
EDGECUMBE ESTATE

Heritage Conservation Area

A largely intact grouping of fine quality Inter-War period residential accommodation which represents the rapid residential development of Coogee following the First World War.

The Edgecumbe Estate Heritage Conservation Area is located on the north-western corner of the intersection of Brook Street and Dudley Street, from Havelock Avenue in the north through to Our Lady's Nurses for The Poor (35 Dudley Street, Coogee) in the west.

What is the area's significance?

Edgecumbe Estate Heritage Conservation Area has historical, aesthetic and representative significance. It can demonstrate Coogee's suburbanisation and residential needs during the early twentieth century when it transitioned from a place of tourism and leisure to a permanent place of residence, which was fuelled by the provision of the Randwick to Coogee tramline extension in 1883, as well as the promotion of its attractive beach lifestyle and development of supporting local facilities.

Aesthetic Significance:

Edgecumbe Estate is noted for its consolidated grouping of fine quality of Inter-War residential accommodation in varying styles. Sub-groupings of buildings within the conservation area share notable physical characteristics and visually complement both their immediate settings, as well as provide a significant contribution to the character of Brook Street and Dudley Street streetscapes.

The three modest, yet substantially intact Californian bungalows along Dudley Street (nos.37-41) and their hipped and gabled roof forms, timber framed windows and brick construction, together with the two more grander style bungalows along Brook Street (nos.148 and 150), their shared setbacks and elevated presentation to the street, as well as their use of stone within the construction provide fine examples of detached single residences.

The heritage listed and highly decorative Free Classical styled residential flat buildings anchor the northern and southern ends of the Brook Street frontage, interspersed with the two storey residential flat building and duplex (at nos.144 and 146 Brook Street and 5 Edgecumbe Avenue) and retain their original scale, form and character, and remain considerably interpretable.

The original masonry (sandstone and brick) front fences have been retained along the Brook and Dudley Street frontages, and the mature street trees (Saw Toothed Banksia, Coastal Banksias and Broad Leaf Paperbarks) along the verges contribute visual amenity to the area and are evidence of the support for the planned suburbanisation.

Historic Significance:

Edgecumbe Estate Heritage Conservation Area has historical significance due to its compact grouping of fine quality yet varying types of residential accommodation which all date from the Edgecumbe Estate subdivision auctions in 1915 and 1920, when the area was first subject to residential subdivision.

The area's intact combination of Inter-War styles of architecture including both grand and

Fueled by the provision of the Randwick to Coogee tramline extension in 1883 and the attractive beach lifestyle of Coogee, the buildings within the Edgecumbe Estate Heritage Conservation Area are also able to demonstrate the aspirations of the varying social classes of their original occupants, and continue to be used for their traditional residential uses.

Edgcombe Estate has social significance being able to demonstrate the aspirations of the varying historical social classes of its original occupants. The area continues in its traditional residential use and its physical qualities are appreciated by its residents.

- Transport and communications
- Recreation, entertainment and leisure
- Suburbanisation

- Modifying the landscape
- Speculation and promotion



