
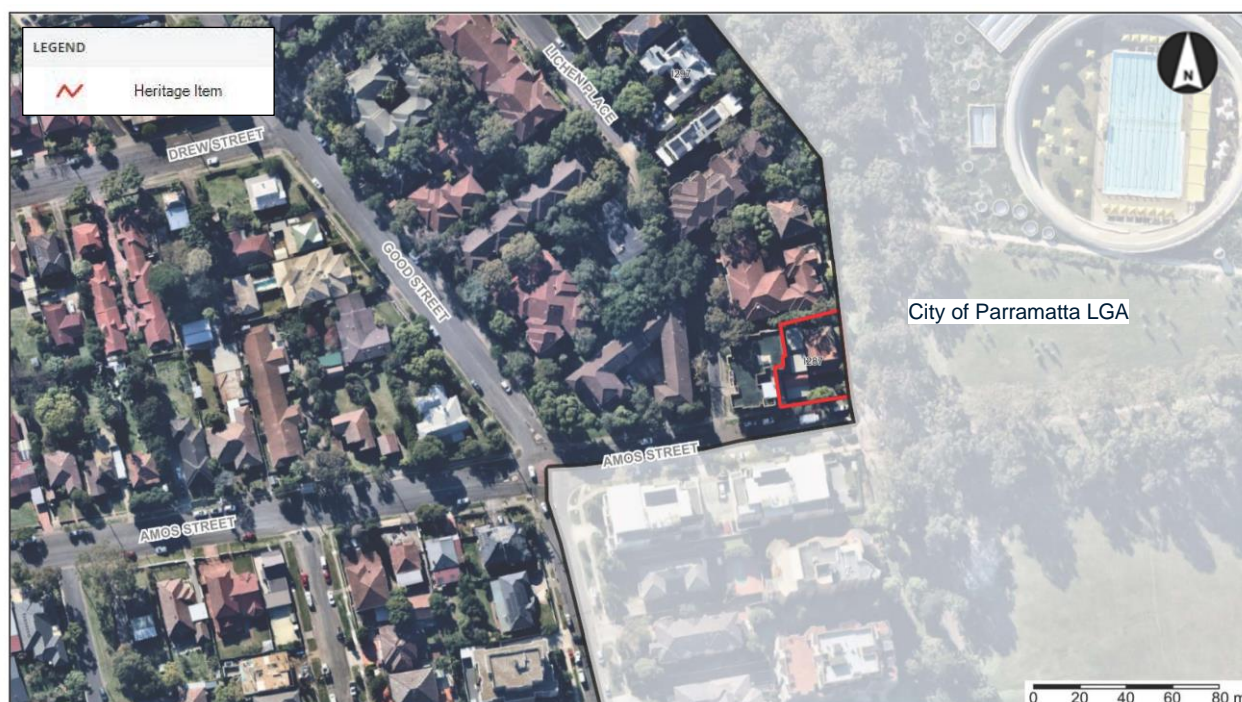


Heritage Inventory Sheet

Item Name	'Allengreen' - Federation Residence		
Site Image			
Address	1 Amos Street, Westmead NSW 2145		
Lot/Section/DP	Part of Lot 41	-	1164350
Current LEP ID	I287 (Cumberland LEP)		
Former LEP ID	I145 (Holroyd LEP)		
Heritage Conservation Area	Not included		
Date Updated	August 2024		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential Buildings (private)	

Curtilage Map



Statement of Significance

'Allengreen' at 1 Amos Street Westmead is of local significance for its historical, associative, aesthetic and representative significance. Built in c.1870, the building relates to the early subdivision of Parramatta Park in the 1860s. The residence provides evidence of the development of this area for the more prestigious end of the residential market in the years around the turn of the century. The item is associated with the Oakes family, prominent pastoralists and early land grantees in Westmead. The residence size, architectural character and attractive 'front row' location onto Parramatta Park contributes to the aesthetic significance of the item, however this is reduced due to loss of original fabric and the rear residential development. The building retains its aesthetic significance through its connection to Parramatta Park and its architectural form and scale. The item remains a good representative example of the substantial suburban residences built in Cumberland in the late 19th century period.

Criteria Assessment

a) Historic	Built in c.1870 the building relates to the early subdivision of Parramatta Park in the 1860s. The residence provides evidence of the development of this area for the more prestigious end of the residential market in the years around the turn of the century.
b) Associative	The item is associated with the Oakes family, prominent pastoralists and early land grantees in Westmead.
c) Aesthetic/Technical	The residence size, architectural character and attractive 'front row' location onto Parramatta Park contributes to the aesthetic significance of the item, however this is reduced due to loss of original fabric and the rear residential development. The building retains its aesthetic

	significance through its connection to Parramatta Park and its architectural form and scale.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item remains a good representative example of the substantial suburban residences built in Cumberland in the late 19 th century period.

Physical Description

'Allengreen' is a large single storey cottage clad with rusticated weatherboards atop a rendered brick foundation. The roof is half-gabled and clad in Marseille tiles with projecting gable to the east fronting the southern domain of Parramatta Park. The roof features two rendered brick chimneys with terracotta pots and replaced guttering. The gable end has replaced timber shingles with scalloped weatherboards (now painted). A return verandah extends along the north and east elevations. The verandah roof is an extension of the main roof, this is supported on square timber posts (untreated) with a painted timber ladder valance and balustrade. The ladder valance replaces a curved timber valance. The verandah retains the original timber floorboards, however the other timber elements (e.g. posts, valance and balustrade) are not original.

The window on the front gable is a squared faceted bay window consisting of five (5) timber framed casement windows with top lights and a skillion awning clad in Colorbond sheeting. The windowpanes, frames and awnings are not original elements. A contemporary French door is also located along the east elevation. The front door is a modern timber door. The property fronts the southern domain to the east and is bounded by a timber pile and wire mesh fence.

Within the curtilage of the residence, the item features several rear extensions and a medium to high rise residential apartment that fronts Thomas May Place. There are four identifiable changes to the rear of the cottage extending from the north to the south along the rear elevation. They include: a rear second storey extension constructed of rusticated weatherboards on the ground floor and timber battening infilled with fibro sheeting on the upper storey, with a gabled roof clad in Colorbond sheeting. There windows on this portion of the building are timber double hung sash windows with aluminium framed and cotemporary security screens. This is adjoined by a skillion roof, that is connected to another single storey structure with a gabled roof clad in red Colorbond sheeting. These appear to be the modification of a former stables and out house. Neighbouring this structure to the south is a single storey skillion roof side addition with weatherboard cladding visible from Amos Street.

The rear extensions feature a hedge that runs along a brick wall and concrete path separating the Federation residence from the large multi-storey residential apartment, constructed in 2010. The residential apartment block is approximately four storeys high and is a mix of brick and concrete render.

The surrounding landscape is dominated by modern medium to high rise residential apartments along Thomas May Place, Amos Street and Good Street. The item retains an interesting location, located off Amos Street with a primary frontage to the Southern Domain, which would have originally joined the Parramatta Domain. The item has a modest set back from the southern domain with a low-lying front garden fronted by a timber post and panel fence with wire mesh inserts. The southern domain is a large open grassed area with many established gum trees.

The building appears to be in a good condition having undergone an external and possible internal renovation in the recent past.

Condition	Good	Fair	Poor
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Alterations and Additions

- Replaced timber elements of the verandah (posts, valance and balustrade)
- Replaced timber shingle in gable end with scalloped weatherboards
- New Colorbond guttering and roof cladding
- New windowpanes, frames and awning
- Rear addition built in 2010

The item represents a highly modified Federation cottage with a substantial amount of heritage fabric replaced and a large development to the rear. The multi-storey apartment has been carefully designed to ensure the item is not overwhelmed by the new development. The integrity of the item is considered low, however an attempt to retain form and replace materials on a like for like basis has been employed.

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

Historical Notes

Construction years	c.1870
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The suburb of Westmead is bounded by the suburbs of Wentworthville to the west, Parramatta to the east, Northmead to the north and Mays Hill and Merrylands to the south. The southern half of Westmead south of Westmead Station lies in the territory of Cumberland Council.

Westmead originally formed part of the western portion of the Domain of Government House at Parramatta, which was laid out by Governor Philip in 1790. It originally comprised of over 2000 acres of land established by Governor Macquarie as an administrative area for the penal colony and it became a residential office for ten governors.

By the 1850s the Domain became known as Parramatta Park. In 1859-1861, an extensive portion of the Domain was subdivided, and it was at this time that the suburb became known as Westmead ('West meadow'). The major landholder in the area was William Fullagar, a butcher and publican turned stock agent. Land was also allotted to James Houison, John Savery Rodd and George Oakes. These allotments comprised 50 acres, however, many of these individuals acquired multiple allotments. By the time of this subdivision, a number of main roads had been established including Hawkesbury Road, Pye Street, Oakes Street, Bridge Road, Good Street and Houison Street.

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

The site originally formed part of the Government Domain until 1859, when land was offered for sale in approximately 1-acre allotments. A later subdivision of 'Parramatta Park' saw the surrounding land later divided the land into small allotments in 1886. George Oakes, a member of the Legislative Assembly and owner of land nearby, predicted that 'very few farmers would be interested in acquiring land with soil to grow profitable crops' however nevertheless purchased large tracts of land himself.

Although the land was owned by George Oakes and remained in the Oakes Family possession from the mid-nineteenth century into the turn of the century, it remains unclear if George Oakes lived in this property. There were a number of occupants who lived in Allengreen. The Oakes family were leading pastoralists in New South Wales in the 1880s and it was recorded that Charles Shirley Oakes was the prominent resident of Allengreen throughout the 1870s and 1880s. Several weddings between the Oakes Family and Weston family are recorded as having their reception at 'Allengreen'. The property was advertised for let in June 1895 as a first-class family residence standing on 1 ½ acres of ground with planted flower, fruit and vegetable gardens. The land remained in their ownership until 1927. Amos Street was originally known as Payten Street after another landowner in the area.

In 1927, the property was advertised for auction as the Park Crest Estate (Allengreen) Parramatta. The study area was advertised as having charming and uninterrupted views to Parramatta Park, with links to a golf course, bowling greens and tennis courts. The advertisement also noted the building was supplied by city water, gas, electric light and sewer.

In 2010, the property underwent substantial alterations with the construction of a large, four-storey residential apartment block at the rear of the property's allotment. The item remains in use as a private residential dwelling.

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.		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:

- The item is in the vicinity of Old Government House and Domain, Parramatta Park, which was inscribed on the UNESCO World Heritage list as one of the eleven (11) sites across Australia forming the serial listing for the Australian Convict Sites. Parramatta Park and Old Government House is also listed on the NSW State Heritage Register (00596).

Old Government House and its parkland setting of the Government Domain is of outstanding national significance for its association with the foundation of British colonial administration, and as an important centre of the convict system in Australia. Much of the administrative, social and political

life of the colony, including the commencement of the government's convict administration, was decided by the governors at this place from the very beginning of the colony until the last convicts served their sentences.

The landscape of Parramatta Park remains remarkably true to the estate created by Governor and Mrs Macquarie during their time in NSW from 1810 and 1821. This landscape is valued today because it is a public park that still has the structure and character of the nineteenth century Australian Government Domain.

Any future Development Applications would have to consider the known outstanding heritage values and State heritage values of the Parramatta Park landscape which adjoins the item, Allengreen – Federation Cottage (I287).



World Heritage listing curtilage shown in dark green.



SHR Curtilage outlined in blue.

Previous Studies

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

Other References

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

Limitations

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

Additional Images



Detail of rear extension.



Profile of item fronting Parramatta Park.



View to Parramatta Park.



View form Parramatta Park to front façade of item.




Aerial from November 2009 of the property prior to the rear development.



Aerial from July 2019 showing the rear development.

Heritage Inventory Sheet

Item Name	Inter-war bungalow		
Recommended Name	'Ruberay' - Inter-War Bungalow		
Site Image			
Address	15 Austral Avenue, Westmead NSW 2145		
Lot/Section/DP	192	-	13731
Draft Cumberland LEP ID	I274		
Former LEP ID	I146 (Holroyd LEP)		
Heritage Conservation Area	Not included		
Date Updated	February 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential Buildings (private)	

Curtilage Map



Statement of Significance

The Inter-War Bungalow at 15 Austral Avenue, Westmead is of local significance for its historical, aesthetic and representative values. Built in c.1928, the item historically relates to the significant residential subdivisions of Westmead. The property was formerly part of the Government Domain subdivided in 1859 and acquired by James Howison and William Fullagar. In 1914 the land was acquired by John Toohey and formed part of the Tooheys Palm Estate. The present property boundaries historically relate to the 1925 subdivision of Tooheys Palm Estate. The item has aesthetic significance as part of a fine and well-preserved group of Inter-War Bungalows that are largely intact and in good condition. The item makes a strong contribution to the character of Austral Avenue. Due to the similarities in design, use and material the significance of 15 Austral Avenue is enhanced by the group of houses at 15-19 Austral Avenue, Westmead. The item demonstrates representative qualities of an intact Inter-war bungalow built in Westmead, c.1928.

Criteria Assessment

a) Historic	The item was built in c.1928. The item is historically linked to significant residential subdivisions of Westmead. In 1914 the land was acquired by John Toohey and formed part of the Tooheys Palm Estate. The present property boundaries historically relate to the 1925 subdivision of Tooheys Palm Estate.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item has aesthetic significance as part of a fine and well-preserved group of Inter-War Bungalows that are largely intact and in good condition. The item makes a strong contribution to the character of Austral Avenue. Due to the similarities in design, use and material the

	significance of 15 Austral Avenue is enhanced by the group of houses at 15-19 Austral Avenue, Westmead.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item demonstrates representative qualities of an intact Inter-war bungalow built in Westmead, c.1928.

Physical Description

The subject building is one of three similar 1920s Inter-war bungalows in the streetscape, similar in design and style to the Moree Avenue group. The bungalow is a single storey brick residence with a terracotta tiled hipped roof with a projecting gable to the street. The roof has exposed timber rafters, no chimney and replaced Colorbond guttering. The gable end is weatherboard and half-timbered in the Federation style. The front verandah has a broken back roof and continues along the width of the building projecting just beyond the gable. It is supported by columns that are 2/3 brick piers and 1/3 small cast concrete columns. The verandah floor is painted concrete, and the sub-base is of brick, rendered at the front. The front facade and gable end feature groups of three timber casement leadlight windows with sloped brick sills. The front door adjacent to the gable end is the original timber and glass panelled door, with a mottled glass fanlight above. The front facade has been tuck pointed and darker bricks have been used. At the rear is a brick skillion with aluminium sliding windows which extends beyond the eastern building alignment.

A concrete slab driveway along the western boundary leads to a weatherboard garage at the rear. A contemporary timber panel gate is located midway down the driveway. There is a low brick fence to the street. The item contains an informal garden area with established plantings. The street is predominantly characterised by single storey 1950s brick residences and established gardens. It appears that the bungalow retains its early subdivision boundaries.

Overall the building is in a good condition and is well maintained. The timberwork appears to have been repainted along the verandah and in the gable end. The brick boundary fence however is in poor condition and has been impacted by vegetation planted along the fence. Some sections are precariously stacked with no mortar joints.

Condition	Good	Fair	Poor
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Alterations and Additions

- Repainted timber bargeboard
- New guttering
- Rear modification
- Gate over driveway

Overall the integrity of the building is moderate. The rear addition is a discrete addition that does not have an adverse impact on the significance of the item. The façade appears to be relatively intact, although it is likely the timber elements have been replaced. This is an acceptable change that supports the heritage significance of the item.

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

Historical Notes

Construction years c.1928

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

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

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

The site is located on Portions 311 and 312 granted to James Howison and William Fullagar respectively in January 1861. It was formerly part of the Government Domain which began to be subdivided in 1859 when the name "Westmead" was first used. It was not until 1914 that land from several land grants was consolidated by John Toohey.

Tooheys Palm Estate was subsequently subdivided in 1925 and lot 192 was one of a number of lots purchased by Herbert Leslie Glover in December 1927. It seems that a restrictive covenant was placed on a number of lots at this time and entailed that any main building constructed on the lots should not be of material other than brick and/or stone, have a value no less than 450 pounds, a slate and/or tile roof, and stand at least 20 feet from the street. In March 1928 lot 192 was sold to Raymond and Ruby Tillet. It is assumed the cottage was constructed during 1928, as the Sands Directory lists Raymond Tillet at "Ruberay" from 1929. The Tilletts retained ownership until 1940 when the property was sold to Colin Woods. The site has since been transferred several times. In 1978, an application was made for additions and in 1988 an application was lodged for the construction of a garage.

The dwelling remains in use as a private residence.

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.	X

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

Other recommendations and/or comments:

- Should the opportunity arise, the brick fence should be repaired and where possible, reuse existing heritage fabric available.

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Inter-War Bungalow	I274
Heritage Study	Inter-War Bungalow	I274
National Trust Australia Register	N/A	-

Previous Studies

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

Other References

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

Limitations

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

Additional Images



Detail of front façade.



View from Austral Avenue.




Detail of brick boundary fence in a poor condition.

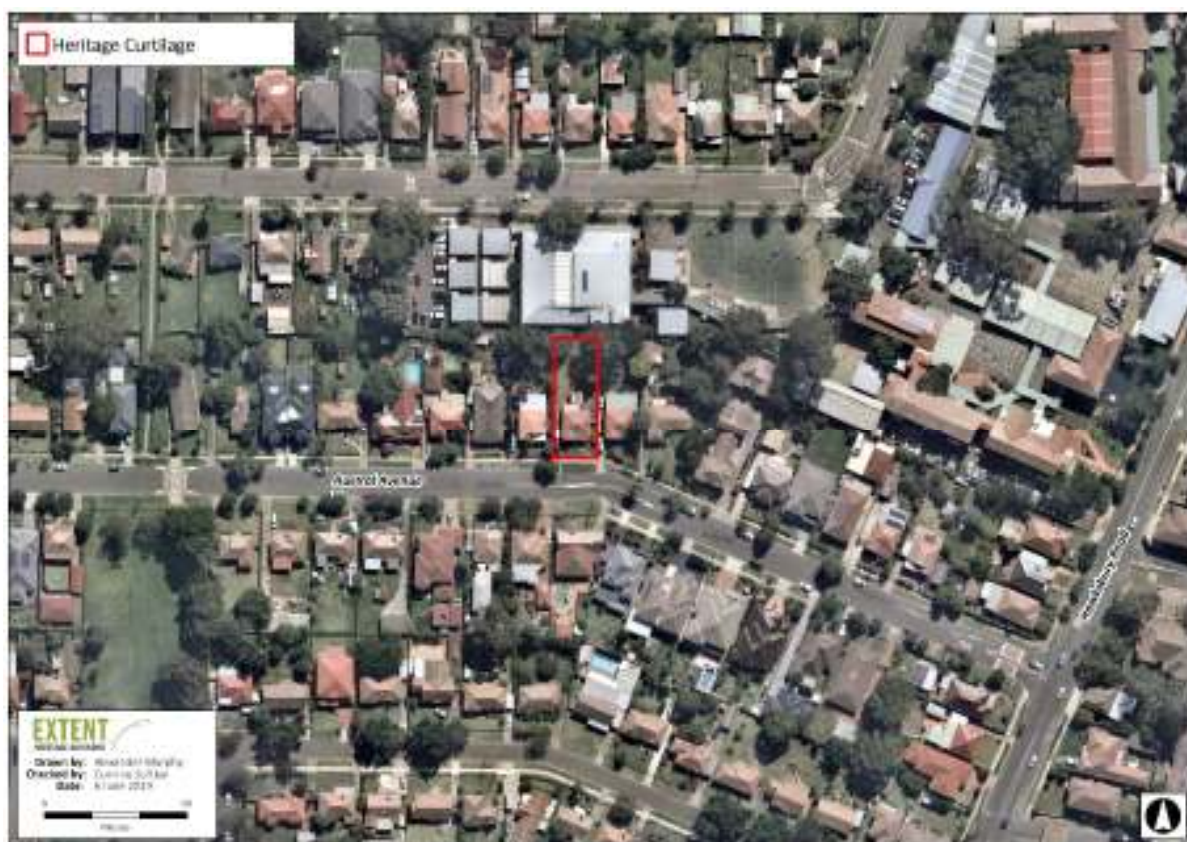


Detail of brick boundary fence in a poor condition.

Heritage Inventory Sheet

Item Name	Inter-war bungalow		
Recommended Name	'Warungle' - Inter-War Bungalow		
Site Image			
Address	17 Austral Avenue, Westmead NSW 2145		
Lot/Section/DP	191	-	13731
Draft Cumberland LEP ID	I275		
Former LEP ID	I147 (Holroyd LEP)		
Heritage Conservation Area	Not included		
Date Updated	February 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential Buildings (private)	

Curtilage Map



Statement of Significance

The Inter-War Bungalow at 17 Austral Avenue, Westmead is of local significance for its historic, aesthetic and representative values. Built in c.1928, the item relates to significant residential subdivisions of Westmead. The property was formerly part of the Government Domain which was subdivided in 1859 and acquired by James Howison and William Fullagar. In 1914 the land was acquired by John Toohey and formed part of the Tooheys Palm Estate. The present property boundaries historically relate to the 1925 subdivision of Tooheys Palm Estate. The item has aesthetic significance as part of a fine and well-preserved group of Inter-War Bungalows that are largely intact and in good condition. The item makes a strong contribution to the character of Austral Avenue. Due to similarities in design, use and material the significance of 17 Austral Avenue is enhanced by the group of houses at 15-19 Austral Avenue, Westmead. The item demonstrates representative qualities of an intact Inter-War Bungalow built in Westmead.

Criteria Assessment

a) Historic	The item was built in c.1928 and is linked to significant residential subdivisions of Westmead. In 1914 the land was acquired by John Toohey and formed part of the Tooheys Palm Estate. The present property boundaries historically relate to the 1925 subdivision of Tooheys Palm Estate.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item has aesthetic significance as part of a fine and well-preserved group of Inter-War Bungalows that are largely intact and in good condition. The item makes a strong contribution to the character of Austral Avenue. Due to the similarities in design, use and material the

	significance of 17 Austral Avenue is enhanced by the group of houses at 15-19 Austral Avenue, Westmead.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item demonstrates representative qualities of an intact Inter-war bungalow built in Westmead.

Physical Description

The subject building is one of three similar 1920s Inter-war bungalows in the street, similar in design and style to the Moree Avenue group. The bungalow is a single storey brick dwelling with a terracotta tiled hipped roof and a projecting gable to the street. The roof appears to have a replaced Colorbond guttering system. The front verandah has a broken back roof, and continues along the width of the building projecting just beyond the gable. The verandah is supported by tapered colonettes on brick piers. The gable end is rendered with half-timbered detail to the centre. The verandah is enclosed by brick balustrading and has a painted concrete floor. The sub-base is of brick, rendered at the front. The front façade also features timber casement windows with rendered concrete lintels and sloped brick sills. The central casement to the gable end features a leadlight detail. The front door adjacent to the gable end is the original timber and glass panelled door, with a mottled glass fanlight above and aluminium fly screen. The front façade has been tuck pointed and features darker bricks.

The rear features a brick and fibro skillion roofed section. A driveway extends from the street boundary, along the eastern boundary to the rear of the property. The property appears to retain its original subdivision boundaries. The street is predominately characterised by single storey 1950s brick residences and established gardens. While 17 Austral Avenue retains the consistent setback and alignment of the streetscape, the item does not feature any significant landscape elements. The front yard is a grassed area with minimal plantings enclosed with a painted timber picket fence along Austral Avenue.

Overall the building is in a good condition and is well maintained. The front façade appears to have been recently repointed and the timberwork and rendered elements appear to have been recently repainted. The rendered lintel of the window beneath the gable shows some signs of delamination.

Condition	Good	Fair	Poor
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Alterations and Additions

- Modified rear including a brick and fibro skillion extension
- Replaced guttering
- Contemporary fence
- Recent repointing
- Repainted timber elements

Overall the integrity of the building is moderate. The rear addition is a discrete addition that does not have an adverse impact on the significance of the item. The façade appears to be relatively intact, although it is likely the timber elements have been replaced. This is an acceptable change that supports the heritage significance of the item.

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

Historical Notes

Construction years | 1928

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

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

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

The site is located on Portions 311 and 312 granted to James Howison and William Fullagar respectively in January 1861. It was formerly part of the Government Domain which began to be subdivided in 1859 when the name "Westmead" was first used. It was not until 1914 that land from a number of the grants was consolidated by John Toohey.

Tooheys Palm Estate was subsequently subdivided in 1925 and lot 191 was one of a number of lots purchased by Herbert Leslie Glover in December 1927. It seems that a restrictive covenant was placed on a number of lots at this time and entailed that any main building constructed on the lots should not be of material other than brick and/or stone, have a value no less than 450 pounds, a slate and/or tile roof, and stand at least 20 feet from the street. In June 1928 Clarence Bottrell, a farmer purchased the site. It is assumed that the cottage was constructed soon after, as the Sands Directory lists Percy Bottrell occupying "Warungle" in 1929/30. The property was sold shortly after to Thomas Renwick who is listed in the Sands Directory from 1931, retaining ownership until 1959. Since 1959 the property has been owned by the same family.

Recommendations

Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this items 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.		14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- None

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Inter-War Bungalow	I275
Heritage Study	Inter-War Bungalow	I275
National Trust Australia Register	N/A	-

Previous Studies

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

Other References

- Broomham, R and T Kass. 1992. Holroyd Heritage Study Thematic History. Sydney: Holroyd City Council.
- City Plan Heritage 2017, Westmead Station (South Precinct) Heritage Study, City Plan Heritage, Sydney.
- Elias, J and Coppins, S 2013, Pictorial History Holroyd, Kingsclear Books, Alexandria.
- Levins, C 2010, Parramatta Park, retrieved 14 May 2019, https://dictionaryofsydney.org/entry/parramatta_park

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- Mauldon V 2012, Shaping the Domain: The World Heritage Site Old Government House & Domain at Parramatta Park, retrieved 14 May 2019, <https://www.parrapark.com.au/assets/Shaping-the-Domain-brochures/Shaping-the-Domain-World-Heritage-1788-1856-Parramatta-Park-Brochure.pdf>
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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 front façade.



View of front façade.

Heritage Inventory Sheet

Item Name	Inter-war bungalow		
Recommended Name	'Chalfont' - Inter-War Bungalow		
Site Image			
Address	19 Austral Avenue, Westmead, NSW 2145		
Lot/Section/DP	190	-	13731
Draft Cumberland LEP ID	I276		
Former LEP ID	I148 (Holroyd LEP)		
Heritage Conservation Area	Not included		
Date Updated	February 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential Buildings (private)	

Curtilage Map



Statement of Significance

The Inter-War bungalow at 19 Austral Avenue, Westmead is of local significance for its historic, aesthetic and representative values. Built in c.1928, the item relates to significant residential subdivisions of Westmead. The property was formerly part of the Government Domain which was subdivided in 1859 and acquired by James Howison and William Fullagar. In 1914 the land was acquired by John Toohey and formed part of the Tooheys Palm Estate. The present property boundaries historically relate to the 1925 subdivision of Tooheys Palm Estate. The item has aesthetic significance as part of a fine and well-preserved group of Inter-War Bungalows that are largely intact and in good condition. The item makes a strong contribution to the character of Austral Avenue. Due to the similarities in design, use and material the significance of 19 Austral Avenue is enhanced by the group of houses at 15-19 Austral Avenue, Westmead. The item demonstrates representative qualities of an Inter-War Bungalow built in Westmead.

Criteria Assessment

a) Historic	The item was built in c.1928 and is linked to significant residential subdivisions of Westmead. In 1914 the land was acquired by John Toohey and formed part of the Tooheys Palm Estate. The present property boundaries historically relate to the 1925 subdivision of Tooheys Palm Estate.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item has aesthetic significance as part of a fine and well-preserved group of Inter-War Bungalows that are largely intact and in good condition. The item makes a strong contribution to the character of Austral Avenue. Due to the similarities in design, use and material the

	significance of 19 Austral Avenue is enhanced by the group of houses at 15-19 Austral Avenue, Westmead.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item demonstrates representative qualities of an Inter-War Bungalow built in Westmead.

Physical Description

The subject building is one of three similar 1920s Inter-war bungalows in the streetscape, similar in design and style to the Moree Avenue group. The bungalow is a single storey brick residence with a terracotta tiled hipped roof and a projecting gable to the street. The roof has a face brick chimney on the eastern side, exposed timber eaves and a new Colorbond guttering system. The gable ends are infilled with weatherboards at the peak and timber panel and fibro sheeting below. The front brickwork has been tuckpointed and is of a darker colour than the side elevations, sitting atop a rendered brick sub-base. The verandah features a flat roof that runs the width of the building projecting just beyond the gable and retains the original metal sheeting. It is supported by small concrete tapered colonnettes on brick piers. The colonnettes are paired along the main verandah and are singular at the projecting gable. The verandah has a brick balustrade and concrete floor.

The original timber and glass panelled door is adjacent to the gable end and has a mottled glass highlight and aluminium flyscreens. The brass name plate adjacent to the door reads 'Chalfont'. The windows are timber framed double-hung leadlight windows with concrete lintels and sloped brick sills. The windows are grouped in sets of three and are fronted by aluminium flyscreens. A small aluminium window on the western façade has replaced an original window.

The rear of the dwelling has a weatherboard skillion extension. A driveway extends along the western boundary and leads to a small metal garage at the rear. The property appears to have retained its original subdivision boundaries. The front yard features some informal plantings along the verandah and an established palm tree. Hydrangeas are planted along the stepped brick boundary fence.

The building appears to be in a good condition and well-maintained. The timberwork of the front façade appears to have been recently repainted.

Condition	Good	Fair	Poor
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Alterations and Additions

- Replaced guttering
- Replaced window on the western elevation with an aluminium window
- Repainted façade
- Flyscreens
- Rear addition

The buildings integrity appears to be high.

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

Historical Notes

Construction years | 1928

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

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

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

The site is located on Portions 311 and 312 granted to James Howison and William Fullagar respectively in January 1861. It was formerly part of the Government Domain which began to be subdivided in 1859 when the name "Westmead" was first used. It was not until 1914 that land from a number of the grants was consolidated by John Toohey. Tooheys Palm Estate was subsequently subdivided in 1925 and lot 191 was one of a number of lots purchased by Herbert Leslie Glover in December 1927. It seems that a restrictive covenant was placed on a number of lots at this time and entailed that any main building constructed on the lots should not be of material other than brick and/or stone, have a value no less than 450 pounds, a slate and/or tile roof, and stand at least 20 feet from the street. In November 1927 the site was purchased by Ernest Payne and his wife Sarah Ann. It is assumed that the cottage was constructed during 1928, as the Sands Directory lists Ernest Payne at "Chalfont" from 1929. In 1942 the property was purchased by Frederick Charles Smith passing to his widow in 1949 who in turn sold to Marjorie Smith in 1953. The property was not sold again until 1983 and in 1985 alterations were carried out. In 1993 the property was sold again. An application for a swimming pool was made in 1997.

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

Other recommendations and/or comments:

- None.

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Inter-War Bungalow	I276
Heritage Study	Inter-War Bungalow	I276
National Trust Australia Register	N/A	-

Previous Studies

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

Other References

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

Limitations

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

Additional Images




View to front façade



View northwest from Austral Avenue to Inter-War bungalow.

Heritage Inventory Sheet

Item Name	Late Victorian Cottage		
Recommended Name	Late Victorian Cottage		
Site Image			
Address	2 Drew Street, Westmead, NSW 2145		
Lot/Section/DP	32	-	976885
Draft Cumberland LEP ID	I277		
Former LEP ID	I149 (Holroyd LEP)		
Heritage Conservation Area	Not included		
Date Updated	February 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential Buildings (private)	

Curtilage Map



Statement of Significance

The Late Victorian Cottage at 2 Drew Street, Westmead is of local significance for its historical and aesthetic values. Built in c.1885, the item is linked to the Excelsior Land Investment & Building Co and Bank Ltd subdivision of Amos Estate and Drew's Orchard Estate. The building also reflects the development of the area in the early years of the twentieth century. The building has aesthetic significance as a largely intact Victorian cottage in both form and fabric, however this is reduced and adversely impacted by the poor condition of the dwelling.

Criteria Assessment

a) Historic	Built in c.1885, the item is linked to the Excelsior Land Investment & Building Co and Bank Ltd subdivision of Amos Estate and Drew's Orchard Estate. The building also reflects the development of the area in the early years of the twentieth century.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item has aesthetic significance as a largely intact Victorian cottage in both form and fabric, however this is reduced and adversely impacted by the poor condition of the dwelling.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item does not meet this criterion in its current condition.

Physical Description

The subject building is a small painted brick Late Victorian cottage with a corrugated iron roof. The hipped roof has a single early brick chimney to the western side which has stepped brick detailing and highly corroded gutters. A hipped bullnose verandah clad in corrugated iron fronts the dwelling. The verandah roof is supported on simple timber posts and has an early timber floor.

The house is bounded by a high timber lattice fence with heavily overgrown ivy. The front façade was not visible, however the former listing sheet states:

The front facade has a central door with a double hung window on either side. Openings have segmental arched heads and rendered window sills which have been painted. At the rear is a skillion section, which is larger than the main house and has weatherboard cladding.

The front and side elevation are severely overgrown with ivy. The dwelling appears to have several rear skillion extensions and a rear shed with a hipped roof clad with asbestos sheeted roofing. The rear skillion has fibro and mini-orb wall renovated with the use of recycled weatherboards.

While the property is located on a corner block with a lane extending along the eastern boundary, the house is hidden from view by a tall corrugated iron fence that extends along the eastern boundary. It appears that the house was originally located on a larger block although it still retains a large yard at the rear. There are a number of mature trees and palms in the rear yard and a number of large eucalypts within the boundary.

Overall the condition of the building is poor. The item is heavily impacted by vegetation growth and from lack of water management, the guttering is completely corroded in sections. There is some rusting on the corrugated roof and timber rotted elements of the verandah. The bullnose verandah is starting to detach from the front façade, and paint is flaking off the brickwork.

Condition	Good	Fair	Poor
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Alterations and Additions

- Rear skillion addition*
- Contemporary fencing along north and east boundary*

The cottage retains its scale and form although has been modified to the rear with the inclusion of several rear skillion additions. The main portion of the house appears largely intact. The integrity is considered high.

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

Historical Notes

Construction years	1885-1889
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The suburb of Westmead is bounded by the suburbs of Wentworthville to the west, Parramatta to the east, Northmead to the north and Mays Hill and Merrylands to the south. The southern half of Westmead, south of Westmead Station lies in the territory of the Cumberland Council.

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

Rodd and George Oakes. These allotments comprised of 50 acres, however, many of these individuals acquired multiple allotments. By the time of this subdivision, a number of main roads had been established including Hawkesbury Road, Pye Street, Oakes Street, Bridge Road, Good Street and Houison Street.

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

The property is located on the border of two allotments granted to Charles Roberts Senior and Richard Bergan in July 1859. The Richard Bergan grant was transferred to James Bergan almost immediately. Similarly, in April 1861 John Brenan conveyed the Roberts grant to William Hibburd by Deed Poll. Shortly after it was re-conveyed to Reverend Richard Amos.

In 1875 William Drew purchased the Amos Estate, and in 1877 consolidated the two grants when he purchased the Bergan land. In 1885, the Excelsior Land Investment & Building Co and Bank Ltd purchased the estate and subsequently subdivided and sold allotments of Drew's Orchard Estate.

In November 1885 Gordon McKinnon, an architect, purchased Lot 32, a narrow lot featuring a 20 feet lane along its eastern boundary giving rear access to several lots on Good and Amos Streets. It is assumed that the cottage was constructed from this time and the Sands Directory indicates it was occupied from 1889.

It is assumed that H. Heydon purchased the property in 1897, retaining ownership until 1909 when Robert Burnett is listed in the Sands Directory. Burnett retained ownership until his death in 1933 when the property was passed to his wife Mary. The property subsequently changed ownership in 1976 and in 1984 when the current owners purchased the property. Unspecified works were undertaken to the building in 1985. Currently, the building appears to be vacant.

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.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.	X	14. Future uses for this item should be compatible with its historical functions/associations.	

4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X	
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X	
		11. The condition of this item is poor. Condition and maintenance should be monitored.	X	

Other recommendations and/or comments:

- None.

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Late Victorian Cottage	I277
Heritage Study	Late Victorian Cottage	I277
National Trust Australia Register	N/A	-

Previous Studies

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

Other References

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

Limitations

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

Additional Images



View from Drew Street of front façade.



View of vegetation growth on east elevation.



Detail of gutter on verandah roof.



Corroded gutter the north elevation of the roof.




View to the north and east elevation.



Overgrown vegetation along the east elevation.

Heritage Inventory Sheet

Item Name	“The Firs”, Victorian Picturesque Gothic Residence		
Recommended Name	‘The Firs’ - Victorian Gothic Residence		
Site Image			
Address	24 Good Street, Westmead NSW 2145		
Lot/Section/DP	101	-	1155270
Draft Cumberland LEP ID	I278		
Former LEP ID	I150 (Holroyd LEP)		
Heritage Conservation Area	Not included		
Date Updated	February 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential Buildings (private)	

Curtilage Map



Statement of Significance

The dwelling at 24 Good Street, Westmead is of local significance for its historical and aesthetic significance. Built in 1899, the item is linked to the early subdivision of 'Drews Orchard Estate' by the Excelsior Land Investment and Building Company and Bank Ltd. The building is a fine example, if poorly maintained, of a medium sized gentlemen's cottage of the late Victorian period dating from the 1890's. Although the building is slightly modified the item still retains its aesthetic significance as a late Victorian cottage in its form and scale. Furthermore, although the surrounding district has been rezoned and the context of the building has changed, it still retains a large curtilage area and is a strong contributory element to the streetscape with a strong garden landscape.

Criteria Assessment

a) Historic	The item was built in 1899 and is linked to the early subdivision of 'Drews Orchard Estate' by the Excelsior Land Investment and Building Company and Bank Ltd.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item, although slightly modified, retains its aesthetic significance as a late Victorian cottage in its form and scale. Although the surrounding district has been rezoned and the context of the building has changed, it still retains a large curtilage area and is a strong contributory element to the streetscape.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item does not meet this criterion.

Physical Description

The subject building is a single storey, 'T' shaped timber framed cottage clad in weatherboard and fibro cement sheet with front verandah on brick infill footings. The cottage features a main gabled and hipped roof section and skillion roofed addition clad in corrugated steel, with a centrally located rendered chimney. The side and front gables each feature decorative fretwork and barge boards, as well as a faceted bay with hipped roof supported on decorative brackets. The bays feature timber framed double hung windows on each face. The front of the house features a 'L' shaped verandah with concrete floor and is covered by a skillion awning with a corrugated steel roof supported on flat iron columns. The front facade of the building features a panelled timber door with sidelights. The building generally features timber framed double hung windows.

The building is situated on a large corner block and is set close to both street boundaries. A simple timber rail fence and paling fence bounds the property. A mature garden surrounds the cottage and also features a garage in the south western corner of the property. The streetscape features a mix of residential properties including some home units.

The building is well-maintained and is in a good condition.

Condition	Good	Fair	Poor
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Alterations and Additions

- Skillion roofed addition to the east side of the building
- Early rear addition with a gable roof
- Replaced timber posts on the verandah with wrought iron posts
- Replaced windows on western façade
- Garage added in 1963

The building is relatively intact although many of the original timber weatherboards have been replaced by fibro, timber and metal sheeting, leaving only the front with the original cladding. The integrity is considered to be moderate.

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

Historical Notes

Construction years	1899
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The suburb of Westmead is bounded by the suburbs of Wentworthville to the west, Parramatta to the east, Northmead to the north and Mays Hill and Merrylands to the south. The southern half of Westmead, south of Westmead Station lies in the territory of the Cumberland Council.

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

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

In 1859 Charles Roberts (Senior) purchased 6 acres of what was formerly part of the Government Domain subdivided in 1859. It was subsequently sold to the Excelsior Land Investment and Building Company and Bank Ltd who continued to subdivide the land. In 1889, W. Harvey Holt purchased part of the subdivided land known as "Drew's Orchard Estate". It is assumed that the house was constructed at this time. The Sands Directory lists this property as "The Firs" from 1890 till 1911. In 1911, it was sold to John R. Coils and his wife who changed the name of the house to "Coolalie". In 1918, Stanley Jerome bought the property and let it to Pearce R. Creagh who later purchased the property in 1937. Creagh retained the property until 1956 when it was sold. Since that time, several additions have been made to house. The property remains in use as a private residence.

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.		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:

- None.

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	'The Firs' - Victorian Gothic Residence	I278
Heritage Study	'The Firs' - Victorian Gothic Residence	I278
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 and Associates Pty Ltd	1998	Holroyd Heritage Inventory Review
Heritage Study	Neustein & Associates	1992	Holroyd Heritage Study

Other References

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

Limitations

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

Additional Images



View to residence from Good Street with extensive vegetation along properties boundary.



View to property from Good Street, illustrating extensively vegetation.




View to property from Amos Street, illustrating extensively vegetation.



Detail of front door and rusticated weatherboards.

Heritage Inventory Sheet

Item Name	Westmead Progress Association Hall		
Recommended Name	Westmead Progress Association Hall		
Site Image			
Address	43 Hassall Street, Westmead, NSW 2145		
Lot/Section/DP	31 & 32	C	1409
Draft Cumberland LEP ID	I279		
Former LEP ID	I151 (Holroyd LEP)		
Heritage Conservation Area	Not included		
Date Updated	February 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Community Facilities	

Curtilage Map



Statement of Significance

The Westmead Progress Association Hall is of local significance for its historic, aesthetic and social values. Built in 1925, the Westmead Progress Association Hall is historically linked with significant residential subdivisions in Westmead. Furthermore, it is historically significant for its link to the Progress Association, for which it stands as an example of the types of projects they undertook. It has social significance for its association and use by the local Progress Association and for the part it played in the social and recreational life of the immediate neighbourhood. The item also has some aesthetic significance as a purpose-built Federation hall dating to the late 1920s. The aesthetic significance of the building is further enhanced by its prominent position within the streetscape that makes a positive contribution to the landscape.

Criteria Assessment

a) Historic	Built in 1925, the Westmead Progress Association Hall is historically linked with significant subdivision in Westmead. Furthermore, it is historically significant for its link to the Progress Association, for which it stands as an example of the types of projects they undertook.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item also has some aesthetic significance as a purpose-built Federation hall dating to the late 1920s. The aesthetic significance of the building is enhanced by its prominent position within the streetscape that makes a positive contribution to the landscape.
d) Social	It has social significance for its association and use by the local Progress Association and for the part it played in the social and recreational life of the immediate neighbourhood.

e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item does not meet this criterion.

Physical Description

The Progress Association Hall is a single storey face brick building located on an elevated corner with a frontage to Priddle and Hassall Streets. The building features a gabled roof clad in terracotta tiles behind a brick squared parapet addressing Hassall Street. Both the rear and the front of the building feature a flat roofed addition.

The front façade is broken into three bays by brick pilasters which extend the height of the façade through the parapet. The parapet features a rendered cornice and painted rendered frieze, bearing "Westmead Hall Est. 1925" topped by a soldier course of brickwork. The front façade has two windows either side with timber framed multipaned double hung sash windows. A single small high window is also located over the front entry of the building. The front entry is a modified protruding brick entrance with a staircase that leads up to an enclosed formal entry of the building, covered by a flat roof with a boxed eave.

The north and south elevation of the building feature several bays with window and door openings and framed by face brick pilasters. The windows along these elevations are generally timber framed multipaned double hung sash windows with opaque patterned glass, flat brick segmented arches and brick sills. The north elevation features several door openings including one disabled access with concrete ramp.

The flat roofed addition is located at the western end of the building and is surrounded by a landscaped area enclosed by high steel mesh fencing. The front of the building features some landscaping and a brick planter box/retaining wall along the street boundary. The building is surrounded by relatively recent and contemporary face brick walk up residential blocks.

Although the southern elevation of this building was not accessible during the site inspection, it is worth noting that the former listing sheet noted the southern elevation appeared to have 'minor soiling on the southern facade brickwork'. The building appears to be in good condition.

Condition	Good	Fair	Poor
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Alterations and Additions

- It appears that the front, formal entry of the building has been altered and extended to incorporate WC facilities
- The south eastern window is obscured by the extension, only the original brick arch is evident and glass blocks have been fitted to the two front windows
- It is assumed, that the door openings and access on the northern facade have been altered.
- The western facade also features flat roofed addition*

Although the building features modified entrances and doorways, the building retains a moderate level of integrity in terms of the buildings overall form, scale and architectural detailing.

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

Historical Notes

Construction years	1925
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The suburb of Westmead is bounded by the suburbs of Wentworthville to the west, Parramatta to the east, Northmead to the north and Mays Hill and Merrylands to the south. The southern half of Westmead, south of Westmead Station lies in the territory of the Cumberland Council.

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

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

The site is located on land acquired by George Oakes in 1861 following the subdivision of the Government Domain in 1859. In 1883 George Caird purchased thirty acres of this grant, subdivided the land and began to sell various allotments. In 1889 lots 29 to 32 of Section C on Railway Street were purchased by John Smythe Richardson. In 1914, William Shelley purchased all four lots on what was now Hassall Street. In 1915 and 1917, the land was again transferred and in 1922 was divided when lots 31 and 32 were transferred to William and Frances Withers. In 1923, lots 31 and 32 were transferred to Frank Ralph, Frederick Young, Arthur Davies, Standish Mills and Robert Creswick and in 1925 to Frank Ralph, Frederick Young, Arthur Davies, Standish Mills and William Scrivner as joint tenants. The foundation stone was laid by F. Ralph in 1925 and the hall was constructed from this time. The Sands Directory first lists a "Public Hall" in 1927. The building was designed by architects Messrs, Rowe and Frye.

During the 1880s and 1890s, Local Progress Associations begun to appear in developing suburbs. These associations were made up of local businessmen and landowners, who petitioned governments for public works and services and organised local public events. They were dedicated to local "progress" and leisure activities. The School of Arts movement was aimed at providing education and access to cultural activities for the working class. Their halls were venues for education lectures, courses in trades, plays, art music, exhibitions and debating and were actively used by the community. It is assumed that the Westmead branch constructed and used the Hall for their various business and social activities. The Westmead Progress Association was a highly active group in the area prior to the construction of the hall on Hassell Street. Previously they would meet at St Barnabas Hall.

The Hall was initially constructed for the Willing Workers. The Willing Workers was a group comprising women in the district who banded together to arrange functions for charitable purposes. The group had asked the Progress Association to join their efforts in procuring a hall, as their work was hindered by the lack of a suitable hall to hold such functions. The Progress Association accepted the responsibility of and bought the land on which the hall is located today. The hall cost £1200, this was financed by a loan from the Bank of New South Wales and repaid by the representative of the Association.

In 1971, the property was purchased by the Council of the Municipality of Holroyd. The building is owned and managed by Cumberland Council, and used for various functions and activities for the local community.

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.		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:

- None.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Westmead Progress Association Hall	I279
Heritage Study	Westmead Progress Association Hall	I279
National Trust Australia Register	N/A	-

Previous Studies

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

Other References

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

Limitations

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

Additional Images



View of east elevation from Hassell Street.




View of portion of north elevation from Priddle Street.



View of north elevation of Progress Hall from Priddle Street.

Heritage Inventory Sheet

Item Name	“Deskford”, Cabrini Nursing Home, circa 1876–1900		
Recommended Name	‘Deskford’ - Victorian Gothic Residence		
Site Image			
Address	41 Hawkesbury Road, Westmead NSW 2145		
Lot/Section/DP	6 - 7	-	15726
Draft Cumberland LEP ID	I280		
Former LEP ID	I152 (Holroyd LEP)		
Heritage Conservation Area	Not included		
Date Updated	February 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential Buildings (private)	

Curtilage Map



Revised curtilage recommended – refer below

Statement of Significance

The 'Deskford' property at 41 Hawkesbury Road, Westmead is of local significance for its historic, associative and aesthetic values. Built in 1874, the building is historically linked to the early subdivision of the Government Domain that facilitated the subdivision and development of Westmead. The dwelling is associated with prominent local figure Andrew Payten, magistrate for the Parramatta Park Trust. The building has some aesthetic significance as a Victorian Gothic residence. Although notably altered, the building retains important original components and fabric, making it an important member of the relatively small group of substantial 19th century gentlemen estates and residences left in the Cumberland LGA. The building is a representative example of a substantial gentlemen's estate constructed in Westmead in c.1870s.

Criteria Assessment

a) Historic	Built in 1874, the building is historically linked to the early subdivision of the Government Domain that facilitated the subdivision and development of Westmead.
b) Associative	The dwelling is associated with prominent local residents Nathaniel Payten and Andrew Payten. Nathaniel Payten designed and built Parramatta Gaol among other notable buildings in Parramatta. Andrew Payten was known as for his role as magistrate for the Parramatta Park Trust.
c) Aesthetic/Technical	The building has some aesthetic significance as a Victorian Gothic residence. Although notably altered, the building retains important original components and fabric which makes it an important member

	of the relatively small group of substantial 19 th century gentlemen estates and residences left in Cumberland LGA.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The building is a representative example of a substantial gentlemen's estate constructed in Westmead in c.1870s.

Physical Description

'Deskford' is a two-storey painted brick Victorian Gothic residence with filigree elements. The item has a steeply pitched gabled roof clad with slate tiles. The roofscape is 'T' shaped with a projecting gable to the north, south and east. The dwelling features two tall brick chimneys with terracotta pots and two short rendered brick chimneys with corniced detailing at the gable peak. The gable ends have a timber bargeboard and finial detailing characteristic of Victorian "Gothic" style.

A wrap-around verandah on the second storey of the north and east elevation has a bullnose verandah roof. This roof is clad with corrugated iron and is supported on decorative cast iron flat columns with a decorative cast iron balustrade and stop-chamfered timber posts to ground floor. The gabled end to the north wing features a small cantilevered balcony at first floor level with a hipped concave corrugated iron roof supported on decorative cast iron columns, with a decorative cast iron balustrade and valence. Each gable end also features a small window opening with a rendered sill and lintel. The windows are generally timber framed double hung sash windows with four panes, with a sloped brick sill and rendered lintel.

The gravel driveway culminates at a concrete slab located to the northeast of the property, located off Hawkesbury Road. This runs along the former northern boundary of the building. This boundary is reminiscent of the 1922 auction of the Deskford Estate. There are some established palms located along the former boundary of the item, however there is minimal landscaping surrounding the building and it comprises predominately grassed areas.

The residence retains a prominent position within the landscape to the north, while the south is heavily modified with the construction of the Cabrini Nursing Home. The nursing home is located to the south of the main residence with a prominent street address to Amos Street. The nursing home structure is a large two-storey rendered brick complex. The nursing home structure features a similar form to Deskford with a gabled roof clad with dark concrete tiles. A similar paint scheme has been employed for both sites.

The residence is generally in a fair condition. The verandah roof and cast-iron elements show signs of corrosion and the slate roof has some biological growth on the tiles.

Condition	Good	Fair	Poor
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Alterations and Additions

- The verandah features replaced elements. The former listing sheet makes note of the removal of elements on the first-floor balustrade and ground floor valence and other detailing on the first-floor verandah.
- Various alterations and additions externally and internally to fit out site as a nursing home.
- Air conditioning units*
- New paint scheme

Overall the integrity of the building is considered to be moderate.

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

Historical Notes

Construction years	c.1874
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The suburb of Westmead is bounded by the suburbs of Wentworthville to the west, Parramatta to the east, Northmead to the north and Mays Hill and Merrylands to the south. The southern half of Westmead, south of Westmead Station lies in the territory of the Cumberland Council.

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

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

Deskford is sited on land which originally formed part of the Government Domain. The house was built on a large allotment (up to 50 acres – 20ha) by Nathaniel Payten following the subdivision of the Government Domain Estate in 1859. The property was passed on to Mr Andrew Payten, who occupied the site until 1895 when he passed away. He was survived by his widow, Miss Reid. She passed away in 1904.

The Deskford Estate was subdivided in 1922, which formed the site's current curtilage.

In 1949, Ada Sparks occupied the site and used it to care for nineteen destitute elderly people. Ada Sparks was a remarkable local, who continued to care for the elderly residing at Deskford even after losing her sight.

In 1950 Margaret Butler, registered with the Australasian Trained Nurses' Association, purchased Deskford and ran it as a private maternity hospital. When Margaret retired in 1963, Maron Butler's daughter and son-in-law Aileen 'Joy' and Bob Harris took over Deskford and established the Cabrini Convalescent Hospital. Deskford remains part of the Cabrini Nursing home.

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.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	X
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.	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 current curtilage for Deskford relates a residential subdivision that occurred c.1920s and is visible in a 1943 aerial. Historical research shows that there is the opportunity to revise the curtilage to a reflect a more historically accurate representation of the original c.1860s allotments, purchased by Nathaniel Payten after the 1859 subdivision of the Government Domain. It is unclear if the existing curtilage is an accurate reflection of the heritage curtilage. A revised curtilage is recommended for the Cumberland LEP to better capture the historic curtilage. This will form part of the Stage 2 assessment of Cumberland LGA Heritage Study.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	'Deskford' Victorian Gothic Residence	I280
Heritage Study	'Deskford' Victorian Gothic Residence	I280
National Trust Australia Register	N/A	-

Previous Studies

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

Other References

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

Limitations

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

Additional Images



View to Deskford from Cotswold Street



Detail of slate roof from Hawkesbury Road




View to Deskford from Cotswold Street



View of west elevation from Hawkesbury Road

Heritage Inventory Sheet

Item Name	Westmead Public School, circa 1917		
Recommended Name	Westmead Public School		
Site Image			
Address	150 Hawkesbury Road, Westmead, NSW, 2145		
Lot/Section/DP	1	-	881383
Draft Cumberland LEP ID	I281		
Former LEP ID	I153 (Holroyd LEP)		
Heritage Conservation Area	Not included		
Date Updated	February 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Education	

Curtilage Map



Statement of Significance

Westmead Public School is of local significance for its historic, social and representative values. The present-day location of the Westmead public school was established in 1919 as the first purpose-built school building in Westmead that opened in 1920. The item provides evidence of the growth of community facilities, which accompanied the increase in population throughout Westmead in the twentieth century. The building is of aesthetic significance as a relatively intact Federation period school building. This is enhanced by the degree to which its buildings have retained early fabric and detailing. The mature tree plantings also enhance the aesthetic of the site making it an attractive and notable local landmark. The building is representative example of the early twentieth century government school buildings.

Criteria Assessment

a) Historic	The present-day location of the Westmead public school was established in 1919 as the first purpose-built school building in Westmead that opened in 1920. The item provides evidence of the growth of community facilities which accompanied the increase in population throughout Westmead in the twentieth century.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The building is of aesthetic significance as a relatively intact Federation period school building. This is enhanced by the degree to which its buildings have retained early fabric and detailing. The mature tree plantings also enhance the aesthetic of the site making it an attractive and notable local landmark.
d) Social	The item does not meet this criterion.

e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The building is representative example of the early twentieth century government school buildings.

Physical Description

Westmead Public School is a standard government designed school of the Federation period. The collection of buildings consists of two storey brick structure with a hipped roof with a projecting gable to the north, clad with terracotta tiles. The window openings are generally timber framed multipaned double hung sash windows with a simple brick sill and a segmented arch of painted brickwork.

The school complex contains several modern additions to the northwest of the school property. The schools aesthetic is retained through the vegetated boundary which features several established trees along the school's boundary fence. The school is enclosed by a steel modern palisade fence.

The school is in a good condition.

Condition	Good	Fair	Poor
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Alterations and Additions

- Various extensions throughout the 1960s to the present.
- Boundary fence
- Carpark
- Painted timber window frames

The school has undergone substantial modification with continued expansion of the school buildings to service the suburb of Westmead. The inclusion of new buildings are respectful and discrete additions which do not negatively impact the significance of the significant built elements. The integrity is considered to be moderate.

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

Historical Notes

Construction years	1919-1923
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The suburb of Westmead is bounded by the suburbs of Wentworthville to the west, Parramatta to the east, Northmead to the north and Mays Hill and Merrylands to the south. The southern half of Westmead, south of Westmead Station lies in the territory of the Cumberland Council.

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

Westmead was relatively slow to develop, and it was only after the Westmead Railway Station was opened in 1883 that landowners began to subdivide in the area. By the 1920s, the station's facilities

had improved and several estates such as Toohey's Palm Estate and Fullagar's Estate were further subdivided. By the late 1940s, the Westmead Housing Commission Estate was developed which comprised of 300 brick houses as well as a retail strip with 12 shops and a block of flats. Westmead owes much of its present street layout to the developments from this period.

Three acres were resumed for Westmead Public School which was established in 1917, when an Infants' School opened in a rented Church of England hall in April of that year. By 1919 the present site was acquired, and the first purpose-built school building was opened in May 1920. In 1923 the building was extended to provide accommodation for Primary students. This work was put to tender with a contract awarded to Mr R Frazer of Canley Vale to complete the works. Within two years the growing local population created demand for additional accommodation for Primary students.

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.		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:

- Should new development be proposed for the site, the Development Application should be accompanied by a detailed fabric analysis to understand which buildings are significant and how to manage change.

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Westmead Public School, circa 1917	I281
Heritage Study	Westmead Public School, circa 1917	I281
National Trust Australia Register	N/A	-

Previous Studies

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

Other References

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

Limitations

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

Additional Images



View from Hawkesbury Road to classroom block.




View of demountable buildings along Hawkesbury Road.



View from Hawkesbury Road to classroom block.

Heritage Inventory Sheet

Item Name	Victorian/Georgian Cottage		
Recommended Name	Victorian Cottage		
Site Image			
Address	43 Houison Street, Westmead NSW, 2145		
Lot/Section/DP	6	-	22224
Draft Cumberland LEP ID	I282		
Former LEP ID	I154 (Holroyd LEP)		
Heritage Conservation Area	Not included		
Date Updated	February 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential Buildings (private)	

Curtilage Map



Statement of Significance

The Victorian Cottage at 43 Houison Street, Westmead is of local significance for its historic, aesthetic and representative values. The building is an early residence in the area and historically relates to the early subdivision of the Government Domain, which facilitated the development of Westmead. The item is of aesthetic significance as a largely intact Victorian cottage that has retained a large amount of land to the side and rear. The heritage curtilage makes a significant contribution to the aesthetic and historic quality of the house. The aesthetic significance is further enhanced by the established gum tree and informal landscaping of the front yard. The item demonstrates representative qualities of an intact and early Victorian cottage.

Criteria Assessment

a) Historic	The building is an early residence in the area and historically relates to the early subdivision of the Government Domain, which facilitated the development of Westmead.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item is of aesthetic significance as a largely intact Victorian cottage that has retained a large amount of land to the side and rear. The heritage curtilage makes a significant contribution to the aesthetic and historic quality of the house. The aesthetic significance is further enhanced by the established gum tree and informal landscaping of the front yard.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.

g) Representativeness	The item demonstrates representative qualities of an intact and early Victorian cottage.
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Physical Description

The item at 43 Houison Street, Westmead is a small masonry Victorian cottage. The item has a hipped roof clad with newly replaced corrugated iron. The roofscape is a 'U' shape with a modern central vent, a single brick chimney and rear skillion addition. The verandah features a concave verandah roof below the main roof line and is clad in newly replaced corrugated iron sheets. The verandah was reconstructed and replaced in c.1992-93. The verandah roof comprises painted timber posts with cast iron filigree brackets and valance. The verandah features replaced timber floorboards.

The symmetry of the front façade is accentuated by a central front door of panelled timber. A pair of French doors with elongated glass inserts in the top panels frame the central door on either side. All doors have security grills. The windows on the southern facade have modern roll down security shutters. On the northern facade there are two timber double hung windows with rendered sills and segmental arched heads.

At the rear of the building is a skillion brick section, dated to 1973, was constructed in two stages and featuring a diamond shaped window. This single timber window is similar to the original, and aluminium double hung on the northern wall of the addition. At the rear is a skillion verandah with turned timber posts.

The building is located on a large corner block of Houison and Drew Streets. The cottage does not appear to retain its original curtilage, however, remains prominent for its deep setback from the front boundary and large semi-formal landscaped front yard which features a mature gum tree. Both street boundaries have an early timber fence with two distinct types of pickets. The rear contains a concrete slab driveway accessed from Drew Street.

The condition of the building is good. The item appears to be well-maintained and to have undergone conservation repairs to the roof and verandah.

Condition	Good	Fair	Poor
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Alterations and Additions

- 1973 rear addition
- 1992/93 verandah reconstructed and roof replaced

Although modified, the building retains its scale and form and is relatively intact. The works to the verandah elements and roof have followed appropriate conservation practice by replacing significant fabric on a like for like basis, maintaining the heritage significance of the site. The rear addition is a discrete addition that does not negatively detract from the heritage value of the place. The integrity of the item is considered moderate.

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

Historical Notes

Construction years | c.1860-80

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

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

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

The dwelling is located on land which originally formed part of the Government Domain that was first subdivided into large parcels of up to 50 acres. The subject property formed part of 3 acres 1 rood and 34 1/2 perches on Houison Street between Drew and Amos Streets, acquired by Richard Bergan and Charles Roberts in 1859.

The Sands Directory lists a W. Grogan at No.43 Houison Street in 1931. The property was purchased by George Barter and John Smith in 1942. From the Sands Directory, it appears Barter resided at the property prior to this date. He is noted in residence at Dennebrog between 1923-27. The subject property was purchased by Stanley Smith, Colin Williams and Gejtu Borg in 1964, who subsequently subdivided it, forming the present boundaries. The property was again purchased by Graham Gett in 1981. It remains uncertain as to when the subject house was constructed and for whom.

The building is largely intact; however, a rear addition was added in 1973 and the verandah was modified in 1992. The building remains in use as a private residence.

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.	X

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

Other recommendations and/or comments:

- None.

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Victorian Cottage	I282
Heritage Study	Victorian Cottage	I282
National Trust Australia Register	N/A	-

Previous Studies

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

Other References

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

Limitations

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

Additional Images



View southeast from corner of Houison and Drew Streets.



View of front façade.



View to north elevation, from Drew Street.



View to rear elevation, from Drew Street.




View to the rear of the property from Drew Street.



Front façade from Houison Street.

Heritage Inventory Sheet

Item Name	Federation residence		
Recommended Name	Federation Residence		
Site Image			
Address	20 Lichen Place (also known as 20 The Park), Westmead NSW 2145		
Lot/Section/DP	2	-	523943
Draft Cumberland LEP ID	I283		
Former LEP ID	I155 (Holroyd LEP)		
Heritage Conservation Area	Not included		
Date Updated	February 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential Buildings (private)	

Curtilage Map



Statement of Significance

The item at 20 Lichen Place is of local significance for its historical and aesthetic values. Built c.1900s, the item is historically linked to the Parramatta Park subdivision of 1886. The residence's size, architectural character and attractive 'front row' location onto Parramatta Park provides evidence of the wealthy and prestigious residential development of Westmead at the turn of the century. The building is of aesthetic significance as a Federation style residence with Gothic revival elements. This aesthetic significance is enhanced by the surrounding landscape and degree of original fabric and detail retained. The item is a representative example of a substantial Federation residence built in Westmead in the late nineteenth century.

Criteria Assessment

a) Historic	Built in the c.1900s, the item is historically linked to the Parramatta Park subdivision of 1886. The residence's size, architectural character and attractive 'front row' location onto Parramatta Park provides evidence of the wealthy and prestigious residential development of Westmead at the turn of the century.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The building is of aesthetic significance as a Federation style residence with Gothic revival elements. This aesthetic significance is enhanced by the surrounding landscape and degree of original fabric and detail retained.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.

g) Representativeness	The item demonstrates representative qualities of a substantial Federation residence built in Westmead in the late nineteenth century.
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Physical Description

The building at 20 Lichen Place, Westmead is a large single storey Federation residence with Gothic revival elements. The building addresses the Southern Domain and has rear access off Lichen Street. The building has a steeply-pitched gabled roof with a central projecting gable to the Southern Domain. The gable end is infilled with weatherboard cladding and features wide decorative timber bargeboards and a central window. The roof retains four chimneys of painted brick with terracotta pots. The verandah features a skillion roof reclad in galvanised iron, c.2016. The verandah roof is supported on paired timber columns with diagonal lattice between.

The front yard is highly vegetated with informal landscaping consisting of established trees. The property is bounded by a timber post and panel fence with a gate framed by two brick piers.

The building is in a good condition, having undergone recent repairs with the inclusion of a new roof and rendered façade. The building is well maintained.

Condition	Good	Fair	Poor
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Alterations and Additions

- New roof and verandah cladding c.2016. This replaced terracotta tiles on the main roof.
- New paint scheme.

The building is considered to have moderate integrity.

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

Historical Notes

Construction years	c.1900
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The suburb of Westmead is bounded by the suburbs of Wentworthville to the west, Parramatta to the east, Northmead to the north and Mays Hill and Merrylands to the south. The southern half of Westmead south of Westmead Station lies in the territory of the Cumberland Council.

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

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

The site originally formed part of the Government Domain until its subdivision in 1859. The land offered for sale was in approximately 1-acre allotments. The later Parramatta Park subdivision in 1886 saw the property located on land acquired by John Booth and J. R Rodd. The residence was constructed soon after, in 1900.

The item remains in used as private residence.

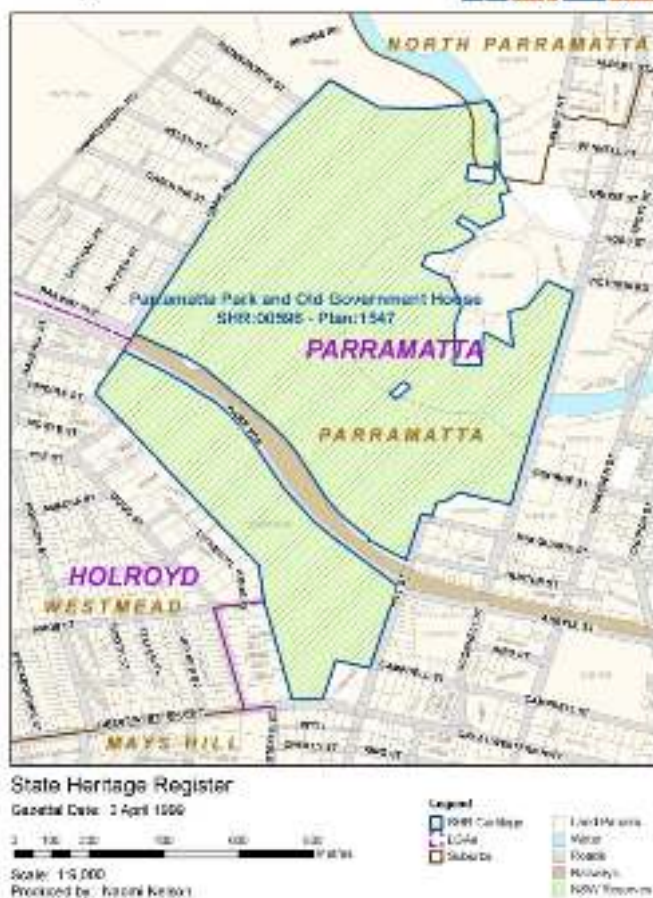
Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern 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.		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:

- The item is in the vicinity of Old Government House and Domain, Parramatta Park, which was inscribed on the UNESCO World Heritage list as one of the eleven (11) sites across Australia forming the serial listing for the Australian Convict Sites. Parramatta Park and Old Government House is also listed on the NSW State Heritage Register (00596).

Old Government House and its parkland setting of the Government Domain is of outstanding national significance for its association with the foundation of British colonial administration, and as an important centre of the convict system in Australia. Much of the administrative, social and political life of the colony, including the commencement of the government's convict administration,

Heritage Council of New South Wales



SHR Curtilage outlined in blue.

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Federation Residence	I283
Heritage Study	Federation Residence	I283
National Trust Australia Register	N/A	-

Previous Studies

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

Other References

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

Limitations

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

Additional Images




View from the southern domain of Parramatta Park to front façade.



View from the southern domain of Parramatta Park to front façade.

Heritage Inventory Sheet

Item Name	Inter-war bungalow		
Recommended Name	Inter-War Bungalow		
Site Image			
Address	5 Moree Avenue, Westmead, NSW 2145		
Lot/Section/DP	135	-	13731
Draft Cumberland LEP ID	I284		
Former LEP ID	I156 (Holroyd LEP)		
Heritage Conservation Area	Included, Toohey's Palm Estate Group Conservation Area		
Date Updated	February 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential Buildings (private)	

Curtilage Map



Statement of Significance

The house at 5 Moree Avenue, Westmead is of local significance for its historic, aesthetic and representative values. The item is historically linked to the early subdivision of the Government Domain, which facilitated the residential development of Westmead following William Fullagar's acquisition of large tracts of land in the area. Built in 1928, the dwelling directly relates to the 'Toohey's Palm Estate' subdivision, purchased by John Toohey in 1911 and subdivided in 1925. The item was built as part of the planned subdivision of 'Toohey's Palm Estate' and provides evidence of the pattern of residential development in the suburb of Westmead and within the broader Cumberland LGA. The building is of aesthetic significance as a largely intact Inter-War Bungalow that makes a positive contribution to the character of the streetscape. The item is a good representative example of the architectural style of dwellings constructed as part of the 'Toohey's Palm Estate' and remains an important element in the group of houses along Moree Avenue conservation area.

Criteria Assessment

a) Historic	The item is historically significant for its relation to significant early subdivisions of Westmead. Built in 1928, the item directly relates to the 'Toohey's Palm Estate' subdivision, purchased by John Toohey in 1911 and subdivided in 1925. The item was built as part of the planned subdivision of 'Toohey's Palm Estate' and provides evidence of the pattern of residential development in the suburb of Westmead and within the broader Cumberland LGA.
b) Associative	The item does not meet this criterion.

c) Aesthetic/Technical	The item is of aesthetic significance as a largely intact Inter-war bungalow that makes a positive contribution to the character of the streetscape.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is a good representative example of its style, which although has been slightly modified remains an important element in the group of houses along Moree Avenue built on the 'Toohey's Palm Estate.'

Physical Description

The item is a single storey 'L' shaped 1920s brick Inter-War bungalow with a gabled roof clad with terracotta tiles and a small projecting gable on the western side of the front. Both gable ends have weatherboards at the apex, with timber batten and fibro infill below. The gable ends also feature wide bargeboards and have exposed rafters at the eaves. The roof has solar panels located on the western side.

A verandah roof extends the width of the building, projecting just beyond the projecting gable. The verandah roof is flat and clad in pressed metal. It is supported by columns that are brick piers topped with small cast concrete square tapered columns. The columns are paired to support the verandah and singular at the projecting gable. The verandah is enclosed by a low brick balustrade and has a concrete floor. The sub-base is of brick, rendered at the front and corbelled to the sides.

The window in the gable end is a group of three timber framed casements with leadlight detailing and a contemporary flyscreen. The window has a concrete lintel and rendered sill. The window under the verandah is a pair of timber framed casements of a similar style to those on the gable end. The front door is in the centre of the facade and has a mottled glass top light and security screen. On the eastern facade are two openings, one with a skillion metal awning. On the western facade is a single opening with a skillion awning with stained timber brackets over the window.

A fibro skillion section at the rear appears to be early and has a brick base. A large yard at the rear of the property has an early detached fibro garage with a gable roof. The property is bounded by a Colorbond fence and has minimal garden landscaping, retaining the early subdivision boundaries. Opposite the property on the southern edge of Moree Avenue is a row of mature palm trees that relate to the early subdivision of the Toohey's Palm Estate established by John Toohey in 1925, that contribute to the landscape of the item.

The condition of the building is good and appears to be well-maintained.

Condition	Good	Fair	Poor
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Alterations and Additions

- Colorbond sheet fence*
- Contemporary flyscreens added
- Air-conditioning unit added
- Replaced window awning on western elevation
- Solar panels to roof
- Refreshed paint scheme.

The building is quite intact, with a discrete rear addition. The integrity of the item is high.

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

Historical Notes

Construction years	1928
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The suburb of Westmead is bounded by the suburbs of Wentworthville to the west, Parramatta to the east, Northmead to the north and Mays Hill and Merrylands to the south. The southern half of Westmead, south of Westmead Station lies in the territory of the Cumberland Council.

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

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

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

In 1927, the property was purchased by Herbert Leslie Glover, an estate agent. A covenant placed on the subdivision at this time required any building to cost not less than 450 pounds, be of stone and brick construction with a slate or tiled roof, and to be set back 20 feet from the street. It was also during this time that council applied building regulations to the land use of properties in residential areas.

The subject house appears to have been constructed in 1928, and first appears in the Sands Directory in 1929 occupied by William Reynolds. The property was purchased by John Blair, rubber worker in 1941 and Francis Taylor, a school teacher in 1954. The dwelling remains in use as a private residence.

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

Other recommendations and/or comments:

- Should the opportunity arise, a more sympathetic fence in keeping with the Heritage Conservation Area and item should be investigated (e.g. a low brick boundary fence or timber picket fence).

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Inter-War Bungalow	I284
Heritage Study	Inter-War Bungalow	I284
National Trust Australia Register	N/A	-

Previous Studies

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

Other References

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

Limitations

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

Additional Images



View from Moree Avenue along eastern side of property.



View from Moree Avenue along west elevation to rear garage.




View of solar panels on roof.



View to front façade from Moree Avenue.

Heritage Inventory Sheet

Item Name	Inter-war bungalow		
Recommended Name	Inter-War Bungalow		
Site Image			
Address	7 Moree Avenue, Westmead, NSW 2145		
Lot/Section/DP	134	-	13731
Draft Cumberland LEP ID	I285		
Former LEP ID	I157 (Holroyd LEP)		
Heritage Conservation Area	Included, Toohey's Palm Estate Group Conservation Area		
Date Updated	February 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential Buildings (private)	

Curtilage Map



Statement of Significance

The house at 7 Moree Avenue, Westmead is of local significance for its historic and aesthetic values. The item is historically linked to the early subdivision of the Government Domain, which facilitated the residential development of Westmead following William Fullagar's acquisition of large tracts of land in the area. Built in 1930, the dwelling directly relates to the 'Toohey's Palm Estate' subdivision, purchased by John Toohey in 1911 and subdivided in 1925. The item was built as part of the planned subdivision of 'Toohey's Palm Estate' and provides evidence of the pattern of residential development in the suburb of Westmead and within the broader Cumberland LGA. The building is of aesthetic significance as a largely intact Inter-war bungalow that makes a positive contribution to the character of the streetscape. The item is a good representative example of the architectural style of dwellings constructed as part of the 'Toohey's Palm Estate' and remains an important element in the group of houses along Moree Avenue conservation area.

Criteria Assessment

a) Historic	The item is historically significant for its relation to significant early subdivisions of Westmead. Built in 1930, the item directly relates to the 'Toohey's Palm Estate' subdivision, purchased by John Toohey in 1911 and subdivided in 1925. The item was built as part of the planned subdivision of 'Toohey's Palm Estate' and provides evidence of the pattern of residential development in the suburb of Westmead and within the broader Cumberland LGA.
b) Associative	The item does not meet this criterion.

c) Aesthetic/Technical	The item is of aesthetic significance as a largely intact Inter-war bungalow that makes a positive contribution to the character of the streetscape.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is a good representative example of its style, which although has been slightly modified remains an important element in the group of houses along Moree Avenue built on the 'Toohey's Palm Estate'.

Physical Description

The item is a single storey 'L' shaped brick Inter-War bungalow with a hipped roof clad in terracotta tiles and a small projecting gable to the western side. The gable end features rough cast detailing with a rising sun timber panel motif and a wide timber bargeboard.

A verandah is located to the east of the gable with a broken-backed verandah roof which extends across the gable end, forming a hood over the windows on the gable elevation. The verandah roof is supported on short columns on brick piers and brick balustrade, with rendered and painted capping. The windows beneath the gable are timber framed casements, in a set of three, which feature leadlight detailing. The window has a simple rendered sill and lintel.

The western side of the building features an addition where a new room has been created and has partly been clad in fibro with aluminium windows. At the rear of the building is a skillion roofed section. The building rests on brick footings and is situated on a 1/4-acre block, set a little distance back from the front boundary.

A concrete paved driveway extends across the base of the verandah and runs along the eastern side of the house, leading to a garage at the rear of the property. The garage is fronted by a flat roof carport. The front boundary of the property is marked by a steel ladder balustrade fence which encloses a front garden. The front landscape consists of an informal garden space with some established plantings.

The building retains its original subdivision allotment. Within the vicinity of this landscape is a row of mature palm trees situated along the southern edge of Moree Avenue, that relate to the early subdivision of Toohey's Palm Estate established by John Toohey in 1925, that contribute to the landscape of the item.

The condition of the building is considered to be good. There is some paint peeling from the bargeboards that will eventually require remediation.

Condition	Good	Fair	Poor
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Alterations and Additions

- Side addition to the west
- Skillion addition to the rear
- New fence*
- New concrete paved driveway

Although modified, the bungalow remains largely intact with some discrete modifications that do not alter the character of the building. The item retains its original style and is considered to have moderate integrity.

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

Historical Notes

Construction years	1930
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The suburb of Westmead is bounded by the suburbs of Wentworthville to the west, Parramatta to the east, Northmead to the north and Mays Hill and Merrylands to the south. The southern half of Westmead, south of Westmead Station lies in the territory of the Cumberland Council.

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

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

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

In 1927, Herbert Leslie Glover purchased Lots 133-5. At this time, there was a covenant placed on the properties stating that any building would be not less than 450 pounds and that it would stand back 20 feet from the street. It was also during this time that council applied building regulations to the land use of properties in residential areas.

Later that year, lots 133 and 134 were purchased by Anthony Bradfield. Lot 134 was sold to George Carrett, builder, in 1930. It is assumed that the house was constructed at this time, the dwelling is first listed in the Sands Directory in 1932. The property had been sold four (4) times before it was purchased in 1972. The dwelling remains in use as a private residence.

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

Other recommendations and/or comments:

- Should the opportunity arise, a more sympathetic fence in keeping with the Heritage Conservation Area and item should be investigated (e.g. a low brick boundary fence or timber picket fence).

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Inter-War Bungalow	I285
Heritage Study	Inter-War Bungalow	I285
National Trust Australia Register	N/A	-

Previous Studies

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

Other References

- Broomham, R and T Kass. 1992. Holroyd Heritage Study Thematic History. Sydney: Holroyd City Council.
- City Plan Heritage 2017, Westmead Station (South Precinct) Heritage Study, City Plan Heritage, Sydney.
- Elias, J and Coppins, S 2013, Pictorial History Holroyd, Kingsclear Books, Alexandria.
- Levins, C 2010, Parramatta Park, retrieved 14 May 2019, https://dictionaryofsydney.org/entry/parramatta_park
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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 front façade.




View of east elevation.



Detail of front façade.

Heritage Inventory Sheet

Item Name	“Silver Grove”, Inter-war bungalow		
Recommended Name	‘Silver Grove’ - Inter-War Bungalow		
Site Image			
Address	9 Moree Avenue, Westmead, NSW 2145		
Lot/Section/DP	133	-	13731
Draft Cumberland LEP ID	I286		
Former LEP ID	I158 (Holroyd LEP)		
Heritage Conservation Area	Included, Toohey’s Palm Estate Group Conservation Area		
Date Updated	February 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential Buildings (private)	

Curtilage Map



Statement of Significance

The house at 9 Moree Avenue, Westmead is of local significance for its historic and aesthetic values. The item is historically linked to the early subdivision of the Government Domain, which facilitated the residential development of Westmead following William Fullagar's acquisition of large tracts of land in the area. Built in 1928, the dwelling directly relates to the 'Toohey's Palm Estate' subdivision, purchased by John Toohey in 1911 and subdivided in 1925. The item was built as part of the planned subdivision of 'Toohey's Palm Estate' and provides evidence of the pattern of residential development in the suburb of Westmead and within the broader Cumberland LGA. The building is of aesthetic significance as a largely intact Inter-war bungalow that makes a positive contribution to the character of the streetscape. The item is a good representative example of the architectural style of dwellings constructed as part of the 'Toohey's Palm Estate' and remains an important element in the group of houses along Moree Avenue conservation area.

Criteria Assessment

a) Historic	The item is historically significant for its relation to significant early subdivisions of Westmead. Built in 1928, the item directly relates to the 'Toohey's Palm Estate' subdivision, purchased by John Toohey in 1911 and subdivided in 1925. The item was built as part of the planned subdivision of 'Toohey's Palm Estate' and provides evidence of the pattern of residential development in the suburb of Westmead and within the broader Cumberland LGA.
b) Associative	The item does not meet this criterion.

c) Aesthetic/Technical	The item is of aesthetic significance as a largely intact Inter-war bungalow that makes a positive contribution to the character of the streetscape.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is a good representative example of its style, which although has been slightly modified remains an important element in the group of houses along Moree Avenue built on the 'Toohey's Palm Estate.'

Physical Description

The item is a single storey 'L' shaped brick Inter-War bungalow with a gabled roof clad in terracotta tiles and a small projecting gable to the street. The roof features a single brick chimney with a rendered corbel and new Colorbond guttering. The gable ends feature timber battens with fibro sheet infill and wide bargeboards. A timber vent is located in the main gable.

A verandah roof extends the width of the building, projecting just beyond the projecting gable. The verandah roof is flat and clad in pressed metal and is supported by columns that are brick piers topped with small cast concrete square tapered columns. The columns are paired to support the verandah and are singular at the projecting gable. The verandah is enclosed by a low brick balustrade and has a concrete floor. The sub-base is of brick, rendered at the front and corbelled to the sides. The entrance to the verandah has a metal gate.

The brickwork on the front façade appears to be built with a darker brick and was original coated with a red oxide and tuckpointed. A group of three timber framed casement windows with leadlight detailing are located beneath the gable end and have a concrete lintel and rendered sill. These windows are fronted by a steel security grill. Under the verandah there is a pair of timber framed casements with a similar design. The front door in the centre of the facade has a mottled glass top light and security screen. On the eastern facade are two openings, one with a skillion metal awning, and on the western facade is one opening with a timber awning window.

There is a fibro skillion section at the rear of the dwelling that appears to be an early addition. The rear of the property has an early detached fibro garage with a gable roof which is addressed by a concrete slab driveway. The garage was added c.1962. The front yard features an established informal garden space located along the boundary fence. The fence is a squared timber picket fence, painted white. The item retains its original subdivision boundaries and row of mature palm trees along the southern side of Moree Avenue.

The building in a good condition and appears to be well-maintained. The timber elements of the gable end and verandah have been recently repainted.

Condition	Good	Fair	Poor
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Alterations and Additions

- Fibro cement garage, added in 1962
- Rear skillion addition
- Security grill and security front door
- New Colorbond guttering

The item is relatively intact. The integrity is considered to be high.

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

Historical Notes

Construction years	1928
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The suburb of Westmead is bounded by the suburbs of Wentworthville to the west, Parramatta to the east, Northmead to the north and Mays Hill and Merrylands to the south. The southern half of Westmead, south of Westmead Station lies in the territory of the Cumberland Council.

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

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

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

In 1927, Herbert Leslie Glover purchased Lots 133-5. At this time, a covenant was placed on the properties stating that any building would be not less than 450 pounds and that it would stand back 20 feet from the street. It was also during this time that council applied building regulations to the land use of properties in residential areas.

Later in 1927, lots 133 & 134 were purchased by solicitor Anthony Bradfield. The house was constructed in 1928. The dwelling first appears in the Sands Directory in 1929 occupied by Dennis Gambriel and is known as 'Allambie'. The property changed hands another three (3) times before it was purchased by Dennis Bonser in 1978.

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

Other recommendations and/or comments:

- None.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	'Silver Grove' - Inter-War Bungalow	I286
Heritage Study	'Silver Grove' - Inter-War Bungalow	I286
National Trust Australia Register	N/A	-

Previous Studies

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

Other References

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

Limitations

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

Additional Images



View of western elevation.



View through vegetation to front façade.




View to front façade and west elevation.



View from Moree Avenue.

Heritage Inventory Sheet

Item Name	"Girraween", Inter-war bungalow		
Recommended Name	'Girraween' - Inter-War Bungalow		
Site Image			
Address	11 Moree Avenue, Westmead, NSW 2145		
Lot/Section/DP	132	-	13731
Draft Cumberland LEP ID	I287		
Former LEP ID	I159 (Holroyd LEP)		
Heritage Conservation Area	Included, Toohey's Palm Estate Group Conservation Area		
Date Updated	February 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential Buildings (private)	

Curtilage Map



Statement of Significance

The house at 11 Moree Avenue, Westmead is of local significance for its historic, aesthetic and representative values. The item is historically linked to the early subdivision of the Government Domain, which facilitated the residential development of Westmead following William Fullagar's acquisition of large tracts of land in the area. Built in 1928, the dwelling directly relates to the 'Toohey's Palm Estate' subdivision, purchased by John Toohey in 1911 and subdivided in 1925. The item was built as part of the planned subdivision of 'Toohey's Palm Estate' and provides evidence of the pattern of residential development in the suburb of Westmead and within the broader Cumberland LGA. The building is of aesthetic significance as a largely intact Inter-war bungalow that makes a positive contribution to the character of the streetscape. The item is a good representative example of the architectural style of dwellings constructed as part of the 'Toohey's Palm Estate' and remains an important element in the group of houses along Moree Avenue conservation area.

Criteria Assessment

a) Historic	The item is historically significant for its relation to significant early subdivisions of Westmead. Built in 1928, the item directly relates to the 'Toohey's Palm Estate' subdivision, purchased by John Toohey in 1911 and subdivided in 1925. The item was built as part of the planned subdivision of 'Toohey's Palm Estate' and provides evidence of the pattern of residential development in the suburb of Westmead and within the broader Cumberland LGA.
b) Associative	The item does not meet this criterion.

c) Aesthetic/Technical	The item is of aesthetic significance as a largely intact Inter-war bungalow that makes a positive contribution to the character of the streetscape.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is a good representative example of its style, which, although slightly modified, remains an important element in the group of houses along Moree Avenue built on the 'Toohey's Palm Estate.'

Physical Description

The subject building is a single storey 'L' shaped brick Inter-War bungalow with a hipped roof clad in terracotta tiles, with a small projecting gable to the western side. The roof has a single brick chimney. The gable end features a diamond brick detail at its centre.

The verandah roof is broken backed and continues along the width of the building, projecting just beyond the gable. The verandah roof is supported on brick piers topped with small cast concrete circular tapered columns. These columns are paired to support the verandah and are singular at the projecting gable. The verandah has a brick balustrade with rendered capping and a concrete floor. The sub-base is brick, rendered at the front and corbelled to the sides.

A group of three timber framed casement windows beneath the gable end have a concrete lintel and sloped brick sill. The central window in the group has leadlight detailing, with replaced windowpanes either side. Under the verandah is a pair of timber framed casements with a concrete lintel and sloped brick sill. The front door in the centre of the facade has a mottled glass top light and a security screen.

There are two openings on the eastern facade and one on the western facade. A fibro skillion at the rear of the building appears early and has a brick base. A detached fibro garage with a gable roof is located at the rear of the property. This is addressed by a concrete slab driveway on the western edge. The dwelling does not have any fencing located along the front boundary. The front yard is predominately an open grassed yard with many potted plants. The property appears to retain its early subdivision boundaries.

The building appears to be in a good condition and well maintained, having had certain elements repainted recently. The brickwork appears to have had the mortar joints repointed.

Condition	Good	Fair	Poor
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Alterations and Additions

- Repainted gable end and verandah elements
- Repointed mortar joints of the front façade
- Some windowpanes replaced
- Fibro garage added in 1959

This item is relatively intact and is considered to have high integrity.

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

Historical Notes

Construction years	1928
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The suburb of Westmead is bounded by the suburbs of Wentworthville to the west, Parramatta to the east, Northmead to the north and Mays Hill and Merrylands to the south. The southern half of Westmead, south of Westmead Station lies in the territory of the Cumberland Council.

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

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

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

In 1927, the property was purchased by Herbert Leslie Glover, an estate agent. A covenant was placed on the subdivision at this time required any building to cost not less than 450 pounds, be of stone and brick construction with slate or tiled roof, and to be set back 20 feet from the street. It was also during this time that council applied building regulations to the land use of properties in residential areas.

The house was constructed in 1928. The dwelling first appears in the Sands Directory in 1929, occupied by an E. Spencer and known as 'Girraween'. The dwelling remains in use as a private residence.

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

Other recommendations and/or comments:

- None.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	'Girraween' - Inter-War Bungalow	I287
Heritage Study	'Girraween' - Inter-War Bungalow	I287
National Trust Australia Register	N/A	-

Previous Studies

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

Other References

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

Limitations

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

Additional Images



View to east elevation.



View to front façade.




Detail of front façade and west elevation.



View from Moree Avenue.

Heritage Inventory Sheet

Item Name	"Maxville", Inter-war bungalow		
Recommended Name	'Le Nid' - Inter-War Bungalow		
Site Image			
Address	13 Moree Avenue, Westmead, NSW 2145		
Lot/Section/DP	131	-	13731
Draft Cumberland LEP ID	I288		
Former LEP ID	I160 (Holroyd LEP)		
Heritage Conservation Area	Included, Toohey's Palm Estate Group Conservation Area		
Date Updated	February 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential Buildings (private)	

Curtilage Map



Statement of Significance

The house at 13 Moree Avenue, Westmead is of local significance for its historic and aesthetic values. The item is historically linked to the early subdivision of the Government Domain, which facilitated the residential development of Westmead following William Fullagar's acquisition of large tracts of land in the area. Built in 1928, the dwelling directly relates to the 'Toohey's Palm Estate' subdivision, purchased by John Toohey in 1911 and subdivided in 1925. The item was built as part of the planned subdivision of 'Toohey's Palm Estate' and provides evidence of the pattern of residential development in the suburb of Westmead and within the broader Cumberland LGA. The building is of aesthetic significance as a largely intact Inter-War bungalow that makes a positive contribution to the character of the streetscape. The item is a good representative example of the architectural style of dwellings constructed as part of the 'Toohey's Palm Estate' and remains an important element in the group of houses along Moree Avenue conservation area.

Criteria Assessment

a) Historic	The item is historically significant for its relation to significant early subdivisions of Westmead. Built in 1928, the item directly relates to the 'Toohey's Palm Estate' subdivision, purchased by John Toohey in 1911 and subdivided 1925. The item was built as part of the planned subdivision of 'Toohey's Palm Estate' and provides evidence of the pattern of residential development in the suburb of Westmead and within the broader Cumberland LGA.
b) Associative	The item does not meet this criterion.

c) Aesthetic/Technical	The item is of aesthetic significance as a largely intact Inter-war bungalow that makes a positive contribution to the character of the streetscape.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is a good representative example of its style, which although slightly modified remains an important element in the group of houses along Moree Avenue built on the 'Toohey's Palm Estate.'

Physical Description

The item is a single storey 'L' shaped brick Inter-War bungalow with a gabled roof clad with terracotta tiles and a small projecting gable on the western side of the front. Both gable ends have weatherboards at the apex with timber batten and fibro infill below. The gable ends also feature wide bargeboards and have exposed rafters at the eaves. The roof includes a skylight on the western side of the roof and a vent extractor on the east.

A verandah roof extends the width of the building projecting just beyond the projecting gable. The verandah roof is flat and clad in pressed metal. It is supported by columns that are brick piers topped with small cast concrete square tapered columns. The columns are paired to support the verandah and are singular at the projecting gable. The verandah is enclosed by a low brick balustrade and has a concrete floor. The sub-base is of brick, rendered at the front and corbelled to the sides.

The window in the gable end is a group of three timber framed casements with leadlight detailing and a contemporary flyscreen. The window has a concrete lintel and sloped brick sill. The window under the verandah is a pair of timber framed casements of a similar style to those on the gable end. The front door is in the centre of the facade and has a mottled glass top light and security screen. On the eastern facade are two openings, one with a skillion metal awning. On the western facade is a single opening with a skillion awning with stained timber brackets over the window.

The large skillion extension at the rear appears to be an early extension to the dwelling. The rear of the property contains a large recent detached fibro garage with a gable roof. This is addressed by a concrete strip driveway. The front yard is bounded by a curved hedge and garden. The property appears to retain its early subdivision boundaries, and the bungalow is hidden from the street by two trees on the verge.

The building is in a good condition and presents a well-maintained property. The brickwork of the front façade and verandah balustrade appears to have had the mortar joints repointed in the recent past. The façade also features a refreshed paint scheme.

Condition	Good	Fair	Poor
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Alterations and Additions

- Additions undertaken in 1994 include a new garage at the rear
- The roof includes a skylight on the western side and a vent extractor on the east
- New paint scheme

The dwelling is relatively intact and considered to have high integrity.

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

Historical Notes

Construction years	1928
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The suburb of Westmead is bounded by the suburbs of Wentworthville to the west, Parramatta to the east, Northmead to the north and Mays Hill and Merrylands to the south. The southern half of Westmead, south of Westmead Station lies in the territory of the Cumberland Council.

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

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

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

In 1927, the property was purchased by Herbert Leslie Glover, an estate agent. A covenant was placed on the subdivision at this time requiring any building to cost not less than 450 pounds, be of stone and brick construction with slate or tiled roof, and to be set back 20 feet from the street. It was also during this time that Council started applying building regulations to land use of properties in residential areas.

The house was constructed in 1928. The dwelling first appears in the Sands Directory in 1929 occupied by Oliver Fowl and known as 'Le Nid' in 1929 and 1930. The dwelling remains in use as a private residence.

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

Other recommendations and/or comments:

- None.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	'Le Nid' - Inter-War Bungalow	I288
Heritage Study	'Le Nid' - Inter-War Bungalow	I288
National Trust Australia Register	N/A	-

Previous Studies			
Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study

Heritage Study	Graham Brooks and Associates Pty Ltd	1998	Holroyd Heritage Inventory Review
Heritage Study	Neustein & Associates	1992	Holroyd Heritage Study

Other References

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

Limitations

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

Additional Images




Front façade and west elevation.



East elevation.

Heritage Inventory Sheet

Item Name	Inter-war bungalow		
Recommended Name	'Dreghorn' - Inter-War Bungalow		
Site Image			
Address	15 Moree Avenue, Westmead, NSW 2145		
Lot/Section/DP	130	-	13731
Draft Cumberland LEP ID	I289		
Former LEP ID	I161 (Holroyd LEP)		
Heritage Conservation Area	Included, Toohey's Palm Estate Group Conservation Area		
Date Updated	February 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential Buildings (private)	

Curtilage Map



Statement of Significance

The house at 15 Moree Avenue, Westmead is of local significance for its historic and aesthetic values. The item is historically linked to the early subdivision of the Government Domain, which facilitated the residential development of Westmead following William Fullagar's acquisition of large tracts of land in the area. Built in 1928, the dwelling directly relates to the 'Toohey's Palm Estate' subdivision, purchased by John Toohey in 1911 and subdivided in 1925. The item was built as part of the planned subdivision of 'Toohey's Palm Estate' and provides evidence of the pattern of residential development in the suburb of Westmead and within the broader Cumberland LGA. The item's aesthetic significance is reduced by the external modifications to the front façade. Although the building retains the original subdivision boundary, the item is not a good representative example of the architectural style of Inter-War dwellings constructed as part of the 'Toohey's Palm Estate.' However, it remains an important element in the group of houses along Moree Avenue conservation area.

Criteria Assessment

a) Historic	The item is historically significant for its relation to significant early subdivisions of Westmead. Built in 1928, the item directly relates to the 'Toohey's Palm Estate' subdivision, purchased by John Toohey in 1911 and subdivided in 1925. The item was built as part of the planned subdivision of 'Toohey's Palm Estate' and provides evidence of the pattern of residential development in the suburb of Westmead and within the broader Cumberland LGA.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item's aesthetic significance is reduced by the external modifications to the front façade.

d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	Although the building retains the original subdivision boundary, the item is not a good representative example of the architectural style of dwellings constructed as part of the 'Toohey's Palm Estate.' However, it remains an important element in the group of houses along Moree Avenue.

Physical Description

The subject building is a single storey 'L' shaped brick Inter-War bungalow with a hipped roof clad in terracotta tiles and a small projecting gable to the western side. The roof has a single brick chimney. The gable end features a rendered circular detail at its centre.

The verandah roof is broken backed and continues along the width of the building projecting just beyond the gable. The verandah roof is supported on brick piers topped with small cast concrete circular tapered columns. These columns are paired to support the verandah and are singular at the projecting gable. The verandah has a brick balustrade with rendered capping and concrete floor. The sub-base is of brick, rendered at the front and corbelled to the sides.

The brickwork on the front façade appears to be built with a darker brick that was originally coated with a red oxide and tuckpointed. There are sections on the balustrade infill that have been repointed and feature patches of painting. A group of three timber framed casement windows with leadlight detailing are located beneath the gable end and have a concrete lintel and rendered sill. The central portion of the façade appears to be recently infilled and painted, having removed previous window openings. The dwelling was in the process of a renovation at the time of the inspection.

The rear of the property features staged rear additions, evidenced by the change in brickwork colour. The large extension is a single storey with a gabled roof that is set below the main roof form.

The property is bounded by a hedge along Moree Street and features an established palm tree in the front yard. The property retains its original subdivision boundaries.

The item appears to be in a fair condition, with some cracks evident in the brick balustrade and piers.

Condition	Good	Fair	Poor
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Alterations and Additions

- Rear addition, c.1960s
- Infilled verandah window*

While the item features substantial rear additions, they are sympathetic in nature and retain the scale and form of the dwelling when addressed from Moree Avenue. However, the infilled front façade is a major alteration that adversely impacts the significance of the item. The integrity is considered to be moderate.

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

Historical Notes

Construction years	1928
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The suburb of Westmead is bounded by the suburbs of Wentworthville to the west, Parramatta to the east, Northmead to the north and Mays Hill and Merrylands to the south. The southern half of Westmead, south of Westmead Station lies in the territory of the Cumberland Council.

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

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

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

In 1927, the property was purchased by Herbert Leslie Glover, an estate agent. A covenant placed on the subdivision at this time required any building to cost not less than 450 pounds, be of stone and brick construction with slate or tiled roof, and to be set back 20 feet from the street. It was also during this time that council applied building regulations to land use of residential properties.

The house was constructed in 1928. The dwelling first appears in the Sands Directory in 1929 occupied by Albert Ballamy and known as 'Dreghorn'. The property was purchased by Vito Balsamo, a labourer, in 1957. The dwelling remains in use as a private residence.

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

Other recommendations and/or comments:

- Should the future opportunity arise; original façade features, such as a timber framed casement window with leadlight detailing, should be reinstated.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	'Dreghorn' - Inter-War Bungalow	I289
Heritage Study	'Dreghorn' - Inter-War Bungalow	I289
National Trust Australia Register	N/A	-

Previous Studies

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

Other References

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

Limitations

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

Additional Images




View from Moree Avenue to front facade



Front façade.

Heritage Inventory Sheet

Item Name	Inter-War Bungalow		
Recommended Name	Inter-War Bungalow		
Site Image			
Address	19 Moree Avenue, Westmead, NSW 2145		
Lot/Section/DP	128	-	13731
Draft Cumberland LEP ID	I290		
Former LEP ID	I162 (Holroyd LEP)		
Heritage Conservation Area	Included, Toohey's Palm Estate Group Conservation Area		
Date Updated	February 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential Buildings (private)	

Curtilage Map



Statement of Significance

The house at 19 Moree Avenue, Westmead is of local significance for its historic and aesthetic values. The item is historically linked to the early subdivision of the Government Domain, which facilitated the residential development of Westmead following William Fullagar's acquisition of large tracts of land in the area. Built in 1928, the dwelling directly relates to the 'Toohey's Palm Estate' subdivision, purchased by John Toohey in 1911 and subdivided in 1925. The item was built as part of the planned subdivision of 'Toohey's Palm Estate' and provides evidence of the pattern of residential development in the suburb of Westmead and within the broader Cumberland LGA. The building is of aesthetic significance as a largely intact Inter-war bungalow that makes a positive contribution to the character of the streetscape. The item is a good representative example of the architectural style of dwellings constructed as part of the 'Toohey's Palm Estate' and remains an important element in the group of houses along Moree Avenue conservation area.

Criteria Assessment

a) Historic	The item is historically significant for its relation to significant early subdivisions of Westmead. Built in 1928, the item directly relates to the 'Toohey's Palm Estate' subdivision, purchased by John Toohey in 1911 and subdivided 1925. The item was built as part of the planned subdivision of 'Toohey's Palm Estate' and provides evidence of the pattern of residential development in the suburb of Westmead and within the broader Cumberland LGA.
b) Associative	The item does not meet this criterion.

c) Aesthetic/Technical	The item is of aesthetic significance as a largely intact Inter-war bungalow that makes a positive contribution to the character of the streetscape.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is a good representative example of its style, which, although slightly modified remains an important element in the group a group of houses along Moree Avenue built on the 'Toohey's Palm Estate.'

Physical Description

The subject building is a single storey 'L' shaped brick Inter-War bungalow with a hipped roof clad in terracotta tiles and a small projecting gable to the western side. The roof has exposed timber rafters and no chimney. The gable end features a rendered diamond brick detail at its centre surrounded by roughcast render.

The verandah roof is broken backed and continues along the width of the building projecting just beyond the gable. Due to the limited visibility to the verandah elements, the following description is quoted from former listing sheet: *'original brick and concrete verandah supports have been replaced with metal posts, frieze and balustrade, and original timber casement windows replaced with aluminium sliding windows.'* The verandah roof would have originally been supported on brick piers topped with small cast concrete circular tapered columns. These singular columns at the projecting gable are retained.

The front façade features darker bricks and is tuck pointed. A group of three timber framed casement windows beneath the gable end have a concrete lintel and sloped brick sill. The original window openings of rendered concrete lintels and slant brick sills have been retained, but the original timber casement windows have been replaced with aluminium sliding and flyscreens. A single pair of timber casements on the eastern facade have been retained. The front door is a modern timber panelled front door with an original glazed top light.

The dwelling features an early fibro skillion addition at the rear which has single timber framed double hung window with a fixed timber awning. A small brick and cement tile outhouse is also located at the rear of the property. A concrete driveway on the western boundary leads to a small fibro garage at the rear. The property appears to retain its early subdivision boundaries.

The front yard is bounded by a substantial hedge with a timber panel gate. The hedge obscures views to the property. A timber carport also features substantial vegetated growth forming the roof of the structure.

Generally in good condition. Weathering to timberwork is typical given the age of the building.

Condition	Good	Fair	Poor
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Alterations and Additions

- Original brick and concrete verandah supports have been replaced with metal posts, frieze and balustrade
- Original timber casement windows replaced with aluminium sliding windows.
- Fibro rear skillion addition added c.1960s
- Garage constructed in 1968.

The item retains the scale and form of the original dwelling however the building has been modified. The integrity of the item is considered to be moderate.

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

Historical Notes

Construction years	1928
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The suburb of Westmead is bounded by the suburbs of Wentworthville to the west, Parramatta to the east, Northmead to the north and Mays Hill and Merrylands to the south. The southern half of Westmead, south of Westmead Station lies in the territory of the Cumberland Council.

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

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

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

In 1927, the property was purchased by Herbert Leslie Glover, an estate agent. A covenant placed on the subdivision at this time required any building to cost not less than 450 pounds, be of stone and brick construction with slate or tiled roof, and to be set back 20 feet from the street. It was also during this time that council applied building regulations to the land use of properties in residential areas.

Later in 1927, the property was purchased by Gustav O'Reilly and the house was constructed in 1928. The dwelling first appears in the Sands Directory in 1929 occupied by Norman O'Reilly. O'Reilly owned the property until 1941, when it was purchased by Alfred Poole. The item remains in use as a private residence.

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

Other recommendations and/or comments:

- None.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Inter-War Bungalow	I290
Heritage Study	Inter-War Bungalow	I290
National Trust Australia Register	N/A	-

Previous Studies

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

Other References

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

Limitations

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

Additional Images




View from Moree Avenue to front façade.



View of carport and west elevation.

Heritage Inventory Sheet

Item Name	Federation Period Cottage		
Recommended Name	Federation Cottage		
Site Image			
Address	1 Oakes Street, Westmead NSW 2145		
Lot/Section/DP	1	-	846379
Draft Cumberland LEP ID	I291		
Former LEP ID	I163 (Holroyd LEP)		
Heritage Conservation Area	Not included		
Date Updated	February 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential Buildings (private) / Community Facilities	

Curtilage Map



Statement of Significance

The item at 1 Oakes Street, Westmead is of local significance for its aesthetic, social and representative values. The dwelling, although modified, retains its aesthetic significance as an intact Federation cottage with fabric that has been replaced on a like for like basis. The item also has some social value to the local community for its continued use as a community centre since the early 1990s. The dwelling is a representative example of Federation cottages built between 1910 and 1920.

Criteria Assessment	
a) Historic	The item does not meet this criterion.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item, although modified, retains its aesthetic significance as an intact Federation cottage with fabric that has been replaced on a like for like basis. The dwelling makes a positive contribution to the landscape.
d) Social	The item has some social value to the local community for its continued use as a community centre since the early 1990s.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is a representative example of Federation cottages built between 1910 and 1920.

Physical Description

The item is a single storey Federation cottage. The dwelling has walls clad in rusticated weatherboards and a hipped roof clad in corrugated iron with a projecting gable to the east. The gable end is infilled with timber shingles fronted by a splayed bargeboard and timber finial. A verandah extends along the north and east elevation of the building. The verandah has a skillion roof clad in corrugated iron supported on simple square timber posts with a decorative timber bracket. The verandah floor consists of brick laid atop a concrete sub-base. There are several window openings along the main elevations. These generally have timber architraves and sills and are timber framed double hung sash windows with multipaned inserts. The two door openings also contain timber architraves and contemporary security screen doors. The community rooms were also extended in 2000.

The dwelling is surrounded by a paved brick area, there is also a public children's play area which adjoins the grounds. The entire site is encapsulated in a steel ladder balustrade fence and gate.

The item is well-maintained and presents a highly modified heritage item. The condition of the building is good.

Condition	Good	Fair	Poor
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Alterations and Additions

- The item underwent substantial conservation works in 1994 for its conversion into a community facility
- In 1996, Council closed the road in the front of the property and created a large park area
- In 2000, the community rooms were extended
- Dwelling features upgraded kitchen amenities which include stove, microwave, fridge and hot water urn. There is disabled access and toilet facilities
- New roof
- New paint scheme
- Contemporary door

Although the building still retains its form as a Federation period workers cottage, due to the substantive renovations undertaken in the 1990s and early 2000s, the item is considered to have moderate integrity.

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

Historical Notes

Construction years	c.1910-20
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The suburb of Westmead is bounded by the suburbs of Wentworthville to the west, Parramatta to the east, Northmead to the north and Mays Hill and Merrylands to the south. The southern half of Westmead, south of Westmead Station lies in the territory of the Cumberland Council.

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

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

The item is located on land which originally formed part of the Government Domain subdivision, which occurred between 1859-1861 and was acquired by George Oakes in 1861. Oakes was a prominent landowner in the district who had many pastoral interests in Parramatta.

In December 1883, Oakes' orchard was subdivided into 125 lots and the township of Westmead was built on this part of the subdivision. It appears from Council records that the original house of 1 Oakes Street, Westmead, was built by Mr C.T. Mackey.

The house was acquired by Council in December 1993. Council purchased the property in 1993 and in July 1994 voted to use \$60,000 for the renovation of the building for use as a community facility. The Domain Community Rooms were officially opened on 4 March 1995 and included a branch of the Holroyd Toy Library and a 25-person meeting room. In 1996, Council closed the road in the front of the property and created a large park area. This work was funded from the Council's Section 94 Contribution Plan.

In August 2000, Council resolved to allocate \$78,140 from the previous Section 94 Plan to the upgrade and extension of the Government Domain Community Rooms (including a new play area).

As of 1 January 2002, the facility has been available for hire by community groups for meetings and recreational use. There are two rooms each with a capacity of 20 people. Both rooms are air conditioned and have tables and chairs with shared kitchen amenities which include a stove, microwave, fridge and hot water urn. There is disabled access and toilet facilities.

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.		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	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 item is in the vicinity of Old Government House and Domain, Parramatta Park, which was inscribed on the UNESCO World Heritage list as one of the eleven (11) sites across Australia forming the serial listing for the Australian Convict Sites. Parramatta Park and Old Government House is also listed on the NSW State Heritage Register (00596).

Old Government House and its parkland setting of the Government Domain is of outstanding national significance for its association with the foundation of British colonial administration, and as an important centre of the convict system in Australia. Much of the administrative, social and political life of the colony, including the commencement of the government's convict administration, was decided by the governors at this place from the very beginning of the colony until the last convicts served their sentences.

The landscape of Parramatta Park remains remarkably true to the estate created by Governor and Mrs Macquarie during their time in NSW from 1810 and 1821. This landscape is valued today because it is a public park that still has the structure and character of the nineteenth century Australian Government Domain.

Any future Development Applications would have to consider the known outstanding heritage values and State heritage values of the Parramatta Park landscape which adjoins the item.

Heritage Council of New South Wales

Parramatta Park and Old Government House
SHR-0095 Plan 1547

PARRAMATTA

HOLROYD

WESTMEAD

MAYS HILL

State Heritage Register
 gazetted Date: 2 April 1999

Scale: 1:5,000
Produced by: Naomi Nelson

Legend

- Land Parcels
- Water
- Roads
- Railways
- Urban Features
- Urban
- Suburban
- Low Density
- High Density

- Heritage Study 2019 – Extent Heritage Pty Ltd

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Federation Period Cottage	I291
Heritage Study	Federation Period Cottage	I291
National Trust Australia Register	N/A	-

Previous Studies

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

Other References

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- City Plan Heritage 2017, Westmead Station (South Precinct) Heritage Study, City Plan Heritage, Sydney.
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- Mauldon V 2012, Shaping the Domain: The World Heritage Site Old Government House & Domain at Parramatta Park, retrieved 14 May 2019, <https://www.parrapark.com.au/assets/Shaping-the-Domain-brochures/Shaping-the-Domain-World-Heritage-1788-1856-Parramatta-Park-Brochure.pdf>

Limitations

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

Additional Images



View to east elevation.



View to north elevation and playground.



Detail of north elevation.

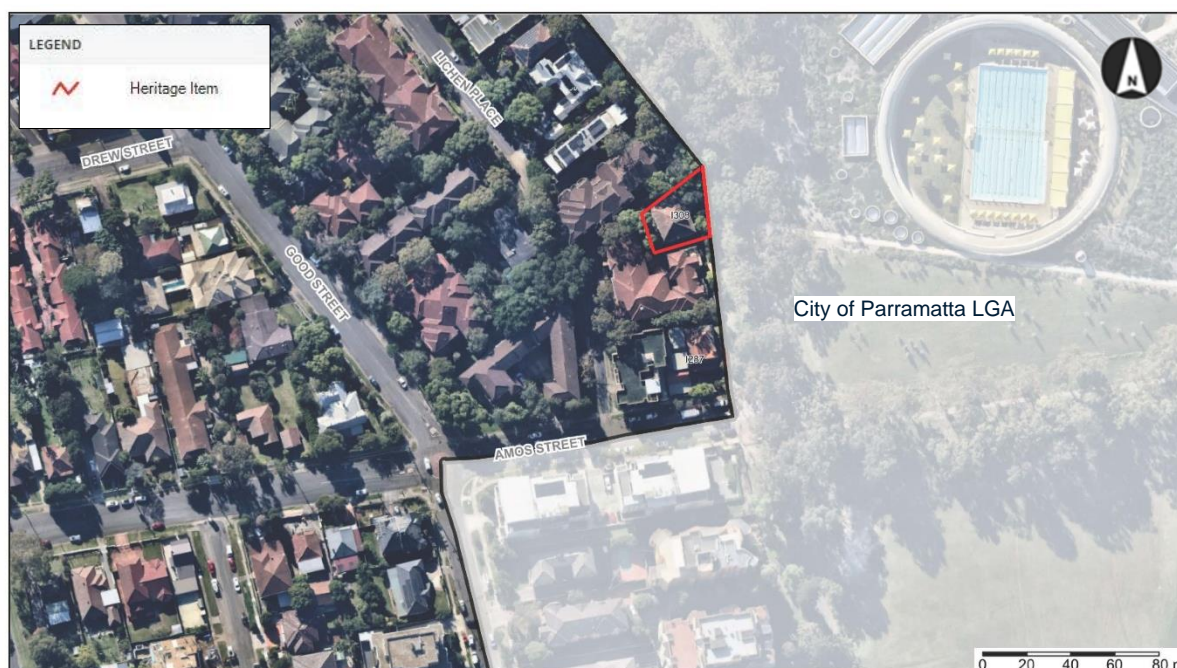


Detail of north elevation.

Heritage Inventory Sheet

Item Name	Inter-war Apartment Block		
Site Image			
Address	15 - 17 The Park, also known as 15 - 17 Thomas May Place, Westmead, NSW 2145		
Lot/Section/DP	-	-	Part of SP 59070
Current LEP ID	I308 (Cumberland LEP)		
Former LEP ID	I166 (Holroyd LEP)		
Heritage Conservation Area	Not included		
Date Updated	August 2024		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential Buildings (private)	

Curtilage Map



Statement of Significance

The Inter-War Apartment Block is of local significance for its historic, aesthetic and rarity values. Built c.1925-39, the building is historically associated with the residential development of Westmead that followed the "Parramatta Park" subdivision in 1886. Although built later, the land and building has associations with a number of early residents. The item is of aesthetic significance as a largely intact Inter-war apartment block. The building is a fine example of its style which, although slightly modified, retains its significance as an important element overlooking the Park lands to the north. The item demonstrates representative qualities as an intact, Inter-War style apartment block.

Criteria Assessment

a) Historic	Built c.1925-39, the building is historically associated with the residential development of Westmead that followed the "Parramatta Park" subdivision in 1886. Although built later, the land and building has associations with a number of early residents.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item is of aesthetic significance as a largely intact Inter-war apartment block. The building is a fine example of its style which, although slightly modified, retains its significance as an important element overlooking the Park lands to the north.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item demonstrates representative qualities as an intact, Inter-war style apartment block.

Physical Description

The item is a large two storey Inter-war apartment block. The item is a rendered brick apartment block with heavily banded facades with a hipped roof clad in terracotta tiles. The roof also features a centrally placed dormer window which lights an internal stairway. The front facade features a projecting entry with a pair of fully glazed doors with ribbed glass. This door is fronted by a security screen with a sympathetic geometric design. The front facade features a two storey bay window, an oriel window at the northern end and an open verandah either side of the door. The windows are generally timber framed double hung windows with horizontal glazing.

The rendered banding continues around the side elevations, the rear of the building features sections of curved walls. The building has a frontage to the Southern Domain, formerly Parramatta Park, and retains a vista to Parramatta city northeast. The building is set close to this frontage which features a rendered and painted banded fence with wrought iron gate along its boundary. There are a number of mature trees surrounding the building.

The surrounding landscape of Westmead is a highly developed residential area, with several blocks of apartments to the rear of the property and along the street frontages of Amos Street, Thomas May Place and Lichen Lane.

The building is considered to be in a good condition and well maintained, however the rendered boundary fence is in a fair condition with a significant crack at its centre which is in need of repair.

Condition	Good	Fair	Poor
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Alterations and Additions

- Council records indicate that alterations were made in 1969 and 1992
- A garage was added in 1982

The building appears to have high integrity with minimal external modifications made to the dwelling. Although the surrounding landscape is highly developed, the item retains its original form and relationship to the Southern Domain.

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

Historical Notes

Construction years	1925-39
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The suburb of Westmead is bounded by the suburbs of Wentworthville to the west, Parramatta to the east, Northmead to the north and Mays Hill and Merrylands to the south. The southern half of Westmead, south of Westmead Station lies in the territory of the Cumberland Council.

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

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

In 1859 George Oakes, a member of the Legislative Assembly and owner of nearby land, was given a Crown Grant for a portion of the Government Domain by Sir William Thomas Denison. In 1860, he sold a portion of this land to John Allen Manton. This property was passed through the family and in 1881 John Kerr Manton sold it to Emma Jane Oakes as part of the "Parramatta Park" subdivision. She and her family remained as owners until 1913. The land was then sold to Thomas Wheatley, and in 1914 John Meier became the owner. The property was subdivided by Alicia Meier in 1939 and lot 7 was sold to Emily Irene Brown. There was a covenant placed on the property that stated that any building erected must not be less than 750 pounds and that it may only be residential in nature. This covenant reflects Council's desire to add a certain quality and character to an already irregular pattern of settlement.

During the 1940's, there was a rapid succession of owners. In 1959, the property was purchased by Harold Henry Godwin passing to Isabel Godwin in 1982. The landscape was developed in the early c1990s with the addition of a large multi-storeyed residential block to the rear.

The building remains in use as a private residence with several apartments.

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.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		

5. The heritage curtilage for this item should be revised/reduced.	X	10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X	
		11. The condition of this item is poor. Condition and maintenance should be monitored.		

Other recommendations and/or comments:

- The item is in the vicinity of Old Government House and Domain, Parramatta Park, which was inscribed on the UNESCO World Heritage list as one of the eleven (11) sites across Australia forming the serial listing for the Australian Convict Sites. Parramatta Park and Old Government House is also listed on the NSW State Heritage Register (00596).

Old Government House and its parkland setting of the Government Domain is of outstanding national significance for its association with the foundation of British colonial administration, and as an important centre of the convict system in Australia. Much of the administrative, social and political life of the colony, including the commencement of the government's convict administration, was decided by the governors at this place from the very beginning of the colony until the last convicts served their sentences.

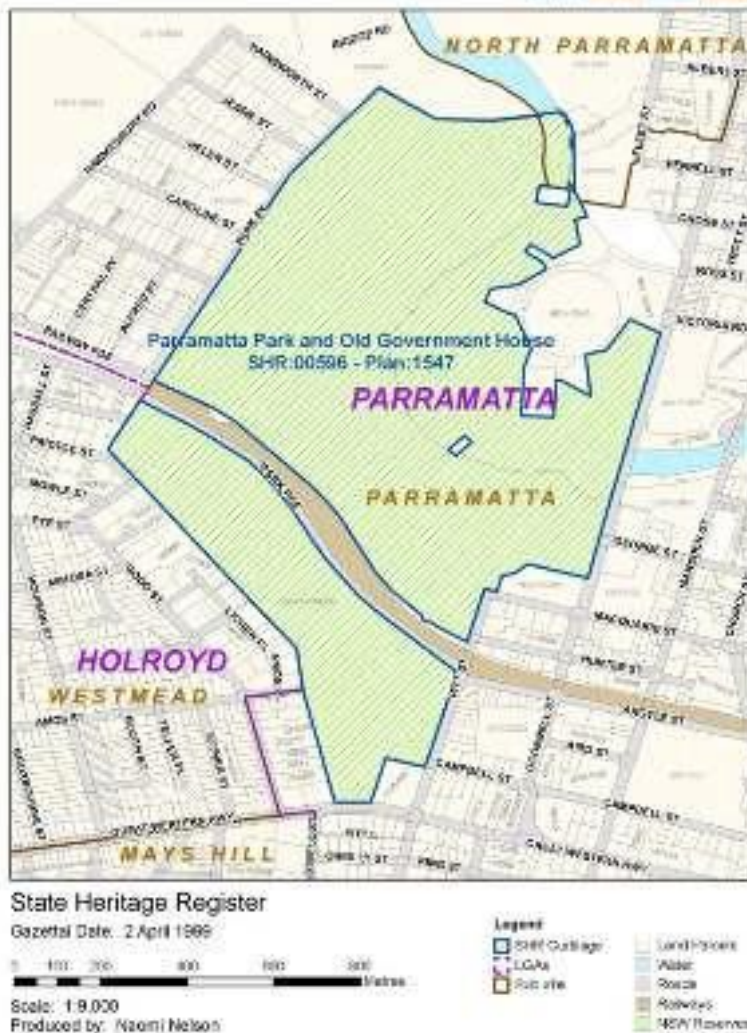
The landscape of Parramatta Park remains remarkably true to the estate created by Governor and Mrs Macquarie during their time in NSW from 1810 and 1821. This landscape is valued today because it is a public park that still has the structure and character of the nineteenth century Australian Government Domain.

Any future Development Applications would have to consider the known outstanding heritage values and State heritage values of the Parramatta Park landscape which adjoins the item.



World Heritage listing curtilage shown in dark green.

Heritage Council of New South Wales



SHR Curtilage outlined in blue.

Previous Studies

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

Other References

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

Limitations

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



View of front façade, fronting the Domain.



Detail of bay window.



View of rear elevation of Inter-War apartment block.



Detail of rear elevation




View to rear development fronting Thomas May Place.



View to rear development fronting Thomas May Place.

Heritage Inventory Sheet

Item Name	"Essington"		
Recommended Name	"Essington"		
Site Image			
Address	2–8 Bridge Road (primary), Great Western Highway (alternate), Westmead NSW, 2145		
Lot/Section/DP	57B	-	357142
	58	-	33085
	1	-	34635
Draft Cumberland LEP ID	I00204		
Former LEP ID	I546 (Holroyd LEP),		
Heritage Conservation Area	Not included		
Date Updated	February 2020		
Significance Level	STATE		
Site Type	Level 1	Built	
	Level 2	Residential Buildings (private)	

Curtilage Map



Statement of Significance

Essington is of state significance for its historic, associative and aesthetic values. The item is historically significant for its association to significant early subdivisions, namely the Government Domain. It is also significant for its association with the prominent local family of William Fullagar, one of Wentworthville and Westmeads pioneer settlers. Essington was built for William Fullagar as his second residence, a gentleman's villa. The item was built by a family member. The item is of aesthetic significance as a substantial Late Victorian gentlemens residence with gothic elements. Although modified, the building retains a moderate level of integrity and is a highly prominent local landmark which makes a striking contribution to the landscape. The item is a representative example of a gentlemen's residence built in Westmead c.1860, although the style has been somewhat compromised by later Federation period additions and contemporary alterations.

Criteria Assessment

a) Historic	Built in c.1860, the item is historically significant for its association to significant early subdivisions, namely the Government Domain and William Fullagar.
b) Associative	The item is primarily significant for its association with the prominent local family of William Fullagar, one of Wentworthville and Westmeads pioneer settlers. Essington was built for William Fullagar as his second residence, a gentleman's villa. The item was built by family member.

c) Aesthetic/Technical	The item is of aesthetic significance as a substantial Late Victorian gentlemen's residence with gothic elements. Intact Gothic elements include the arched windows, the roof form and chimney. Although modified, the building retains a moderate level of integrity and is a highly prominent local landmark which makes a striking contribution to the landscape.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is a representative example of a gentlemen residence built in Westmead c.1860, although the style has been somewhat compromised by later Federation period additions and contemporary alterations.

Physical Description

The following physical description has been quoted from the NSW Office of Environment and Heritage State Heritage Register listing sheet for 'Essington', last updated 2016. As the description features a comprehensive physical description, no amendment has been made to the physical description.

Essington House:

Essington is a large two storey historic house now run as a school, by the Church of the Foursquare Gospel. It is located on the north-western corner of Bridge Road and the Great Western Highway, with its principal facades facing these roads. Its site is elevated and in combination with the house's high ceilings and steep roof, this gives it prominence in the local area.

The house's original block - a late Victorian/Federation building with 'Italianate' and 'Gothic' elements - was L shaped with gabled roofs finished with timber bargeboards and turned finials. Walls are polychrome brick and the building has a slate roof. A projecting bay window on the front (east) elevation features 2x2 pane double hung sash windows with sandstone sills and heads; first floor windows on the bay feature 'four-centred' arch heads.

The original verandah was replaced by later (probably inter-war period) two storey verandah to the front and side (south) elevations with brickwork columns, first floor balustrade and paired 'stump' columns. Various additions including single storey block of rendered masonry and a recent 2 storey wing of face brickwork with metal framed sliding windows.

A 1990 classroom extension was made on the house's western side. This is accessed by a carpark entered off Bridge Road. An auditorium is located at the far-northern end of the site, set low and away from the house.

Garden:

*The house is surrounded to the east and south by lawns and mature plantings of trees. A limited number of trees including a large remnant Bunya pine (*Araucaria bidwillii*), hoop pine (*A.cunninghamii*) and vestiges of its original garden remain on the property, principally on its southern side facing the Great Western Highway, and on the eastern side facing Bridge Street. To the north is principally car parking areas over former grounds, and rear extensions for class rooms/ administration.*

To the north the site is predominantly bitumen car parking area, accessed off Bridge Road. To the west additions to the house have been made to provide for school classrooms.

Condition

Essington appears to be well-maintained and is in a good condition.

Condition	Good	Fair	Poor
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Alterations and Additions

- Interwar period - The original verandah was replaced by a later inter-war period verandah to the front and side (south) elevations with brickwork columns, first floor balustrade and paired 'stump' columns. Various additions also include a single storey block of rendered masonry and a recent two storey wing of face brickwork with metal framed sliding windows.
- 1982 - Major restoration works including the installation of balustrades and railings on the staircase, replacing all original timber window sash cords, glass replacement in front door entry replaced with leadlight, sandstone sills replaced in new brick walls on old building, marble fire places restored, painting, landscaping.
- 1982 - New picket fence on Bridge Road and Great Western Highway, replacing 1920s two rail Arris fence.
- 1990 - Four new classrooms built to the west of house.
- 2003 – A large Eucalyptus was removed from northern side of house.
- 2005 - Slate roof conservation work.

The buildings integrity is considered to be moderate. Although the building has undergone various alterations, significant fabric has been appropriately conserved on a like-for like basis with the 1982 restoration. Although later alterations from the inter-war period to present have compromised some aesthetic values of the building, the item retains a moderate level of integrity.

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

Historical Notes

Construction years	c.1860
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Westmead

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

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

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

Essington

Essington was built for one of Holroyd's important pioneers, William Fullagar, as his second residence. Essington was built opposite his first residence (The Wattles or Wattle Cottage) as a gentlemen's villa, on the northern side of the Great Western Highway in a prominent position. It was reportedly designed and decorated with no expense spared.

Fullagar was the son of convicts John Fullagar and Esther Leadham, and he demonstrates the upward mobility of descendents of many individuals transported to NSW. Fullagar was a butcher and publican turned stock agent who was in the process of buying large tracts of neighbouring properties and making his way up in the world. From his base at The Wattles or Wattle Cottage, he bought sufficient land to make him one of Holroyd's important pioneers whose estates covered much of Wentworthville.

William Fullagar purchased the 30 acre James grant (a convict grant) (to the south of Essington) in 1849, and *'soon after he purchased it, he fenced it and built his residence upon it and went there to live, and lived there continuously from that time until within a few years of his death'*. When he bought James's 30 acres, Fullagar was the lessee of the neighbouring Burder Park estate (later Finlayson's Estate) a 95 acre property immediately west of James's grant belonging to descendents of Rowland Hassall, William Davis and John Bolger. These are all marked on a 1908 map of the Parish of St. John. He then purchased land from the Burder Park estate in two (2) lots of 67 1/4 acres in 1851 and 1854, the last section of 33 acres on the south-west corner was not acquired until 1866. He used the property as part of his business for cattle grazing and in later years for agistment as well as growing hay and other feed crops, timber cutting, making bricks and cultivating part of it as an orchard.

All statements agreed that once he moved to Willow Cottage, Fullagar never lived anywhere else until he built his new residence opposite the 201 acre property some few years before he died in 1894.

By the 1870s Fullagar was one of the major landholders in the Parramatta district. The lots he acquired in 1859-61 were during the sale of an extensive portion of the Government Domain (by the 1850s 'Parramatta Park'). In fact, Fullagar owned much of present day Wentworthville.

Although continuing his stock auction activities, Fullagar aspired to the status of a gentleman. He had time to pursue the hounds in fox hunts organised apparently under his patronage. He was also, for a time, one of the trustees of Parramatta Park. Fullagar's Paddock was occasionally used by others, e.g.: cadets from Sydney Grammar and The King's School combined for an encampment there on the Queen's Birthday, 22 May 1875.

The date he moved over the road to his new house in Essington is vague from existing records. This move appears to have occurred in the late 1880s as his wife, Sarah Fullagar, died at Essington on 24 March 1889. At the time of the 1891 census there were 2 males and 5 females listed at Essington. William Fullagar died there on 8 August 1894, a week after signing his last will and testament. The will offers a convenient summary of his property: it required the sale of 3 parcels of land - the 201 acre site of his former residence, Willow Cottage; 40 acres adjoining Bailey's Orchard near Parramatta north of the railway line; and the site of Essington together with neighbouring allotments, the extensive holdings purchased from Parramatta Park. After costs the money was to be distributed, first in defined bequests - to William Fullagar the younger, to married daughters Hannah Barnes and Sarah Houison, to his grandson Thomas Barnes and to Adah Rebecca Harrex, (Sarah's cousin and possibly the family retainer). Any balance of the sale was to be divided equally between the 8 surviving children from his second marriage - 5 daughters and 3 sons.

The first attempt to sell any land from the estate occurred shortly after probate was granted when Fullagar's Paddocks were subdivided and auctioned on 9/2/1895. It appears this auction was unsuccessful. Another was held on 25/9/1897, again without provoking much interest, for the only buyer was a family member, Amy Adah Hughes, so the trustees decided to apply for Torrens Title, possibly to encourage sales.

Holroyd Heritage Study 1993 notes that Essington was built by a family member, William John Fullagar c.1860s and sold by him in 1912. Surrounding land 'the Fullagar Estate' was further subdivided from c.1920. In c. the 1920s the verandah on the house was replaced.

The Parramatta Four Square Gospel Church bought the property c.1980 and erected a picket fence in 1982. From 1983 the Church has run a primary school on site. The church has acquired neighbouring houses with a view to expansion. The item remains in use as primary school known as 'Westmead Christian Grammar School'.

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.		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:

- None.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	Essington	00204
Local Environmental Plan	Essington	00204
Heritage Study	Essington	00204
National Trust Australia Register	Essington	No ID Number

Previous Studies

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Additional Images



View from the Great Western Highway to the southern elevation.



View from the corner of Bridge Road and the Great Western Highway.



View south from Essington Street, Westmead.



View south from carpark to Essington.



View to front façade from Bridge Street.



Detail of front façade.