

GRAYTHWAITE
UNION STREET, NORTH SYDNEY

CONSERVATION MANAGEMENT PLAN



prepared for
SYDNEY CHURCH OF ENGLAND GRAMMAR SCHOOL

tanner Architects

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PREFACE

A new conservation management plan (CMP) for Graythwaite has been prepared as the endorsed earlier CMP, prepared in 2000, is now due for re-consideration and re-endorsement. It has also been prepared to address the changed circumstances relating to the place and to acknowledge that other options for its future management and use may have a more preferable heritage outcome.

The Shore School purchased Graythwaite House and Lands from the State government on the understanding that it would, amongst other things, retain and conserve the heritage significance of the place. It is also Shore's understanding that it is entitled, as owner, to reasonable use of the place.

The Shore School purchased the property with the earlier (revised) CMP issued by the State government as a guiding document for potential purchasers. The earlier CMP allowed for new construction on Union Street. The School, in view of the recommendations contained in this updated CMP, has decided not to pursue this option in the public interest. The Shore School, however, needs to relocate the development potential to elsewhere on the Graythwaite lands—with the northwest corner identified as the area with the least potential for impacts.

The earlier CMP also advocated the removal/replacement of the Ward Building and this approach has been retained. A more recent study has established that the new support facilities for the site could be located in a similar location with minimal impacts on the heritage significance of the place. A carefully designed new building(s) could in fact enhance the setting of the exceptionally significant Graythwaite House complex. Currently the School and its buildings turn their back on Graythwaite; they must now front Graythwaite and achieve an integrated outcome.

The Shore School is a place with heritage significance in its own right and is identified as a heritage item on Schedule 3 of the North Sydney Council Local Environmental Plan 2001, including a number of significant buildings and structures and the houses constructed by the last owner of Graythwaite, Sir Thomas Dibbs. The School is aiming to enhance the relationship that its buildings have with the Graythwaite lands as well as to link Graythwaite House with the houses on the Shore School site and Kailoa on Union Street, all of which were constructed by Dibbs for his family members. The School is also aiming to provide a better physical and visual connection with Upton Grange, which was occupied by Volunteer Aides who worked at the Graythwaite convalescent home.

Graythwaite House and its grounds are currently in poor condition and require major expenditure and on-going maintenance to ensure their well-being into the future. This expenditure is linked to an interface with and use by the Shore School, both in retained buildings and some new structures. Both the House and its primary landscape setting are proposed to remain as familiar heritage items in the North Sydney townscape.

EXECUTIVE SUMMARY

Graythwaite is a place of exceptional heritage significance. Located at Union Street, North Sydney, and originally known as Euroka, the site comprises expansive parkland that provides a landscaped setting for the nineteenth century house and associated outbuildings. The two-storey sandstone house is a distinctive and imposing example of a nineteenth century residence, while the c1830s Stables Building may be the oldest remaining building of its type in the area and provides the earliest remaining fabric from the early settlement of North Sydney. The grand scale of the House Complex, the mature landscaping and size of the property demonstrate the wealth and aspirations of its owners, particularly the Dibbs family, during the boom period of the later nineteenth century.

Graythwaite is also of social and historical significance for its use as a convalescent hospital for returned soldiers from 1916 and then as a long-term hostel for permanently disabled soldiers. Key buildings from this phase of the site's history include the Ward Building (1918) and Recreation Building (1919)—now known as the Tom O'Neill Centre. More recently the site was used as a nursing home and continued to operate as a dementia care facility until its sale in 2009, when it was purchased by the adjoining Sydney Church of England Grammar School (Shore).

This conservation management plan (CMP) for the Graythwaite site (Graythwaite) has been prepared by Tanner Architects on behalf of Shore. The purpose of the report is to guide the management of the heritage significance of Graythwaite and to provide policies for the maintenance and repair of significant buildings and landscape, and for the consideration of future uses and development. The report builds on an earlier conservation management plan prepared by Graham Edds in 1993 and subsequently revised in 2000.

Shore's long term vision for the Graythwaite site is to recognise the cultural heritage significance of the property, including its significant buildings and landscape, while complementing and enhancing its existing school facilities.

The main objectives for the conservation and re-use of Graythwaite are to:

- retain and conserve the exceptional heritage significance of Graythwaite as a large nineteenth century house within a parkland setting;
- retain and conserve those qualities, features and elements that make a significant contribution to the heritage significance of the site;
- facilitate the adaptive re-use of the significant buildings, including the house/stables/kitchen complex and coach house, to ensure their ongoing use into the longer term; and
- allow for sensitive new development in discrete areas which would not adversely impact on the heritage significance of Graythwaite or its key elements.

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Cover Illustration: Graythwaite c1875, with the Dibbs family.

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1 INTRODUCTION

1.1 Purpose of the Report

This conservation management plan (CMP) for the Graythwaite site (Graythwaite) has been prepared by Tanner Architects on behalf of the Sydney Church of England Grammar School (Shore). Graythwaite was purchased by Shore in 2009 with a view to conserving the significant buildings and landscape and adapting the site for administrative and other school purposes.

The purpose of the report is to guide the management of the heritage significance of Graythwaite and to provide policies for the maintenance and repair of significant buildings and landscape, and for the consideration of future uses and development. The report builds on an earlier conservation plan prepared by Graham Edds in 1993 and subsequently revised in 2000.

1.2 Background

Graythwaite is a place of State heritage significance. The main building (the House) is an example of a prominent nineteenth century sandstone residence. The c1833 former Stables Building is likely to be the oldest remaining building of its type in the area and provides the earliest known remaining fabric from the early settlement of North Sydney. The site is also significant to the local and wider community for its use as a convalescent hospital for returned soldiers from 1916 and then as a long-term hostel for permanently disabled soldiers.

The heritage significance of Graythwaite is recognised by its inclusion on the State Heritage Register (SHR), which is maintained by the Heritage Council of NSW. As such, Graythwaite comes under the provisions of the *Heritage Act 1977* (NSW). It is also included on Schedule 3 of the *North Sydney Local Environmental Plan 2001* and forms part of the Graythwaite Character Area. Approval to undertake works at Graythwaite will therefore also be subject to the heritage provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

A copy of this CMP is to be submitted to the Heritage Council of NSW for endorsement. Endorsement by the Heritage Council will establish an agreed approach to the appropriate management of the heritage significance of the site as well as assist with the establishment of site-specific exemptions from approval requirements under the Heritage Act. A number of gazetted standard exemptions already apply. A copy of this CMP will also be submitted to North Sydney Council prior to or as part of any future development application(s) and/or to facilitate undertaking of appropriate maintenance and repair works without requiring further approval under the EP&A Act.

1.3 Study Area

Located at Union Street, North Sydney, Graythwaite comprises an expansive land holding of 2.678 hectares (Figure 1.1) within the local government area of North Sydney. The property is bounded on the east and north by Shore School, on the south by Union Street and private residential properties fronting Union Street, and on the west by private residential properties fronting Bank Street. The current street address is 20 Edward Street, although a Union Street address was used throughout the nineteenth century and greater part of the twentieth century.

The principal entry gate is at the south-east corner, fronting Union Street. The site slopes steeply upwards to the north-east and features a number of open grassed areas and landscaped embankments. The principal buildings on the site are located on the upper terrace to the north-east, accessed via a curved driveway from the main gate (Figure 1.2). The main buildings include the House Complex, which consists of Graythwaite House, a two-storey Kitchen Wing and single storey Stables Building and West Annex at the rear (north), the Ward Building to the north-east, the Tom O'Neill Centre to the west of the House, and the Coach House abutting the north boundary.



Figure 1.1 Aerial photograph of the immediate context of Graythwaite, showing the site's relationship with Shore and surrounding residential areas, not to scale.
Source: www.nearmap.com with Tanner Architects overlay 2010

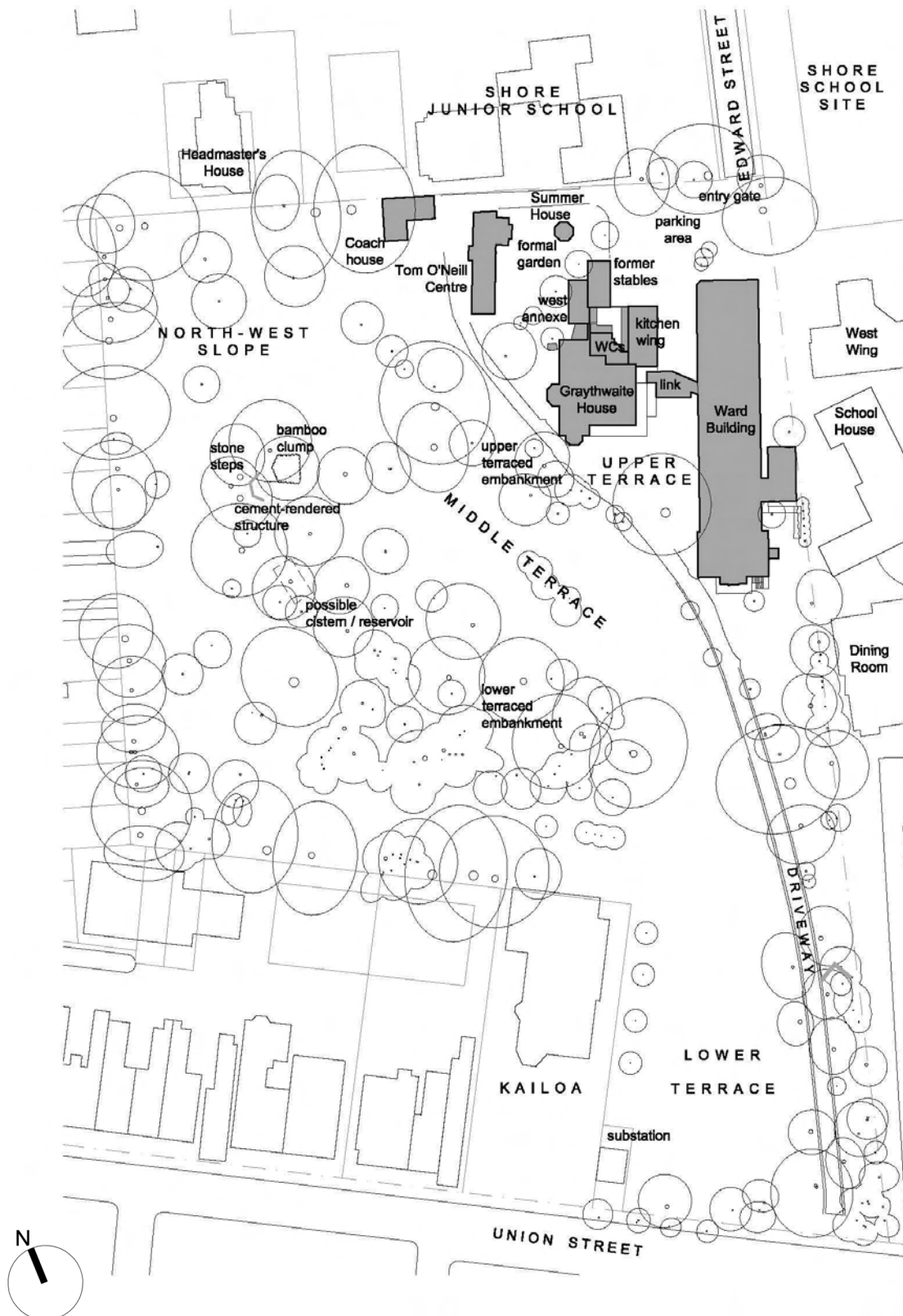


Figure 1.2 Site plan for Graythwaite, with the key structures shaded. The footprint of the adjacent buildings of the Shore School and residential properties are also shown. Not to scale.
Source: Tanner Architects, 2010

The cultural landscape is also characterised by informal avenue planting along the Union Street Entry Driveway and prominent stands of mature trees including large Moreton Bay figs along the terraced embankments, west and south boundaries, interspersed with more recent tropical plantings. Areas to the front (south) and rear (north) of the House Complex are asphalted.

1.4 Report Methodology and Structure

This CMP has been prepared in accordance with the guidelines outlined in *The Australia ICOMOS Charter for Places of Cultural Significance 1999 (The Burra Charter)*. *The Burra Charter* is widely acknowledged as the principal guiding document to conservation work and practices of places of cultural significance. *The Burra Charter* has been adopted widely as the standard for best practice in the conservation of heritage places in Australia.

The content and format of the CMP also follows the guidelines for the preparation of significance assessments and conservation policy provided by the Heritage Branch, NSW Department of Planning. It is also consistent with the methodology set out in *The Conservation Plan* (sixth edition, 2004), prepared by JS Kerr and published by the National Trust of Australia (NSW).

The CMP draws on the material within the conservation plan for the Graythwaite site prepared by Graham Edds & Associates in 1993 and revised in 2000.

This CMP comprises the following sections:

- **Section 1 Introduction** (this section) provides the key background information relevant to the preparation of this CMP;
- **Section 2 Historical Overview** provides a summary history of the site and development of the buildings and landscape;
- **Section 3 Analysis of Physical Evidence** provides a summary of the analysis of the remaining physical evidence of the site to determine the extent and integrity of original fabric and the nature of subsequent changes.
- **Section 4 Assessment of Heritage Significance** provides a comparative analysis of the property and provides a statement of heritage significance for the site. This section also identifies the varying levels of significance for individual elements within the site.
- **Section 5 Heritage Management Context** sets out the heritage management context for the site including client requirements and a discussion of any heritage opportunities and constraints that might apply.
- **Section 6 Conservation Policies** sets out the recommended policies and actions for the effective management of the heritage significance of the Graythwaite site into the future, and policies to guide the future development of the property.
- **Appendices** include selective supplementary material referred to in this CMP including existing heritage listings, detailed site history and analysis of fabric, assessment of Aboriginal heritage significance and an assessment of the consistency of the CMP against the Heritage Branch CMP Checklist.

1.5 Author Identification

This CMP has been prepared by a specialist team that includes:

- Sean Williams, Senior Heritage Specialist, who was project manager and compiled the report;
- George Phillips, Associate, who reviewed the report; and
- Mitchell Bath, Laura Ansell and Hiren Sheth, who prepared the graphics.

Nick Jackson prepared the historical overview and analysis of physical evidence. Nick also played a key role in the assessment of heritage significance, the identification of the key heritage constraints and opportunities and the establishment of conservation policy.

The survey and assessment of the natural and cultural landscape heritage significance of Graythwaite was undertaken by Craig Burton of CAB Consulting Pty Ltd. The survey and assessment of potential Aboriginal heritage significance of the site was undertaken by Jenna Weston and Jennie Lindbergh of Australian Museum Business Services (AMBS). The survey and assessment of the potential historical archaeological resource of the site was undertaken by Mary Casey of Casey & Lowe Pty Ltd. The tree reference numbers were established by Earthscape Horticultural Services.

1.6 Acknowledgements

The authors gratefully acknowledge the assistance of the following in the preparation of this CMP:

- Mrs Kathy Dickson, Bursar, Shore;
- Mr Paul Bermingham, Shore;
- Mr Dennis Zines, Environmental Manager, WSP Fitzwalter; and
- Mr Allen Madden, Sites Officer, Metropolitan Aboriginal Land Council (MLALC).

1.7 Definitions

Technical terms used in this CMP are defined in the Burra Charter and are as follows:

Adaptation means modifying a place to suit proposed compatible uses.

Compatible use means a use which involves no change to the culturally significant fabric, changes which are substantially reversible, or changes which require a minimal impact.

Conservation means all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may according to circumstance include preservation, restoration, reconstruction and adaptation and will be commonly a combination of more than one of these.

Cultural significance means aesthetic, historic, scientific or social value for past, present or future generations.

Fabric means all the physical material of the place.

Heritage Curtilage means 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—Heritage Branch, NSW Department of Planning.

Interpretation means all the ways of presenting the cultural significance of a place.

Maintenance means the continuous protective care of the fabric, contents and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction and it should be treated accordingly.

Natural significance means *the importance of ecosystems, biological diversity and geodiversity for their existence value, or for present or future generations in terms of their scientific, social, aesthetic and life-support value—Australian Natural Heritage Charter.*

Place means site, area, building or other work, group of buildings or other works together with associated contents and surrounds.

Preservation means maintaining the fabric of a place in its existing state and retarding deterioration.

Reconstruction means returning a place as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the fabric. This is not to be confused with either recreation or conjectural reconstruction, which are outside the scope of this Charter.

Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or by re-assembling existing components without the introduction of new material.

Setting means the area around a *place*, which may include the visual catchment.

1.8 Abbreviations

The commonly used abbreviations in the CMP are:

AHC—Australian Heritage Commission

BCA—Building Code of Australia

CMP—Conservation Management Plan

ICOMOS—International Committee on Monuments and Sites

LD—New South Wales Lands Department

LEP—Local Environmental Plan

ML—Mitchell Library, State Library of NSW

NSC—North Sydney Council

NSW—New South Wales

Shore—Sydney Church of England Grammar School

SHR—State Heritage Register

SL—State Library of NSW

SMH—Sydney Morning Herald

SREP—Sydney Regional Environmental Plan

2 HISTORICAL OVERVIEW

2.1 Introduction

This section of the CMP summarises the analysis of available documentary evidence for Graythwaite. It draws from the historical research undertaken by Nick Jackson (see Appendix B). It also draws from the analysis of the cultural landscape by CAB Consulting Pty Ltd, the historical archaeological assessment of the Graythwaite site by Casey & Lowe and the Aboriginal Heritage Assessment prepared by Australian Museum Business Services (see Appendix C).

2.2 The Natural Environment

Very little of the indigenous flora are now represented within the Graythwaite site but it once supported varying extents of heath, woodland and forest vegetation formations associated with the Hawkesbury Sandstone. The dominant woodland trees may have been *Eucalyptus pilularis* (Blackbutt) associated with the shale and associated with the sandstone; *Angophora costata* (Sydney Red Gum) and *Corymbia gummifera* (Red Bloodwood) trees together with a great diversity of shrubby plants interspersed with sandstone outcrops creating slopes of informal terraces. The upper slopes were also exposed to the south and west.

2.3 Aboriginal Occupation

Graythwaite forms part of the traditional lands of the Darug Nation and more specifically the Gamaragal clan group who occupied the north side of Port Jackson and to the northwest opposite Sydney Cove. Very little is known about the use of the area by Aboriginal people however it is known that Aboriginal occupation was often focused on prominent landforms such as ridges, on which Graythwaite stands, which were favourable locations for camping and travelling and from which surrounding plant and animal resources could be viewed. Conversely, the steep slopes within the Graythwaite site would have been less favourable.

Physical evidence of the occupation of the Graythwaite site has not been identified.

2.4 Phases of Development

Graythwaite has undergone continuous, albeit sporadic, development from the establishment of 'Euroka Cottage' in 1832 to the present day.

Based on historical analysis (see Historical Overview at Appendix B) and site surveys, the development of the Graythwaite site can be broadly divided into the following phases of development:

- Euroka Cottage (1833-1853)—Thomas Walker;
- Euroka Villa (1853-1873)—Edwin Sayers;
- Euroka (1873-1882)—George Dibbs;
- Graythwaite (1883-1915)—Thomas Dibbs;
- Convalescent Home for Returned Soldiers (1916-1918)—Australian Red Cross Society;
- Anzac Hostel (1918-1980)—Australian Red Cross Society; and
- Nursing Home/Tom O'Neill Dementia Centre (1980-2009)—Hope Healthcare.

2.4.1 Euroka Cottage (1832-1853)— Thomas Walker

This phase saw the creation of the first land grant in the area in 1832 (39 acres) to Thomas Walker who sold most of it leaving him with 13 acres that became the Euroka Estate. A track extended from what is now known as Blue's Point Road along up the east side of Euroka Estate to join a government road that was to become Edward Street. The alignment of this track became the first entrance driveway for Graythwaite during this phase.

This phase also saw the establishment of Euroka Cottage by Walker from c1833 on the upper terrace of the site to capture views over Sydney and its harbour setting. The sandstone building was single-storey with a range of out buildings to its rear, including a kitchen, laundry, store room and stables.

By 1847, the site had been terraced with the lower terrace featuring an orchard. A vineyard had also been established on the slope between the lower and central terraces. Stone terracing had been used elsewhere in Sydney for the purpose of growing grapes in the 1830s such as at Regentville, Penrith and Mount Adelaide, Darling Point. Mount Adelaide is associated with the landscape gardener Thomas Shepherd of The Darling Nursery, Darlington. Shepherd had lectured on and published three articles 'On the Cultivation of the Vine' in the Sydney Gazette. The vineyard may have been sited so as to take advantage of natural springs and ensure permanent watering of such intensive horticulture.

The key dates/events during this phase are:

Year	Event
1832	Thomas Walker purchases 39 acres of land on the North Shore
1833	Walker sells 13 acres of his property to William Miller. This is now largely Shore School.
	Walker and Miller build substantial stone villas named Euroka and Upton respectively. Development of Euroka includes garden.
	An account of Walker's development in the Sydney Gazette of 24 August 1833 states: <i>On the opposite side of Darling Harbour, just above Billy Blue's, there has lately been erected by Mr Commissary Walker a very handsome little cottage, in front of which there is a tolerably large enclosure, containing a garden &c. Immediately adjoining there are two large plots railed in, which we presume, is preparatory to other buildings being erected there. This is another convincing proof of the increasing wealth and enterprise of this flourishing colony. These buildings, when finished, will greatly increase the beauty of the surrounding scenery.</i>
1841	Walker sells 13 acres of his property to William Lithgow. This is now largely the Shore School fronting William Street.
1850	Walker dies leaving Euroka and its 13 acres to his widow Julia Bourke.
1852	Euroka offered for lease and described as: <i>Within ten minutes' walk of the Steam Ferry, Blues' Point, containing entrance hall, six rooms, pantry and cellar, a detached kitchen, laundry, and store-room; also a stable, coach and cow houses, a large yard, with constant supply of the purest water; a front verandah, (not given) feet long, extensive pleasure grounds, a kitchen garden and orchard, a small vineyard and paddock.</i>

Evidence from this phase retained at Graythwaite includes:

- The Union Street boundary, which is the last remaining evidence of the extent of the original land grant purchased by Walker in 1832.
- The northern site boundary, which provides the last remaining evidence of the early subdivision of the original land grant and sale of 13 acres to Thomas Miller in 1833.
- The underlying landform including the lower, middle and upper terraces and slopes in-between.
- The original fabric of the c1830s Stables Building, (in particular the external walls, loft and roof). The section of wall on the north side of the courtyard appears to be contiguous with the southern wall of the building and so may also date from this phase.
- A section of the west wall of the entrance hall of the House (and supporting basement wall) may be the original west wall of Euroka Cottage—it is thicker than the other sections of wall and its location appears to be consistent with the location shown in Figure 2.3.
- Some of the basement walls of the House may have been re-used from those constructed for Euroka Cottage. Alternatively, the sandstone blocks of the basement of the original house may have been re-used in the basement walls of the existing House.
- Potential archaeological relics:
 - remains of c1833 Euroka Cottage immediately east of the House;
 - remains of c1830s outbuildings within the courtyard, under the Kitchen Wing or to the east of the Kitchen Wing.
 - remains of the animal outbuildings (ie cow shed and fowl house) to the west of the courtyard and c1830s Stables Building; and
 - remains of cesspits and rubbish dumps, which may contain artefacts from this phase.

2.4.2 Euroka Villa (1853-1873)—Edwin Sayers

In 1853, some three years after Thomas Walker's death, Euroka was sold to mercer George Tuting. This was a speculative property investment as Tuting sold the property on to the merchant Edwin Mawney Sayers in the same year.

In 1859 Sayers added a large two storey stone wing to the west of Euroka Cottage and also developed the garden. Additional sandstone buildings were erected along the Union Street frontage to the west of the fenced orchard. Much of the landscape setting was open cleared land with areas of grass and detail gardens created addressing the east west and south elevations of the house complex. All were enclosed by picket fencing whilst the earlier use of paling fences to define the property boundaries was continued. So too the terraced vineyard was conserved and a new fenced road created on a terrace landform above the vineyard which terminated in a paddock to the west of the house. The exact function of this road is unclear however it appears to have connected a water reserve and another structure within the northern paddock. This structure may have been a water tank and the road giving access to haulage of water with the three rail fencing erected to keep the stock out of the water reserve. The main elements of the property are recorded on a draft drawing made by Surveyor Ferdinand Reuss in 1867 for a possible subdivision (see Figure 2.5).

A panoramic view of Sydney and Port Jackson dated 1871 indicates a very open landscape with a hedge row between Miller's old property (known as the Holtermann Estate in this phase) and that of Euroka. Most of the planting appears to have been around the house and in the yards to the north as *Pinus* species are evident in contemporary photographs of the property.

Sayers was sent plants from the Sydney Botanic Gardens on 3 June 1866 but the species are not identified (RBGS Plants Sent Away 1852-1869). Fashionable plant species in this period were *Pinus insignis* and *Agave* species both of which are evident in the photographs of Euroka during this phase although any plants received in 1866 would still be of a small size by the time Sayers vacated the property in 1867.

The key dates/events during this phase are:

Year	Event
1853	Euroka and its 13 acres was conveyed to the mercer George C. Tuting for £1,500.
	Tuting conveyed Euroka and its 13 acres to shipowner and aspiring politician Edwin Mawney Sayers for £3,900. The property was described at this time as: <i>Euroka Villa is a substantial stone-built cottage, the walls of which are two feet thick, and were originally erected with the intention of having an upper storey. It has a verandah on three sides, and contains six rooms, with extensive cellarage and out offices. The Garden contains an acre of highly cultivated land, well stocked with choice fruit trees, and a portion laid out as a vineyard in terraces. The whole property is enclosed with a paling fence. The supply of water is good, and never known to fail.</i>
1855	Sayers mortgages the property on multiple occasions.
c.1859	Sayers adds a two storey new wing to the single storey Walker house.
c.1860	Sayers develops the Union Street frontage with two pairs of semi-detached dwellings built for letting (present day 34 to 40 Union Street).
1863	Sayers mortgages the property again.
1867	Sayers was in financial difficulty and the property passed to his mortgagee who subdivided the property into 12 allotments and attempted to sell the property. After failed auction sale the property in the one land holding remained mortgaged. The sale notice states: <i>EUROKA HOUSE This well-known, beautifully sited villa residence is most substantially built of stone, and contains a magnificent drawing-room 24 feet square, a spacious dining-room, breakfast room, library, 5 bedrooms, bath, and dressing-rooms, cellars, and the following out-offices: kitchen, servant's room, store room, laundry, coach-house, stable, and loft, fowl-house, cow shed, &c. The whole of the premises are remarkably well finished, drained, and fitted with every family convenience.</i> <i>The GROUNDS contain an area of 5 acres 3 roods and 9 perches, with private carriage entrance from Union-street, and are tastefully laid out. The portion at the rear paddock is a paddock extending down to a creek.</i>

Evidence from this phase retained at Graythwaite includes:

- The original fabric of the two storey west wing of the House constructed in 1859.
- The ground floor stonework of the Kitchen Wing.
- The landmark *Araucaria cookii* (Cook Pine) tree (T49) which may have been planted by Sayers in the 1860s.

2.4.3 Euroka (1873-1882)—George Dibbs

Euroka was purchased by Thomas Allwright Dibbs in 1873, the manager of the Commercial Banking Company of Sydney. Dibbs quickly subdivided the property, but retained a holding of 5a 1r 32p (2.3ha) comprising the house, garden and outbuildings. The remaining land was subdivided and sold as the Euroka Estate (in 1874) and Euroka Heights Estate (in 1882).

The house was initially occupied by his brother, the merchant and politician George Richard Dibbs. George Dibbs redeveloped the house c1874 into the form seen today. This included demolition of the original c1883 Euroka Cottage to construct a new two-storey stone building with attic rooms and widow's walk and the remodelling of Sayer's 1859 west wing addition. The kitchen wing was also modified to become a two-storey structure. The garden was remodelled into the form seen today. The house and grounds were redeveloped in the context of the newly established suburban housing blocks along Union Street and Bank Street. The progress of this redevelopment was recorded in the photographic panoramas of Sydney taken from the neighbouring Holtermann property.

An 1879 panoramic View of Sydney from the site of Euroka suggests a slightly different entrance drive curving away at above the site of the former vineyard which may reflect the location of the present drive which arrived at the southern side of the house and then divided around the east and western sides modifying the former eastern flower garden. The mid-1870s photographs indicate a row of deciduous trees running adjacent to the wall between the northern yard and the Flower garden. These may have been *Robinia pseudoacacia* or *Melia azedarach* trees planted by Sayers.

Also the mid-1870s panoramic photographic view indicates evidence of change in the composition of fences and buildings to the northern yard area

Tree planting was also implemented above the top terrace of the vineyard and ran along the contour of what appears to be a natural terrace yet cleared of indigenous vegetation and grassed. The former orchard area was fenced in by a timber paling fence and used for grazing of cattle. By the mid-1870s only a few remnant fruit trees of the former orchard remained.

The new tree planting was regularly spaced along the edge of the terrace and appears to have been a mixture of *Ficus rubiginosa* (Port Jackson Fig) and *Pinus radiata* (Monterey Pine). Tree planting also took place on the slope between the terrace and the house and just below the new drive alignment. These appeared to be mostly *Pinus species*. The plantings were located to the south west of the house complex and appeared to keep the vista towards Sydney city.

Planting was undertaken on either side of the main entrance drive from the Union Street boundary to the vineyard however it is not known if these were trees or shrubs.

Miller's property was now occupied by Bernard Otto Holtermann and it had, by 1871, a large clump of bamboo and a Norfolk Island pine planted adjacent to the boundary. The mid-1870s photographic panorama from Holtermann's house indicate the presence of another *Araucaria species* which appears by its growth to have been possibly planted in 1866 (Sayers) and may well be the existing *Araucaria cookii* tree which is now a local landmark.

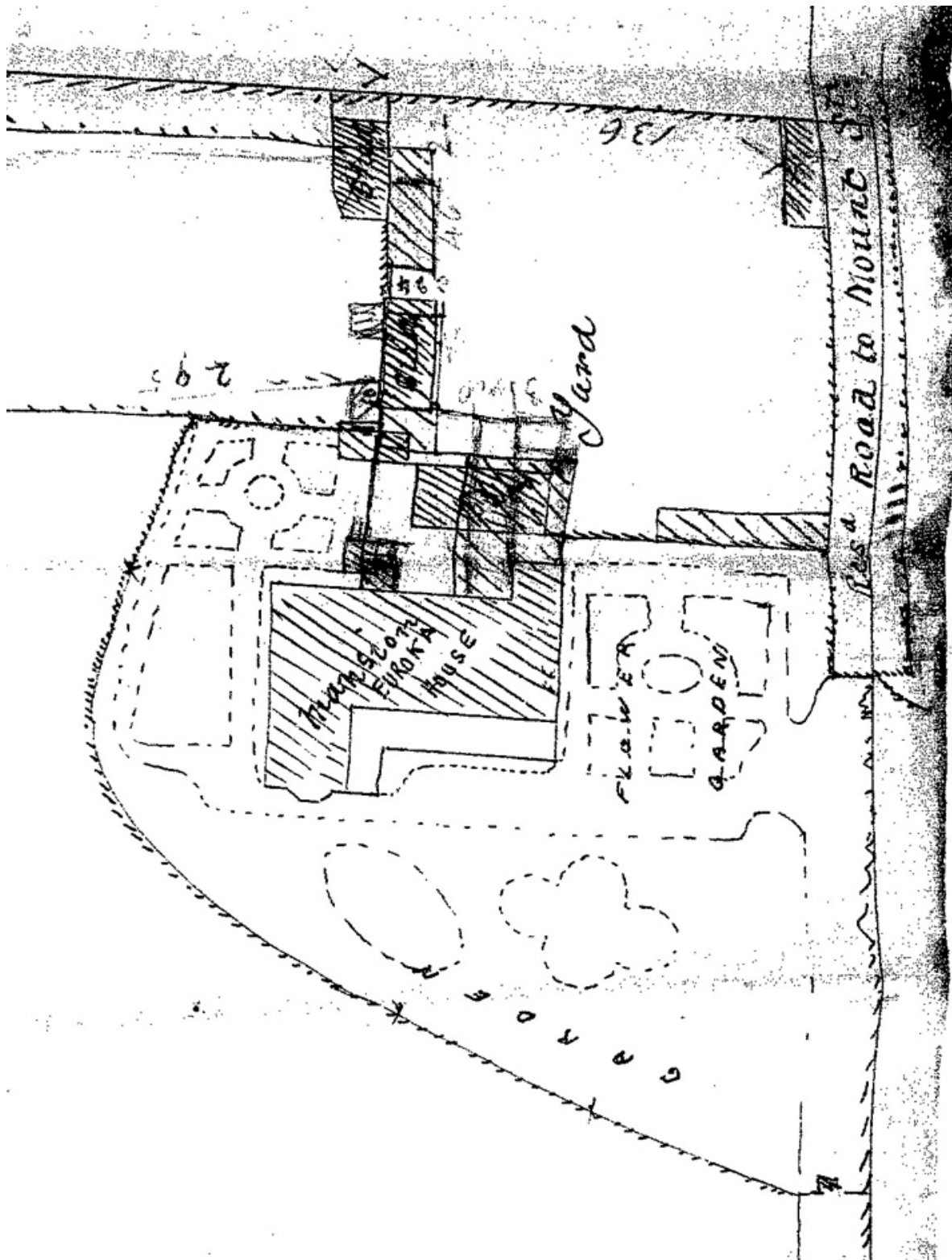


Figure 2.5 A portion of the survey of the Euroka Villa site in 1867 showing the c1833 Euroka Cottage with two-storey west wing erected by Edwin Sayers c1859. The survey also shows the collection of outbuildings to the north of the house and orientated to the east yard. Descriptions of Euroka during the 1830s, 1850s and 1860s mention the immediate garden setting and this is also shown. The eastern garden is also shown in Figure 2.2.
Source: Mitchell Library—Sydney Suburb Subdivision Plans—North Sydney—N11/122.

The key dates/events during this phase are:

Year	Event
1873	<p>Euroka and its land (now surveyed as around 16 acres) conveyed to banker Thomas Allwright Dibbs (1832-1923) for £4,500.</p> <p>Property is occupied by Dibbs' brother merchant and politician George Richard Dibbs (1834-1904).</p> <p>Thomas Dibbs subdivides the 16 acres, retaining 5a 1r 32p (2.3ha) comprising the house, garden and outbuildings. Remaining land subdivided and sold as the Euroka estate and Euroka Heights estate.</p>
1874	The Euroka Estate is sold and encloses the site on the western and southern boundaries by residential building blocks. A narrow access driveway to Union Street is retained.
c1875	George Dibbs demolishes Euroka Cottage and builds the existing two storey main part of the house with attic accommodation and with verandahs.
1880	<p>Bankruptcy of George Dibbs and attempt to sell Euroka. The sale notice described the house as:</p> <p><i>A commodious family residence built of stone, and containing the following large accommodation-</i></p> <p><i>On the basement floor, large, lofty and dry cellars</i></p> <p><i>On the ground floor, wide hall, immense dining-room with folding doors, drawing room and sitting room</i></p> <p><i>On the first floor, large landing, six good bedrooms, bath and W.C.</i></p> <p><i>On the second floor, seven bedrooms</i></p> <p><i>On the roof, a large observatory</i></p> <p><i>The outbuildings comprise – kitchen and two servants' rooms above, pantry, laundry, &c., besides stables and other out-conveniences.</i></p> <p><i>The grounds are tastefully laid out, and have been highly improved at considerable expense.</i></p>

Evidence from this phase retained at Graythwaite includes:

- The west boundary and southwest boundary (to the rear of the properties on Union Street), which provide evidence of the subdivision of Euroka by Thomas Dibbs in 1874 for residential development along Bank Street and Union Street (incorporating the already constructed houses at 30-36 Union Street).
- The main part of the existing two-storey house, including the attic and basement levels, which was constructed c1874.
- The upper level of the kitchen wing.
- Most of the internal fixtures and finished within the west wing (constructed by Sayers c1859).
- Specimens of *Ficus rubiginosa* (Port Jackson Fig) and *Pinus radiata* (Monterey Pine) along the edge of the middle terrace and *Pinus species* on the upper embankment.



Figure 2.4 The Dibbs family standing proudly in front of Euroka Villa c1874, probably just after completion of the alterations and additions undertaken by George Dibbs. The original Euroka Cottage was demolished and the c1859 Sayers wing retained as part of the larger house. Source: National Library.

2.4.4 Graythwaite (1883-1915)— Thomas Dibbs

Thomas Dibbs occupied Euroka in 1882 and renamed it Graythwaite after the ancestral home of his wife, Tryphena, Graythwaite Hall in Cumbria.

Thomas Dibbs made one major addition to the house prior to 1891 with a new room to the rear of the c1859 west wing. The interior of the house appeared to undergo little change. The coach house was constructed c1883 and around the same time as Dibbs built Kailoa on Union Street. The new and more spacious coach house allowed the original stables building to be modified for other uses.

In 1886 the eastern site boundary was relocated as a result of the purchase of the adjoining land by Dibbs. The main drive was also reconfigured with brick edge drains between by 1890.

The composition of built elements in 1891 are indicated on a PWD survey plan (North Sydney Sheet No.24) and include the siting of 'Kailoa' and its allotment together with a fenced plantation running around the new western boundary, well or cistern, new entry gates, coach house, outbuilding to the south of the coach house, fern house on the eastern boundary, a tennis court between the fern house and the house and a garden pavilion on the planted upper slope.

The plantation around the periphery of the new western boundary was a mixture of Pine species and *Ficus macrophylla* (Moreton Bay Fig). The pines have died out and only the Figs remain in sections.

Photographic evidence suggests that a Norfolk Island Pine (*Araucaria heterophylla*) was planted next to the drive on the eastern side and adjacent to the Tennis court. A clump of bamboo was located to the southwest of the house with a white painted picket fence delineating the western gardens. A rose garden set in a plot of grass to the east of the kitchen wing with a painted trellis fence further defining the northern yard. Trees were planted adjacent to the eastern boundary north of the fern house and appear to be *Ficus rubignosa* (Port Jackson Fig) and *Pinus radiata* (Monterey Pine). Two of these trees survive at present. Images of the house in 1897 indicate extensive covering of walls by what appears to be *Parthenocissus tricuspidata* (Virginia Creeper).

Australian troops first saw action when they landed at Gallipoli in April 1915 and in June Dibbs donated Graythwaite to the State as a convalescent home for soldiers and sailors. The gift was accepted by the NSW Government and on 1st October 1915 the property was formally transferred to the Crown, in consideration of 'my admiration of and sincere sympathy for those brave men who have so unselfishly given their services and their lives fighting for the Empire in the cause of Justice and liberty as a 'Convalescent Home for our Sick and Wounded Soldiers and Sailors and when not required for that purpose as a Convalescent Home in perpetuity for distressed subjects of the British Empire regardless of Sect or Creed.'

The key dates/events during this phase are:

Year	Event
1882	Thomas Dibbs occupies Euroka and renames it Graythwaite after the ancestral home of his wife, Tryphena, Graythwaite Hall, Cumbria.
	Euroka Heights Estate is put up for sale.
1884	Kailoa at 44 Union Street is built for Thomas Dibbs' son, Tom Burton Dibbs and his wife.
1886	Thomas Dibbs acquires the neighbouring Holtermann land and subdivides. The eastern boundary between the two was relocated a small distance to the east.

1888	Land area of Graythwaite is now 6a 2r 23 $\frac{3}{4}$ p (2.7ha).
1891/92	Graythwaite is surveyed by the Public Works Department in March 1891 and April 1891. Between these dates a building, demolished in 1982, is erected to the west of the House.
1915	<p>ANZAC landing at Gallipoli in April.</p> <p>In June, Dibbs offered the freehold of Graythwaite and drive to family properties within the former Holtermann land to the state as "a Convalescent Home for our Sick and Wounded Soldiers and Sailors and when not required for that purpose as a Convalescent Home in perpetuity for distressed subjects of the British Empire regardless of Sect or Creed".</p> <p>Members of the Red Cross inspected Graythwaite in July.</p> <p>In October, the freehold of 7 acres 0 roods and 26$\frac{1}{2}$ perches comprising Graythwaite and right of way is transferred to the Crown.</p>

Evidence from this phase retained at Graythwaite includes:

- The existing eastern site boundary, which was formed in 1886 as a result of the purchase of the adjoining property by Thomas Dibbs and the modifications to the c1833 site boundary.
- The room to the north of the original west wing (G4) of the House, constructed prior to 1891.
- The courtyard walls and yard wall to the north of the Stables Building.
- The original form, layout and fabric of the Coach House, constructed c1883.
- Potential archaeological remains relating to the now demolished workshop outbuilding (to the south of the Coach House (and west of the House).
- Tree plantings including a specimen of *Ficus rubignosa* (Port Jackson Fig) and specimen of *Pinus radiata* (Monterey Pine) on the eastern site boundary.

2.4.5 Convalescent Home for Returned Soldiers (1916-1918)—Australian Red Cross Society

At the official opening of Graythwaite on 1 March 1916, Dibbs presented the deeds of Graythwaite to Premier Holman who handed the property on to care of the NSW branch of the Australian Red Cross Society. The freehold comprised 7 acres 0 roods and 26 $\frac{1}{2}$ perches inclusive of Graythwaite and a right of way from Union Street to neighbouring houses now within the Shore School.

Over 1916 Graythwaite was altered to suit the needs as a convalescent home. This work was funded by the Red Cross and documented by the architect Timothy Honnor.

The major change instigated by the Red Cross over 1915/16 was the building of the lavatory and bathroom block comprising rooms G9, G9a, G11, G12, F14, F15 and F16. The addition is dated to 1915/1916 as its construction necessitated changes to the stair hall window of the House and the window in its altered state is shown in a photograph dated March 1916. The alteration of the window is a major change in itself. The building application lodged in October 1915 by TA Dibbs (the time he left Graythwaite) probably relates to this development. Minor changes to the rooms were undertaken to suit ward use inclusive of the timber blocking along the skirting boards.

The Massage wing (West Annex) was constructed by the Red Cross in 1917. The architectural drawing and building application are available and are dated October 1916.

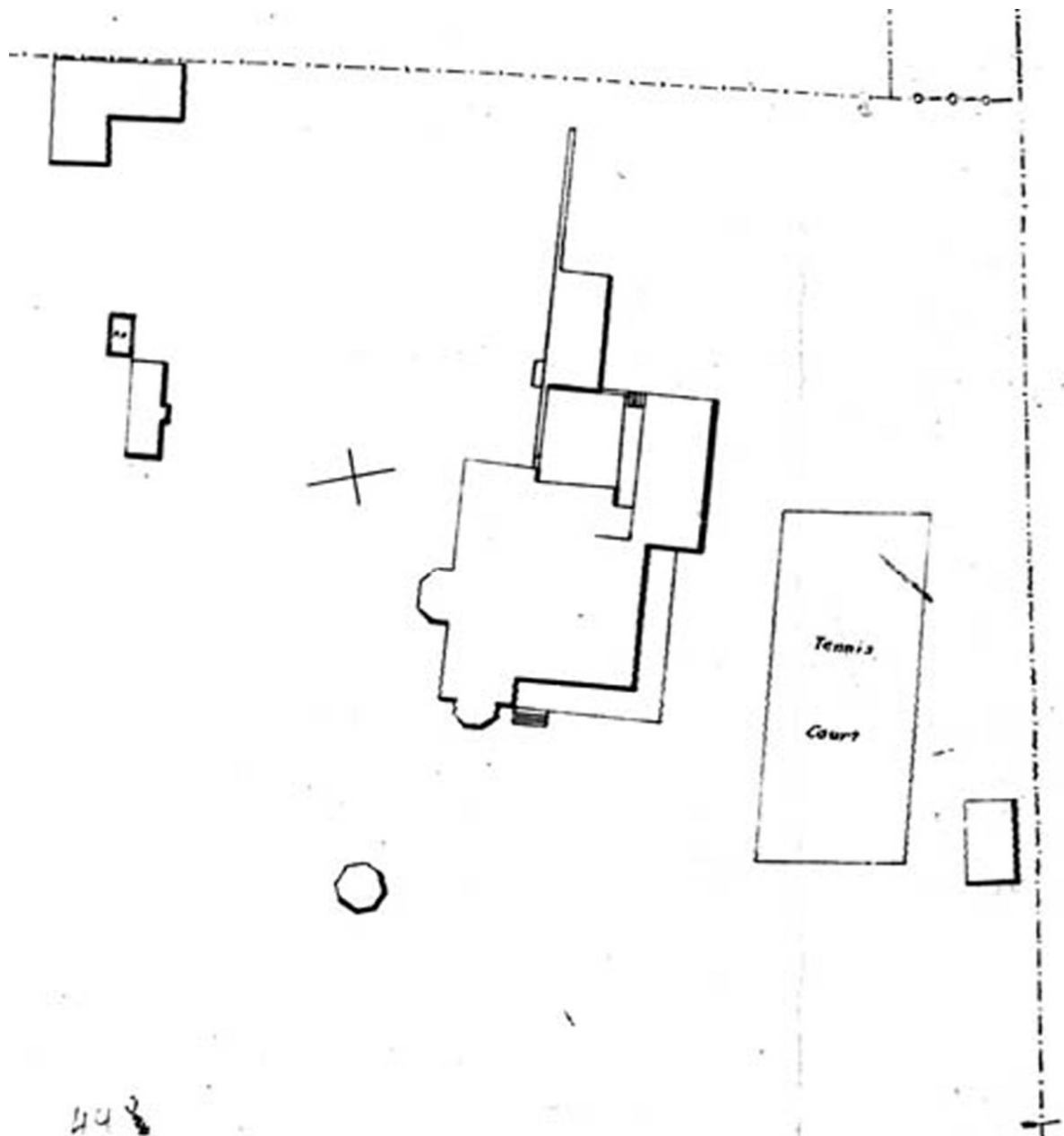


Figure 2.5 A survey undertaken of the property in 1891. Note the location of the gazebo to the south of the House and the outbuilding to the south of the Coach House (and west of the House).
Source: Sydney Water—PWD 859.1544 (North Sydney Sheet No. 24).

The fashionable trees of the period were used: *Lophostemon confertus* (Brush Box) alternating with *Cinnamomum camphora* (Camphor laurel) and *Pinus radiata*. These appear to have been planted for the entire length of the drive from the Union Street entry. Later these plantings to the south of the house were removed and replaced for unknown reasons but possibly because of the potential for the trees to block out the views over Sydney Harbour.

The western house gardens appear to have been conserved and adapted with arched arbours and climbing plants a distinctive quality.

The key dates/events during this phase are:

Year	Event
1916	<p>Graythwaite Convalescent Home is opened by Premier Holman in March. Holman stated "I can only assure the generous givers (that) in the name of this and all Governments that shall succeed us, that the trust shall be administered in a manner worthy of the great and generous spirit in which it has been made."</p> <p>The Home is under the control of the Red Cross. Internal alterations and new buildings are erected, probably by the Red Cross to suit their requirements. The architect was Timothy Honnor.</p>

Evidence from this phase retained at Graythwaite includes:

- The c1916 lavatory/bathroom addition to the rear of the House, within the courtyard, which required modifications to the rear of the House, including to the stair hall window.
- The original layout and fabric of the c1917 Massage Room/Doctor's Room (West Annex).
- Some minor alterations to the interior of the House.

2.4.6 Anzac Hostel (1918-1980)—Australian Red Cross Society

Graythwaite became an Anzac Hostel in 1918 with the Red Cross caring for permanently disabled veterans. The change in role necessitated the building of a new ward known as the 'Hut', again funded by the Red Cross and designed by architect Maurice Halligan. Neighbouring Upton Grange was acquired by the Commonwealth Government in 1919 as a home for the nurses working at the Anzac Hostel. The home was closed in 1924 and Upton Grange sold to the Shore School.

New ward facilities were sited on the location of the tennis court and new courts laid out on the grassed terrace to the south west of the house. These were extended to the south east as a series of terraced courts enclosed with mesh fencing on the downhill side. Photographic evidence also suggests that the planting along the southern side of the main entrance drive was extended to the previously clear area to the south of the House.

During this period additional building works were carried out with the ongoing adaptation of Graythwaite to serve its hospital functions with the brick billiard room and laundry building (Tom O'Neill Centre) located on the western edge of the western garden a significant addition. Additional plantings include the *Washingtonia robusta* (Mexican Fan Palm) palms planted to the south of the main house complex and to the south of the Main Recreation Room. Other existing plants which appear to date from this period are the *Populus alba* (White Poplar) on the slopes between terraces.

Between 1940 and 1980 the two greatest changes to the landscape setting was the loss of grassing and gardens on the areas adjacent to the house complex through the expansion of paved surfaces, mostly bitumen, to accommodate increasing use by motor vehicles and the increase in plantings to the lower slopes together with areas of imported fill. The main entrance drive was surfaced with bitumen and a portion of its brick edges replaced with concrete kerbs.

Most of the earlier pine tree plantings matured and died in this period whilst the figs, of various species, continued to dominate the tree canopy on the slopes. Apart from some lopping of large trees to maintain views over the harbour shrubs were planted, particularly along the main drive.

The diversity of plantings of Australian plants appears to have been generated by a concerned group of the local community activists particularly at the end of this period when Graythwaite became the Home of Peace Hospital and a level of uncertainty expressed about the future use of both 'Kailoa' and Graythwaite.

At some point, in the early 1960s, the main gates at the Union Street entry were changed and redesigned as a pair of simple brick piers together with a stepped dwarf brick retaining wall and metal mesh fence provided a new built edge to the Union Street frontage. The original design for the gateway was prepared by the Government Architect's Office, Department of Public Works most probably in the late 1950s or early 1960s. At this time the driveway was widened to accommodate trucks and other vehicles. This can be seen in the concrete kerbing which replaced some of the earlier brick edging in selected sections of the main entrance drive.

Steps were incorporated for pedestrian access to the former orchard area and lower slopes to form a sense of de facto public open space. The Union Street frontage was also planted with mixed tree species including; *Lophostemon confertus* (Brush Box), *Eucalyptus nicholi* (Narrow Leaved Black Peppermint), *Eucalyptus botryoides* (Banalay).

The key dates/events during this phase are:

Year	Event
1918	Graythwaite Anzac Hostel is opened by the Minister for Repatriation Senator Millen in October. The Hostel is under the control of the Red Cross and financially supported by the Commonwealth Government. New spinal ward is erected by the Red Cross to suit their requirements. Architects were Halligan and Wilton.
1919	Neighbouring Upton Grange is acquired by the Commonwealth as a Nurses' Home. New large recreation room and new lavatory block are erected by the Red Cross to suit their requirements. Architects were Halligan and Wilton.
1924	Upton Grange is closed and the nurses transfer to Graythwaite. First floor verandah is enclosed to accommodate the nurses.
1942	Slit air raid trenches for community use are dug in the lower (Union Street) grounds.
1943	The Red Cross propose to build a new seventy-five bed ward.
1952	New eight bed ward is opened.

1958	The Red Cross propose to build a local branch shop/meeting room on the Union Street frontage
1960	Union Street stone and iron fence and gates are removed and rebuilt in brick.
1965	Sydney County Council substation is erected on Union Street frontage. Extensive roof repairs probably inclusive of removal of the iron railing.
1974	Resumption of the right of way to Bishopsgate (now within the Shore School).
1975	Iron roof railing is reconstructed by the local historical society.
1978	Graythwaite is placed on the Register of the National Estate.
	Future development feasibility study prepared by the Health Department.

Evidence from this phase retained at Graythwaite includes:

- The original layout and fabric of the 1918 Ward Building.
- The original layout and fabric of the 1919 recreation room at the south end of the Ward Building and lavatory block.
- The remnant fabric of the 1924 enclosure of the first floor balcony of the House.
- The current layout and internal finishes within the Tom O'Neill Centre, which was undertaken from the 1950s.
- The 1960 brick boundary wall and fence and entrance gates on the Union Street boundary.
- The site boundaries associated with the resumption of land for the construction of the substation on the lower terrace in 1965.
- The iron balustrade on the roof of the House, which was reconstructed in 1975 using the original balustrade that appears to have been removed in the 1960s.
- Potential archaeological relics:
 - Remains of the slit air raid trenches for Graythwaite staff and residents and for the local community on the lower terrace (on Union Street), which may contain artefacts from this phase.

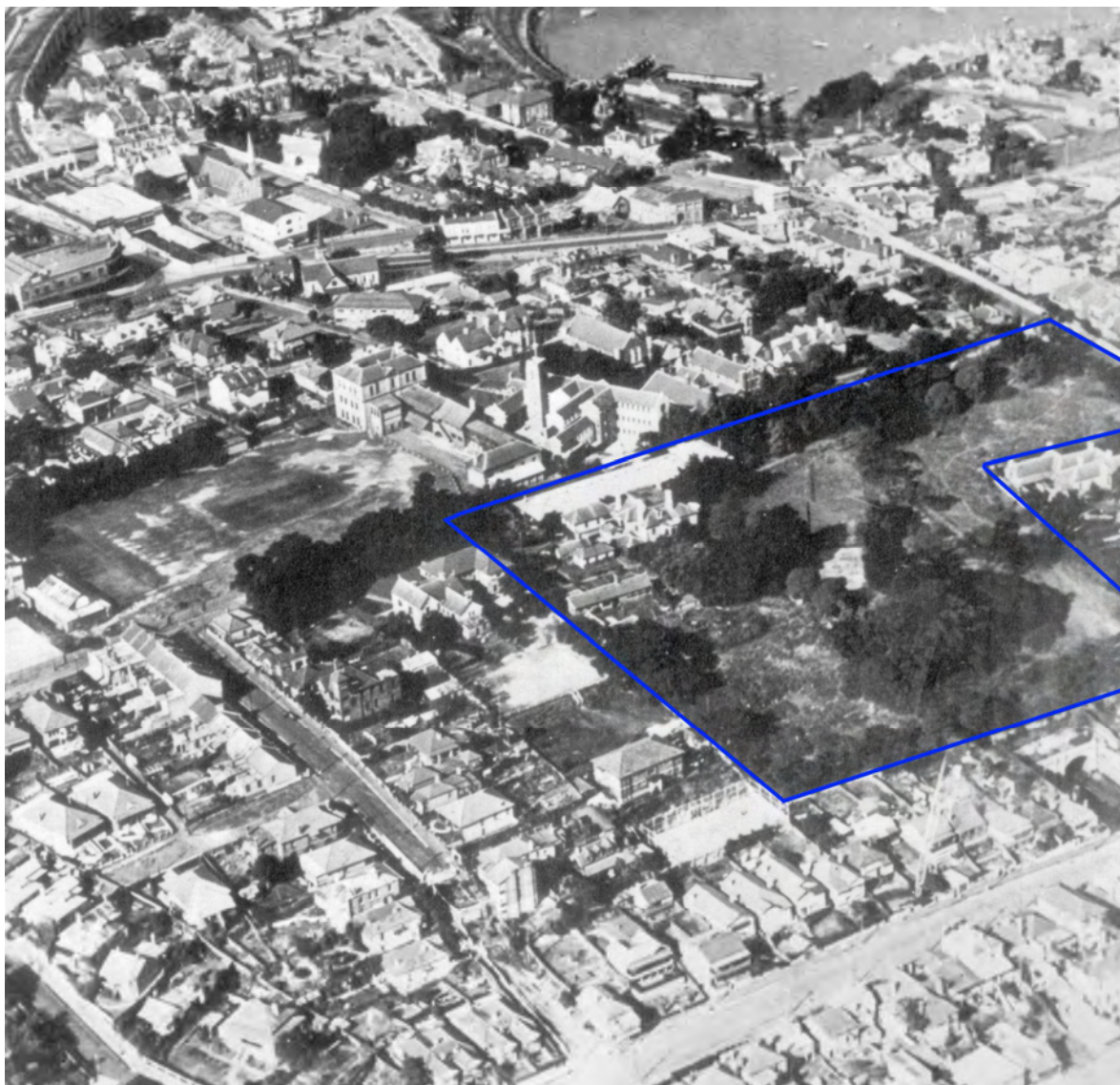


Figure 2.6 An oblique aerial view of the property and neighbouring development in 1936.
Source: Sherrington 1983, p150.

2.4.7 Nursing Home/Tom O'Neill Dementia Centre (1980-2009) – Hope Healthcare

The management of Graythwaite Nursing Home was transferred from the Australian Red Cross Society to the Home of Peace Hospitals (which became Hope Healthcare in 1994 and then Hammond Care in 2008) for community geriatric use in 1980. A Conservation Plan was prepared by Graham Edds & Associates in 1993 and completed in February 2000.

The Ward Building was refurbished in 1982/3 to satisfy fire safety requirements. The upper part of the site containing the complex of buildings and gardens was fenced off and security gates installed.

During this period the landscape setting and fabric of many of the buildings, structures and landscape features deteriorated. The lack of maintenance also led to an increase in weed growth and accidental growth of advantageous plants such as privet, white poplar, coral trees and Camphor laurels, particularly in areas of ground disturbance and on the lower slopes.

The key dates/events during this phase are:

Year	Event
1980	The management of Graythwaite Nursing Home is transferred from the Red Cross to the Home of Peace Hospitals for community geriatric use.
1981	Graythwaite is classified by the National Trust.
1982	Brick building located to the west of the House and erected in 1891 is demolished.
1982/83	The Hut is refurbished to satisfy fire safety requirements.
1983/84	The Coach House is renovated.
1993	Health Department engage a consulting architect to prepare a conservation plan.
1994	North Sydney Council prepare a draft development control plan for the site.
1995	Northern Sydney Area Health Service reviews the future role of Graythwaite and raised the option of sale. Health Department contests the Dibbs' Deed of Trust with the intent of selling Graythwaite.
1996	A severe storm causes damage to the roof and collapse of two chimneys, which are subsequently reconstructed.
2000	The Graythwaite Gardening Group begins to maintain the gardens. The conservation plan is reviewed and revised and is endorsed by the Heritage Council of NSW.
2001	Health Department again contests the Dibbs' Deed of Trust with the intent of selling Graythwaite.
2002	Graythwaite is listed on the State Heritage Register and is subject to the statutory provisions of the <i>NSW Heritage Act 1977</i> (as amended).

2005	Graythwaite is nominated for inclusion on the National Heritage List under the provisions of the <i>Environment Protection and Biodiversity Conservation Act 1999</i> . Community action group Save Graythwaite is formed.
2008	Supreme Court judgement in favour of the proposal to sell Graythwaite.
2009	Graythwaite is purchased by the Shore School.

Evidence from this phase retained at Graythwaite includes:

- Much of the interior finishes and fit-out of the Ward Building.
- Some of the floor finishes on the ground floor of the House.
- The interior finishes and fittings of the Coach House.
- The ground floor slab and kitchen fit-out in the Kitchen Wing.
- Various moveable items, such as signs and printed materials.
- The inner fence around the upper part of the site and gate on the entrance drive.
- Trees and other vegetation planted by community groups.

3 ANALYSIS OF PHYSICAL EVIDENCE

3.1 Introduction

This section of the CMP describes the surrounding context and cultural landscape of Graythwaite. The analysis of the cultural landscape and key elements is based on surveys undertaken in April-June 2010. An inventory for each of the key built elements has been included at Appendix D of this CMP.

3.2 The Surrounding Context

Graythwaite is located above the peninsula separating Lavender Bay from Berry's Bay. It is to the west of the North Sydney CBD and on the north-west slope of a ridge that extends down to Sydney Harbour at Blue's Point (see Figure 3.1).

The immediate area is a mixture of residential, small-scale commercial, and educational development, the latter being the Shore School. The existing building stock dates from the mid-nineteenth century through to the present. The residential building stock is a mixture of freestanding and attached dwellings and flats. The street pattern essentially reflects the subdivision dates with a semi-regular grid pattern to the north of Union Street while the area to south of Union Street more closely follows the contours of the natural topography. Union Street is the principal thoroughfare.

The elevation of the area offers views to Sydney Harbour, the Harbour Bridge, and Sydney CBD. Conversely, development along the ridge is visible from Walsh Bay and Millers Point. The Shore School is visible from the Harbour Bridge but not Graythwaite aside from the landmark tree plantings.

The ridge is dissected by the North Shore Railway by tunnel. The eastern entry to the tunnel is North Sydney railway station and the western entry is below the Bank Street boundary of Graythwaite. The tunnel is located below the garden fronting Graythwaite but not below a standing structure.

Graythwaite represents an important area of open space within the locality. The area of the site is large and the built structures few and confined to the north-east corner, which is accessible from Edward Street. The site of the neighbouring Shore School is larger, but more intensely developed. Graythwaite, the Shore School and Shore Preparatory School are under the one ownership but held in separate freehold titles. This wider Shore School nexus is broadly defined by William Street on the east, Mount and Lord Streets on the north, Bank Street on the west, and Union Street on the south.

3.3 The Cultural Landscape

3.3.1 Introduction

The Graythwaite site has undergone several significant periods in its evolution as a cultural landscape. It has evolved from a relatively long period of occupation by Aboriginal culture, as a residential setting for a Colonial period use through to the Federation period when it was adapted for Institutional use. In all of these uses the pattern of occupation has been informed by the influence of natural forces, particularly the underlying geological formation and climate together with its visual and spatial structure as a conspicuous landscape. A short history of the site's evolution as a landscape is detailed in Section 2 of this CMP and illustrated by diagrams included at Appendix B.

The site is broadly rectangular in shape and with a projection to Union Street. The real property description is Lot 2 in Deposited Plan 539853 comprising a land area of 2.678 hectares. This legal boundary is approximately the same as that of the property when in Thomas Dibbs' ownership except for a small area on Union Street excised for the Energy Australia electricity substation. However, this legal boundary was established in 1974 and does not reflect the area gifted by Dibbs to the State in 1915, which included the Bishopsgate and Ellesmere right of way.

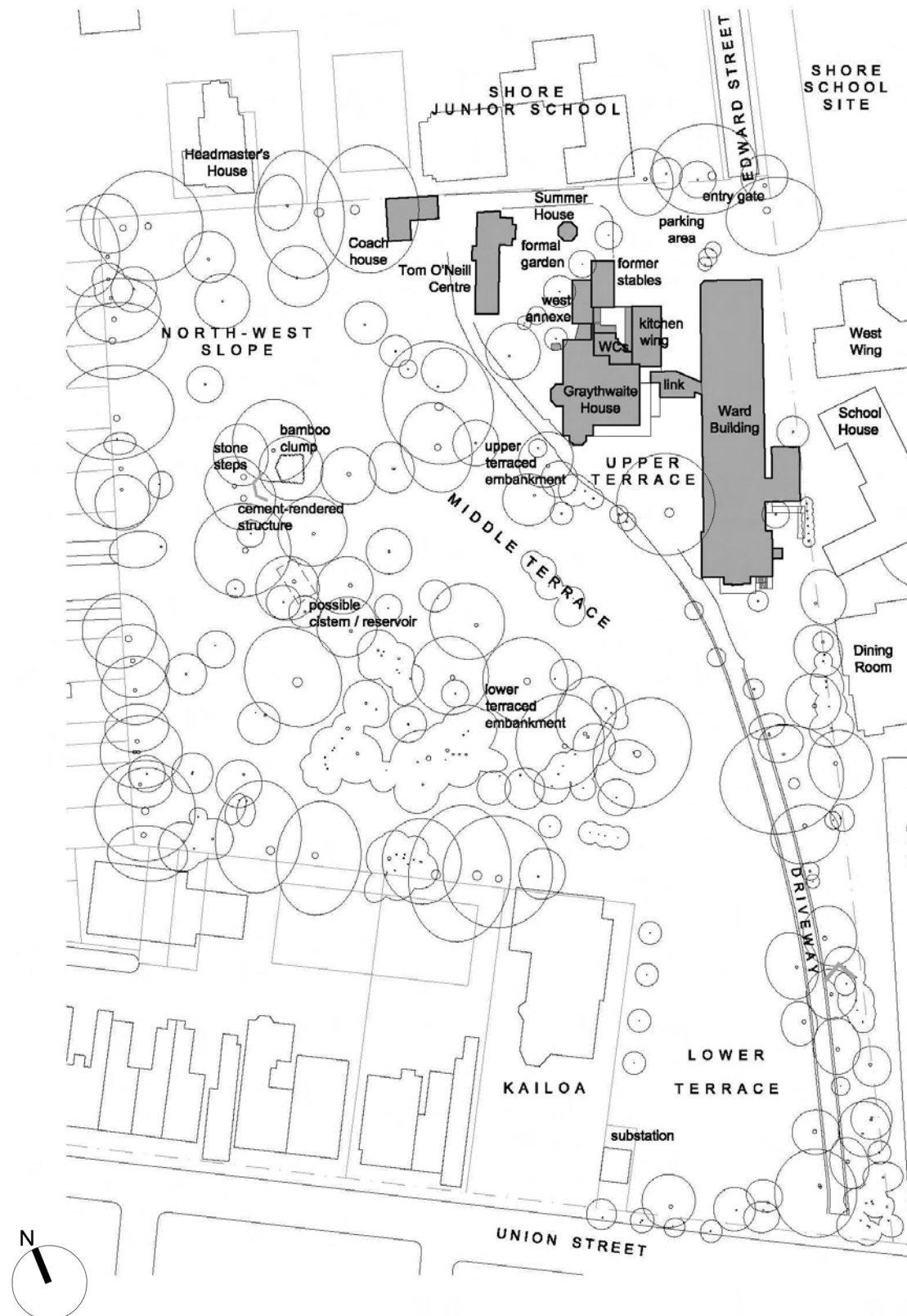


Figure 3.1 Graythwaite site plan, existing conditions. The footprint of the adjacent buildings of the Shore School and residential properties are also shown, not to scale.
Source: Tanner Architects, 2010.



Figure 3.2 Looking west along Union Street. The entry to Graythwaite is at right.
Source: Tanner Architects 2010.



Figure 3.3 Looking south along Edward Street. The entrance to Graythwaite is at centre.
Source: Tanner Architects 2010.

The key built elements are located on the upper terrace, in the northeast corner of the site and available documentary evidence indicates that historically development has always been located in this area. The greater part of the land holding is not developed and comprises the garden setting to the existing house. This area steps down to the south and west by embankments with intermittent terraces of level ground.

Graythwaite is accessed from the south by the former carriage drive with an entry from Union Street at the south-east corner of the site. This entry provides the visitor with a view of the garden setting and of the House as you progress up the drive. The second entry is off Edward Street at the north-east corner of the site. This entry provides the visitor with a view of the rear of the house and ancillary buildings. Aside from these entries, Graythwaite remains very much the private domain it was in Dibbs' day for it is enclosed by multiple private residences along the western (Bank Street) and southern (Union Street) boundaries, and the large holdings of the Shore School to the east (formerly Bernard Holtermann's estate) and north (formerly William Wardell's Upton Grange).

The key elements are:

- buildings and structures including:
 - the House Complex—Graythwaite House, Kitchen Wing, c1833 Stables Building, former Massage Room/Doctor's Room (West Annex), 1916 Lavatory/Bathroom Block Addition and associated enclosed links, courtyard and garden/yard walls;
 - the c1882 Coach House;
 - the former Tom O'Neill Centre; and
 - the Ward Building, recreation room and lavatory/bathroom block and link to the House.
- site features including landscape areas;
- the potential historical archaeological resource; and
- potential moveable items and/or salvaged materials.

3.3.2 Natural Environment

The Graythwaite site is a remnant area of land following subdivision of a much larger parcel of land. The site is located on the southwest slopes of the main North Sydney ridgeline, which is orientated in a north-south direction linking the elevated plateau lands of Crows Nest with the post-glacial waters of Sydney Harbour at Blue's Point (Warrungarea).

The site is within the freshwater catchment of Berry's Bay with the weathered landforms created by the erosion of the dominant geological formation, Hawkesbury Sandstone. The upper levels of the site share a high point on the ridge with the adjacent properties in the form of a mount which has been modified to accommodate both residential and institutional uses. This mount area has been influenced by the presence of another overlying geological formation of Ashfield Shale as part of the Wianamatta Group of sediments. This formation erodes to form clay soils and generally the junction of the two geological formations can provide opportunities for freshwater springs.

3.3.3 Landscape Description

Graythwaite is a cultural landscape which is a composite of made form comprising; terraced landform, buildings, structures, fences, garden areas, driveways, paved areas, grassed open space and mass plantings dominated by treed canopy of figs of various species. It contains evidence of fabric from many periods in its evolution from an indigenous place to its present urban context wedged between the institutional landscape of the Shore School and surrounding largely residential context.

The main landscape character of Graythwaite is that of institutional parkland despite its natural origin and evolution as a residential estate from the nineteenth century. This has been influenced by its most recent use as a hospital with brick buildings, concrete kerbs and bitumen paving—a contrast to the sandstone of the late Victorian period and blond face brickwork of the Federation period.

The presence of Inter-War Period plantings such as palms and poplars also contrast with the more sombre fig and pine plantings of the Victorian and Federation periods (Figs and Brush Box). The mid to late twentieth century is represented by Jacarandas and a range of Australian plants normally associated with rainforest habitats together with mass planting of grasses such as the Lomandra species. Much of the extent of mass planted areas, particularly in shaded areas and aided by a southerly aspect have become invaded by weed species such as Privet and Camphor Laurel.

The upper terrace contains the buildings, where most of the spaces between have been paved except for the more formal garden to the northwest of the House. This garden appears to have retained a formal layout dating from the mid-nineteenth century despite its change in content since that time. The middle terrace contains natural freshwater springs.

The mid slopes to the west of the House (the north-west slope), contains much disturbed ground through apparent land fill. The fill in the vicinity of the existing Moreton Bay Fig trees on the west and south-west boundaries of the site threaten their long term existence and provides a habitat for extensive weed invasion. The extent of growth of most of trees has reduced the opportunity to maintain views from the site and the House in particular as well as views to the House Complex from Union Street and beyond.

The existing landscape types can be summarised as 'landform', 'vegetation' and 'built form'. The location and extent of these landscape types is shown on Figure 3.19.

Landform

The landform at Graythwaite comprises:

Terraces	Terracing has created level areas for buildings (the upper terrace), grassed areas for recreation (tennis courts – middle terrace) (Figure 3.6) and for earlier horticulture (the orchard and gardens – lower terrace) (Figure 3.7).
Embankments	The embankments have been generally mass planted whilst retaining evidence of former driveways, paths/tracks and other potential archaeological features (Figure 3.8). The lower terraced embankment was the site of a vineyard established on narrow stone wall retained terraces (Figure 3.5).
North-west Slope	An area to the west of the House Complex, once part of a cow paddock, has been subjected to later fill with building rubble and soil (the north-west slope) (Figure 3.9).

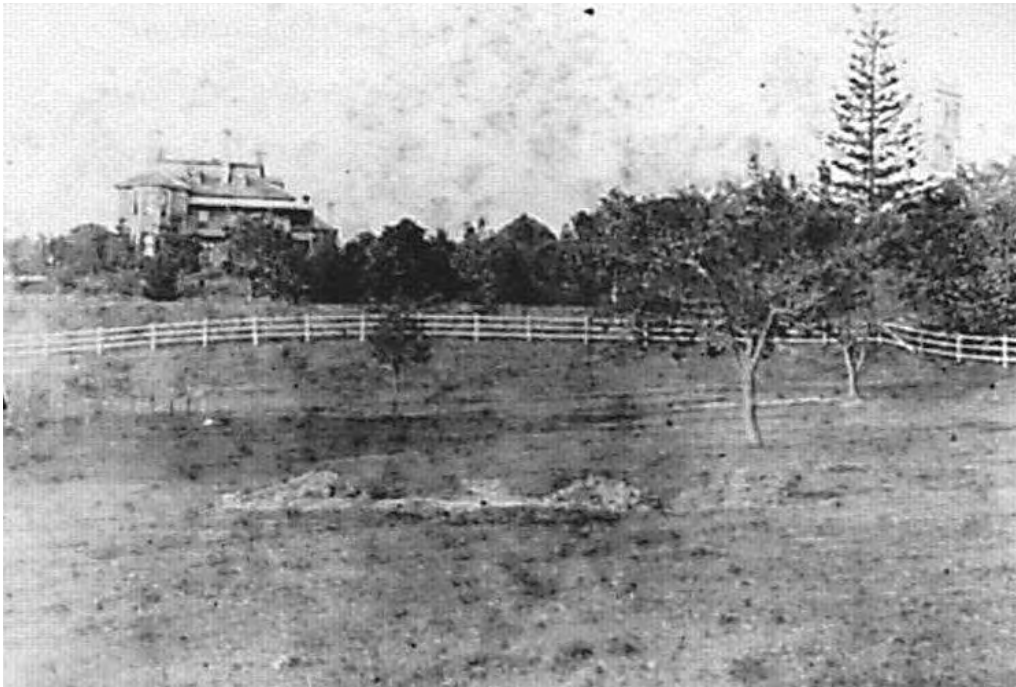


Figure 3.4 The house complex c1900 from Union Street with the lower terrace (former orchard) and lower embankment (former vineyard) in the foreground.
Source: State Library of NSW.



Figure 3.5 The house complex from the lower terrace (former tennis court area). The mature vegetation on the upper (and lower) embankment now largely obscures the house from view.
Source: Tanner Architects.



Figure 3.6 The middle terrace, looking west. The middle terrace was the site of tennis courts during the early convalescent use of the site.
Source: Tanner Architects.



Figure 3.7 The lower terrace, looking north from the Union Street entrance, with Kiaola and the row of Prunus shrubs on the left hand side.
Source: Tanner Architects.



Figure 3.8 Mass planting along the slope between the middle and lower terraces
Source: Tanner Architects.



Figure 3.9 The upper part of the north-west slope, looking north towards the Headmaster's house, comprising fill.
Source: Tanner Architects.

Vegetation

The vegetation at Graythwaite comprises:

Grasslands	The grassland areas are confined to the terraced landforms and particularly the remnant areas of the former site of the orchard (lower terrace) and tennis courts (middle terrace) as well as within the more formal courtyard garden adjacent to the west of the House Complex.
Shrub mass planting	The shrub mass plantings are located along the margins of the driveways (see Figure 3.10) and the site of the former terraced vineyard (see Figure 3.5). These are associated with the use of Graythwaite as a hospital.
Shrub row planting	The shrub row planting is a row of <i>Prunus</i> shrubs running parallel to the eastern boundary of Kailoa (Figure 3.7).
Mass tree plantings	<p>Tree mass planting areas are associated with the slopes landform and the margin of the middle terrace and are dominated by a mix of <i>Ficus</i> species and Brush Box with a proportion of self seeded species such as Privet and Camphor Laurel. The mature umbrageous tree canopy is associated with the range of plantings undertaken during the Dibbs' Family occupation of Graythwaite.</p> <p>White poplars and a clump of bamboo (T164) on the middle terrace (Figure 3.11), former tennis court terrace margins and along the main entrance drive appear to date from the Inter-War years of the hospital period.</p> <p>A diversity of younger Australian plant species has been added in the late-twentieth century within all the areas of tree mass planting.</p>
Individual tree plantings	<p>Individual tree planting is evidenced on the upper terrace adjacent to the house complex, the Union Street frontage and the landmark <i>Araucaria columnaris</i> tree (T49) located just within the eastern boundary on the upper slopes (Figure 3.12). This tree may date from the 1860s and may have originally been located within Millers property.</p> <p>The conspicuous individual trees on the upper terrace area are; <i>Ficus rubiginosa</i>, <i>Jacaranda mimosifolia</i> and <i>Washingtonia robusta</i> (Figure 3.14) whilst on the Union Street frontage and within the former orchard paddock are: <i>Ulmus parvifolia</i>, <i>Eucalyptus nicholii</i> and <i>Lophostemon confertus</i>.</p>
Garden areas	Garden areas within courtyards to the east and west (Figure 3.13) of the House complex.



Figure 3.10 Driveway flanked by mass plantings.
Source: Tanner Architects.



Figure 3.11 Nineteenth century clump of bamboo (T164) on the middle terrace.
Source: Tanner Architects



Figure 3.12 The landmark *Araucaria columnaris* (T49) tree located just within the eastern boundary on the upper slopes, adjacent to the eastern boundary with Shore.
Source: Tanner Architects.



Figure 3.13 Remnant formal garden, to the west of Graythwaite House, looking north.
Source: Tanner Architects.



Figure 3.14 *Washingtonia robusta* (T61, T61a, T190, T191) on the south margins of the upper terrace.
Source: Tanner Architects.

The Built Form

The built form at Graythwaite comprises:

Buildings	Sandstone buildings represent the nineteenth century whilst the brick buildings generally represent the twentieth century. The Ward Building and associated recreation room and lavatory is of timber framing and weatherboards.
Fences	Fences are a combination of timber paling, chain wire, timber rail, painted timber picket and metal palisade types.
Gates	The entrance gates and fences at Union Street and Edward Street and to the upper drive/upper terrace are tubular steel metal-framed structures.
Walls	Walls are generally dwarf wall height brick acting as a retaining wall along the Union Street boundary and integrated with brick gate piers at the main entrance drive (Figure 3.68).
Steps	The rock cut steps on the margins of the middle terrace and the recently constructed steps in the lower terraced embankment (see Figure 3.15).
Driveways	The bitumen driveways with concrete kerbing generally associated with the twentieth century whilst sections of brick drain edges are remnants of the Federation period during the Dibbs family occupation (Figure 3.16, Figure 3.17).
Paved areas	Paving around the House Complex is generally bitumen with concrete or brick edging (Figure 3.18).



Figure 3.15 Recent timber steps in the lower terraced embankment.
Source: Tanner Architects.



Figure 3.16 Bitumen driveway, looking north.
Source: Tanner Architects.