

1.2 Heritage Significance of Daceyville

The Daceyville Garden Suburb (Daceyville) is considered one of the most important historic urban areas in Australia because of its influence on the development of the Australian suburb. Daceyville is an intact example of a Garden Suburb – the first of its kind in Australia. It is a relatively homogenous Federation Arts and Crafts period social housing development that contains the first cul-de-sac layout designed by a public authority in Australia. It was originally designed to be a serviced suburb, with community facilities located near residential amenities.

In recognition of its importance to the community, Daceyville is listed as a Heritage Conservation Area within the Bayside Local Environmental Plan 2021 (LEP). This heritage listing ensures that the special character and significant elements of Daceyville are recognised, retained and conserved. Current and future owners of properties in Daceyville are the custodians of this special place and have a responsibility to maintain and conserve its heritage values for future generations.

The State Heritage Inventory which is an online database containing heritage items and places on statutory lists in NSW provides a detailed Statement of Significance identifying why Daceyville is important to the community. Daceyville has significance under six of the standard criteria for assessing heritage in NSW, being historical, historical association, social/cultural, research potential, rarity, and representativeness. It is also significant for its integrity/intactness.

The detailed inventory datasheet and official Statement of Significance can be viewed at the Heritage NSW website: <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5063190>

In summary, Daceyville is significant for the following reasons:

- Daceyville was the first Garden Suburb to be designed and developed in Australia.
- As part of the newly developed Garden City movement, Daceyville played a central role in the design and development of modern Australian suburbs and a critical role in improving social conditions in Sydney.
- Daceyville was the first attempt in Australia to address issues of social justice and housing quality through city planning. Daceyville exemplifies the successful attempts at overcoming some of the social issues which were evident during the 19th century in Sydney.
- Daceyville was planned and built between 1912 and 1920. The suburb features groups of semi-detached and detached Federation Arts and Crafts cottages which are based on approximately 12 different building designs.
- Daceyville was designed to be a self-sufficient community with its own school, shops, community centre/picture theatre, police station, baby health centre, electricity substation, parks and church.
- Daceyville is associated with World War I. The Housing Board set aside 50 cottages for war widows and returned incapacitated soldiers. Some of the streets were named after fallen Australian soldiers and one street was named after the British Commander-in-Chief.

1.3 Brief History of Daceyville

Botany Bay and its surrounding inland areas along the Georges and Cooks Rivers have been home to Aboriginal people for thousands of years, providing important economic, cultural and social resources. To this day, Aboriginal people of the area maintain a connection and feel a sense of custodianship for the bay and its rivers. Botany Bay is the land of the Gameygal north of the Georges River and the Gweagal to the south, but other groups such as the Bidjigal also maintain connections to the land.

Development of Dacey Garden Suburb began in 1912 based upon Ebenezer Howard's 'Garden City Movement' which sought to reform living standards of working-class people crowded into substandard and unhygienic inner-city housing. The new suburb was named after New South Wales Colonial Secretary, John Rowland Dacey who was instrumental in writing the Housing Act 1912, getting it through parliament and authorising funds to establish a 'model' suburb.

The Housing Board of NSW commenced construction of Dacey Garden Suburb in June 1912 near Kensington in Sydney's south. The original plan called for a self-contained suburb with low cost but well-designed cottage style homes, wide boulevard streets, open spaces with trees and gardens, a tramline, schools, shops and a maternity hospital. The layout of the suburb was revised three times with input in 1912 from John Sulman and John Hennessy, and in 1914 and 1917 from William Henry Foggitt, the Housing Board Architect.



Building, road making and levelling at Dacey Garden Suburb, August 1913.

Between 1912 and 1920 the Housing Board built 315 houses of the suburb's intended 1,473 houses, as well as six shops, a baby health centre, a community hall/picture theatre, a police station and one public school. Throughout Daceyville there are upwards of 12 different semi-detached and detached house plans based upon Federation Arts and Crafts styles mostly designed by Housing Board Architect William Henry Foggitt.

Following a change in housing policy the NSW Government subdivided and sold off the southern portion of Daceyville (what was to be Dacey Garden Suburb 2), now Pagewood. The Housing Board was abolished in 1924 and the estate was managed by a succession of government departments until 1948 when it eventually passed to the NSW Housing Commission. In the 1950s the Commission built a 3-storey block of 27 flats on the corner of General Bridges Crescent and Bunnerong Road and 17 aged units on Haig Avenue and Cook Avenue. Some houses were also sold at Daceyville following the introduction of a new housing policy which enabled tenants to purchase their homes.

From the 1970s several large urban renewal projects were initiated in and around the inner city. The Commonwealth Government commenced a rehabilitation program on the Glebe Estate in 1974 which was completed by the State Government after 1985. In this period the Commission prepared plans for a comprehensive redevelopment of the Dacey Garden Suburb with new high-rise buildings and walk-up apartments. The plans faced vocal opposition from the community and heritage and conservation advocates including the Builders Labourers Federation (BLF), which imposed Green Bans on public housing at Daceyville as well as at other public housing estates at Waterloo, Glebe and The Rocks/Millers Point.

The Housing Commission abandoned the redevelopment plan and between 1977 and 1978 investigated options for urban renewal of Daceyville, looking at four options for the estate. The Commission settled on one of the options and lodged a development application with Botany Council. In 1982 the Housing Commission of NSW embarked on a major urban rehabilitation program to repair and upgrade existing heritage dwellings, subdivide larger allotments and construct new townhouses and one-bedroom apartments to increase the public housing stock and range of housing options to more appropriately meet the needs of public housing tenants. The program was completed in 1988 and won three awards the following year for the Inner City Project Team.

Daceyville Garden Suburb was listed in the Botany Bay Local Environmental Plan (LEP) in 1995 as a heritage conservation area, Item C1.

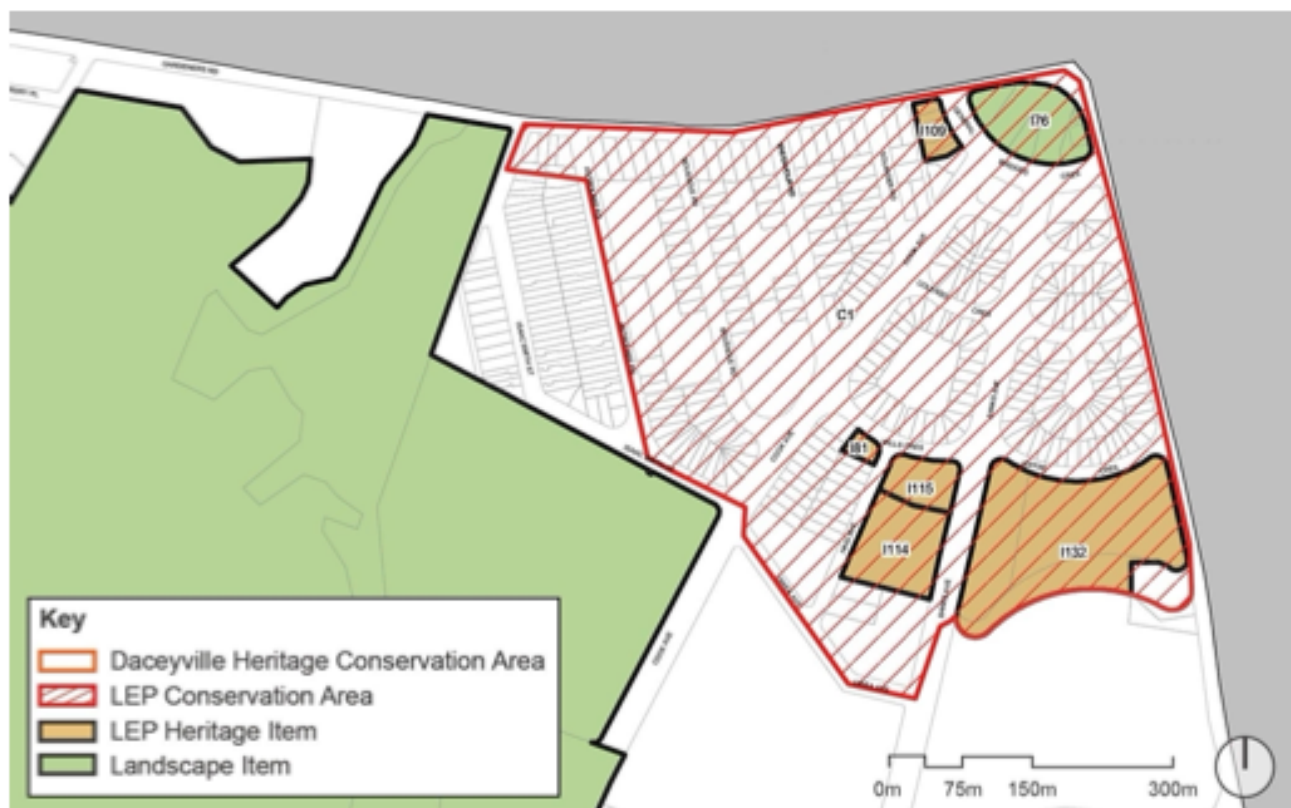
In 2012 Daceyville celebrated 100 years with an exhibition and booklet entitled 'Welcome to Audaciousville: The Story of Dacey Garden Suburb' written by Samantha Sinnaya, City of Botany Bay Council.



2. Statutory Context

In recognition of its heritage significance, Daceyville is listed as a 'Heritage Conservation Area' under the Bayside Local Environmental Plan 2021 (LEP). This listing ensures that the special character and significant elements of Daceyville are retained and conserved for future generations.

Heritage conservation areas such as Daceyville are recognised by the local community for their distinctive historical character. Heritage conservation areas are protected because they have been identified as having historic importance, and a cohesive sense of place and character which is valued by the community.



Bayside Local Environmental Plan (LEP) 2021 Heritage Map showing Daceyville Heritage Conservation Area (outlined in red)

2.1 Planning Framework for Daceyville

Because Daceyville is listed as a heritage conservation area, development is subject to specific heritage controls in the LEP, which are supported by more detailed development controls in the Botany Bay Development Control Plan 2013 (DCP). The LEP and DCP controls ensure that the special character and significant elements of Daceyville are retained and conserved for future generations.

These controls also aim to provide a consistent approach to development and to retain the heritage values that give the place its special character. Current and future owners of properties in the heritage conservation area must comply with the planning and development controls contained in the LEP and DCP.

The DCP provides guidance for the design of new development and identifies urban design and development requirements for conserving the heritage significance of Daceyville.

The objectives of the heritage controls for Daceyville are to conserve and retain the built form and landscape elements that contribute to Daceyville's heritage significance. The development controls promote the conservation of heritage within Daceyville through protecting those elements that create Daceyville's distinctive character, identity and sense of place. There are restrictions on the demolition of original housing, and the development, conversion or alteration of original buildings are subject to specific controls.

In order to retain the significance of Daceyville, all alterations, additions and new developments are required to retain the significant elements that contribute to the conservation area, including the scale, design, original features, setting and landscaping. New development must not alter views of original houses from the public domain. The modification of original buildings to accommodate contemporary living is supported where it does not impact on the significant elements of the conservation area.

2.2 Significant Urban Design and Building Elements of Daceyville

The significance of Daceyville as an urban area is embodied in its key urban design elements, including its:

- Civic identity
- Clearly defined radial street pattern
- Curvilinear streets linking the avenues radiating from Dacey Garden Reserve
- Public reserves
- Open front gardens which are a visual extension of the public domain
- Fenceless front property boundaries
- Landscaping
- Public infrastructure
- Early public buildings
- Original (1912-1920) house designs

The key significant elements of the original (1912-1920) housing that should be retained and conserved include:

- Intact examples of very modest Federation Arts and Crafts cottages in a garden setting
- External elevations articulated by the use of different materials such as face brickwork, brick corbels, fine or roughcast render, or timber shingled gables
- Federation style timber joinery
- Large roof planes with horizontal emphasis, clad in slate or tile
- Overhanging eaves with exposed timber rafters
- Chimneys
- Rubble or stone foundations
- Exposed air vents
- Timber framed doors and windows with masonry sills
- Timber shingled window hoods
- Integrated porches and verandahs to street and side elevations
- Setbacks from the street are consistent but modest, with facades aligned to follow the curves of the streets
- No front fences, low masonry plinth marking the front boundary
- Twisted wire and hardwood post dividing fences in front of building line, timber paling fences behind the building line
- Informal or undefined garden layouts
- Dual wheel-strip driveways and red oxide coloured pathways

The key significant elements of the original housing (being the early Garden Suburb housing built between 1912 and 1920) that should be retained and conserved include:



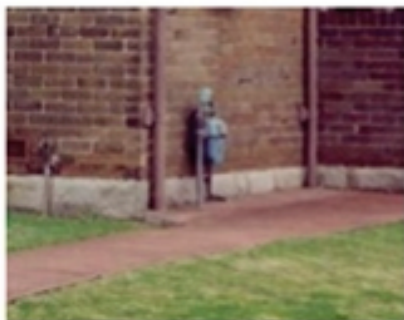
Timber shingled window hoods



Roughcast rendered walls



Federation style timber joinery



Rubble or stone foundations



Overhanging eaves with exposed timber rafters



Exposed air vents



External elevations articulated by the use of different material such as face brickwork, brick corbels, fine or roughcast render, or timber shingled gables



Decorative timber detailing or shingles in gables



Open verandahs with stuccoed balustrade



Chimneys, tiled roofs



Large roof planes with horizontal emphasis, clad in slate or tile



Integrated porches and verandahs to street and side elevations



Bay windows with shingle details



Timber framed doors and windows with masonry sills



Mixture of informal and some formal garden layouts



No front fences, low masonry plinth marking the front boundary



Twisted wire and hardwood post dividing fences in front of building line, timber paling fences behind the building line



Dual wheel strip driveways and red oxide coloured pathways

