



## Submission seeking heritage protection of bungalows and church at Macarthur Parade, Dulwich Hill

**SUBMISSION PREPARED BY RESIDENTS OF  
DULWICH HILL**

March 2018

# Early history of Macarthur Parade North area

This submission is seeking heritage protection for four bungalows and a church between 3-13 Macarthur Parade, Dulwich Hill. These buildings are located on the northern side of Macarthur Parade, between Beach Rd and Marrickville Rd.

The submission will first look at the early history of this area.

## Early history of 3-13 Macarthur Parade

This area was originally owned by wealthy Sydney retailer Marcus Clark, who owned a chain of department stores.

Clark (pictured below) lived with his family on his substantial land holding in a mansion built in 1890 known as Sefton Hall. The Sefton Hall estate was the first in Sydney to have a swimming pool. Clark named his residence after the village of Sefton in Lancashire, England, where he had grown up.



Henry Marcus Clark circa 1890

Clark died in 1913 (at the young age of 53) and soon after, in May 1914, his estate was subdivided and auctioned into six new

housing lots (with one lot retained for the original Sefton Hall mansion).

A further subdivision took place in 1915 of the mansion holding. This resulted in a seventh housing lot created fronting Macarthur Parade (now occupied by the Deborah Little child care centre) along with space for a laneway and shops on Marrickville Rd. The mansion was believed to be demolished around this time.



Number in Macarthur Parade	Building
1	Deborah Little Child Care Centre (council-owned)
3	Dulwich Hill Baptist Church
5	1970s-style unit block
7	House (Rosalynd)
9	House (Canberra)
11	House (Known as either Delmere or Valcourt)
13	House (Ormsby)

*Buildings currently on original seven lots created in Sefton Hall subdivisions*

# Early history of Macarthur Parade North area

## Construction of bungalows

When the auction took place of the six lots in 1914, the auction notice made it clear that new homes needed to be of a high-quality through the requirement that buildings needed to cost more than 500 pounds.

It is likely that five bungalows were originally constructed.

Today, four remaining bungalows stand side by side in pristine, original condition, sitting on their original lots. The fifth lot is occupied by a 1970s-style walk-up unit block. The bungalows occupy their full original lots ranging in size from 818 square metres to 1,074 square metres.

Further details about these bungalows are listed below:

Number on Macarthur Parade	Name	Built	Original owner
7	Rosalynd	1920	?
9	Canberra	?	Mr Andrews, builder
11	Delmere (later known as Valcourt)	1923	Mr Zlotkowski, woolbuyer
13	Ormsby	1923	Unknown

Given their similar style, it is quite possible that 9, 11 and 13 were all constructed by Mr Andrews.

9, 11 and 13 each have a distinctive Californian Bungalow appearance, which is very different from the earlier Federation housing in Dulwich Hill and quite unusual for the Inner-West Council area. With its round front bedroom, number seven, Rosalynd, would appear to have more of an Art Deco architectural appearance but still retains Californian Bungalow elements.

All bungalows present a harmonious and contributory presence to the street. Further

discussion of the heritage values of the bungalows is outlined on page 7.



Rosalynd, 7 Macarthur Parade



Canberra, 9 Macarthur Parade



Valcourt, 11 Macarthur Parade



Ormsby, 13 Macarthur Parade

# Early history of Macarthur Parade North area

## Connection of John Ness with the bungalows

John Thomas Ness (1871-1947) was an influential activist, businessman and politician. He resided at 11 Macarthur Parade from 1934 until his death in 1947.

His connection with the bungalow at 11 Macarthur Parade represents a strong reason to preserve the dwelling.

Mr Ness moved to Dulwich Hill in 1904. He served as a Marrickville councillor and mayor and represented Dulwich Hill in the NSW Parliament between 1922 and 1938.

His full service and business record is below:

- In 1905 he established John Ness & Co, estate agents and auctioneers (still operating)
- From 1908-1922, he was an alderman on Marrickville Council
- From 1915-1919 he served three terms as mayor
- He was the Member of the Legislative Assembly (MLA) of Dulwich Hill: 1927-1930, 1932-1938
- He was the MLA for the Western Suburbs from 1922-1927
- In World War I he was the ex-officio chairman of the local recruiting committee
- He was a Saturday half-holiday advocate
- He was the President Dulwich Hill Branch of the Liberal & Reform Party
- He was a National Association councillor and a United Australia Party member
- He was the President Dulwich Hill P&C, the Dulwich Hill Benevolent Society founder and involved in the Dulwich Hill School of Arts

Mr Ness is perhaps best known for his divisive and high-profile role in leading the Australian “protestant resistance” movement, which had its epicentre in Dulwich Hill (see more information below).

This movement was an important and controversial part of the suburb’s social history.

In addition, both Ness Ave and Ness Park in Dulwich Hill are named after him.

Apart from occupying 11 Macarthur Parade, there is also some evidence from a search of archival newspaper stories in Trove that he provided a mortgage to the home’s original owner Mr Zlotkowski in 1926 and then later foreclosed on this mortgage.

After his father’s death, William John Ness resided at 11 Macarthur Pde. He was an alderman on Marrickville Council from 1934 to 1945.



John Thomas Ness

## Connection to divisive history of the NSW Protestant Federation

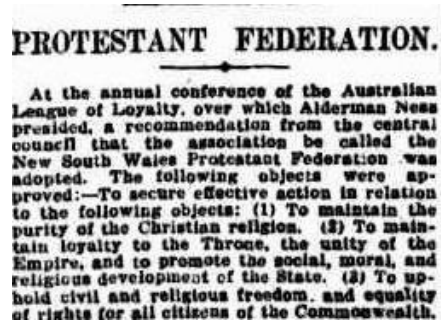
From 1919-1925, Mr Ness was president of the NSW Protestant Federation, a political organisation which sought to reduce the influence of the Roman Catholic Church in public life.

Mr Ness was in the chair when the NSW Protestant Federation was formed in October 1919. Among the original aims of this Federation were to “maintain loyalty to



# Early history of Macarthur Parade North area

the Throne and the unity of the Empire”, to promote public schools, “just and equitable distribution of patronage and employment” in the public service and the “purity of the Christian religion”.<sup>1</sup>



News clipping from 1919 on NSW Protestant Federation

By August 1920, it was reported that a meeting of the Protestant Federation was held in the Dulwich Hill Masonic Hall, which was so overcrowded that three overflow meetings were held in churches around the suburb.

In February 1921, it was reported that the Dulwich Hill branch was the largest in the State and that the efforts of Mr Ness had been responsible for this outcome.<sup>2</sup>

What's more, in 1921, the Federation established a home for girls' in Garnet St, Hurlstone Park (Garnet St is one of the western boundaries of the suburb of Dulwich Hill). It was stated that the home will be "a sanctuary to which escapees from Romanist Institutions may come in the hour of need".<sup>3</sup>



Needless to say, such a politically-motivated religious movement was highly divisive. There are records of stones being thrown at a Federation meeting in Woolloomooloo and a letter to the editor<sup>4</sup> in the Armidale Chronicle complaining that Mr Ness had come to town to "make rows with people who are living in peace".

Mr Ness' former home at Macarthur Parade, along with the protestant Baptist church also in Macarthur Parade, are an important and ongoing reminder of the history of this contentious movement.

<sup>1</sup> Watchman, 2 October 1919, page 8

<sup>2</sup> Dulwich Hill branch, annual meeting, Watchman, 24 February 1921, page 2

<sup>3</sup> Methodist, 14 May 1921, page 2

<sup>4</sup> Armidale Chronicle, 2 February 1921, page 8

# Early history of Macarthur Parade North area

## Dulwich Hill Baptist Church

The Dulwich Hill Baptist Church sits at 3 Macarthur Parade.

The Dulwich Hill Baptist congregation first formed from a pastor's home in Barnsbury Grove.

According to its official history, the Dulwich Hill Baptist Church on Macarthur Parade was erected in 1925. It replaced a previous smaller church building to help accommodate the church's growing congregation.

The church was described as "a credit to all concerned, a noble edifice, ready to be dedicated to the highest and most sacred use" which "in beauty, solidity and commodiousness, will bear favourable comparison with any similar building in the State".<sup>5</sup> The church included seven memorial windows, of which four were in memory of soldiers who had died in World War I.

The church was designed by architect Walter Leslie, who also designed St Sophia Greek Orthodox Cathedral group at South Dowling St, Paddington. This Cathedral group is listed on the State heritage register on the basis that the buildings are "fine examples of religious buildings designed during the Inter-war period".<sup>6</sup>

The Dulwich Hill Baptist Church has a distinctive and highly detailed window and brick face to Macarthur Parade, with no less than 16 windows facing the street. It can rightly be called a local landmark. It now has a strong Romanian congregation.

The church has an extremely strong connection with a number of dwellings

opposite it on the southern side of Macarthur Parade.

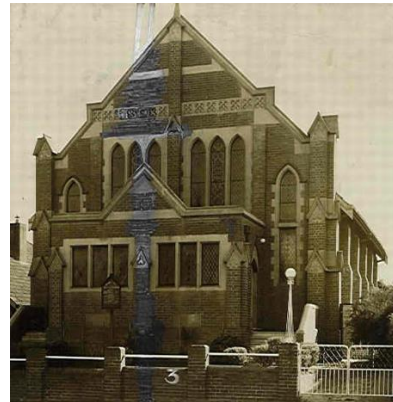
In 1941, the church manse opened at 4 Macarthur Parade, to provide a house for the church Minister.

In 1963, a two-storey men's youth hostel called Grove Lodge opened at 6 Macarthur Parade, as part of its evangelical outreach program. In 1973, the church also purchased 8 Macarthur Parade to operate as a girl's section to Groves Lodge.

6 and 8 Macarthur Parade continue to provide low-cost housing to this day.



Baptist Church today



Baptist Church in 1936

<sup>5</sup> Dulwich Hill Baptist Church: 100 Years History, page 20 and 21

<sup>6</sup>

[www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2421278](http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2421278)

# Early history of Macarthur Parade North area

## Surrounding area

The area on the southern side of Macarthur Parade North (opposite the bungalows and church) and to the west in Beach Rd, is made-up of Federation-style housing, which appears to pre-date the buildings on the northern side of Macarthur Parade.

The housing in the surrounding area is largely unchanged from the time it was constructed, and includes both larger freestanding Federation housing, through to

smaller single-fronted or semi-detached housing.

The surrounding area is predominantly zoned for Low Density Residential Housing.

The Marrickville Rd shopping strip is located to the east of the bungalows and church. Development up to five storeys is allowed in this commercial area.

A photo of both sides of Macarthur Parade North is shown below, with the bungalows able to be seen on the left hand side of the photo.





# Heritage value of bungalows and church

The bungalows are locally significant and worthy of being covered by a heritage conservation area for the following reasons.

- They have what appears to be a distinctive Californian Bungalow appearance, with the use of light colours. This makes these buildings a rarity in the local area, where most remnant Federation housing was constructed at least a decade earlier, with the use of darker face bricks.
- They form a unified and contributory set to the street, including the use of harmonious colours. There is no evidence that any of the bungalows have been subjected to unsympathetic renovations or changes, even to the extent that they are likely to have retained their original paint colours.
- Despite significant urban renewal pressures in Sydney, it is surprising that the bungalows continue to sit on their original large lots. This means the homes' curtilage has remained unchanged for more than a century.
- The homes, and in particular number 11, are a reminder of an important part of Dulwich Hill's social history, namely the influence of retailer Marcus Clark and of former MP and mayor and divisive protestant activist John Thomas Ness.

In addition, the Baptist Church also has significant local heritage value, with an imposing and contributory street presence. Like the bungalows in the street, the church also has not been subject to any sympathetic alterations. This makes it a serious candidate for local heritage listing.

Despite the abundant historic character of the area, in 2015, the NSW Government released its draft Sydenham to Bankstown Corridor strategy, which proposed that the bungalows and church be replaced by four-storey unit blocks. This decision was not supported by any heritage analysis.

Marrickville Council in December 2015 resolved to oppose this specific outcome.

The council submission in response to this strategy stated "significant concerns are raised for the loss of streetscape on the northern side of Macarthur Parade between Beach Rd and Marrickville Rd".

The Save Dully residents' action group has also named number 11 Macarthur Parade and the Baptist Church as local "Dully icons" and actively campaigned for their preservation.





# Risk to the bungalows and church

## *Risk under existing council LEP*

The northern side of Macarthur Parade, between Beach St and Marrickville, where the bungalows and church sit, is currently zoned R2 Low Density Residential in the Marrickville LEP 2010.

The area is not covered by any gazetted heritage conservation areas or individual local or State heritage listings.

Under the Marrickville LEP, attached dwellings and semi-detached dwellings are permissible under the R2 Low Density Zone. It is possible for a property developer to lodge a development application to seek to demolish the bungalows (and technically even the church) to build these medium-density dwelling types.

## *Risk under Sydenham to Bankstown housing strategy*

In the initial October 2015 version of the NSW Government's Sydenham to Bankstown Strategy, the four bungalows and the Baptist Church site were slated for "low-rise" development of up to four storeys.

However, following strong community and council pressure, the bungalows and church were again returned to single dwelling status in the revised strategy exhibited from June 2017.

Despite this, these properties remain at significant risk of demolition and redevelopment. Dozens of submissions (most of them anonymous or without attached addresses) have been lodged with the Department of Planning have called for the area to be returned to intensive development.

The final strategy has not been released.

## *Risk under Exempt and Complying Development SEPP*

As they are not covered by a heritage listing or heritage conservation area, the homes could be demolished immediately via the issuing of a complying development certificate under the State Environmental Planning Policy (Exempt and Complying Development) 2008.

## *Conclusion*

The creation of a heritage conservation area would help preserve this important part of Dulwich Hill's history. Importantly, a development control plan attached to the heritage conservation designation may allow some limited development, such as secondary dwellings, given the large lot sizes and available space to the rear of the bungalows.

In short, it would lead to a far improved heritage and planning outcome for the site.

# Our request

The following Dulwich Hill residents believe that the four bungalows and the church have a high built and social heritage significance and therefore should be considered for statutory protection.

We request that the Inner West Council consider a local heritage listing for the Dulwich Hill Baptist Church at 3 Macarthur Parade and introduce a heritage conservation area, or a series of standalone listings, for the bungalows at 7-13 Macarthur Parade, Dulwich Hill.

We also ask that the council also consider placing an interim heritage order on the bungalows and church, in light of the pro-development submissions and immediate and potential risks of a private certifier demolition approval.

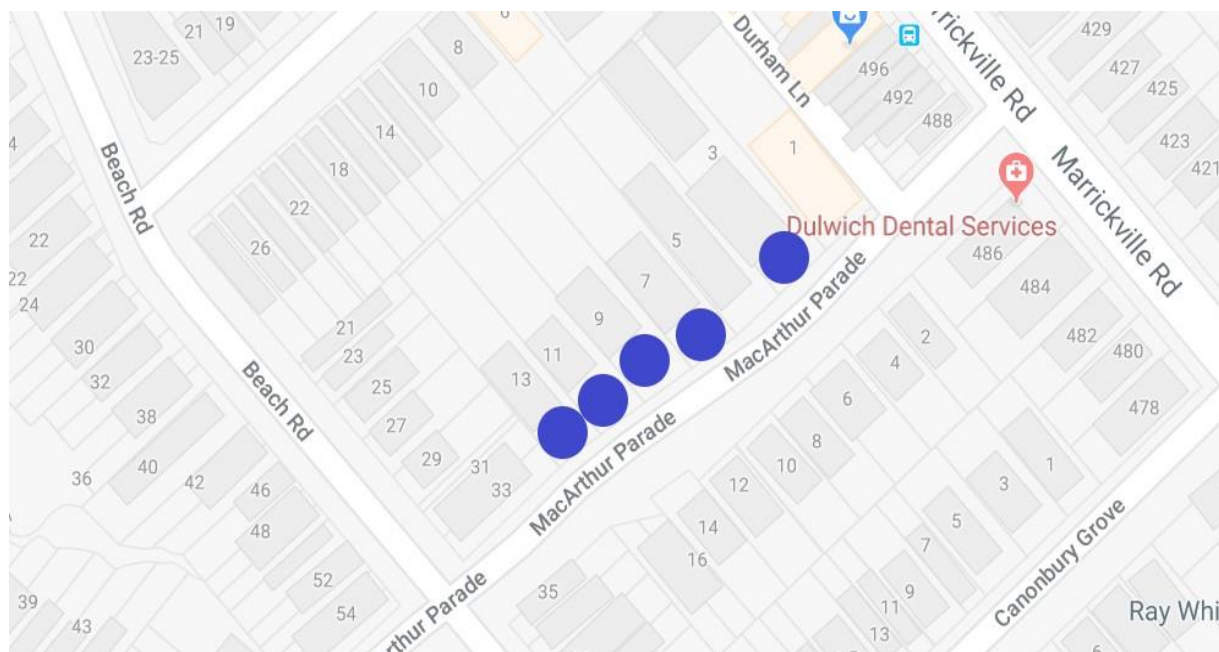
Such a move would put the council's views about the street, as expressed at the time of the release of the NSW Government's 2015 urban renewal strategy, into action.

We think there are unique circumstances and issues here which means the council needs to act quickly, before any broader consideration of heritage issues in the surrounding area which may come about through a new comprehensive LEP for the Inner West Council area.

We would also welcome any broader examination of heritage planning in Dulwich Hill, which aims to preserve the character of the suburb, but believe there is a pressing need for action at 3-13 Macarthur Parade.

Yours Sincerely -

Mark Skelsey (22 Macarthur Parade)  
Karen and Allen Campbell (14 Macarthur Parade)  
Colin Brown (35 Kintore St)  
Gwyn Jones (64B Beach Rd)  
John and Nerida Brown (70 Beach Rd)  
Suzanne Langker (49 Beach Rd)



Map showing potential location of heritage listings

## Our request