

ATTACHMENT G(5)

Heritage Statement of Significance

Moirs Crescent

Heritage Conservation Area

Randwick Heritage Study

ITEM DETAILS						
Name of Item	Moira Crescent Heritage Conservation Area					
Other Name/s Former Name/s						
Item type (if known)	Conservation Area					
Item group (if known)	Urban Area					
Item category (if known)	Other – Urban Area					
Area, Group, or Collection Name	Moira Crescent Conservation Area					
Street number	198, 200, 204, 206, 208 Clovelly Rd; 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 31, 29, 27-25, 23, 21, 19, 17, 15 & 11A Marcel Ave; 1, 3, 5-7, 9, 11, 15, 17, 19, 21-23, 25, 27, 29A, 31, 33, 35-37, 39, 41-43, 45, 47, 18, 14-16, 12, 10, 8, 4 & 2 Moira Cres; and 4 Mount St.					
Street name	Clovelly Rd, Marcel Ave, Moira Cres & Mount St					
Suburb/town	Randwick				Postcode	2031
Local Government Area/s	Randwick					
Property description	Various					
Location - Lat/long	Latitude				Longitude	
Location - AMG (if no street address)	Zone	N/A	Easting	N/A	Northing	N/A
Owner	Private (multiple)					
Current use	Residential					
Former Use	Residential					
Statement of significance	<p>Formed around the original roadway and turning circle of the Bishops court Estate over four (4) subdivisions of 1899, 1919, 1925 and 1927, the Moira Crescent Heritage Conservation Area is of local heritage significance as it demonstrates historic, associative, aesthetic, and technical values as a rare and substantially intact Inter-War subdivision with residential development that were subject to building covenants exhibiting a cohesive scale, materials and detailing dating from the mid to late 1920s.</p> <p>The Moira Crescent Heritage Conservation Area contains a stylistically cohesive group of residential buildings that demonstrate the materials, detailing, and scale</p>					

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	<p>characteristic of Inter-war flat buildings and Inter-war bungalows and their streetscape setting within Randwick LGA.</p> <p>The rare aesthetic qualities of the Moira Crescent Heritage Conservation are derived from a range of detailing drawing on Functionalist, Spanish Mission, Art Deco, Stripped or Free Classical or Californian Bungalow architectural styles with most of the buildings constructed of red or liver coloured face brickwork, which is complemented by the red terracotta tile roofs.</p> <p>The properties encompassed within the existing and recommended extended boundary of the Moira Crescent HCA are 198, 200, 204, 206, 208 Clovelly Rd; 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 31, 29, 27-25, 23, 21, 19, 17, 15 & 11A Marcel Ave; 1, 3, 5-7, 9, 11, 15, 17, 19, 21-23, 25, 27, 29A, 31, 33, 35-37, 39, 41-43, 45, 47, 18, 14-16, 12, 10, 8, 4 & 2 Moira Cres; and 4 Mount St.</p> <p>Refer to the Recommendations (page 6) and to the HCA map (page 11) of this inventory form.</p>	
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

DESCRIPTION						
Designer	Various					
Builder/ maker	Various					
Physical Description	<p>The Moira Crescent Conservation Area has a highly intact group of Inter-war residential buildings with high integrity of streetscapes as it was evident during the site inspection undertaken by Kerime Danis (CPH) on 25 September 2021. The conservation area demonstrates the subdivision pattern, materiality, scale, bulk, and detailing of Inter-War residential development in Randwick following the subdivision of nineteenth century estates. Formed around the original roadway and turning circle of the Bishopscourt Estate, the Moira Crescent Heritage Conservation Area includes the best preserved and most consistent cohesive group of Inter-War flat buildings in the City of Randwick, characteristic of the City's development in that period. The landscape quality of the streetscapes is enhanced by maintaining front gardens and low fences, together with curved streets, avenue plantings, and glimpses of sandstone retaining walls.</p> <p>Inter-War Bungalows and two- or three-storey flat buildings within the Moira Crescent Conservation Area demonstrate a range of detailing drawing on Functionalist, Spanish Mission, Art Deco, Stripped or Free Classical or Californian Bungalow architectural styles.</p>					
Physical condition and Archaeological potential	Individual buildings are generally in good condition externally. Given the level of development since c1925, there is low potential for undisturbed archaeological deposits.					
Construction years	Start year	1920	Finish year	1945	Circa	<input checked="" type="checkbox"/>

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Modifications and dates	Various
Further comments	Many of the Inter-War flat buildings were constructed without provision for off-street parking, and have limited ability to accommodate off-street parking without compromising the integrity, streetscape and aesthetic quality of the respective buildings and the overall Conservation Area.

HISTORY	
Historical notes	<p>Early European accounts dating from 1788 indicate at least 1500 people lived in the area between Botany Bay and Broken Bay. The region was made up of 29 clans, forming the Eora nation, with the area in and around Coogee being the traditional land of the Bidjigal and Gadigal people. There was some interaction between tribal groups with the women moving to the country of their husband, while maintaining ties with the country of their birth. Pre-European environment vegetation overlays sandstone, sloping downwards to Coogee Bay from the north-south ridge formed by Avoca Street and Frenchmans Road. The late eighteenth century vegetation included Sydney blue gums and blackbutts along the ridges, with Xanthorrhoeas (grass trees), Banksias, Mealeucas, and ferns closer to the water. The vegetation and immediate coastline provided a source of food and raw material plant resources for Aboriginal communities in the area.</p> <p>In 1856 Sir William Denison, the Governor of the Colony granted two parcels of land at Coogee to The Bishop of Sydney in lieu of four acres at Grose Farm previously granted in 1851 to be set apart for an Episcopal Residence for the Bishop of Sydney and his successors. The Reverend Frederic Barker arrived in Sydney on the 25 May 1855, and in was installed as the Bishop of Sydney in St Andrew's temporary cathedral six days later. Having visited Simeon Pearce at Randwick he garnered support to exchange the land at Grose Farm for 56 acres of land at Randwick, for the construction of an Episcopalian palace.</p> <p>In 1856 Frederic Barker commissioned the architect John Frederick Hilly to design a two-storey stone residence. By January 1857 the building had advanced to a stage where Hilly, now in partnership with George Allan Mansfield, invited tenders '<i>...for the carpentry (sic) and joinery for a first-class Family Residence</i>'.</p> <p>By 1900 a small number of residential allotments had been sold to, in part, offset the costs of building additions and maintaining the large estate. The residence was enlarged, and a chapel added by Blacket Brothers during the episcopate of Bishop Barry, and further additions were undertaken by Cyril Blacket for Archbishop Saumarez at his own expense. In 1910, the Bishops Court Estate at Randwick was offer for sale, but having failed to sell in its entirety, was subdivided into smaller suburban allotments.</p> <p>Samuel Gordon, a Shirt Manufacturer purchased the house in September 1910 and the remaining land for £7,000. Following his death in February 1911, his Executors, Maurice Gordon, and William Henry Cordeaux, sold the property to the Sisters of the Good Samaritan in December 1911, renaming it Mount St Michael's Novitiate.</p> <p>A fire believed to have been caused by a spark from the chimney igniting a section of timber shingle roof broke out on 23 February 1924, resulting in the destruction of the top floor which accommodated the nun's living quarters. The occupants were temporarily housed at their Convent at Glebe NSW. The Novitiate was demolished and by June 1925 salvaged building</p>

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	<p>fabric, including second-hand stone, stone flagging and machine bricks were cleared and offered for sale.</p> <p>Apart from minor sale of allotments during the later nineteenth century, the first major subdivision of the Bishops court Estate was undertaken in 1899, and the second subdivision carried out in 1919 when Hardie and Gorman, Auctioneers, offered thirty-two business and residential sites for sale. A third subdivision of residential allotments was offered for sale in November 1925, realising sales in excess of £22,000, and advertisements at that time anticipated further sales held on 20 February 1926 to be equally successful.</p> <p>The 4th subdivision included Lots 50, 51, 52 and 53, formed following the construction of two sandstone retaining walls to create a level area and facilitate the construction of buildings on the south side of Marcel Avenue, and infill the gap between No. 15 and No. 9 Marcel Avenue.</p> <p>The 2nd, 3rd and 4th subdivisions were subject to building covenants restricting materials and building uses within the Estate resulting in a stylistically cohesive group of Inter-war housing within the Randwick area.</p>
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THEMES

<i>National historical theme</i>	<i>State historical theme</i>	<i>Local historical themes</i>
Building settlements, towns and cities	Accommodation	Suburbanisation.
Developing Australia's cultural life	Creative endeavour	Architectural styles in Randwick: Inter-war flat buildings.

APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	Formed around the original roadway and turning circle of the Bishops court Estate over 4 subdivisions of 1899, 1919, 1925 and 1927, the Moira Crescent Heritage Conservation Area has historical significance as evidence of the rapid suburbanisation of Randwick following the subdivision of large estates and improvements in public transport the development of Inter-war flat buildings throughout the municipality. The design of the buildings and the range of types are representative of the lifestyles and economic conditions which were current in the Inter-War period.
Historical association significance SHR criteria (b)	Moira Crescent Conservation Area has historical association with its original owners, the Anglican Bishops of Sydney (1856-1911), and with the Roman Catholic order, the Sisters of the Good Samaritan, who purchased the Bishops court Estate in 1914 and commissioned the subdivision of the nineteenth century estate between 1919 and 1930. Land sales between 1919 and 1930 were subject to building covenants that established the materials, setbacks and scale characteristic of the Moira Crescent Conservation Area.
Aesthetic significance SHR criteria (c)	<p>The Moira Crescent Conservation Area has aesthetic significance as a highly intact group of Inter-war residential buildings and for the high integrity of its streetscapes. The conservation area demonstrates the subdivision pattern, materiality, scale, bulk, and detailing, of Inter-war residential development in Randwick following the subdivision of nineteenth century estates.</p> <p>Inter-War Bungalows and two- or three-storey flat buildings within the Moira Crescent Conservation Area demonstrate a range of detailing drawing on Functionalist, Spanish</p>

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	<p>Mission, Art Deco, Stripped or Free Classical or Californian Bungalow styles. Most buildings are constructed of red or liver coloured face brickwork, which is complemented by the red terracotta tile roofs.</p> <p>The area includes the best preserved and most consistent cohesive group of Inter-War flat buildings in the City of Randwick, characteristic of the City's development in that period. The landscape quality of the streetscapes is enhanced by maintaining front gardens and low fences, together with curved streets, avenue plantings, and glimpses of sandstone retaining walls.</p>
Social significance SHR criteria (d)	The social significance of the site cannot be ascertained without undertaking community consultation. Notwithstanding, as an example of urban expansion during the Inter-War period the area has high potential to provide a further sense of place and belonging to the local community. Objections to a recent demolition within the close vicinity of the area demonstrate the high esteem and appreciation of the cohesive streetscape qualities of the area by its residents.
Technical/Research significance SHR criteria (e)	The Moira Crescent Conservation Area contains highly intact examples of Inter-War domestic brick construction details and evidence of skilled building trades.
Rarity SHR criteria (f)	The Moira Crescent Conservation Area is a rare example of a largely intact Inter-war residential subdivision within the Randwick Municipality exhibiting external finishes and materials characteristic of Inter-war flats and houses.
Representativeness SHR criteria (g)	Buildings within the Moira Crescent Conservation Area are representative of the materiality and detailing of Inter-war flat buildings and Inter-war Californian bungalow houses in Randwick and metropolitan Sydney. Buildings within the Conservation Area demonstrate the architectural characteristic of the detached single storey Inter-War bungalows and two- or three-storey flat buildings in Functionalist, Spanish Mission, Art Deco, Stripped or Free Classical or Bungalow inspired styles.
Integrity	Despite modifications to properties within the area, the subdivision pattern, materiality and scale of the Moira Crescent Heritage Conservation Area continue to demonstrate the inter-war character established by a covenant attached to the sale of the 'Bishopscourt Estate' by the Sisters of the Good Samaritan Trustees in the mid to late 1920s.

HERITAGE LISTINGS

Heritage listing/s	Part 2 of Schedule 5 of the Randwick LEP 2012
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INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Newspaper	Australian Town and Country Journal	'Randwick and Coogee Bay', p17	22 May 1880	Trove
Archival record		DP 13587		NSW Land Registry Services

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Archival record		DP13810		NSW Land Registry Services
Report	Extent Pty Ltd	Randwick Heritage Study Volumes 1 and 2.	2021	Randwick Council

RECOMMENDATIONS

Recommendations	<p>The boundary of the Moira Crescent Conservation area is revised to include:</p> <ul style="list-style-type: none"> – Properties at 198, 200, 202, 204, 206 & 208 Clovelly Road (recommended by Extent) – Properties at 20, 22, 24, 26, 28, 30, 32 & 15 Marcel Avenue (recommended by Extent) and – 11A Marcel Avenue (recommended by City Plan Heritage as an additional property in order to maintain the prevailing character of the Moira Crescent Conservation Area along the south side of Marcel Avenue capturing the full extent of the 3rd and 4th the Bishopscourt Estate subdivisions) <p>No further subdivision or consolidation of allotments within the conservation area should occur.</p> <p>Retain setbacks from street boundaries, maintain existing front garden areas and street boundary fences.</p> <p>Potential development should be located to the rear of buildings; no new garages should be located between street boundary and building facades.</p> <p>Alterations and additions to buildings may be acceptable, subject to Consent Authority approval of detailed documentation.</p> <p>Maintain avenue tree plantings.</p>
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SOURCE OF THIS INFORMATION

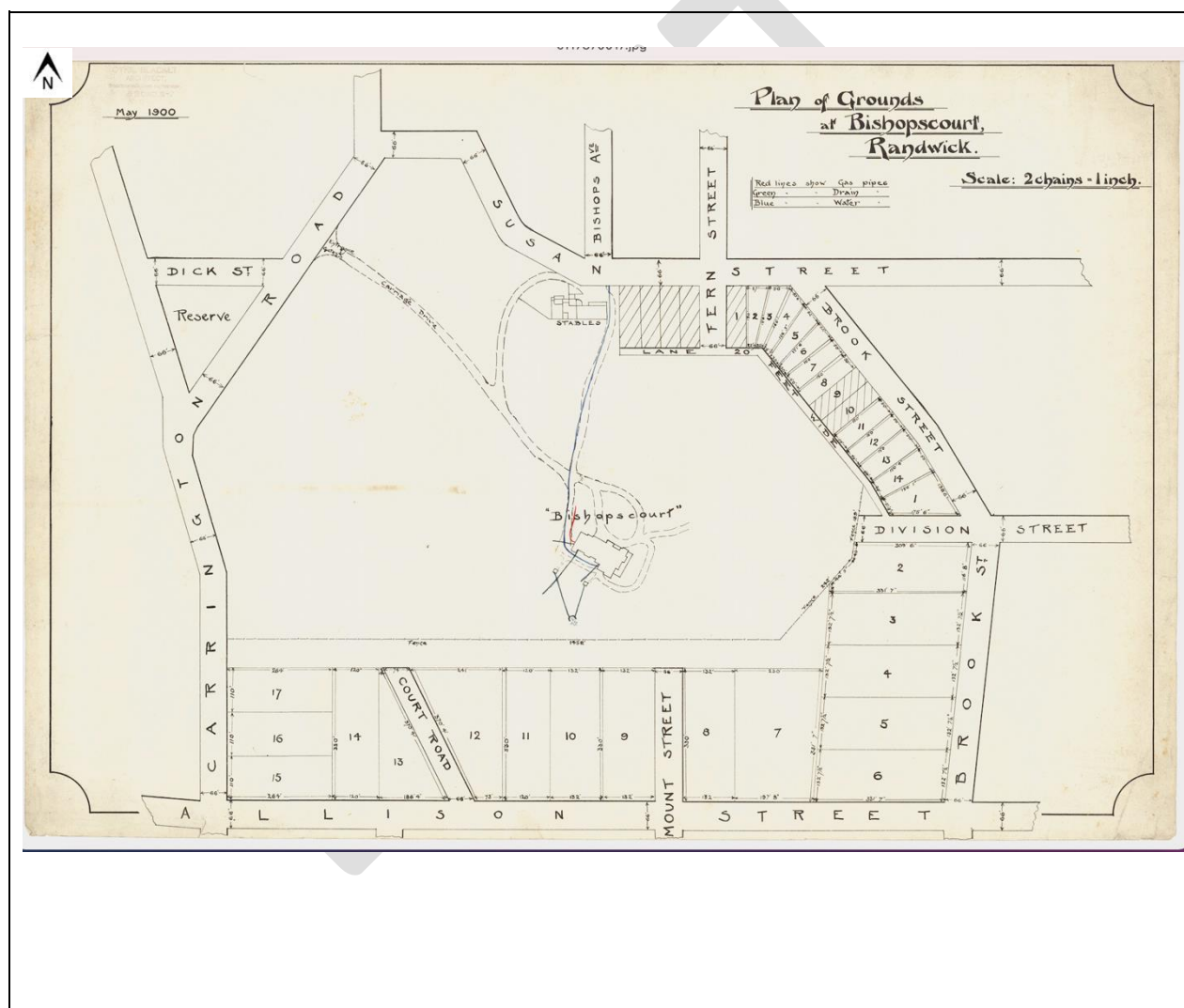
Name of study or report	Randwick Heritage Review	Year of study or report	2022
Item number in study or report			
Author of study or report	City Plan Heritage		
Inspected by	Kerime Danis, City Plan Heritage		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	City Plan Heritage	Date	January 2022

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IMAGES - 1 per page

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

Image caption	Plan showing the grounds of Bishopscourt Randwick. The house was located where Moira Crescent was subsequently constructed. (MLSLNSW c117870017.jpg)				
Image year	1900	Image by	Unknown	Image copyright holder	Trove



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IMAGES - 1 per page

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

Image caption	Ruins of the Good Samaritan Convent. (Source: 'Fire at a Good Samaritan Convent' Freeman's Journal, 28 Feb 1924, p22)				
Image year	1924	Image by	Unknown	Image copyright holder	Trove

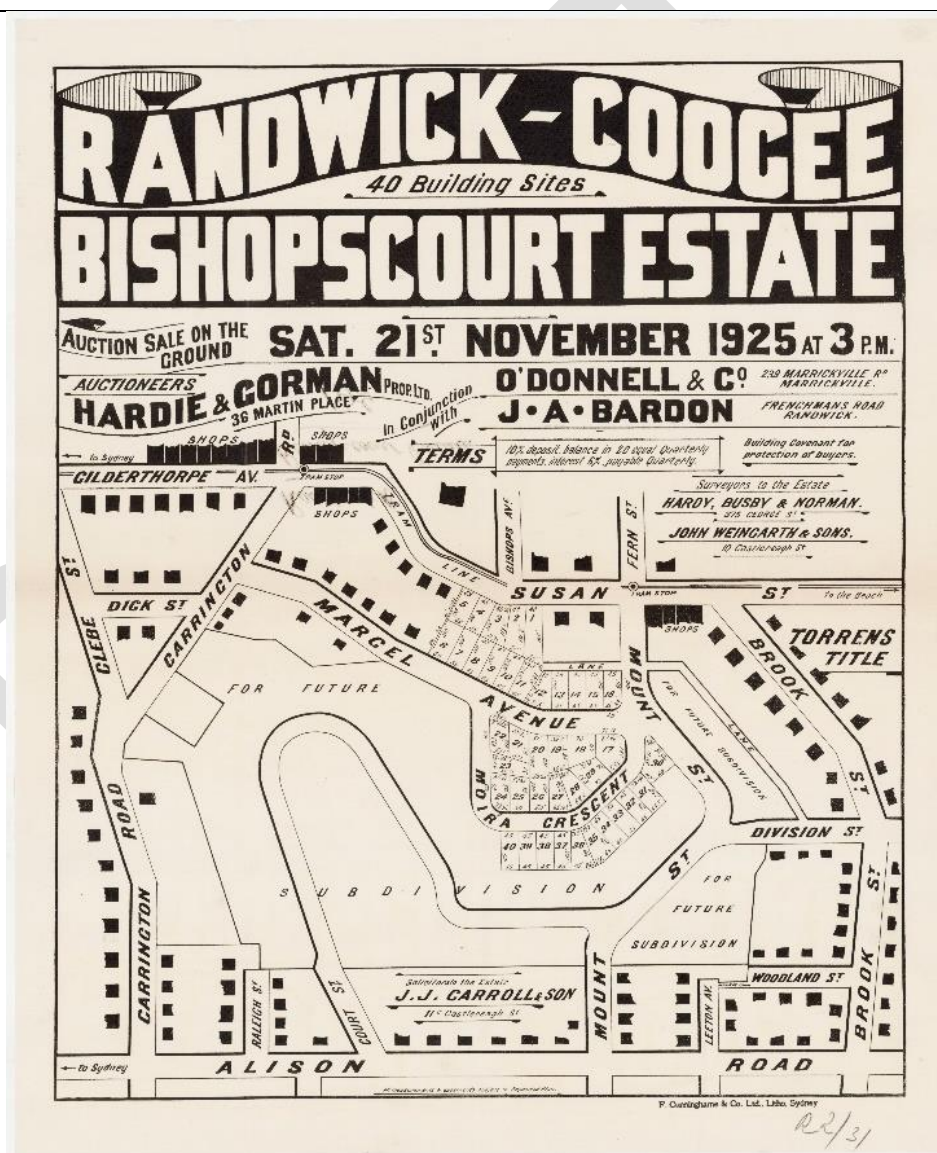


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IMAGES - 1 per page

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

Image caption	Sales notice for the 3 th subdivision of the Bishopscourt Estate. Source. Mitchell Library, SLNSW IE9071398				
Image year	1925	Image by	Hardie & Gorman	Image copyright holder	Trove

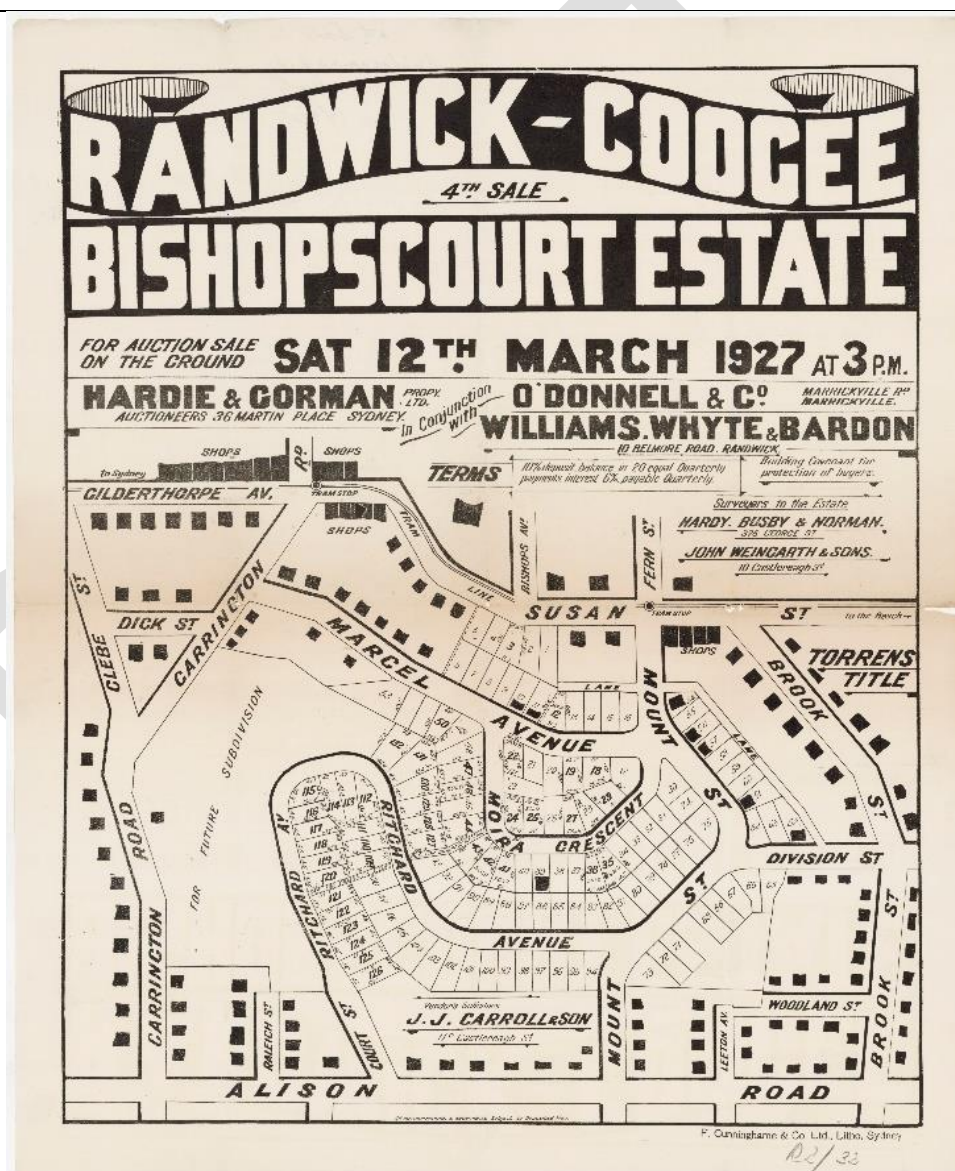


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Please supply images of each elevation, the interior and the setting.

Image caption	Sales notice for the 4 th subdivision of the Bishopscourt Estate. Source. Mitchell Library, SLNSW, IE9072023.				
Image year	1927	Image by	Hardie & Gorman	Image copyright holder	Trove

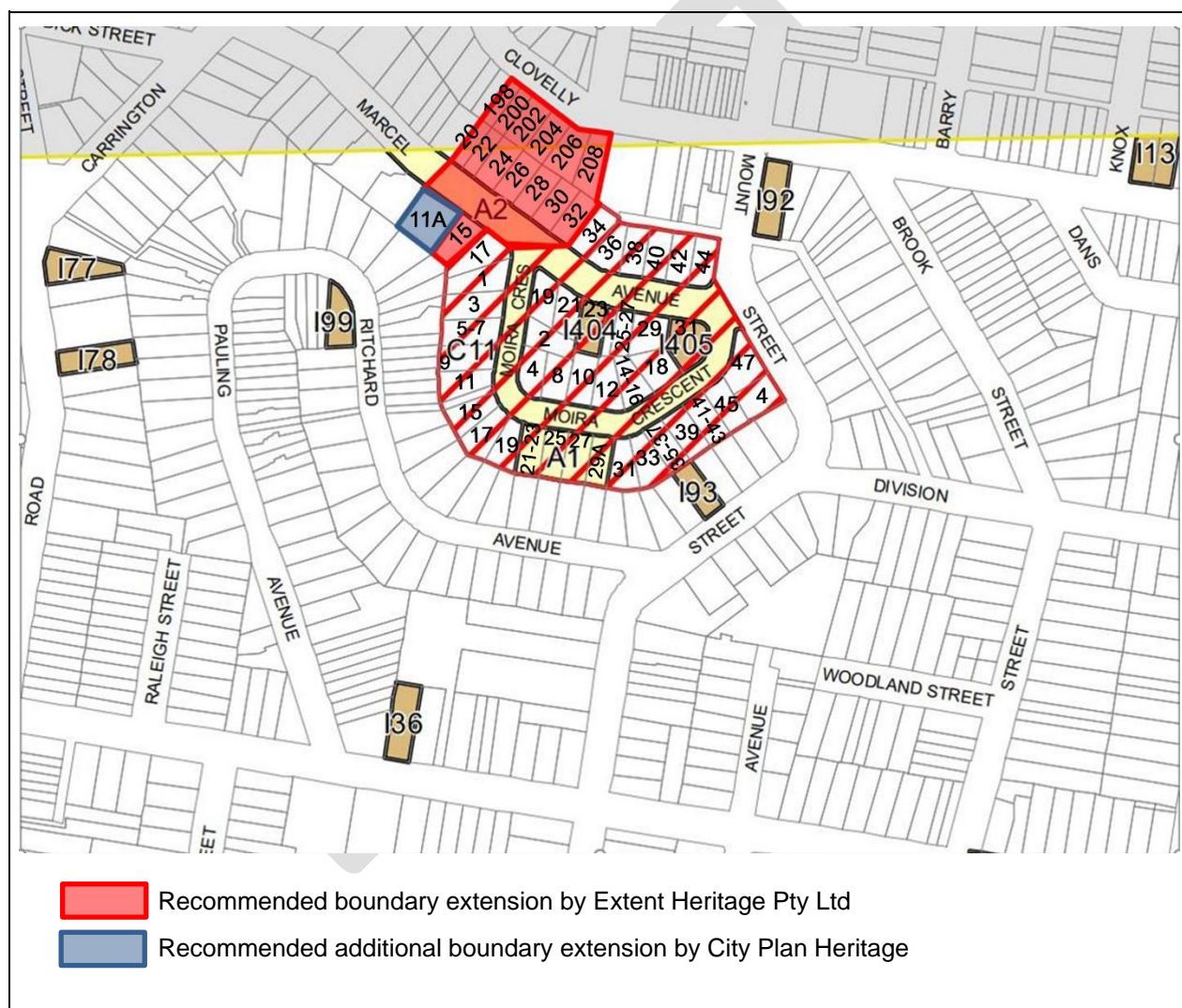


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Please supply images of each elevation, the interior and the setting.

Image caption	Proposed addition to the Moira Crescent Conservation Area shown shaded Properties included in the extended boundary are: 198, 200, 202, 204, 206 & 208 Clovelly Road; 20, 22, 24, 26, 28, 30, 32 & 15 Marcel Avenue (Extent recommendation) & 11A Marcel Avenue (City Plan Heritage recommendation)				
Image year	2022	Image by	City Plan Heritage	Image copyright holder	Randwick Council




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IMAGES - 1 per page

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

Image caption	Covenant attached to Certificate of Title Volume 4069 Folio 26 (lot 6 of the 3 rd subdivision of the Bishops court Estate)				
Image year	1927	Image by	NSW Land Registry Services	Image copyright holder	NSW Land Registry Services

<p>NOTIFICATION REFERRED TO</p> <p>The abovementioned Instrument of Transfer No.B 566774 contains a covenant in the following words:-</p> <p>"And the transferee hereby for himself covenants with the transferors:-</p> <p>"(a) That no fence shall be erected on the land hereby transferred to divide it from the adjoining land without the consent of the Vendors their executors administrators or assigns but such consent shall not be withheld if such fence is erected without expense to the Vendors and in favour of any person dealing with the purchaser such consent shall be deemed to have been given in respect of every such fence for the time being erected.</p> <p>"(b) That no intoxicating liquors shall at any time ever be sold upon any portion of the premises erected on the said land.</p> <p>"(c) That no dairy picture show theatre dancing room place of public amusement factory bakehouse blacksmith shop or forge billiard room wine bar or hotel shall be built or erected upon the said land nor shall the said land be used or occupied for any one of the aforesaid purposes nor for any noxious noisome or offensive trade occupation or business.</p> <p>"(d) That no quarrying (other than is necessary for the erection of building covenanted to be erected) shall at any time take place upon any portion of the land hereby transferred.</p> <p>"(e) That each main building erected on the land hereby transferred shall be constructed of brick and/or stone and that the roof of such main building shall be of slate and/or tile and that each such main building shall be erected at a cost of not less than Eight hundred pounds and that on completion of each such main building the purchaser shall if so required furnish to the Vendors the necessary vouchers showing the cost of erection of each main building to have been not less than Eight hundred pounds calculated in every case on the net cost of materials and labour only.</p> <p>"(f) That no building erected upon the land hereby transferred shall be used or occupied other than for residential purposes.</p> <p>"The land to which the benefit of these covenants is intended to be appurtenant is the land comprised in the said Certificate of Title other than the land hereby transferred.</p> <p>"The land which is to be subject to the burden of these covenants is the land hereby transferred.</p> <p>"The said transferors their executors administrators are the parties by whom or with whose consent these covenants may be released varied or modified."</p> <p><i>[Signature]</i> Registrar General</p> 	
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