

4 ASSESSMENT OF HERITAGE SIGNIFICANCE

4.1 Introduction

The assessment of significance establishes why Graythwaite is a place of importance to the local and wider community of New South Wales and the relative levels of significance of its components.

Cultural significance is defined in the Burra Charter as aesthetic, historic, scientific, social or spiritual value for past, present and future generations. Cultural significance includes a range of ideas or concepts that come together in a particular place. Significance can be embodied in the actual fabric of a place, the setting and context in which it is found, the fit out and items within it, the use of the place and its history, records of use and the memories and responses which are made to the place by its direct associated users.

The assessment of the heritage significance of the Graythwaite site is established through:

- comparison with other like places to provide a clear understanding of a place's relative cultural heritage significance—see Section 4.2;
- analysis of previous significance assessments for the Graythwaite site—see Section 4.3;
- assessment of the heritage significance of the Graythwaite site using the NSW heritage assessment criteria—see Section 4.4;
- identification of the heritage curtilage for the Graythwaite site—see Section 4.5; and
- identification of the contribution that each component make towards the heritage significance of the Graythwaite site—see Section 4.6.

4.2 Comparative Analysis

The comparison of other like places is important in providing a clear understanding of a place's cultural heritage significance. From 1833, the Graythwaite site has been subject to two main uses, the first as a private residence for key Sydney identities (from 1833 to 1915) and the second as an institution—as a convalescent home and hostel for soldiers returning from war and as a nursing home (1916 to 2008).

4.2.1 Graythwaite—a private domain in North Sydney

The 2000 CMP included a study of the comparative values of Graythwaite as a private residence set on the lower slopes of the North Shore. It identified Sunnyside, Kirribilli House, Rockleigh Grange, Admiralty House, and Elamang as surviving examples with similar heritage values. These residences are relics of a period in the history of the North Shore when it was fashionable to build and maintain large family homes set within expansive landscaped grounds.

This type of residential development appeared elsewhere in Sydney along the foreshores of the harbour and tributaries. Arguably, it was initiated in the late 1820s by the government's subdivision of Woolloomooloo Hill (Potts Point/Darlinghurst) into villa estates made available to a select number of officers of the civil and military establishments. The Woolloomooloo Hill estates were unusual in that the quality of house design and layout of the grounds were strictly controlled by the government. Each of the villas erected along the spine of the hill enjoyed both views of the harbour and also the new government house then being erected in the Domain. On the neighbouring headland of Darling Point similar marine villa development was undertaken over the 1830s, but while the government made available the allotments development was without the constraints of its oversight.

The earliest phase of development at Graythwaite as Euroka was undertaken in the early 1830s. The development was comparable to what was happening at Potts Point and Darling Point as it was a mix of both in that it was private development undertaken by government officials of the Commissariat that in effect formed a private domain of men of like social standing physically removed from Sydney but within view of it. The newspaper account of 1833⁸ suggests Thomas Walker and his neighbour William Millar planned their villa developments by mutual agreement and, by sale notice descriptions, built comparable houses and outhouses with comparable outlooks and landscaped foregrounds. Both Walker's Euroka and Miller's Upton had vanished by the mid 1870s, the former by George Dibbs' transformation of the house into Graythwaite and the latter by Bernard Holtermann's grandiose statement about what money can buy in The Tower (now within Shore School).

What survives at Graythwaite of this pioneering phase of settlement is the sandstone outbuilding that is believed to date from the 1830s. While European settlement in North Sydney was initiated in the 1810s (Billy Blue at Blues Point and James Milson at Milson's Point) and continued in the 1820s (Edward Wollstonecraft's Crows Nest), the oldest standing residence of this era is the timber cottage now known as Don Bank which dates from at least the late 1840s.⁹ The Priory in Waverton is a stone house that has been added to but its core is a c.1840 building, as is Admiralty House, formerly Watonga, built in the early 1840s, and the date of Carabella (33 Peel Street, Kirribilli) requires further investigation. Conrad Marten's Rockleigh Grange of 1844 is widely considered to have been altered beyond recognition.¹⁰

A second wave of harbour side villa developments swept across the North Shore in the 1850s and 1860s resulting from the wealth generated by the discovery of gold and the releasing of building blocks through subdivision of the original crown grants. Graythwaite is representative of this era in the building of the sandstone west wing and kitchen wing by Edwin Sayers in the 1850s. Sayers' development was a piecemeal affair in that he added to Walker's house. While similar development occurred at The Priory, most villas of this era were new; Kirribilli House erected in 1855 for merchant Adolph Feeze is one example, Sunnyside in Holbrook Avenue, Kirribilli was built c1857 for Robert Hunt, Master of the Royal Mint, and Elamang (Loreto) was built in 1851-52 for James Milson junior.

Coming at the tail end of this era of villa development is Graythwaite in its existing configuration, which dates from the alterations and additions undertaken by George Dibbs in the mid 1870s. This development is contemporary to what Bernard Otto Holtermann was undertaking next door. Graythwaite was altered at a time when the estates in North Sydney were being cut up to provide building blocks suitable for suburban housing and this process continued unabated through 1880s. Graythwaite reflects this encroaching suburban development for the house was altered after half of the original estate had been subdivided. By the end of this great land boom Graythwaite, The Tower, Upton Grange, and Rockleigh Grange represented the last vestiges of large land holdings in private ownership in the western part of North Sydney. Their survival into the present age is owing to the ownerships by private schools (The Tower and Upton Grange), the Church (Rockleigh Grange), and charitable institutions (Graythwaite).

The gifting of Graythwaite to the State in 1915 and subsequent custodianship by the Red Cross in effect removed the buildings and grounds from development pressures and consequently both buildings and grounds owing to their relatively high state of integrity provide rare insight into nineteenth century villa estates on the harbour and rivers of Sydney.

⁸ Sydney Gazette of 24 August 1833

⁹ North Sydney History Walk: Land Grant to Subdivision, North Sydney Heritage Centre, Stanton Library, North Sydney

¹⁰ Godden Mackay Logan, 'North Sydney Heritage Study Review,' 1993

4.2.2 Australian Red Cross Society Convalescent Home and Hostel

A First World War Convalescent Home

Graythwaite was opened as an Australian Red Cross Society administered convalescent home for soldiers and sailors in March 1916, the freehold of the property being gifted to the NSW Government in June 1915 by Thomas Dibbs and his wife Tryphena. The role of these convalescent homes was to care for men who were either sick or had been discharged as medically unfit for active service and were recuperating to build up their physical and mental states. The Red Cross undertook this work through its system of local branches and volunteers known as Voluntary Aids.

The Red Cross Convalescent Home phase lasted approximately 2 ½ years, from 1916 until October 1918. The use of the House by the Red Cross is demonstrated principally in the ground floor wards and dining room, and some first floor rooms were used as wards. The administrative functions of the home seem to have been undertaken in the upper floor rooms. In these instances the Red Cross adapted existing fabric to suit their requirements. The Red Cross also undertook additions to suit their needs. This work was designed by Thomas Dibbs' son-in-law architect, Timothy Honnor, and the Red Cross's honorary architect Maurice Halligan of Halligan and Wilton. The additions include:

- The attached lavatory wing in 1915/1916 by Timothy Honnor; and
- The massage room in 1917 by Maurice Halligan.

These buildings have specific historic associations with the local branch of the Red Cross and of course the role of the property as a place of recuperation. Given the discrete nature of the development it is difficult to state if they are representative or unique within the context of other Red Cross administered properties in NSW.

The Red Cross system of convalescent homes seems to have begun in mid 1915 around the time of Dibbs' gift. In the main, the convalescent homes were operated within premises loaned for the duration of the war by their owners and in this context Graythwaite was unique. By the beginning of 1916, the Red Cross homes included:¹¹ Rose Hall, Forbes Street, Darlinghurst – 32 beds; The Octagon, Darling Point – 20 beds; Woolwich - 20 bed; Professor David's home at Woodford – 20 beds; Turramurra - 15 beds; Mr and Mrs JW Smith's home at Burradoo 10 beds; Miss Rosa Piper's cottage at Cronulla – 10 beds; and Broughton Hall in Leichhardt. Around the time of the opening of Graythwaite in March 1916 additional homes were loaned to the Society inclusive of Ellerslie at Moree – 50 beds; Mrs Young's home at Katoomba – 30 beds; Mr WE Webb's Hathrop at Bathurst; Miss Davey's Rathmore at Neutral Bay for invalided officers; and Ardenbraught at Point Piper – 53 beds.¹² There were others operated on a smaller scale and for a shorter duration that evidently opened in response to the experience of the returning soldiers.¹³

Rose Hall was officially opened on 22nd October 1915 and was the first of the principal convalescent homes for the use of returned wounded or sick soldiers operated in NSW by the Red Cross.¹⁴ It was lent to the Red Cross by the Mutual Life and Citizens Assurance Co. and furnished and managed by donations. As with Graythwaite, the wards were associated with particular benefactors, in this instance local artists, the NSW Fire Brigade, etc., and recreational facilities were also provided in the form of a billiard room, reading rooms, etc.¹⁵ Rose Hall was the Society's central clearing house for returning men and continued in this operation into 1919 and was retained by the Society into the 1920s. Another home of note was Broughton Hall in Balmain Road, Rozelle, which was lent by the

¹¹ SMH 25/1/1916, p12

¹² SMH 6/3/1916,p5, SMH 1/3/1916,p18, SMH 9/9/1916, p18, SMH 27/7/1916,p4

¹³ SMH 12/10/1915, p 8

¹⁴ SMH 14/10/1915, p 8

¹⁵ SMH 23/10/1915, p18

firm Langdon and Langdon to the Red Cross for the accommodation and treatment of men suffering nervous complaints. It was fully equipped by the Red Cross and was opened on 22nd October 1915.¹⁶

The Red Cross also maintained convalescent homes outside of Sydney. Woodlands in Church Street, Newcastle was in operation by October 1916 with 35 beds,¹⁷ and the South Coast Convalescent Home at Bomaderry, a former tourist hotel lent by H & H McKenzie, was opened in August 1918.¹⁸ The Society also tried to maintain a home in Moree for treatment of men suffering from rheumatism in the medicinal mud baths; by late 1915 the Glendalough Private Hospital served this role.¹⁹

In addition to these temporary homes, the Red Cross acquired a number of properties in its own right. The first was Bodington at 4 Bodington Drive, Wentworth Falls, which was opened in June 1916 and treated tuberculosis patients.²⁰ A home at Exeter was opened in December 1918 to treat returned soldiers suffering shell-shock.²¹ It was initially lent to the Red Cross but as it was still in its portfolio of homes in the mid 1930s some permanent arrangement seems to have entered into.²²

The Red Cross as a national organization operated convalescent homes throughout Australia. Historically, the most significant of these was the Rest Home for returned soldiers at Wirth's Park, Melbourne, which was officially opened by the Governor in mid October 1915. This was a large convalescent home that was funded, built and administered by the Red Cross Society in Victoria. Located near Victoria Barracks on St Kilda Road, it was purpose designed to house 150 returned wounded. It was built by volunteers utilising donated materials, within the grounds of grounds of Wirth's Circus. The Rest Home also served as a training centre for Volunteer Aides (VAs).²³ This Rest Home seems to have become redundant quite early in the war and was then used for vocational training. The Red Cross in Victoria operated four other convalescent homes—at Ballarat, Bendigo, Healesville and Sassafras. The Red Cross was also associated with the Repatriation Hospital at Caulfield (accommodating more than 300 patients), a tuberculosis hospital at Macleod, as well as Kamesburgh discussed below.

A First World War Anzac Hostel

In October 1918 Graythwaite opened as an Anzac Hostel, owned in trust by the NSW Government administered by the Red Cross, and funded in part by the Commonwealth Department of Repatriation. It was the first such hostel opened in Australia. The change in use is principally demonstrated by the freestanding new ward, recreation room and lavatory block built by the Red Cross in 1918/19. These structures were designed by honorary architect Maurice Halligan.

The ward (know initially as the Hut and then the Pavilion) is the most distinctive of these developments and evidently has similarities to the timber ward at Shafston House, Brisbane (discussed below). A similar structure was also installed at the No. 4 Military Hospital (Randwick) in 1916 by the Red Cross and again designed by Halligan. This recreation hall was 120ft by 40ft (the ward at Graythwaite was 168ft by 44ft when built) with 10ft deep verandahs.²⁴ It is possible these timber buildings were/are army surplus but the association with Halligan suggests otherwise.

16 SMH 21/10/1915

17 SMH 5/10/1916, p10

18 SMH 26/8/1918, p 6

19 SMH 22/9/1915, p11

20 SMH 10/6/1916, p8

21 SMH 13/12/1918, p8

22 SMH 5/12/1934, p20

23 *Argus* 18/10/1915,p7 and Notes attached to Australia War Museum (AWM) Photograph P05891.003

24 SMH 19/7/1916, p12

Graythwaite was one of two homes in Sydney for the seriously or permanently incapacitated soldiers, the other being Canonbury at Darling Point. Canonbury was acquired by the Australian Jockey Club (AJC) in 1919. Formerly the home of property developer extraordinaire Harry Rickard, the AJC spent £25,000 in purchasing, altering and equipping the home. The home was opened by the Governor on 23rd January 1920, and was administered by the AJC. It could accommodate 25 men.²⁵

Canonbury was a short-lived venture as it closed in 1925.²⁶ Only the fence, gates and foundation remains of Canonbury, located within McKell Park at 159 Darling Point Road, Darling Point.

The second Anzac Hostel opened in Australia was Kamesburgh in North Road, Brighton, Victoria, which was officially opened by Senator Millen on 5th July 1919. This property was acquired by the Commonwealth in November 1918 from ME McBryde at a cost of £17,000. The purchase money however was drawn from a donation of £25,000 from the Baillieu brothers; William Lawrence (1859-1918) and Norman Horace (1878-1955), and Captain Maurice Howard Lawrence (1883-1961), all prominent Melbourne businessmen. The hostel was administered by the Red Cross on behalf of the Commonwealth. This massive house, built in the mid 1870s, was altered to accommodate between 50 and 60 patients over its two floors by means of a lift service and was set within twelve acres of landscaped garden.²⁷ The Red Cross continued to administer the hostel until it officially closed in June 1995. The building is now used as a school. A new Anzac Hostel was built within the grounds and was officially opened in July 1998.²⁸

The Anzac Hostel for Queensland was Shafston House located at 23 Castlebar Street, Kangaroo Point on Brisbane River. The original house dates from 1883 and is the work of the architect FDG Stanley. This house replaces another of 1851. The hostel was opened on 21st July 1920 under the administration of the Red Cross, but owned by the Commonwealth Government. It could care for 25 patients. The operations at this hostel seem to have been familiar to that undertaken at Graythwaite; that is the ground floor of the main building had wards and the patient dining room, but the main activities were undertaken in a purpose built two-ward building connected by a covered way to the main house. Each ward was 36ft by 23ft and housed eight patients. The verandah offered extensive views across the river.²⁹ Some parts of the property were subsequently subdivided and sold by the Commonwealth in the inter-war era leaving the property as it now stand retaining much of its original curtilage and some features of the Victorian garden which surrounded the house and sloped towards the Brisbane River in a series of grassed terraces. The ward survives and the positioning of this building reflects sensitivity to the existing house and its frontage to the river. Other extant buildings of this period are the garage (c1919) and male staff quarters (1928) (this type of development also occurred at Graythwaite). The Anzac Hostel ceased operation around 1969. It is one of only two remaining former First World War hospitals in Queensland, the other being Rosemount at Windsor.³⁰

25 SMH 24/1/1920, p13

26 SMH 20/8/1925

27 Argus 7/7/1919, p6; *Repatriation*, March 1919

28 Notes attached to AWM P00158.039

29 *Brisbane Courier* 16/6/1920, p7

30 Queensland Heritage Register

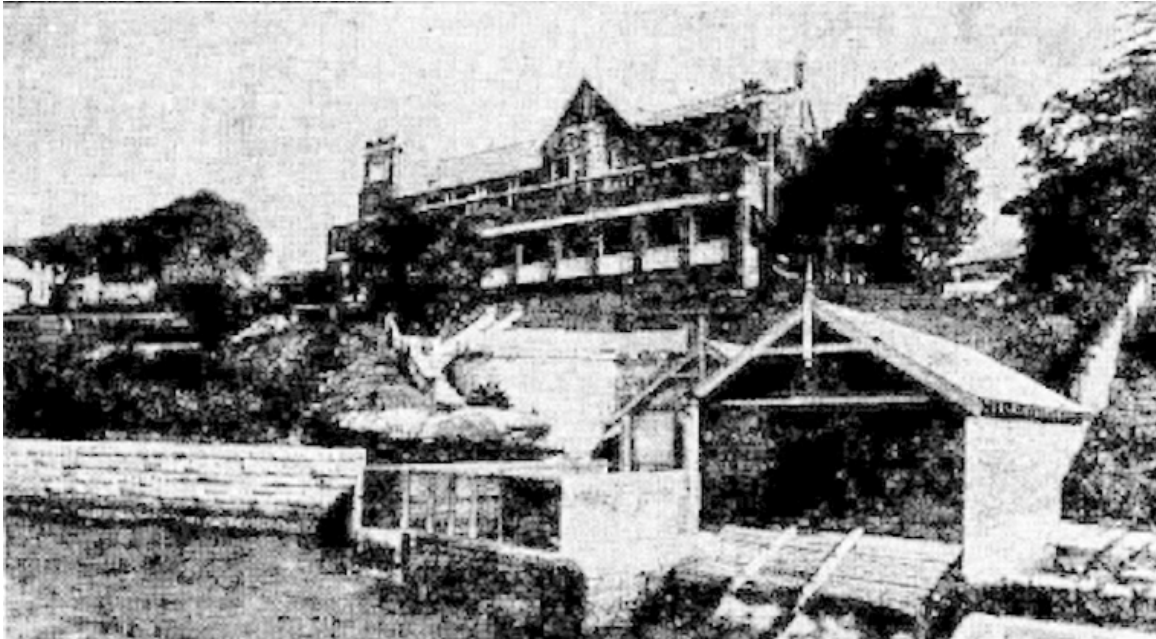


Figure 4.1 The now demolished Canonbury in Darling Point.
Source: Sydney Morning Herald, 28 January 1920, p12.



Figure 4.2 The day of the official opening for Kamesburgh, the Anzac Hostel for Victoria.
Source: Australian War Memorial (Photograph P00158.039).



Figure 4.3 Shafston House in Kangaroo Point—the Anzac Hostel for Queensland.
Source: Australian Heritage Commission (Photograph 50864).

4.3 Previous heritage significance assessments

4.3.1 The 2000 Conservation Plan

A CMP for Graythwaite was prepared for the NSW Department of Health in 1993 by Graham Edds & Associates. The CMP was updated in 1998 and then again in 2000, at which time it was endorsed by the Heritage Council of New South Wales. The endorsement expired in August 2005.

The 2000 CMP included a comprehensive analysis of the documentary and physical evidence available up until that time. It therefore does not take into account changes in use or fabric and the sale that have occurred over the last ten years. The assessment of significance was also prepared using an earlier set of criteria and is therefore no longer consistent with current assessment guidelines.

The Statement of Significance in the endorsed CMP is:

Graythwaite is an early example of a prominent North Shore residence which has been altered extensively over its life to reflect the social standing and status of its changing ownership. The early development of the property is associated with Thomas Walker, Deputy Commissary General. His substantial two storey residence 'Euroka' built in the mid 1830's is encapsulated within 'Graythwaite' and together with the detached stables are arguably the earliest remaining fabric of the early settlement of North Sydney. The sandstone stables are the oldest examples of stables outbuilding in North Sydney and provides evidence of the importance of the horse for transport.

The property also has strong associations with the Dibbs family and particularly Thomas Allwright Dibbs, manager of the Commercial Banking Company of Sydney, who was also ex-officio appointee to the Royal Commission on the Public Service of 1887-90.

Its present use as a convalescent home reflects the compassion and generosity of Thomas Allwright Dibbs to provide a caring place for Australian soldiers on their return from the Great War.

The grounds on which Graythwaite is located retains intact its size and configuration of the 1873 subdivision. It retains remnants of the extensive garden curtilage developed from that period and during Dibbs' ownership and retains those magnificent harbour views and vistas to the south and west. This 2.7 hectare property is an unusually large land parcel considering its close proximity to the CBD of North Sydney which retains substantial land terracing reinforced with mature landscaping.

The building's grand Victorian Italianate architectural form located on the highest part of the property reflects a major renovation, within the Victorian period 1880-1885 during Thomas Allwright Dibbs' ownership, to capture outstanding views and vistas of Sydney Harbour and beyond. The landmark qualities of this building is no longer apparent when viewed from its main street frontage, but the outward views and vistas from the building to the south and west are unparalleled and extensive. Building alterations and additions that have occurred since 1936 and 1952 for use as a Red Cross Hospital have compromised historic fabric and the aesthetic significance of the earlier residential building complex.

'Graythwaite' is valued by the surrounding community for its historical significance as an example of North Shore residential for the wealthy. Its significance has also been established socially through its use as a convalescent home, a hostel for long term disablement and then a geriatric hospital. The main building (although altered for hospital use since 1916) retains detailed finishes, fireplaces and hardware from the Victorian period usually lost in buildings of this type in private ownership. It also contains timber floor and ceiling framing of pit sawn origins

with ceilings framing connections using timber pegged tenons, further establishing its early origins and importance of 'Euroka' as one of the earliest surviving structures in the North Sydney area.

The former stables outbuilding with loft is a remnant of early vernacular form and formed part of the original building group on land granted to Thomas Walker in 1832. The residence and stables buildings contain remnants of all phases of the property's development and this is reflected in its high archaeological, educational and research potential. The property has been recognised by others to contain one of the largest and most significant collections of late 19th century cultural plantings in the North Sydney area.

4.3.2 State Heritage Register Listing

Graythwaite was included on the State Heritage Register (SHR) on 1 November 2002 (Listing No. 01617). The SHR listing (last updated on 13 March 2001) repeats the Statement of Significance prepared for the 2000 CMP for the site prepared by Graham Edds & Associates (see above).

4.3.3 North Sydney Local Environmental Plan Listing

Graythwaite is included on Schedule 3 of the North Sydney Local Environmental Plan (LEP) 2003 as a heritage item of both State and local heritage significance. The Statement of Significance provided on the site inventory card is:

Fine example of a Victorian Italianate mansion. Strongly associated with prominent colonial family, the Dibbs, as well as the Sayers, and later as a respected convalescent hospital. Graythwaite is a former c1832 residence which has been altered and has grown during the 19th century to a grand villa c1882, and then undergone adaptation as a convalescent hospital and nursing home after 1916. Relic of the period of mansion development on the North Shore. Part of an area rich in nineteenth century buildings. Associated with 'Kailoa' nearby. Original outbuildings of interest. Graythwaite's grounds contain one of the largest and most significant collections of late 19th century and early 20th century cultural plantings in North Sydney. Moreton Bay and Port Jackson figs dominate an eclectic mix of exotic and Australian rainforest plantings including rare historic and botanic examples.

4.3.4 National Heritage List Nomination

Graythwaite was nominated for inclusion on the National Heritage List (NHL) in February 2005 (Place File No: 1/13/027/0025). The nomination was assessed by the Australian Heritage Council (AHC), which found that:

These values while of some importance at the State level are not outstanding in comparison to other similar places across Australia. Graythwaite's associations with prominent public figures were also found to be important at the local and regional level only. Consequently Graythwaite is not considered to be of outstanding heritage value to the nation.

The nomination has not been accepted by the Minister and the Minister has decided not to include the place in the National Heritage List.

The nomination included the following Summary Statement of Significance:

Graythwaite has local and State significance as an early example of a nineteenth century North Shore residence developed beside Sydney Harbour and planned to take advantage of water views.

Graythwaite is associated with a number of important people including Thomas Walker the Deputy Commissary General and Thomas and George Dibbs. Thomas Dibbs was a prominent public figure who made important contributions in New South Wales in the area of banking and finance. His brother Sir George Dibbs was a significant public figure who made important contributions in the area of Government. He was appointed to the position of Colonial treasurer and was a Premier of NSW. He was also a delegate to the 1891 Federation Convention.

Graythwaite has some local and potentially wider regional social value as a place which was used as a convalescent home for the care of returned soldiers from both the First and Second World Wars.

4.3.5 Register of the National Estate Place Report

Graythwaite was included on the Register of the National Estate (RNE) on 21 March 1978 (Place ID 2909). The RNE Place Report includes an incomplete statement of significance that focuses almost entirely on the site's association with Thomas Walker, Edwin Sayers and George and Thomas Dibbs.

4.3.6 National Trust of Australia (NSW) Listing

Graythwaite was classified by the Historic Buildings Committee of the National Trust on 9th November 1981. The Trust's listing card rates the property as:

A fine house surviving as an example of the (19th Century residential architecture of this area. The site is unusual in that it retains its original large tract of land with garden layout.

4.3.7 Summary Discussion

A review of the exiting significance assessments has found that the following aspects of heritage significance of Graythwaite are well established:

- the rarity of the House as an example of a Victorian Italianate mansion;
- the rarity of the stables building within North Sydney; and
- the rarity of the size of the land holding within the local government area.

The review of the existing heritage significance assessments has also found the following:

- The historic association with Thomas Walker, George Dibbs and Thomas Dibbs is noted, but little emphasis is placed on any associations with Edwin Sayers, and nothing of the Australian Red Cross Society, who have the longest association with Graythwaite.
- The historic association with Thomas Dibbs is emphasised over the contribution of his brother George Dibbs who was actually more responsible for the existing form and fabric of Graythwaite as it is seen today.
- The House itself is appropriately addressed throughout the 2000 CMP and while it is assumed that the Kitchen Wing is included in the assessment of the House, nothing is stated of the other outbuildings including the Stables Building and Massage Room/Doctors Room.
- The belief that the House demonstrates a continuum of development from 1833 to the 1910s, whereas very little of the 1830s house actually remains.
- The role of Graythwaite as a convalescent home is stated, but nothing is said of its role as an Anzac Hostel or the three buildings specifically erected for this use.

- The rarity of the garden and significance of the plantings is stated, but nothing is said of the complex phasing of its development.
- The views from the site are stated, but nothing is said of the importance attached to these views by the patients during the Australian Red Cross Society era (1916-1980).
- The archaeological potential of the House and Stables Building is stated, but nothing is said of other areas such as the rear yard or the area between the House and the Coach House.

4.4 Significance Assessment

4.4.1 Introduction

The following assessment uses the framework for the assessment of heritage significance advocated by the NSW Heritage Office and Department of Urban Affairs and Planning (now the NSW Department of Planning) in the guidelines used in the NSW Heritage Manual. In this framework, places are assessed in accordance with the defined set of criteria set out below:

4.4.2 Assessment against Criteria

Criterion A An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

- Graythwaite represents a continuum of historical development in the lower North Shore from the early 1830s. The succession of merchants/businessmen and servants of the State who owned Graythwaite from the 1830s until the 1910s and the scale of the house and grounds they maintained demonstrates the advantageous location, inclusive of views, of the locality to the city and the harbour. This significance is at a local level.
- Graythwaite retains a site area that is around the same as the allotment established in the 1880s by Thomas Dibbs. The subdivision and the land holding, inclusive of the boundaries and garden setting, demonstrate an era in the history of the local area when the grand estates were being cut up for suburban housing in response to demand from increasing population and community affluence. This significance is at a local level.
- Graythwaite is historically associated with the home and hostel managed by the Australian Red Cross Society for convalescing and invalided soldiers from 1916. The facility was one of a number operated by the Society during the First World War and its aftermath. The hostel is historically associated with the Commonwealth government and the system of care administered by the Department of Repatriation. This significance is at a state level.
- For a period of nearly thirty years Graythwaite housed one of the few specialised public facilities providing long stay and short-term respite dementia care on the lower North Shore. This significance is at a local level.

Criterion B An item has strong or special association with the life or works of a person, or group of persons, of importance on NSW's cultural or natural history (or the cultural or natural history of the local area).

- Graythwaite is part of the original land grant purchased by Thomas Walker in 1832 and was his home intermittently from 1833 until the mid 1840s. As Deputy Commissary General, Walker played an important role in early nineteenth century colonial society. He was one of the three high-ranking officers of the Commissariat who lived in neighbouring properties (Upton and St Leonard's Lodge being the others). This significance is at a local level.

- Graythwaite was owned by Edwin Mawney Sayers between 1853 and 1873. Sayers was a successful owner of coastal trading vessels and was the first to run a shipping line between Sydney and Melbourne. Sayers is significant at a local level for represented St Leonards in the third Legislative Assembly between 1959 and 1960, was a founder of the North Sydney School of Arts and was Warden of St Thomas' Church of England at St Leonards.
- Sir George Dibbs resided at the site between 1873 and 1882 and was responsible for the building of Graythwaite, around 1874, in the form seen today. Sir George was a merchant before being elected to the Legislative Assembly in 1874, representing the seat of West Sydney until 1877. He was re-elected to the Assembly in 1882 as the member for St Leonards and went on to become Colonial Treasurer, Colonial Secretary and then premier on three occasions. This significance is at a state level.
- Sir Thomas Allwright Dibbs, the brother of Sir George Dibbs, purchased the site in 1873 but did not reside there until his brother moved out in 1882. Sir Thomas was a respected banker, becoming manager of the Commercial Banking Company of Sydney in 1867 and general manager in 1882. He was also ex-officio appointee to the Royal Commission on the Public Service from 1887 to 1890 and was president of the committee of enquiry into public accounts in 1900. He was Commodore of the Royal Sydney Yacht Squadron and an active member of the Church of England diocese. His philanthropic interests included the Sydney Naval Home and the Queen Victoria Home for Consumptives. In June 1915 he donated the Graythwaite site to the NSW Government as a convalescent home for wounded soldiers and sailors. This significance is at a state level.
- The Australian Red Cross Society administered Graythwaite from 1916 until 1980 giving it the longest association with the site. The Society, originally established in 1914, is especially remembered for its provision of 'comforts' to soldiers fighting overseas but also for its role in providing nursing and domestic services in hospitals and convalescent homes. Today the Society continues to serve the Australian community, through the Blood Bank, first aid projects, disaster and emergency services as well as youth support and education. This significance is at a state level.
- The Anglican Deaconess Institution through the Home of Peace Hospitals system administered Graythwaite between 1980 and 2009. The Institution has been caring for the sick, poor and needy since it was first established in 1891 and is responsible for setting up the first Anglican run hospital in Australia in 1907. The Institution continues to provide health care services through Hope Healthcare. This significance is at a local level.

Criterion C An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

- Graythwaite retains an ensemble of buildings and landscaped grounds that demonstrate a layered history of development of an upper middle class residence of the Victorian era in Sydney. The House and its service quarters incorporate three building phases of mixed styles that have been consciously forged into the one, Victorian Italianate, entity seen today. The fittings and finishes of the interior date from the remodelling of the 1870s with subsequent redecoration. The design of the House responds to the favourable harbourside setting and the views offered to the south and west by its orientation, the two storey verandah over two elevations, the roof-level observatory, the bay windows, and the large dining room/ballroom with broad glazed French windows. This significance is at a state level.

- The suite of outbuildings demonstrates the range support functions required to maintain an upper middle class house in the Victorian age. The architectural styles of the buildings varies according to their date of construction and differ from the restrained Colonial Georgian simplicity of the stone Coach House to the more picturesque brick Coach House with its cream brickwork and Gothic embellishments. This significance is at a local level.

Criterion D An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.

- Graythwaite is likely to be held in high esteem by organisations such as the RSL for its historic association with the care of invalid soldiers over generations and multiple conflicts, and in particular the association with Gallipoli and the ANZAC legend. This significance is at a state level.
- Graythwaite represents a remarkable chapter in the history of the Australian Red Cross Society and its story is likely to feature in any future account of the work of the Society. This significance is at a state level.
- Graythwaite is a place of importance to the local community and makes a contribution to the local community's sense of place—as evidenced by the high level of interest shown in the future use and ownership of the site. This significance is at a local level.
- The open space of the lower grounds of Graythwaite (on Union Street) has some significance to the local community as it currently provides de facto recreational opportunities in an area with limited publicly-accessible open space. This significance is at a local level.

Criterion E An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).

- Graythwaite retains evidence of all phases of development from the construction of Euroka Cottage in 1833. Owing to the protracted period of public ownership under the one, Australian Red Cross Society, management, the House retains an intact suite of living rooms and parts of the service wing, and the grounds have a range of cultural plantings, which in other circumstances would have been removed. The place therefore has high archaeological, educational and research potential. This significance is at a local level.

Criterion F An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

- Owing to the extent of the land holding and the retention of its garden setting, Graythwaite is one of the largest extant estates dating from the nineteenth century in Sydney. This significance is at a state level.
- In the context of the repatriation system instigated by the Commonwealth Government, the ensemble of buildings erected at the behest of the Red Cross over the period 1916-1919 provide rare insight into the care of invalided veterans of the First World War. This significance is at a state level.

- The House and Kitchen Wing ensemble retain a high degree of integrity that provides evidence for a way of life that has long since vanished. This significance is at a local level.
- In the North Sydney area, the Stables Building is the earliest remaining of its kind and one of the few remaining examples of its type. It is a remnant of one of the first estates established on the lower North Shore and provides rare insight into the pioneering phase of settlement. This significance is at a local level.

Criterion G An item is important in demonstrating the principal characteristics of a class of NSW's (or local area's) cultural or natural places; or cultural or natural environments.

- Graythwaite is representative of a class of estates established in the latter part of the nineteenth century by upper middle class businessmen and professionals. The size of the House with its range of living rooms and copious bedrooms demonstrates the domestic environment of its era while the Kitchen Wing and various outbuildings reveal something of the ancillary services required to run such a household. The grounds are indicative of an era that required a suitable landscaped household setting both for family enjoyment and personal status. This significance is at a state level.

4.5 Summary Statement of Heritage Significance

Graythwaite is a place of outstanding cultural significance to the State for its historic associations with the Dibbs family and the regime of care undertaken by the Australian Red Cross Society of invalided soldiers of the First World War.

The House at Graythwaite and its garden setting demonstrates both the late nineteenth century aesthetic and lifestyle values of Sir Thomas and Sir George Dibbs and the outlook of society in the 1910s in regard to the appropriate setting for convalescence and medical care.

The gifting of Graythwaite to the State by Sir Thomas Dibbs in 1915, as a result of the high human cost of the Gallipoli campaign, undoubtedly reflects broader community concerns about the consequences of the nation's engagement in the First World War. Similarly, the drive of the local branches of the Australian Red Cross Society to fund and maintain over decades a property on the scale of Graythwaite demonstrates inter-war community concern about the long-term welfare of the returned invalided combatants.

Graythwaite is a place of outstanding cultural significance to the local community for its historic associations with an estate that was initially established by Deputy Commissary General Thomas Walker from 1833 as Euroka and developed into the form seen today by Edwin Sayers in the 1850s and George Dibbs in the 1870s. The layers of development of both the House and its garden setting provide the contemporary local community with a focus for understanding the history of the area.

4.6 Relative Significance of Key Elements

4.6.1 Introduction

The key elements of a place make a different relative contribution to the heritage significance of the place. A loss of integrity or condition may diminish significance. Understanding the importance of the contribution that key elements make to the heritage significance of a place assists with determining appropriate future actions for them.

The Heritage Branch, NSW Department of Planning has established gradings of significance to facilitate this process. The table below sets out these gradings, which have been modified to suit Graythwaite. See also Figures 4.4-4.9.

Significance	Justification
Exceptional	<p>Element (or space/component/fabric of an element) that makes a direct and irreplaceable contribution to the overall heritage significance of Graythwaite (or element). It exhibits a high degree of integrity with alterations minor in nature and generally reversible.</p> <p>Its demolition/removal or inappropriate alteration would substantially diminish the heritage significance of Graythwaite (or element).</p>
High	<p>Element (or space/component/fabric of an element) that makes a substantial contribution to the overall heritage significance of Graythwaite (or element). It has alterations that do not detract from its significance.</p> <p>Its demolition/removal or inappropriate alteration would diminish the heritage significance of Graythwaite (or element).</p>
Moderate	<p>Element (or space/component/fabric of an element) that makes a moderate contribution to the overall heritage significance of Graythwaite (or element). It has undergone considerable alteration that detracts from its significance.</p> <p>Its demolition/removal or inappropriate alteration may diminish the heritage significance of Graythwaite (or element).</p>
Little	<p>Element (or space/component/fabric of an element) that makes only a minor contribution to the overall heritage significance of Graythwaite (or element). It has undergone substantial and irreversible alteration and is difficult to interpret.</p> <p>Its demolition/removal would not diminish the heritage significance of Graythwaite (or element).</p>
Intrusive	<p>Element (or space/component/fabric of an element) that adversely impacts the overall heritage significance of Graythwaite (or component) and/or other components (or space/element/fabric of a component) of heritage significance.</p> <p>Its demolition/removal would enhance the heritage significance of Graythwaite (or element) and/or the heritage significance of other elements (or other space/component/fabric of an element).</p>

4.6.2 Natural Heritage Significance

The Heritage Branch, Department of Planning has issued Natural Heritage Principles that includes a definition for natural heritage. With regards to Graythwaite, 'natural heritage' has been limited to significant land resources and diverse animal and plant life. The Graythwaite site has not been identified as having natural heritage significance due to the degree of modification of the site, which has obscured the underlying landform and resulted in the removal of all of the original vegetation.

4.6.3 Aboriginal Heritage Significance

An assessment of the Aboriginal heritage significance of the Graythwaite site was undertaken by Australian Museum Business Services (AMBS) in April 2010. The assessment included a site survey undertaken with Allen Madden of the Metropolitan Aboriginal Land Council (MLALC). It also included a review of the Aboriginal Heritage Information Management Service (AHIMS), which found that no registered Aboriginal heritage sites existed on the site or in its vicinity. A copy of the assessment is included at Appendix C.

The assessment concluded that although the area would have been used by the Cammeraygal people for many thousands of years, no evidence of their occupation appears to remain on the Graythwaite site, which has been extensively modified since European settlement of the area. In particular, the creation of the terraces in the southwest area of the site.

Given the extensive disturbance of the original land surface at the site and the steep topography, it is considered unlikely that there is any archaeological potential to remain intact or substantial Aboriginal heritage deposits on the site. In addition, the MLALC did not identify any contemporary significance to the site, although it was acknowledged that this may change should any additional information or Aboriginal material be uncovered at the site in the future.

4.6.4 Buildings and other Structures

House and Kitchen Wing

The House and Kitchen Wing are of **Exceptional** heritage significance for their:

- architectural merit as a fine example of a substantial sandstone nineteenth century residence;
- its detached form and setting within an expansive landscaped property;
- the largely extant plan form dating from the c1874 remodelling undertaken by George Dibbs;
- the high probability that evidence for painted decorative wall and ceiling finishes can be recovered;
- the historic associations with a succession of nineteenth century owners; and
- the historic association with the occupation by the Red Cross between 1916 and 1980.

Stable Building

The Stables Building is of **Exceptional** heritage significance for:

- its rarity of type and age in the North Sydney area; and
- its historic association with Thomas Walker, who originally constructed the building c1833 and with Edwin Sayers, the Dibbs family and the Australian Red Cross Society.

Coach House

The Coach House is of **High** heritage significance for;

- its historic association with TA Dibbs, who originally constructed it c1888 and then with the Australian Red Cross Society; and
- the rarity of its type in the North Sydney area.

The Former Tom O'Neill Centre

The former Tom O'Neill Centre is of **Moderate** heritage significance for:

- its contribution to the function of Graythwaite as a convalescent home and hostel for returned soldiers and then as an aged care facility from 1980; and
- its historic association with the Australian Red Cross Society.

The integrity of the Tom O'Neill Centre has been adversely affected by the considerable alteration that has occurred since the 1950s, which has removed any evidence of its known former use as a laundry and billiards room. Further investigation may demonstrate that the Tom O'Neill Centre was originally constructed by Thomas Dibbs prior to the hand over of Graythwaite to the Australian Red Cross Society, in which case a re-evaluation of its level of significance should be undertaken.

Massage Room/Doctor's Room

The former Massage Room/Doctors Room is of **Moderate** heritage significance for:

- its contribution to the function of Graythwaite as a convalescent home and hostel; and
- its historic association with the Australian Red Cross Society.

Construction of this building included creation of a doorway opening in the west wall of the stables, an element of Exceptional significance. The lack of appropriate roof drainage between the building and the stables may also be contributing to the water damage currently occurring to both structures. The building's integrity has also been affected by the alterations that occurred in the 1980s including the removal of the internal partition to create a single room and the creation of a new door opening in its south wall (as part of the covered link to the house).

Ward Building

The Ward Building and associated recreation room and lavatory/bathroom block are of **Moderate** heritage significance for:

- their contribution to the long-term functioning of Graythwaite as a hostel for invalided former soldiers and then as an aged care facility; and
- their direct and long-term historic association with the Australian Red Cross Society.

The integrity of the Ward Building and recreation room has been adversely affected by the considerable alteration that has occurred since the 1980s, which has removed evidence of its original layout, form (exposed timber framing and walls, open verandahs and wards) and fabric as well as its associations with the Australian Red Cross Society. Its form, in particular the recreation room, impacts significant views of the House and Kitchen Wing from the entrance driveway. Evidence of its earlier use as an Anzac Hostel and for its associations with the Australian Red Cross Society may be retained behind the later wall and ceiling linings.

1916 Lavatory Addition to the House

The lavatory addition to the House is of **Little** significance for:

- its contribution to the function of Graythwaite as a convalescent home and hostel for returned soldiers; and
- its historic association with the Australian Red Cross Society.
- represents the first (1916) major alteration to the House undertaken in relation to its use

This element obscures more significant fabric—the rear verandah and stair hall window. The wing detrimentally impacts the heritage significance of the house as it blocks natural illuminating the stair hall. It is also likely to be exacerbating the water damage evidence in the rear of the House.

Link Structures

The links between the House and Ward Building and between the House and former Massage Room/Doctor's Room are **Intrusive** because although they may have improved the functionality of the place as an aged care facility from the 1980s, they have resulted in damage to the fabric of the House through the creation of new openings and through their physical connections with it. They have also adversely impacted the setting of the House.

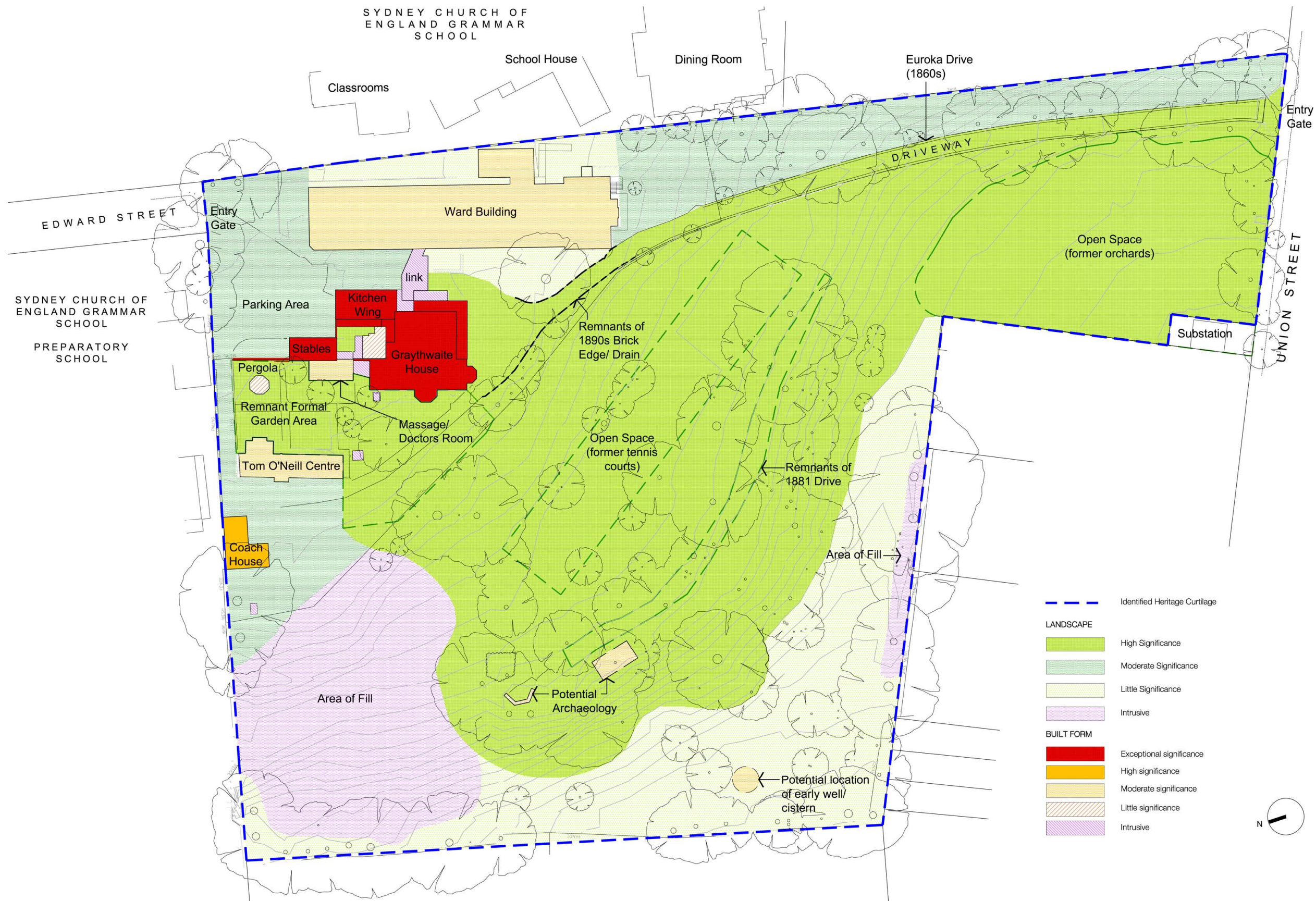


Figure 4.4 Site plan for Graythwaite showing levels of heritage significance for built elements, landscape areas and elements, and potential archaeological features. Not to scale.

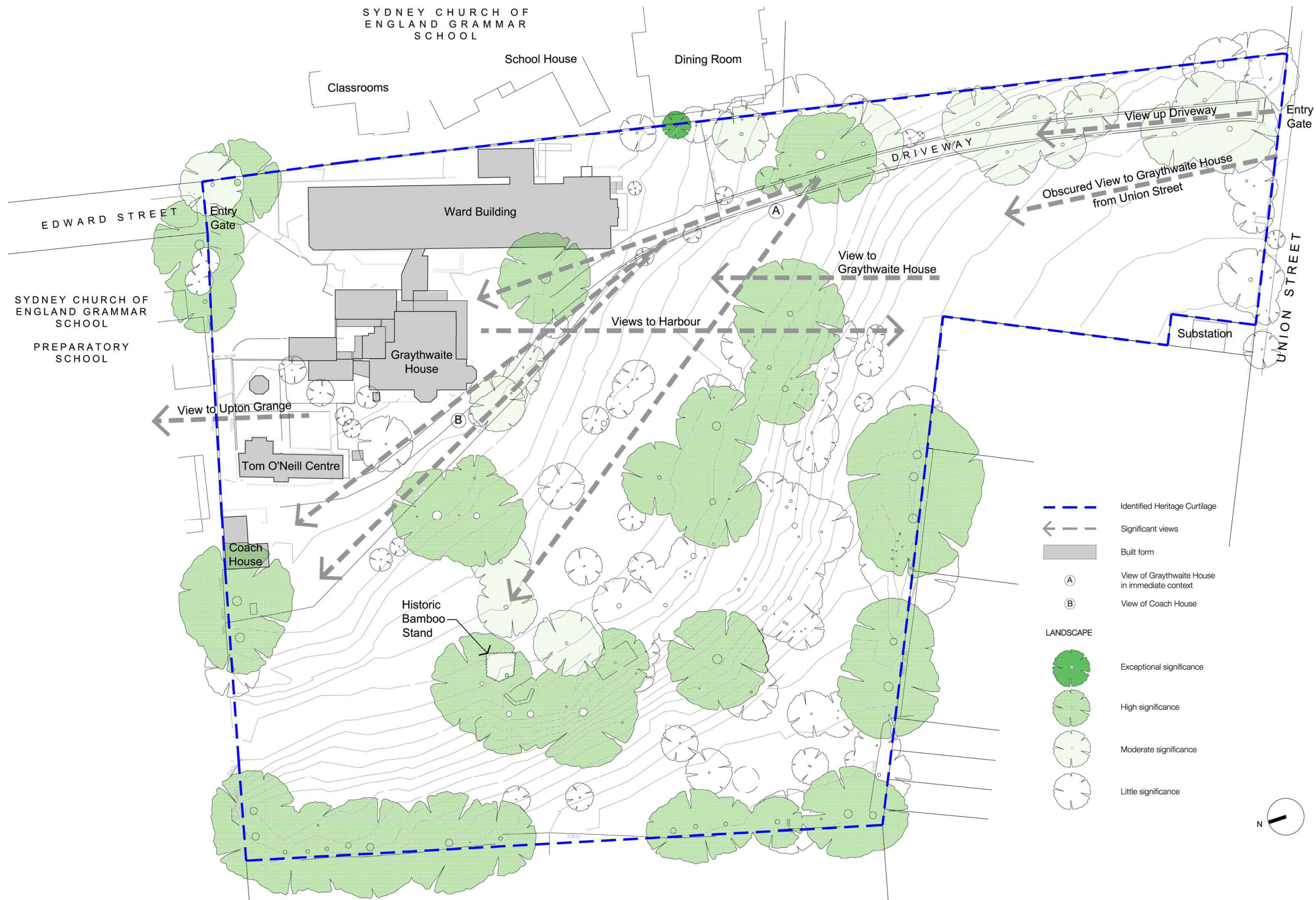


Figure 4.5 Site plan for Graythwaite showing the levels of heritage significance for the trees. Significant views to and from the place are also shown. Not to scale.

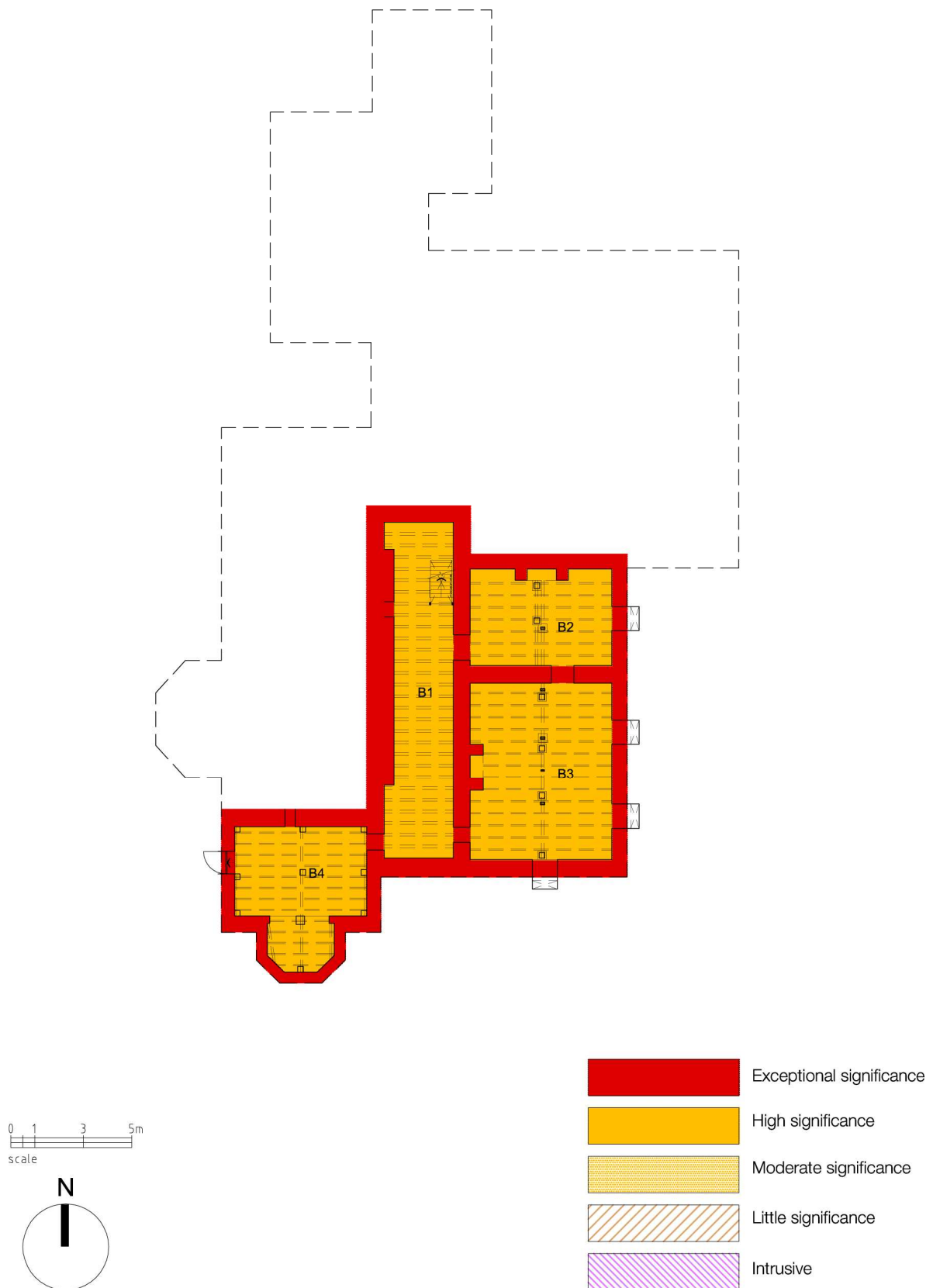


Figure 4.6 Basement floor plan of Graythwaite House, levels of significance. Not to scale.
Source: Tanner Architects 2010

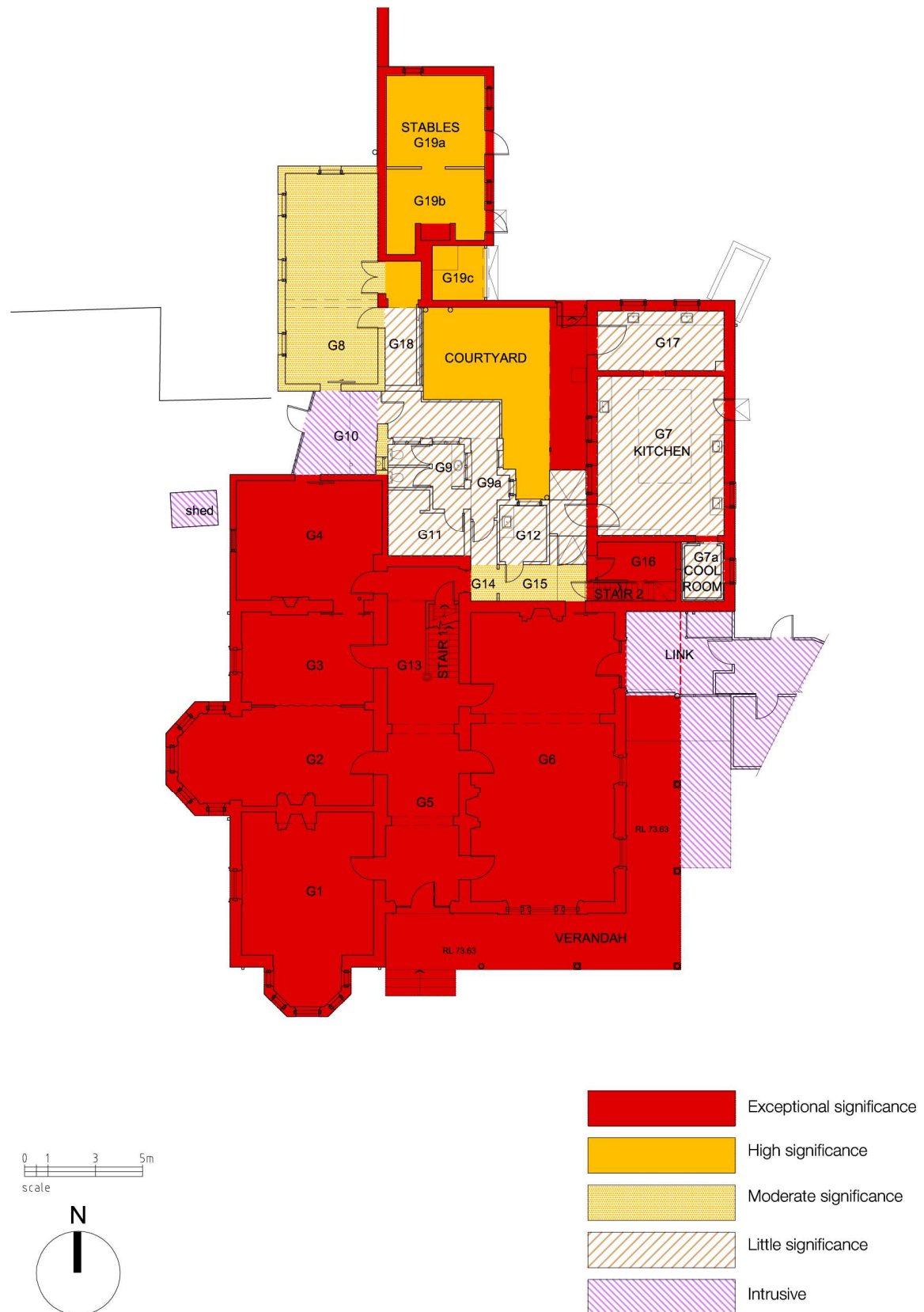


Figure 4.7 Ground floor plan of Graythwaite House, levels of significance. Not to scale.
Source: Tanner Architects 2010

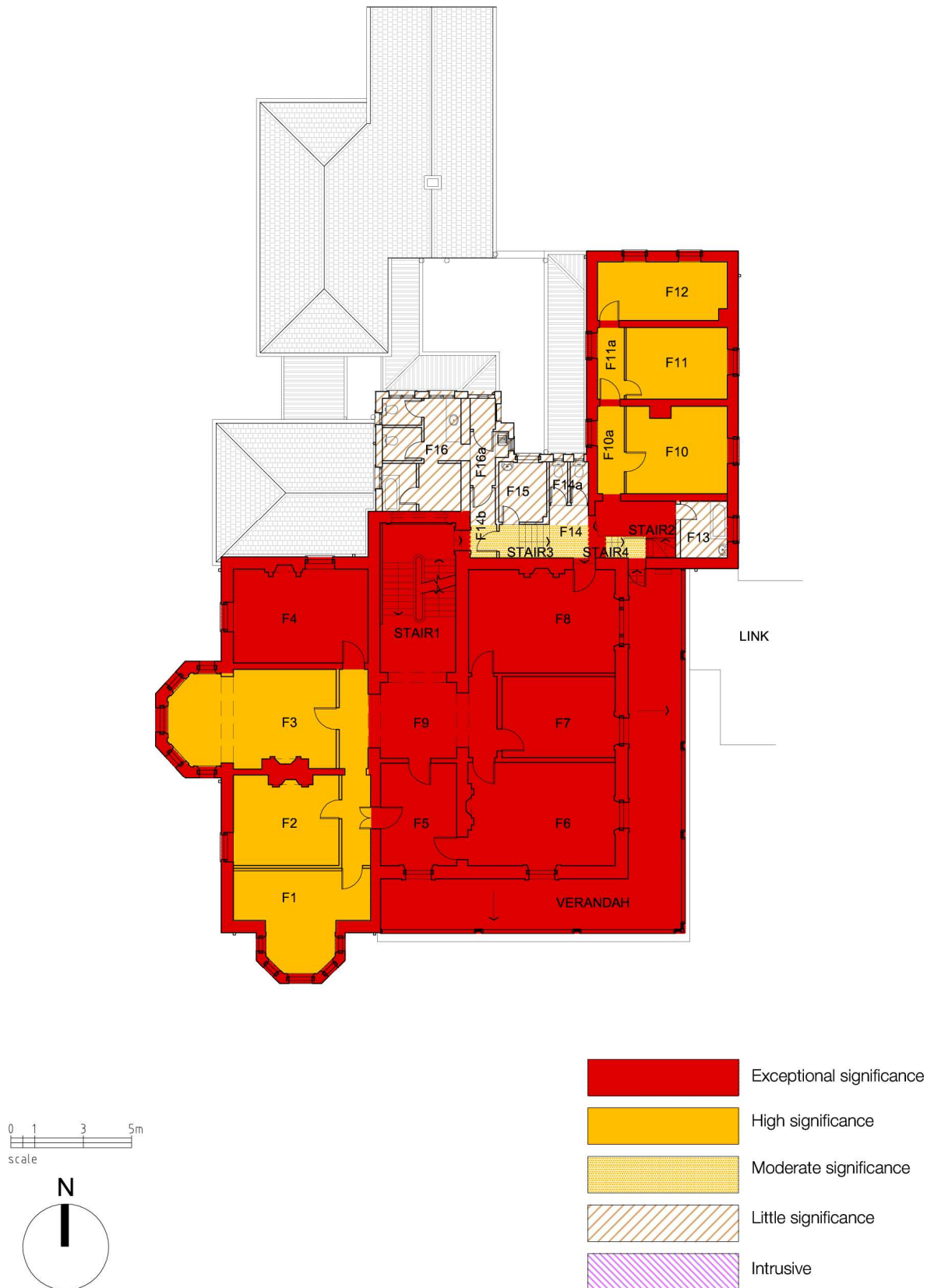


Figure 4.8 First floor plan of Graythwaite House, levels of significance.
Not to scale.

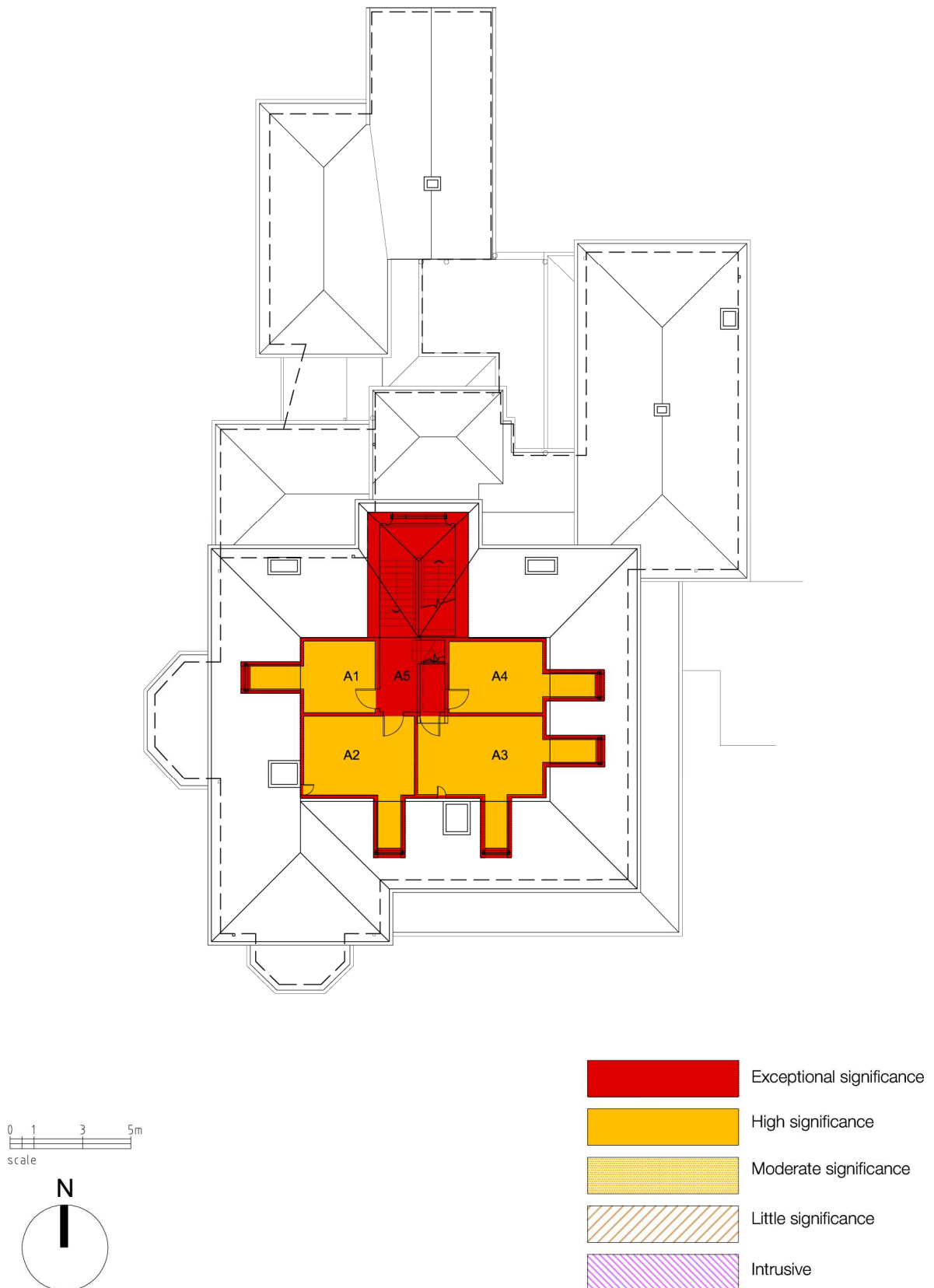


Figure 4.9 Attic floor plan of Graythwaite House, levels of significance.
Not to scale

4.6.5 Cultural Landscape

Overall Significance

An assessment of the cultural landscape of the Graythwaite site was undertaken by Mr Craig Burton of CAB Consulting in May 2010. The assessment included site surveys and review of available historical material. The assessment concluded that:

- The site forms part of the territory of the Darug coastal nation and the Gamaragal clan group.
- The site is a remnant of the former land grant to Thomas Walker and the 16 acre former Euroka Cottage allotment. It is during this time when its landform was created as a series of terraces dominated by grass and stepped vineyard.
- The site is associated with further residential development, land subdivision and adaptation in the late Twentieth century under the ownership of EM Sayers and the Dibbs family. It was during this time that the landscape composition of the existing grounds was established in the Federation period by accentuating the landform, boundaries and entrance drive with an umbrageous tree canopy planting character dominated by Fig trees of different species and punctuated by Pines and areas of grassed open space.
- The site is associated with an institutional parkland landscape character as the setting for the Graythwaite Red Cross Convalescent Home and later the Peace Hospital.
- The site contains fabric from all periods of development and is an excellent example of a relatively large nineteenth century residential lot surviving in a now urban North Sydney area.

Significant Areas

The Graythwaite site features the following three main areas of High heritage significance:

- Terraced landforms: these are associated with building development, horticultural use (vineyard, orchard and gardens) and recreational use (tennis courts) for the level areas with a corresponding slope or slopes between level terraces. Strong association with the Colonial and Victorian periods.
- Open space associated with former uses such as tennis courts in the hospital use era and orchard/paddock in all periods.
- Garden area adjacent to the House complex to the west and north west, which has been associated with the development of gardens in the Victorian period conserved and adapted up until the present.

Landscape Elements

The Graythwaite site features the following significant landscape elements:

- C1875 main entrance drive alignment associated with Dibbs family occupation—High.
- Remnants of the C1860s Euroka drive to former Water Reserve alignment associated with Sayers family occupation—High.
- C1890s formed brick drain acting as an edging to drive associated with Dibbs family occupation—High.

Trees

Graythwaite features a large number of trees and other plantings. The following table identifies the key trees and other plantings. (Where known, they have been further identified using the tree numbers provided by Earthscape Horticultural Services.)

Exceptional	<ul style="list-style-type: none"> Specimen of <i>Araucaria columnaris</i> (Cook's Pine) (T49) associated with the Victorian Period of Graythwaite and adjacent Holtermann's Estate. A landmark tree with North Sydney and Sydney Harbour. Specimen of <i>Cryptocarya obovate</i> (Pepperberry Tree) (T44). An unusual and rare tree.
High	<ul style="list-style-type: none"> Specimens of <i>Ficus macrophylla</i> (Moreton Bay Fig) (T71, T73, T89, T90, T90A, T99, T100, T107, T108, T112, T116, T117, T174, T175, T176A, T177, T179, T180, T181, T182, T183, T184, T185 and T186) associated with the Dibbs family occupation. Specimens of <i>Ficus rubiginosa</i> f. <i>glabrescens</i> (Port Jackson Fig) associated with the Dibbs family occupation and with the establishment of the Australian Red Cross Society Convalescent Home during the Federation period. Specimen of <i>Ficus obliqua</i> (Small-leaf Fig) (T38) associated with the Federation period and an excellent specimen which is visually conspicuous within the landscape setting.
Moderate	<ul style="list-style-type: none"> Specimen of <i>Pinus radiata</i> (Monterey Pine) (T210) associated with the Dibbs Family occupation and the continuation of similar species planted during the Sayers occupation of Euroka. Specimens of <i>Lophostemon confertus</i> (Brushbox) (T9, T24, T25, T40, T155, T165, T166, T192, T194, T198) associated with the planting during the establishment of the Convalescent Home and Anzac Hostel settings during the Federation and Inter-War Periods. Specimen of <i>Stenocarpus sinuatus</i> (Queensland Firewheel tree) (T41) associated with the Inter-War period Anzac Hostel landscape setting. Specimens of <i>Cinnamomum camphora</i> (Camphour Laurel) (T8, T18, T30, T34 and T37) associated with both the Federation and Inter-War periods and contribute to the umbrageous canopy form of the mass planted treed areas as well as to weed seedlings. Clump of <i>Dendrocalamus giganteus</i> (Giant bamboo) (T164) on the site of the former Water Reserve associated with the Convalescent Home and Anzac hostel landscape setting. Specimens of <i>Washingtonia robusta</i> (Washington Palm) associated with the hospital landscape setting and the Inter-War period
Little	<ul style="list-style-type: none"> All other plantings dating from the Australian Red Cross Society occupation of the site.
Intrusive	<ul style="list-style-type: none"> Weed species.

4.6.6 Historical Archaeology

An assessment of the historical archaeological resources of the Graythwaite site was undertaken by Dr Mary Casey of Casey and Lowe Pty Ltd in May 2010. The assessment included site surveys and a review of available historical material.

The assessment concluded that:

- The historical archaeological resources at the Graythwaite site are mostly associated with the early occupation of Euroka and consist of sub-surface remains of outbuildings, surfaces, features, artefacts and pits in the northern, eastern and western yard and garden areas. In addition, remains of a cistern/reservoir survive as part of the watering system for the vineyard and orchard are located below the house.
- As most of the structures associated with Graythwaite are extant, there is limited potential for archaeological resources within the grounds.
- The historical archaeological remains at the site have the ability to address a range of research questions associated with the initial occupation of the House.
- The historical archaeological resources are considered to be of local significance.

4.6.7 Moveable Heritage

A preliminary survey of the Graythwaite site found very few items of potential moveable heritage significance. The few items found generally appear to relate to the last phase of occupation and include manuals, some photographs etc. Some significant elements of fabric, such as the now removed wall brackets from the main entry hall, are still stored on the site.

4.7 Heritage Curtilage

4.7.1 Background

Heritage curtilage is defined in the publication *Heritage Curtilages*, prepared by the Heritage Branch, NSW Department of Planning in 1996 as:

The area of land (including land covered by water) surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance.

It can apply to either:

- *land which is integral to the heritage significance of items of the built heritage; or*
- *a precinct which includes buildings, works, relics, trees or places and their setting.*

The term 'heritage curtilage' is also used by the Heritage Council of NSW to describe the area listed on the State Heritage Register (SHR) or on a local environmental plan. Within this context the current heritage curtilage for Graythwaite, and the area subject to the provisions of the *Heritage Act 1977*, is the existing lot boundary—see Figure 5.1 of this CMP.

The heritage curtilage should contain all elements contributing to the heritage significance, conservation and interpretation of a place including but not limited to:

- historic site boundaries;
- buildings and structures and their settings;
- the functional and visual relationships between buildings and structures;
- important view to and from the place;
- the identified historical archaeological resource; and
- items of potential moveable heritage.
- The spatial relationship between the house and the grounds, which provide both a suitable aesthetic setting and appropriately scaled

The Heritage Branch guidelines describe the following four different types of heritage curtilages:

- Lot Boundary Heritage Curtilage, where the lot would adequately contain the heritage significance of the place, including buildings, gardens, and other significant features such as walls, fences, driveways that contribute to the heritage significance of the place;
- Reduced Heritage Curtilage, where the significance of the place does not necessarily relate to the total lot area, but to a lesser area;
- Expanded Heritage Curtilage, where an area larger than the lot boundary is required to retain the heritage significance of a place, including its landscape setting or visual catchment; and
- Composite heritage curtilage, which applies to conservation areas.

The concept of heritage curtilage recognises that the heritage significance of a place can be adversely affected even if no significant fabric is altered within the place.

4.7.2 Heritage Curtilage for Graythwaite

Discussion

The property is under the one ownership and in the one legal title and managed as one entity. The current boundary is as established by the Government in 1974 and is a close approximation of both the freehold gifted to the State in 1915 and the historic area of Graythwaite from the 1880s, and it is this area that is of outstanding significance. The boundary demonstrates the historic context of the redevelopment of Graythwaite in the mid 1870s which was undertaken in the knowledge that suburban housing would eventuate along Union Street and Bank Street.

The current site boundaries would also adequately contain the significant views from the House and upper terrace to a number of landmarks within the Sydney Harbour precinct including:

- views across Port Jackson to Millers Point and Walsh Bay inclusive of the location of George Dibbs' wharf below present day Munn Street; and
- views to the western foreshore and surrounding suburbs of Port Jackson.

In general terms, these views place Graythwaite within the context of Port Jackson as a working harbour. These views were important not only to the earlier residents of Graythwaite but also to the invalided patients who took in the view and port activity to pass time. This is documented in the written accounts of the Anzac Hostel and also in the surviving photographs of this phase and reinforced by accounts of selective tree clearing to maintain the view.

There are views to the House and outbuildings from the garden and driveway of Graythwaite. In general terms, these views reinforce the concept that Graythwaite as a consciously planned estate where the “experience” of viewing the House was carefully managed through the alignment of the drive, and placement of tree plantings and open lawns. The House is not prominent when viewed from the city and from Sydney Harbour although the landmark trees are visible. It is likely that the House was more visible in the past when the garden had not matured and the surrounding area had not undergone intensive residential development for suburban housing. A photograph from c1900 shows that the House, within its setting was clearly visible from Union Street at that time.

Graythwaite comprises a number of freestanding and attached buildings set within a relatively compact area on the upper terrace in the north-east corner of the site. The visual relationship between the House and the outbuildings of the Dibbs era appear to have been consciously planned to avoid detrimental impact on the outlook of the House and views to the House. This is particularly evident in the setback of the Coach House, and the Kitchen wing where a formal east front has been provided to an otherwise secondary and utilitarian building.

Further, no outbuildings of the Dibbs era impact on view lines of the garden, driveway and harbour from and to the House. This is not the case with the post-Dibbs developments, in particular the Recreation Building attached to the south end of the Ward Building that impacts views of the House from the entrance driveway.

Conclusion

The historical research and assessment of the heritage significance of Graythwaite suggests that the existing heritage curtilage of the place—identified in the State Heritage Register listing as the current lot boundaries would continue to adequately contain the heritage significance of the place and its key elements. In particular the current curtilage would continue to retain:

- Evidence of the original land grant (Union Street), subdivision in 1833 (northern boundary) and the c1873 subdivision of the Euroka Estate (the western and south-western boundaries) and evidence of the later re-location of the original c1833 east boundary in c1886.
- All of the key buildings and structures within their original/early settings, in particular the house and kitchen wing, stables, coach house and former Tom O'Neill Centre.
- The functional and visual relationships between the house and its outbuildings, including the kitchen wing, stables and coach house.
- Significant views from the house and the upper terrace to the harbour.
- Identified historical archaeological resource associated with the site.
- Any items of potential moveable heritage.
- Spatial relationship between the house and the grounds.

