


Heritage Inventory Sheet

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|-----------------------------------|--|---|---|
| Item Name | Granville Conservation Area – Civic Precinct | | |
| Recommended Name | Granville Conservation Area – Civic Precinct | | |
| Site Image |  | | |
| Address | Maud Street to the south, Lumley Street to the east, Railway Parade to the north and the rear boundary of properties fronting The Avenue to the west, Granville NSW 2142 | | |
| Lot/Section/DP | - | - | - |
| Draft Cumberland LEP ID | C1 | | |
| Former LEP ID | Granville Conservation Area – Civic Precinct (Parramatta LEP) | | |
| Heritage Conservation Area | This item is a Heritage Conservation Area | | |
| Date Updated | March 2020 | | |
| Significance Level | LOCAL | | |
| Site Type | Level 1 | Complex / Group | |
| | Level 2 | Residential Buildings (private), Landscape – Cultural, Community Facilities, Religion and Education | |

Curtilage Map



Statement of Significance

The Granville Conservation Area – Civic Precinct is a locally significant heritage conservation area for its historic, aesthetic, social and representative values. The conservation area is at the civic, religious and residential heart of Granville and, together with the Residential Precinct Conservation Area, the conservation areas collectively represent Granville's great periods of growth and prosperity between the 1880s - 1930s. The area is predominantly residential in character, with a range of intact, representative and aesthetically significant housing types, age and sizes, with some larger scaled civic, religious, commercial and educational buildings. Combined with the street planting and edging, the area reflects the substantial role played by Granville in the development of western Sydney, the way in which it developed and the nature of its social structure.

Criteria Assessment

| | |
|------------------------|--|
| a) Historic | Together with the Residential Precinct Conservation Area, the conservation areas collectively represent Granville's great periods of growth and prosperity between the 1880s - 1930s. |
| b) Associative | The item does not meet this criterion. |
| c) Aesthetic/Technical | The area is predominantly residential in character, with a range of intact, representative and aesthetically significant housing types, age and sizes, with some larger scaled civic, religious, commercial and educational buildings. |
| d) Social | The area has social significance as a location for civic and religious functions. |
| e) Scientific | The item does not meet this criterion. |
| f) Rarity | The item does not meet this criterion. |

| | |
|-----------------------|--|
| g) Representativeness | The area presents a good representative example of significant housing types with some larger scaled civic, religious, commercial and educational buildings. |
|-----------------------|--|

Physical Description

Distinctive characteristics include:

- Varied subdivision patterns and allotment sizes with varied building forms.
- Predominantly residential in character, with some larger scaled civic, religious, commercial and educational buildings which are visually dominant elements of particular areas of the streetscape.
- Civic and religious buildings located on prominent street corners.
- Low scale character of original dwellings and low-scale development.
- Predominance of buildings from 1880s - 1930s which collectively show how the area has grown, and provide the historic significance and character of the area
- A variety of residential buildings including single and two storey freestanding suburban houses, pairs of attached dwellings and terraces in the Victorian, Federation and Inter-War styles.
- Early buildings, such as Victorian cottages and Federation worker cottages, are built to street alignment and do not contain a deep setback.
- The scale and grain of the Heritage Conservation Area features generous space between each building.
- Buildings stand parallel to the street, with the space between the building line and front fence generally free of structures such as garages or carports. Instead, dwellings are separated from the street by garden front setbacks.
- Predominance of brick as the primary building material coupled with tile, slate or iron roofing.
- Interest and variety in styles and materials provided by occasional use of other materials including stone, rendered and ashlar brick and timber.
- Front garden spaces are visible from the street mostly over low front fences. Front fences consist of varied materials, sympathetic fences generally include brick, timber picket or timber posts with wire mesh inserts.
- In the Granville Conservation Area – Civic Precinct, the total garden area is generally about 40% of the site
- Remnants of street tree plantings include brush box and silky oak which frame and unify the street space and cool pavements in summer
- Remnants of sandstone kerbs and gutters in important civic and residential streets.

For detail on individual heritage items within the conservation area, refer to the relevant listing sheets for the items.

Generally, the condition of the buildings and streetscape is fair.

| Condition | Good | Fair | Poor |
|-----------|------|------|------|
|-----------|------|------|------|

Alterations and Additions

- N/A

Overall, the Granville Conservation Area – Civic Precinct is considered to have high integrity as an intact conservation area that demonstrates Granville's great periods of growth and prosperity between the 1880s - 1930s. The area is predominantly residential in character, with a range of intact, representative and aesthetically significant residential dwellings in the Victorian and Federation architectural styles, with some larger scaled civic, religious, commercial and educational buildings.

| Integrity | High | Moderate | Low |
|-----------|------|----------|-----|
|-----------|------|----------|-----|

** element detracts from the overall cultural significance of the place*

Historical Notes

| | |
|--------------------|-------------------|
| Construction years | 1860s subdivision |
|--------------------|-------------------|

Granville Conservation Area – Civic Precinct was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development in 1880s driven by the relocation of several large manufacturing industries close to the railway such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s. The buildings in this area are partly residential but the area is also characterised by civic, commercial, educational and religious buildings such as the Town Hall, which was erected in 1888.

Recommendations

| Heritage Management | | Existing Built and Landscape Elements | | Future Development and Planning | |
|--|---|--|---|---|---|
| 1. Maintain this item's heritage listing on the LEP. | | 6. Original fabric is highly significant and should be maintained. | X | 12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height). | X |
| 2. Maintain this item's listing as a Heritage Conservation Area. | X | 7. Unsympathetic alterations that detract from the cultural significance of the item should be removed. | | 13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements). | X |
| 3. Consider delisting as an individual item from the LEP. | | 8. Maintain heritage landscape elements and schemes. | X | 14. Future uses for this item should be compatible with its historical functions/associations. | |
| 4. Consider additional research to nominate this item for the State Heritage Register. | | 9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height). | X | | |
| 5. The heritage curtilage for this item should be revised/reduced. | | 10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements). | X | | |

| | | | | |
|--|--|---|--|--|
| | | 11. The condition of this item is poor. Condition and maintenance should be monitored. | | |
|--|--|---|--|--|

Other recommendations and/or comments:

- In conjunction with the Granville Conservation Area – Residential Precinct, draft a new or revised site-specific Development Control Plan for this Heritage Conservation Area to protect the heritage values of the area during development.
- In addition to the recommendations identified above, recommendations for management include:
 - ♦ Retain subdivision layout and avoid amalgamation of sites
 - ♦ Retain the low-scale character of the conservation area
 - ♦ In addition to the civic and religious sites, retain all types of historic houses to exemplify the growth and prosperity of the area between the 1880s - 1930s
 - ♦ Encourage appropriate historic paint schemes
 - ♦ When providing new street plantings, ensure they are sympathetic to the landscape heritage of the place

| Listings | | |
|--|--|----------------|
| Heritage Listing | Listing Title | Listing Number |
| Heritage Act – State Heritage Register | N/A | - |
| Local Environmental Plan | Granville Conservation Area – Civic Precinct | C1 |
| Heritage Study | Granville Conservation Area – Civic Precinct | C1 |
| National Trust Australia Register | N/A | - |

| Previous Studies | | | |
|----------------------------|------------------------------------|------|-----------------------------------|
| Type | Author | Year | Title |
| Heritage Study | Extent Heritage Pty Ltd | 2019 | Cumberland Council Heritage Study |
| Parramatta Heritage Review | National Trust (Parramatta Branch) | 2004 | Parramatta Heritage Review |
| Parramatta Heritage Review | Meredith Walker | 1993 | City of Parramatta Heritage Study |

| Other References | |
|------------------|---|
| ▪ | 1880s Liberty Plains Parish A Map |
| ▪ | Author unidentified 2008, <i>Granville</i> , retrieved 19 March 2019, https://dictionaryofsydney.org/entry/granville |
| ▪ | Parramatta Development Control Plan 2011, https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf |
| ▪ | Fowle, T & Granville Historical Society. 2001 <i>The History of Granville 1919</i> . Granville: Granville Historical Society. |
| ▪ | Watson, J. 1992. <i>Granville, from forest to factory</i> . Granville: Granville Historical Society. |

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



View north along Jamieson Street, from the corner of Dean Street.



View along Jamieson Street Granville



View east to St Mark's Anglican Church, Granville.



View to Mary Street from corner of Jamieson Street.



View east to Dean Street.



View north to terraces located from 6-12
Jamieson Street.



Example of house along Railway Parade



View along Jamieson Street.




View southwest from Mary Street to conservation
area.



View of High school located on Mary Street.

Heritage Inventory Sheet

| | | | |
|-----------------------------------|--|---|---|
| Item Name | Granville Conservation Area – Residential Precinct | | |
| Recommended Name | Granville Conservation Area – Residential Precinct | | |
| Site Image |  | | |
| Address | William Street to the south, The Avenue to the east, Spring Garden Street to the north and Florrie Street to the west, Granville NSW 2142. | | |
| Lot/Section/DP | - | - | - |
| Draft Cumberland LEP ID | C2 | | |
| Former LEP ID | Granville Conservation Area – Residential Precinct (Parramatta LEP) | | |
| Heritage Conservation Area | This item is a Heritage Conservation Area | | |
| Date Updated | March 2020 | | |
| Significance Level | LOCAL | | |
| Site Type | Level 1 | Complex / Group | |
| | Level 2 | Residential Buildings (private), Landscape – Cultural and Education | |

Curtilage Map



Statement of Significance

The Granville Conservation Area – Residential Precinct is a locally significant heritage conservation area for its historic, aesthetic and representative values. The conservation area is at the civic, religious and residential heart of Granville and, together with the Civic Precinct Conservation Area, the area collectively represents Granville's great periods of growth and prosperity between the 1880s - 1930s. The area is predominantly residential in character, with a range of intact, representative and aesthetically significant housing types, ages and sizes including Victorian, Federation and Inter-War dwellings. Combined with the street layout, plantings, some sandstone edging remnants, the area reflects the substantial role played by Granville in the development of western Sydney, the way in which it developed and the nature of its social structure.

Criteria Assessment

| | |
|------------------------|--|
| a) Historic | Together with the Civic Precinct Conservation Area, the conservation areas collectively represent Granville's great periods of growth and prosperity between the 1880s - 1930s. Combined with the street layout, plantings, some sandstone edging remnants, the area reflects the substantial role played by Granville in the development of western Sydney, the way in which it developed and the nature of its social structure. |
| b) Associative | The item does not meet this criterion. |
| c) Aesthetic/Technical | The area is predominantly residential in character, with a range of intact, representative and aesthetically significant housing types, age and sizes including Victorian, Federation and Inter-War dwellings as well as streetscape elements such as plantings and sandstone edging. |

| | |
|-----------------------|--|
| d) Social | The item does not meet this criterion. |
| e) Scientific | The item does not meet this criterion. |
| f) Rarity | The item does not meet this criterion. |
| g) Representativeness | The area presents a good representative example of significant housing types including Victorian, Federation and Inter-War dwellings as well as streetscape elements such as plantings and sandstone edging. |

Physical Description

Distinctive characteristics of the conservation area include:

- Varied subdivision patterns and allotment sizes with varied building forms.
- Predominantly residential in character, though there are some buildings adaptively reused for small-scale business and a large precinct occupied by Granville Public School.
- Low scale character of original dwellings and low-scale development.
- Predominance of buildings from 1880s - 1930s which collectively show how the area has grown, and provide the historic significance and character of the area
- A variety of residential buildings including single and two storey freestanding suburban houses, pairs of attached dwellings and terraces in the Victorian, Federation and Inter-War styles.
- Early buildings such as Victorian cottages and Federation worker cottages, are built to street alignment and do not contain a deep setback.
- The scale and grain of the HCA features generous space between each building.
- Buildings stand parallel to the street, with the space between the building line and front fence generally free of structures such as garages or carports. Instead, dwellings are separated from the street by garden front setbacks.
- Predominance of brick as the primary building material coupled with tile, slate or iron roofing.
- Interest and variety in styles and materials provided by occasional use of other materials including stone, rendered and ashlar brick and timber.
- Front garden spaces are visible from the street mostly over low front fences. Front fences consist of varied materials, sympathetic fences generally include brick, timber picket or timber posts with wire mesh inserts.
- Remnants of street tree plantings include brush box and silky oak which frame and unify the street space and cool pavements in summer
- Remnants of sandstone kerbs and gutters in important civic and residential streets. In the Residential Precinct Conservation Area these have sometimes been removed to form garden edges around recent central street tree plantings.

For detail on individual heritage items within the conservation area, refer to the relevant listing sheets for the items.

Generally, the condition of the buildings and streetscape is fair.

| Condition | Good | Fair | Poor |
|-----------|------|------|------|
|-----------|------|------|------|

Alterations and Additions

- N/A

Generally, the Granville Conservation Area – Residential Precinct is considered to have high integrity as a relatively intact conservation area that demonstrates Granville's great periods of growth and prosperity between the 1880s - 1930s. The area is predominantly residential in character, with a range of intact, representative and aesthetically significant housing types, ages and sizes including Victorian, Federation and Inter-War dwellings. The landscape character of this residential precinct is enhanced by a consistent built subdivision pattern and set back with garden front yards.

| Integrity | High | Moderate | Low |
|-----------|------|----------|-----|
|-----------|------|----------|-----|

** element detracts from the overall cultural significance of the place*

Historical Notes

| | |
|--------------------|-------------------|
| Construction years | 1860s subdivision |
|--------------------|-------------------|

The Granville Conservation Area – Residential Precinct was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s the area became 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development in 1880s driven by the relocation of several large manufacturing industries close to the railway such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

Recommendations

| Heritage Management | | Existing Built and Landscape Elements | | Future Development and Planning | |
|--|---|--|---|---|---|
| 1. Maintain this item's heritage listing on the LEP. | | 6. Original fabric is highly significant and should be maintained. | X | 12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height). | X |
| 2. Maintain this item's listing as a Heritage Conservation Area. | X | 7. Unsympathetic alterations that detract from the cultural significance of the item should be removed. | | 13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements). | X |
| 3. Consider delisting as an individual item from the LEP. | | 8. Maintain heritage landscape elements and schemes. | X | 14. Future uses for this item should be compatible with its historical functions/associations. | |
| 4. Consider additional research to nominate this item for the State Heritage Register. | | 9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height). | X | | |
| 5. The heritage curtilage for this item should be revised/reduced. | | 10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements). | X | | |

| | | | | |
|--|--|---|--|--|
| | | 11. The condition of this item is poor. Condition and maintenance should be monitored. | | |
|--|--|---|--|--|

Other recommendations and/or comments:

- In conjunction with the Granville Conservation Area – Civic Precinct, draft a new or revised site-specific Development Control Plan for this Heritage Conservation Area to protect the heritage values of the area during development.
- In addition to the recommendations identified above, recommendations for management include:
 - ♦ Retain subdivision layout and avoid amalgamation of sites
 - ♦ Retain the low-scale character of the conservation area
 - ♦ Retain all types of historic houses to exemplify the growth and prosperity of the area between the 1880s - 1930s
 - ♦ Encourage appropriate historic paint schemes
 - ♦ When providing new street plantings, ensure they are sympathetic to the landscape heritage of the place

Listings

| Heritage Listing | Listing Title | Listing Number |
|--|--|----------------|
| Heritage Act – State Heritage Register | N/A | - |
| Local Environmental Plan | Granville Conservation Area – Residential Precinct | C2 |
| Heritage Study | Granville Conservation Area – Residential Precinct | C2 |
| National Trust Australia Register | N/A | - |

Previous Studies

| Type | Author | Year | Title |
|----------------------------|------------------------------------|------|-----------------------------------|
| Heritage Study | Extent Heritage Pty Ltd | 2019 | Cumberland LGA Heritage Study |
| Parramatta Heritage Review | National Trust (Parramatta Branch) | 2004 | Parramatta Heritage Review |
| Parramatta Heritage Review | Meredith Walker | 1993 | City of Parramatta Heritage Study |

Other References

- 1880s Liberty Plains Parish A Map
- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf
- Fowlie, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



View north along Walter Street.



View north along Walter Street.



View along Walter Street.



View east from the corner of Walter Street and Spring Garden Street.



View along The Avenue.



View to Walter Street from Spring Garden Street.



View along Hewlett Street.



View northeast along Daniel Street.



View east along Spring Garden Street.



View along The Avenue.



View east along Hewlett Street towards The Avenue.



View west along Hewlett Street.

Heritage Inventory Sheet

| | | | |
|-----------------------------------|---|---------------------------------|---|
| Item Name | Blaxcell Estate Conservation Area | | |
| Recommended Name | Blaxcell Estate Conservation Area | | |
| Site Image |  | | |
| Address | Oakleigh Avenue to the north, Chiswick Road to the south, Blaxcell Street to the west, Clyde Street to the east, and including Montgomery Avenue, South Granville, NSW 2142 | | |
| Lot/Section/DP | - | - | - |
| Draft Cumberland LEP ID | C3 | | |
| Former LEP ID | (Parramatta LEP) | | |
| Heritage Conservation Area | This item is a Heritage Conservation Area | | |
| Date Updated | March 2020 | | |
| Significance Level | LOCAL | | |
| Site Type | Level 1 | Complex / Group | |
| | Level 2 | Residential buildings (private) | |

Curtilage Map



Statement of Significance

The Blaxcell Estate Conservation Area is locally significant for its historic, social, aesthetic and representative values. The Conservation Area comprises of the first group of public housing built in NSW by the then newly formed Housing Commission in 1944. The brick houses within this estate demonstrate the ideals of the Housing Commission which was established to build comfortable and well-appointed dwellings within the resources and capacity of the state. The inclusion of fibro houses is reflective of the cost-effective measures undertaken by the Housing Commission to produce the quantity of houses when post war shortages of labour and materials threatened the building program. The Conservation Area retains its aesthetic values through a consistent scale, siting, materiality and fencing treatment which provides a cohesive 1940s suburban character. The area is remarkable for its totally intact core area of Montgomery Street which has kept all its fencing and all original houses without second storey additions. The fibro housing is a particularly good example of an extensive public housing development by the Housing Commission extant throughout Western Sydney.

Criteria Assessment

a) Historic

The Conservation Area comprises of the first group of public housing built in NSW by the then newly formed Housing Commission, in 1944. The brick houses within this estate demonstrate the ideals of the Housing Commission which was established to build comfortable and well-appointed dwellings within the resources and capacity of the state. The inclusion of fibro houses is reflective of the cost-effective measures undertaken by the Housing Commission to produce the quantity of houses when post war shortages of labour and materials threatened the building program.

| | |
|------------------------|--|
| b) Associative | The item does not meet this criterion. |
| c) Aesthetic/Technical | The Conservation Area retains its aesthetic values through a consistent scale, siting, materiality and fencing treatment which provides a cohesive 1940s suburban character. |
| d) Social | The Conservation Area has social value to the community as public housing. |
| e) Scientific | The item does not meet this criterion. |
| f) Rarity | The item does not meet this criterion. |
| g) Representativeness | The area is remarkable for its totally intact core area of Montgomery Street which has kept all its fencing and all original houses without second storey additions. The fibro housing is a particularly good example of an extensive public housing development by the Housing Commission extant throughout Western Sydney. |

Physical Description

Distinctive characteristics of the conservation area include:

- Flat to gently undulating clay land which drains slowly to the east and Duck Creek
- Regular sized allotments, mostly 20m x 34m
- Single storey freestanding houses separated from the street and neighbours by large garden space, with lawn and shrubs
- Spaciousness of the area created by:
 - width of each allotment
 - wide side boundaries
 - background view to large remaining eucalypts located in various spaces throughout the conservation area, particularly in backyards
 - backyard placement of garages and carports
 - houses standing parallel to the street
- Intact street character and a remarkable number of the houses, most of which have very few alterations or additions
- Consistent age of the houses - almost all date from 1944 – 1950, with a few from the 1960s
- Uniform building form, scale and setbacks
- One chimney per house
- Uniform building materials - bricks and tiles to Montgomery Street and fibro and tiles to the other street, with the occasional timber clad house and brick corner houses in Oakleigh Avenue. Uniform brick fences to Montgomery Street and throughout the rest of the area.

For detail on individual heritage items within the conservation area, refer to the relevant listing sheets for the items.

Generally, the condition of the buildings and streetscape is fair.

| | | | |
|------------------|------|-------------|------|
| Condition | Good | Fair | Poor |
|------------------|------|-------------|------|

Alterations and Additions

- N/A – refer to the individual listing sheets for I601, I602, I603, I604, I608, I610 for information on the alteration and additions of listed heritage items within the Conservation Area.

Overall, the integrity of the Blaxcell Estate Heritage Conservation Area is considered to be high. Though some modifications have occurred, the dwellings generally retain their scale, form and materiality. The Conservation Area maintains a uniform street character comprised of low-scaled residential dwellings with their original subdivision pattern and building material.

| | | | |
|------------------|------|----------|-----|
| Integrity | High | Moderate | Low |
|------------------|------|----------|-----|

** element detracts from the overall cultural significance of the place*

Historical Notes

| | |
|--------------------|-------------|
| Construction years | 1944 - 1950 |
|--------------------|-------------|

The suburb of South Granville lies along the western bank of the Duck River and is bounded by Granville to the north, Auburn to the east., Guildford to the west and Chester Hill to the south. Westwards from present day Clyde Street, this portion of land in South Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided.

To the east of Clyde Street, lies part of 250 acres of land by the Duck River that was granted to Darcy Wentworth, an Irish medical practitioner and public servant who settled in Australia in June 1790. Other early land grants to the south of the area were given to James Chisolm and Charles Frazer.

In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared which included the suburb of South Granville. Many of the first buyers in the area were orchardists and farmers, although there were also some men who built middle-class villas.

Compared to Granville, South Granville experienced a greater industrial expansion and is consequently a mixture of industrial and residential buildings. The formation of South Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, the Municipality of Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s. In the post-war period there was a large-scale Housing Commission Scheme through South Granville which also impacted the development and layout of the suburb.

The land on which this Conservation Area is situated had been privately acquired and subdivided as early as 1922, but very few of the lots had sold. The Commission bought the estate, kept the proposed street pattern, re-subdivided the lots, leaving a few private lots (all at the end of streets). This was the first of the Commission's group developments in New South Wales and the buildings in Montgomery Street were completed in December 1944. They were constructed in full double brick with Marseilles tiled roofs, decorative use of bricks around front porches and identical front fences.

Recommendations

| Heritage Management | | Existing Built and Landscape Elements | | Future Development and Planning | |
|--|---|---|---|---|---|
| 1. Maintain this item's heritage listing on the LEP. | | 6. Original fabric is highly significant and should be maintained. | X | 12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height). | X |
| 2. Maintain this item's listing as part of the Heritage Conservation Area. | X | 7. Unsympathetic alterations that detract from the cultural significance of the item should be removed. | X | 13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements). | X |

| | | | | | |
|---|--|---|----------|--|--|
| 3. Consider delisting as an individual item from the LEP. | | 8. Maintain heritage landscape elements and schemes. | X | 14. Future uses for this item should be compatible with its historical functions/ associations. | |
| 4. Consider additional research to nominate this item for the State Heritage Register. | | 9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height). | X | | |
| 5. The heritage curtilage for this item should be revised/reduced. | | 10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements). | X | | |
| | | 11. The condition of this item is poor. Condition and maintenance should be monitored. | | | |

Other recommendations and/or comments:

- Draft a new or revised site-specific Development Control Plan for this Heritage Conservation to protect the heritage values of the area during development.
- In addition to the recommendations identified above, recommendations for management include:
 - ♦ Retain subdivision layout and avoid amalgamation of sites
 - ♦ Retain the low-scale character of the conservation area
 - ♦ Retain all types of historic houses to exemplify the Housing Commission development
 - ♦ Encourage appropriate use of materials and historic paint schemes

Listings

| Heritage Listing | Listing Title | Listing Number |
|--|-----------------------------------|----------------|
| Heritage Act – State Heritage Register | N/A | - |
| Local Environmental Plan | Blaxcell Estate Conservation Area | C3 |
| Heritage Study | Blaxcell Estate Conservation Area | C3 |
| National Trust Australia Register | N/A | - |

Previous Studies

| Type | Author | Year | Title |
|-----------------|------------------------------------|------|-----------------------------------|
| Heritage Study | Extent Heritage Pty Ltd | 2019 | Cumberland LGA Heritage Study |
| Heritage Review | National Trust (Parramatta Branch) | 2004 | Parramatta Heritage Review |
| Heritage Study | Meredith Walker | 1993 | City of Parramatta Heritage Study |

Other References

- Parramatta Development Control Plan 2011,
https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf
- Liberty Plains Parish A Map, Department of Lands, Sydney (c.1800s)
- Author unidentified 2008, *Granville*, retrieved 19 March 2019,
<https://dictionaryofsydney.org/entry/granville>
- Kass T 1996, *Auburn Heritage Study Draft Final Report, Volume 2 Historical Context Report*, Sydney, Auburn Council.

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



View east to 361 Blaxcell Street, South Granville.



View south to 19 Oakleigh Street, South Granville.



View east along Chiswick Road from 47 Chiswick Road.



View west along Chiswick Road from 35 Chiswick Road.



View east along Montgomery Avenue from 12 Montgomery Avenue.



View east along Montgomery Avenue from 14 Montgomery Avenue.




View west along Montgomery Avenue from 6 Montgomery Avenue.



View east along Montgomery Avenue.

Heritage Inventory Sheet

| | | | |
|-----------------------------------|---|---------------------------------|-------|
| Item Name | Toohey's Palm Estate Group Conservation Area | | |
| Recommended Name | Toohey's Palm Estate Group Conservation Area | | |
| Site Image |  | | |
| Address | Mooree Avenue, Westmead, NSW 2145 | | |
| Lot/Section/DP | 128-135 | - | 13731 |
| Draft Cumberland LEP ID | C4 | | |
| Former LEP ID | C3 (Holroyd LEP) | | |
| Heritage Conservation Area | This item is a Heritage Conservation Area | | |
| Date Updated | October 2019 | | |
| Significance Level | LOCAL | | |
| Site Type | Level 1 | Complex / Group | |
| | Level 2 | Residential buildings (private) | |

Curtilage Map



Revised curtilage – refer below.

Statement of Significance

The Toohey's Palm Estate Group Conservation Area, located along Moree Avenue in Westmead, is locally significant for its historic, aesthetic and representative heritage values. The conservation area provides evidence of the pattern of suburban development in Westmead during the Inter-War period. The Toohey's Palm Estate was a planned subdivision which used a distinctive pattern of planting palm trees along the street, giving it a unified identity and character to the allotments. The early residences contribute positively towards the streetscape and retain much of their original character, setting and fabric as Californian bungalow style dwellings. They demonstrate good representative qualities of intact Californian bungalows. As a group, they provide evidence of the social, economic and architectural forces which accompanied the burgeoning residential development of this period.

Criteria Assessment

| | |
|------------------------|--|
| a) Historic | The conservation area provides evidence of the pattern of suburban development in Westmead during the interwar period. The Toohey's Palm Estate was a planned subdivision which used a distinctive pattern of planting palm trees along the street, giving it a unified identity and character to the allotments. As a group, they provide evidence of the social, economic and architectural forces which accompanied the burgeoning of new residential development in this period. |
| b) Associative | The item does not meet this criterion. |
| c) Aesthetic/Technical | The early residences contribute positively towards the streetscape and retain much of their original character, setting and fabric as Californian bungalow style dwellings. |

| | |
|-----------------------|--|
| | Palm tree plantings along the street also contribute highly towards the aesthetic significance of the conservation area. The palm trees formed a key component of the original Toohey's Palm Estate subdivision and give a unified identity/character to the subdivision and associated dwellings. |
| d) Social | The item does not meet this criterion. |
| e) Scientific | The item does not meet this criterion. |
| f) Rarity | The item does not meet this criterion. |
| g) Representativeness | The dwellings within this conservation area demonstrate good representative qualities of intact Californian bungalows. |

Physical Description

Distinctive characteristics of the conservation area include:

- Regular sized allotments, 40m deep x 15m wide
- Single storey freestanding houses in the Californian Bungalow style
- Consistent age of the houses, dating from the 1920s
- Uniform building shape (form), scale and setbacks
- Uniform building materials including face brick, decorative timber, timber windows (with stained glass windows to some) and roof tiles.
- Houses separated from the street and neighbours by large garden space
- A mixture of front boundary fence styles including brick, hedge and timber picket, though the sympathetic style is the low face brick boundary fence with palisade fence inserts
- Driveways to the side of each building, entered from the street. Placement of garages and carports towards the rear of the site.
- Palm tree street plantings along the length of the road, separated 18m (50 feet) apart.

For detail on individual heritage items within the conservation area, refer to the relevant listing sheets for the items.

Generally, the condition of the buildings and streetscape is good.

| | | | |
|------------------|-------------|------|------|
| Condition | Good | Fair | Poor |
|------------------|-------------|------|------|

Alterations and Additions

- N/A – refer to individual listing sheets for heritage items within this curtilage.

| | | | |
|------------------|-------------|----------|-----|
| Integrity | High | Moderate | Low |
|------------------|-------------|----------|-----|

** element detracts from the overall cultural significance of the place*

Historical Notes

| | |
|--------------------|------|
| Construction years | 1920 |
|--------------------|------|

The suburb of Westmead is bounded by the suburbs of Wentworthville to the west, Parramatta to the east, Northmead to the north and Mays Hill and Merrylands to the south. The southern half of Westmead, south of Westmead Station lies in the territory of the Cumberland Council.

Westmead originally formed a part of the western part of the Domain of Government House at Parramatta which was laid out by Governor Philip in 1790. It originally comprised of over 2000 acres of land established by Governor Macquarie as an administrative area for the penal colony and it became a residential office for ten governors. By the 1850s the Domain became known as Parramatta Park. In 1859-1861, an extensive portion of the Domain was subdivided and it was at this time that the suburb became known as Westmead ('West meadow'). The major landholder in the area was William Fullagar, a butcher and publican turned stock agent. Land was also allotted to James Houison John Savery Rodd and George Oakes. These allotments comprised of 50 acres, however, many of these

individuals acquired multiple allotments. By the time of this subdivision, a number of main roads had been established including Hawkesbury Road, Pye Street, Oakes street, Bridge Road, Good Street and Houison Street.

Westmead was relatively slow to develop, and it was only after the Westmead Railway Station was opened in 1883 that landowners began to subdivide in the area. By the 1920s, the station's facilities had improved and several estates such as Toohey's Palm Estate and Fullagar's Estate were further subdivided. By the late 1940s, the Westmead Housing Commission Estate was developed which comprised of 300 brick houses as well as a retail strip with 12 shops and a block of flats. Westmead owes much of its present street layout to the developments from this period.

The item is located on land which originally formed Portion 50 of the Government Domain subdivision, which occurred between 1859-1861 and was acquired by William Fullagar in 1861. In 1902, part of Lot 50 and Lot 51 of Fullagar's Estate comprising approximately 22 acres were purchased by George Terry. This land was later purchased by John Toohey in 1911. John Toohey subsequently subdivided the land in 1925, forming the 'Tooheys Palm Estate'. This established the present boundaries of the dwelling. Each Avenue was lined with Palm trees (*Phoenix canariensis*) at a distance of 50 feet apart. The municipal council carried out the kerbing and guttering of the estate on the condition that Mr Toohey concreted the footpaths. No expense was spared in making the Toohey's Palm Estate subdivision an attractive subdivision for prospective buyers.

| Recommendations | | | | | |
|--|---|--|---|---|---|
| Heritage Management | | Existing Built and Landscape Elements | | Future Development and Planning | |
| 1. Maintain this item's heritage listing on the LEP. | | 6. Original fabric is highly significant and should be maintained. | X | 12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height). | X |
| 2. Maintain this item's listing as part of the Heritage Conservation Area. | X | 7. Unsympathetic alterations that detract from the cultural significance of the item should be removed. | | 13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements). | X |
| 3. Consider delisting as an individual item from the LEP. | | 8. Maintain heritage landscape elements and schemes. | X | 14. Future uses for this item should be compatible with its historical functions/ associations. | |
| 4. Consider additional research to nominate this item for the State Heritage Register. | | 9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height). | X | | |
| 5. The heritage curtilage for this item should be revised/reduced. | X | 10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements). | X | | |

| | | |
|--|--|--|
| | <p>11. The condition of this item is poor. Condition and maintenance should be monitored.</p> | |
|--|--|--|

Other recommendations and/or comments:

- Draft a new or revised site-specific Development Control Plan for this Heritage Conservation Area to protect the heritage values of the area during development.
- In addition to the recommendations identified above, recommendations for management include:
 - ◆ Retain subdivision layout and avoid amalgamation of sites
 - ◆ Retain the low-scale character of the conservation area
 - ◆ Encourage appropriate use of materials and historic paint schemes
 - ◆ When providing new street plantings, ensure they are sympathetic to the landscape heritage of the place
- The significance of the Conservation Area is not only tied to the Californian Bungalows but also the palm trees, which formed a key component of the original Toohey's Palm Estate subdivision. The trees gave a unified identity and character to the subdivision and associated dwellings. As the length of Moree Avenue, from Bridge Road to Grand Avenue, contain a large number of substantial and well-kept palm trees within the road verge on the north and south edge of Moree Avenue, it is recommended these are included in the curtilage of the Conservation Area to ensure that their significance is protected and managed appropriately. The heritage curtilage shown below should be considered as a revised curtilage for the Cumberland LEP. This revised curtilage covers the individual properties and road verge up to the guttering of the street.
- Should a revised curtilage be adopted, this listing sheet will no longer reflect the correct Lot/DP and will need to be altered.



Listings

| Heritage Listing | Listing Title | Listing Number |
|--|--|----------------|
| Heritage Act – State Heritage Register | N/A | - |
| Local Environmental Plan | Toohey's Palm Estate Group Conservation Area | C4 |
| Heritage Study | Toohey's Palm Estate Group Conservation Area | C4 |
| National Trust Australia Register | N/A | - |

Previous Studies

| Type | Author | Year | Title |
|----------------|--------------------------------------|------|-----------------------------------|
| Heritage Study | Extent Heritage Pty Ltd | 2019 | Cumberland LGA Heritage Study |
| Heritage Study | Graham Brooks and Associates Pty Ltd | 1998 | Holroyd Heritage Inventory Review |
| Heritage Study | Neustein & Associates | 1992 | Holroyd Heritage Study |

Other References

- Broomham, R and T Kass. 1992. *Holroyd Heritage Study Thematic History*. Sydney: Holroyd City Council.
- City Plan Heritage 2017, *Westmead Station (South Precinct) Heritage Study*, City Plan Heritage, Sydney.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Levins, C 2010, *Parramatta Park*, retrieved 14 May 2019, https://dictionaryofsydney.org/entry/parramatta_park
- Mauldon V 2012, *Shaping the Domain: The World Heritage Site Old Government House & Domain at Parramatta Park*, retrieved 14 May 2019, <https://www.parrapark.com.au/assets/Shaping-the-Domain-brochures/Shaping-the-Domain-World-Heritage-1788-1856-Parramatta-Park-Brochure.pdf>

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



View east to Californian Bungalows located along the northern edge of Moree Avenue.



View north to Californian Bungalows located along the northern edge of Moree Avenue.



View east to Californian Bungalows located along the northern edge of Moree Avenue.



View east to Californian Bungalows located along the northern edge of Moree Avenue.



View of Californian Bungalow present within Conservation Area.



View west along Moree Avenue towards Bridge Road.




View east along Moree Avenue towards Grand Avenue.



View east to Palm trees located along the southern edge of Moree Avenue.

Heritage Inventory Sheet

| | | | |
|-----------------------------------|---|---------------------------------|---------|
| Item Name | Fullagar Road Conservation Area | | |
| Recommended Name | Fullagar Road War Service Homes Group Conservation Area | | |
| Site Image |  | | |
| Address | 6-38 Fullagar Road, Wentworthville NSW 2145 | | |
| Lot/Section/DP | 54-40 | - | 10054 |
| | 44a | - | 10054 |
| | 1-2 | - | 1205855 |
| | 106 | - | 14951 |
| Draft Cumberland LEP ID | C5 | | |
| Former LEP ID | C2 (Holroyd LEP) | | |
| Heritage Conservation Area | This item is a Heritage Conservation Area | | |
| Date Updated | November 2020 | | |
| Significance Level | LOCAL | | |
| Site Type | Level 1 | Complex / Group | |
| | Level 2 | Residential buildings (private) | |

Curtilage Map



Revised curtilage – refer below.

Statement of Significance

The Fullagar Road War Service Homes Group Conservation Area is a locally significant conservation area for its historic, aesthetic, social and representative values, and likely qualifies for listing on the State Heritage Register. The area includes fourteen houses historically associated with the post-World War I Commonwealth government initiative, under the War Service Homes Act, to provide affordable housing for returned servicemen and their families. The War Service Homes Act was one Commonwealth policy of rehabilitating ex-servicemen and their dependants. Built in 1920, the Fullagar Road War Service Homes Group forms one of the earliest War Service Homes estates built in Western Sydney by the War Services Homes Commission. Collectively, the Conservation Area forms a visually cohesive and aesthetically significant collection of Interwar style dwellings that illustrate the use of standardised designs prepared by the Commission. The Group provides evidence of the architectural attitudes to housing service personnel in the years immediately following World War I. The Group is a large and intact representative example of Inter-War service homes in Western Sydney. The group is also socially significant to the local community and commemorates the local veterans that occupied the houses, providing a vital contextual link to the local community of Wentworthville and World War I.

Criteria Assessment

a) Historic

Built in c.1920, the group forms one of the earliest War Service Homes estates built in Western Sydney by the War Services Homes Commission. The houses are historically associated with a post-World War I Commonwealth government initiative, under the War Service Homes Act, to provide affordable housing for returned servicemen and their families. The War Service Homes Act was one Commonwealth policy of rehabilitating ex-servicemen and their dependants.

| | |
|------------------------|---|
| b) Associative | The group is associated with the War Services Homes Commission. |
| c) Aesthetic/Technical | Built in 1920, the Fullagar Road War Service Homes Group forms one of the earliest War Service Homes estates built in Western Sydney by the War Services Homes Commission. Collectively, the group forms a visually cohesive and aesthetically significant collection of Interwar style dwellings that illustrate the use of standardised designs prepared by the Commission. The Group provides evidence of the architectural attitudes to housing service personnel in the years immediately following World War I. |
| d) Social | The group is also socially significant to the local community and commemorates the local veterans that occupied the houses, providing a vital contextual link to the local community of Wentworthville and World War I. |
| e) Scientific | The item does not meet this criterion. |
| f) Rarity | The item does not meet this criterion. |
| g) Representativeness | The Group is a large and intact representative example of Inter-War service homes in Western Sydney. |

Physical Description

The War Service Homes Group consists of a group of fourteen 1920 Inter-War Bungalows of two distinct styles; rendered or face brick with classical style details, or face brick with Federation style details. The built character of the War Service Homes Group Conservation Area is distinguished by the continuity in built form, height, setback and pattern of development. The group contain deep setbacks along the Fullagar Road frontage and retain their original subdivision boundaries. The curtilage of the Conservation Area is enhanced through the retention of the original subdivision pattern and the consistent visual, physical, historical and function link between each dwelling located along this portion of Fullagar Road. The retained context of the Conservation Area assists the interpretability of the area's significance.

The character of the conservation area is further enhanced by the vegetated landscapes within the front yard. These consist of garden beds, hedging and a mix of exotic and native plantings along the front fence and front façade. Plantings identified include frangipani trees, palms conifers, gum trees among others.

Between the road and the footpath, the streetscape includes a nature strip of grass. Within the grassed verge along the footpath are some small street trees that provide additional landscaping to the already established front garden. Fullagar Road is a modern road base with a concrete gutter, grassed verge and concrete footpath. The landscape elements of the Conservation Area typify the Garden City Movement in town planning.

There is an inconsistent fencing style along the Fullagar Road. There is a mix of timber picket fences, timber post and wire mesh fences, rendered brick fences, decorative concrete fences and metal loop-top palisade fences present within the Conservation Area. Some properties do not have a fence and use plantings to mark the boundary to Fullagar Road. Appropriate fencing would include timber picket fences, timber post and wire mesh fences, rendered brick fences, decorative concrete fences as opposed to metal loop top palisade fences.

Within the streetscape, elements of importance include the bronze plaques inlaid in the footpath out the front of most listed items providing an important social context of the Anzac residents who originally lived in each dwelling.

For detail on individual heritage items within the conservation area, refer to the relevant listing sheets for the items.

Overall the group is well-maintained, and their condition is generally known to be good. There is some deteriorated timberwork and fencing elements that require repair work.

| | | | |
|------------------|-------------|------|------|
| Condition | Good | Fair | Poor |
|------------------|-------------|------|------|

Alterations and Additions

The conservation area presents a highly intact streetscape indicative of the pattern of development in Wentworthville, c.1920s. Generally, the built environment has retained the original subdivision pattern, form and scale of the standardised 1920 Inter-War Bungalows built by the War Services Homes Commission.

| | | | |
|------------------|-------------|----------|-----|
| Integrity | High | Moderate | Low |
|------------------|-------------|----------|-----|

** element detracts from the overall cultural significance of the place*

Historical Notes

| | |
|--------------------|-----------|
| Construction years | 1919-1923 |
|--------------------|-----------|

In 1819, after European settlement, the Wentworthville area came under the tenure of D'Arcy Wentworth. Wentworth (1762-1827) was an Irish medical practitioner and public servant who settled in Australia in June 1790. Wentworth was a substantial land holder in the early colony, he appears to have obtained his first grant of about 147 acres at Parramatta from Governor Hunter in 1799; by 1821, he had been awarded a total of 17,000 acres, 2200 acres of which were located in the Wentworthville area. When he passed away in 1827, his will disposed of approximately 22,000 acres of land which was eventually subdivided into the existing allotments of Wentworthville today. The sites closest to the railway line were sold and developed first because of its proximity to the railway line, although it was not until 1883 that Wentworthville received a station known as T.R Smith's Platform. The name Wentworthville was later adopted in 1880. The establishment of the railway station attracted residents to the area, Wentworth's holdings were subdivided into 600 lots. Wentworthville was proclaimed a town in 1890.

The subject property formed part of the 1065-acre Government Domain that was subdivided into a mix of 20 acre and 50 acre allotments. In 1859, William Fullagar purchased over 37 acres between Fullagar Road, the Great Western Highway, Toongabbie Creek and Bridge Road. Fullagar purchased extensive tracts in the present-day Westmead and Wentworthville at this time.

In 1920, the land along Fullagar Road was subdivided and purchased by the War Service Homes Commission. The War Services Homes Commission was a Commonwealth government initiative established under the War Services Act 1919 to assist the rehousing of returned soldiers and their families. The commission aided veterans through low interest rate loans to construct a new house, purchase or complete an existing house, or discharge an existing mortgage. The focus of the Commission during the first two years was focused on the construction of new houses, a measure "designed to help solve, and not accentuate the national housing problem". The houses built by the Commission were to a standard design under the direction of their principal architect.

By 1923, the collection of bungalows along Fullagar Road had been completed. The houses constructed by the commission had a distinct style based on Colonial Revival and Californian Bungalow designs. The sudden increase in settlement along Fullagar Road during the 1920s is illustrated in the Sands Directory.

A number of the properties were individually purchased throughout the 1940s and 1950s. A summary of purchases is listed below:

- The property at No.6 was individually purchased by William Keary in 1947.
- A commemorative plaque notes the ANZAC Residents of 8 Fullagar Road included Thomas Henry Walmsley (1921), Robert Colin Tinker (1927) and Alfred Weller (1928).
- The property at No.6 was individually purchased by Lionel Anthes in 1951.

- The property at No.12 was individually purchased by Victor Fear in 1942. However, the commemorative plaque notes the ANZAC Resident of 12 Fullagar Road was John Patrick Golding (1924-1926).
- The property at No.14 was individually purchased by William Kelly in 1949.
- The Sands Directory notes that Clyde Johnstone Young occupied the property at No.16. This is also noted on the commemorative plaque fronting the dwelling. In 1976, the property was transferred to Young's widow.
- The property at No.18 was individually purchased by James Sutton in 1951. Sutton was in living in the residence from 1926.
- The property at No.20 was individually purchased by James Arkins in 1949.
- The property at No.22 was individually purchased by Caradog Davies in 1942. The dwelling is currently occupied by a community health centre, known as Rosewood Cottage. Rosewood Cottage provides aged respite to people from English and Arabic speaking backgrounds.
- The property at No.24 was individually purchased by Frank Palister in 1958, who also purchased other properties on Fullagar Road at this time. The commemorative plaque notes Roland Bernard Elliot was the ANZAC resident living at the property from 1925.
- The property at No.26 was individually purchased by Bessie More in 1949.
- The property at No.30 was individually purchased by Frank Pallister in 1958.
- The property at No.32 was individually purchased by Reinne Herbert in 1959. The commemorative plaque notes the Anzac Resident of No.32 was Luke Sanders Deviland from 1922 to 1923.

The property at No. 38 was individually purchased by Frederick Bridges in 1951.

| Recommendations | | | | | |
|--|---|--|---|---|---|
| Heritage Management | | Existing Built and Landscape Elements | | Future Development and Planning | |
| 1. Maintain this item's heritage listing on the LEP. | | 6. Original fabric is highly significant and should be maintained. | X | 12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height). | X |
| 2. Maintain this item's listing as part of the Heritage Conservation Area. | X | 7. Unsympathetic alterations that detract from the cultural significance of the item should be removed. | X | 13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements). | X |
| 3. Consider delisting as an individual item from the LEP. | | 8. Maintain heritage landscape elements and schemes. | X | 14. Future uses for this item should be compatible with its historical functions/ associations. | |
| 4. Consider additional research to nominate this item for the State Heritage Register. | | 9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height). | X | | |
| 5. The heritage curtilage for this item should be revised/reduced. | X | 10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements). | X | | |

| | | |
|--|--|--|
| | 11. The condition of this item is poor. Condition and maintenance should be monitored. | |
|--|--|--|

Other recommendations and/or comments:

- The historic buildings on this site should be investigated further for their potential to be listed on the State Heritage Register (SHR). It appears to be of State significance for its historic, aesthetic, social and representative values.
- A Conservation Management Plan (CMP) should be prepared for this site to understand in greater detail the history and significance of the place, as well as how to manage change.
- Draft a new or revised site-specific Development Control Plan for this Heritage Conservation Area to ensure the heritage values of the Group are protected during development of the Group or neighbouring properties.
- To ensure the roadside kerb, street trees, footpath and immediate streetscape setting is protected, the heritage curtilage shown below should be considered as a revised curtilage for the Cumberland LEP.
- Should a revised curtilage be adopted, this listing sheet will no longer reflect the correct Lot/DP and will need to be altered.
- There is an inconsistent fencing style with the Heritage Conservation Area. Should the opportunity arise, it is recommended that appropriate fencing be reinstated. Appropriate fencing includes timber picket fences, timber post and wire mesh fences, rendered brick fences and decorative concrete fences. Metal loop top palisade fences are considered inappropriate.



Listings

| Heritage Listing | Listing Title | Listing Number |
|--|---------------------------------|----------------|
| Heritage Act – State Heritage Register | N/A | - |
| Local Environmental Plan | Fullagar Road Conservation Area | C5 |
| Heritage Study | Fullagar Road Conservation Area | C5 |
| National Trust Australia Register | N/A | - |

Previous Studies

| Type | Author | Year | Title |
|----------------|--------------------------------------|------|-----------------------------------|
| Heritage Study | Extent Heritage Pty Ltd | 2019 | Cumberland LGA Heritage Study |
| Heritage Study | Graham Brooks and Associates Pty Ltd | 1998 | Holroyd Heritage Inventory Review |
| Heritage Study | Neustein & Associates | 1992 | Holroyd Heritage Study |

Other References

- Auchmuty, JJ 1967. 'Wentworth, D'Arcy (1762-1827)', Australian Dictionary of Biography.
- Elias, J and Coppins, S 2013. *Pictorial History Holroyd*. Kingsclear Books, Alexandria.
- Karskens, G. 1991. *Holroyd - A Social History of Western Sydney*. Sydney: University NSW Press.
- Commonwealth Department of Housing 1969. *War Services Homes Jubilee 1919-1969*. Canberra: Government Printing Office.

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



Streetscape of Fullagar Road



Footpath and street trees of Fullagar Road.



No. 6 Fullagar Road.



No. 8 Fullagar Road.



No. 10 Fullagar Road.



No. 12 Fullagar Road.



No. 14 Fullagar Road.



No. 16 Fullagar Road.



No. 18 Fullagar Road.



No. 20 Fullagar Road.



No. 22 Fullagar Road.



No. 24 Fullagar Road.



No. 26 Fullagar Road.



No. 30 Fullagar Road.



No. 32 Fullagar Road.



No. 38 Fullagar Road.



Footpath plaque at No. 10 Fullagar Road.



Footpath plaque at No. 16 Fullagar Road.



Footpath plaque at No. 12 Fullagar Road.



Footpath plaque at No. 18 Fullagar Road.




Footpath plaque at No. 24 Fullagar Road.



Footpath plaque at No. 32 Fullagar Road.

Heritage Inventory Sheet

| | | | |
|-------------------------|--|---|---------|
| Item Name | Former Lidcombe Hospital Site | | |
| Recommended Name | Lidcombe Hospital Precinct | | |
| Site Image |  | | |
| Address | Bounded by Joseph Street to the west, Weeroona Road to the south. Main Avenue runs through the site. Lidcombe NSW 2141 | | |
| Lot/Section/DP | 13, 14 and part 17 | - | 1074086 |
| | Part 41 | - | 1089707 |
| | Part 58, 59, part 62, 65, 66, part 69, part 77, part 78, 79 and part 81 | - | 1097193 |
| | 82 | - | 1139415 |
| | 100 | - | 1139471 |
| | 2406 and part 2407 | - | 1141588 |
| | 801, 802, 805, 806, 807, part 808, 809, 813, 816, part 818, | - | 1150164 |

| | | | |
|--------------------------------|---|---|-------------|
| | part 819, 820, 821 and 838 | | |
| | 808 | - | 115164 |
| | 5008 and 5010 | - | 1165137 |
| | Part 5200 | - | 1168360 |
| | 1 | - | 1168515 |
| | Part 5305 and part 5314 | - | 1170114 |
| | Part 6409 | - | 1173798 |
| | Part 6201, part 6202 and part 6203 | - | 1174243 |
| | Part 6351 | - | 1174638 |
| | 603, part 605, 606, 608, 609 610, part 611, part 612, part 617, part 618, part 619 and part 621 | - | 1175419 |
| | 3 - 5 | - | 1185503 |
| | 1 and part 2 | - | 270629 |
| | 3 - 8 | - | 270668 |
| | 2 - 5 | - | 270746 |
| | Part 11 | - | 270749 |
| | - | - | CP/SP 85901 |
| | - | - | CP/SP 86973 |
| Draft Cumberland LEP ID | C07144 | | |
| Former LEP ID | C07144 (Auburn LEP) | | |

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| Heritage Conservation Area | This item is a Heritage Conservation Area | |
| Date Updated | March 2020 | |
| Significance Level | STATE | |
| Site Type | Level 1 | Complex / Group |
| | Level 2 | Health Services |

Curtilage Map



Statement of Significance

The following Statement of Significance has been quoted from the NSW Office of Environment and Heritage, State Heritage Register listing sheet for 'Lidcombe Hospital Precinct' (2004):

Lidcombe Hospital is of outstanding significance in the history of NSW health care, operating for over a century from 1893-1995 as a major State Asylum for the aged and infirm, then an important State teaching hospital specialising in geriatric care and rehabilitation. Lidcombe Hospital became a leader in geriatric care and rehabilitation practices in the 20th Century. The expansion, then the closure, of the hospital reflects the changes in State and Commonwealth government health care policies over the twentieth century. The site has significance for its association with innovative medical practitioners, specialists in geriatric health care, nurses and the local community for over a century. As the site of the Media Village, the place also has associations with the 2000 Sydney Olympic Games, which provided short-term accommodation for approximately 5,000 visiting journalists.

The precinct contains an exceptional and rare collection of fine, intact architecture and landscapes of the Victorian, Edwardian, Interwar and late-20th Century styles, together with outstanding examples of asylum and institutional planning from leading Colonial, Government and private architects from the 19th and 20th Centuries. The asylum and hospital planning is an exceptional example of the 19th century advancements in health care along the principles of Florence Nightingale, where it was considered healthy to surround hospital and asylum buildings with gardens as part of patient treatment and the buildings were designed with particular attention to natural light, ventilation and climate control for the care of patients. The collection of reformatory, asylum and hospital buildings include dormitories designed by James Barnet (1885-1887), the former Dining Hall (1885), the Superintendent's Residence (1887) and nine wards designed by Walter Liberty Vernon (1893-1906). All reformatory and asylum buildings are designed in harmony around the central Village Green and unite qualities of shelter and surveillance, community and destitution, within a landscape both picturesque and functionally self-sufficient. The Recreation Hall and Chapel (1963) designed by Ken Woolley, the No. 1 Nurses Quarters (1910), Herdsman's Cottage (c1885), Boiler House and Chimney (1901) and the later Nos 2 and 3 Nurses Quarters (1931 and 1939) all contribute to the aesthetic and historic qualities of the place.

The nine Vernon-designed wards, individually and collectively, are outstanding examples of hospital pavilion buildings in a bungalow form, which are a deliberate continuation of the hospital pavilion typology found in some French and British Colonies of the time, with innovative design variations demonstrating the early use of the colonial vernacular in NSW public buildings and advancements in design for patient care. Australian designs for naturally ventilated hospital wards were well known internationally. Vernon's work demonstrated greater attention to light and ventilation than English examples and landscaping of a much higher standard. The ward buildings demonstrate Vernon's deliberate (and early) use of the Australian Colonial vernacular in his design of public buildings, particularly the wrap-around verandah as a means of climate control, rather than the Italianate arcade or colonnade. The building designs of Vernon at Lidcombe Hospital thereby represent one of a series of public buildings built in NSW, such as the Lands Board Office, the Bourke Courthouse and Grafton Experiment Farm buildings, that mark the search for a distinctly Australian architecture, an architecture that drew on the colonial vernacular. (Boyd)

The earliest roads demonstrate the pattern of development of the Lidcombe Hospital site and the location of the former farming activities and isolation facilities of the earlier Asylum and hospital periods, including Farm Road, Mance Avenue, Brooks Circuit, Main Avenue, Church Street, Sussex Street, Copeland Road and Peden Lane. Landscape plantings including the hoop pines and phoenix palms, tallowwoods, brush boxes, iron barks, pepper trees and spotted gums contribute to the aesthetic qualities of the precinct, including a surviving grove of eucalypts situated on a separate portion of the former hospital site. The Village Green, at the centre of the precinct, is of outstanding significance at a State level for its historic and aesthetic qualities.

The archaeological resource of the site has the potential to contribute to our understanding of the early modifications of the landscape through farming activities and the development of early institutional care for the aged, infirm and the destitute. The Hospital was the site of first Septic Tank system constructed

on a large scale to service an institution in Australia. Remains of the Tank are now located on an adjacent site but infrastructure associated with this system may survive.

The Lidcombe Hospital site has played a significant role in the development of the surrounding suburban areas and the growth of the local area as an employer. It has also acted as a physical barrier to development within the area. The Lidcombe Hospital has continued to be held in high esteem by the local community, including in the present day a number of local community groups, for its cultural, social and landscape values.

Criteria Assessment

a) Historic

- The Lidcombe Hospital site was in continual use for over 100 years, initially providing care and shelter for destitute men, then evolving into an important State teaching hospital providing a comprehensive range of community health care facilities. The Lidcombe Hospital site, as a whole, contains physical evidence of major public works associated with changes in State and Commonwealth health care policy.
- From its inception as a proposed Boys Reformatory and Model Farm, to an Asylum for destitute men through to a State teaching hospital, eventually specialising in geriatric care and rehabilitation, the Lidcombe Hospital Precinct demonstrates the changing attitudes of managing and caring for the aged, infirm and destitute.
- The Lidcombe Hospital Precinct shows the design and development of a government welfare institution initially reliant upon a self-sustaining farm.
- Lidcombe Hospital site shows the design of an institution that had to isolate its proposed function as a Boys Reformatory from the surrounding community, and how it developed to accommodate medical isolation facilities, such as the Scabies and Epilepsy Wards, then evolved to more general health care functions.
- In 1919 Rookwood State Hospital and Asylum for Men was the largest institution of its type in the Commonwealth.
- The Lidcombe Hospital site played a significant role during the 2000 Sydney Olympics providing accommodation and facilities for over 5,000 journalists. It was temporarily renamed Olympic Media Village.
- It is important in demonstrating the colonial government's response to institutionalised housing and care of wayward boys and destitute and infirm men.
- The Lidcombe Hospital Precinct is important in demonstrating the concept of a self-sustaining public welfare institution that required intensive farming operations to support its functions.
- The Lidcombe Hospital Precinct is important for its role as an Asylum with working farm providing produce to other state institutions. Despite there being little physical evidence of this aspect of operations remaining it is an important historic value associated with the site.
- The Lidcombe Hospital site is important for providing and developing geriatric health care and rehabilitation facilities and health care programs during the twentieth century.
- The Lidcombe Hospital Precinct reflects changes in State health policy during the twentieth century. The decline and subsequent closure of Lidcombe Hospital reflects the changing emphasis of healthcare for the aged to keep people out of institutions and in their own homes, by integrating geriatric care services provided by general practitioners, hospital outreach services and voluntary agencies.

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| | <ul style="list-style-type: none"> ▪ Lidcombe Hospital in the 1960s and 1970s was a leader in New South Wales in the medical speciality of 'geriatrics' and the treatment and rehabilitation needs of the elderly. ▪ The Lidcombe Hospital site was transformed during the 2000 Sydney Olympics by providing housing for approximately 5,000 journalists. It demonstrates the important government and community commitment to a major public event. ▪ The Lidcombe Hospital site has played a significant part in the development of many of the surrounding suburban areas and the growth of local communities, both as an employer and as a physical barrier to suburban expansion. ▪ The Lidcombe Hospital site has maintained continuous health care for those in need from the 1890s until its closure in 1995-97. ▪ The Lidcombe Hospital Precinct demonstrates the continually changing needs and responses to the treatment and care of the elderly. |
| b) Associative | <ul style="list-style-type: none"> ▪ The Lidcombe Hospital Precinct demonstrates the changes in the practice of accommodating and caring for the homeless, destitute and the elderly during the twentieth century. ▪ In 1967, Medical Superintendent George Procopis developed Lidcombe Hospital, as a whole, into an important geriatric hospital with emphasis on activity and rehabilitation therapy; and included treatment and rehabilitation for patients suffering alcoholism, demonstrating the hospitals commitment to innovative and progressive health care. ▪ Dr Tinsley established a full rehabilitation department in 1961 at Lidcombe Hospital and developed programs to actively improve physical and mental facilities and quality of life for aged and disabled persons, demonstrating evolving attitudes to geriatric health. ▪ The Lidcombe Hospital site, as a whole, is significant for its association with Dr Piero Fiaschi and the advanced techniques he made in anaesthesia in 1919 when the Mettzer method of insufflation anaesthesia was introduced to the Sydney medical fraternity. ▪ Many medical specialists, including Dr Lionel Cosins, an English geriatrician of note visited Lidcombe Hospital because of its advanced Rehabilitation Centre, indicating its professional reputation in geriatric medicine. ▪ The Lidcombe Hospital Precinct has associations with the office of eight New South Wales Government Architects notably, James Barnet, Walter Liberty Vernon, George McRae, Cobden Parkes; and the architect Ken Woolley, in demonstrating evolving government design approaches to major public health infrastructure through the twentieth century. |
| c) Aesthetic/Technical | <ul style="list-style-type: none"> ▪ The precinct contains an exceptional and rare collection of fine, intact architecture and landscapes of the Victorian, Edwardian, Interwar and late-20th Century styles, together with outstanding examples of asylum and institutional planning from leading Colonial, Government and private architects from the 19th and 20th Centuries. ▪ The asylum and hospital planning is an exceptional example of the 19th century advancements in NSW for health care along the principles of Florence Nightingale, where it was considered healthy to surround hospital and asylum buildings with gardens as part of patient treatment and the buildings were designed with |

particular attention to natural light, ventilation and climate control for the care of patients. Australian designs for naturally ventilated hospital wards were well known internationally, where for example, the examples by Hall and Dods in Brisbane were mentioned in advice on hospital design given by the English War Office in 1915. (Boyd)

- The nine Vernon-designed wards, individually and collectively, are outstanding examples of hospital pavilion buildings also evidenced in some French and British colonies of the time, which demonstrate the deliberate continuation of the hospital pavilion and barracks designs of the Royal Engineers for the West Indies, with its own distinctive variations derived from the Australian colonial vernacular. This Colonial pavilion style was also employed in Sydney for the Rum Hospital and the Military Hospital on Observatory Hill, and in Newcastle for the James Fletcher Hospital. Examples of similar hospital pavilions are also evidenced in the French colonies. Overseas institutional layouts were visited by both Barnet and Vernon. Vernon's work demonstrated greater attention to light and ventilation than English examples and landscaping of a much higher standard. (Boyd)
- Vernon's ward buildings also demonstrate the deliberate and early use of the Australian Colonial vernacular in the design of NSW public buildings, particularly the wrap-around verandah as a means of climate control, rather than the Italianate arcade or colonnade favoured during this stylistic period. The building designs of Vernon at Lidcombe Hospital thereby represent one of a series of public buildings built in NSW, such as the Lands Board Office, the Bourke Courthouse and Grafton Experiment Farm buildings, that mark the search for a distinctly Australian architecture, an architecture that drew on the colonial vernacular. (Boyd) It is possibly this incorporation of the colonial vernacular, along with the deliberately modest building scale, form and non-institutional design, that has led to the wards sometimes being described as being of a bungalow style, even though they were not designed as residences.
- The nine Vernon-designed wards (1893-1906) demonstrate finely crafted and detailed timber and fretwork, roof vents, fleches, brick chimneys and encircling verandahs which are aesthetically distinctive. Both individually and collectively they contribute to the aesthetic values of the Lidcombe Hospital Precinct and the Lidcombe Hospital site as a whole.
- The architectural character of the Barnet and Vernon-designed buildings and their arrangement around the Village Green reflects late Victorian planning ideals for institutional facilities.
- The Vernon-designed bungalow wards demonstrate an adaptation of the domestic bungalow design idiom to the larger institutional scale, also responding to Australian climatic conditions.
- The Lidcombe Hospital Precinct contains a rich ensemble of buildings that reflect changing technologies associated with the provision of medical care and public health administration for a period of over 100 years.
- The Lidcombe Hospital Precinct is a visually distinctive cultural landscape with buildings sited along contour related roadways creating a 'village' style institution within a landscaped setting.
- The buildings around the Lidcombe Hospital Precinct including the Barnet-designed wards (1885-1887), Superintendent's Residence (1887), former Dining Hall (1885), the nine Vernon-designed wards (1893-1906) and the Village Green itself, have an strong

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| | <p>aesthetic cohesiveness and create a harmonious arrangement of buildings around a landscaped open space.</p> <ul style="list-style-type: none"> ▪ A number of prominent built elements and landscape features, such as the phoenix palms and hoop pines along the Main Avenue, the Boiler House Chimney, the Clock Tower, the Village Green surrounded by the Barnet and Vernon-designed buildings, the Woolley-designed Recreation Hall and Chapel, the large fig trees and the separate grove of surviving mixed Eucalypts, are all landmark features within the Precinct. ▪ The design of early buildings, their configuration and relationship to each other and the layout of the Lidcombe Hospital Precinct, including the roads, creates an aesthetically distinctive complex of hospital buildings that provides built evidence of significant phases of the development of an important health care facility in New South Wales. ▪ The design and layout of the roads into and within the Lidcombe Hospital Precinct demonstrate the pattern of development and changes that have occurred. The earliest extant roads are important for the understanding of both the Lidcombe Hospital site, as a whole, and include Farm Road, Mance Avenue, Main Avenue, Brooks Circuit, Church Street, Sussex Street, Copeland Road and Peden Lane. ▪ The sequence of buildings on the Lidcombe Hospital site as a whole reflects the changing attitudes to, and technologies of, health care and forms of accommodation thought suitable for patients and staff and architectural philosophies of the late nineteenth and twentieth centuries. |
| d) Social | <ul style="list-style-type: none"> ▪ The Lidcombe Hospital site is valued by former medical administrators, healthcare practitioners and nurses for: its prominence in development and training in the area of geriatric care and rehabilitation in New South Wales, and for its role as a teaching hospital. ▪ The Lidcombe Hospital site was important to the local community in providing employment and access to a wide range of health care facilities. Local people have strong associations with the place as former staff, patients and visitors. ▪ It is a place that is held in high esteem by a number of identifiable groups for its cultural and social values. ▪ If the Lidcombe Hospital Precinct was damaged or destroyed, it would cause the community and cultural groups a sense of loss. ▪ It is a place of particular importance and association for the Lidcombe Heritage Group Inc. and the Auburn District Historical Society. |
| e) Scientific | <ul style="list-style-type: none"> ▪ The archaeological resource associated with the Lidcombe Hospital Precinct (in varying degrees depending on integrity) has the potential to contribute to and enhance the extant documentary and physical evidence concerning the development and use of the site over time. ▪ The archaeological resource associated within the Lidcombe Hospital Precinct can contribute to an understanding about developments and changes in the treatment of the destitute, infirm and ailing during the nineteenth and twentieth centuries in Sydney. ▪ The archaeological resource of much of the Lidcombe Hospital Precinct has the potential to yield information about the everyday functioning of the early institutions of asylums and homes for the |

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| | <p>destitute in a unique way through sufficiently intact physical remains which could provide meaningful information.</p> <ul style="list-style-type: none"> ▪ The archaeological resource associated with the first Septic Tank constructed in Australia and the possible relationship between the irrigation system stormwater channel and the sewerage system has the potential to yield information about the development of the early sewerage system and its technical innovation. The remains of the Septic Tank itself are no longer within the hospital boundary, but pipes and channels and associated infrastructure are likely to be located in the Lidcombe Hospital Precinct. (The remains of the Septic Tank are in the University of Sydney Cumberland College campus). ▪ Archaeological investigations of the early road system could reveal details relating to modifications of the landscape and land use patterns over time that are not available in the documentary resource. ▪ The major part of the former hospital site, beyond the Lidcombe Hospital Precinct, has low or no archaeological significance because it is unlikely to yield further information that will contribute to an understanding of the site's history. This is because no occupation occurred at those areas (occupation was ephemeral, or minor activities associated with the major phases of the site's history took place at those locations). In addition, they are the areas where site disturbance has so compromised archaeological resources that no meaningful information could be pursued through archaeological means. ▪ The evolution of the Lidcombe Hospital Precinct from a facility for the care of the destitute, homeless, aged and infirm, with a self-sustaining farm, into an important teaching hospital specialising in geriatric health care and rehabilitation is a benchmark or reference type for such health care facilities in New South Wales. ▪ The buildings constructed in the Lidcombe Hospital Precinct during the first phases of its development, designed by architects Barnet and Vernon, provide evidence of the government's architectural solution for late nineteenth and early twentieth-century institutions for wayward boys and homeless and destitute men. ▪ The wards designed by Vernon provide evidence of late nineteenth and early twentieth-century methods of natural ventilation and climate control for dormitory-style buildings in New South Wales. |
| f) Rarity | <ul style="list-style-type: none"> ▪ Lidcombe Hospital Precinct provides evidence of the type of self-sufficient institution developed in the late nineteenth century for the care of wayward boys and later for homeless and destitute men. ▪ The Lidcombe Hospital Precinct, including the Barnet wards, the former Dining Hall, Superintendent's Residence and the Vernon bungalow wards, arranged around the Village Green, are a rare and intact group of institutional buildings reflecting the design philosophies for reformatories/asylums in the late nineteenth and early twentieth centuries. ▪ The largely intact Vernon wards demonstrate a rare expression of the Australian Bungalow architectural style in an institutional setting, responding to the climate in New South Wales and adapted for institutional use. |

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| | <ul style="list-style-type: none"> ▪ The timber detailing, fretwork, roof vents, fleches, brick detailing and verandahs demonstrated in the Vernon ward buildings create a unique architectural aesthetic that is of exceptional interest. ▪ The Lidcombe Hospital Precinct demonstrates the evolution, during the twentieth century, of an institution for the destitute into an important State teaching hospital for the wider community. ▪ It would require further research and analysis to detail the extent to which the Lidcombe Hospital site demonstrates other aspects of the rarity this criterion. |
| g) Representativeness | <p>The Lidcombe Hospital Precinct, with its historic, aesthetic, social significance, technical/research potential and rarity, provides ample evidence to represent the key State historic themes of science, government and administration, health, education, death and persons. It therefore satisfies all of the following inclusion guidelines:</p> <ul style="list-style-type: none"> ▪ is a fine example of its type; ▪ has the potential characteristics of an important class or group of items; ▪ has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity; ▪ is a significant variation to a class of items; ▪ is part of a group, which collectively illustrates a representative type; ▪ is outstanding because of its setting, condition or size; and ▪ is outstanding because of its integrity; and ▪ is important for the esteem in which it is held. |

Physical Description

The following physical description has been quoted from the NSW Office of Environment and Heritage, State Heritage Register listing sheet (2004) for 'Lidcombe Hospital Precinct':

Hospital site, setting and layout

The Lidcombe Hospital site contains a variety of buildings and landscape features in a landscaped setting. It also contains historical archaeological features which provide physical evidence of the development of the site from the late nineteenth century to the present day.

The site boundaries have changed substantially since the proposed Boys Reformatory and Model Farm was proposed in 1885, having expanded and contracted during its evolution (Godden Mackay Logan, 2004).

The institution dates to 1876. Its earliest building was the 1885 superintendent's quarters of the Boys' Reformatory (1886-7, comprising five buildings for inmates) (Read, 2018).

Lidcombe Hospital represents hospital planning concepts spanning the 20th century, with its earliest (1880s-90s) phase under Colonial (government) Architect James Barnet, and later phase (1893-1906) under his successor, Government Architect, Walter Liberty Vernon. They demonstrate bungalow style buildings around a 'village green', a continuation of hospital pavilion and barracks designs found in French and British colonies of the era, with greater care over light, ventilation and landscaping of far higher standard. Both Barnet and Vernon visited overseas institutions to inform their work. Vernon's nine wards show deliberate (and early) use of Australian colonial vernacular in public buildings - e.g. wrap-around verandahs to control climate (cf Italianate arcades). With other Vernon work, they show a search for a distinctly 'Australian' style as well as cutting-edge health provision (Boyd, Noni, quoted in Read, 2018).

The buildings were supported by adjacent supporting farm and vegetable gardens and orchards (now gone c/o the 2000 Olympics Media Village and 2006-11 redevelopment for housing). The whole demonstrates self-sufficiency and independence of such institutions and how they worked (Read, 2018).

Its core grounds laid out formally in circuitous drives and landscaped spaces show distinctive High-Victorian and Federation era landscaping, with an array of exotic and native species, spacious lawns, feature shrubs and flower bedding. Surviving mature specimen trees speak of that age as much as its buildings do, notably native rainforest trees such as Norfolk Island and hoop pines (*Araucaria heterophylla*, *A. cunninghamii*), figs such as Moreton Bay (*Ficus macrophylla*) and Port Jackson (*F. rubiginosa*), brush boxes (*Lophostemon confertus*) (as lined many a suburban street of the era) and specimen or lines of palms (e.g. Californian *Washingtonia robusta*, Canary Island dates (*Phoenix canariensis*) and native cabbage tree palms (*Livistona australis*) (State Heritage Register listing). Later plantings (1950s-70s) included more native species - *Eucalyptus* such as tallowwoods (*E. microcorys*), red ironbarks (*E. fibrosa*), spotted (*Corymbia maculata*) and lemon-scented gums (*Corymbia citriodora*), bottlebrushes and paperbarks. Detail plantings (shrubs, flowers) have been lost with cuts in staff and budgets but structure plantings of major trees generally survive. (Read, 2018).

Road and landscape elements

- Village Green, Areas 1 and 2 and vistas within the Village Green;
- Farm Road;
- Main Avenue;
- Mance Avenue;
- Brooks Circuit;
- Copeland Road;
- Church Street;
- Sussex Street;
- Peden Lane;
- Chapel Road;
- Palm Circuit;
- Hoop pine and open space (site of former Administration Building) at junction of Main Avenue and Brooks Circuit at the entry to the historic core (32);
- Avenue of hoop pines (*Araucaria cunninghamii*) and phoenix palms (*Phoenix* sp.) ((33);
- Avenue of tallowwoods (*Eucalyptus microcorys*) (14);
- Remnant plantings (hoop pine, pepper tree (*Schinus areira*), flame tree (*Brachychiton acerifolium*) (15);
- Moreton Bay fig (*ficus macrophylla*) and row of tallowwoods (*Eucalyptus microcorys*) (16);
- Avenue of plantings at rear of historic core, Moreton Bay figs (*Ficus macrophylla*) and brush boxes (*Lophostemon confertus*) (17);
- Petticoat and cotton palms in eastern area of historic core (*Washingtonia robusta* and *Washingtonia filifera*) (20);
- Mixed plantings east of Superintendent's Residence (21);
- Mixed plantings in Area 1 of Village Green opposite Superintendent's Residence (25);
- Chinese juniper (*Juniperus chinensis*) (37);
- Hoop pine (*Araucaria cunninghamii*) and phoenix palm (*Phoenix* sp.) (38);
- Avenue of Canary Island palms (*Phoenix canariensis*) (41);
- Plantings at Palm Avenue (south end of triangle) (42);
- Northern end of Sussex Street (roadway and palms) (43)
- Red ironbark (*Eucalyptus fibrosa*) (46);
- Plantings associated with Nurses Quarters No. 1 and No. 3 (18);
- Plantings associated with Nurses Quarters No. 2 (19);
- Boundary planting south of Superintendent's Residence (22);
- Plantings for Olympic Media Village in Village Green Area 1 (24);
- Double row of brush box (*Lophostemon confertus*) (28);
- Row of cypresses (*Cupressus* species) (29);
- Mixed plantings northwest corner of historic core (30);
- Mixed plantings to southern sector of original triangle (39);
- *Eucalypts and palms* (40);

- *Triangular bed at fulcrum of Mance Ave and Sussex Street (48);*
- *Plantings for Olympic Media Village along Mance Avenue (62);*
- *Landscape feature north of Vernon-designed wards (63);*
- *Pond, bridge and plantings north (rear) of Vernon-designed wards (64); and*
- *Plantings for Olympic Media Village near Chapel Road (65).*
- *Grove of mixed gums (Eucalyptus spp.) (57) on a separate portion of the former hospital site to the remainder of the listing (Godden Mackay Logan, 2004).*

Hospital Buildings

- *Herdsmen's Cottage (Building 94);*
- *Gatehouse (Building 90);*
- *Barnet-designed dormitory wards (Buildings 7, 9, 66A and 89);*
- *Barnet-designed Dining Hall and Kitchen (Building 66);*
- *Barnet-designed Superintendent's Residence (Building 53);*
- *Barnet-designed Toilet Block (Building 89A) and ablutions facilities (Building 9A);*
- *Vernon-designed nine pavilion wards (Buildings 1, 2, 3, 4, 5, 10, 11, 12 and 13);*
- *Vernon-designed No.1 Nurse's Home (and 1919 annex) (Buildings 72 and 69);*
- *Vernon-designed Gatehouse (Building 90);*
- *Vernon-designed dormitory ward additions (Buildings 6 and 8, to Building 7);*
- *Vernon-designed ablutions facilities (Building 8A);*
- *Boiler House attributed to Walter Liberty Vernon (Building 59);*
- *Parkes-designed Nurse's Homes Nos 2 and 3 (Buildings 73 and 74);*
- *Three fibro buildings; the Male Nurse Amenities (Building 96, the two Red Cross Buildings (Buildings 95A and 95B);*
- *WWII Air Raid Shelter (Building 91);*
- *1953 Memorial Clock in the village green (Building 92);*
- *Three Parkes-designed 1930s/1940s ward buildings (Buildings 34, 35 and 36); and*
- *Woolley-designed Recreation Hall (Building 64) (Godden Mackay Logan, 2004)*

| Condition | Good | Fair | Poor |
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Alterations and Additions

The majority of buildings outside the Lidcombe Hospital Precinct have now been demolished and substantial changes have been made to the landscape to prepare the site for a residential development. The Lidcombe Hospital Precinct contains all early extant buildings to the 1940s and other built elements from the 1950s and 1960s, and the most significant parts of the road network. While hospital infrastructure has been adapted to accommodate new technologies and uses, the essential character of the Precinct remains intact. The core of the Precinct, centred on the Village Green, very strongly reflects the key values of the site.

| Integrity | High | Moderate | Low |
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* *element detracts from the overall cultural significance of the place*

Historical Notes

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| Construction years | 1885-1892, 1893-1913, 1914-1926, 1927-1966, 1966-1995, 1998- 2000, 2006. |
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The following history has been quoted from the NSW Office of Environment and Heritage, State Heritage Register listing sheet for 'Lidcombe Hospital Precinct':

Six key phases of development demonstrate the evolution of the site, from proposed Reformatory and Model Farm for wayward boys to an important teaching hospital that specialised in geriatric care and rehabilitation until its transformation into the Media Village for the Sydney 2000 Olympics. An innovative aspect of the development of the site was Sydney's first Septic Tank with associated facilities,

constructed in 1897-1898 to alleviate the inadequacies of the existing system. A summary of key development dates is provided below:

1885-1892: Boys Reformatory and Model Farm (proposed).
 1893-1913: Rookwood Asylum for the Aged and Infirm.
 1914-1926: Lidcombe State Hospital and Asylum for Men.
 1927-1966: Lidcombe State Hospital and Home.
 1966-1995: Lidcombe Hospital (Note: the Jack Lang Wing remained in use for hospital purposes until 1997).
 1998-2000: Olympic Media Village.
 2006+ conversion into a planned residential precinct, 'Botanica' with heritage conservation and new development over stages (Government Architect, NSW).

The Lidcombe Hospital Recreation Hall and Chapel was designed by architect Ken Woolley.*

*** Ken Woolley (1933-2015):**

Ken Woolley died in late 2015. His designs for the University of Sydney's Chemistry School and St. Margaret's Hospital chapel, done when he was 22, are heritage-listed. Before he was 30 he had completed a number of famous Sydney buildings, including the University of Sydney's Fisher Library, the State Office Block on the corner of Macquarie and Bent Streets (demolished in 1997 for Aurora Place), the Woolley House in Mosman, the Lidcombe Hospital Recreation Hall and Chapel and the first Pettit & Sevitt project home houses. Woolley went to University of Sydney through a traineeship from the NSW Public Works Department that paid the fees and an allowance, with holiday employment and a five year contract after graduation. He graduated in 1955 with first class honours in architecture and the University Medal. He was awarded the Byera Hadley Travelling Scholarship for 1955, working in London for Chamberlin Powell and Bon, in the midst of discussion about modernism and the International style. The Smithsons, New Brutalism and New Liberty styles were part of this discourse. He travelled to Finland in the north, Italy and Spain in the south, visiting prominent architects and buildings of the day.

In 1964 Woolley went into partnership with Ancher Mortlock Murray, and on to a career including over 6000 dwelling units and production houses and his own three Wilkinson Award-winning homes. The early years of the practice saw the individual partners doing their own thing, but with time and retirements Woolley became sole principal and design director of Ancher Mortlock Woolley in 1982 and from then on much of the firm's work carried his stamp. He saw himself as a late modernist, influenced in various ways by Alvar Aalto, Mies van der Rohe and Le Corbusier and attuned to the development of regionalism, New Brutalism, the theoretical aspects of post-modernism and reattachment to traditions.

His works in the Australian Embassy in Bangkok, Parramatta Federal Courts, the ADFA Cadets' Mess, several student union buildings on universities, wharf-side Navy buildings of Garden Island, the Park Hyatt Hotel, Sydney Town Hall House and Sydney Square (between the Town Hall and St. Andrew's Cathedral), the ABC Radio and Goossens Hall - first section of the ABC's Ultimo headquarters, Australia's pavilion at Expo '88, the State Library of Victoria (extension), the Olympics 2000 sports halls, the Agricultural Society Dome and the Hockey Stadium at Homebush and Sydney Airport Control Tower. He designed the new Large Theatre at Sydney Opera House.

In the 21st century came the latest refurbishment of the Queen Victoria Building, an effort at revival of the Pettit & Sevitt houses and other collaborative projects with his former practice, Ancher Mortlock Woolley. He was a visiting professor at University of NSW and University of Sydney and chaired or was a member on various award, review and competition juries. Woolley was interested in architectural theory and was working on a book, 'People in Glass Houses' about the key point in Modernist architecture, around 1930, when he died.

Woolley was made a member of the Order of Australia (AM) in 1988, awarded the Gold Medal of the Royal Australian Institute of Architects in 1993 and elected a fellow of the Academy of Technological Sciences and Engineering in 2001. He received the Centenary Medal in 2003 for services to structural engineering. In 2010 he was awarded a Doctorate of Science in Architecture *honoris causa* by the

University of Sydney, where he was an adjunct professor of the Faculty of Architecture, Design and Planning (Woolley & Veitch, 2015, 49).

1990s+ disposal and private ownership:

By the 1990s the site was superfluous to the Health Department's needs and was sold into private ownership for redevelopment as housing. At an early stage in the redevelopment process, the owner and developer Frasers Property Australia nominated the heritage precinct for inclusion on the NSW State Heritage Register thereby ensuring greater community awareness and expert scrutiny. The site underwent a stage of master planning, with the aim of balancing the parts of the site identified as needing to be retained with spaces available for redevelopment (Government Architect, NSW).

Conservation of the entire site followed an innovative two-tiered conservation management planning process with the master plan informed by an overarching conservation management plan (CMP) and archaeological zoning plan. The CMP defined the appropriate heritage curtilage for the heritage precinct, determined the locations for new development around its periphery, and set out principles for protecting the settings of individual elements such as the Superintendent's Residence. Specific elements conservation policies were then developed to provide detailed guidance for the conservation and adaptive re-use of individual buildings, groupings, landscape, and roads (GA, NSW).

The key driver in this work was that the functions of the hospital should remain visible and able to be appreciated even when the site transitioned to a new use. As a result, the historic core and the hospital's key roads and paths were prioritised for retention while areas of lesser importance were designated for new development (GA, NSW).

2006+ Residential housing adaptive reuse and additions, infill:

Lidcombe Hospital site has been converted into an award-winning, master-planned residential precinct, "Botanica", with heritage conservation and new development proceeding over a number of stages since 2006. The heritage buildings and landscape have been repurposed, but through careful design and interpretation, the site's significance as a hospital that provided innovative health care for more than 100 years can still be appreciated (Government Architect, NSW).

Botanica is now a 750-dwelling residential subdivision, covering 44 ha of the former hospital site. Within that, a core heritage precinct of 7 ha containing a range of significant buildings and spaces has been adaptively re-used for residential, commercial, and community uses, forming the heart of the new suburb (GA, NSW).

As well as its many historic buildings, the site's roads, paths, and circulation spaces were identified in the conservation management plan as important parts of the place's history. As a result, they have been retained in the new development and form some 7 ha of parklands, cycleways, and walks, which are now valued assets (GA, NSW).

The heritage-listed pavilion wards have been redeveloped as 'The Gallery' residences, and the Superintendent's House has been redeveloped as 'The Manor'. These dwellings now form part of the unique features within the wider development. Converting the hospital buildings into residential dwellings posed numerous design challenges, such as providing open-plan living spaces while maintaining the unique character of each building. Outdoor areas were similarly challenging, requiring historic landscapes to be integrated into the public realm without detracting from their historic character. Other significant buildings within the heritage precinct have been adaptively re-used as a childcare centre, church (former hall) and as retail and commercial properties, replicating the once active community hub within the hospital which originally housed a bakery, stores, and other hospital functions (GA, NSW).

Restoration of each building began with a detailed site assessment to identify the work required. Layers of later fabric were removed, including asbestos, and then the original fabric was made good and re-used where possible. Heritage trade specialists were engaged to undertake an extensive program of restoration and repair works. Timber floors and windows were retained but they needed extensive work to repair past damage, including salvaging and reinstating float glass from other buildings on the site (GA, NSW).

The site master plan identified that many of the original roads, pathways, and historical connections between the various elements should be retained as a way of understanding the historical functioning of the hospital. The result is that 1.4 ha of parkland has been dedicated to council, now incorporating cycleways and a heritage trail with interpretation hubs and element-specific signage. Other important parts of the original hospital landscaping, like the entry drive lined with hoop pines and phoenix palms, have formed prominent components of the redevelopment. The new landscape design involved adapting the former hospital grounds to new public uses that are viable and of a high quality while retaining trees and addressing watershed issues. This included limiting the choice of new materials used in public spaces, such as parks and playgrounds, to those that respond to the site's historic character (GA, NSW).

| Recommendations | | | | | |
|--|---|--|---|---|---|
| Heritage Management | | Existing Built and Landscape Elements | | Future Development and Planning | |
| 1. Maintain this item's heritage listing on the LEP. | X | 6. Original fabric is highly significant and should be maintained. | X | 12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height). | X |
| 2. Maintain this item's listing as part of the Heritage Conservation Area. | X | 7. Unsympathetic alterations that detract from the cultural significance of the item should be removed. | X | 13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements). | X |
| 3. Consider delisting as an individual item from the LEP. | | 8. Maintain heritage landscape elements and schemes. | X | 14. Future uses for this item should be compatible with its historical functions/associations. | X |
| 4. Consider additional research to nominate this item for the State Heritage Register. | | 9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height). | X | | |
| 5. The heritage curtilage for this item should be revised/reduced. | | 10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements). | X | | |
| | | 11. The condition of this item is poor. Condition and maintenance should be monitored. | | | |

Other recommendations and/or comments:

- Reconcile, update and correlate the LEP information and mapping with the SHR listing for this precinct.
 - Explore options with the Heritage Division of the Office of Environment and Heritage to draft a new or revised site-specific Development Control Plan to ensure consistency between State and local objectives.
 - The 2004 Conservation Management Plan for this site should be updated to understand in greater detail the history and significance of the place, as well as how to manage change and monitor conditions of the site.
 - Liaise with the Heritage Division of the Office of Environment and Heritage to remove redundant Health Services Section 170 Heritage and Conservation Register SHI data entries which do not have any available mapping or information, creating confusion between the listing sheets. These include 26 items along Joseph Street:
 - Ablution Facilities, former
 - Aged Care Assessment and Medical Museum
 - Air Raid Shelter
 - Boiler House with Chimney Stack
 - Chaplain Residence
 - Clock Tower
 - Cmla Workshop
 - Dermatology Units
 - Diabetes Centre
 - Dormitory Block / Convalescent Wards
 - Gatehouse
 - Herdmen's Cottage
 - Medical Ward Ophthalmology
 - Nurses Home
 - Occupational Therapy
 - Old Training School
 - Orchid Society Building
 - Orchid Society Rooms
 - Physiotherapy Out Patients
 - Recreational Hall
 - Rehabilitation Workshop
 - Salaries and Finance Section
 - Sawing Room
 - Speech Pathology Unit
 - Verminous Patient's Bathroom, Toilet Block, former
 - Work Assembly Unit / Occupational Therapy
-

| Listings | | |
|--|----------------------------|----------------|
| Heritage Listing | Listing Title | Listing Number |
| Heritage Act – State Heritage Register | Lidcombe Hospital Precinct | 07144 |
| Local Environmental Plan | Lidcombe Hospital Precinct | C07144 |
| Heritage Study | Lidcombe Hospital Precinct | C07144 |
| National Trust Australia Register | Listed, no title | No ID number |

Previous Studies

| Type | Author | Year | Title |
|----------------|-------------------------|------|--|
| Heritage Study | Extent Heritage Pty Ltd | 2019 | Cumberland LGA Heritage Study |
| Heritage Study | Neustein & Associates | 1996 | Auburn Heritage Study |
| Heritage Study | Terry Kass | 1995 | Draft Historical Context Report: Auburn Heritage Study |

Other References

- NSW Office of Environment and Heritage, SHR listing sheet for 'Lidcombe Hospital Precinct' prepared by GML Heritage, 2004.
- Godden Mackay Logan, 2002. 'Lidcombe Hospital Conservation Management Plan', prepared for Australand Industrial No. 16.
- Read, Stuart (editor, part-author) and Hay, Christine (part-author), 2018. 'Lidcombe Hospital (now Botanica) and Auburn Botanic Gardens' Japanese Garden - AGHS Sydney and Northern NSW Branch visit notes'.
- Rosemary Broomham, 2000. 'The Unwanted Burden, Public Health in NSW, 1788-1988, A thematic history Final Draft'.

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



Nurses Quarters No. 1



View to Nurses' Training School



View east along Andrew Road to new development opposite Nurses Quarter No. 1 within the Lidcombe Hospital Precinct.



View north to Village Green area.



View to Superintendents Quarters



View to Ward 7.



View north along Brooks Circuit to former Dinning Hall.



View to Superintendents Quarters.



View to Ward 16.



View south to former Wards surrounding the Village Green area.



View to Ward 8



View between Ward 6 and Ward 7.



View to the north elevation of Ward 20.



View south to Ward 4 and the Village Green area.



View north to Village Green area with Memorial Clock.



Memorial Clock within Village Green area.

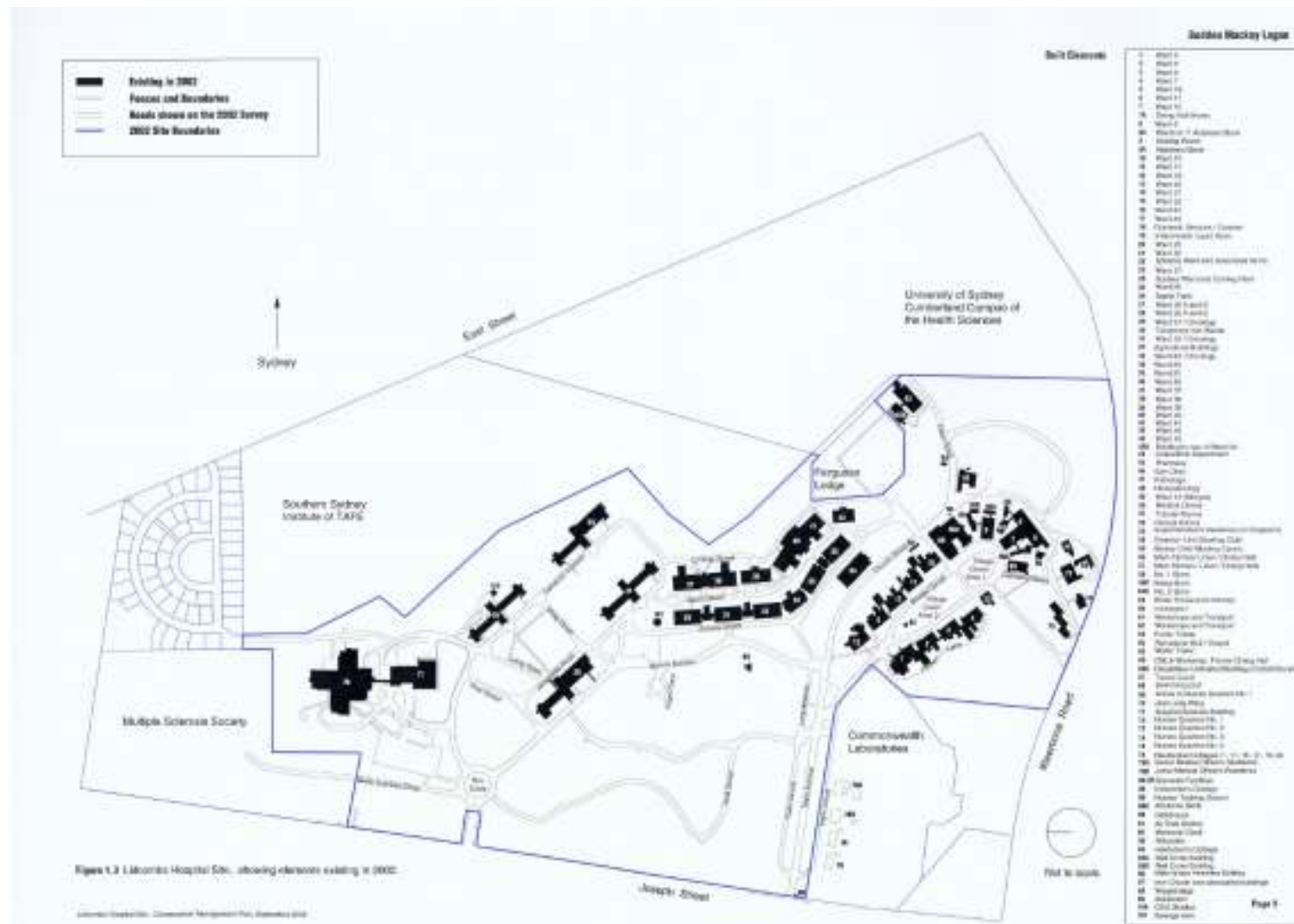


Figure 1. Site plan for Lidcombe Hospital Precinct, used to identify built elements photographed. Source: GML, 2002, Lidcombe Hospital Site Conservation Management Plan, p.9).