

# *Heritage Data Form*

ITEM DETAILS									
<b>Name of Item</b>	Oceanview Estate Heritage Conservation Area								
<b>Other Name/s Former Name/s</b>									
<b>Item type (if known)</b>	Heritage Conservation Area								
<b>Item group (if known)</b>	Urban Area								
<b>Item category (if known)</b>	Other—Urban Area								
<b>Area, Group, or Collection Name</b>									
<b>Street number</b>	n/a								
<b>Street name</b>	Dunmore Street North, Dunmore Street South, Caledonian Street, Forest Road, Gladstone Street, Monomeeth Street, Watkin Street, Beaconsfield Street, Park Avenue, Seaforth Street, Harrow Road, Watkin Street								
<b>Suburb/town</b>	Bexley						<b>Postcode</b>	2207	
<b>Local Government Area/s</b>	Bayside								
<b>Property description</b>	Multiple lots								
<b>Location - Lat/long</b>	<b>Latitude</b>					<b>Longitude</b>			
<b>Location - AMG (if no street address)</b>	<b>Zone</b>		<b>Easting</b>				<b>Northing</b>		
<b>Owner</b>	Various								
<b>Current use</b>	Residential								
<b>Former Use</b>	Residential								
<b>Statement of significance</b>	<p>The Oceanview Estate Heritage Conservation Area (HCA) has cultural heritage significance at a local level as an intact portion of one of the most ambitious and commercially successful estate developments in the Bayside LGA. The area shows evidence of the development and expansion of early twentieth-century housing estates in the area, often led by speculative development.</p> <p>The area has aesthetic significance for its particularly fine examples of Federation Arts and Crafts and Federation Bungalow style dwellings set within formal gardens. Elements such as the early Christ Church at the northern entry to the HCA, wide streets with mature plantings and original dwellings orientated towards a central park contribute to the area's sense of place and create a distinct Garden Suburb character. Individual properties (both those individually listed and those classified as contributory) within the Oceanview Estate HCA have aesthetic and representative significance, exhibiting excellent detailing, craftsmanship and generally high levels of intactness/integrity. Excellent examples of Federation Arts and Crafts and Federation Bungalow typologies are found throughout the HCA, with some earlier Victorian-era housing throughout.</p> <p>The Oceanview Estate HCA has representative value through its collection of intact Federation-era dwellings, as well as the clear demonstration of early town planning principles evident in its Garden Suburb character and layout. Seaforth Park was planned as the grand square of the 1883 subdivision and is the oldest designated park in the former Rockdale LGA. The street plantings in Dunmore Street demonstrate the municipal approach to urban beautification in the Ocean View subdivision. The tree planting commemorated the reign of Queen Victoria (although the trees present today are not the original trees).</p>								
<b>Level of Significance</b>	State <input type="checkbox"/>					Local <input checked="" type="checkbox"/>			

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DESCRIPTION						
<b>Designer</b>	Various					
<b>Builder/ maker</b>	Various					
<b>Physical Description</b>	<p>The study area is centred around Seaforth Park and includes Dunmore Street North, Caledonian Street (East), Watkin Street, Park Avenue and parts of Seaforth Street, Beaconsfield Street and Dunmore Street South. The streets are laid out in a grid pattern around the central park. Seaforth Park is a large square park that is mainly grassed and retains original plantings of Moreton Bay figs, Monterey pines and Canary Island palms, with later plantings. Housing around the park is generally from the Federation period, orientated to take advantage of views over the parkland and views to the ocean.</p> <p>The character of the Oceanview Estate HCA is made up of a number of architectural styles, including fine examples of high-quality late Victorian, Federation Arts and Crafts, Federation Bungalow and Inter-War Bungalow style houses and cottages set within formal gardens with low brick fencing. The area features wide streets with grass verges and mature street trees, some of which are heritage listed.</p> <p>Dunmore Street North features the finest quality of housing and is largely intact. Some areas have uncharacteristic development which has eroded the integrity of parts of the potential HCA, particularly Seaforth and Watkin Streets.</p>					
<b>Physical condition and Archaeological potential</b>	The area largely retains its original subdivision pattern and a large proportion of original housing stock. There are a small number of uncharacteristic modern infill dwellings. The streets are well maintained and private gardens are generally well landscaped and cared for with a mix of ornamental plants, native trees and hedging. The archaeological potential of the area is unknown.					
<b>Construction years</b>	<b>Start year</b>	c.1883	<b>Finish year</b>		<b>Circa</b>	<input type="checkbox"/>
<b>Modifications and dates</b>	Some original buildings have been replaced with new buildings over time. Some buildings have had alterations and additions, of varying levels of intrusion.					
<b>Further comments</b>						

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HISTORY	
<b>Historical notes</b>	<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 Bexley derives its name from the estate of the Lord family, who were granted 2,000 acres extending across Wolli Creek, Kingsgrove and Canterbury. They erected Bexley House and held the land until around the 1850s. The land on which the Oceanview Estate stands was purchased by a group of land speculators in 1879, when the route of the new railway through the St George district was established after a prolonged campaign of lobbying by interest groups and speculative developers who sought to leverage the accessibility and benefit the railway line would bring to the area.</p> <p>Located on the ridge overlooking the new rail line and boasting views towards the ocean, the Oceanview Estate was laid out with Garden Suburb concepts in mind. It was planned to appeal to wealthy and discerning buyers, with larger sized dwellings surrounded by tastefully laid out grounds. It differentiated itself from the nearby Rockdale Township Estate and the Rockdale Estate in the size and arrangement of properties and lots, and ready access to Seaforth Park (marked on the early plans as simply 'Recreation Reserve'). The area was developed in stages beginning in the late nineteenth century, and contains surviving examples of Victorian villas built in the 1890s through to later Federation and interwar period styles. The streets were planted with trees to commemorate the reign of Queen Victoria.</p> <p>Allotments in the subdivided Ocean View Estate were offered for sale in 1883.</p>

THEMES	
<b>National historical theme</b>	Settlement—Building settlements, towns and cities
<b>State historical theme</b>	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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<b>APPLICATION OF CRITERIA</b>	
<b>Historical significance</b> SHR criteria (a)	<p>The Oceanview Estate Heritage Conservation Area is historically significant at a local level for its representation of the development of Bexley in the late nineteenth and early twentieth centuries, and for its demonstration of finely detailed architectural typologies illustrating the development of the street. Constructed on the c.1883 Ocean View Estate subdivision, the streets are representative of the nature of suburban growth at that time with the expansion of the rail line.</p> <p>The area is considered significant at a local level under this criterion.</p>
<b>Historical association significance</b> SHR criteria (b)	<p>Although the land was part of early estates associated with notable people in the area, there is no evidence that the area has a strong or special association with any person or group of persons of importance to the local area.</p> <p>The area does not meet the threshold for inclusion under this criterion.</p>
<b>Aesthetic significance</b> SHR criteria (c)	<p>The Oceanview Estate Heritage Conservation Area is important in demonstrating aesthetic characteristics that are significant at a local level. It contains many original contributory dwellings demonstrating architectural typologies including Federation Queen Anne, Federation Arts and Crafts, late Victorian cottages and Inter-War bungalows, built to a consistently high quality with high aesthetic values. The streetscape and landscaping contribute to the amenity of the area with many mature street trees and prominent corner allotments, demonstrating the Garden Suburb principles behind the subdivision. The fine detailing of many of the contributory houses and listed heritage items is an important feature.</p> <p>The area is considered significant at a local level under this criterion.</p>
<b>Social significance</b> 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>
<b>Technical/Research significance</b> 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>
<b>Rarity</b> SHR criteria (f)	<p>The area demonstrates intact examples of Federation and Interwar architecture and elements of early twentieth-century planning principles. It does not demonstrate uncommon, rare or endangered aspects for the local area.</p> <p>The area does not meet the threshold for significance under this criterion.</p>
<b>Representativeness</b> SHR criteria (g)	<p>The area represents principal characteristics of late Victorian, Federation and interwar architectural typologies, with particularly fine examples of Federation dwellings, as well as characteristics typical of early twentieth-century garden suburbs. These architectural typologies and planning principles were common at this time as early estates were subdivided and populations increased in the suburbs.</p> <p>The area is considered significant at a local level under this criterion.</p>
<b>Integrity</b>	<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 listings within the conservation area	2 Beaconsfield Street, 'Bayview Lodge', Item 94
	6 Beaconsfield Street, 'House', Item 95
	16A Beaconsfield Street, 'Seaforth Park', Item 96
	Caledonian Street, 'Street Plantings', Item 103
	Dunmore Street North, 'Street Plantings', Item 113
	1A, 1B and 1C Dunmore Street North, 'Christ Church Anglican Church and hall', Item 114
	12 Dunmore Street North, 'Federation House', Item 115
	14 Dunmore Street North, 'Federation House', Item 116
	16 Dunmore Street North, 'Federation House', Item 117
	18 Dunmore Street North, 'Ercildoune', Item 118
	20 Dunmore Street North, 'Fairmont', Item 119
	29 Dunmore Street North, 'House', Item 120
	33 Dunmore Street North, 'Inter-war House', Item 121
	38 Dunmore Street North, 'Federation House', Item 122
	40 Dunmore Street North, 'Federation House', Item 123
	77 Harrow Road, 'Italia', Item 141
	83 Harrow Road, 'Esperanza', Item 142
	87 Harrow Road, 'Federation House', Item 143
	1 Park Avenue, 'House', Item 146

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 Oceanview Estate 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 Oceanview Estate Heritage Conservation Area should be preserved and retained through the retention of contributory buildings, the existing subdivision pattern, and large street trees with extensive canopies. 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 Oceanview Estate 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> <p>Consideration should be given for the assessment of significance of 77 and 83 Harrow Road to determine if they have heritage significance at State level and reach the threshold for listing on the State Heritage Register.</p>

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<b>SOURCE OF THIS INFORMATION</b>			
<b>Name of study or report</b>	Bayside Heritage Study—Review of Potential Heritage Conservation Areas	<b>Year of study or report</b>	2019
<b>Item number in study or report</b>	1		
<b>Author of study or report</b>	GML Heritage Pty Ltd		
<b>Inspected by</b>	GML Heritage Pty Ltd		
<b>NSW Heritage Manual guidelines used?</b>		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
<b>This form completed by</b>	GML Heritage Pty Ltd	<b>Date</b>	October 2019



# Heritage Data Form

## IMAGES - 1 per page

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

Image caption	Boundaries of the Oceanview Estate Heritage Conservation Area.				
Image year	2023	Image by	Bayside Council	Image copyright holder	Bayside Council



# Heritage Data Form

**IMAGES - 1 per page**

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

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





# Heritage Data Form

## IMAGES - 1 per page

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

<b>Image caption</b>	Historic aerial photograph of the study area with proposed HCA boundaries indicated.				
<b>Image year</b>	1943	<b>Image by</b>	Bayside Council	<b>Image copyright holder</b>	Bayside Council



# Heritage Data Form

## IMAGES - 1 per page

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

<b>Image caption</b>	'Italia,' 77 Harrow Road, a local heritage item within the proposed conservation area.				
<b>Image year</b>	2019	<b>Image by</b>	GML Heritage Pty Ltd	<b>Image copyright holder</b>	GML Heritage Pty Ltd





# Heritage Data Form

## IMAGES - 1 per page

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

<b>Image caption</b>	'Sierenza,' 83 Harrow Road, a local heritage item within the proposed conservation area.				
<b>Image year</b>	2019	<b>Image by</b>	GML Heritage	<b>Image copyright holder</b>	GML Heritage



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## IMAGES - 1 per page

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

<b>Image caption</b>	29 Dunmore Street North, a local heritage item within the proposed conservation area.				
<b>Image year</b>	2019	<b>Image by</b>	GML Heritage Pty Ltd	<b>Image copyright holder</b>	GML Heritage Pty Ltd





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## IMAGES - 1 per page

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

<b>Image caption</b>	1 Park Avenue, a local heritage item within the proposed conservation area.				
<b>Image year</b>	2019	<b>Image by</b>	GML Heritage Pty Ltd	<b>Image copyright holder</b>	GML Heritage Pty Ltd





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## IMAGES - 1 per page

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

<b>Image caption</b>	Characteristic building within the proposed conservation area.				
<b>Image year</b>	2019	<b>Image by</b>	GML Heritage	<b>Image copyright holder</b>	GML Heritage



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## IMAGES - 1 per page

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

<b>Image caption</b>	Characteristic buildings within the proposed conservation area.				
<b>Image year</b>	2019	<b>Image by</b>	GML Heritage Pty Ltd	<b>Image copyright holder</b>	GML Heritage Pty Ltd





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## IMAGES - 1 per page

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

<b>Image caption</b>	Characteristic building within the proposed conservation area.				
<b>Image year</b>	2019	<b>Image by</b>	GML Heritage Pty Ltd	<b>Image copyright holder</b>	GML Heritage Pty Ltd



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## IMAGES - 1 per page

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

Image caption	Historical subdivision plan of the Ocean View estate, c.1883.				
Image year	Unknown	Image by	Richardson & Wrench	Image copyright holder	State Library of NSW

