



ATTACHMENTS TO REPORT

Item 5.3

Planning Proposal and Heritage Assessment of 2 & 4 Myrtle Street, Bowral, and 'Karingal', 26 Elizabeth Street, Moss Vale—Interim Heritage Orders Nos. 12 & 13

Attachment 1

Report and Minutes of 8 December 2021 Council Meeting regarding Interim Heritage Order No. 12 for 2 & 4 Myrtle Street, Bowral, and Interim Heritage Order No. 13 for 26 Elizabeth Street, Moss Vale.

Attachment 2

Heritage inventory sheet for 'Karingal' Interwar bungalow and garden including brick and trachyte fence, 26 Elizabeth Street, Moss Vale.

Attachment 3

Biographical Notes and Gazetteer of Work on Alf Stephens & Sons 1886-1965.

Attachment 4

Planning Proposal for 2, 4 & 6 Myrtle Street, Bowral, and 26 Elizabeth Street, Moss Vale (heritage)

Item name: 'Karingal' Interwar bungalow and garden including brick and trachyte fence

Location: 26 Elizabeth Street Moss Vale 2577

Wingecarribee



'Karingal', 26 Elizabeth Street Moss Vale

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Caption: Map - 'Karingal' 26 Elizabeth Street, Moss Vale

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Image by: WSC

Image date: 14/12/2021

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345d04cc89ccfbe421999e4a0aae9487be2.jpg>

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Item name: 'Karingal' Interwar bungalow and garden including brick and trachyte fence

Location: 26 Elizabeth Street Moss Vale 2577

Wingecarribee



Caption: Karingal - detail of brick and trachyte pedestrian gate entry

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Image by: S.W. Farnese

Image date: 12/01/2022

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345a0699841ec8b45378d84e53ec0eed00f.jpg>

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Image:

Item name: 'Karingal' Interwar bungalow and garden including brick and trachyte fence

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Caption: View east from Karingal (at right) along Elizabeth Street

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Image by: S.W. Farnese

Image date: 12/01/2022

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Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34529f568eb042f445c859a7564f05226bc.jpg>

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Caption: View west from Karingal (at left) along Elizabeth Street

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Image by: S.W. Farnese

Image date: 12/01/2022

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Caption: Karingal - view of house from street

Copy right: WSC

Image by: S.W. Farnese

Image date: 12/01/2022

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3459e17d4bbb3ab49b5ae812909ff5c2f1e.jpg>

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Wingecarribee



Caption: Karingal - driveway entrance showing brick and trachyte gate posts

Copy right: WSC

Image by: R. Townsing

Image date: 13/10/2020

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3457be2acac77b84558809eb50d11eb3ec5.jpg>

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Caption: Karingal - view of house and brick and trachyte fence from Elizabeth Street

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Image by: R. Townsing

Image date: 13/10/2020

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345a290eb8daf104a64bbe0ea2de7eb937b.jpg>

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Location: 26 Elizabeth Street Moss Vale 2577

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Caption: Karingal - view of house and garden from street

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Image by: Architectural Projects Pty Ltd

Image date: 04/11/2008

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3458c2e5b2e84d744568e536fde84eb2280.JPG>

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Caption: Karingal - view of vehicular entry with fence and garden

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Image by: Architectural Projects Pty Ltd

Image date: 04/11/2008

Image number:

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Caption: Karingal - view of garden and pedestrian gate from street

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Image by: Architectural Projects Pty Ltd

Image date: 04/11/2008

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34563a6026cd7324d669f7fdafd195d8374.JPG>

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Wingecarribee

Image:



Caption: Karingal - view from Elizabeth Street showing oak tree (damaged by lightning 2013)

Copy right: WSC

Image by: Architectural Projects Pty Ltd

Image date: 04/11/2008

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345c852896db94a460bb515234391de938d.JPG>

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Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	LOT	1		DP	986025
	LOT	110		DP	877316

Latitude:

Longitude:

Location validity:

Spatial accuracy:

Map name:

Map scale:

AMG zone:

Easting:

Northing:

Listing: Name

Interim Heritage Order No. 13

Title

Heritage Act - Interim Heritage Order
Potential Heritage Item

Number

ListingDate

19/11/2021

Data entry: Data first entered: 31/08/2007

Data updated: 22/02/2022

Status: Completed

Item name: 'Karingal' Interwar bungalow and garden including brick and trachyte fence

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Archaeological potential level: Not assessed

Archaeological potential Detail:

Modification dates: Large significant oak damaged by storm and removed from front yard July 2013.
Parterre garden adjacent to the house on the eastern side replaced a tennis court of the same footprint between October 2015 and October 2016. Tennis court was shown in sewer diagram prepared by Council in 1938.

Recommended management:

Management:	Management category	Management name
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Further comments:

Criteria a): Of significance to the history of the local area because it illustrates the subdivision and development of the Elizabeth Street area of Moss Vale in the Interwar period.
[Historical significance]

Criteria b): Of significance because of its association with:
[Historical association significance]
• Stanley Edward Gibson Brown original owner (1927-1955), Moss Vale businessman
• Alf Stephens and Sons, prominent Bowral Builder.

Criteria c): Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting, its garden, architectural form and brick and trachyte fence.
[Aesthetic/Technical significance]

Criteria d):
[Social/Cultural significance]

Criteria e):
[Research significance]

Criteria f): Of significance in demonstrating an uncommon combination of locally designed and built house from locally sourced and unique materials, namely Bowral bricks and trachyte quarried on the slopes of Mt Gibraltar in Bowral.
[Rarity]

Criteria g): Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a high quality Californian Bungalow style inspired residence.
[Representative]

Intactness/Integrity: Substantially intact although some alterations have been made.

References:	Author	Title	Year
	Drydales Property	For Sale	2014
	David Baxter	Historical Research	2021

Studies:	Author	Title	Number	Year
	Kate Wooll	Database Updating by Strategic Planning Branch		2008
	Architectural Projects Pty	Wingecarribee Heritage Survey		2009
	WSC	Heritage Review 2021	2020/206	2021

Wingecarribee Shire Council

SHI number
2681521
Study number
2020/206

Item name: 'Karingal' Interwar bungalow and garden including brick and trachyte fence

Location: 26 Elizabeth Street Moss Vale 2577

Wingecarribee

Address: 26 Elizabeth Street

Planning: Illawarra & Macarthur

Suburb/nearest town: Moss Vale 2577

Local govt area: Wingecarribee

Parish: Bong Bong

State: NSW

County: Camden

Other/former names:

Area/group/complex:

Group ID:

Aboriginal area: Gandangara

Curtilage/boundary: Lot 1 DP 986025 and Lot 110 DP 877316

Item type: Built

Group: Residential buildings (private) **Category:** Bungalow

Owner: Private - Individual

Admin codes:

Code 2:

Code 3:

Current use: Residential

Former uses: Residential

Assessed significance: Local

Endorsed significance: Local

Statement of significance: Karingal at 26 Elizabeth Street, Moss Vale, is significant because it illustrates the subdivision and development of the Elizabeth Street area of Moss Vale in the Interwar period and for its association with Stanley Edward Gibson Brown, Moss Vale businessman and original owner (1927-1955), and Alf Stephens and Sons, prominent Bowral Builder. Karingal is also of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting, its garden, architectural form and brick and Trachyte fence and for demonstrating the principal characteristics of a high-quality Californian Bungalow style inspired residence. It is also an uncommon example of a house using unique local materials.

Historical notes of provenance: This home was built by Bowral iconic builder Alf Stephens c.1927-28 for Moss Vale businessman Stanley Edward Gibson Brown. It had a frontage of 132 feet and depth of 200 feet and was named "Karingal". After Brown died on 23-2-1955 the home was bought by James Francis "Jim" McAndrew between 1958 - 63. Jim passed away on 18-8-1967 and the family were still in the home in 1980. (Baxter 5/1/2021)

Themes: **National theme**
4. Settlement

State theme
Towns, suburbs and villages

Local theme
Development of local settler

Designer:

Builder: Alf Stephens

Year started: 1927

Year completed: 1928

Circa: Yes

Physical description: A single storey freestanding Californian Bungalow style brick house that dates from c. 1927-1928 - the Interwar period set on a large 3240 m2 site. Has a dark brick front fence with trachyte stone capping detail to match the main material of the house. Left driveway of concrete strip and lawn leading to a traditional garage at left rear. Site includes side tennis court now converted to garden. The house a prominent projecting gable to the front and below there is a masonry pillar on brick balustrade supported verandahs to the left and right. Both verandahs have some enclosure but discretely done. Rounded bay window to the left front has casement windows with upper sections in leadlight. A very intact house and garden and a fine example of an interwar Californian Bungalow inspired house. (Heritage Review 2021)

A single storey freestanding house that dates from the interwar period set on a medium-sized site with a large brick and Trachyte with rail front fence. (Architectural Projects, 2009)

Physical condition level: Good

Physical condition: