

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 and the historical archaeological assessment of the Graythwaite site prepared by Casey & Lowe.

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 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 2.2.
- 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 the 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 2.2).

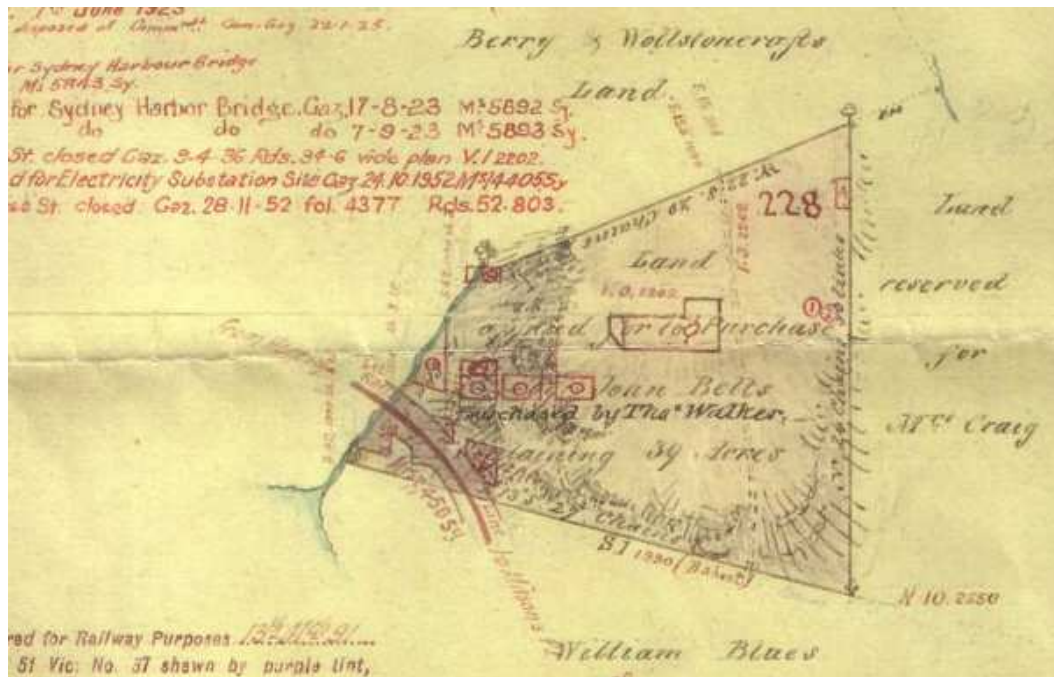


Figure 2.3 Part of Plan of Parish Portion 228 granted to Thomas Walker in October 1832. The annotations are later notes made by officers of the Lands Department. A track from Blue's land traversed the grant but there were no buildings or other improvements.
Source: Lands Department Crown Plan C.61.690.



Figure 2.4 The Sayers family in front of 'Euroka Villa' in the late 1850s or early 1860s. Thomas Walker's c1833 Euroka Cottage is at centre. The two-storey wing built by Edwin Sayers in 1859, that now forms part of Graythwaite, is at left.
Source: Stanton Library (Image 2796).

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 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.

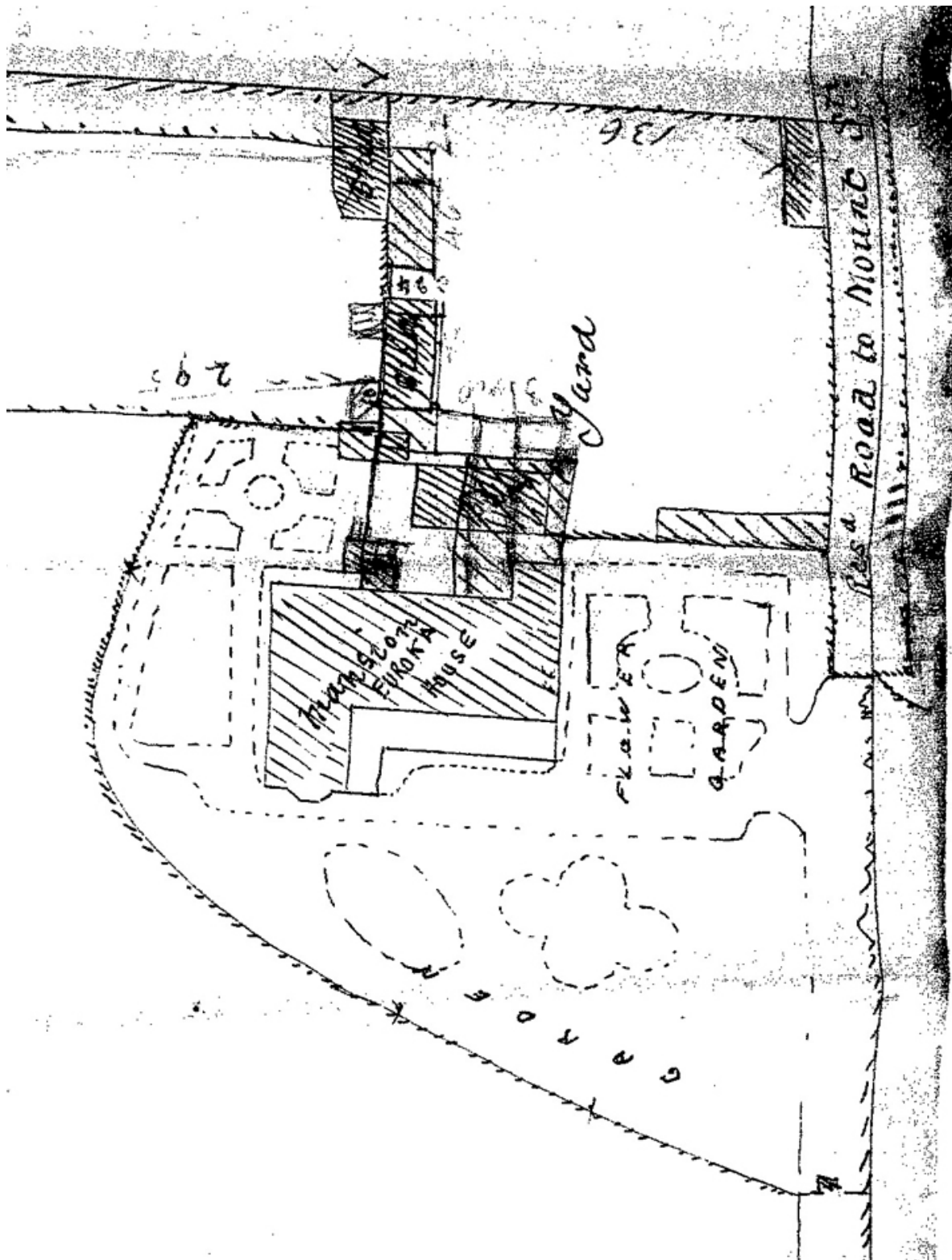


Figure 2.5 A portion of the survey of the Euroka Villa site in 1867 showing the c1833 Euroka Cottage with two-storey west wing erected by Edwin Sayers c1859. The survey also shows the collection of outbuildings to the north of the house and orientated to the east yard. Descriptions of Euroka during the 1830s, 1850s and 1860s mention the immediate garden setting and this is also shown. The eastern garden is also shown in Figure 2.1.
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 central terrace and *Pinus species* on the upper slope.



Figure 2.6 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 water tank, 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.
- 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 was constructed by the Red Cross in 1917. The architectural drawing and building application are available and are dated October 1916.

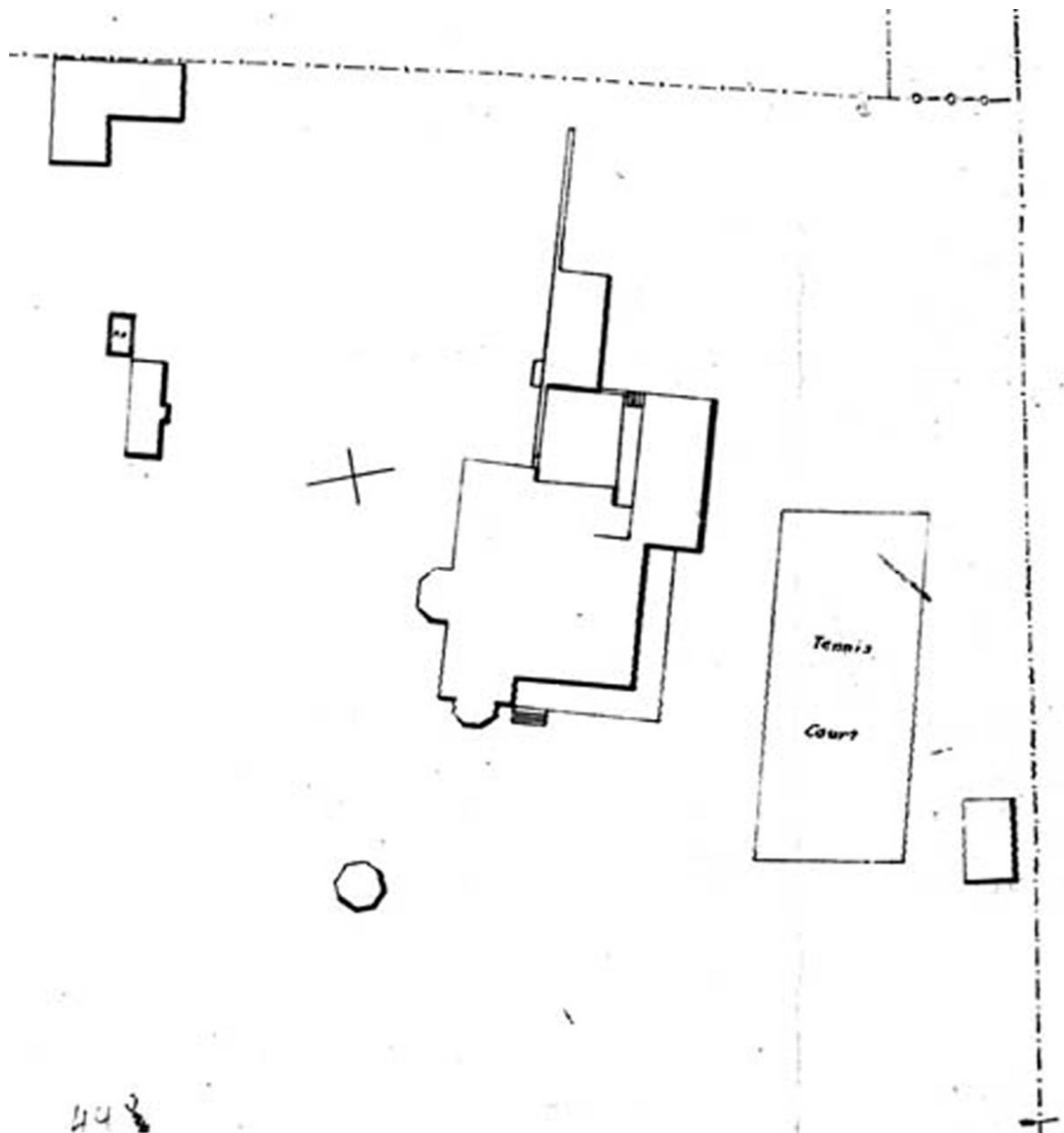


Figure 2.7 A survey undertaken of the property in 1891.
Source: Sydney Water—PWD 859.1544 (North Sydney Sheet No. 24).

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.
- 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 laundry and billiard room 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.

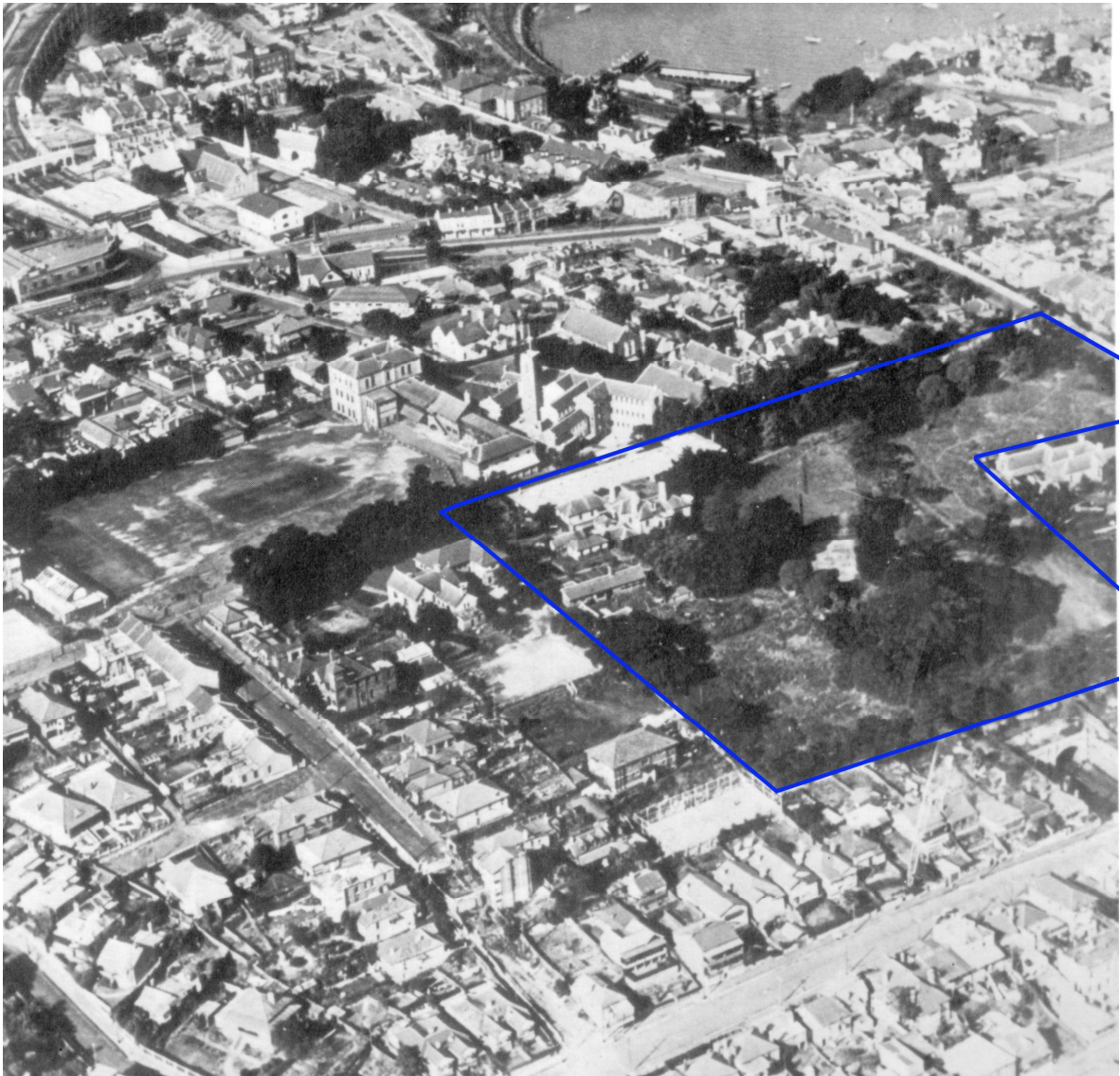


Figure 2.8 An oblique aerial view of the property and neighbouring development in 1936.
Source: Sherrington 1983, p150.

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.