


Heritage Inventory Sheet

Item Name	'Bonds administrative building, storage, cutting room, former cotton bale room, former bobbin mill' and 'Bonds Site'		
Recommended Name	Former Bonds Factory Site		
Site Image			
Address	190–220 Dunmore Street, Pendle Hill NSW 2145		
Lot/Section/DP	1	-	735207
Draft Cumberland LEP ID	I227		
Former LEP ID	I109 (Holroyd LEP), Bonds administrative building, storage, cutting room, former cotton bale room, former bobbin mill; A7 (Holroyd LEP), Bonds Site		
Heritage Conservation Area	Not included		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Complex/Group	
	Level 2	Manufacturing and Processing	

Curtilage Map



Statement of Significance

The following statement of significance has been adapted from the *Bonds Factory Site, Dunmore Road, Wentworthville Conservation Management Plan* (2014) prepared by MUSEcape, Orwell and Peter Phillips Architects, Roslyn Burge and Meredith Hutton.

The Bonds factory site is of local and potentially state significance for the historic, aesthetic, social, rarity and representative values the site embodies.

The Bonds factory site is historically significant at a State level as a major industrial complex in the Cumberland Council LGA where the iconic Australian clothing brands, Bonds, were produced for more than eighty years. The site provides evidence for the evolution of the site in response to changing manufacturing methods, market trends and economic circumstances. From its inception, the factory influenced the development of the neighbouring suburbs of Wentworthville and Pendle Hill, including the construction of Pendle Hill Railway Station and the expansion of residential and retail development to serve the large Bonds workforce. The site has strong associations with George A. Bond who founded the company and established Australia's first cotton spinning mill.

Parts of the factory complex demonstrate a high degree of technical achievement. However, much of that technical significance was embodied in the machinery that the company used over the years and which in many cases was leading edge technology in the cotton spinning and weaving industry, however, these have been largely removed from site. The brick facade to Dunmore Street retains aesthetic value as an example of the formal administrative front to the factory.

It is likely the site has some social value to past employees of Bonds that have a strong attachment to the site as the place where they had their first job, learned new skills, met their partner, made special friends, spent their working career or participated in the sporting teams and social activities such as the regular dances which the company put on for its staff.

The Bonds factory is a relatively rare example of an industrial building typology that is representative of a large manufacturing complex in the spinning and weaving industries.

Criteria Assessment	
a) Historic	The item is historically significant as a major industrial complex in the Cumberland Council local government area where the iconic Australian clothing brands were produced for more than eighty years, showing evidence of the evolution of the site in response to changing manufacturing methods, market trends and economic circumstances. From its inception, the factory influenced the development of the neighbouring suburbs of Wentworthville and Pendle Hill, including the construction of Pendle Hill Railway Station and the expansion of residential and retail development to serve the large Bonds workforce.
b) Associative	The Bonds site has historical associational value through its links with George Alan Bond, the founder of the company, who reputedly established Australia's first cotton spinning mill in the paddocks near 'Dunmore House'. There are also associations with other significant individuals such as Hermon Slade and with the many thousands of employees who worked on the site from the 1920s onwards and made a variety of contributions to the development of the area.
c) Aesthetic/Technical	Parts of the factory complex demonstrate a high degree of technical achievement. However, much of that technical significance was embodied in the machinery that the company used over the years and which in many cases was leading edge technology in the cotton spinning and weaving industry. The plant was regularly upgraded so that manufacturing kept abreast of the times. Little machinery remains on site – most has been either replaced, scrapped or sold for parts. The brick facade to Dunmore Street has aesthetic value as an example of the formal administrative front to the factory. There is aesthetic value in the older sections of the factory, particularly parts of the cutting rooms that retain their massive timber posts and roof trusses. The John Austin Centre, currently used as a training centre, is a former store with architectural merit, sympathetically adapted to its new use.
d) Social	Social value is hard to quantify without detailed surveys of those who have been associated with a place, but it is highly likely that many past and present employees of Bonds will have strong opinions about the factory – some positive, some negative. It is likely that some will have strong attachments to the site as the place where they had their first job, learned new skills, met their partner, made special friends, spent their working career or participated in the sporting teams and social activities such as the regular dances which the company put on for its staff. The former 'dance room', later converted to a staff cafeteria, probably has social significance for a number of past employees.
e) Scientific	While the entire site is listed as an Archaeological Site the disturbance associated with the concrete slab construction of the buildings is likely to have reduced the potential for sub-surface relics to low. The item therefore does not meet this criterion as it is likely the area has been compromised by the extensive earth works associated with the construction of additional factory buildings and bitumen car parks throughout the late twentieth century.
f) Rarity	The use of reinforced concrete for walls (as in the Cutting Room) seems to have been relatively rare for industrial buildings at a State level, although it had been used for other building types in NSW

	previously (such as the Manson & Pickering designed office building Union House, 1919). The Administration Building and Fabric Store and old Spinning Mill fronting Dunmore Street, the saw-tooth roofed early sections of the factory including the Cutting Room, the John Austin Centre, the bale stores and other early structures on site are all rare in the former Holroyd local government area and probably in NSW generally.
g) Representativeness	The Bonds factory is representative of a large manufacturing complex in the spinning and weaving industries but its ability to demonstrate its former uses has been severely reduced by the removal of most plant and equipment with the decision to transfer garment manufacture offshore and to close the factory.

Physical Description

The following physical description has been adapted from the *Bonds Factory Site, Dunmore Road, Wentworthville Conservation Management Plan* (2014) prepared by MUSEcape, Orwell and Peter Phillips Architects, Roslyn Burge and Meredith Hutton:

Setting

The Bonds factory occupies a rectangular site bounded on its northern side by Dunmore Street, on its eastern side by Jones Street, by residential properties on its southern side and by the curtilage of the heritage item "Dunmore" and residential properties on the western side.

Much of the original clothing production areas are under a saw-toothed roof behind the facade. Parts of the factory, including former cutting rooms, retain their original hardwood timber posts and roof trusses, although some structural elements have been replaced with steel. Other built elements from the earlier phases of site development include a former store with clerestory roof (converted in recent years into the John Austin Centre), a training and conference facility, a row of concrete roofed cotton bale stores with sliding metal doors counterbalanced with heavy weights, a pitched roof building possibly built as a storage shed and used for company dances but converted to a staff cafeteria in 1949. Also, on site are parts of the former boiler house, a carpentry workshop, electrical substation, recent office buildings and extensive areas of car parking. Within this landscape of the Bonds site, the significant heritage buildings are generally concentrated in the northern portion of the site, with the southern portion of the site is dominated by later warehouses of lesser significance.

At present the site is under a Development Application to redevelop the site. Key buildings to be retained include; the cutting room (c.1925 warehouse), the dance hall (c.1930 hall), the cotton bale stores (c.1920), and the new boiler house and store (c.1950s – 1960s).

Buildings proposed for demolition include; The Yarn Store, Old Spinning Mill, Compressor Room, Carpenters Workshop, Amenities, Substation, Store and Loading Dock, Covered Roadway, Offices, New Bale Stores, Spin Dispatch, Electricians Workshop, New Spinning Mill, Dye House, Store, Canopy, Warehouse Extension, Spinning Mill Extension, Dye House Extension, and Loading Dock.

Yarn Store

It is likely the building relates to the second phase of development of the Bonds site that occurred in the 1930s. The building is a large brick building with a sawtooth roof clad in corrugated iron. The roof is supported on steel trusses and featuring an asbestos cement ceiling. It has a concrete floor, steel roller door shutters and steel framed windows.

Old Spinning Mills

It is likely this building relates to the first phase of development of the George. A. Bond & Co, c.1920s. The building has concrete walls, with a corrugated iron saw tooth roof. The building contains early mechanical ventilation ductwork, possibly dating from the introduction of air-conditioning to the mill in the 1950s. The western-most bay is topped by ventilation towers and a water tank which retains remnants of its early signage. The interiors feature steal column and beams, timber trusses, steel framed windows, and brick internal partitions, with some later steel stud partitioning.

Administration and Fabric Store

It is likely the building relates to the second phase of development of the Bonds site that occurred in the 1930s. The style of the brick frontage suggests the 1930s period but may incorporate earlier structures. Aerial photographs indicate the building was constructed in at least three stages, and contains a number of different structural systems including clear span steel trusses (with south lights) between masonry walls (the western-most section), steel columns and beams similar to the old Spinning Mill (the south-east corner) and hollow section steel columns made from pairs of welded steel angles.

The northern-most bay of the factory building is constructed of face brick walls with a gabled roof clad with Marseilles tiles. This portion of the building incorporates a projecting bay entrance, marked by a brick square parapet framed either side with tall brick piers and stepped string course above the entrance with the original door. The entrance also has metal lettering which reads 'Bonds Industries Limited' and is addressed by three brick steps. Along the north elevation are expressed brick beneath the eave.

This part of the building may be the addition constructed in 1939 to house additional yarn plant. The facade was altered in 1989 to designs by in house engineer with the enlargement of some openings and replacement of all window frames with aluminium frames; the concrete tables along the street frontage may have been added at the same time. Other alterations included new aluminium framed doors, a new metal-clad east façade treatment, and refurbished interiors including false ceilings and partitions.

Buildings not visible from the Public Domain

There are several other workshops with the curtilage, however they were not visible from the public domain. They include the former store, cutting room, cotton bale store, compressor room, carpenters' workshop, the amenities building, substation, John Austin Centre, several workshops and offices.

The following descriptions are quoted from the CMP prepared by Musecape, Orwell and Peter Phillips Architects, Roslyn Burge and Meredith Hutton (2016).

Cutting room

The Cutting Room was part of the original factory premises at Wentworthville designed by Robertson and Marks Architects, and may have housed the first cotton spinning mill. A drawing (the only one found from the earliest phase of development) showing the plan of the building, dated November 1922, is held in the Pacific Brands plan collection; this drawing also shows the outlines of a Mercerising Plant building, with dimensions of 14 feet x 25 feet in plan, and a Lavatory and Luncheon Rooms block, and refers to other drawings which appear not to have survived. The Robertson & Marks records indicate that "Cotton mills, Machine Shop and Mercerising House" were completed in 1925.

The Cutting Room building combined traditional and modern construction techniques, hardwood being used for the columns and reinforced concrete for the main walls.

The sawtooth roof was constructed with composite trusses mainly of timber, with steel rods for the tension members. Timber framed windows were constructed along most external walls.

The condition of the original building is generally fair to good. Most of the windows have been painted over, as the original building has progressively been surrounded by later structures. The hardwood structure appears sound, although some supplementary steel members have been added and some posts have warped and twisted, apparently without any effect on their structural capacity. The concrete

walls also appear sound, despite some physical damage at penetrations for services.

Cotton Bale Store

These small structures were designed as fire-proof stores for cotton bales and were probably built in the 1920s during the first phase of development. There are six surviving stores in different states of intactness; all originally had reinforced concrete floors, walls and roofs, and metal-clad sliding fire doors with counterweights. The stores have most recently been used for general storage and work areas. A seventh store, at the western end of the row, was converted to a vehicular passageway, providing access to larger bale stores to the south, constructed sometime after 1945.

Compressor Room

This building was probably built during the first phase of development (G A Bond & Co) around 1920s, as its construction materials are similar to other buildings of that period. Its original use is unknown, but it may have been the building housing the mercerising plant referred to on the 1922 drawing for the cutting room. It has more recently been used to house compressor equipment. The building has a concrete floor and concrete walls, steel framed windows, and has steel trusses supporting the monoslope roof.

Carpenters' Workshop

The present Carpenters' workshop was probably built during the second phase of development (Bond Industries), as the style of its brick frontage suggests the late 1930s period. It is connected to the nearby amenities block, which may have occurred at a later date. The building has a concrete floor, face brick walls, timber framed doors and windows, and timber trusses supporting the roof.

The Amenities Building

The Amenities building was probably built at the same time as the similarly constructed Compressor Room nearby, during the first phase of development (G A Bond & Co) around the 1920s. It is possible that this building is the Luncheon room and Lavatories building referred to on the 1922 drawing for the cutting room. The building has concrete floor and walls, timber framed glass louvered highlights, later aluminium framed louvre windows, and timber rafters and ceiling linings above.

Substation

Although not mentioned in documentation, the substation is likely to have been built during the first phase of development (G A Bond & Co) around the 1920s, to supply power to the spinning mill. The original L-shaped building surrounds a later open-air transformer enclosure. The building has a raised concrete floor, brick walls with small high-level openings, and a concrete slab roof. External steel frames originally carried power lines serving factory buildings and retain some porcelain insulators. Electrical equipment in use within the main substation dates from the 1950s and later; the small attached store to the north of the substation building contains significant earlier redundant electrical equipment.

John Austin Centre

This building was known as the storage building at the time it was included in the list of significant elements on the site by the former Holroyd City Council. It was probably built during the first phase of development on the site (G A Bond & Co) around 1920s, as it has concrete walls with horizontal board marking from formwork, similar to those on other early buildings. Its original use is unknown, although

surviving parts of the timber-louvered lantern on the eastern section suggest a possible storage use, perhaps in connection with the original boiler house which was located to the east. It was shown on drawings from the 1970s as a store and first aid centre. The building is L-shaped in plan, with concrete floor and walls and a timber trussed clerestory roof. The original clerestory evidently had timber and glass louvres, some bays of which remain at the eastern end. The northern wing of the building was completely refurbished internally in 2004 as a meeting room / staff training centre with associated kitchen, eating area and lavatories, and most of the clerestory louvre panels have been replaced with aluminium-framed windows. Aluminium framed doors and windows also date from this period.

Stores and Loading Dock

This infill building seems likely to have been built during the third phase of development (1950s-60s), over the original roadway between the Old Spinning Mill and Cutting Room to the east, and the Yarn Store and former Staff Cafeteria / Dance Hall to the west. It has a concrete floor and columns, brick walls, and steel trusses supporting south lights.

Offices

This two-storey building was completed in about 1964 as new administration offices and was designed and constructed by Civil and Civic. It has concrete floors and stairs, brick walls, aluminium framed doors and windows, and a steel deck roof. The building has been refurbished internally since construction.

New Bale Stores

These buildings were probably built during the third phase of development (1950s/60s) To increase cotton storage capacity for the additional spinning mills. They have concrete floors, brick walls (except for the concrete northern wall to the original bale stores), and steel trusses supporting sawtooth roofs with steel framed south lights.

Spin Dispatch

The building now known as the yarn store was probably built as an additional bale store towards the end of the third *phase* of development (1950s-60s). It was later used as spin dispatch (according to drawings in the Pacific Brands plan room). It has a concrete floor, concrete block walls, and open web steel joists supporting the roof.

Electricians' Workshops

The workshop was probably built during third phase of development (1950s-60s), as its structure matches other smaller buildings from this period. It was later used

as a lunchroom in the 1980s, and most recently as an engineering workshop. It has a concrete floor, framed and sheeted walls, steel framed highlight windows, and steel trusses supporting the roof.

Boiler House

The boiler house appears likely to have been built during the third phase of development (1950s-60s). It has a concrete floor, brick walls, and steel trusses supporting a sawtooth roof with steel framed south lights. The building contains the lower sections of the two remaining steel flues and some associated pipework; other equipment (including a third flue) has been removed. Adjoining the boiler house is a brick oil tank room with a steel feeder water tank on its flat concrete roof.

New Spinning Mill

The new spinning mill was the first major building to be constructed during the fourth phase of development (1970s-1990s). It was originally designed as a spinning mill, and later used as a knitting mill and bra factory. The mill is a two-storey structure at the northern end, with the ground floor cut into the slope of the site, and the first floor at ground level on the southern end of the site. It has concrete floors and columns (flat plate structure), brick walls, and aluminium framed windows. The roof structure is presumably steel trusses, concealed by a false ceiling.

The southern extension to the New Spinning Mill was built about 1995, to a design by Quanstruct Pty Ltd. It is a single storey building at the upper level of the mill, and has a concrete floor, and steel portal frames supporting steel cladding to roof and walls.

Warehouse

This utilitarian building was probably built towards end of the third phase of development (1950s-60s) as a warehouse and was later extended to form part of the dye house. It has a concrete floor, steel columns, and sloping open web steel joists (typical of this period of construction) supporting the roof.

The northern extension to the warehouse (subsequently incorporated into the Dye House) was built about 1991 to a design by architects Peter Crowley and Partners. It has a concrete floor, precast concrete panel walls, and steel columns and beams supporting the roof.

Covered Roadway

This structure was built during the fourth phase of development (1970s-1990s) over the former roadway between the new bale stores and new spinning mill. It has a concrete floor, steel columns, and steel trusses supporting the roof.

Canopy

The extensive canopy, U-shaped in plan, was built about 1995 on the site of the original powerhouse, to a design by Quanstruct Pty Ltd. It has steel columns, beams and trusses supporting the steel deck roof, with fiberglass panels for daylighting.

Dye House Extension

The extension to the former warehouse to create the Dye House was built about 1987, to a design by in-house engineer Phil Bathie. It has an L-shaped plan which wraps around the former warehouse to the south and east, with a mezzanine floor at the southern end. The building has concrete floors, steel portal frames, brick walls, and aluminium framed doors and windows. While the majority of the building is an open space, the eastern bay contains offices and laboratories associated with the Dye House.

Landscape

The site generally features minimal plantings within the site, with most plantings located along the perimeter of the site. The northern boundary along Dunmore Street consist of a several established plantings, that consist of a mix of native species including eucalypts and casuarinas.

Condition

The condition of the buildings is varied. As the site has remained unoccupied for some time, there are some that building are in a more deteriorated state than others. Generally, the condition is considered fair.

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

Alterations and Additions

Externally, the buildings appear to have a high level of integrity. However, due to the nature of the sites continued use from 1922 to 2010, it is likely the interiors have undergone substantial modification with the upgrading of technology in line with operational standards and procedures. The site also contains a number of later twentieth century warehouses. The site is considered to have a moderate level of integrity.

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

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

Historical Notes

Construction years	1922
--------------------	------

The following history has been summarised from the *Bonds Factory Site, Dunmore Road, Wentworthville Conservation Management Plan* prepared by Musecape, Orwell and Peter Phillips Architects, Roslyn Burge and Meredith Hutton:

In 1819 D'Arcy Wentworth, brother of William Charles Wentworth was given a Crown Grant of 2,200 acres west of Parramatta including the future site of "Dunmore" and the Bonds factory. By 1883 part of the Wentworth land known as the 'Wentworthville Estate' was owned by William Charles Wentworth's fourth child, Fitzwilliam Wentworth. In that year he sold 8 acres to William McMillan, then a Sydney merchant and a partner in A McArthur and Co., importers and warehousemen.

On 5 February 1884 William McMillan mortgaged his property at Wentworthville to secure a loan for the construction of 'Dunmore' and on 18 August he purchased the adjacent major portion of the property, with the remaining 27 acres of the Dunmore property purchased in July the following year. The railway station was renamed Wentworthville.

In 1886, a Sydney Morning Herald article indicated the development of the township of Wentworthville, advertising the sale of land allotments as part of a 500-acre picturesque estate (a portion of the D'Arcy Wentworth 2200-acre grant). The following year William McMillan was elected to the NSW Legislative Assembly for the electorate of East Sydney. He divorced his wife Ada Charlotte and moved out of 'Dunmore'. By 1889 he was Colonial Treasurer of NSW.

In 1906 American George Alan Bond was operating a small trading firm in New Jersey when he decided to emigrate to Australia. Thirty years old at this stage, Bond had been born on 22 May 1876 at Louisville, Kentucky, USA, to George Henry Bond, a Scottish horticulturist and his wife Jane, née Redman. In 1915 he established a small hosiery and glove importing business, called George A Bond & Co. on the fourth floor of Aberdeen House, Clarence Street, Sydney and around December that year he moved his business to Pomeroy House in York Street, Sydney, taking over a whole floor for sales showrooms and a warehouse.

The First World War had started in 1914 and by 1917 shortages in the supply of locally produced clothing prompted Bond to go into manufacturing, establishing his first hosiery plant at Redfern. At this stage he was producing only black, white and tan cotton hosiery, not yet lisle and was possibly using imported art silk yarn.

In 1918 George Bond retained Pomeroy House for showrooms, and commenced underwear manufacturing in premises at Mallett Street, Camperdown. His warehouse was moved to a large shop at the corner of Parramatta Road and Mallett Street. Goods were dispatched from Camperdown until larger premises became available. During these early years, men's cotton athletics were manufactured under the name of Bonds Athletics.

"Dunmore" at Wentworthville had been sold by William McMillan in 1912 to Percival Edgar Thompson of Gosford and on 31 January 1920 George Bond purchased the property from Thompson. With the enterprise now flourishing, Bonds became a public company, George. A. Bond & Co Ltd, with an issued capital of about £200,000 and Bond as Managing Director.

George Bond became an Australian citizen in 1922. Between 1921 and 1923 all Bonds facilities had been consolidated at Camperdown where the well-known Sydney-based architectural firm of Robertson & Marks Designed an additional four floors of the premises. In 1922 the same firm was commissioned to design new factory premises at Wentworthville.

In 1923 Bond established Australia's first cotton spinning and weaving operation on his property at Wentworthville, the first in the Southern Hemisphere and commenced the manufacture of lisle stockings from Australian cotton. Bond persuaded the railway authorities to build a platform on the western railway line so his employees would be within easy walking distance of the Pendle Hill station, that opened on 12 April 1924.

When construction of the Bonds factory started, the area was still semi-rural, with remnant stands of native woodland and only limited residential development, mostly around the railway stations. By the 1930s the factory occupied a considerable area and residential development had expanded nearby.

By 1925, Bonds were producing about a quarter of the total Australian output of hosiery and knitted goods. From 1926 Bonds received a bounty for manufacturing yarn from local cotton and George Bond formed a subsidiary company, George A Bond Cotton Mills Ltd. By the following year, the company was spinning cotton, throwing silk and manufacturing full fashioned hosiery, half hose, knitted underwear and woven towels and was described by The Bulletin as being the largest hosiery manufacturer in the British Empire. At this time the company employed some 2,600 people and had assets valued at £1,582,000.

The Great Depression was looming and in 1929 George A Bond & Co. went into liquidation, a victim of the impending downturn in world trade and United Kingdom import policies. In August that year Bond's Industries Ltd was formed after offers were made by a group of creditors to the liquidators of George. A. Bond & Co. and George. A. Bond Cotton Mills. The new company was listed on the NSW and Sydney Stock Exchange on 27 February 1930, with paid up capital of £171,009. The loss involved in the liquidation was probably the largest suffered by a manufacturing company to that date – all the share capital to the value of £700,000 had to be written off. George Bond was forced to sell "Dunmore" at a low price to an organisation operated by the Churches of Christ.

A satisfactory turnover was achieved in 1930 even though prices of commodities were reduced due to the Depression which continued into the late 1930s, forcing other states to cut prices, making it

impossible for Bonds to retain a margin of profit. In April 1931 George Bond was declared bankrupt. Bond's Industries purchased Ladderproof Textiles Ltd and by this time had 3,000 employees.

Severe competition in 1932 forced further reduction in prices, offsetting losses and major changes were made to merchandising policies. Bonds Industries by now were producing 7,000 garments per hour, using 5 million pounds of cotton annually, including 70% of the Queensland crop. Bonds machinery then covered a total of 10 acres (4 hectares) at Wentworthville although company records do not indicate the locations for this machinery.

There was a heavy operating loss in 1934, largely due to stock write-downs. The cotton spinning industry was brought under Federal awards. A small net loss was incurred, mainly due to a falling market and reorganisation of the company's manufacturing and distribution methods. Hungerford, Spooner & Co were appointed auditors and W H 'Hermon' Slade became Chairman of the Board.

The effects of the Great Depression had begun to wane in 1934 and although sales volume declined, progress was achieved through cleaning up of stock and reduction of manufacturing and trading losses. A meeting of debenture holders was held to discuss temporary alleviation of the annual debenture interest charge. Bonds Industries returned to profitability in 1935 and arrangements were made with the Australian Investment Trust Ltd for the liquidation of its indebtedness for calls on shares. George Bond was discharged from bankruptcy in April 1935 and became manager of a small hosiery firm at Summer Hill, Jeanette Manufacturing Co., founded by his wife in 1928.

In 1939, Bond's iconic company identity came into being with the creation of Chesty Bond as part of a merchandising campaign to sell men's underwear, and the singlet in particular. The character was a co-creation of cartoonist Syd Miller and Ted Maloney, the Bond's account executive at advertising agency, J. Walter Thompson.

Bonds continued to expand throughout the 1940s with mills established in Rosebery and Five Dock to supplement the Wentworthville Mill. In 1952 a trade recession occurred, and Bonds was unable to pass on to its customers the higher costs incurred for raw materials, labour and other expenses. There was a reduction in output at Camperdown, Dubbo and Wentworthville due to reduced market demand, partly caused by the inability of manufacturers and retailers to finance purchases. A reduction in overseas and local prices of raw materials necessitated the writing down of stocks to market value. There was a reduction in output at the Wentworthville mill.

In 1960 a new extension to the Wentworthville mill was opened and alterations to the Five Dock plant were under construction. By 1967 employees of the Bonds group numbered 4,070. Sales of apparel rose substantially in 1968 and there were big improvements to warehouse and dispatch facilities which helped in the servicing of customers' orders. Bonds products at this stage were more than 90% cotton and trading was affected by increased cotton prices, higher labour costs, wage increases and additional costs associated with the establishment of the Lithgow Production Unit.

Bonds was taken over by Pacific Dunlop in June 1987 and company name changed to Bonds Industries Ltd. The Wentworthville site continues to operate, and the company continues to acquire various hosiery companies. In 2009, Pacific Brands announces it will lay off 1,850 staff and close most manufacturing sites in Australia, claiming they are no longer economically viable. The company announces it will move manufacturing operations to China.

In 2010 Pacific Brands cuts 1850 jobs and ceases manufacturing in Australia by September to reduce manufacturing costs. After public outrage and media coverage of the sacked staff a group of former employees band together to form Tuffys & Tuffetts underwear, buying some of Bonds old equipment and rehiring sacked staff.

The site was sold to Rainbow Force Pty Ltd in 2012. At present the site remains unused and unoccupied.

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.		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.	X
4. Consider additional research to nominate this item for the State Heritage Register.	X	9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).			
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:

- The site should be investigated further for its potential to be listed on the State Heritage Register (SHR). It appears to be of State significance for its historic, aesthetic, social, rarity and representative values, being a former major industrial complex where the iconic Australian clothing brands, Bonds, were produced for more than eighty years.
- The assessment of heritage significance in the for the *Bonds Factory Site, Dunmore Road, Wentworthville Conservation Management Plan* (2014) prepared by MUSEcape, Orwell and Peter Phillips Architects, Roslyn Burge and Meredith Hutton, should be used to assist the nomination for the site to the State Heritage Register (SHR).
- The Conservation Management Plan should be used as the guiding document for future works regarding the site's redevelopment.
- This item has been converted from an Archaeological Item to just a Heritage Item. The former LEP has classified a series of items of an industrial nature, including railway, road and water infrastructure, as 'archaeological' sites. This classification is historical and relates to the former use of the term 'Industrial Archaeology', which refers to the study of industrial and engineering history. The use of the term 'Industrial Archaeology' is no longer used and the term 'Industrial Heritage' is now preferred. Archaeological sites are legally defined as sites which contain one or more 'relics' and, in NSW, relics are specifically protected by the Sections 138 -146 of the Heritage Act 1977. The classification of a site as 'archaeological' consequently affects the statutory controls and

procedures, including the need for excavation permits and pre-excavation procedures, triggered by Development Applications.

- The listing of the Former Bonds Factory Site as a heritage item is the appropriate statutory listing relevant to the item.

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	'Bonds administrative building, storage, cutting room, former cotton bale room, former bobbin mill' and 'Bonds Site'	1227
Heritage Study	'Bonds administrative building, storage, cutting room, former cotton bale room, former bobbin mill' and 'Bonds Site'	1227
National Trust Australia Register	N/A	-

Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland Council Heritage Study
Heritage Study	Graham Brooks & Associates	1998	Holroyd Heritage Study
Heritage Study	Nuestein & Associates	1992	Holroyd Heritage Study

Other References

- Karskens, G. 1991. *Holroyd - A Social History of Western Sydney*. Sydney: University NSW Press
- Musecape, Orwell and Peter Phillips Architects, Roslyn Burge and Meredith Hutton. 2016. *Bonds Factory Site, Dunmore Road Wentworthville Conservation Management Plan*. Prepared for JST (NSW) Pty Ltd.

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



Yarn Store.



Yarn Store.



Old Spinning Mills.



Old Spinning Mills.



Administration and Fabric Store.



Administration and Fabric Store.



Administration and Fabric Store.



Administration and Fabric Store.



Administration and Fabric Store.



Administration and Fabric Store and Old Spinning Mills.

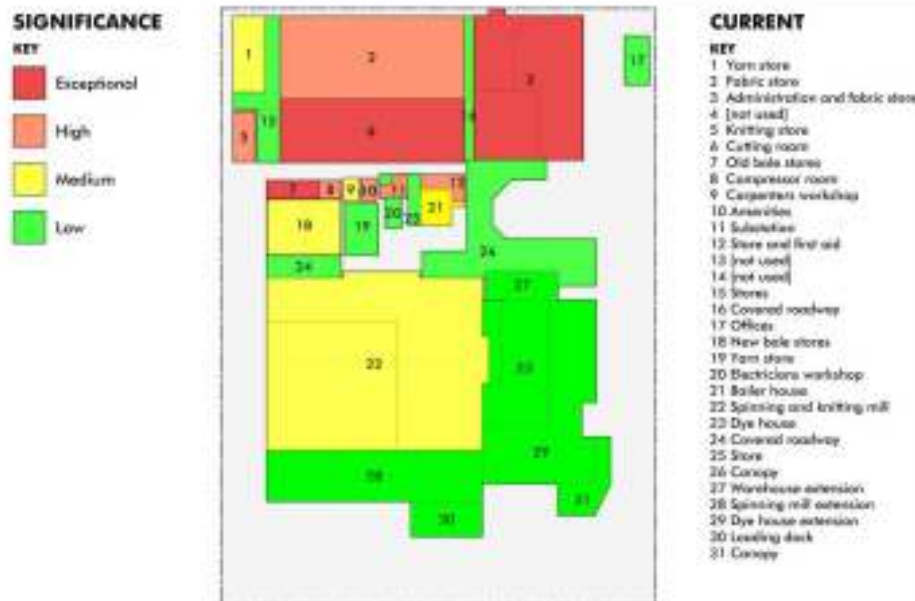

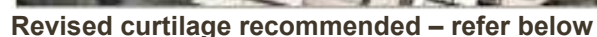


Diagram of the Bonds site showing the assessed significance of built elements (Source: Musecape, Orwell and Peter Phillips Architects, Roslyn Burge and Meredith Hutton. 2016, p. 148).

Heritage Inventory Sheet

Item Name	Former Bonds Bobbin Mill Facade		
Recommended Name	Former Bonds Bobbin Mill Facade		
Site Image			
Address	211-215 Dunmore Street, Pendle Hill NSW 2145		
Lot/Section/DP	65	-	881163
Draft Cumberland LEP ID	I228		
Former LEP ID	I93 (Holroyd LEP)		
Heritage Conservation Area	Not included		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Manufacturing and Processing	



Statement of Significance

The Former Bonds Bobbin Mill Façade is of local significance for its historic, associative and rarity values. The façade is historically related to the cotton spinning operation at the Bonds factory site, located at 190–220 Dunmore Street. The building was an integral part of the operations of Bonds Factory, which manufactured the bobbins, cones and other wooden items used in the spinning process. The façade is an element of one of the original Bonds buildings and is now one of the few surviving industrial / manufacturing buildings of this period in the area.

Criteria Assessment

Criteria Assessment	
a) Historic	The façade is historically related to the cotton spinning operation at the Bonds Site, located at 190–220 Dunmore Street, being the place where bobbins, cones and other wooden items used in the spinning process were made.
b) Associative	The item is associated with the Bonds factory site located at 190–220 Dunmore Street.
c) Aesthetic/Technical	The item does not meet this criterion.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The façade is an element of one of the original Bonds buildings and is now one of the few surviving industrial / manufacturing buildings of this period in the area.
g) Representativeness	The item does not meet this criterion.

Physical Description

The former Bond's Bobbin Mill includes the front façade of the former structure which has been incorporated into a brick residential apartment block. The façade is constructed of dark brick with expressed brick piers dividing the façade into eight bays with a central entrance. The central entrance consists of a coated steel gate with a stepped brick lintel. Each bay features a six-paned window with a metal frame and textured glass panes. The windows have sloped brick sills and stepped brick lintels. The upper façade reads 'Bonds Industries Limited' with a single string course of expressed brick, capped with a coloured concrete strip. The lower façade features a plaque that reads 'Wormald Brothers Grinnell Sprinkler Stop Valve Inside'. Each end of the façade features a recessed drain with a covered hood.

The façade has been incorporated into a three-storey residential apartment block, built c.1997. The apartment is constructed of brick and has made a conscious effort to follow the form of the façade with the use of expressed brick piers and fenestration of a similar scale. There are steel inserts supporting to Bobbin Mill façade which operates as an entrance to this residential complex.

The façade is framed either side with a fence. The fence consists of brick piers capped with concrete with a low brick balustrade topped with steel ladder inserts. Behind each fence is an informal hedge.

Overall, the condition of the item is fair. The brickwork appears to show some signs of salt attack.

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

Alterations and Additions

- Entire factory demolished in c.1997, construction of new residential development*
- Front façade retained and incorporated into residential development
- New entrance gate
- New landscaping

Although the immediate landscape Former Bobbin Mill is highly modified, the item retains a moderate level of integrity for its relationship to the Bonds Factory site and level of intact fabric retained on the front façade.

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

* element detracts from the overall cultural significance of the place

Historical Notes

Construction years	c.1939-1941
--------------------	-------------

Bonds Site

The following history of the Bonds Site has been summarised from the CMP prepared by Musecape, Orwell and Peter Phillips Architects, Roslyn Burge and Meredith Hutton:

In 1819 D'Arcy Wentworth, brother of William Charles Wentworth was given a Crown Grant of 2,200 acres west of Parramatta including the future site of "Dunmore" and the Bonds factory. By 1883 part of the Wentworth land known as the 'Wentworthville Estate' was owned by William Charles Wentworth's fourth child, Fitzwilliam Wentworth. In that year he sold 8 acres to William McMillan, then a Sydney merchant and a partner in A McArthur and Co., importers and warehousemen.

On 5 February 1884 William McMillan mortgaged his property at Wentworthville to secure a loan for the construction of 'Dunmore' and on 18 August he purchased the adjacent major portion of the property, with the remaining 27 acres of the Dunmore property purchased in July the following year. The railway station was renamed Wentworthville.

In 1886, a Sydney Morning Herald article indicated the development of the township of Wentworthville, advertising the sale of land allotments as part of a 500-acre picturesque estate (a portion of the D'Arcy

Wentworth 2200-acre grant). The following year William McMillan was elected to the NSW Legislative Assembly for the electorate of East Sydney. He divorced his wife Ada Charlotte and moved out of 'Dunmore'. By 1889 he was Colonial Treasurer of NSW.

In 1906 American George Alan Bond was operating a small trading firm in New Jersey when he decided to emigrate to Australia. Thirty years old at this stage, Bond had been born on 22 May 1876 at Louisville, Kentucky, USA, to George Henry Bond, a Scottish horticulturist and his wife Jane, née Redman. In 1915 he established a small hosiery and glove importing business, called George A Bond & Co. on the fourth floor of Aberdeen House, Clarence Street, Sydney and around December that year he moved his business to Pomeroy House in York Street, Sydney, taking over a whole floor for sales showrooms and a warehouse.

The First World War had started in 1914 and by 1917 shortages in the supply of locally produced clothing prompted Bond to go into manufacturing, establishing his first hosiery plant at Redfern. At this stage he was producing only black, white and tan cotton hosiery, not yet lisle and was possibly using imported art silk yarn.

In 1918 George Bond retained Pomeroy House for showrooms, and commenced underwear manufacturing in premises at Mallett Street, Camperdown. His warehouse was moved to a large shop at the corner of Parramatta Road and Mallett Street. Goods were dispatched from Camperdown until larger premises became available. During these early years, men's cotton athletics were manufactured under the name of Bonds Athletics.

With the enterprise now flourishing, Bonds became a public company, George. A. Bond & Co Ltd, with an issued capital of about £200,000 and Bond as Managing Director. George Bond became an Australian citizen in 1922. Between 1921 and 1923 all Bonds facilities had been consolidated at Camperdown where the well-known Sydney-based architectural firm of Robertson & Marks Designed an additional four floors of the premises. In 1922 the same firm was commissioned to design new factory premises at Wentworthville.

In 1923 Bond established Australia's first cotton spinning and weaving operation on his property at Wentworthville. George Bond resided in the grand Victorian mansion known as 'Dunmore' at 222-266 Dunmore Street, Wentworthville. Bonds cotton spinning and weaving operation was the first in the Southern Hemisphere and commenced the manufacture of lisle stockings from Australian cotton. Bond persuaded the railway authorities to build a platform on the western railway line so his employees would be within easy walking distance of the Pendle Hill station, which opened on 12 April 1924.

When construction of the Bonds factory started, the area was still semi-rural, with remnant stands of native woodland and only limited residential development, mostly around the railway stations. By the 1930s the factory occupied a considerable area and residential development had expanded nearby.

By 1925, Bonds were producing about a quarter of the total Australian output of hosiery and knitted goods. From 1926 Bonds received a bounty for manufacturing yarn from local cotton and George Bond formed a subsidiary company, George A Bond Cotton Mills Ltd. By the following year, the company was spinning cotton, throwing silk and manufacturing full fashioned hosiery, half hose, knitted underwear and woven towels and was described by The Bulletin as being the largest hosiery manufacturer in the British Empire. At this time the company employed some 2,600 people and had assets valued at £1,582,000.

The Great Depression was looming and in 1929 George A Bond & Co. went into liquidation, a victim of the impending downturn in world trade and United Kingdom import policies. In August that year Bond's Industries Ltd was formed after offers were made by a group of creditors to the liquidators of George. A. Bond & Co. and George. A. Bond Cotton Mills. The new company was listed on the NSW and Sydney Stock Exchange on 27 February 1930, with paid up capital of £171,009. The loss involved in the liquidation was probably the largest suffered by a manufacturing company to that date – all the share capital to the value of £700,000 had to be written off. George Bond was forced to sell "Dunmore" at a low price to an organisation operated by the Churches of Christ.

A satisfactory turnover was achieved in 1930 even though prices of commodities were reduced due to the Depression which continued into the late 1930s, forcing other states to cut prices, making it impossible for Bonds to retain a margin of profit. In April 1931 George Bond was declared bankrupt. Bond's Industries purchased Ladderproof Textiles Ltd and by this time had 3,000 employees.

Severe competition in 1932 forced further reduction in prices, offsetting losses and major changes were made to merchandising policies. Bonds Industries by now were producing 7,000 garments per hour, using 5 million pounds of cotton annually, including 70% of the Queensland crop. Bonds machinery then covered a total of 10 acres (4 hectares) at Wentworthville although company records do not indicate the locations for this machinery.

There was a heavy operating loss in 1934, largely due to stock write-downs. The cotton spinning industry was brought under Federal awards. A small net loss was incurred, mainly due to a falling market and reorganisation of the company's manufacturing and distribution methods. Hungerford, Spooner & Co were appointed auditors and W H 'Hermon' Slade became Chairman of the Board.

The effects of the Great Depression had begun to wane in 1934 and although sales volume declined, progress was achieved through cleaning up of stock and reduction of manufacturing and trading losses. A meeting of debenture holders was held to discuss temporary alleviation of the annual debenture interest charge. Bonds Industries returned to profitability in 1935 and arrangements were made with the Australian Investment Trust Ltd for the liquidation of its indebtedness for calls on shares. George Bond was discharged from bankruptcy in April 1935 and became manager of a small hosiery firm at Summer Hill, Jeanette Manufacturing Co., founded by his wife in 1928.

In 1939, Bond's iconic company identity came into being with the creation of Chesty Bond as part of a merchandising campaign to sell men's underwear, and the singlet in particular. The character was a co-creation of cartoonist Syd Miller and Ted Maloney, the Bond's account executive at advertising agency, J. Walter Thompson.

Bonds continued to expand throughout the 1940s with mills established in Rosebery and Five Dock to supplement the Wentworthville Mill. In 1952 a trade recession occurred, and Bonds was unable to pass on to its customers the higher costs incurred for raw materials, labour and other expenses. There was a reduction in output at Camperdown, Dubbo and Wentworthville due to reduced market demand, partly caused by the inability of manufacturers and retailers to finance purchases. A reduction in overseas and local prices of raw materials necessitated the writing down of stocks to market value. There was a reduction in output at the Wentworthville mill.

In 1960 a new extension to the Wentworthville mill was opened and alterations to the Five Dock plant were under construction. By 1967 employees of the Bonds group numbered 4,070. Sales of apparel rose substantially in 1968 and there were big improvements to warehouse and dispatch facilities which helped in the servicing of customers' orders. Bonds products at this stage were more than 90% cotton and trading was affected by increased cotton prices, higher labour costs, wage increases and additional costs associated with the establishment of the Lithgow Production Unit.

Bonds was taken over by Pacific Dunlop in June 1987 and company name changed to Bonds Industries Ltd. The Wentworthville site continues to operate, and the company continues to acquire various hosiery companies. In 2009, Pacific Brands announces it will lay off 1,850 staff and close most manufacturing sites in Australia, claiming they are no longer economically viable. The company announces it will move manufacturing operations to China.

In 2010 Pacific Brands cuts 1850 jobs and ceases manufacturing in Australia by September to reduce manufacturing costs. After public outrage and media coverage of the sacked staff a group of former employees band together to form Tuffys & Tuffetts underwear, buying some of Bonds old equipment and rehiring sacked staff. The site was sold to Rainbow Force Pty Ltd in 2012. The site remains unused and unoccupied.

Former Bobbin Mill

Directly across Dunmore Street from the Bonds factory is the site of the former bobbin mill, where bobbins, cones and other wooden items used in the spinning process were made. In 1941, it was reported in the Sydney Morning Herald that due to the improved profit brought by a larger turnover of products, Bonds Industries was carrying large stocks of imported raw cotton and other materials. It was found necessary to begin the manufacture of cotton reels, bobbins, spools and other wooden articles required in the mills, in house. This enabled the company to deliver products without interruption. The Bond's Bobbin Mill made bobbins for the spinning mills and also cotton reels for domestic use. Orders for Bonds were wheeled by trolley across the road to the main factory. The bobbin mill closed in 1978.

This building was later converted to a bicycle store at a time when the company's products included Malvern Star bikes. It was demolished in the 1997 to make way for an apartment building. Part of the brick facade was retained, and the building's former use is interpreted on a small metal plaque affixed to the wall. The area is now rezoned from light industrial to medium to high density residential.

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).	
2. Maintain this item's listing as part of the Heritage Conservation Area.		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).	
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		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:

- Due to the modern residential development to the rear of the façade the curtilage shown below should be considered as a revised curtilage for the 'Former Bobbin Mill Façade' in the Cumberland LEP. Should the revised curtilage be adopted, this listing sheet does not reflect the current Lot/DP which will need to be altered.



Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Former Bonds Bobbin Mill Façade	I228
Heritage Study	Former Bonds Bobbin Mill Façade	I228
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 & Associates	1998	Holroyd Heritage Study
Heritage Study	Nuestein & Associates	1992	Holroyd Heritage Study

Other References

- Karskens, G. 1991. *Holroyd - A Social History of Western Sydney*. Sydney: University NSW Press
- Musecape, Orwell and Peter Phillips Architects, Roslyn Burge and Meredith Hutton. 2016. *Bonds Factory Site, Dunmore Road Wentworthville Conservation Management Plan*. Prepared for JST (NSW) Pty Ltd.

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 of façade from Dunmore Street.



View of façade from Dunmore Street.



Plaque on façade.



Detail of façade.



Detail of façade and gate.



Detail showing plaques affixed to façade.

Heritage Inventory Sheet

Item Name	Dunmore, Victorian Italianate residence and garden setting		
Recommended Name	'Dunmore' - Victorian Italianate Residence and Landscape		
Site Image			
Address	222–266 Dunmore Street, Pendle Hill NSW 2145		
Lot/Section/DP	3	-	554208
Draft Cumberland LEP ID	I229		
Former LEP ID	I94 (Holroyd LEP)		
Heritage Conservation Area	Not included		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential Building (private)	

Curtilage Map



Statement of Significance

Dunmore House is of local and potential State heritage significance for its historical, aesthetic, associative and rarity values. Historically, the site is of significance through its origins as part of D'Arcy Wentworth's 1819 land grant as well as through its associations with Colonial Treasurer Sir William MacMillan who built the residence in 1887. It is also associated with George Alan Bond who later occupied the residence and reputedly established the country's first cotton spinning mill in the paddocks near the house. The building is also significant for its association with the neighbouring Ashwood House. The Churches of Christ Homes Trust purchased Dunmore House as a home for orphans in 1934 and Ashwood House was constructed and opened in 1938 as an "Aged Ladies Nursing Home". The contextual relationship between historic Dunmore House and Ashwood House is significant in that they are both part of the religious community development and associated with the Ashwood family and Churches of Christ.

The residence has aesthetic significance as neat and well-kept example of a late Victorian style mansion with well-maintained filigree detailing. It retains its deep setback from the street and a substantial amount of its original grounds and mature early trees. The house is also one of the few remaining examples in the Cumberland LGA of the large Late Victorian residences erected in the prosperous years of the late 19th century.

Criteria Assessment

a) Historic

The item is of historic significance through its origins as part of D'Arcy Wentworth's 1819 land grant as well as through its historical associations with Colonial Treasurer Sir William MacMillan who built the house in 1887 and George Alan Bond who later occupied the residence.

b) Associative	The item is associated with Colonial Treasurer Sir William MacMillan who constructed Dunmore House in 1887 and George Bond who later occupied the residence and reputedly established the country's first cotton spinning mill in the paddocks near the house.
c) Aesthetic/Technical	The item is of aesthetic significance as neat and well-kept example of a late Victorian style mansion with well-maintained filigree detailing. It retains its deep setback from the street and a substantial amount of its original grounds and mature early trees.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item is rare as one of the few remaining examples in the Cumberland LGA of the large late Victorian residences erected in the prosperous years of the late 19th century and retains significant original fabric and fine detailing.
g) Representativeness	The item does not meet this criterion.

Physical Description

Dunmore House is a large rendered brick Victorian filigree residence with a deep setback on an elevated rise with substantial grounds fronting Dunmore Street, giving the building visual prominence within the landscape. The residence features a hipped slate roof with terracotta ridge capping, and a small projecting bay. The roofscape features four rendered brick chimneys with rendered cornice detailing and replaced guttering. The building has rendered quoins and decorative cornices below the eaves. The elevation to Dunmore Street features a two-storey verandah with decorative cast iron columns, valance and brackets. The verandah features a replaced bullnose awning and a filigree iron railing. At the ground level the verandah encircles three sides of the residence.

The front entrance is located on the western elevation of the building and is framed by an entrance portico with square columns and two spherical vase urns which sit atop the portico. Four sash windows frame the front entrance portico that are matched on the second storey. The elevation to Dunmore Street has three sash windows on the projecting bay on each storey. Two large sash windows sit on either side of the bays which are modern replacement to original French doors. The residence features a new paint scheme. The current colour scheme of the residence is beige, green and red.

To the rear and eastern elevations of the building there is a later single storey rendered brick addition with hipped roof and small four paned windows. The residence is approached by a circular paved driveway at the front entrance to the residence that circles to the rear of the property where there is a second carpark. The driveway is lined by rose bushes and hedges. The grounds of the residence consist of mature gums and new plantings and hedges. Some new palms have been added at the front entrance to the residence.

The building has been well-maintained and is highly intact. It is in a good condition.

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

Alterations and Additions

- A carpark added near Dunmore Street
- New bullnose verandah roof
- Windows have been replaced
- French door to street facing elevation have been altered to windows
- Slate roof has biological growth
- Recently repainted to a refreshed colour scheme- green, orange and beige
- Guttering replaced
- New tree and hedge plantings around the property

- Handrails added at front entrance stairs

Dunmore House retains both its deep setback from the street and its original form and design. The modifications and refreshed colour scheme are sympathetic to the original heritage fabric. It is of high integrity.

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

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

Historical Notes

Construction years	1884
--------------------	------

Pendle Hill

Pendle Hill began as a locality within Wentworthville and became a suburb in 1917, changing its name from Wentworthville West to Pendle Hill. This new subdivision opened in 1927 and rapidly grew in popularity for its neat cottages and attractive gardens.

The suburb sits on land that was part of Darcy Wentworth's land grant. 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 present-day suburbs of Wentworthville, Pendle Hill and Girraween.

The urban growth and population of the area is attributed to the establishment of the Bonds Industries Limited. George Bond's company, George A. Bond & Co opened the first cotton spinning mill in Australia in 1923. The company prospered and in June 1920, Bond converted his enterprise into a public company which led to an increase of jobs within the area. In the 1920s, there were 500 people employed at the mill, with the majority being women. By the mid-1930s there were almost a thousand staff in the Cumberland area employed. Along with the increase of jobs and residences in the area, the success of Bond's company also led to the construction of a railway station at Pendle Hill which opened in 1924 to service the employees at the mill.

Dunmore House

The following history has been summarised from the CMP prepared by Musecape, Orwell and Peter Phillips Architects, Roslyn Burge and Meredith Hutton:

In 1819 D'Arcy Wentworth, brother of William Charles Wentworth was given a Crown Grant of 2,200 acres west of Parramatta including the future site of "Dunmore" and the Bonds factory. By 1883 part of the Wentworth land known as the 'Wentworthville Estate' was owned by William Charles Wentworth's fourth child, Fitzwilliam Wentworth. In that year he sold 8 acres to William McMillan, then a Sydney merchant and a partner in A McArthur and Co., importers and warehousemen. McMillan would go on to be elected as member for East Sydney for the NSW legislative Assembly for the Free Trade Party from 1887-1894s and also become the Colonial Treasurer from 1889-1891.

On 5 February 1884 William McMillan mortgaged his property at Wentworthville to secure a loan for the construction of "Dunmore House" and on 18 August he purchased the adjacent major portion of the property, with the remaining 27 acres of the Dunmore property purchased in July the following year. The railway station was renamed Wentworthville.

In 1886, a Sydney Morning Herald article indicated the development of the township of Wentworthville, advertising the sale of land allotments as part of a 500-acre picturesque estate (a portion of the D'Arcy Wentworth 2200-acre grant). The following year William McMillan was elected to the NSW Legislative Assembly for the electorate of East Sydney. He divorced his wife Ada Charlotte and moved out of "Dunmore House". By 1889 he was Colonial Treasurer of NSW.

In 1906 American George Alan Bond was operating a small trading firm in New Jersey when he decided to emigrate to Australia. Thirty years old at this stage, Bond had been born on 22 May 1876 at Louisville, Kentucky, USA, to George Henry Bond, a Scottish horticulturist and his wife Jane, née

Redman. In 1915 he established a small hosiery and glove importing business, called George A Bond & Co. on the fourth floor of Aberdeen House, Clarence Street, Sydney and around December that year he moved his business to Pomeroy House in York Street, Sydney, taking over a whole floor for sales showrooms and a warehouse.

The First World War had started in 1914 and by 1917 shortages in the supply of locally produced clothing prompted Bond to go into manufacturing, establishing his first hosiery plant at Redfern. At this stage he was producing only black, white and tan cotton hosiery, not yet lisle and was possibly using imported art silk yarn.

In 1918 George Bond retained Pomeroy House for showrooms, and commenced underwear manufacturing in premises at Mallett Street, Camperdown. His warehouse was moved to a large shop at the corner of Parramatta Road and Mallett Street. Goods were dispatched from Camperdown until larger premises became available. During these early years, men's cotton athletics were manufactured under the name of Bonds Athletics.

'Dunmore' at Wentworthville had been sold by William McMillan in 1912 to Percival Edgar Thompson of Gosford and on 31 January 1920 George Bond purchased the property from Thompson. With the enterprise now flourishing, Bonds became a public company, George. A. Bond & Co Ltd, with an issued capital of about £200,000 and Bond as Managing Director.

George Bond became an Australian citizen in 1922. Between 1921 and 1923 all Bonds facilities had been consolidated at Camperdown where the well-known Sydney-based architectural firm of Robertson & Marks Designed an additional four floors of the premises. In 1922 the same firm was commissioned to design new factory premises at Wentworthville.

In 1923 Bond established Australia's first cotton spinning and weaving operation on his property at Wentworthville, the first in the Southern Hemisphere and commenced the manufacture of lisle stockings from Australian cotton. Bond persuaded the railway authorities to build a platform on the western railway line so his employees would be within easy walking distance of the Pendle Hill station, that opened on 12 April 1924.

When construction of the Bonds factory started, the area was still semi-rural, with remnant stands of native woodland and only limited residential development, mostly around the railway stations. By the 1930s the factory occupied a considerable area and residential development had expanded nearby.

By 1925, Bonds were producing about a quarter of the total Australian output of hosiery and knitted goods. From 1926 Bonds received a bounty for manufacturing yarn from local cotton and George Bond formed a subsidiary company, George A Bond Cotton Mills Ltd. By the following year, the company was spinning cotton, throwing silk and manufacturing full fashioned hosiery, half hose, knitted underwear and woven towels and was described by The Bulletin as being the largest hosiery manufacturer in the British Empire. At this time the company employed some 2,600 people and had assets valued at £1,582,000.

The Great Depression was looming and in 1929 George A Bond & Co. went into liquidation, a victim of the impending downturn in world trade and United Kingdom import policies. In August that year Bond's Industries Ltd was formed after offers were made by a group of creditors to the liquidators of George. A. Bond & Co. and George. A. Bond Cotton Mills. The new company was listed on the NSW and Sydney Stock Exchange on 27 February 1930, with paid up capital of £171,009. The loss involved in the liquidation was probably the largest suffered by a manufacturing company to that date – all the share capital to the value of £700,000 had to be written off. George Bond was forced to sell "Dunmore" at a low price to an organisation operated by the Churches of Christ NSW.

When the Homes Trust purchased the property in 1934, they established Dunmore House as a home for orphans in 1936. From 4 April 1936 Dunmore House operated as a boys' orphanage and school by Thomas E. Rofe, conference president of the Churches of Christ. By the 1970s the Churches of Christ were using the building as a secondary school and in 1987 it was used temporarily as a secondary school by the Toongabbie Baptist Christian community School and then as their office.

Soon after, 'Ashwood House' was constructed and opened in 1938 as an "Aged Ladies Nursing Home". Ashwood House was donated to the Women's Conference of Churches of Christ in NSW by Miss Florence May Ashwood in memory of her mother. The site has subsequently been subdivided and Ashwood House incorporated into a retirement village.

Presently, Dunmore House, along with Ashwood House, forms part of an aged care facility owned by Living Care, a service operated by the Churches of Christ 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.		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.	X	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:

- Dunmore House should be investigated further for its potential to be listed on the State Heritage Register (SHR). It appears to be of State significance for its historic, associative, aesthetic and rarity values. In particular, it has a special association with Colonial Treasurer Sir William MacMillan as well as George Alan Bond. It also has State level aesthetic significance as neat and well-kept example of a late Victorian style mansion.

- A Conservation Management Plan 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 and monitor conditions of the site.

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Dunmore, Victorian Italianate residence and garden setting	I229
Heritage Study	Dunmore, Victorian Italianate residence and garden setting	I229
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 & Associates	1998	Holroyd Heritage Study
Heritage Study	Neustein & Associates	1992	Holroyd Heritage Study

Other References

- Karskens, G. 1991. *Holroyd - A Social History of Western Sydney*. Sydney: University NSW Press
- Martin, A.W. *McMillan, Sir William (1850-1926)*, accessed 24 July 2019, <http://adb.anu.edu.au/biography/mcmillan-sir-william-1105>
- Musecape, Orwell and Peter Phillips Architects, Roslyn Burge and Meredith Hutton. 2016. *Bonds Factory Site, Dunmore Road Wentworthville Conservation Management Plan*. Prepared for JST (NSW) Pty Ltd.
- *The Sydney Morning Herald*, Saturday 4 April 1936, p. 10.

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



Dunmore House.



Dunmore House as viewed from Dunmore Street.




Driveway to Dunmore House.



Overview of Dunmore House.

Heritage Inventory Sheet

Item Name	Ashwood House, Inter-War Georgian Revival Residence		
Recommended Name	'Ashwood House' - Inter-War Georgian Revival Residence		
Site Image			
Address	268-280 Dunmore Street, Pendle Hill NSW 2145		
Lot/Section/DP	A	-	335578
Draft Cumberland LEP ID	I230		
Former LEP ID	I95 (Holroyd LEP)		
Heritage Conservation Area	Not included		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Religion / Health Services	

Curtilage Map



Statement of Significance

'Ashwood House' at 268-280 Dunmore Street, Pendle Hill is of local and potential State heritage significance for its historic, aesthetic, social and rarity values. The Churches of Christ Homes Trust purchased Dunmore House as a home for orphans in 1934 and constructed Ashwood House in 1938 as an "Aged Ladies Nursing Home". Ashwood House was donated to the Women's Conference of Churches of Christ in NSW by Miss Florence May Ashwood in memory of her mother. The building is significant for this long association with the district as a church facility and for the part it has played in the continuing development of care facilities within the district. The contextual relationship between historic Dunmore House and Ashwood House is significant in that they are both part of the religious community development and associated with the Ashwood family. The building also has aesthetic and rarity significance as a unique Inter-war Georgian style and purpose-built nursing home with fine detailing.

Criteria Assessment

a) Historic	The Churches of Christ Homes Trust purchased Dunmore House as a home for orphans in 1934 and constructed Ashwood House in 1938 as an "Aged Ladies Nursing Home". Ashwood House was donated to the Women's Conference of Churches of Christ in NSW by Miss Florence May Ashwood in memory of her mother.
b) Associative	The building is significant for this long association with the district as a church facility and for the part it has played in the continuing development of care facilities within the district. The contextual relationship between historic Dunmore House and Ashwood House is

	significant in that they are both part of the religious community development and associated with the Ashwood family.
c) Aesthetic/Technical	The building has aesthetic and rarity significance as a unique Inter-war Georgian style and purpose-built nursing home with fine detailing.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The building has aesthetic and rarity significance as a unique Inter-war Georgian style and purpose-built nursing home with fine detailing.
g) Representativeness	The item does not meet this criterion.

Physical Description

Ashwood House is a single-storey red brick building with an E-shaped layout. The building has a hipped terracotta tiled roof that features a centrally located cupola over the main entry. The central entry is accentuated by a broken pedimented cover supported by simple columns and features a doorway with typically detailed Georgian semi-circular fanlight and sidelights. The facade also features timber framed double hung windows with timber shutters and a prominent western wing with a curved, semi-circular facade featuring multi-paned tinted glazing. There are two face brick chimneys to the western wing. The front of the building has remained essentially intact from its original construction. Extensive additions to the rear and eastern side of the subject building are single storey, featuring face brick walls and a hipped tiled roof. Their floor space is double the original building.

The building is visually prominent with a deep setback and sited on an elevated ridge with a large grassed area and circular driveway in front. Garden beds include European plantings such as roses. There are some substantial trees on the site which contribute to the overall aesthetic significance of the place.

The subject building presently forms part of the Churches of Christ Retirement Village.

Ashwood House and grounds are well maintained and are in good condition.

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

Alterations and Additions

A number of modifications have been carried out to the western and southern sections of the building to incorporate and connect ramps and disabled access, as well as additional structures south of the building. The majority of the additions and additional structures do not read from Dunmore Street.

Ashwood House has high integrity, retaining original form, fabric and setback.

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

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

Historical Notes

Construction years	1938
--------------------	------

Pendle Hill

Pendle Hill began as a locality within Wentworthville and became a suburb in 1917, changing its name from Wentworthville West to Pendle Hill. This new subdivision opened in 1927 and rapidly grew in popularity for its neat cottages and attractive gardens.

The suburb sits on land that was part of Darcy Wentworth's land grant. 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 present-day suburbs of Wentworthville, Pendle Hill and Girraween.

The urban growth and population of the area is attributed to the establishment of the Bonds Industries Limited. George Bond's company, George A. Bond & Co opened the first cotton spinning mill in Australia in 1923. The company prospered and in June 1920, Bond converted his enterprise into a public company which led to an increase of jobs within the area. In the 1920s, there were 500 people employed at the mill, with the majority being women. By the mid-1930s there were almost a thousand staff in the Cumberland area employed. Along with the increase of jobs and residences in the area, the success of Bond's company also led to the construction of a railway station at Pendle Hill which opened in 1924 to service the employees at the mill.

Ashwood House

Ashwood House stands on land originally granted to D'Arcy Wentworth in August 1819. Prior to 1883 the Estate passed to Fitzwilliam Wentworth and was part of the subdivision called the "Wentworthville Estate". In January 1884 Wentworth conveyed 8 acres to SW McMillan, MP and Sydney Merchant, partner in A McCarthur and Co importers and warehousemen. In the same year McMillan mortgaged the property to construct a residence, "Dunmore House" located to the SE of the subject property. In July 1885 McMillan went on to purchase the adjoining 27 acres of land.

In December 1912 the property was sold to Percival Edgar Thompson, and in 1920 to George Allan Bond. Bond, founder of Bond Cotton Mills, also established a factory (now Bonds Industries Ltd) in the area at this time. During the 1930s Depression Bond was forced to sell the house and grounds.

In 1934 the Churches of Christ Homes Trust purchased the property, establishing Dunmore House as a home for orphans. Ashwood House was constructed and opened in 1938 as an "Aged Ladies Nursing Home". donated to the Women's Conference of Churches of Christ in NSW by Miss Florence May Ashwood in memory of her mother. The site has subsequently been subdivided and Ashwood House incorporated into a retirement village.

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).	
2. Maintain this item's listing as part of the Heritage Conservation Area.		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.	X	9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring	X		

		development (form, scale, bulk, setback and height).		
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:

- The site should be investigated further for its potential to be listed on the State Heritage Register (SHR). It appears to be of State significance for its historic and rarity values, being a site constructed in association with Dunmore House by the Churches of Christ Homes Trust as an "Aged Ladies Nursing Home".
- A Conservation Management Plan 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 and monitor conditions of the site.

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Ashwood House, Inter-War Georgian Revival Residence	I230
Heritage Study	Ashwood House, Inter-War Georgian Revival Residence	I230
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 & Associates	1998	Holroyd Heritage Study
Heritage Study	Nuestein & Associates	1992	Holroyd Heritage Study

Other References

- Elias, J and Coppins, S 2013, Pictorial History Holroyd, Kingsclear Books, Alexandria.
- M. L. Subd, Pendle Hill, P8/21
- M. L. Subd, Pendle Hill, P8/20

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



Overview of Ashwood House.



Detail of Ashwood House front elevation.



Overview of Ashwood House.



Detail of Ashwood House front elevation.




View of extension to original building.



View of extension to original building.

Heritage Inventory Sheet

Item Name	Pendle Hill Railway Station		
Recommended Name	Pendle Hill Railway Station Group		
Site Image			
Address	Joyce Street, Pendle Hill NSW 2145		
Lot/Section/DP	1	-	100631
Draft Cumberland LEP ID	I231		
Former LEP ID	I96 (Holroyd LEP)		
Heritage Conservation Area	Not included		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Transport - Rail	

Curtilage Map



Statement of Significance

Pendle Hill Railway Station is of local significance for its direct associations with mid-20th century development of the local area and as part of the railway station redevelopment that took place during the quadruplication of the Main Western Line between Lidcombe and St Marys in 1943. The station buildings are of aesthetic significance as good examples of mid-20th century railway construction in an urban context displaying distinctive elements of Inter War Stripped Functionalist style. They are competently executed and display many typical stylistic elements of similar station buildings throughout New South Wales and in the suburbs of western Sydney share similar construction techniques and design, such as the neighbouring stations of Wentworthville, Toongabbie, Westmead (now demolished) and Seven Hills. These group of station buildings show effects of war time financial constraints. The site has historical significance for its association with the iconic Australian company Bonds, and the company's founder George. A. Bond who was responsible for the naming of the station and the suburb and starting a business in the local area, which would continue to contribute to the local economy from the 1920s and into the twenty-first century.

Criteria Assessment

a) Historic

Pendle Hill Railway Station has historical significance as being established following a request to the railways by the local cotton mill owner and Bonds company founder George. A. Bond for a railway platform to service the mill employees. The station is also of historical significance as one of several stations constructed as part of the quadruplication of the line from St Marys to Lidcombe in the 1940s reflecting the need to upgrade the buildings in response to the development of the locality.

b) Associative	Pendle Hill Railway Station has strong historical associations with George. A. Bond founder of the Bonds manufacturing empire and the person responsible for the inspiration in naming Pendle Hill.
c) Aesthetic/Technical	Pendle Hill Railway Station is of aesthetic significance as an example of mid-sized Inter-War Stripped Functionalist station buildings in an urban setting. The buildings are noted for their use of bonded brickwork, Art Deco influenced parapet detailing, strong horizontal planes and steel awnings, and their simple style reflecting the simplicity of the nearby Joyce Street shops.
d) Social	The place has the potential to contribute to the local community's sense of place and can provide a connection to the local community's history.
e) Scientific	Pendle Hill Railway Station is of technical significance for its ability to demonstrate design and construction techniques of the mid-20th century railway structures and for its ability to provide evidence of the use of Inter War Stripped Functionalist elements in a railway setting. The station buildings provide opportunities together with Toongabbie, Wentworthville and Seven Hills stations to study and understand mid-20th century building techniques, though these can be observed at many other locations.
f) Rarity	The item does not meet this criterion.
g) Representativeness	Pendle Hill Railway Station is a representative example of a small, mid-20th Century railway station that is designed in the Inter War Stripped Functionalist style in an urban context, similar to Toongabbie, Wentworthville and Seven Hills.

Physical Description

The following physical description has been quoted from the NSW Office of Environment and Heritage, Section 170 Heritage and Conservation Register listing sheet for 'Pendle Hill Railway Station Group', dated 2017. The description is comprehensive and matches the condition visible during the site inspection.

BUILDINGS

Station Building Platform 1/2, brick, type 13 (1943-44)

Station Building Platform 3/4, brick, type 13 (1943-44)

STRUCTURES

2x island platforms, brick faced (1943)

Footbridge, steel beam with RSJ steel supports (1944)

Kiosk, (c1954)

STATION BUILDING PLATFORM 1/2 (1943-44)

External: The station building on Platform 1/2 is larger than the Platform 3/4 building and is an Inter War Stripped Functionalist style railway building. It is of face brick construction with low pitched gabled roof and brick parapets at each end with courses of recessed heeler bricks capped by a course of bullnosed bricks. The western end of the building is defined by a curved masonry bay with a single door. Centrally located on each parapet is an Art Deco style projecting vertical masonry fin constructed of heeler bricks in a contrasting colour. The parapets step down on each side from the fin. The roof is clad with Colorbond, which extends as an awning on all four sides of the building. The awning on the eastern end, which provides shelter to passengers purchasing tickets from the ticket window and the machine, is supported by two rectangular brick columns with curved corners. On Platform 1/2, one ticket window remains in use while the other is bricked up. Steel framed windows with three horizontal hopper panels are vertically proportioned and placed regularly on both platform elevations. A contemporary canopy connects the building from the underside of the original awning to the stairs and footbridge.

Internal: Internally the building has a linear floor layout with a series of rooms in various sizes including from east to west combined former booking/parcels office (now booking office and staff area), general waiting room, ladies room and toilets, men's toilets with a store room in the curved bay. The doors are secured by metal grill gates while the windows covered with security mesh. The entire original interior fit-out has been removed.

STATION BUILDING PLATFORM 3/4 (1943-44)

External: The station building on Platform 3/4 is approximately half the size of the Platform 1/2 building featuring the same detailing and architectural style with the exception of the curved bay at one end. It is of face brick construction with low pitched gabled roof and brick parapets at each end with courses of recessed heeler bricks capped by a course of bullnosed bricks. Centrally located on each parapet is an Art Deco style projecting vertical masonry fin constructed of heeler bricks in a contrasting colour. The parapets step down on each side from the fin. The roof is clad with Colorbond which extends as an awning on all four sides of the building. The awning on the eastern end, which provides shelter to passengers purchasing tickets from the ticket machine, is supported by two rectangular brick columns with curved corners. The building had two ticket windows, which are now blocked. The central pane is fixed. Early timber doors are extant. The standard steel framed windows with three horizontal hopper panels are vertically proportioned and placed regularly on both platform elevations between the solid metal doors. A contemporary canopy connects the building from the underside of the original awning to the stairs and footbridge.

Internal: Internally the building has a linear floor layout consisting of a booking office and general waiting room. The doors are secured by metal grill gates while the windows are covered by security mesh. The building is currently used for storage purposes. The internal finishes are the same as the other platform building with plasterboard panelled ceilings, hardboard flooring (booking office) and tile flooring (waiting room). The waiting room interior has been upgraded.

PLATFORMS (1943)

Both island platforms have brick faces with concrete deck. The top surfaces are covered with concrete with concrete coping. Modern aluminium palisade fencing, timber bench seating, lighting and signage are located on both of the platforms.

FOOTBRIDGE (1944)

The footbridge is a steel beam structure with concrete deck and RSJ steel supports over the platforms and main lines with stairs to each of the platforms, and a ramp to street level on each side. It is a simple structure with no ornamentation representing economic policies of the time. The footbridge and associated stairs and ramps are covered with Colorbond awnings.

KIOSK (c1954)

The small originally timber clad (now metal) and gable roofed kiosk is located on a cantilevered concrete slab supported by steel trestles opposite the stairs to Platform 1/2.

MOVABLE

Heritage-style platform lamp posts

Blue and yellow station entrance sign – Mode ID

Green cast iron Milner safe

Booking office machine (BOM) including dispenser, computer, monitor, keyboard and associated equipment such as plastic coin trays etc

Small timber coin tray / box

Timber-framed historical print of Pendle station in c1924

Tall, two-door timber cupboard, polished, with interior shelving

Tall, two-door timber cupboard, painted green, with interior shelving and including SRA list of telegraphic codes attached to inside door

Timber desk stationery organiser

Metal sign – "Attention – Valid ticket etc"

Red and white "Emergency Response" box including contents and contents list

Two timber-framed mirrors in women's toilets

Fitted timber ticket desk in former booking office on Platform 3-4

POTENTIAL ARCHAEOLOGICAL FEATURES

Pendle Hill Station has low archaeological potential with no evidence of the 1920s station buildings remaining.

The station buildings are in good condition externally.

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

Alterations and Additions

The following modifications have been quoted from the NSW Office of Environment and Heritage, Section 170 Heritage and Conservation Register listing sheet for 'Pendle Hill Railway Station Group'.

- 1942 – Construction of new station buildings replaced the original 1920s structures.
- c1997 – An internal fitout and some small cosmetic changes made to the facade such as the roof sheeting.
- 2010 – Platform resurfacing
- 2018 – TAP upgrade including four new lifts, a new station concourse and footbridge, new stairs and platform canopies and a commuter carpark.
- No date – The kiosk appears to have been changed from a skillion roof to a gabled roof and reclad.

The station has a moderate degree of integrity and intactness.

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

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

Historical Notes

Construction years	1924
--------------------	------

The western railway line was opened in 1860 and duplicated in 1886. Pendle Hill Station opened in 1924, mainly servicing the Bonds cotton mill employees. The suburb was originally part of the acreage owned by D'Arcy Wentworth. Mr George A. Bond purchased a large part of the farm, bounded by Pendle Way, Dunmore Street and Jones Street and lived in what is now Dunmore House.

Bond was a young American who established a company in 1915 to import ladies hosiery and gloves to Sydney. Two years later he began manufacturing hosiery in Redfern and a year after that, underwear in Camperdown. The business quickly developed into the well-known Bonds business, aided in part by the iconic 'Chesty Bond' men's athletic singlet.

In 1923, he established a cotton spinning mill on his property at Pendle Hill and persuaded the railway authorities to build a platform so his employees would have easy walking from the railway station. Bonds continues to operate in the locality. He is believed to have requested that the area be named after Pendleton in Lancashire, the centre of England's cotton industry, and the name Pendle Hill was the result. In March 1927 the over bridge near the station opened.

The "Inter War Stripped Functionalist" brick station buildings were designed in 1942 as part of the quadruplication of the line between Lidcombe and St Marys. It was constructed c1943-4, replacing the 1920s structures. The steel beam pedestrian footbridge dates from c1944. The bookstall (now kiosk) was designed in 1954 and presumably added soon after.

Today, the site remains in use as an active railway station.

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).	
2. Maintain this item's listing as part of the Heritage Conservation Area.		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.		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).			
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 heritage curtilage of the Pendle Hill Railway Station Group should be revised to match the RailCorp Section 170 Heritage and Conservation Register curtilage for the station; see item #4800257 and below.



Listings			
Heritage Listing	Listing Title		
Heritage Act – State Heritage Register	N/A		
Local Environmental Plan	Pendle Hill Railway Station		I231
Heritage Study	Pendle Hill Railway Station		I231
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 & Associates	1998	Holroyd Heritage Study
Heritage Study	Nuestein & Associates	1992	Holroyd Heritage Study

Other References

- Karskens, G. 1991. *Holroyd - A Social History of Western Sydney*. Sydney: University NSW Press
- NSW Office of Environment and Heritage, State Heritage Inventory S170 listing sheet for Pendle Hill Railway Station Group,
<https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=4800257>
- Humphreys, A. and Ellsmore, D. 2001. *Inter-War Station Buildings*.
- Sharpe, S.A. 1982. *The Railway Stations of NSW 1855-1980*.

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 to station from Joyce Street.



Concourse.



Footbridge concourse and station building from platform.



Station building as view from the opposite platform.



Station building as view from the opposite platform.



View south east along both platforms.