted two major language groups: the Dharug to the north between Port Jackson down to Botany Bay, and Dharawal from the southern shore of Botany Bay down to the Shoalhaven River. The period between the first European occupation of land in the Botany District, around 1815, and 1850 was a time of mass disruption to traditional movement patterns and the cultural and spiritual practices of Aboriginal peoples. Netting of fish in Botany Bay by the colonists had depleted the fish stocks and lime burning had taken a massive toll on the availability of shellfish.</p> <p>The suburb of Banksia was initially part of the large parcel of land owned by Simon Pearce (1821–1886) and his brother James Pearce in the 1850s. The area owned by the Pearce brothers extended from Rockdale to Brighton-Le-Sands. Until the late nineteenth century, Banksia and the surrounding area ranged from thinly to heavily timbered. Native vegetation would have included angophoras and scribbly gums, often accompanied by pittosporums, kunzeas, acacias and banksias. The nearby creeks were fringed with mangroves with casuarinas, tea-trees, cabbage tree palms and paperbarks in the upper storey and ferns as the understorey (Kass 1991).</p> <p>The 1881 map of Sydney and surrounds compiled by surveyor Thomas Parrot shows the Rockdale area as still largely undeveloped with only a scattering of houses on it. Most subdivisions or sales of land until the 1870s comprised sizeable acreages of land, suitable for farms or villas (Kass 1991). Residential development began to accelerate in the 1880s with the arrival of the railway. The contractors C. and E. Miller built the original double track line from Illawarra Junction to Hurstville in 1884 but it was not until 1906 that an island platform station was completed at Banksia. A local action committee had lobbied for a new platform midway between Arncliffe and Rockdale and were successful. Within a short time, the population of the immediate area had grown in response to the transport improvements.</p> <p>The area developed more rapidly after the railway station opened on 21 October 1906 (SHI entry, Banksia Railway Station). The construction of tramlines also affected the pattern of development. Both Saywell's private tramway along Bay Street and the Sans Souci tram were associated with subdivision of nearby land (Kass 1991).</p> <p>The land on which 'Jackson's Row' is built was first auctioned to Thomas Grant the younger in 1853. A portion of Grant's land was later purchased by the Mercantile Building and Investment Co. The directors of the Mercantile Building and Investment Co. were at this time Angus Cameron, Frederick Jamieson Gibbes and Joshua Jeremiah Farr. Cameron was one of the founders of the Australian Labor Party (RW Rathbone, 'From White Gum Flat to the Suburb of Rockdale', 2006, p 22–23).</p> <p>Immediately after purchasing the land, the Mercantile Building Land & Investment Co. built terraces of 12 separate single-fronted cottages on both sides of Gibbes and Farr Streets. These were built by c1885 and were occupied from 1886 (Jean W Faulkner, 'The Terraces of Single-Fronted Cottages of Gibbes Street, Rockdale', St George Historical Society, 9 February 1968).</p> <p>On 11 April 1887, the company offered unsold lots in the estate for sale plus 'COMFORTABLE WELL BUILT BRICK COTTAGES FOR £5 DEPOSIT' that had been erected on some lots. As an added incentive, the Company offered a free Quarterly railway ticket to buyers of each cottage. The auction plan showed cottages built on Sections 10 and 11 facing Gibbes and Farr Streets. Though many other lots were shown as 'sold', many of the purchasers were still paying off those lots on time payment. The 1890s Depression ensured that many buyers could not complete the payments so the lots eventually reverted to the company. (Kass 2012)</p> <p>It is notable that the Deposited Plan of 1885 showed a bone mill and adjacent stable situated east of Farr Street on land owned by E Godfrey. If the bone mill were still in operation, it would have made living near it unpleasant due to the noxious vapours that would have been emitted from these works. The 1890 Sands Directory listed Edwin Godfrey, bone mill proprietor in the part of West Botany Street near this estate.¹ It is unclear when the mill closed down. If it remained in operation, that may account for the high vacancy rate of these dwellings in the 1890s. (Kass 2012)</p>

¹ Sands Directory, 1890, p 404

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	Since the Mercantile Building Land and Investment Company Ltd owned the land on which most of these cottages were built well into the 1890s, it is certain that the cottages were built by the company either to sell or let. Often two dwellings were built on a single lot. However, since the same developer erected these cottages, this development created a highly consistent rhythm to the streetscape. (Kass 2012)
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THEMES	
<i>National historical theme</i>	Settlement—Building settlements, towns and cities
<i>State historical theme</i>	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Banksia Heritage Conservation Area is culturally significant at a local level as a representative of the early development of Banksia. The subdivision is predominantly intact and retains rare examples of intact rows of late Victorian terraces.</p> <p>The area is considered significant at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The area is associated with the Mercantile Building Land & Investment Co., a building society and speculative developer that had some influence in the development of the Rockdale area.</p> <p>The area is considered significant at a local level under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Banksia Heritage Conservation Area is important in demonstrating aesthetic characteristics that are significant at a local level. It contains several rows of intact single-storey Victorian terraces, which face each other and create a coherent streetscape. Many terraces retain original or sympathetic features such as corrugated iron roofs, palisade and low brick front fences, rendered brick and ornate façade windows.</p> <p>The area is considered significant at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the area could meet the threshold for inclusion under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The area is unlikely to yield information that would contribute to an understanding of the building typologies evident in the area.</p> <p>The archaeological potential of the area has not been assessed, but should be assessed in future to determine if it has research potential to contribute to a better understanding of the history of the area.</p> <p>The area has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>The Banksia Heritage Conservation Area has rarity value as it contains intact rows of single-storey nineteenth-century workers' housing, a typology that is now rare within the Bayside LGA.</p> <p>The area is considered significant at a local level under this criterion.</p>
Representativeness SHR criteria (g)	<p>The area represents principal characteristics of late Victorian terraced housing, retaining many intact architectural characteristics. Although now rare in the Bayside LGA, these types of dwellings were common in the late nineteenth century and proliferated throughout inner Sydney.</p> <p>The area is considered significant at a local level under this criterion.</p>
Integrity	<p>The area is overall largely intact despite some later modifications. Individual streets have varying levels of intactness.</p>

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HERITAGE LISTINGS

Heritage listing/s	11 Gibbes Street, 'Part of single-storey terraced cottages known as Jackson's Row', Item 67
	18 Gibbes Street, 'Part of single-storey terraced cottages known as Jackson's Row', Item 68

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Heritage Study	Terry Kass	Rockdale Heritage Study	1989	Bayside Council
Book	Terry Kass	Rockdale Heritage Study—Thematic History	1989	Bayside Council

RECOMMENDATIONS

Recommendations	<p>The Banksia Heritage Conservation Area should be included as a heritage conservation area of local significance on Schedule 5 of the <i>Bayside Local Environmental Plan 2021</i>.</p> <p>The heritage significance and historic character of the Banksia Heritage Conservation Area should be preserved and retained through the retention of contributory buildings and the existing subdivision pattern. All remaining original dwellings should be retained and conserved. The single-storey character, consistent setbacks and the relationship of the houses to the street and houses to each other should be retained.</p> <p>A detailed character statement and development controls specific to the Banksia Heritage Conservation Area should be included within the <i>Rockdale Development Control Plan 2011</i> (DCP) to guide future development and ensure the preservation of the area's significance and character. All buildings within the heritage conservation area should be identified within the DCP as contributory, neutral or uncharacteristic, using mapping and schedules.</p>
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SOURCE OF THIS INFORMATION

Name of study or report	Bayside Heritage Study—Review of Potential Heritage Conservation Areas	Year of study or report	2019
Item number in study or report	4		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	October 2019

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IMAGES - 1 per page

Image caption	An aerial map of Farr and Gibbes Streets. The Banksia HCA is outlined in red.				
Image year	2023	Image by	Bayside Council	Image copyright holder	Bayside Council

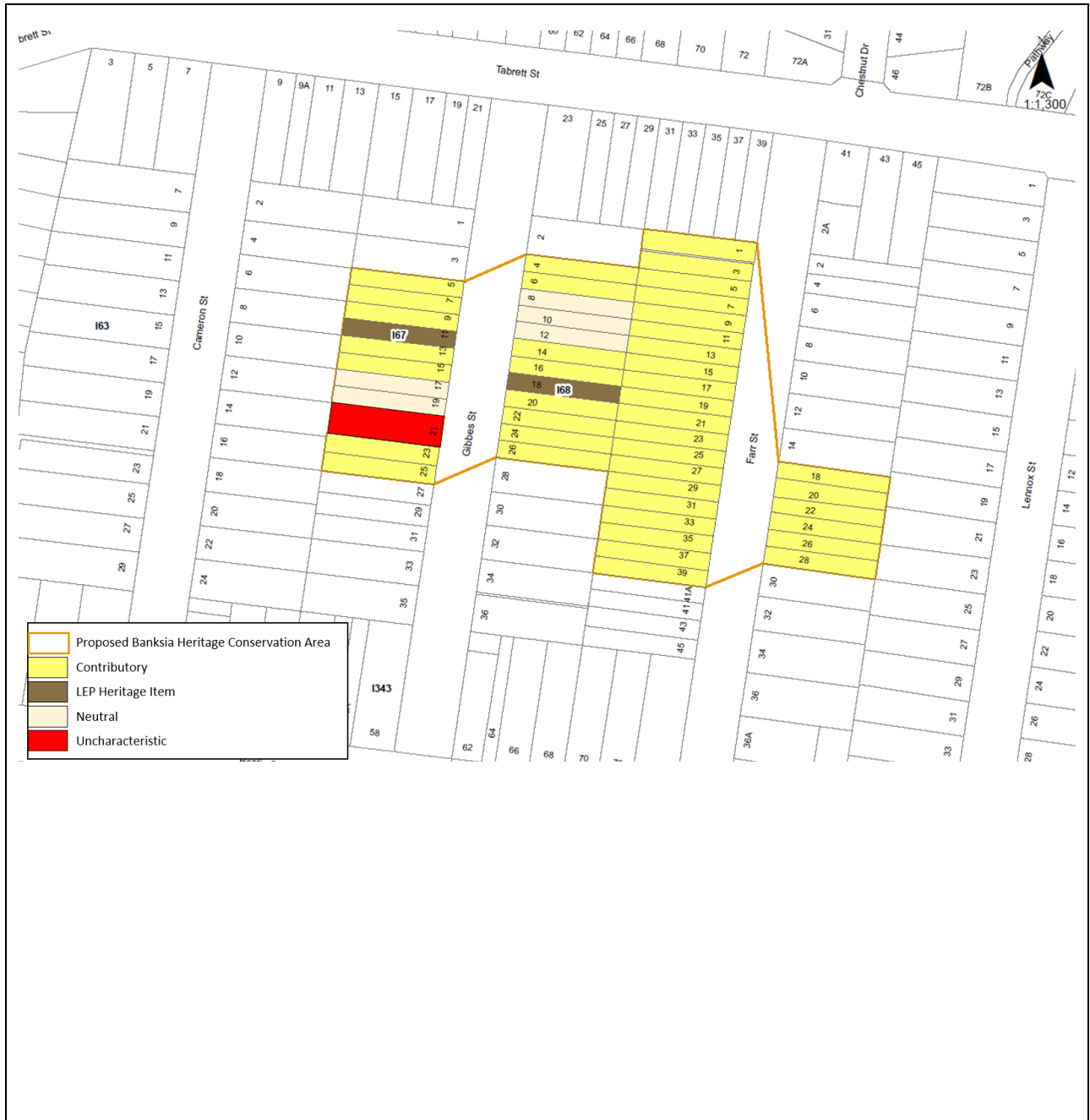


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Please supply images of each elevation, the interior and the setting.

Image caption	Building contributions within the study area.				
Image year	2023	Image by	Bayside Council	Image copyright holder	Bayside Council



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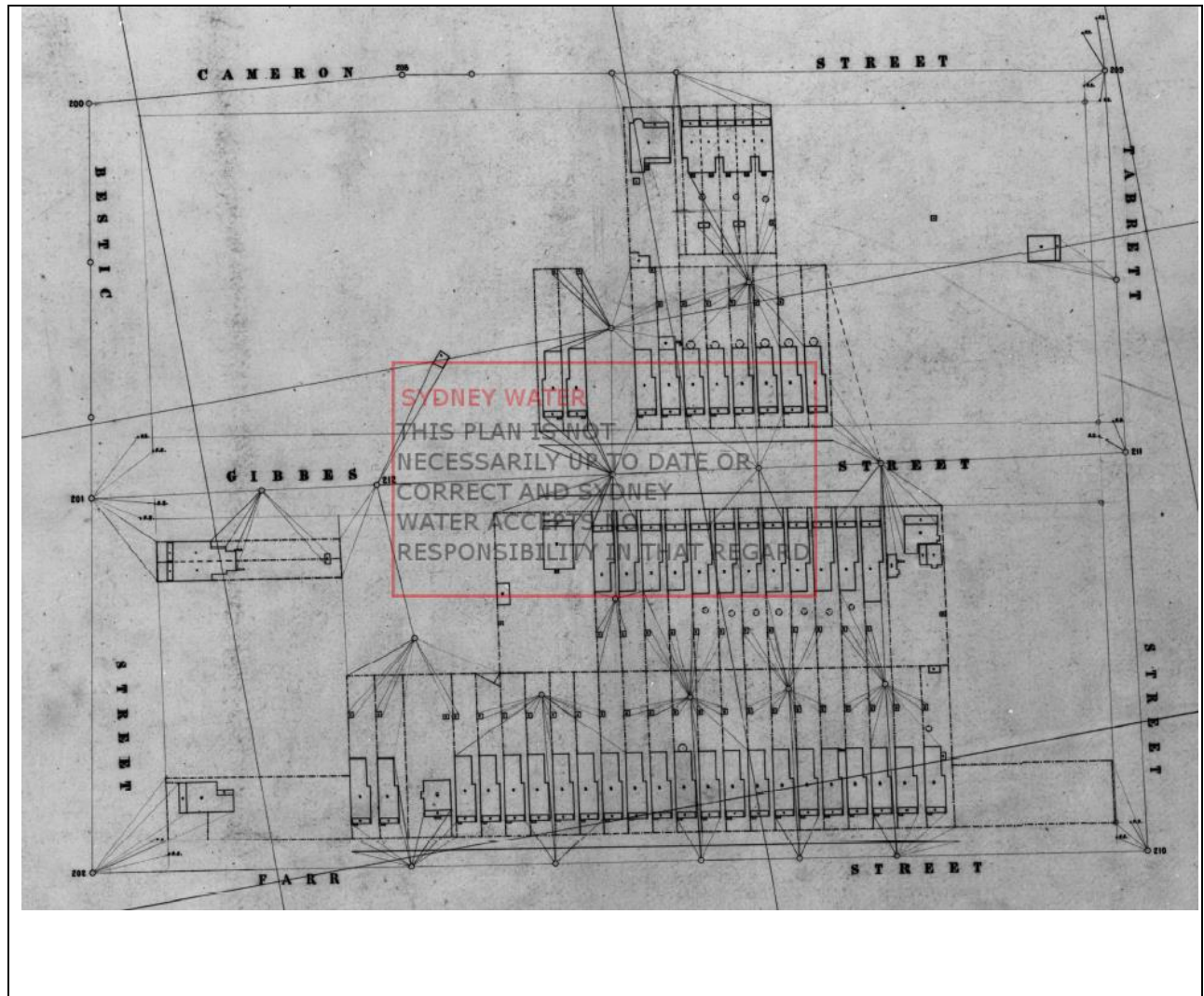
Image caption	Historic aerial photograph of the study area with overlay showing proposed HCA boundary.				
Image year	1943	Image by	Bayside Council	Image copyright holder	Bayside Council



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Image caption	The Detail Survey sheet of 10 October 1899 showed Gibbes Street and the west side of Farr Street with narrow fronted cottages on many lots. Note that the cottages facing Cameron Street were later demolished. Source: PWD Series, 1470.1544,				
Image year	2019	Image by	Sydney Water Plans Room	Image copyright holder	PWD



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Please supply images of each elevation, the interior and the setting.

Image caption	Contributory buildings in the study area.				
Image year	2019	Image by	GML Heritage	Image copyright holder	GML Heritage



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Image caption	Contributory buildings in the study area.				
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Please supply images of each elevation, the interior and the setting.

Image caption	Contributory dwellings within the Farr and Gibbes Street Heritage Conservation Area.				
Image year	2019	Image by	GML Heritage Pty Ltd	Image copyright holder	GML Heritage Pty Ltd

