

# CONSERVATION MANAGEMENT STRATEGY

Royal Far West, Manly

May 2011

urbis

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## Executive Summary

This Conservation Management Strategy (CMS) has been prepared by Urbis to assist Royal Far West in its management of the diverse and important heritage values of the Royal Far West site in Manly. The report provides a description, history, significance assessment, analysis of issues, constraints and opportunities and conservation policies and guidelines to manage the site's significance, balanced against other management considerations, such as development, maintenance and use of the place.

### Site Location and Description

The Royal Far West site is principally located on Wentworth Street and South Steyne in Manly, one block south of The Corso. There are six buildings on the site and various landscape elements, such as fencing, paving and vegetation.

### Site Significance

There are two heritage listed items within the site boundary under the *Manly Local Environmental Plan 1988*: Drummond House built in 1935 (22 Wentworth Street); and the Terraces built c.1885 (15 and 16 South Steyne). These buildings are principally significant for their architectural style and their association with the Royal Far West Scheme.

The Scheme has strong associations with the greater Manly area where it was established and operated from various locations from 1925. The site has historical and social significance being the location of the first purpose built building for the Scheme in 1935 (Drummond House).

The site is associated with important persons in the establishment and development of the Scheme, such as Stanley Drummond and Dr. Moncrieff Barron, and with various architects who designed buildings for the Scheme at the site, such as David Thomas Morrow and James Aubrey Kerr.

The Terraces may be rare in Manly, being the only surviving 19<sup>th</sup> century villa to survive on Manly's beachfront, and the last surviving works of the Blacket family in Manly. Cyril and Arthur Blacket of Blacket Bros, sons of renowned architect, Edmund Thomas Blacket, designed the Terraces.

Parts of the site have medium archaeological potential, which may contribute further knowledge about the site's former uses, including various late 19<sup>th</sup> century dwellings and their occupants, and the early 20<sup>th</sup> century entertainment venues on the corner of South Steyne and Wentworth Street.

### Site Management and Ongoing Maintenance

Conservation policies and guidelines have been prepared in Section 5 of this CMS to guide the management and maintenance of the site, especially the two heritage buildings. Background discussion is given to the issues, opportunities and constraints that have produced the policies.

When proposing changes at the site or undertaking maintenance to the heritage buildings, these conservation policies should act as a guide to retain the place's heritage significance.

There are guidelines for compliance with heritage legislation, and conservation policies in relation to managing the site's archaeology resource, heritage significance, development potential, interpretation of the site's heritage significance and implementation and review for this CMS.

# 1 Introduction

## 1.1 Background

Urbis was engaged by Royal Far West to prepare the following Conservation Management Strategy (CMS) for the Royal Far West site in Manly. The purpose of a CMS is to assess and consider the significance of a heritage place, and to provide policies and guidelines to manage the significance of the place, balanced against other management considerations, such as development, maintenance and use of the place.

The site is owned by Royal Far West who is a not-for-profit organisation based in Manly that has been providing services to enhance the health and well being of country children since c.1934. The site has developed since its first building, Drummond House, was completed in 1935, however the Royal Far West Children's Health Scheme was founded 11 years earlier and operated from other locations nearby.

## 1.2 Site Location

The subject site is bound by Wentworth Street to the north, South Steyne to the east, Victoria Parade to the south, and Manly Public School and other dwellings to the west, in Manly (Figure 1).

Figure 1 – Aerial photograph of the Site



[Source: Google Maps 2011]

### 1.3 Methodology and Limitations

This Conservation Management Plan has been prepared in accordance with the *NSW Heritage Manual* (1996 and updated publications), and the philosophy and process adopted is guided by the Australia ICOMOS Burra Charter (1999) and *The Conservation Plan* by James Semple Kerr (2000).

Historical research undertaken for this report has focused on the subject site and its buildings, with reference to the Far West Scheme. Various sources exist that detail a social history on the Far West Scheme, many of which are available in the Manly Council Library. The Royal Far West Exhibition at the Manly Art Gallery and Museum (Sep-2010 to Aug-2011) is also a valuable source of additional information on the Scheme and various important persons involved with it.

A 'Cultural Heritage Assessment and Aboriginal Archaeological Assessment' was also prepared by Mary Dallas Consulting Archaeologists (2011), which provides an overview of Aboriginal archaeological sites and Aboriginal historical association of the Manly area in general and the Royal Far West Health Scheme, to aid in an assessment of the Aboriginal cultural heritage significance of the RFW site.

Research was undertaken at the following sources:

- Manly Library, Local Studies, Manly Heritage Study (1986) and other materials;
- Manly Art Gallery & Museum, Royal Far West Exhibition;
- State Library; Sands Directory and Blacket Plans;
- Heritage Branch, NSW Department of Planning, library and web sources.

### 1.4 Author Identification and Acknowledgements

The following report has been prepared by Deborah Arthur (Senior Heritage Consultant) and Jenny Faddy (Associate Director). Site photographs were taken by Jenny Faddy and Stephen Davies. Historical Research was compiled by Deborah Arthur. Stephen Davies (Director) has reviewed and endorsed the content of this Report.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

The authors would like to thank staff at the Manly Library and Manly Art Gallery & Museum for their assistance in researching the site including:

- Jann Kingston, Royal Far West;
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- Joan Rowland, Ku-ring-gai Council Library;
- Katherine Roberts, Manly Art Gallery and Museum;
- John MacRitchie, Manly Council Library; and
- Mary Dallas, Mary Dallas Consulting Archaeologists.

## 2 Site Description

The subject site is bound by Wentworth Street to the north, South Steyne to the east, Victoria Parade to the south, and Manly Public School and other dwellings to the west.

The site is located within the Manly Town Centre, one block south of the Corso, and is approximately 300 metres east of the Manly Ferry Wharf.

The site is regularly proportioned, has an area of 6,950m<sup>2</sup> and is quite flat. The allotments of the site include:

- Lot 4 DP65707 and Lot 1 DP72699 (Elsie Hill Building);
- Lot 1 DP72969 and Lot 1 Sec 5 DP979703 (Drummond House);
- Lot 1 DP223468 (part Far West School and oval courtyard);
- Lot 2587 DP752038 (northern portion of playground, corner South Steyne and Wentworth Street);
- Lot 1 DP1093126 (southern portion of playground and southern portion of Far West School building, which is owned by RFW);
- Lot 2 DP1093126 (Moncrieff Barron Wing);
- Lot 12 DP1096038 (Norman Drummond Building);
- Lot 1 DP1091717 (Northern of two terraces, No. 16 South Steyne);
- Lot C DP369972 (Southern of two terraces, No. 15 South Steyne);
- Lot 2 DP223468 (oval courtyard and 1960s link to Drummond House, demolished in 1980s); and
- Lot 1 DP435023 (Far West School building).

There are essentially six buildings on the Royal Far West site, as shown on the site plan (Figure 2), which are described in order of their construction as follows:

- Terraces (15 and 16 South Steyne) – constructed c.1885;
- Drummond House (22 Wentworth Street) – constructed 1935;
- Far West School (Wentworth Street) – constructed 1958;
- Elsie Hill Administration and Staff Quarters (14 Wentworth Street) – constructed 1962;
- George Moncrieff Barron Wing (South Steyne) – constructed 1963; and
- Norman Drummond Building (South Steyne) – constructed 1978.

### 2.1 Far West Buildings

Two buildings on the subject site are listed as items of environmental heritage under the *Manly Local Environmental Plan 1988*, Drummond House (22 Wentworth Street) and the Terraces (15 and 16 South Steyne).

A description of each building on the Far West site is provided below with a selection of photographs of internal spaces and external detailing. Following this is a brief description of the site's context and heritage items in the vicinity of the Far West site.



Figure 2 – Aerial view of site showing key buildings



[Source: Google Maps 2011]

### 2.1.1 Terraces, c.1885

The Terraces on the corner of Victoria Parade were constructed c.1885 to the design of Cyril and Arthur Blacket. The terraces are owned by Royal Far West, but currently leased as one tenancy for a medical practice. The address details are: northern terrace (No. 16 South Steyne, Lot 1 DP1091717); and southern terrace (No. 15 and 16 South Steyne, Lot C DP369972).

It is a two-storey building with two wings, constructed as two terraces with an identical plan except for the three-storey southern tower element. The building was built in the Victorian Italianate architectural style (Figure 3). The projecting bay at the southern end of the main elevation was not on the plans, however is similar to other terraces designed by Blacket Bros.<sup>1</sup>

The terraces were known as 'Tranby' and 'Latrobe' throughout the late 19<sup>th</sup> and other names in the early 20<sup>th</sup> century, such as 'Omrah', 'Colona' and 'Seaside'. Over time its use has varied, being originally constructed as a dwelling for Michael Metcalfe, it was used as a patients and nurses home in the late 1890s and early 1900s, and then it was used as a dwelling area before it was purchased by the Scheme in 1962 for parent and child accommodation.

<sup>1</sup> Section 4.3 of this Report compares this terrace to other similar dwellings built at the period, and other Blacket family buildings in Manly in the late 19<sup>th</sup> century. Blacket Bros. was the trading name for Cyril and Arthur Blacket from 1883 to 1885.

Figure 3 – Terrace



The rear yard of the terrace was removed when the Newstead Flats were constructed in 1922 directly abutting the terraces. The wings were extended on the first floor over the original single-storey ground floor portion and an internal courtyard was added in the 1960s. An external rear metal stair was added inside the courtyard to provide access to the new upper level balconies, which were only originally in the central portion of the terrace with no external access. New window openings and a door have been added on the ground floor southern elevation.

The front portion of the terrace and southern wing has brown Marseilles tiles and the roof over the rear first floor balconies and northern wing is a brown metal sheeting. The northern wing was designed to have a skillion roof whilst the south wing to Victoria Parade has a hipped roof.

The building's use changed several times in the 1980s and 1990s by Royal Far West. In 1998 the terraces were converted to accommodation for children and their parents with individual rooms. Plans for the 2010 alterations for the current tenancy fitout are provided in Appendix B.

The internal stair configuration for both semis is retained and conserved, however joinery has been painted and carpet laid on stairs with metal treads. Fireplaces in the building were boarded up around 6 years ago with all elements retained and screened off. New openings have been added in ground floor principal rooms, however their original room configuration is discernable.

Figure 4 shows various external and internal images of the terrace.

Figure 4 – Terrace, external and internal spaces



Ground floor, south section and main entry



Ground floor, north section



Southern elevation and adjacent Newstead Flats (left)



Detail of terrace roof showing project bay (left) and tower element (centre) with central chimneys



Rear courtyard and late 20<sup>th</sup> century additions, looking west towards Newstead Flats (previously terrace rear yard)



Rear courtyard and late 20<sup>th</sup> century additions, looking east



Marble fireplace in ground floor southern former dining room



Former dining room, looking east towards former drawing room and front door



Stair joinery



Typical clinic room, top floor

### 2.1.2 Drummond House, 1935

Drummond House was originally designed as a two-storey building in 1935 by David Thomas Morrow of D. T Morrow and Gordon who acted as an Honorary Architect for the Scheme. Construction of the building was monitored by James Aubrey Kerr who went on to design other buildings on the Far West site. In 1945 a third storey was added and in the early 1960s a rear addition was built (Figure 5).

It is located over two allotments: Lot 1 DP72969 and Lot 1 Sec 5 DP979703 with the street address of 22 Wentworth Street.

Drummond House was named after the Scheme's founder Stanley Drummond and the rear 1960s addition was named after Lucy Drummond, his wife.

Figure 5 – Drummond House, Wentworth St elevation



The building has architectural features of the Inter-War Free Classical style. It is brick with a wide colonnade on the ground floor and paired Doric columns to the first and second floors. Contrasting arches originally highlighted the brickwork on the ground floor arches and in horizontal bands, however it has now been painted over. It has a Marseilles tiled hipped roof over the original building footprint and roof terrace on the rear addition.

Drummond House now houses children and their parents who are receiving treatment at Royal Far West. Over time, as the Scheme developed, so too did the requirements for different spaces within the Far West buildings. A large dining area occupies the ground floor of the rear addition.

Internally, Drummond House has substantially changed and little original fabric survives. Window and door openings are essentially the same with some minor alterations. Timber window joinery has been retained. The spaces on all floors have changed with different needs of the Scheme over time, and as such internal walls are all new. A central stair wraps around the original lift well which is enclosed. It is understood that the lift is still located within the lift well.

A glazed balustrade inside the existing wrought iron balustrade was added around 10 years ago to meet BCA requirements.

Figure 6 illustrates various external and internal spaces of Drummond House.

Figure 6 – Drummond House, external and internal spaces



Eastern elevation



Roof and rear extension



Western elevation of rear 1960s addition to Drummond House and Elsie Hill building (left) with rear car park



Detail of front elevation



Main entrance doors, looking north



Ground floor reception and hall



Dining room in ground floor rear addition



Typical accommodation room, second floor



First floor balcony, looking east



Room off first floor balcony



Detail of openings to second floor balcony, looking south-east



Stair and enclosed lift well

### 2.1.3 Far West School, 1958

The Far West School is a three-storey red brick building with its northern elevation facing Wentworth Street (Figure 7) and a playground to its east on South Steyne. It was constructed in 1958 and has had three additions: the north-east side wing with vertical glazing and tower (below centre); rear extension of four windows bays to main building (below left); and the rear south-west wing and link to Drummond House.

The building is located within two allotments:

- Lot 1 DP435023 (original building and north-east wing to Wentworth Street with tower) – building is occupied & owned by the Department of Education, however land is owned by Royal Far West; and
- Lot 1 DP1093126 (southern portion of Far West School building and southern portion of playground) - owned and occupied by Royal Far West.

On the northern elevation the windows are double-hung vertically proportioned, while on the original portion of the eastern elevation the windows have six separate panes with heavy joinery. The rear addition windows on the eastern elevation have vertically proportioned four pane windows.

All window joinery is timber framed with concrete lintel. The gable form roof has grey metal sheeting.

Figure 7 – Far West School



In 1960 the building was extended to the south and a south-west wing was added. This included a walkway link to Drummond House on the second level, which was removed around 1982.

As treatment for the children has advanced, their stays at the Royal Far West site are reduced to around a week, for which time they may attend schooling in this building.

Figure 8 illustrates various external and internal spaces of Far West School.



Figure 8 – Far West School, external and internal spaces



West elevation (left) and extension to Drummond House (rear right)



Rear of School; 1960 walkway link to Drummond House (left) demolished in early 1980s (indicated by arrow)



Roof, looking north



Southern addition indicated by different colour brick & arrow



Undercroft playing area of southern addition



Detail of windows on school building's eastern elevation

### 2.1.4 Elsie Hill Administration and Staff Quarters, 1962

The L-shaped Elsie Hill building was built in 1962 to the design of J. Aubrey Kerr (Figure 9). It is directly west of Drummond House at No. 14 Wentworth Street. The building is located over two allotments: Lot 4 DP65707 and Lot 1 DP72699.

The four-storey building with a penthouse on the roof and underground car park is constructed of brick and cement with splayed black and white ceramic mosaic pillars on either side of the entrance steps. There is a honeycomb patterned glazed cement blocks to the ground floor entry. The windows are predominantly timber framed with some aluminium framed windows. There was a large plate-glass picture window on the ground floor and the entrance door is embellished with the former emblem of the Scheme, a red shining Sturt Desert Pea, which has since been removed.<sup>2</sup>

The building was named after Elsie E. Hill who was instrumental in the Scheme's early years.

Figure 9 – Elsie Hill building



Figure 10 illustrates various external and internal spaces of the Elsie Hill Building.

Internal flooring includes linoleum or carpet and rooms are partitioned by timber panels.

Uses of this building over time have changed its internal room layout. The basement is currently used by maintenance and other floors are used for storage, offices and short stay accommodation.

Overall the condition of the Elsie Hill Building is fair.

<sup>2</sup> The glazed emblem has been removed and stored elsewhere on the Far West site due to vandalism.

Figure 10 – Elsie Hill building, external and internal spaces



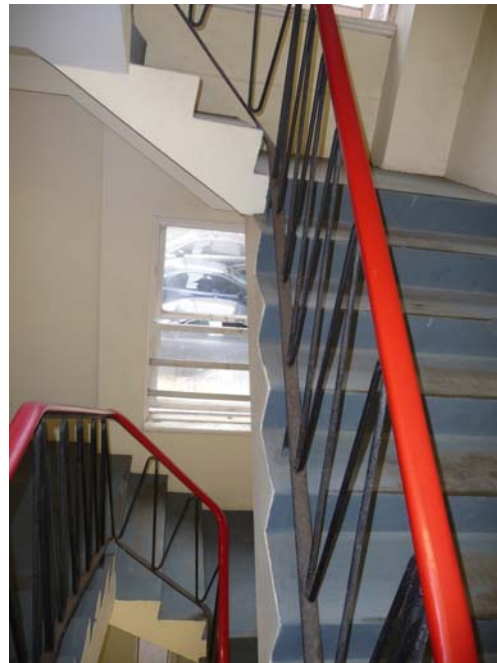
Main entry from Wentworth St



Example of deterioration of built fabric



Typical hallway



Typical staircase



Typical office



Scheme's area of coverage for NSW in Reception Foyer

### 2.1.5 George Moncrieff Barron Wing, 1963

The George Moncrieff Barron Wing was built on South Steyne in 1963 to the design of J. Aubrey Kerr (Figure 11). Fifteen years later the Norman Drummond Building was added abutting the southern side of this building (Figure 13). It is situated on current Lot 2 in DP 1093126.

The four-storey brick building was constructed with rectangular grouped glazing on the ground floor and vertically proportioned banded timber framed windows on the upper floors. It originally had a narrow verandah that extended from the buildings primary elevation to the concrete feature wall on the building's northern elevation. On the third floors rooms were large rectangular dormitories for children.

The building was named after Dr George Moncrieff Barron, who was instrumental in the Scheme's early years.

Figure 11 – George Moncrieff Barron Wing



Figure 12 illustrates various external and internal spaces of the Moncrieff Barron Wing.

When the Norman Drummond building was built in 1978 the Far West Chapel on the ground floor was decommissioned and the front façade of the building was altered. This included a new entry ramp, new awning on the ground floor and removal of window joinery and glazing on all levels and replacement with tinted glazing and aluminium framed panels.

New signage for the Royal Far West Scheme was replaced on all buildings in the last 2-3 years following a rebranding.

The building is currently occupied by clinical services and offices of the Royal Far West Scheme.

Figure 12 – George Moncrieff Barron Wing, external and internal spaces



Detail of main elevation ground floor



Roof, looking east (right roof top building is on 1970s Norman Drummond Building)



Typical accommodation room, second floor, looking north



Typical dormitory, second floor, looking north

### 2.1.6 Norman Drummond Building, 1978

The Norman Drummond Building was constructed in 1978 on the southern side of the Moncrieff Barron Wing, which was built in 1963, both fronting South Steyne (Figure 13). It is situated on Lot 12 in DP 1096038.

The building was named after Norman Drummond, the Scheme's second Chairman, and brother to the Scheme's founder Stanley Drummond.

This four-storey brick building has articulated concrete panels that house the tinted vertically proportioned glazing with concrete window awnings. There is an addition floor in the centre of the roof.

The building has two open courtyards in the centre of the building that act as light-wells.

Internally the building has been substantially altered, although the stair and hallway configuration is generally the same. Accommodation, clinical rooms and offices have changed the room configuration on all floors.

Figure 13 – Norman Drummond Building

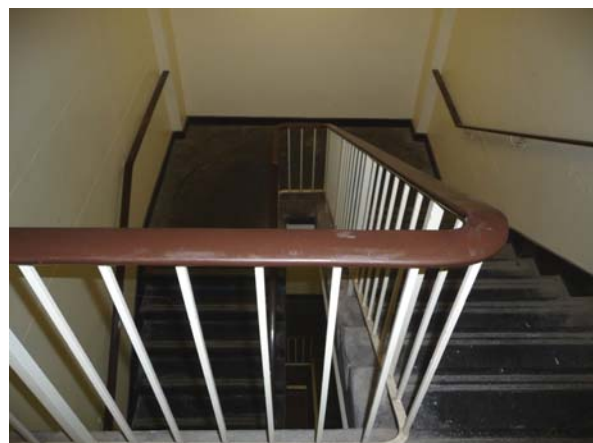


Figure 7 illustrates various external and internal spaces of the Norman Drummond Building.

Figure 14 – Norman Drummond Building, external and internal spaces



Portion of roof, looking south



Concrete stairs with metal balustrade



Typical hallway, offices and courtyard, ground floor



Typical hallway and clinical rooms, first floor

## 2.2 Site Context

The Royal Far West site is located within Manly Town Centre which is a major tourism and visitor destination in Sydney. To the east across South Steyne is Manly.<sup>3</sup> A large development fronts the northern side of Wentworth Street to the corner of South Steyne. Manly Public School is directly west of the site, which was used by Far West as schooling facilities throughout the Scheme's history.<sup>4</sup>

The Manly Community Centre is directly west of the Elsie Hill Building at No. 12 Wentworth Street. South-west of the site along Victoria Parade, several residential buildings were recently demolished to make way for a new development. Directly west of the Terrace at No. 31 Victoria Parade is a three-storey residential flat building (Newstead Flats).

There is limited vegetation on the Royal Far West site, which mostly consists of small trees or shrubs throughout the site and garden beds along the main elevations of buildings fronting the roads. There is an oval shape garden or courtyard east of Drummond House, which was formerly part of the *Wentworth Flats* (No. 18-20) that were built in 1919 and demolished in 1957 to make way for the new School building. The courtyard and the 1960s link to Drummond House (demolished in 1980s) forms Lot 2 in DP 223468.

The paved playground on the corner of South Steyne and Wentworth Street is part of two allotments: northern portion (Lot 2587 DP 752038) and southern portion (part of Lot 1 DP 1093126).

Norfolk Island pines that line Wentworth Street, South Steyne and Victoria Street, are all heritage listed.

Car parking on the Royal Far West site is limited to a bitumen car park in front of the Elsie Hill building and a concrete car park at the back of the Elsie Hill building, both areas are west of Drummond House. Along South Steyne and Victoria Parade there is front to kerb parking, and side to kerb parking along Wentworth Street.

Figure 15 illustrates the Wentworth Street, South Steyne and Victoria Street streetscapes, and various buildings in the vicinity of the site, excluding the Former School of Arts, some of which are heritage items listed in Section 2.4.

<sup>3</sup> The History (Section 3) refers to Manly Beach as it was known at the time, which was previously Cabbage Tree Beach or Ocean Beach

<sup>4</sup> Section 3.2.4 of this Report details the history of the Royal Far West Children's Health Scheme

Figure 15 – Site Context



Wentworth Streetscape, looking west (Norfolk Island pines, Port Jackson fig and Brush Box are heritage items)



Wentworth Streetscape, looking west



School of Arts, Wentworth Street, c. 1911; [Source: *Australian Country Life*]



Manly Community Centre (left) and Manly Public School (right), 2011 (both heritage items)



South Steyne, looking north



Beach Reserve (Promenade), South Steyne and Public Shelter (both heritage items)





Victoria Parade Streetscape, looking west (Norfolk Island pines are heritage item)



Newstead Flats, Victoria Parade



Garden on Royal Far West site, east of Drummond House



Playground, east of Royal Far West School building

## 2.3 Archaeological Potential – Subject Site

In addition to the built structures and open space on the site, there may also be archaeological evidence relating to the existing buildings and uses, or earlier buildings and uses (now demolished).

Archaeological Potential is defined as<sup>5</sup>:

*The degree of physical evidence present on an archaeological site, usually assessed on the basis of physical evaluation and historical research. Common units for describing archaeological potential are:*

- *known archaeological features/sites (high archaeological potential);*
- *potential archaeological features/sites (medium archaeological potential);*
- *no archaeological features/sites (low archaeological potential).*

The archaeological potential of the subject site is considered to be medium to low. Places mentioned in the following assessment are discussed in the history (Section 3.2).

<sup>5</sup> Department of Urban Affairs and Planning 1996

Over time new buildings constructed at the site is likely to have disturbed any archaeological relics of some of former buildings and areas, such as the Wentworth Flats at No. 18-20 Wentworth Street (built in 1919 on the site of an earlier dwelling *Idalia*) which were demolished around 1957 to make way for the Royal Far West Hospital School. The area considered to have low archaeological potential is the footprint of Drummond House, Elsie Hill building, Moncrieff Barron Wing and the Norman Drummond Wing. Potential relics in these areas would have been disturbed for excavation and construction of these multi-level buildings.

The Terrace at No. 15 South Steyne is likely to have medium archaeological potential, considering the loss of the rear yard from around 1922 when the three-storey Newstead Flats were constructed. However, the front yard and areas within the house (e.g. underfloor deposits, within roof or wall spaces) may still contain relics.

In other areas of the site, such as the corner of South Steyne and Wentworth Street, recent uses of the site are likely to have less of an impact on archaeological relics that may be associated with the entertainment uses of this area from 1911 (Eden Gardens, The Palais, Big Wheel and Luna Park). This area which is now a children's play ground is considered to have medium archaeological potential.

Prior to any major excavation at the site, including new development, the site's archaeological potential should be further assessed. Information from the archaeological resource can add to information about the site that is not found in any other source (i.e. further details about the Eden Gardens and The Palais).

## 2.4 Heritage Items on Site and in Vicinity

The following heritage listings apply to the entire lot, not just the buildings, and landscape, fencing and other elements may be included as part of the listing.

Under 'Schedule 4 – Items of the environmental heritage' of the *Manly Local Environmental Plan 1988*, there are two heritage items listed within the Royal Far West site:

- 'The Drummond House', 22 Wentworth Street; and
- 'Substantial Victorian Italianate House', 15 South Steyne.

There are also several heritage items in the vicinity of the Royal Far West site listed under the Manly LEP 1988 (Figure 15 above):

- Retail Buildings, 7 and 14 South Steyne;
- Beach Reserve (Promenade), North and South Steyne;
- Public Shelters, North and South Steyne;
- Streetscape Street Trees (Norfolk Island pines), Victoria Parade;
- Streetscape Street Trees (Norfolk Island pines, Port Jackson fig and Brush Box), Wentworth Street;
- Residential Building (The Carlton), 29 Victoria Parade;
- Residential Flat Building, 31 Victoria Parade (Newstead Flats);
- 1920s school building, 10 Wentworth Street (building is setback on the School site, not fronting Wentworth Street); and
- Former School of Arts, 12 Wentworth Street; built c. 1901, renamed Manly Literary Institute in 1911.<sup>6</sup>

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<sup>6</sup> Swancott, C, *Manly 1788 to 1968*, p108. in Metherell 2008

## 3 History

This Section provides an overview of Manly's history and development, early development and uses of the site before Far West, the life of the Drummonds, the establishment of the Far West Health Scheme and more detailed histories for the site's two heritage items, Drummond House and the Terraces.

A report is being undertaken by Mary Dallas Consulting Archaeologists on the Aboriginal cultural heritage of the site, therefore reference is not made to this period in this Report.

### 3.1 Manly History

From the early days of European settlement in Sydney the area of Manly was named by Captain Arthur Phillip following his first encounter with the local aborigines in January 1788. He observed the "confident and manly behaviour" of the Aborigines. The area was also referred to as "down the harbour" or "North Arm" before "Manly" became popular.<sup>7</sup>

Manly Council was incorporated as a local government in January 1877. Manly's early development was slow but by 1880 it had become a thriving seaside resort.

House numbers were introduced by Manly Council for most streets in inner Manly in 1909.

The Manly Heritage Study (1986) identified three important components of European history for the municipality:

- establishment of the area as a resort, with planning designed to provide access to the beach and harbour, with the formality of the streets, parks and street plantings, and the architecture reflecting the two boom periods (c1880-90 and c1910-40);
- isolation of the place up until the construction of the Spit Bridge in 1924, and the resulting stylistic variations in architectural ornament; and
- the physical environment, including the relationship of the harbour and coast, the visibility of the landform and the ornamental plantings.

Twentieth century Manly has been characterised by large scale demolition of 19<sup>th</sup> century buildings for flats and bungalows, a continuing tourism focus, and until recent decades it has retained a uniformity of scale.

### 3.2 Early Site History: 1810 - 1923

The early land grants in the area included Gilbert Baker's 30 acre grant of 1810, later purchased by D'Arcy Wentworth and leased to HG Smith. HG Smith had planned the Montpelier subdivision, his grand scheme for the private village that was to become Manly.

Development on the south side of the Corso was slow until settlement and subdivision in 1877 of the Bassett-Darley Estate. The subject site is within Section 5 of the Bassett-Darley Estate, which contained seven lots facing Wentworth Street (lots 1 to 7) (Figure 16). This subdivision created various streets, with Victoria Street (later Victoria Parade) picking up the existing alignment of Pacific Street. Few of the subdivision lots were sold from 1877, and numerous re-subdivisions were to follow throughout East Brighton over the next decade.

Manly Public School opened in Darley Road in 1883 with a frontage to Wentworth Street and the headmaster's cottage with a frontage to Victoria Parade.

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<sup>7</sup> Manly Council 2011

Figure 16 – Portion of East Brighton Estate (c. 1877) and Bassett-Darley Estate (c. 1894)



East Brighton Estate; [Source: Manly Local Studies Image Library, MML/4745]



Bassett-Darley Estate; [Source: National Library of Australia, Map Folder 92, LFSP 1442]

Two weatherboard cottages were constructed in the late 1880s along Wentworth Street, Sandhurst (later known as No. 22) and The Bungalow (later known as No. 24). Sandhurst was demolished in 1934 to make way for Drummond House. Sandhurst was owned by T W Craven, produce merchant, in 1889, which was later purchased by Richard J Wild, carrier, in the mid-1890s (Figure 17).

The Bungalow was owned by Major J R Cooper in 1889 and D F Thornbury in 1897. In 1905 the dwelling was renamed Pearl Villa and was owned by George Blair.<sup>8</sup>

Figure 17 – Sandhurst, late 19<sup>th</sup> century

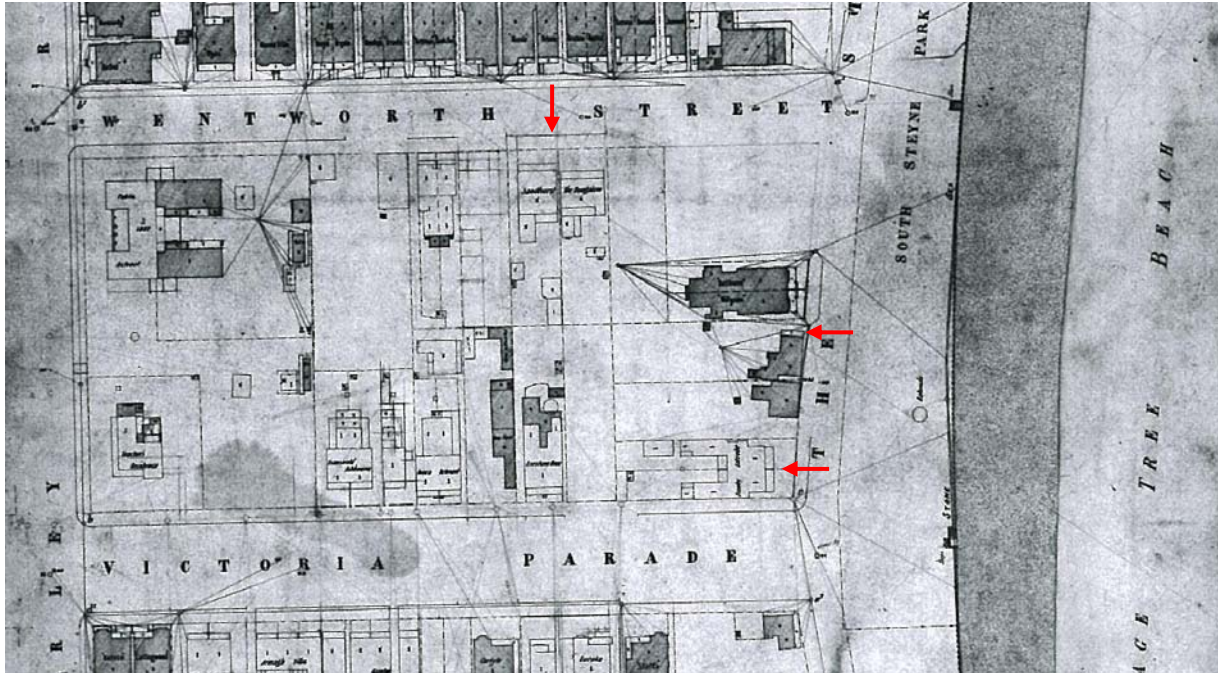


[Source: Manly Studies Local Studies Library, MAN09172 Sandhurst, Wentworth Street. MWPHS image]

<sup>8</sup> Sands Directory

Within the boundaries of the current Far West site there were six buildings by 1889 (Figure 18). They include the two c. 1880s weatherboard cottages of *Sandhurst* and *The Bungalow* along Wentworth Street, the c.1885 terraces on the corner of Victoria Parade and South Steyne known as *Tranby* and *Latrobe*, two unnamed dwellings to the north (since demolished), and two other c. 1880s terraces further north known as *Bucklawen* and *Willyama* (since demolished).

Figure 18 – Plan of site, 1889



[Source: Sydney Water 2011, Manly Sheet No. 11, 21 Dec 1889]

In 1892, from The Corso to Victoria Parade along the Steyne, there were four properties owned but they were not numbered yet: AR Winckler, Robert Cook, HR Woods (accountant) and Mrs Lequesnce.

The first mention of *Latrobe* in the Sands Direction was in 1894 with the owner being Mrs Cook. In 1896 *Latrobe* was still owned by Mrs Cook and *Tranby* was listed as a 'Patient's Home' owned by Nurse Bonnar. In 1902 the terrace was listed as a 'Patients and Nurses' Home' owned by Nurse Graham and called *Omrah*. Two dwellings north of the corner terrace were used as refreshment rooms. The corner terrace was owned by Arthur Griffith MLA in 1908 and named *Ancowinna*.<sup>9</sup>

*Bucklawen* was owned by Mrs Ethel Knight in 1908 may have also owned the twin terrace of *Willyama*, as she is noted as the owner of that terrace in 1910 with *Bucklaweni* owned by E. Leslie Moses in 1910. Other dwellings along South Steyne included *Chicheley* owned by Albert Pearce, Clovelly owned by Halimton Naeth, the Manly 'Palace Skating Ring' managed by J. Crockford, WJ McCarthy (contractor), Mrs WJ McCarthy (refreshment rooms) and Arthur Griffith.

The Steyne was renamed as North and South Steyne around 1910, and properties were numbered. From around 1910-1930, properties along South Steyne changed ownership many times.

In 1911 the Eden Gardens commenced as an open-air and under canvas venue for stage acts and music operating only in the summer. This site on the corner of South Steyne and Wentworth Street was later to house the Big Wheel then Luna Park. Around 1921 it became known as the Paris Gardens, reflecting its 'naughty' new image, and new buildings appear to have been erected (Figure 19).<sup>10</sup>

<sup>9</sup> *Sands Directory*

<sup>10</sup> Metherell 2006, Chapter 5

Figure 19 – Paris Gardens in backdrop to Manly Beach, 1921



[Source: Manly Local Studies Library, 'Eden Gardens / Paris Gardens']

Property owners of No. 15 South Steyne (corner Victoria Pde) include J Blair Hickman of *Colona* (victualling officer) in 1910, John S Grigson of *Colona* in 1912, Mrs G Broadwood in 1920, Bushell, John W in 1925 and Miss E. Davidson in 1930.<sup>11</sup>

Property owners of No.16 South Steyne include Arthur Griffith of *Ancowinna* in 1910, Mrs MW Kilminster of *Aberdeen* in 1912, FR Watson (medical practitioner) in 1920, Miss Mildred Yeo in 1925 and CH Coleman in 1930. Property owners of No. 18 South Steyne include H Goodwin of *Chicheley* in 1910, FC Tompson of *Chicheley* in 1912, JW Hart in 1920, Miss E Davidson in 1925 and no owner was listed in 1930.

Property owners of No. 19-20 South Steyne include F Sceats (refreshment rooms) in 1910, Charles Cowley in 1920 and Goward (refreshment rooms) in 1930. Property owners of No. 21 South Steyne include Ethel Knight of *Willyama* in 1910. Property owners of No. 22 South Steyne include E. Leslie Moses of *Bucklawen* in 1910. In 1930 Miss E Davidson owned No. 21-22.

Meanwhile on Wentworth Street, a new boarding house called *Wingadee* was built east of Pearl Villa (The Bungalow) at the ocean beach end around 1908.

By 1910 another new house *Halcyon* had been built between Wild's *Sandhurst* and Mrs Dandie's boarding house *Wingadee* (No. 28). *Halcyon* (No. 26) may also have been purpose-built as a boarding house by E A Baldeck and was certainly operated as one by Jacob Morris by 1914.

Many women at this time were the owner's of boarding houses, which were thickly clustered at either end of Wentworth Street near the harbour-front and wharf and particularly near the ocean beach. By late 1914 Wentworth Street was nearly fully developed.

Wild still owned *Sandhurst* in 1914 and land to the west which may have housed materials for his business, RJ Wild & Sons, General Carriers. To the east of *Sandhurst* along Wentworth Street, William Gardner owned *Grantleigh* (No. 24), Jacob Morris (No. 26) and JW Piggott (painter) of *Wingadee* (No. 28).

By 1915 along Victoria Pde *The Carlton Residential Chambers* (No. 29) were established on the vacant block west of Tranby and Latrobe (facing South Steyne) and east of Eversham (No. 27).

<sup>11</sup> *Sands Directory*

Around 1919 the site of the old house *Idalia* (No. 18) was redeveloped and became Wentworth Flats. This forced the closure of part of R J Wild and Sons' carrier's yard fronting Wentworth Street. Wild sold Sandhurst in 1920 and moved his family to Eastern Hill. Sandhurst then became a boarding house or residential run first by Mrs JJ Ormiston then by Mrs G E Offord. *Halcyon* (No. 26) was demolished in 1920 and redeveloped for the new Yandilla Flats.

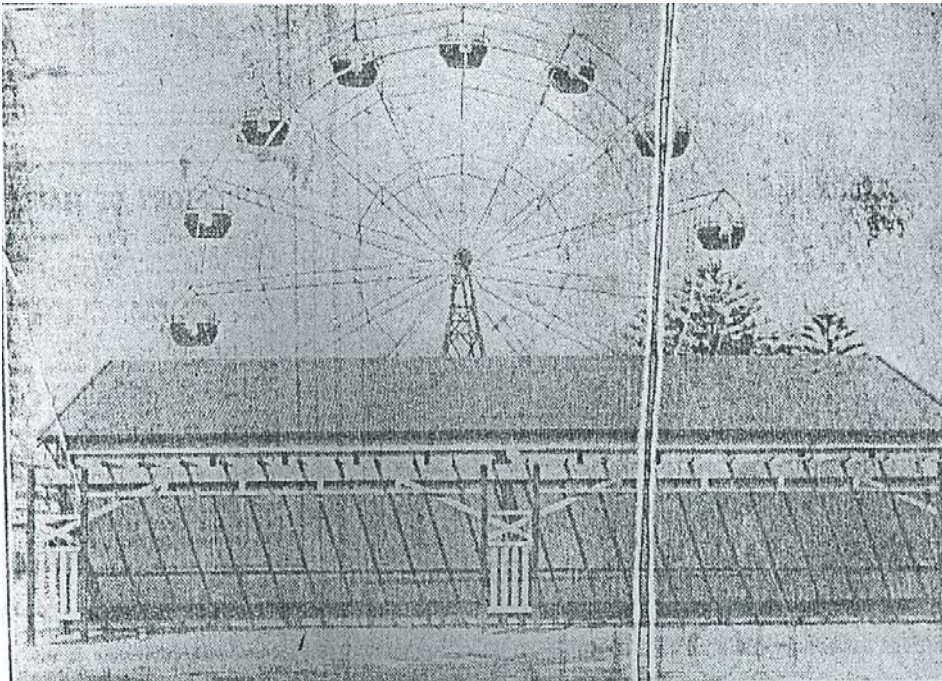
In 1922 the Paris Gardens on the corner of South Steyne and Wentworth Street became the Palais de Danse and from 1923 until 1925 as The Follies, after the 'Folies Bergere', at the notorious Moulin Rouge in Paris. In 1925-26, racing to keep up with the next big thing, it became The Palais.<sup>12</sup>

By 1922 along Victoria Parade the *Newstead Flats* (No. 31) were established in the former rear yards of Tranby and Latrobe to the design of architects Waterhouse and Lake. Properties along the western side of Victoria Parade were predominantly boarding houses throughout the 1920s and 1930s, however residential flats were becoming popular.<sup>13</sup>

In 1925 along Wentworth Street, Mrs E Foster owned *Wingadee* (No. 28), *Yandilla Flats* (four flats, No. 26) had two tenants, E J Bourne owned *Grantleigh* (No. 24), Mrs G E Offord owned *Sandhurst* (No. 22), and the *Wentworth Flats* (No. 18-20) had three tenants.

The Palais was pulled down in late 1926 in preparation for Manly's newest attraction, the Big Wheel. In 1927 Australia's biggest Ferris wheel was erected on the site, renamed the Big Wheel Gardens (Figure 20). Towering 80 feet above the Steyne and Ocean Beach, the Giant Ferris Wheel became a Manly landmark and a beacon for Manly's children and visiting families.

Figure 20 – Big Wheel Grounds, 1927



[Source: Manly Local Studies Library, 'Big Wheel Grounds', MML CB4 from *Daily Telegraph* 7 Jan 1927]

The Big Wheel and its surrounding amusement park entertained large weekend and holiday crowds attracted to Manly in the 1920s and 1930s on the corner of Wentworth Street and South Steyne. When the grounds were sold in 1930, Harold Spry established Luna Park on the site. The site boasted the

<sup>12</sup> Metherell 2006, Chapter 5

<sup>13</sup> Metherell 2006, Chapter 3

biggest Ferris wheel in Australia, at a height of 80 feet. The Manly Luna Park predated the Sydney Luna Park at Milson's Point by five years. There was no admission charge and none of the rides cost more than 9d2.<sup>14</sup>

Rides at Manly Luna Park included dodgem cars and gee-whizz rides, with the major ride being a large carousel or merry-go-round. The Park's dodgem car building was also used as a venue for screenings of 16mm films, such as Charlie Chaplin silent films. There was a penny arcade with slot machines. Over the years pieces of the land, which was not owned by Mr Spry but by the State Education Department and the Far West School, were resumed for the expansion of the Royal Far West complex, and Luna Park became smaller, finally closing in the 1957.

### 3.3 Stanley and Lucy Drummond

Stanley Gillick Drummond was born at Attunga in May 1884. His father was a saddler who later became a teacher in NSW. On leaving school Stanley became a junior clerk in the Lands Department, until ill health lead him to become a carpenter's assistant.<sup>15</sup>

Stanley decided to give his life to Christ and he became a Minister. In 1909 in his first posting as a Minister, he was thrown from a sulky and landed on a stump on his hip. He spent eighteen months in pain in an iron splint, moving with the aid of crutches. He eventually recovered but retained a slight limp, however the injury caused him to be invalided and he gave up his ministry.

He retired to Bowral and married Lucy who was a mission sister at the Central Methodist Mission (Figure 21). He was fitted with an iron splint to help his injury and later received physiotherapy. He was admitted to the Methodist Ministry in 1914.

Stanley Drummond was posted to the position of superintendent of the Far West Mission of NSW Conference of the Methodist Church in 1924. The centre of the Mission was Cobar with responsibilities to other rural areas of 130,000 km sq. In 1924 Drummond was treated in Sydney for gallstones, and the idea for Far West was conceived by Drummond, while he was convalescing at Manly.<sup>16</sup>

Drummond's health deteriorated in 1927 and he chose to abandon his Church position and risk financial insecurity, which was partly relieved by £250 damages he received for being hit by a car in 1928. In June 1933 he was appointed MBE, and in July published in *Health* his account of the inspiration and innovations of the operation.

Lucy Drummond passed away in December 1942 and Stanley Drummond died of cancer in April 1943.<sup>17</sup>

The next section outlines the establishment and development of the Far West Scheme.

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<sup>14</sup> Manly Local Studies Library 2011; Metherell 2006, Chapters 5 and 6

<sup>15</sup> Royal Far West Children's Health Scheme 1984:4

<sup>16</sup> Killeen 1995:3-6

<sup>17</sup> Mitchell 2011



Figure 21 – Stanley Drummond with his brother and wife



Reverend Stanley Drummond (left) and his brother Norman Drummond, c. 1915; [Source: Manly Local Studies Image Library, MML/2765]



Stanley and Lucy Drummond, c. 1936; [Source: Far West Children's Health Scheme Magazine 1936:4]

### 3.4 Far West Children's Home and Scheme: 1924 - 2011

The Far West Children's Health Scheme<sup>18</sup> was founded in 1924 by Stanley and Lucy Drummond. Stanley's brother, Norman Drummond (Figure 21 above) was the Scheme's second Chairman.

1925 was determined by the Church to be the "Children's Year" as the number of children attending Methodist Sunday schools was declining in 1923. The aim was to enliven their interest in the Church. Drummond wanted to extend Mission services to a group of poor and less than robust children to holiday in Sydney.

Stanley and Lucy Drummond, Mr Sid Coleman and several volunteers organised the 1<sup>st</sup> Annual Summer Camp for children from the remote far west of NSW, held in Cronulla in December 1924. It was successful enough for a 2<sup>nd</sup> camp, which was at Collaroy in January 1925.<sup>19</sup>

In January 1926 a 3<sup>rd</sup> camp was held in a large house on the Esplanade at Manly with Gordon Winn. Eighty children were taken on the basis of unfavourable health from medical officers of the NSW Education Department and other doctors. The house was next door to a hospital owned by Dr. Moncrieff Barron, who offered his services free of charge, having discovered many of the camp children had severe health problems.

<sup>18</sup> The Scheme was officially given the title of 'Royal' in recognition of its long service to country children in 1970.

<sup>19</sup> Bavinton 2011, Far West Timeline

In 1928 Elsie E. Hill turned her guesthouse in Wentworth Street Manly into the first home for the far west children. She was appointed the Scheme's first Matron in 1926 and received an MBE in 1956 in recognition for her life-long dedication.

Until 1929 children were taken to Sydney by volunteers to be looked at by doctors and afterwards they were farmed out to private homes or at Elsie Hill's boarding house. The demand for accommodation grew and the Scheme purchased its first headquarters in 1929 at No. 25 Wentworth Street for £2,259. It became known as 'The Depot' and was located opposite the present Drummond House, and it housed the children while they received post-operative treatment in the 1920s (Figure 22).<sup>20</sup>

Figure 22 – Depot Building (now demolished), Wentworth St



[Source: Wearn 1966]

Dr Barron became the Scheme's first Honorary Medical Superintendent in 1929 and was awarded an MBE in 1937 for his dedication and service. At this time the Manly Public School became the venue for the annual summer camps.

In 1930 education authorities in NSW realised that country children who were convalescing in Manly were missing their school lessons and made a suggestion that a classroom was needed. The NSW Department of Education provided a teacher from the Manly Infants School for patients staying at the Scheme.<sup>21</sup>

The schooling facilities at the site are conducted by the Education Department solely for Far West patients. This enabled country children to keep up their studies even while in bed and undergoing long periods of treatment.

Stanley and Lucy Drummond spent much of their time "touring the Inland, constantly finding ill and crippled children".<sup>22</sup> They brought children to Sydney to be cared for. The holiday scheme eventually expanded and became a health scheme. More children were being treated and facilities became inadequate and crowded. His Excellency Sir Phillip and Lady Game showed a keen interest in the work of the Scheme, and through discussions with Mr Drummond established a Building Fund in 1932 for the purchase of land and the erection of a house to accommodate the children.

<sup>20</sup> Bavinton 2011, Far West Timeline

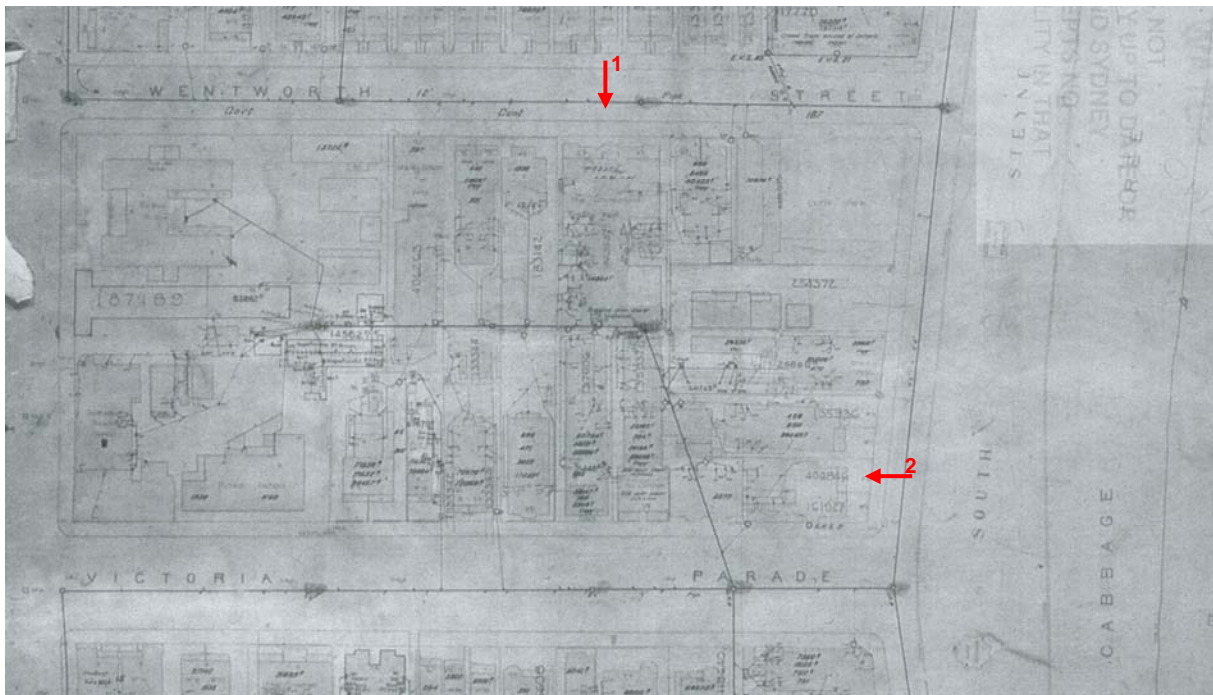
<sup>21</sup> Wearn 1966:19; Bavinton 2011, Far West Timeline

<sup>22</sup> Wearn 1966:20

The Scheme's first modern building was Drummond House<sup>23</sup>, designed by David Thomas Morrow of D. T Morrow and Gordon as Honorary Architect. Construction of the building was monitored by James Aubrey Kerr, who went on to have a long association with the Scheme as an Honorary Architect.<sup>24</sup>

By 1935 there were over 500 Far West Branches in NSW supporting the Manly headquarters. Figure 23 shows the buildings on the current Royal Far West site in 1935, including (1) Drummond House; (2) the c. 1885 terraces on the corner of Victoria Parade and South Steyne ('Tranby' and 'Latrobe'); and various other buildings east of Drummond House along Wentworth Street and north of the terraces along South Steyne.

Figure 23 – Plan of site, 1935



[Source: Sydney Water 2011, Manly Sheet No. 11, 2 Dec 1935]

In August 1938 the Far West School was formally opened as a school in its own right with teachers employed by the Department of Education.

Figure 24 – South Steyne opposite Luna Park, 1937



[Source: Manly Local Studies Image Library, File No. 100/100228]

<sup>23</sup> A detailed history of Drummond House is provided in the next Section of this Report

<sup>24</sup> Wearn 1966:37

War time restrictions and months of stress with low finances took its strain on the Scheme. The School was relocated to Springwood in 1942. In 1944 permission was granted to resume the residence at Manly and the School at Manly reopened.

Figure 25 shows an aerial view of the subject site in 1943. Luna Park can be seen on the corner of Wentworth Street and South Steyne where land was slowly resumed by Far West until the Park closed in 1957 (Figure 24). There are several buildings located between Drummond House and the Merry-go-round, which may have been associated with the Park (i.e. dodgem car building). There were also various buildings fronting South Steyne, north of the c.1885 terraces on the corner of Victoria Parade.

In 1949 the Government contributed £1,000 to the Scheme and took steps to resume land on the Ocean Beach at Manly, adjoining the Far West Home for the establishment of a school building. In the meantime the present school was refurbished with additional rooms for manual training boys and domestic science for girls.<sup>25</sup>

Figure 25 – Aerial of site, 1943



[Source: NSW Roads and Traffic Authority 2005]

In 1950 the Annual Report noted that the Scheme was having problems trying to cope with the pleas for treatment from doctors with a waiting list of nearly 100 children recommended for treatment. The Far West Council decided not to renew the lease of the 'Plaza' next door to the Far West playground (a residential block owned by the Scheme) (Figures 24 and 25 above), and they hoped to take over the building to provide more accommodation for children. Nurses could have then been accommodated in the 'Plaza' instead of the present nurses' block adjoining the home, the nurses' home becoming a Far West Home annexe.<sup>26</sup>

<sup>25</sup> Wearn 1966:204

<sup>26</sup> The Far West Children's Health Scheme 1950:5,8

Facilities at the Manly site included a splint room, eye clinic, ideal nursery and school for patients. A room was established for a mother and her child, which has proved most useful and appreciated. The extra accommodation for the home and the new school and playground to which the adjoining resumed land, now used as an amusement park, will be devoted, will make a wonderful difference to the Home.

In 1953 a two year legal negotiation to acquire vacant possession of a cottage, next door to Drummond House, was completed. This has now become headquarters for the nursing staff. The two-storey building was named in memory of the late Mr JH McNevin, a grazier who generously bequeathed sufficient funds which permitted this specific expansion. The 'McNevin Nurses' Home' contains 27 bedroom, white tiled toilet facilities, recreation rooms, lounge and dining room overlooking Pacific Ocean and all modern amenities to facilitate the easy running of the establishment.<sup>27</sup>

The nurses' old quarters were renovated throughout and furnished with two beds to each room and opened up as an annexe in which 41 additional patients were housed. It was named the 'Lucy Drummond Girls' Annexe' after Lucy Drummond, wife of the Scheme's founder Stanley Drummond.<sup>28</sup>

Drummond House was also refurnished in 1953. A new purpose built Splintmakers' workshop was built at the back of the Wentworth Flats (previously housed on the second floor of Drummond House). The new Splintmakers' workshop, completed in November 1953, was a single-storey brick building with tiled roof, large windows and a special alcove for storage. Following the renovations, Drummond House was officially opened in May 1954 by the Hon. J.B. Renshaw.<sup>29</sup>

The Wentworth Flats at No. 18-20 Wentworth (built in 1919) were used as staff quarters at this time. A new garage has been constructed at the back of the clerical office to store the gear needed for the annual camps.

The Plaza renovations and repairs were completed at the end of June to make it residential suitable for nurses' quarters. The back of the building adjoined the playground of Drummond House, giving easy access for staff. The nursing staff had a large furnished lounge with glass windows facing across the promenade with an adjoining modern dining room. Louvers were fitted to the side windows to give plenty of light and two double doors and plate glass windows. The dining room was previously a public café. The airy recreation room in the quadrangle at the back is used for table tennis by the nurses and for relaxing. The 27 bedrooms are painted cream and finished with a washable gloss.

A building was acquired in Dee Why in 1956 for the Home to accommodate mothers. It was officially opened in May 1956, however it was too far from Manly.

When Manly Luna Park closed in 1957, the rides were sold off, and around 1958 the remaining land was added to the Far West Children's Home.

The Wentworth Flats were demolished to make way for the Far West Hospital School, which was completed in 1958 with spacious classrooms, craft room and modern home management unit and a library.<sup>30</sup> It was officially opened in February 1959 by the Hon R.J. Heffron, Deputy Premier and Minister for Education. It was located setback from South Steyne where there was a play ground.

The Scheme continued to expand and on 24 April 1959 the 'Far West Children's Health Scheme' was incorporated. The Hospital School was officially opened in February 1959 by the Hon. R.J. Heffron, Deputy Premier and Minister for Education.<sup>31</sup>

In 1960 the Far West Council was forced to revise its building plans for the Moncrieff Barron Wing due to action taken by Manly Municipal Council resuming the frontage of Ocean Road and No. 25 Wentworth Street, which required the demolition of this building. Wentworth Flats, next to the Home, were renovated to provide extra accommodation for staff. These changes lead to alterations with the

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<sup>27</sup> The Far West Children's Health Scheme 1953:4

<sup>28</sup> The Far West Children's Health Scheme 1953:17

<sup>29</sup> Bavinton 2011, Far West Timeline

<sup>30</sup> Wearn 1966:240

<sup>31</sup> Royal Far West 2011; Bavinton 2011, Far West Timeline

building plans, with a new five-storey building to be erected on the land adjacent to the Home in Wentworth Street, which was occupied by two old semi-detached houses. The ground floor was to be used as administration offices for the Scheme and other floors for nurses' accommodation, with a penthouse on the top floor. The basement would house cars.<sup>32</sup>

Additions to the Hospital School were undertaken in 1960 with a three-storey wing added and a link from the new school to Drummond House at the second level. A three-storey wing costing £15,000 was added by the Department of Education to the Far West Hospital School in the early 1960s, which caters for the sick and handicapped children who are patients at the Home. The wing has a fully protected passageway at the second floor linking the classrooms with the therapy rooms in the adjoining Drummond House.

The depot (25 Wentworth St) was parted with by the Far West Council in 1962, the location where the Scheme had commenced in the 1920s by the Drummonds. The depot was used as an Administration Block in later years. Less than a month of the office and nursing staff moving into their new quarters the nurses' old quarters were razed to the ground (Figure 26).

Figure 26 – Old Nurse' Quarters in Wentworth Street, c. 1960



Opposite side of Wentworth Street to Drummond House; [Source: Bavinton 2011, Photograph in Exhibition]

The foundation stone of the new 'Elsie Hill' administration office and nurses' quarters was laid in 1962. The building had black and white ceramic mosaic pillars on either side of the entrance steps and backed by large plate-glass picture windows and entrance door in which was set the emblem of the Scheme, a red shining Sturt Desert Pea (Figure 27).

The building had a honeycomb patterned glazed cement panel outside which gave privacy to the reception desk in the foyer. The top floor of the building was occupied by a penthouse, available for visiting country Sisters when they are in Sydney. Excavation under the building provided accommodation for the Far West ambulances, other cars and contained a boiler. Maintenance men had a well-lit workroom on the ground floor.<sup>33</sup>

<sup>32</sup> Wearn 1966:244

<sup>33</sup> The Far West Children's Health Scheme 1962:8

Figure 27 – Elsie Hill Administration and Staff Quarters, c. 1962



[Source: The Far West Children's Health Scheme 1962:7]

The Elsie Hill Administration and Staff Quarters were officially opened in September 1962 by the NSW Governor, Lt-General Sir Eric Woodard (Figure 28).<sup>34</sup> The building was designed by James Aubrey Kerr. Elsie Hill was a volunteer with the Collaroy Camp and she housed children at her property in Sydney Road Manly.

Figure 28 – Drummond House and Elsie Hill building on Wentworth St, c. 1962



[Source: Manly Local Studies Image Library, MML/2771]

The Terraces were purchased by the Scheme in 1962 and were completely refurbished. The building had previously housed nurses and had been run as a boarding house and café. With the closing of Dee Why House, the Terraces (known as 'Surfside') now provided accommodation for mothers who accompanied their children to Sydney for treatment.<sup>35</sup>

<sup>34</sup> Wearn 1966:251

<sup>35</sup> The Far West Children's Health Scheme 1962:6

Excavation commenced in late 1962 for the new Moncrieff Barron Wing. The foundation stone was laid in May 1963. Figure 29 shows the building under construction in 1964. The George Moncrieff Barron Wing was officially opened by the Prime Minister, the Rt Hon Sir Robert Menzies in 1965. The four-storey building was designed by James Aubrey Kerr and cost £120,000.<sup>36</sup> It was to be used as a speech therapy clinic.

Figure 29 – Construction of the Moncrieff Barron Wing, 1964



[Source: Manly Local Studies Image Library, MML/2775]

Drummond House was refurbished in 1966-67 and a roof terrace added around the same time. Figure 30 show a corner view of the Far West site in Manly around 1966.

Figure 30 – Far West site, corner South Steyne and Wentworth Street, c.1966



[Source: Wearn 1966:i]

<sup>36</sup> *Manly Daily* 20 February 1964



In 1970, following a visit by Her Majesty, Queen Elizabeth II and Princess Anne, the Scheme was officially given the title of 'Royal' in recognition of its long service to country children.<sup>37</sup>

The Terraces were further altered in 1974 when they were opened as the Far West Parent and Child Units. By 1975 Drummond House accommodated 80 children. Physiotherapy, occupational therapy, orthoptics and dental surgery departments were located on the top floor of the building. The three-storey Far West Hospital School is a modern building catering for 200 walking patients.

Figure 31 shows two perspectives of the buildings on the Far West site at this time.

The Elsie E. Hill Staff and Administration Quarters accommodated trained nurses, nursing aides, assistant nurses and Nurse Aid Training School on the top three floors with administration offices on the ground floor.

The George Moncrieff Barron Memorial Block accommodated an additional 126 children on three floors with the ground floor is the speech therapy department and recreational training.<sup>38</sup>

Figure 31 – Far West Buildings Complex at Manly, 1975



Wentworth Street (top) and South Steyne (bottom); [Source: The Far West Children's Health Scheme 1975:1]

<sup>37</sup> Royal Far West 2011; Bavinton 2011, Far West Timeline

<sup>38</sup> The Far West Children's Health Scheme 1975:1

The *Nursing Homes (Assistance) Act* of 1974 was established which provided for Australian Government funding assistance. State Government funding for the Scheme increased in 1975.<sup>39</sup>

Drummond House was upgraded around 1973 to meet safety standards, and a new wing to link the George Moncrieff Barron Memorial Wing was undertaken from 1976. The extension was completed in 1978, doubling the size of the George Moncrieff Barron Memorial Wing and the new portion was named after the Scheme's second Chairman, Norman Drummond (Stanley's brother). The extension was funded by a Commonwealth Department of Social Security grant, and was officially opened by the Governor-General, Sir Zelman Cowan.

The camps for the far west children continued for over 50 years, staffed only by volunteers. The last camp was in Narrabeen in 1977.<sup>40</sup> Additions to the School were completed in 1977, which included a new library, art and craft room, and home science room.

The Norman Drummond Treatment and Training Centre was opened by His Excellency the Governor-General of Australia, Sir Zelman Cowen in 1978. The Roger Morgan rooftop garden was opened in 1979.

The Scheme's 1981-82 Annual Report noted that several buildings have been referred to the Scheme for use, but they are not always in good condition. This has drained funds, especially with economic losses in the state through bush fires and drought. During the 1980s various facilities were upgraded.

The Splint Department closed its doors in 1982, as polio was no longer a problem in Australia. The purpose built Splint Workshop at the back of the Wentworth Flats may have operated out of the Drummond House or the Stanley Drummond building, following the demolition of the Flats and Workshop around 1957 to make way for the new School building.

Figure 32 shows two aerial perspectives of buildings on the Far West site in 1982.

Figure 32 – Aerial photograph of site in Manly, c. 1982



<sup>39</sup> The Far West Children's Health Scheme 1975:6

<sup>40</sup> Bavinton 2011, Far West Timeline



[Source: The Far West Children's Health Scheme 1982:1 (top) and 1982:i (bottom)]

The 1988-1989 Annual Report noted that changes in government policy mean that the Scheme is now classified as a non-government organisation. Around this time murals were painted within the Medical Centre and Royal Far West School through grants from the Aboriginal Arts Board.<sup>41</sup>

In the late 1980s Royal Far West became responsible for two aged nursing homes in the area, Austral House in North Manly and Ocean View in Mona Vale.

Drummond House was refurbished in 1997 to provide an aged care hostel costing. Other Aged Services owned by Royal Far West included Palm Grove, Austral and Ocean View. The *Aged Care Act 1997* was introduced which led to changes to funding and accommodation of residents, and certification of buildings by the year 2000.<sup>42</sup>

By 2006 the high care nursing homes were decided to be sold by the Far West Council. Various buildings underwent general repairs and maintenance.

In 2008 the organisation changed its name to Royal Far West.<sup>43</sup>

The Terraces were altered in 2010 for their new lease by the Manly Medical Centre. Changes to the building (see plans in Appendix B) include removal of doors, part demolition and part infill of internal walls and new kitchen fitouts.

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<sup>41</sup> The Far West Children's Health Scheme 1989:3,13

<sup>42</sup> The Far West Children's Health Scheme 1998:14

<sup>43</sup> Royal Far West 2011

### 3.5 Terraces History

The following history provides further detail in relation to the design of the Terraces, their purchase and use by Royal Far West, and known alterations and additions.

Arthur and Cyril Blacket, sons of Edmund Thomas Blacket, designed two terraces on the corner of The Steyne (South Steyne) and Pacific Street (Victoria Parade) for Michael Metcalfe around 1883<sup>44</sup>. The undated plans for the terraces show its design (Figure 33)<sup>45</sup>, although somewhat altered with the projecting bay at the southern end of the front elevation.

Michael Metcalfe was a builder and friend of Edmund Thomas Blacket, and was one of the pall bearers at ET Blacket's funeral in 1883.<sup>46</sup> It is not known if Metcalfe was the builder for this terrace.

The terraces were known as 'Tranby' and 'Latrobe' throughout the late 19<sup>th</sup> and other names in the early 20<sup>th</sup> century, such as 'Omrah', 'Colona' and 'Surfside'.<sup>47</sup>

The rear yard of the terraces was resumed around 1922 for the construction of a new residential flat building, the *Newstead Flats* (Figure 15 above).

The Far West Scheme purchased the terraces around 1962 for accommodation for children requiring treatment and their parents, following the closure of Dee Why House. At this time the terraces were known as 'Seaside' and were completely refurnished with new floor coverings, kitchens and bathrooms and newly painted. Mothers and children were self-contained in their flatettes. The rear first floor balconies to the wings were added around this time and rear metal stair. The Annual Report for the Scheme at the time stated that 'Surfside' had a cold room large enough to hang a bullock, and that part of the building was used by the Manly-Warringah Auxiliary as a kiosk where they sold drinks and ice creams.<sup>48</sup>

In 1974 the terraces were reopened as the Far West Parent and Child Units, which further altered internal spaces. In later years the building was adapted to various uses, including minor alterations to convert the building to the new Manly Medical Centre, who are currently renting the building. Plans for these 2010 alterations are provided in Appendix B. The front balcony was completely replaced at this time with new timber balustrade and flooring due to its degraded condition.

The front fence was originally timber picket with a gate, and later replaced with a low brick fence that has been painted the same colour as the building. Overall, external changes to the building have been limited to general maintenance and repair, repainted, replacement of the front balcony and rear wing first floor additions, and its primary elevation to the beach remains substantially intact. Internally, original room configuration is discernable and some original joinery is retained.

The following plans (Figure 33) illustrate the original design for the building by Arthur and Cyril Blacket.

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<sup>44</sup> ET Blacket and his sons designed several buildings in Manly – see Comparative Analysis, Section 4.3

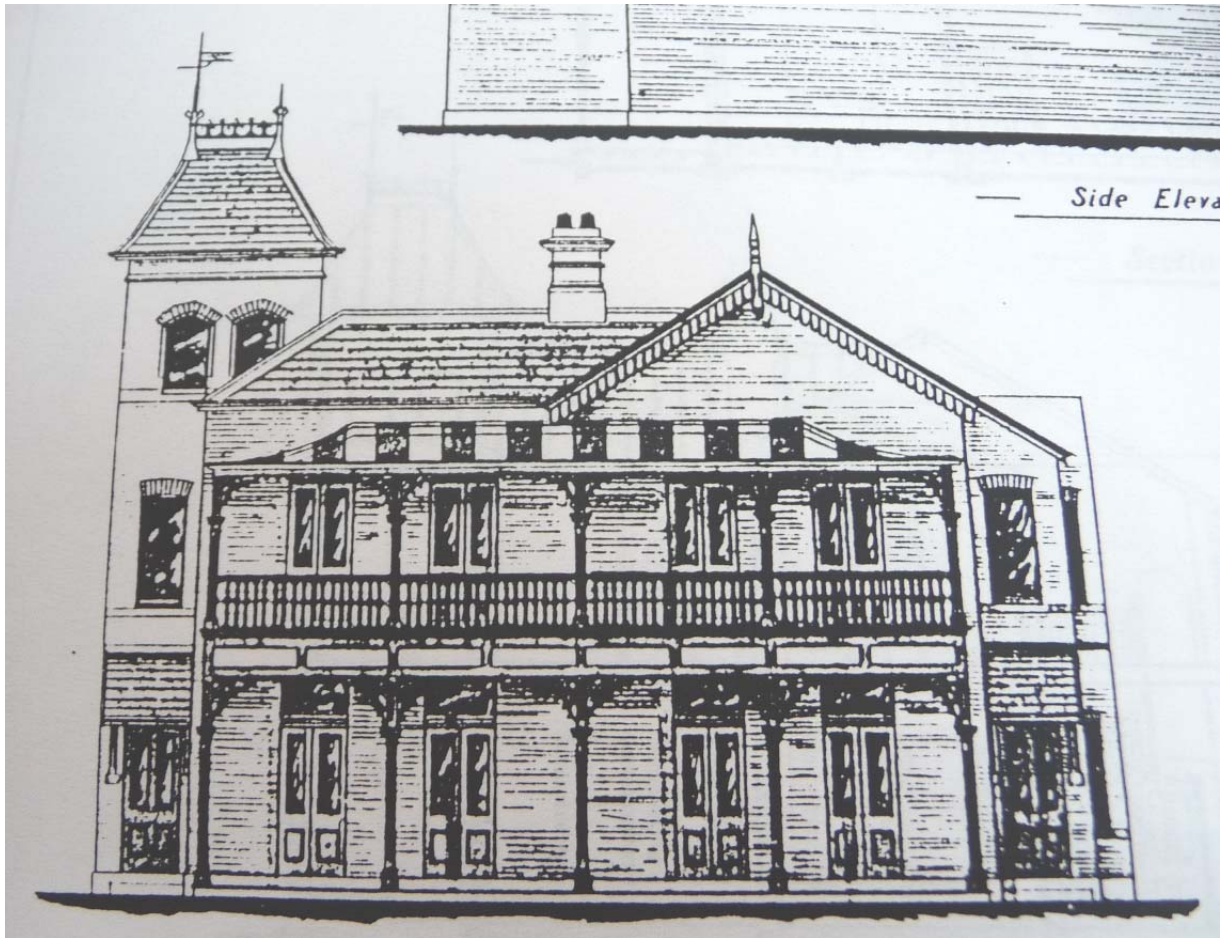
<sup>45</sup> Mitchell Library, Blacket Plans, D207-1 f.49, f.50 & f.70

<sup>46</sup> Champion and Champion 1995

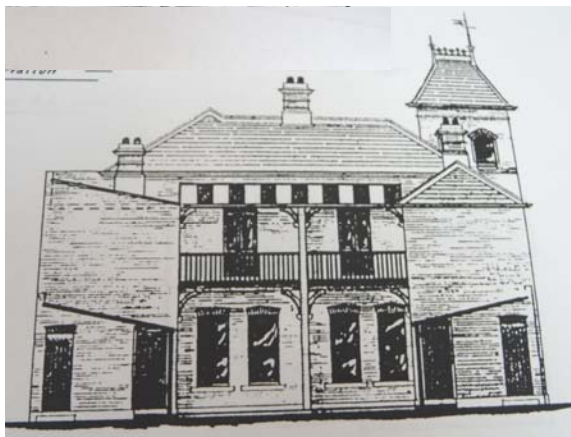
<sup>47</sup> *Manly Daily* 20 February 1964

<sup>48</sup> The Far West Children's Health Scheme 1962:6

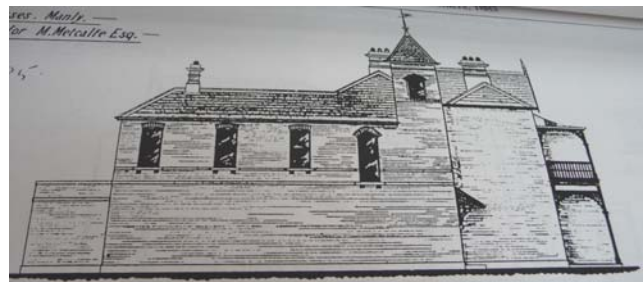
Figure 33 – Architectural Plans, Terrace, c.1885



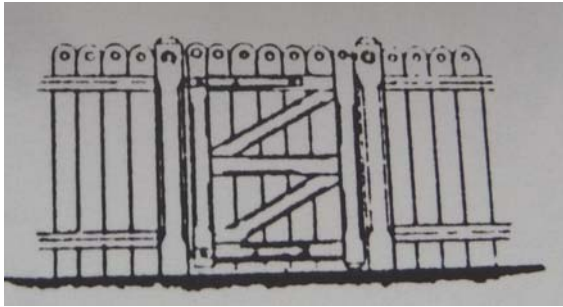
Front elevation (east) (above)



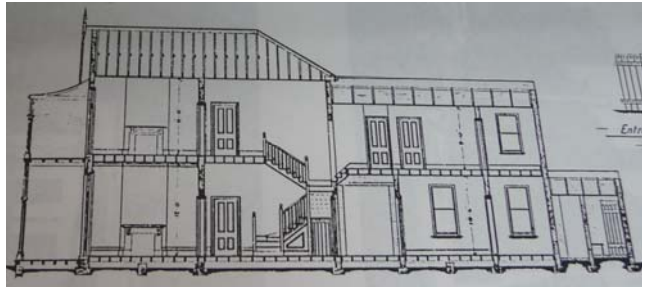
Rear Elevation (west)



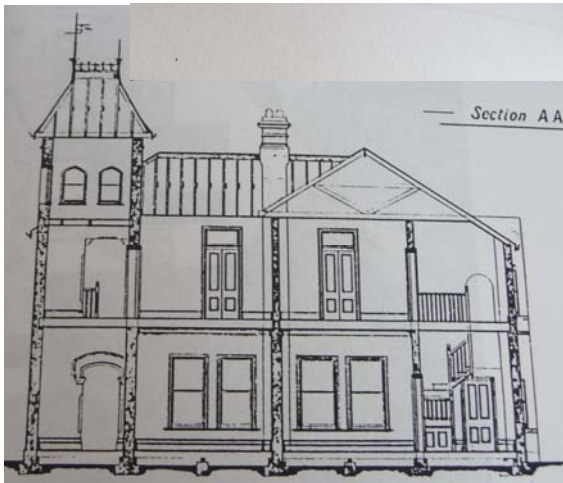
Side Elevation (south, Victoria Parade)



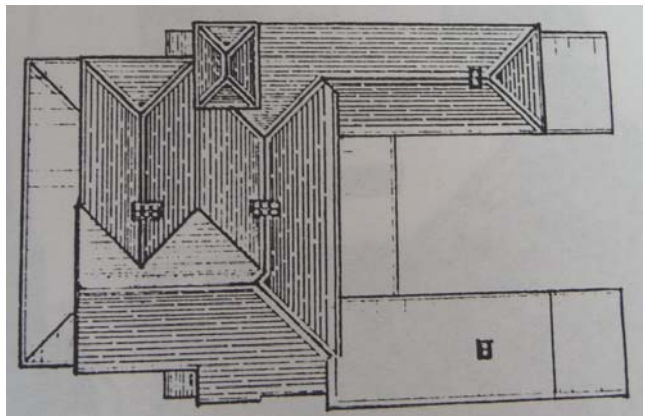
Entrance Gate and Fence



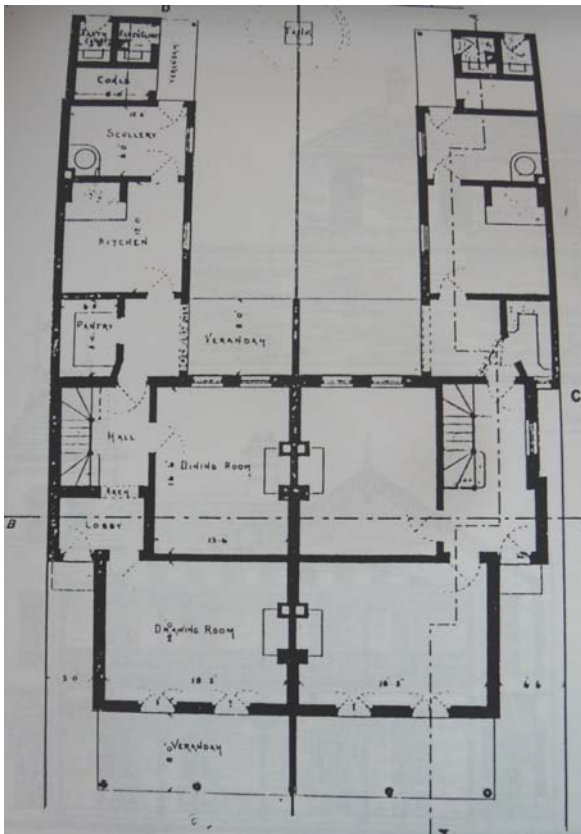
Section AA



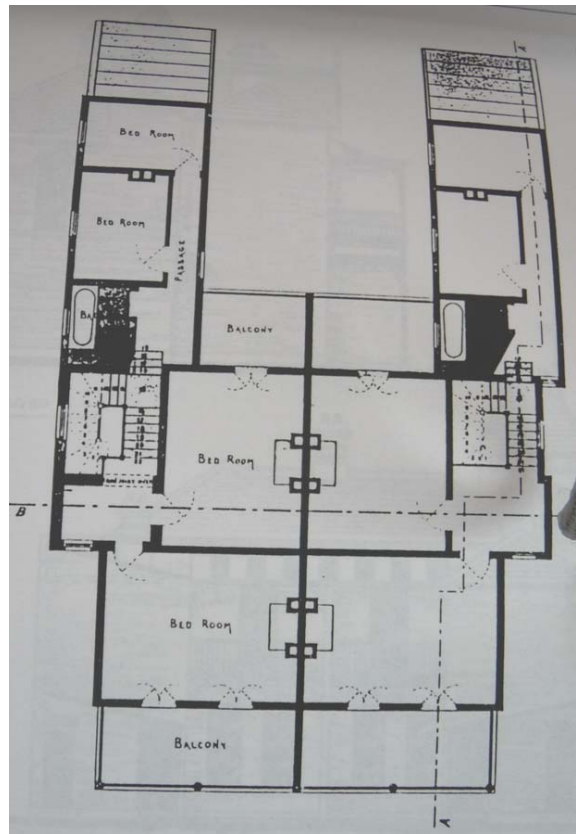
Section BB



Roof Plan



Ground Floor Plan



First Floor Plan

Figure 34 shows the terraces in 1974 and 1986, substantially unaltered.

Figure 34 – House, No. 15 South Steyne, 1974 and 1986



1974, photograph courtesy of Manly Local Studies Image Library (MML/2768)



1986, photography by Blackmore, Ashton and Co; [Source: Heritage Branch 2011b]

### 3.6 Drummond House History

Following the establishment of the Far West Children's Scheme in 1924, various buildings were used in Manly by the Scheme prior to their first purpose-built building in 1935, Drummond House. Until 1935, children were housed by volunteers in their private dwellings, such as Gordon Winn and Elsie Hill, children were treated at the hospital owned by Dr. Moncrieff Barron, and the Scheme's first headquarters was purchased in 1929, 'The Depot'.

His Excellency Sir Phillip Game showed a keen interest in the work of the Scheme, and through discussions with Mr Drummond in 1932, a building fund was established to purchase land and erect a house to accommodate the children. Following a government grant of £3,000 and other donations in the early 1930s, David Thomas Morrow of D. T Morrow and Gordon offered his services as Honorary Architect to design the new building.

The foundation stone of Drummond House was laid by Premier Hon. B.S.B. Stevens in October 1934 (Figure 35).<sup>49</sup> Construction of the two-storey building was monitored by James Aubrey Kerr, following the resignation of Morrow in 1932.<sup>50</sup>

Drummond House was officially opened in 1935 by His Excellency the Governor of NSW, Sir Alexander Hore-Ruthven and Lady Hore-Ruthven to a crowd of 5,000 people. The building was named after the Reverend Stanley Drummond who founded the Royal Far West Children's Health Scheme in 1924.

A third storey was added to Drummond House in 1945, which gave space for additional staff and better accommodation with more equipment.<sup>51</sup>

<sup>49</sup> Wearn 1966:39

<sup>50</sup> *Sydney Morning Herald* 20 March 1918

<sup>51</sup> The Far West Children's Health Scheme 1962:5

Figure 35 – Drummond House, 1934



[Source: State Library of NSW, Image No. Home and Away – 4924 by Sam Hood]

During World War II, Drummond House housed units of the Australian Women's Army.<sup>52</sup> Figure 36 shows Drummond House in August 1946.

Figure 36 – Drummond House, 1946



Picture 1 – Drummond House, Wentworth Street; [Source: State Library of NSW, Government Printing Office 1 – 41892]



Picture 2 – Nursery in Drummond House; [Source: State Library of NSW, Government Printing Office 1 – 41895]

In April 1953 Drummond Home was refurbished for the dental surgery on the top floor. The second floor was used as a recreational space for patients in isolation.

In 1960 a rear addition was added to Drummond House and a narrow walkway link on the second floor to connect to the rear addition of the School building to its east.

<sup>52</sup> *Manly Daily* 31 July 2009



The second floor of Drummond House was renovated at the start of 1966 and completed in mid 1967. The new area provided more space for physiotherapy, occupational therapy and orthoptics services. Around the same time the Far West Council erected a Sun Playroom on the roof of the existing main dining room, which developed to encompass dining room facilities. The area was referred to as “the flats” and was a self contained unit. The dining room was used as a library reading room for children. The day room servery was also remodelled.

A survey of Drummond House in 1973 showed that the building did not meet requirements of the Fire Commissioners and would require upgrading. The rear wing was altered in 1976-78 providing a link to the George Moncrieff Barron Memorial Wing. The exterior brickwork on the main elevation of Drummond House was painted in the 1970s.

In 1983 a roof-top play centre on the rear roof of Drummond House was opened by the Major of Manly, Alderman D. Hay.<sup>53</sup>

Drummond House was noted as having “minor significance as an example of institutional architecture” and “moderate significance in terms of the history of social welfare in Manly” in the Manly Heritage Study of 1985.<sup>54</sup> Figure 37 shows photographs of the Drummond House from 1986 and 1999.

Figure 37 – Drummond House, 1986 and 1999



1986, photography by Blackmore, Ashton and Co  
[Source: Heritage Branch 2011a]



1999, photograph by W McArthur  
[Source: Heritage Branch 2011a]

In 1992 renovations of Drummond House were complete with new ‘Care-by-Parents’ unit, where parents can stay in the same room as their child. The conversion work was estimated at over \$700,000, which was not funded by the government but through community support. The new unit was officially opened by the NSW Premier John Fahey.<sup>55</sup>

Drummond House was refurbished in 1997 to provide an aged care hostel costing \$1.6M. It had become outdated as a children’s hospital and more recently had been used as a recreation facility. Drummond House Hotel opened in March 1998 for the Aged with the official opening in June. It converted the building to 40 self contained suites with bathrooms and kitchenettes designed for the aged. The entire exterior brickwork was painted in the 1990s.

Drummond House was further refurbished in 2009 and reopened by NSW Governor Professor Marie Bashir in July. The building was converted from housing 34 aged care residents to providing home-style accommodation for 160 parents and children. Spaces include ensuite and interconnecting family rooms and lounge areas.<sup>56</sup>

<sup>53</sup> Bavinton 2011, Far West Timeline

<sup>54</sup> Kate Blackmore and associated Consultants 1986 Vol 4., Inventory Form No. 9109-1

<sup>55</sup> The Far West Children’s Health Scheme 1991:3; Bavinton 2011, Far West Timeline

<sup>56</sup> *Manly Daily* 31 July 2009

## 4 Heritage Significance

This Section explains what heritage significance is, and it assesses the significance of the entire Far West site and internal elements with the heritage listed Drummond House and Terraces. A comparative analysis is provided with reference to other buildings designed by architects of the Far West buildings. Statutory heritage listings for the site are noted in Section 2.4.

### 4.1 What is Heritage Significance?

Before making decisions to change a heritage item, it is important to understand its values. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise a place's heritage values – why it is important, why a statutory listing was made to protect these values. An assessment of a place's values is undertaken to provide a state of significance.

### 4.2 Significance Assessment – Subject Site

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance. There are two levels of heritage significance used in NSW: state and local.

The following assessment of heritage significance has been prepared in accordance with the 'Assessing Heritage Significance' (2001) guideline from the *NSW Heritage Manual* for subject site.

Table 1 – Assessment of Heritage Significance for Subject Site

Criteria	Significance Assessment
<p><b>A – Historical Significance</b> <i>An item is important in the course or pattern of the local area's cultural or natural history.</i></p>	<p>The Royal Far West site in Manly has historical significance at a local level as the location of the Royal Far West Children's Health Scheme first building, Drummond House. The Scheme was established in Manly in 1924 and also has associations with the greater area.</p> <p>Since 1935, Drummond House was the Scheme's headquarters and as demand for services grew, so to did the requirement to acquire or construct new buildings in the area. Other Royal Far West buildings illustrate the Scheme's growth and new requirements for purpose built areas to house and treat children and their families.</p> <p>The Scheme was officially given the title of "Royal" in 1970 by Her Majesty Queen Elizabeth II and Princess Anne, in recognition of its long service to country children.</p> <p>Other services provided by the Scheme throughout NSW are also of historical significance, such as remote air, rail and car services.</p>
<p><b>Guidelines for Inclusion</b></p> <ul style="list-style-type: none"> <li>▪ shows evidence of a significant human activity <input checked="" type="checkbox"/></li> <li>▪ is associated with a significant activity or historical phase <input checked="" type="checkbox"/></li> <li>▪ maintains or shows the continuity of a historical process or activity <input checked="" type="checkbox"/></li> </ul>	<p><b>Guidelines for Exclusion</b></p> <ul style="list-style-type: none"> <li>▪ has incidental or unsubstantiated connections with historically important activities or processes <input type="checkbox"/></li> <li>▪ provides evidence of activities or processes that are of dubious historical importance <input type="checkbox"/></li> <li>▪ has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/></li> </ul>
<p><b>B – Associative Significance</b> <i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i></p>	<p>The Far West Children's Scheme has associative significance at a local level with various important persons who established and developed the Scheme in its early years.</p> <p>Stanley Drummond and his wife Lucy founded the Scheme in 1924 and were instrumental in the first 18 years of its</p>

Criteria	Significance Assessment
	<p>development. Drummond House is named after Stanley and the rear 1960s annexe is named after Lucy.</p> <p>Other important individuals with associative significance to the Scheme's early years include Dr Moncrieff Barron and Elsie E. Hill. They both received an MBE in recognition of their dedication and services to the Scheme in 1937 and 1956 consecutively. Stanley Drummond also received an MBE in 1933. The Elsie Hill building (1962) and George Moncrieff Barron Wing (1963) were named in recognition of their long association with the Scheme.</p> <p>Buildings on the Far West site also have associative significance at a local level with various well-known architects who designed them.</p> <p>Cyril and Arthur Blacket of Blacket Bros, sons of renowned architect, Edmund Thomas Blacket, designed the terraces at No. 15 and 16 South Steyne. They also designed many churches and dwellings throughout NSW, including others in Manly (now demolished).</p> <p>David Thomas Morrow of Morrow and Gordon designed Drummond House in 1934, and Percy James Gordon then offered his services, both acting as Honorary Architects.</p> <p>James Aubrey Kerr had a long association with the Far West Scheme as its Honorary Architect, including his design of the Elsie Hill Building and George Moncrieff Barron Wing in the early 1960s.</p>
<p><b>Guidelines for Inclusion</b></p> <ul style="list-style-type: none"> <li>▪ shows evidence of a significant human occupation <input type="checkbox"/></li> <li>▪ is associated with a significant event, person, or group of persons <input checked="" type="checkbox"/></li> </ul>	<p><b>Guidelines for Exclusion</b></p> <ul style="list-style-type: none"> <li>▪ has incidental or unsubstantiated connections with historically important people or events <input type="checkbox"/></li> <li>▪ provides evidence of people or events that are of dubious historical importance <input type="checkbox"/></li> <li>▪ has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/></li> </ul>
<p><b>C – Aesthetic Significance</b></p> <p><i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i></p>	<p>Drummond House and the Terraces are considered to have aesthetic significance at the local level for their architectural styles and the Terraces have landmark qualities.</p> <p>Drummond House is representative of the Inter-War Free Classical style. Aesthetic qualities of include the wide colonnade on the ground floor and first and second floor loggias. Painting of the external brickwork has reduced the appearance of the original two-tone brick detailing. Whilst minimal internal fabric remains due to the buildings' changed use, its external detailing remains mostly intact.</p> <p>The Terraces are representative of the Victorian Italianate style. Aesthetic qualities include the projecting bay and gable end with timber barge board decoration on the primary elevation. Significant internal fabric includes the stair, window and door joinery, fireplaces, and original room layout is discernable.</p>
<p><b>Guidelines for Inclusion</b></p> <ul style="list-style-type: none"> <li>▪ shows or is associated with, creative or technical innovation or achievement <input type="checkbox"/></li> <li>▪ is the inspiration for a creative or technical innovation or achievement <input type="checkbox"/></li> <li>▪ is aesthetically distinctive <input checked="" type="checkbox"/></li> </ul>	<p><b>Guidelines for Exclusion</b></p> <ul style="list-style-type: none"> <li>▪ is not a major work by an important designer or artist <input type="checkbox"/></li> <li>▪ has lost its design or technical integrity <input type="checkbox"/></li> <li>▪ its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded <input type="checkbox"/></li> <li>▪ has only a loose association with a creative or</li> </ul>

Criteria	Significance Assessment
<ul style="list-style-type: none"> <li>▪ has landmark qualities <input checked="" type="checkbox"/></li> <li>▪ exemplifies a particular taste, style or technology <input type="checkbox"/></li> </ul>	<p style="text-align: right;">technical achievement <input type="checkbox"/></p>
<p><b>D – Social Significance</b>  <i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i></p>	<p>The Royal Far West site has social significance to the community for its provision of medical care to thousands of children from remote areas in NSW, who otherwise had limited access to health care for over 85 years.</p>
<p><b>Guidelines for Inclusion</b></p> <ul style="list-style-type: none"> <li>▪ is important for its associations with an identifiable group <input checked="" type="checkbox"/></li> <li>▪ is important to a community's sense of place <input type="checkbox"/></li> </ul>	<p><b>Guidelines for Exclusion</b></p> <ul style="list-style-type: none"> <li>▪ is only important to the community for amenity reasons <input type="checkbox"/></li> <li>▪ is retained only in preference to a proposed alternative <input type="checkbox"/></li> </ul>
<p><b>E – Research Potential</b>  <i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i></p>	<p>Much is known through historical sources about the Royal Far West Children's Health Scheme and the site's development.</p> <p>The site is considered to have medium to low archaeological potential, which could contribute to further understanding of the area's 19<sup>th</sup> century and early 20<sup>th</sup> century history. As Manly was frequented from visitors from throughout Sydney and country areas, the site's archaeological potential in relation to its previous entertainment uses may be of state significance.</p> <p>Little is known through historical information about the Eden Gardens and later entertainment venues on the corner of South Steyne and Wentworth Street. There may also be potential remains in other undisturbed areas of the site, in relation to the late 19<sup>th</sup> century dwellings.</p>
<p><b>Guidelines for Inclusion</b></p> <ul style="list-style-type: none"> <li>▪ has the potential to yield new or further substantial scientific and/or archaeological information <input checked="" type="checkbox"/></li> <li>▪ is an important benchmark or reference site or type <input type="checkbox"/></li> <li>▪ provides evidence of past human cultures that is unavailable elsewhere <input type="checkbox"/></li> </ul>	<p><b>Guidelines for Exclusion</b></p> <ul style="list-style-type: none"> <li>▪ the knowledge gained would be irrelevant to research on science, human history or culture <input type="checkbox"/></li> <li>▪ has little archaeological or research potential <input type="checkbox"/></li> <li>▪ only contains information that is readily available from other resources or archaeological sites <input type="checkbox"/></li> </ul>
<p><b>F – Rarity</b>  <i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i></p>	<p>The Terraces may be rare in the local area for two reasons. Firstly, they are considered to be the only surviving 19<sup>th</sup> century terraces to survive on Manly's beachfront, as most were demolished for residential flat buildings or other development throughout the 20<sup>th</sup> century.</p> <p>Secondly, they are likely to be the last surviving building in Manly designed by the Blacket family, as others have been demolished or destroyed over the years.</p>
<p><b>Guidelines for Inclusion</b></p> <ul style="list-style-type: none"> <li>▪ provides evidence of a defunct custom, way of life or process <input type="checkbox"/></li> <li>▪ demonstrates a process, custom or other human activity that is in danger of being lost <input checked="" type="checkbox"/></li> <li>▪ shows unusually accurate evidence of a significant human activity <input type="checkbox"/></li> <li>▪ is the only example of its type <input type="checkbox"/></li> <li>▪ demonstrates designs or techniques of exceptional interest <input type="checkbox"/></li> <li>▪ shows rare evidence of a significant human activity important to a community <input type="checkbox"/></li> </ul>	<p><b>Guidelines for Exclusion</b></p> <ul style="list-style-type: none"> <li>▪ is not rare <input type="checkbox"/></li> <li>▪ is numerous but under threat <input type="checkbox"/></li> </ul>

Criteria	Significance Assessment
<p><b>G – Representative</b>  <i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's):</i></p> <ul style="list-style-type: none"> <li>▪ cultural or natural places; or</li> <li>▪ cultural or natural environments.</li> </ul>	<p>The terraces at No. 15 and 16 South Steyne (c.1885) are considered to be a representative example of the Victorian Italianate style and of a late 19<sup>th</sup> century seaside villa.</p> <p>Drummond House (1935) is a representative example of the Inter-War Classical style.</p>
<p><b>Guidelines for Inclusion</b></p> <ul style="list-style-type: none"> <li>▪ is a fine example of its type <input type="checkbox"/></li> <li>▪ has the principal characteristics of an important class or group of items <input checked="" type="checkbox"/></li> <li>▪ has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity <input type="checkbox"/></li> <li>▪ is a significant variation to a class of items <input type="checkbox"/></li> <li>▪ is part of a group which collectively illustrates a representative type <input type="checkbox"/></li> <li>▪ is outstanding because of its setting, condition or size <input type="checkbox"/></li> <li>▪ is outstanding because of its integrity or the esteem in which it is held <input type="checkbox"/></li> </ul>	<p><b>Guidelines for Exclusion</b></p> <ul style="list-style-type: none"> <li>▪ is a poor example of its type <input type="checkbox"/></li> <li>▪ does not include or has lost the range of characteristics of a type <input type="checkbox"/></li> <li>▪ does not represent well the characteristics that make up a significant variation of a type <input type="checkbox"/></li> </ul>

### 4.3 Comparative Analysis

This comparative analysis considers the architects who designed the Far West buildings, and the 1885 terraces which were later bought by Far West.

#### Morrow and Kerr

There were several architects who designed the buildings on the Royal Far West site who acted in an honorary capacity:

- David Thomas Morrow of Morrow and Gordon designed Drummond House (1934); and
- James Aubrey Kerr designed the Elsie Hill Building (1962) and George Moncrieff Barron Wing (1963), and monitored the construction of Drummond House when Morrow retired.

David Thomas Morrow started his own architectural practice in 1897, was joined by William de Putron in 1909, and Percy James Gordon in 1921. Morrow resigned in 1932 and Drummond House may have been one of the last buildings he designed.

Notable commercial buildings designed by the firm include the Grace Building (c. 1928) and AWA Building (c.1937). Significant domestic residences include Babworth House (c.1912) for Samuel Horden and Hopewood House for Lebbeus Horden, both at Darling Point.<sup>57</sup>

Although Drummond House has been substantially altered, externally with a third storey addition and internally with the changing needs of the Scheme, it is considered to be of architectural merit and have a strong connection to the Far West Scheme being its first purpose built building.

In comparison to other buildings designed by Morrow, Drummond House was probably built with limited funds available to the Scheme and the use of the building. Other buildings designed by Morrow are of greater architectural distinction, however Drummond House is representative of its style and use as a children's hospital.

<sup>57</sup> State Library 2011

James Aubrey Kerr designed various residential, industrial and commercial premises from the early 1920s to around the early 1960s, both in Sydney and central western NSW towns such as Condobolin and Katoomba. He also undertook various alterations and additions to existing residential and commercial buildings.

At least one of his buildings is listed on the South Sydney LEP 2000, a headquarters for the Sydney City Mission in Surry Hills which he designed in the Inter-War Free Classical style in 1927.<sup>58</sup> Kerr designed a number of halls and industrial premises including Lustre Hosiery Mills and in the late 1930's a substantial art deco mansion in Killara on the north shore.

Kerr did alterations to another residential building at 29 Victoria Parade Manly, The Carlton in 1935, which is a heritage item directly west of the George Moncrieff Barron Wing. In 1936 he undertook extensive alterations to Drummond House, a year after the building was officially opened.

The buildings he designed on the Far West site are not considered individually to reach the threshold for local heritage listing. They are not aesthetically distinctive, nor are they considered to be representative examples of a particular architectural taste. These buildings were custom designed for the ongoing needs of the Scheme, as either accommodation or offices or a mixture.

### **Blacket Family**

The Blacket family designed several buildings in Manly during the 19th century, however the terraces (No. 15 & 16 South Steyne) are the only known surviving Blacket building. In the 1860s Edmund Thomas Blacket designed several buildings in Manly, including:

- Pier Hotel on The Steyne (built c.1855, since demolished);
- Steyne Hotel on The Steyne (built c.1859, destroyed by fire then rebuilt to Blacket's design c.1936);
- Fairlight dwelling off Lauderdale Avenue for Henry Gilbert Smith (built c.1860, demolished c.1939);
- Semi-detached dwellings facing Ocean Beach for Henry Gilbert Smith (built c.1863, since demolished); and
- St. Matthew Church of England on The Corso (built c.1865 and demolished 1920s following pressure from Manly Council for road-widening of the Corso).

Edmund Blacket's son, Cyril (1857-1937), also an architect, joined to make the practice Blacket and Son in 1880. Together they supervised the alterations to St. Matthew Church (Manly) and designed several houses in Manly, all of which are no longer standing. Other houses they designed around this time are similar in design, which indicates they were built from the same plan (Figure 38).<sup>59</sup>

Following the death of Edmund Blacket in 1883, Arthur Blacket (1848-1928), Edmund's other son, joined Cyril to form the practice Blacket Bros. Arthur was a surveyor with no architectural background and they worked together until 1885. During this time, they drew up plans for Michael Metcalfe, "an old family friend" on the corner of The Steyne (South Steyne) and Pacific Street (Victoria Parade) (No. 15).

Cyril and Arthur Blacket designed many churches, including the Hunter Baillie Memorial Presbyterian Church in the 1880s (listed on the State Heritage Register) and other houses around Sydney.

Cyril Blacket retired in 1885 and Arthur Blacket carried on under his own name until 1896, however it is not known if he designed other buildings in the Manly area during this time.

Under the ownership of Far West, the terraces on South Steyne have been majorly altered internally. The terraces have architectural merit and are considered to be a representative example of the Victorian Italianate style.

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<sup>58</sup> Heritage Branch 2011c

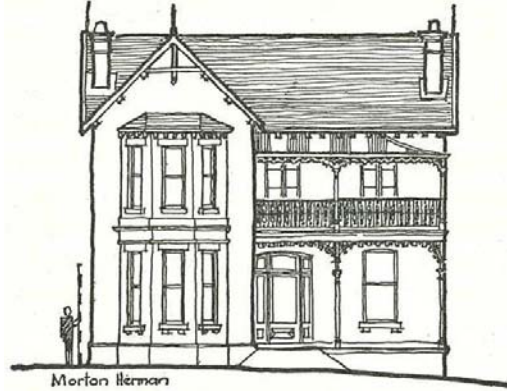
<sup>59</sup> Woffenden 1969

Similar dwellings from this period in Manly have since been demolished, to make way for residential flat buildings throughout the mid 20<sup>th</sup> century, and more recently for larger residential and commercial developments. This terrace is therefore a rare surviving dwelling from its period and a rare surviving designed by the Blacket family in Manly.

Figure 38 – Blacket terraces of a similar design, 1882 and 1883



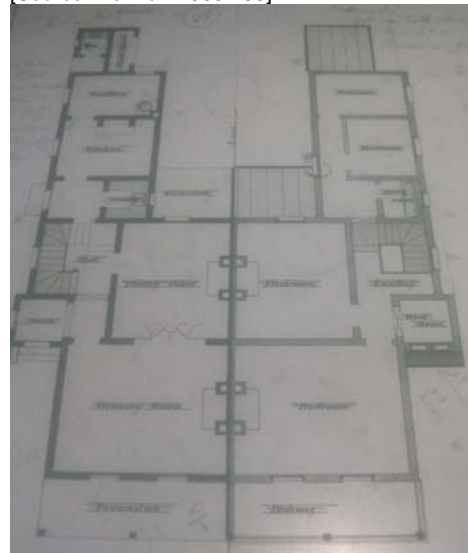
House at 201-203 Burwood Road, Burwood by Blacket and Son Architects, 1882; [Source: Herman 1963:190]



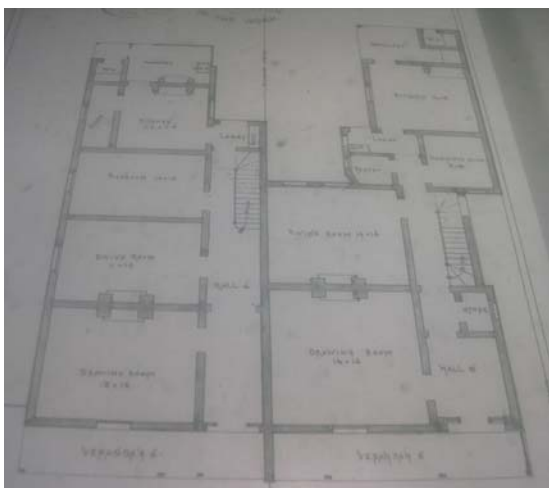
Old Enfield Rectory, Blacket and Son Architects, 1882; [Source: Herman 1963:190]



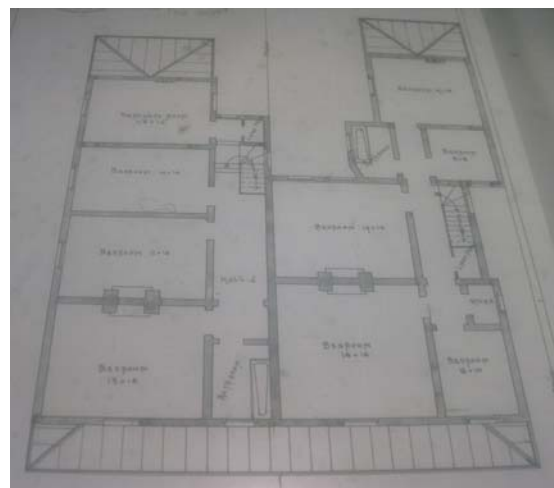
'House at Manly', Blacket Architectural Plans in Mitchell Library, D207-1, 34-36 dated 19 April 1883 (above and right) Front Elevation (above)



Ground floor plan (right)



'Lillington Villas' in Stanmore by Blacket Bros., D206-2, 77-78, Ground floor plan (above)



First floor plan; It is not known if this building is still standing in the Marrickville LGA

### **Other Hospital Sites**

It is difficult to compare the buildings at Royal Far West Manly with other hospital sites, such as the Sydney Children's Hospital in Randwick (Catherine Hayes Hospital cared for destitute children from 1870) and The Children's Hospital at Westmead (opened in 1995).

The Royal Far West Children's Health Scheme was not established by government for use by all children, but by Stanley and Lucy Drummond solely for children from the remote far west of NSW who needed specialist medical care in the city. Royal Far West was not fully government funded either. In the early years the Scheme was mostly run by volunteers and others acting in an honorary capacity, with funds for new buildings and medical equipment raised through donations along with some government grants. As funding was limited and the buildings were not for public use, buildings on other hospital sites are not compared in this Report to those at Royal Far West.

## **4.4 Statement of Significance – Royal Far West Site**

The following statement of significance has been prepared by Urbis following historical research and a detailed significance assessment for the entire site:

### **Royal Far West site**

The Royal Far West site in Manly has historical significance at a local level as the location of the Royal Far West Children's Health Scheme first building in 1935, Drummond House, and various new buildings constructed at the site throughout the 20<sup>th</sup> century as the Scheme expanded its services. The Scheme has assisted thousands of children from remote areas in NSW since 1924.

The Scheme has associative significance at a local level with various important persons who established and developed it. Stanley Drummond and his wife Lucy founded the Scheme in 1924 and were instrumental in the first 18 years of its development. Drummond House is named after Stanley and the rear 1960s annexe is named after Lucy.

Other important individuals with associative significance to the Scheme's early years include Dr Moncrieff Barron and Elsie E. Hill, who both received an MBE in recognition of their dedication and services to the Scheme in 1937 and 1956 consecutively. Stanley Drummond also received an MBE in 1933. The Elsie Hill building (1962), George Moncrieff Barron Wing (1963) and Norman Drummond Building (1978) (Scheme's Second Chairman and brother of Stanley Drummond) were all named in recognition of their long association with the Scheme.

Buildings on the Far West site also have associative significance at a local level with various well-known architects who designed them, including Cyril and Arthur Blacket of Blacket Bros (Terraces), David Thomas Morrow (Drummond House) and James Aubrey Kerr (Elsie Hill Building and George Moncrieff Barron Wing).

Parts of the Royal Far West site are considered to have medium archaeological potential, which may contribute further knowledge than known through other sources in relation to demolished late 19<sup>th</sup> century dwellings and their occupants, and various entertainment venues on the corner of South Steyne and Wentworth Street.

### **Drummond House**

Drummond House and the Terraces have aesthetic significance at a local level for their landmark qualities and architectural styles. Drummond House is representative of the Inter-War Free Classical style. Aesthetic qualities include the wide colonnade on the ground floor and first and second floor loggias.

### **The Terraces**

The Terraces (c.1885) are representative of the Victorian Italianate style. Aesthetic qualities include the projecting bay and gable end with timber barge board decoration on the primary elevation. Significant internal fabric includes the stair, window and door joinery, fireplaces, and its original room layout is discernable. The Terraces may be the only surviving 19<sup>th</sup> century villa to survive on Manly's beachfront, and they may be the last surviving works of the Blacket family in Manly (as many have been demolished), which would give them rarity values in the local area.



## 4.5 Gradings of Significance – Drummond House and Terraces

Different components of a place may contribute in different ways to its heritage value. The following gradings of significance have been developed from those produced by the Heritage Council. These gradings can be applied to various structures, spaces and elements for Drummond House and the Terraces, which are of heritage items of local heritage significance.<sup>60</sup>

Table 2 – Gradings of heritage significance definitions

Grading	No.	Justification	Alterations	Status
Exceptional	1	Rare or outstanding element directly contributing to an item's local or state significance	Alterations should be minimal and not detract from significance; should be retained and conserved	Fulfils criteria for local or state listing
High	2	High degree of original fabric; demonstrates a key element of the item's significance	Alterations should be minimal and not detract from significance; should be retained and conserved	Fulfils criteria for local or state listing
Moderate	3	Altered or modified elements; elements with some heritage value, but which contribute to the overall significance of the item	Alterations are allowed, but should not detract from the overall significance of the place	Fulfils criteria for local listing
Little	4	Elements of little or no heritage significance; difficult to interpret; may have been substantially altered or modified	These elements can be adapted and altered, so long as elements shared with spaces of higher significance are retained and conserved	Does not fulfil criteria for local or state listing
Neutral	5	Elements that do not add to the significance of the place in a positive way, although they do not detract from the overall significance of the place (not intrusive)	These elements can be adapted, altered or removed, so long as elements shared with spaces of higher significance are retained and conserved	Does not fulfil criteria for local or state listing
Intrusive	6	Elements are intrusive and damaging to the place's heritage significance	Elements should be considered for removal or alteration to improve the significance of the place	Does not fulfil criteria for local or state listing

Various elements of the Terraces and Drummond House are assessed below to assist in conserving significant fabric and their overall heritage value. They also provide a guide for the management and change of these buildings.

Table 3 – Gradings of heritage significance for Drummond House and the Terraces

Structure, Space or Element	Location or Building	Grading
Drummond House (overall)	Drummond House	2
Original building footprint (two-storey building)	Drummond House	2
Third-storey addition (1945)	Drummond House	2
Roof form and material (excluding rear addition)	Drummond House	2

<sup>60</sup> Heritage Office 2001:11

Structure, Space or Element	Location or Building	Grading
Original external materials, including brickwork, concrete lintels, timber-framed windows	Drummond House	2
Central portico, ground floor arcade and first and second floor loggias	Drummond House	2
Timber window joinery	Drummond House	2
Altered openings to side elevations (e.g. ground floor window to second bay on east elevation)	Drummond House	3
Entry lobby, ground floor and Lounge to first and second floor balconies (space should not be enclosed – allows views to entire balcony)	Drummond House	3
Stair configuration (around lift cage), lift and lift cage	Drummond House	3
New configuration for accommodation rooms, hallways and offices (space and fabric)	Drummond House	5
Rear addition (1960s)	Drummond House	5
Glazed balustrade to first and second floor balconies	Drummond House	5
Terraces (overall)	Terraces	2
Courtyard space	Terraces	2
Original internal elements, including stair configuration, fireplaces, timber joinery, original ceilings and decorative cornices	Terraces	2
Rear wings (original configuration)	Terraces	2
Roof form (excluding flat roof of tower)	Terraces	2
Internal room configuration (original layout)	Terraces	2
Front balcony form	Terraces	3
Roof materials (recommended to be replaced with more sympathetic materials)	Terraces	3
First floor rear additions to wings (1960s-70s alterations)	Terraces	4
Front fence and front yard	Terraces	4
Courtyard stair (1960s addition)	Terraces	5
Front balcony materials (replaced 2000s)	Terraces	5
Subdivided room spaces (1960s-70s alterations)	Terraces	6
Flat roof of tower (pitched roof should be reinstated with finials)	Terraces	6

## 5 Conservation Policies

This Section provides conservation policies and guidelines to assist Royal Far West in the management of the site's diverse heritage values. Some background discussion is given to the issues, opportunities and constraints that produced the conservation policies.

### 5.1 What is a Conservation Policy?

A conservation policy explains the principles to be followed to retain or reveal a place's heritage significance and how the significance can be enhanced and maintained. This relies on a full understanding of the place's significance and a review of the constraints and opportunities arising out of that significance.

When proposing changes at the site or undertaking maintenance to the heritage buildings, these conservation policies should act as a guide to retain the place's heritage significance.

### 5.2 Legislation Compliance

**Background:** Management of the Royal Far West site should comply with applicable legislation and guidelines, such as the *Environmental Planning and Assessment Act 1979* and Building Code. If proposing changes to the site or its buildings, approval may be required by Manly Council. If excavation is undertaken at the site, approval may be required by the Heritage Council of NSW or National Parks and Wildlife Service in relation to potential archaeological relics.

**Guidelines:**

- A Heritage Impact Statement may need to be prepared for works to Drummond House and the Terraces that may impact on the heritage significance of these buildings, which should refer to the conservation policies in this report. Works on other areas of the Far West site may require a Heritage Impact Statement as they are in the vicinity of heritage items. Reference should be made to applicable heritage provisions under the *Manly Local Environmental Plan 1988* (as updated from time to time), other local planning provisions and Heritage Branch guidelines for assessing significance and preparing Heritage Impact Statements.
- A Section 140 excavation permit or Exception notification (Section 139(4)) under the *Heritage Act 1977 (NSW)* may be required through the Heritage Council of NSW if excavation is required at the site, considering the site's medium archaeological potential (preliminary assessment in this report). Reference should also be made to policies about managing the site's archaeological resource (Section 5.3 below).
- A permit may be required under Section 90 of the *National Parks and Wildlife Act 1979* by the National Parks and Wildlife Service, if there is potential Aboriginal objects and places on the site. If Aboriginal objects and places are found, the National Parks and Wildlife Service must be informed under Section 91 of the Act. Penalties apply for the destruction of Aboriginal objects and places.

### 5.3 Archaeological Resource

**Background:** The history in this Report illustrates the subdivision, development and various past uses of the land that forms the Royal Far West site. New buildings constructed on the site overtime are likely to have disturbed archaeological relics of some of these former structures, such as the Wentworth Flats (18-20 Wentworth Street), which were demolished around 1957 to make way for the Royal Far West Hospital School. In other areas of the site, such as the corner of South Steyne and Wentworth Street, recent uses of the site (open playground) have had less of an impact on potential archaeological relics that may be associated with the entertainment uses of this area from 1911, such as Eden Gardens, The Palais, Big Wheel and Luna Park.

- Policy 1. Prior to any future development of the Royal Far West site, it is recommended that the potential archaeological resource is further assessed by a suitably qualified historical archaeologist.
- Policy 2. If archaeological investigations of the Royal Far West site are undertaken and significant relics are discovered, interpretation of these investigations should form part of any future site development.

## 5.4 Heritage Significance

**Background:** The Royal Far West Children's Scheme has strong associations with the Manly area where it was established in 1925. The Royal Far West site has historical and social significance being the location of the first purpose built building for the Scheme in 1935 (Drummond House).

The Terraces (No. 15 and 16 South Steyne) and Drummond House (22 Wentworth Street) have aesthetic and representative significance, and the Terraces have rarity values. The Terraces and Drummond House are listed as heritage items of local significance under the *Manly Local Environmental Plan 1988* and there are several heritage items in the vicinity of the Royal Far West site.

- Policy 3. The Terraces and Drummond House should be retained and conserved, including significant fabric, spaces and other elements.
- Policy 4. Painting of the external elevations of the Terraces and Drummond House should be in colour tones and highlights for various elements (e.g. bargeboard and timber balcony of Terraces and concrete lintels and columns on Drummond House) that are appropriate for their age and architectural style.
- Policy 5. The Terraces and Drummond House should have repairs to significant fabric undertaken (as necessary) to conserve the overall significance of these buildings, in addition to cyclical maintenance. Original fabric should be repaired rather than replaced with advice from qualified heritage consultants and works undertaken by builders with experience working on heritage properties.
- Policy 6. Changes at the Royal Far West site should consider the significance of and not adversely impact on other heritage items in the vicinity, including but not limited to:
- Retail Buildings, 7 and 14 South Steyne;
  - Beach Reserve (Promenade), North and South Steyne;
  - Public Shelters, North and South Steyne;
  - Streetscape Street Trees (Norfolk Island pines), Victoria Parade;
  - Streetscape Street Trees (Norfolk Island pines, Port Jackson fig and Brush Box), Wentworth Street;
  - Residential Building (The Carlton), 29 Victoria Parade;
  - Residential Flat Building, 31 Victoria Parade (Newstead Flats);
  - 1920s school building, 10 Wentworth Street ; and
  - Former School of Arts, 12 Wentworth Street.

### Drummond House

- Policy 7. Drummond House should retain its heritage curtilage and any new works should be setback from its side elevations. The 3-D form of this building should be read from the street to retain the building's landmark qualities.
- Policy 8. There should be no roof additions or dormers on Drummond House.
- Policy 9. Any re-roofing of Drummond House should be Marseilles tiles on the same roof profile.

- Policy 10. The spaces that form the ground floor entry lobby and open-lounges to the first and second floor balconies should not be further portioned to retain access and views to windows and doors along the building's northern side.
- Policy 11. Internal walls and fabric within Drummond House can be changed without impacting on the significance of the place (and with reference to other policies for the building), with the exception of window and door joinery, external openings and the lift and lift cage, which are significant elements that should be retained and conserved.
- Policy 12. The rear addition (1960s) of Drummond House can be demolished or added to, however there should be no additions, connections or intrusions into the original building (including the 1945 third storey addition). Any new rear addition to Drummond House should be no more than four-storeys and/or be stepped in relation to new development fronting Victoria Parade, and it should have a separate roof form.
- Policy 13. Any connections to Drummond House should be a narrow lightweight link towards the rear of the building or its rear addition (not the original building).
- Policy 14. The loggias on the primary elevation (north) and bays on both sides (west and east elevations) should not be infilled.

### The Terraces

- Policy 15. The Terraces should retain its heritage curtilage and any new works should be setback from the building to allow visibility of its elevations and to retain the building's landmark qualities. The 3-D form of this building should be read from the street.
- Policy 16. Any changes to the Terraces should not further reduce the legibility of its original room configuration, and should not include further additions.
- Policy 17. There should not be any connections added from the Terraces to any existing or new buildings on the site.
- Policy 18. Consideration should be given to reinstatement and reconstruction of missing elements to improve the integrity of the Terraces, such as the tower roof (pitched roof should be reinstated with finials).
- Policy 19. The use of the Terraces should remain as a commercial or residential premise to minimise impact upon extant significant fabric and retain a sense of their original spaces.

## 5.5 Development

**Background:** Two buildings on the Royal Far West site are heritage listed and should be conserved (The Terraces and Drummond House – Section 5.4 policies above). Other buildings on the site are of less architectural merit to warrant as part of any future site development.

The location of the site opposite Manly Beach has important views and vistas. In addition, the surrounding three tree-lined streetscapes (South Steyne, Wentworth Street and Victoria Parade) are heritage listed have historic vistas to Manly Beach. The Terraces have landmark qualities and significant views to this building should be retained.

Development potential of the Royal Far West site includes adaptive reuse of existing buildings, construction of new buildings, new access and parking, and should consider the setting of the heritage items on the site and surrounding area heritage items and overall character.

### 5.5.1 Adaptive Reuse

- Policy 20. Any adaptive reuse of the existing buildings on the Royal Far West site should aim to retain significant fabric (assessed in this Report) and not adversely impact the overall heritage significance of the site (assessed in this Report).

### 5.5.2 New Development

- Policy 21. Any development on the Royal Far West site should reinforce the built form to the street wall along South Steyne.
- Policy 22. Any development on the Royal Far West site should be articulated to represent the scale of buildings in the surrounding streetscapes.
- Policy 23. The mass, scale and height of any new development on the Royal Far West site should consider the character and relationship to the mass, scale and height of heritage buildings on the site and in the vicinity.

### 5.5.3 Views and Vistas

- Policy 24. Any development on the Royal Far West site should consider and respect the streetscape character and landscape significance of Wentworth Street, South Steyne and Victoria Parade and key views to other heritage items in the vicinity.

## 5.6 Interpretation

**Background:** The Royal Far West site has an interesting history that is representative of Manly's early development. This includes the late 19<sup>th</sup> century dwellings, many of which were used as refreshment rooms and now demolished, except the Terraces (No. 15 and 16 South Steyne) which are still standing, and the various entertainment venues that were on the corner of South Steyne and Wentworth Street (e.g. Eden Gardens, Big Wheel and Luna Park). The Royal Far West buildings and association with the site date from around 1935, however associations at Manly were developed 10 years earlier.

As demand grew for the Far West Scheme services at Manly, additional buildings were built at the site for offices, accommodation of patients, their families and staff, as well as associated services, such as medical offices (e.g. eye clinic) and workshops (e.g. splintmaker). Each building constructed on the site was named after individuals that had important associations with the Scheme, such as Drummond House (1935) after the Scheme's founder Stanley Drummond and the Elsie Hill Building (1962) after the Scheme's first Matron Elsie Hill. It may be appropriate to consider naming new buildings on the site in association with the operation of the Scheme, however new buildings on the site no longer associated with the operation of the Scheme may not be appropriate to have such naming associations.

- Policy 25. The significant early history of the site should be interpreted as part of any future site development, including previous dwellings (e.g. Sandgate), entertainment uses (e.g. Luna Park) and development of Royal Far West Scheme. An interpretation strategy should be prepared to guide any site interpretation, which may include interpretative signage and other media (e.g. website history).
- Policy 26. New buildings constructed on the site associated with the ongoing operation of Royal Far West Children's Scheme should consider naming them in association with significant contributors to the Scheme, to continue the historic precedent at the site.
- Policy 27. An onsite archive should be established to house and ensure the long-term conservation of memorabilia of significance to the Scheme's history.

## 5.7 Implementation and Review

**Background:** This conservation management strategy should be reviewed and updated from time to time. It should be referred to as part of the site's ongoing management and cyclical maintenance, especially in relation to The Terraces and Drummond House.

- Policy 28. A copy of this conservation management strategy should be kept on the Royal Far West site and referred to as a guide for the management of the site's heritage values.
- Policy 29. This conservation management strategy should be reviewed and updated within 10 years to remain relevant to ongoing change and use of the site, and updated heritage legislation and guidelines.

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[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]



# Appendix A Heritage Listing Inventory Sheets: Drummond House and Terraces

The inventory forms for the two heritage items on the subject site under the *Manly Local Environmental Plan 1988* are provided below for reference.<sup>61</sup>

**Name of Item:** Substantial Victorian Italianate House

**Type of Item:** Built

**Group/Collection:** Residential buildings (private)

**Category:** House

**Primary Address:** 15 South Steyne, Manly, NSW 2095

**Local Govt. Area:** Manly

**Property Description:**

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
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**All Addresses**

Street Address	Suburb/Town	LGA	Parish	County	Type
15 South Steyne	Manly	Manly			Primary

**Statement of Significance** Representative substantial Victorian Italianate house.

**Date Significance Updated:** 13 Feb 02

Note: There are incomplete details for a number of items listed in NSW. The Heritage Branch intends to develop or upgrade statements of significance and other information for these items as resources become available.

<sup>61</sup> Heritage Branch 2011a; Heritage Branch 2011b

**Assessment Criteria**

Items are assessed against the  [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

**Listings**

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
<i>Local Environmental Plan</i>					
<i>Heritage study</i>					

**References, Internet links & Images**

None

Note: Internet links may be to web pages, documents or images.



(Click on Thumbnail for Full Size Image and Image Details)

**Data Source**

The information for this entry comes from the following source:

**Name:** Local Government

**Database Number:** 2020518

**Substantial Victorian Italianate House**

**Image Type:** Photograph

**Image Year:** 01 Apr 2001

**Image By:** W McArthur

### Substantial Victorian Italianate House



**Image Type:** Photograph  
**Image By:** Blackmore, Aston and Co  
**Image Copyright Owner:** Manly Council, 1986 Heritage Study

**Name of Item:** Drummond House, The  
**Other Name/s:** The Drummond Far West Home  
**Type of Item:** Built  
**Group/Collection:** Health Services  
**Category:** Nursing Home  
**Primary Address:** 22 Wentworth Street, Manly, NSW 2095  
**Local Govt. Area:** Manly

#### Property Description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
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#### All Addresses

Street Address	Suburb/Town	LGA	Parish	County	Type
22 Wentworth Street	Manly	Manly			Primary

**Statement of Significance** This building is a good example of Inter-War Classical style in a building with state historical significance for its role as a charitable institution.

**Date Significance Updated:** 13 Feb 02

Note: There are incomplete details for a number of items listed in NSW. The Heritage Branch intends to develop or upgrade statements of significance and other information for these items as resources become available.

## Description

**Physical Description:** Three storey Inter-War Classical style building. Cream brick institutional building with tile roof. Wide colonnade ground floor. Paired Doric columns to first and second floor balconies. Contrasting brickwork used as highlight to arches on ground floor and in horizontal bands.

## History

**Historical Notes:** Opened by the Governor and Lady Hore-Ruthren on 18th May 1935. The building is named after the Reverend Stanley Drummond MBE who founded the Royal Far West Children's Health Scheme in 1925, and was the first Royal Far West Children's Scheme building. The building is now part of an extensive complex of buildings owned by the Royal Far West Children's Scheme.


## Historic Themes

Australian Theme (abbrev)	New South Wales Theme	Local Theme
3. Economy - Developing local, regional and national economies	Health - Activities associated with preparing and providing medical assistance and/or promoting or maintaining the well being of humans	(none) -
7. Governing - Governing	Welfare - Activities and process associated with the provision of social services by the state or philanthropic organisations	(none) -

## Assessment of Significance

**SHR Criteria a)** Earliest Royal Far West Children's Health Scheme building  
[Historical Significance]

**SHR Criteria d)** Representative of the provision of health services in the early 20th century through community effort.  
[Social Significance]

**Assessment Criteria** Items are assessed against the  [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

## Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
<i>Local Environmental Plan</i>					
<i>Heritage study</i>					

## Study Details

Title	Year	Number	Author	Inspected by	Guidelines Used

Manly Heritage Study	1986		Blackmore, Ashton, and Co.		No
Review and Database Listing	1999		C. Kemp/ W. McArthur		Yes

### References, Internet links & Images

None

Note: Internet links may be to web pages, documents or images.



(Click on Thumbnail for Full Size Image and Image Details)

#### Data Source

The information for this entry comes from the following source:

**Name:** Local Government

**Database Number:** 2020103

## Drummond House, The



**Image Type:** Photograph

**Image Year:** 01 Apr 1986

**Image By:** Blackmore, Ashton and Co

**Image Copyright Owner:** Manly Council Manly Council, 1986 Heritage Study

### Drummond House, The



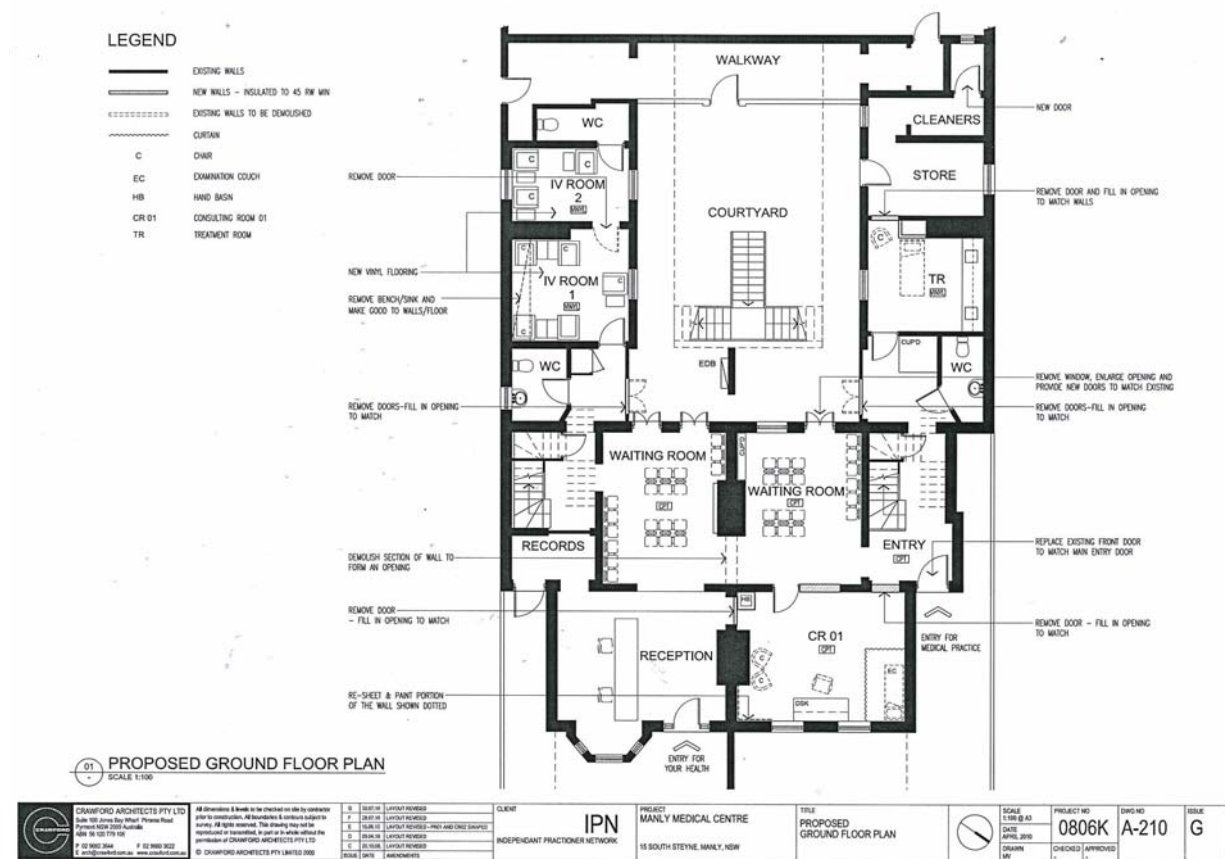
**Image Type:** Photograph  
**Image Year:** 01 Oct 1999  
**Image By:** W McArthur  
**Image Copyright Owner:** Manly Council Manly Council

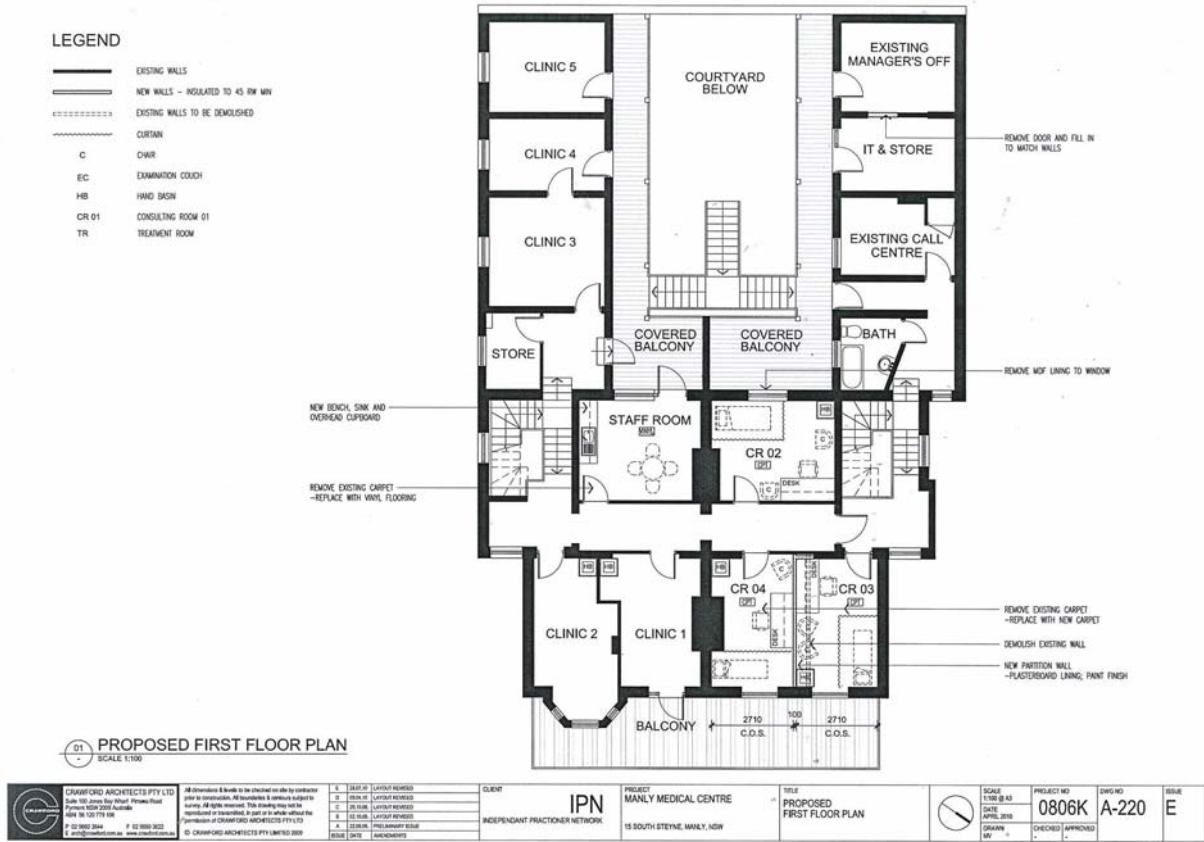
# Appendix B Plans of Royal Far West Buildings

The following plans show recent fitouts and alterations throughout the 20<sup>th</sup> century for the Royal Far West buildings.

The Terrace at No. 15 South Steyne, which was constructed c.1885, was altered in 2010 for the medical centre by Crawford Architects. Figure 33 in Section 3.5 of this Report shows original plans of this building as designed by Blacket Bros.

Figure 39 – Architectural Plans, Terrace, 2010





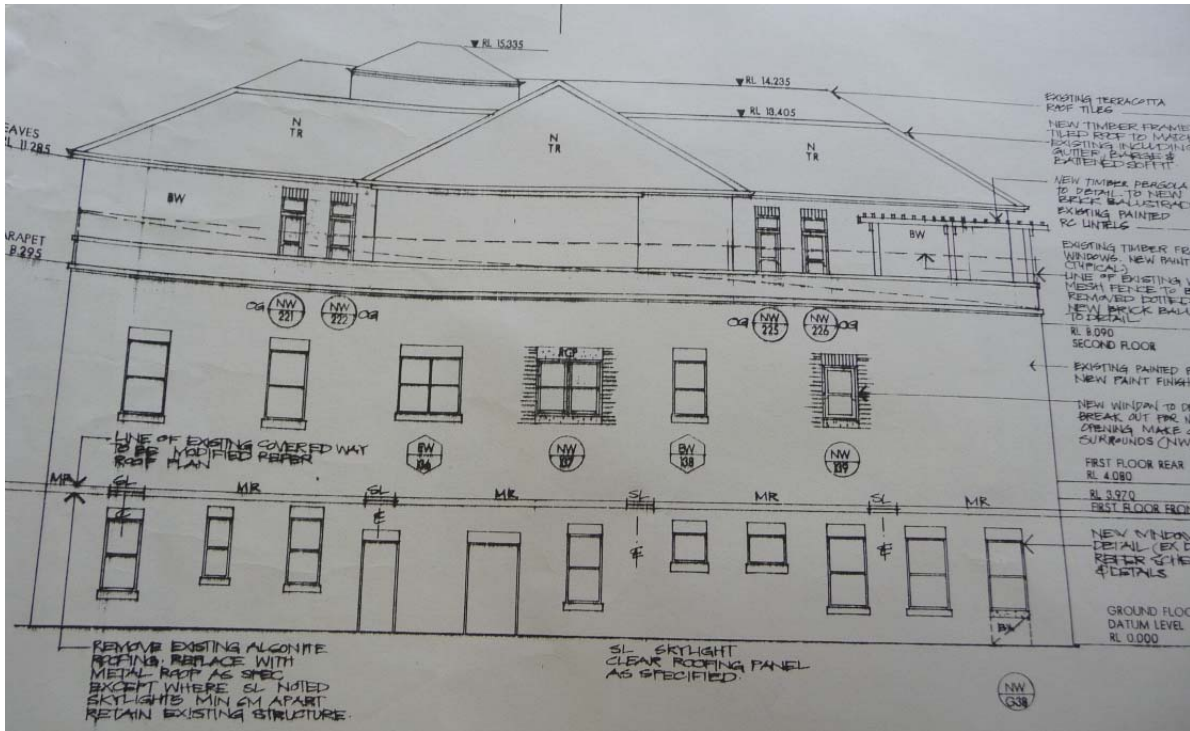
No original plans of Drummond House from 1935 or the second floor addition in 1945 have been found. The following Figure shows elevations of Drummond House as it was converted to an Aged Care Hostel in 1996-7, taken from Drawing No. GA06.

Figure 40 – Architectural Plans, Drummond House, 1996

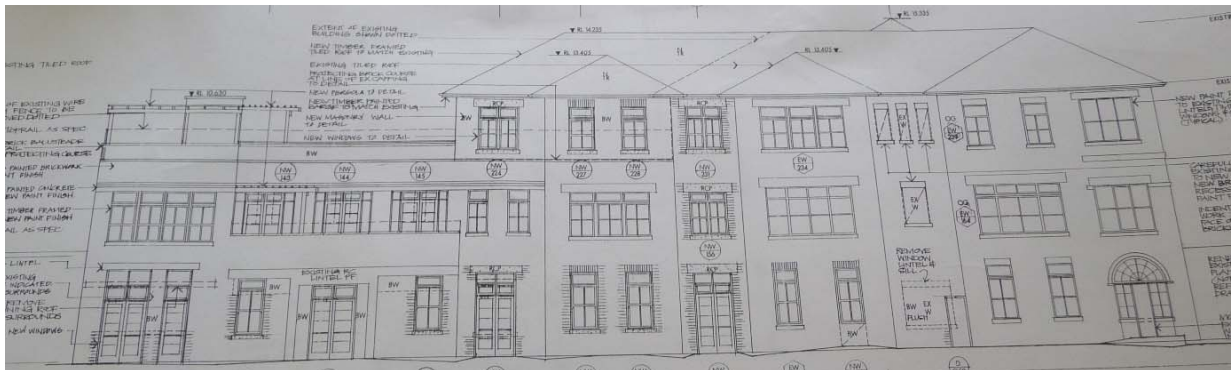


North Elevation (above)





South Elevation (above)



East Elevation (above)

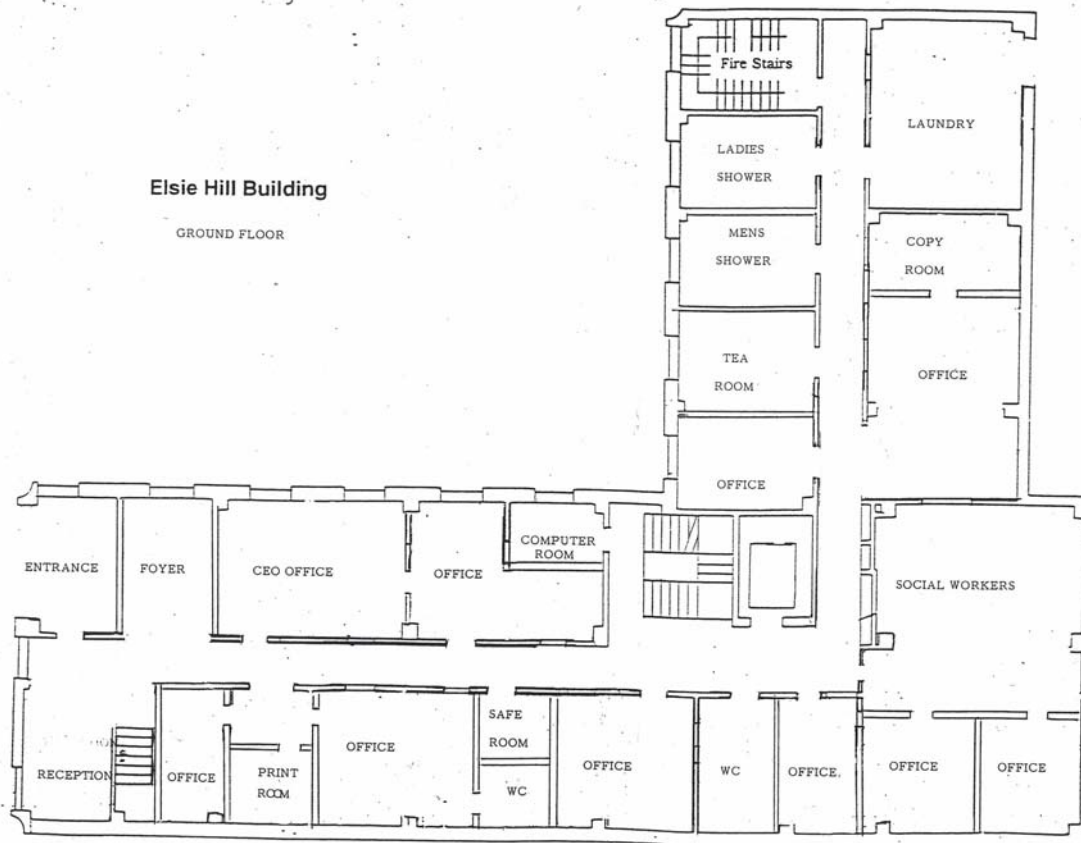


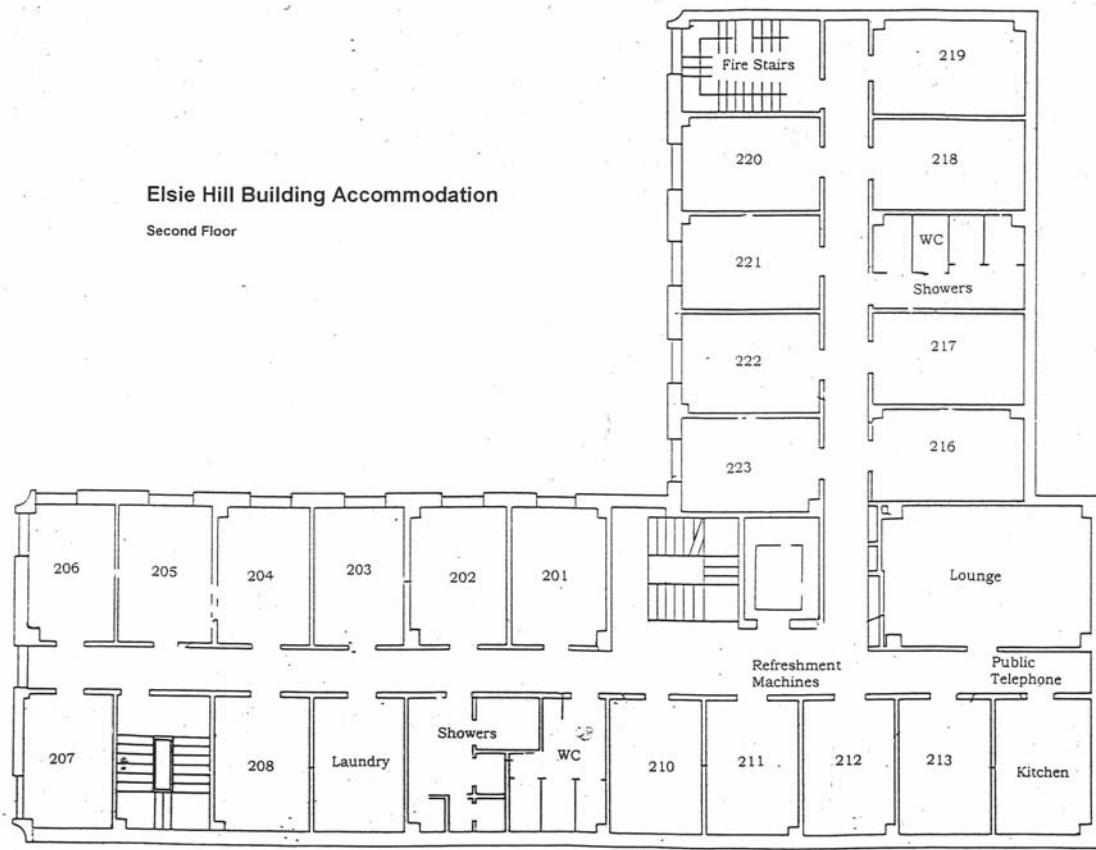
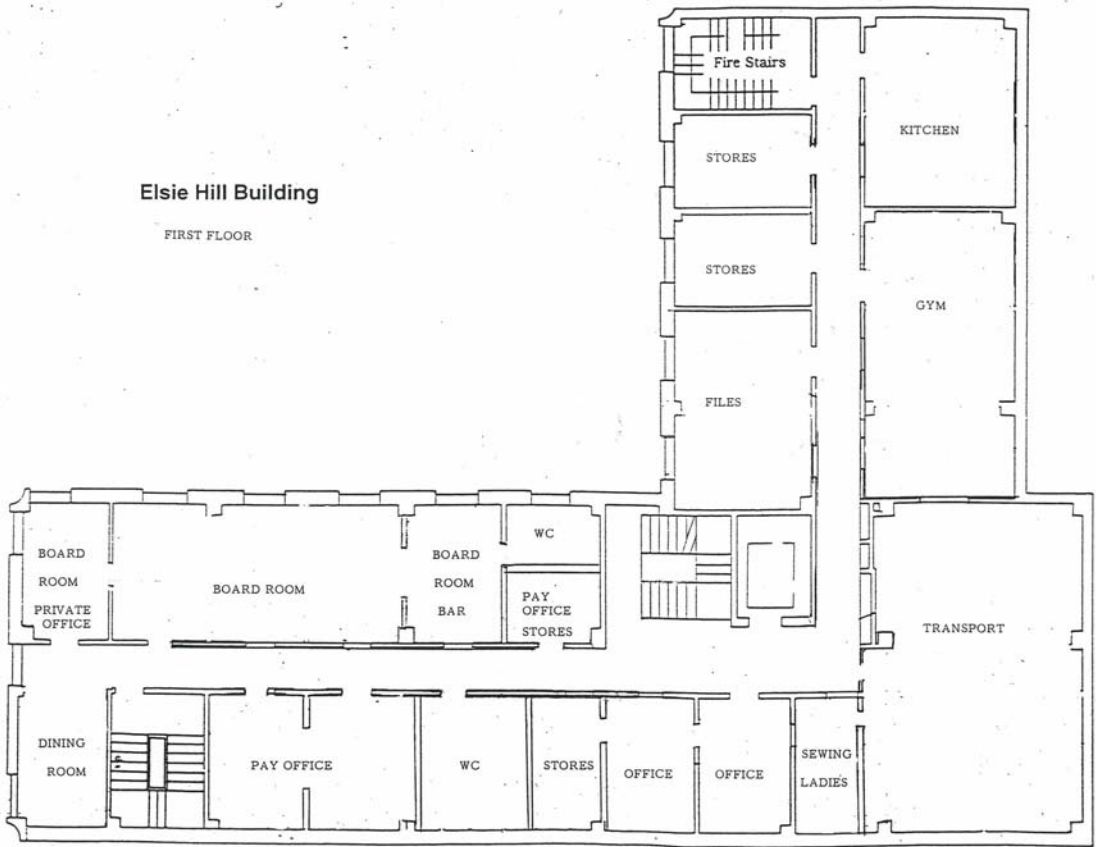
West Elevation (above)

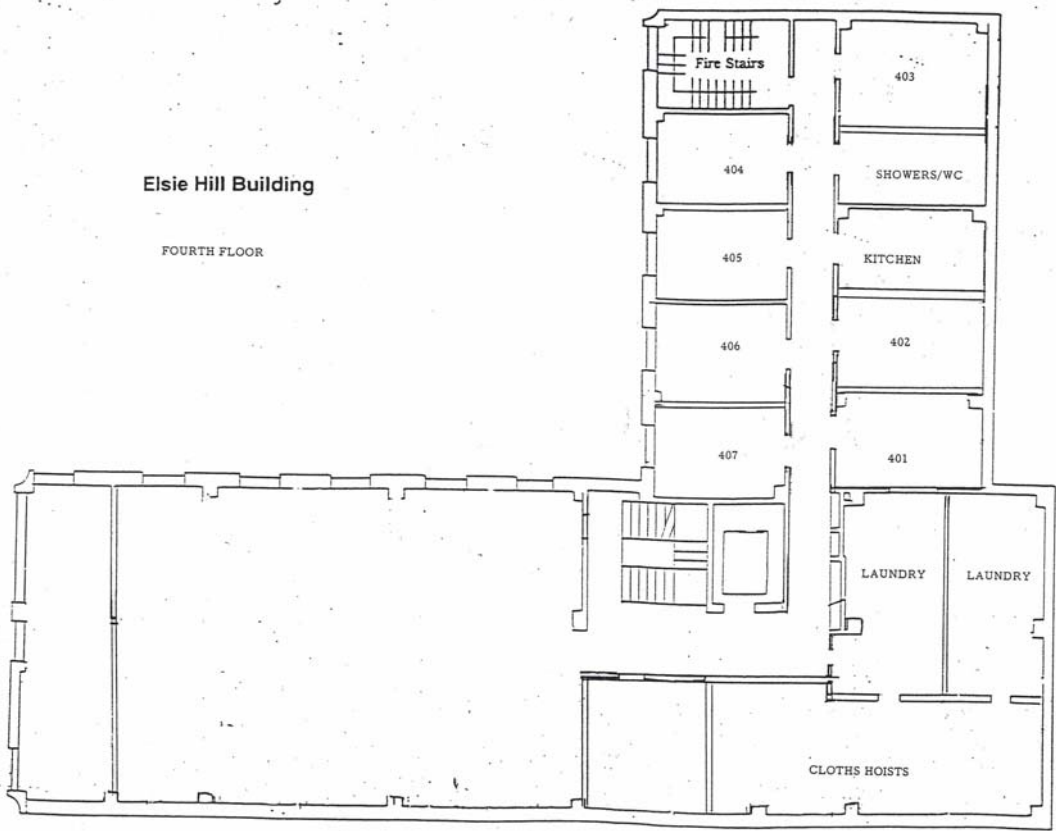
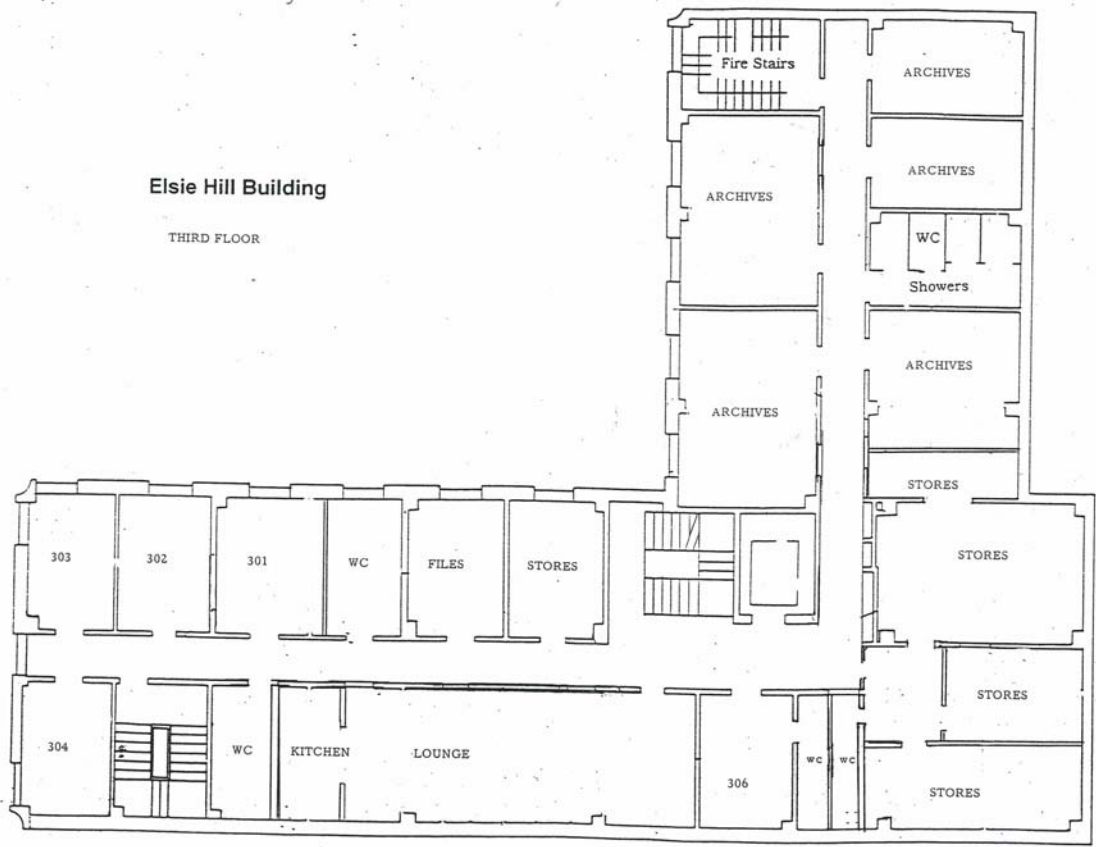
Plans of the Far West School constructed 1958 could not be sourced.

The following undated (recent) floor plans are of the Elsie Hill Administration and Staff Quarters constructed 1962. There were no floor plans for the lower ground floor within this building.

Figure 41 – Architectural Plans, Elsie Hill Administration and Staff Quarters, c.2010

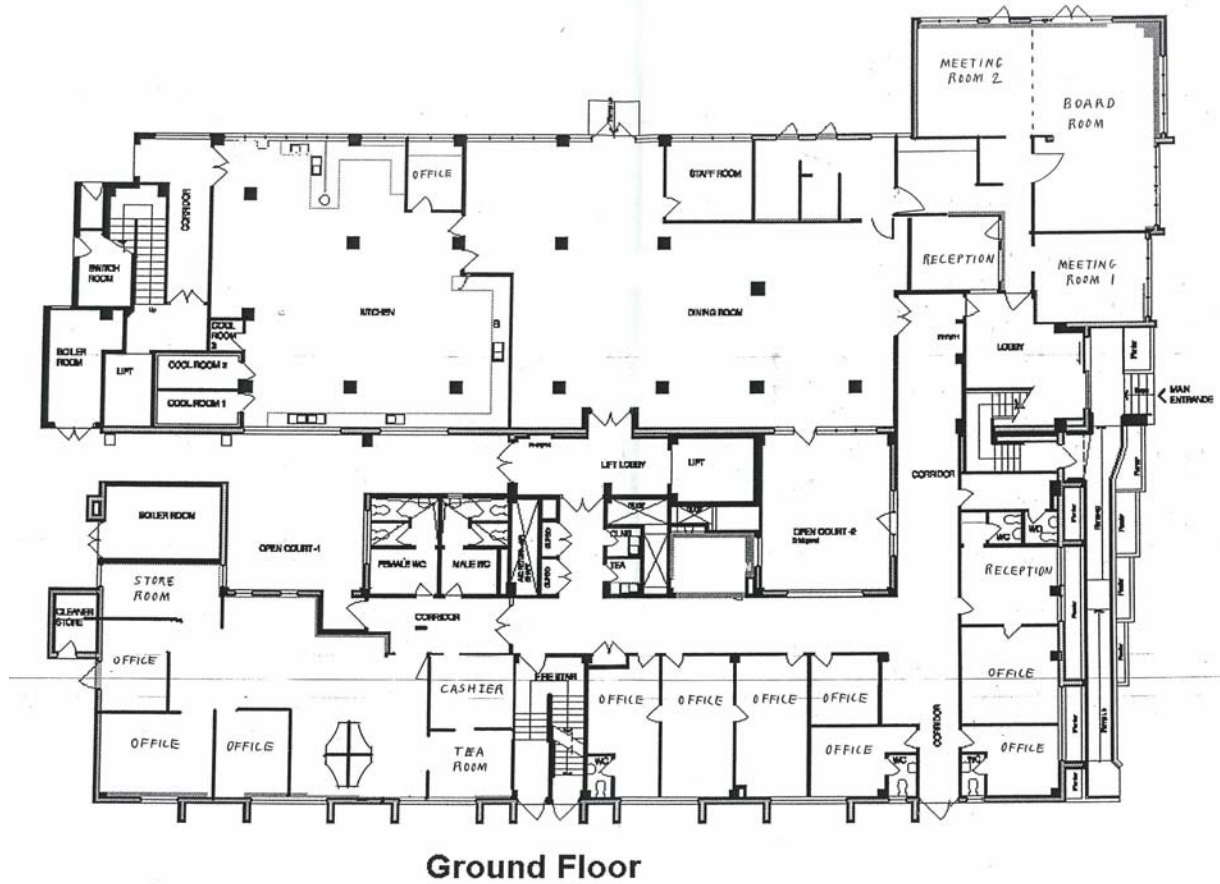






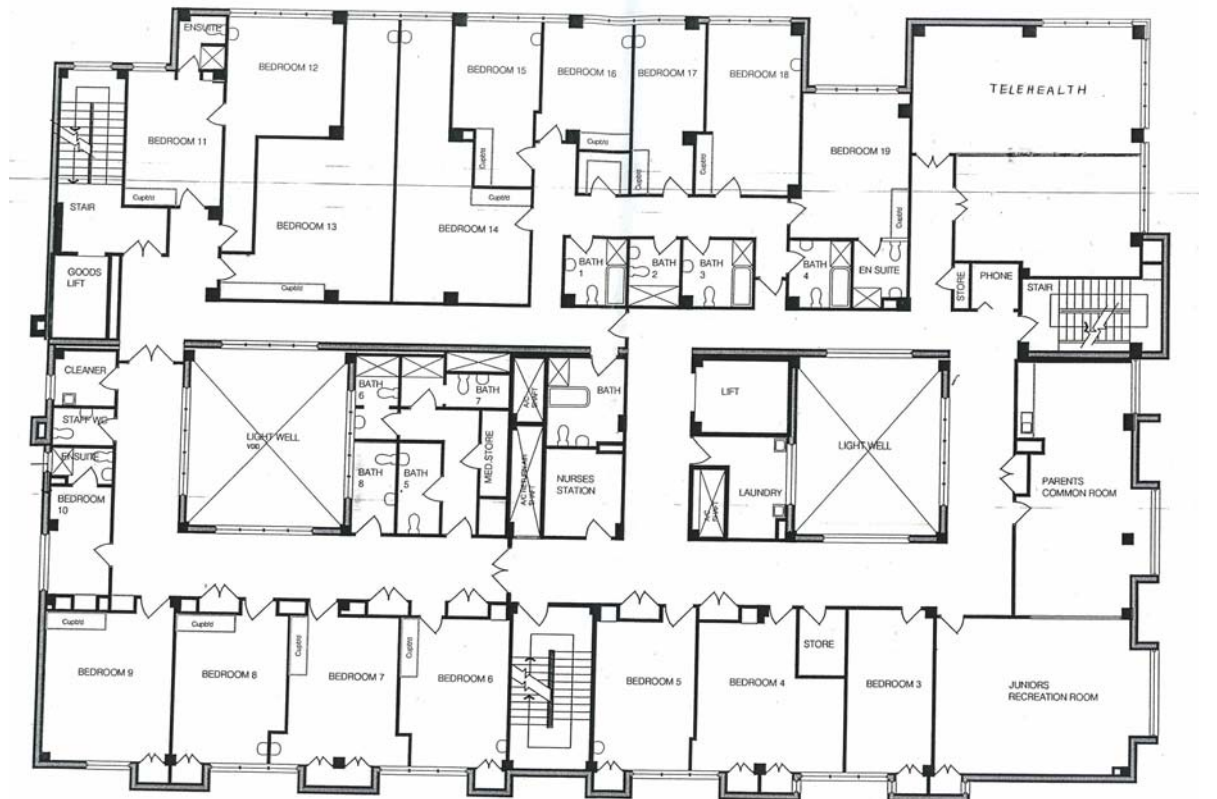
The following undated (recent, c.2010) floor plans are of the George Moncrieff Barron Wing (1963) and Norman Drummond Building (1978).

Figure 42 – Architectural Plans, George Moncrieff Barron Wing & Norman Drummond Building, 2010

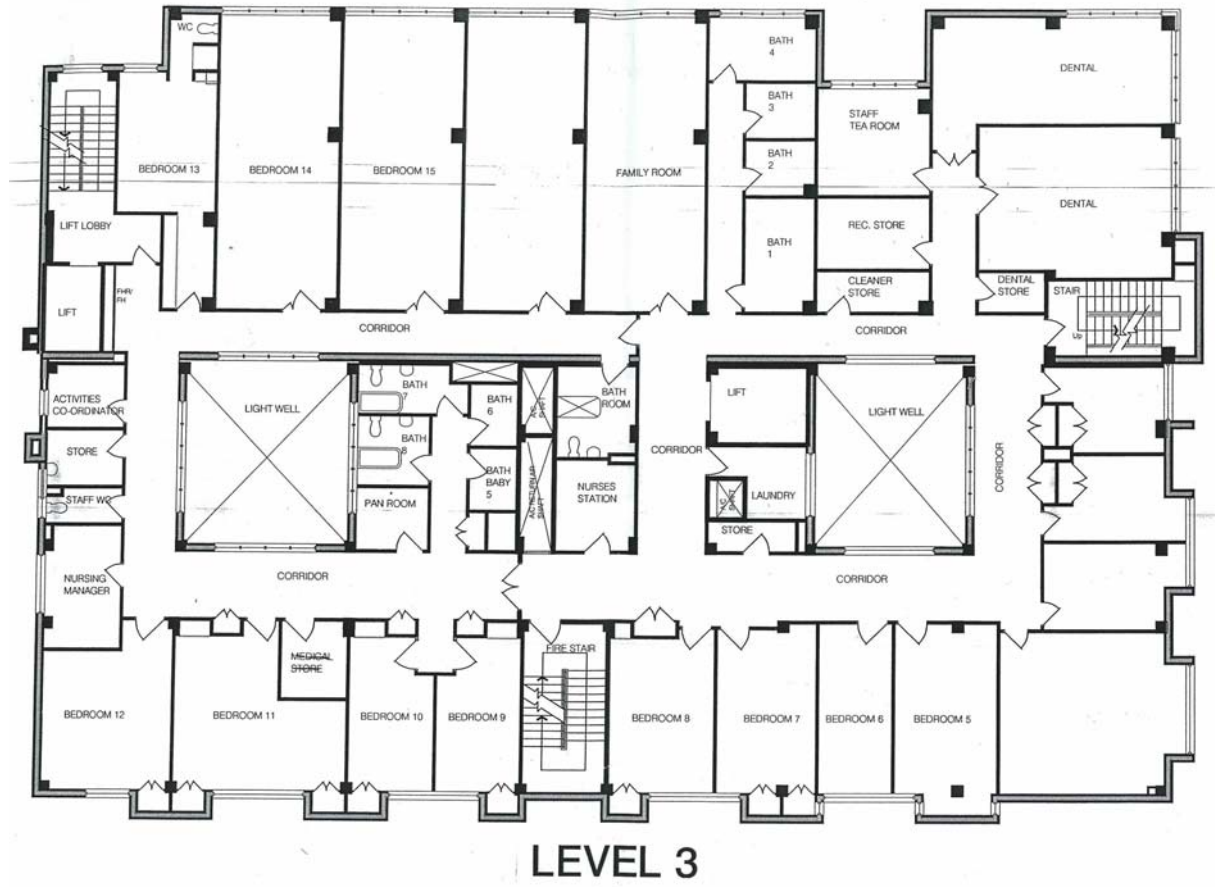




LEVEL 1



LEVEL 2



# Definitions

The following definitions are key terms used throughout this report, which are sourced from applicable heritage legislation and guidelines.

Term	Definition
Aboriginal object	A statutory term meaning “any deposit, object or material evidence (not being a handcraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non- Aboriginal extraction, and includes Aboriginal remains”
Aboriginal place	A statutory term meaning “ any place declared to be an Aboriginal place (under Section 84 of the <i>National Parks and Wildlife Act 1974</i> ) by the Minister administering the NPW Act, by order published in the Gazette, because the Minister is of the opinion that the place is or was of special significance with respect to Aboriginal culture; it may or may not contain Aboriginal objects”
Adaptive reuse	The modification of a heritage place to a new use that conserves its heritage values; this may involve the introduction of new services or a new use; good adaptation is sympathetic to the existing building and its historic context
Australia ICOMOS	The national committee of the International Council on Monuments and Sites
Burra Charter	Charter adopted by Australia ICOMOS, which establishes the nationally accepted principles for the conservation of places of cultural significance
Character	The combination of the particular characteristics or qualities of a place; Historic character may relate to a period or style of construction
Conservation	All the processes of looking after an item so as to retain its cultural significance; it includes maintenance and may, according to circumstances, include preservation, restoration, reconstruction and adaptation, and will be commonly a combination of more than one of these
Conservation Management Plan	A document explaining the significance of a heritage item, including a heritage conservation area, and proposing policies to retain that significance; it can include guidelines for additional development or maintenance of the place
Conservation policy	A proposal to conserve a heritage item arising out of the opportunities and constraints presented by the statement of heritage significance and other considerations
Context	The specific character, quality, physical, historical and social characteristics of a building’s setting; depending on the nature of the proposal, the context could be as small as a road or entire suburb



Term	Definition
Curtilage	The geographical area that provides the physical context for an item, and which contributes to its heritage significance; land title boundaries do not necessarily coincide
Fabric	All the physical material of the place including components, fixtures, contents, and objects
Heritage item	A landscape, place, building, structure, relic or other work of heritage significance
Heritage orders (IHO or PCO)	<p>An Interim Heritage Order is an order made under the Heritage Act by the Minister for Planning on the recommendation of the Heritage Council of NSW; the purpose is to provide a "breathing space" of no more than 12 months during which a full heritage assessment can be completed; temporary in nature, the majority of IHOs are made in response to community representations or concerns raised by local government.</p> <p>A Permanent Conservation Order is an order made under the Heritage Act to protect a significant heritage item in NSW; the order remains in place indefinitely unless revoked; PCOs were repealed in 1999 and replaced by Interim Heritage Orders.</p>
Heritage significance	Of aesthetic, historic, scientific, cultural, social, archaeological, natural or aesthetic value for past, present or future generations
Heritage value	Often used interchangeably with the term 'heritage significance'; there are four nature of significance values used in heritage assessments (historical, aesthetic, social and technical/research) and two comparative significance values (representative and rarity)
Integrity	A heritage item is said to have integrity if its assessment and statement of significance is supported by sound research and analysis, and its fabric and curtilage and still largely intact
Interpretation	Interpretation explains the heritage significance of a place to the users and the community; the need to interpret heritage significance is likely to drive the design of new elements and the layout or planning of the place
Maintenance	Continuous protective care of the fabric and setting of a place; to be distinguished from repair; repair involves restoration or reconstruction
Relics	Relic means any deposit, artefact, object or material evidence that (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and (b) is of State or local heritage significance.
Setting	The area around a heritage place or item that contributes to its heritage significance, which may include views to and from the heritage item; the listing boundary or curtilage of a heritage place does not always include the whole of its setting

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