

APPENDIX D GRAYTHWAITE HOUSE COMPLEX—PHYSICAL SURVEY

GRAYTHWAITE HOUSE

Room	G1	Original function	Not known: possibly the sitting room
Historical notes			
Constructed c.1850s for Edwin Sayers, as part of the double-storey extension to the original single-storey Euroka stone cottage. Bay window rebuilt for GR Dibbs c.1874. Possibly was the sitting room described in the 1880 sale notice. Converted to a hospital ward by the Red Cross in 1916. The room is shown as a hospital ward in a drawing dated 1943.			
Integrity			
Generally good: the plan form is original. Alterations include installation of the strapped plaster ceiling (early twentieth century); ornate carved timber fireplace (late nineteenth century); picture rail (early twentieth century) and modern finishes (c1980s or 1990s).			
Schedule of fabric			
Element	Description		
Floor	Fitted vinyl flooring and carpet over timber.		
Skirtings	330mm moulded timber skirting boards with timber strips at wall/floor junction.		
Walls	Hard plaster. Moulded timber picture rail. Chimney breast on north wall with timber staff moulds. Decorative timber fireplace surround on north wall. Decorative tiles removed except for small insitu sample with a floral pattern. Hearth stone is concealed. Evidence for overmantel now removed. Power points mid way up wall with surface mounted conduits. Evidence of painted decoration on south wall.		
Ceiling	Plaster with decorative plaster battens and decorative plaster cornice		
Doors	DG1.1: Four panel door stained facing G5 and painted facing G1. Porcelain knob to G5 and crystal knob with brass rose facing G1. Timber sign with “Royal Sydney Yacht Squadron 1915” Decorative moulded timber architrave. Yale night latch.		
Windows	G1/W1: Double hung two pane sash windows without horns. Evidence for glazing bars being cut out and the sashes originally were six pane. Reveal with sunk mould. Fittings for blinds. G1/W2-W6: Double hung two pane sash windows with window locks and pulls. Decorative moulded timber architrave. Fittings for blinds and curtains.		
Conservation policies			
Retain original plan form.			
Investigate original floor finish.			
Conserve and restore early and original fabric.			
Retain hospital era room names. Consider retention of bed blocks.			
Remove modern finishes and fittings. Remove surface-mounted services and repair original finishes.			
Ensure that the addition of services is undertaken in a manner which complements the overall design of the room and minimises loss of significant fabric.			



Room G1 looking north



Room G1 Fireplace

Room	G2	Original function	Not known: possibly dining room
Historical notes			
Constructed c1850s for Edwin Sayers, as part of the double-storey extension to the original single-storey Euroka stone cottage. The bay window was added c1874 for GR Dibbs. Possibly was the ‘immense dining-room with folding doors’ (with G3) described in the 1880 sale notice. Converted to a hospital ward by the Australian Red Cross Society in 1916. Room shown as a hospital ward in a 1943 drawing.			
Integrity			
Generally good: the plan form is original. Alterations include the installation of the strapped plaster ceiling (early twentieth century); ornate carved timber fireplace (late nineteenth century); picture rail (early twentieth century) and modern finishes (c1980s or 1990s) inclusive of concertina partitioning.			
Schedule of fabric			
Element	Description		
Floor	Fitted vinyl flooring over timber.		
Skirtings	330mm moulded timber skirting boards with timber strips at wall/floor junction		
Walls	Plaster Moulded timber picture rail Chimney breast on south wall with timber staff moulds. Decorative timber fireplace surround on south wall. Decorative tiles with a Gothic style pattern. Heath stone is concealed. Evidence for overmantel now removed North wall originally and arched opening with later plasterboard infill and concertina vinyl door. Wall knib and soffit have timber staff moulds West wall is arched opening and the wall knib and soffit have timber staff moulds. The soffit reveal has a sunk mould		
Ceiling	Decorative plaster cornice with later plasterboard ceiling in body of room and plaster with decorative plaster battens and decorative plaster cornice above the bay window.		
Doors	DG2.1: Four panel door stained facing G5 and painted facing G2. Brass knobs and roses to both sides. Night latch. Decorative moulded timber architrave. Highlight.		
Windows	G2/W1-W5: Double hung two pane sash windows with window locks and pulls. Decorative moulded timber architrave. Holland blinds		
Conservation policies			
Reinstate original plan form.			
Investigate original floor finish.			
Conserve and restore early and original fabric.			
Investigate earlier ceiling finish.			
Consider retention of bed blocks.			
Remove modern finishes and fittings.			
Remove surface-mounted services and repair original finishes.			
Ensure that the addition of services is undertaken in a manner which complements the overall design of the room and minimises loss of significant fabric.			



Space G2. Looking west



Room G2. Fireplace

Room	G3	Original function	Not known: possibly dining room
Historical notes			
Constructed c.1850s for Edwin Sayers, as part of the double-storey extension to the original single-storey Euroka stone cottage. Possibly was the ‘immense dining-room with folding doors’ (with G2) described in the 1880 sale notice. Converted to a hospital ward by the Australian Red Cross Society in 1916. Room shown as a hospital ward in a 1943 drawing.			
Integrity			
Generally good.			
Alterations include the removal of a fireplace (1880s); picture rail (early twentieth century), making of opening DG3.2 and modern finishes (c1980s or 1990s) inclusive of concertina partitioning.			
Schedule of fabric			
Element	Description		
Floor	Fitted vinyl flooring over timber.		
Skirtings	330mm moulded timber skirting boards with timber strips at wall/floor junction		
Walls	Plaster Moulded timber picture rail Shallow chimney breast on south wall with timber staff moulds and without fireplace opening South wall originally and arched opening with later plasterboard infill and concertina vinyl door. Wall knib and soffit have timber staff moulds Power points mid way up wall with surface mounted conduits		
Ceiling	Decorative plaster cornice with later plasterboard ceiling		
Doors	DG3.1: Four panel door stained facing G5 and painted facing G2. Reproduction brass knobs both sides. Decorative moulded timber architrave. Highlight. DG3.2: Solid core sliding flush door with stainless panels. Wall mounted		
Windows	G3/W1: Double hung two pane sash windows without horns. Evidence for glazing bars being cut out and the sashes originally were six panes. Upper sash fitted with electric fan. Fittings for blinds and curtains.		
Conservation policies			
Reinstate original plan form and close up DG3.2			
Investigate original floor finish.			
Investigate earlier ceiling finish			
Conserve and restore early and original fabric.			
Remove modern finishes and fittings.			
Remove surface-mounted services and repair original finishes.			
Retain hospital-era room name.			
Consider retention of bed blocks.			
Ensure that the addition of services is undertaken in a manner that complements the overall design of the room and minimises loss of significant fabric.			



Room G3 looking west.



Room G3 looking north-west to the later doorway.

Room	G4	Original function	Not known: possibly Mrs TR Dibb's office
Historical notes			
Probably built for Thomas Dibbs in the 1880s. Converted to Matron's Sitting Room by the Australian Red Cross Society in 1916 with funds provided by North Sydney Superior (High) School. Room shown as the matron's room in a 1943 drawing.			
Integrity			
Generally good: the plan form is original.			
Alterations include installation of the battened ceiling and plaster cornice (mid twentieth century); wall vents and picture rail (early twentieth century), door openings DG3.2 and DG4.2 and modern finishes (c1980s or 1990s).			
Schedule of fabric			
Element	Description		
Floor	Carpet flooring over timber.		
Skirtings	330mm moulded timber skirting boards		
Walls	Plaster Decorative plaster wall vents Moulded timber picture rail Decorative white Carrara marble fireplace surround on south wall. Decorative cast iron grate. Heath stone is concealed. Decorative cast iron with mirror overmantel. Evidence for painted decoration on walls		
Ceiling	Masonite sheeting with battened timber cover strips. Shallow decorative plaster cornice with a lower section of undecorated plaster strip.		
Doors	DG4.1: Four panel door painted on both faces. Crystal knob and brass to G4. Timber sign with "Matron's Sitting Room. North Sydney Superior School." Decorative moulded timber architrave. Night latch. DG4.2: Solid core sliding flush door. Opening formerly a window.		
Windows	G4/W1: Double hung two pane sash windows with window locks and pulls. Decorative moulded timber architrave. Fittings for blinds and curtains with pelmet		
Conservation policies			
Retain original plan form.			
Reinstate window at DG4.2			
Close up DG3.2			
Investigate original floor finish.			
Investigate and reinstate original ceiling and cornice finishes.			
Conserve and restore early and original fabric.			
Remove modern finishes and fittings			
Remove surface-mounted services and repair original finishes.			
Retain hospital-era room name			
Ensure that the addition of services is undertaken in a manner that complements the overall design of the room and minimises loss of significant fabric			



Room G4. Looking south-west

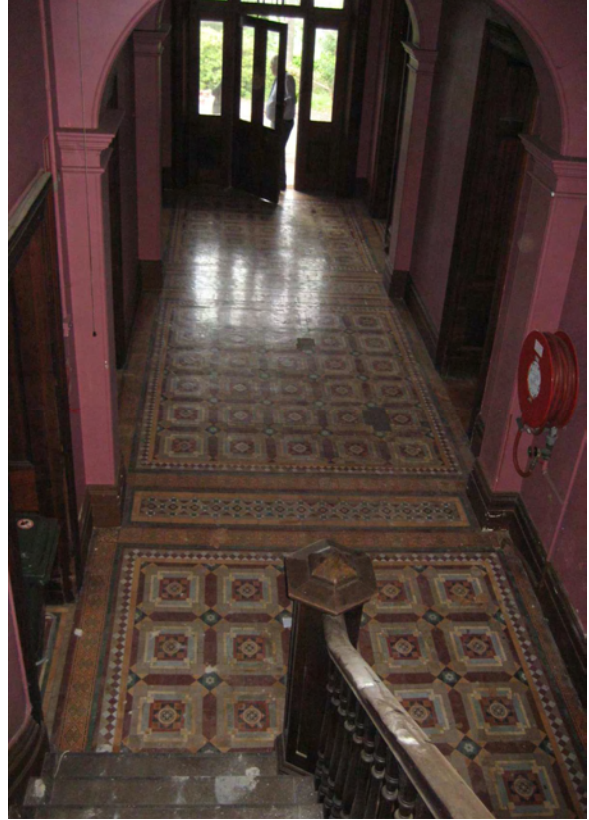


Room G4. Fireplace

Room	G5	Original function	Hall
Historical notes			
Constructed c1874 for George Dibbs as part of the double-storey extension to Sayers' villa.			
Described in the 1880 sale notice a 'wide hall'. Room shown in a 1916 photograph. Room shown as the hall in a 1943 drawing.			
Integrity			
Good aside from modern finishes (c1980s or 1990s).			
Schedule of fabric			
Element	Description		
Floor	Geometric and encaustic tiles.		
Skirtings	330mm moulded timber skirting boards		
Walls	Plaster Arched openings with staff moulds and plaster capitals on wall knibs Rear hall has a wall mounted employee's timekeeping clock		
Ceiling	Plaster with decorative plaster cornice		
Doors	See entries for adjoining rooms.		
Stair 1	Half-turn staircase with open balustrade of turned balusters, handrail and newel post. Plaster soffit		
Conservation policies			
Retain original plan form.			
Conserve and restore early and original fabric inclusive of the wall brackets stored on-site			
Remove modern finishes and fittings.			
Remove surface-mounted services and repair original finishes.			
Ensure that the addition of services is undertaken in a manner that complements the overall design of the room and minimises loss of significant fabric.			



Room G5 looking north to the main stair.



Room G5 looking south to the front door

Room	G6	Original function	Not known: possibly the drawing room
Historical notes			
Constructed c1874 for GR Dibbs as part of the double-storey extension to Sayers' villa. Probably the 'drawing room' described in the 1880 sale notice. Room shown in a photograph of c1900 and 1916. Room shown as the patients' dining room in a 1943 drawing.			
Integrity			
Generally good: the plan form is original. Alterations include the installation of the ornate carved timber fireplace (late nineteenth century); picture rail (early twentieth century), insertion of door openings DG6.4 and DG6.5 and modern finishes (c1980s or 1990s).			
Schedule of fabric			
Element	Description		
Floor	Fitted vinyl flooring over timber.		
Skirtings	330mm moulded timber skirting boards		
Walls	Plaster Decorative timber moulded picture rail Chimney breasts on north and west walls with timber staff moulds. Decorative timber fireplace surround on north and west walls with decorative timber overmantel with mirror. Pink marble margin and decorative tiles with floral and geometric patterns. Heath stone is similarly tiled and trimmed. Electric bell push Arched opening with decorative run plaster mouldings		
Ceiling	Plaster with decorative plaster cornice		
Doors	DG6.1: Four panel door stained facing G5 and painted facing G6. Timber sign with "Dining and Recreation Room Donated by North Sydney Superior School 1915". Decorative moulded timber architrave DG6.2: Four panel door stained facing G5 and painted facing G6. Decorative moulded timber architrave DG6.3: Four panel door stained facing G5 and painted facing G6. Knob removed. Nigh latch. Decorative moulded timber architrave DG6.4: Solid core, half glazed sliding flush door, wall mounted DG6.5: Solid core fire-rated flush door set within an infilled former window opening. Decorative moulded timber architrave is in situ.		
Windows	G6/W5: Double hung, French windows with lower timber panel with reveal. Window pulls and latch. Fittings for blinds and curtain rod. Decorative moulded timber architrave G6/W6: Double hung, French windows with lower timber panel with reveal. Window pulls and latch. Fittings for blinds and curtain rod. Decorative moulded timber architrave G6/W1-W3: Double hung, French windows with lower timber panel with reveal. Window pulls and latch. Holland blinds and curtain rod. Decorative moulded timber architrave		
Conservation policies			
Retain original plan form.			
Investigate original floor finish.			
Conserve and restore early and original fabric.			
Remove modern finishes and fittings.			
Reinstate window at DG6.5			
Close-up DG6.4			
Remove surface-mounted services and repair original finishes.			
Retain hospital-era room name			
Ensure that addition of services is undertaken in a manner that complements the overall design of the room and minimises loss of significant fabric.			



Room G6, looking north



Room G6: Fireplace FP G6a



Room G6: Fireplace FP G6b

Room	G14/G15	Original function	Not known: probably rear service verandah
Historical notes			
Constructed c1874 for GR Dibbs as part of the double-storey extension to Sayers' villa. Probably the lower level of a two storey verandah running the length of the north wall to the Kitchen. Originally open and fronted rear service courtyard. Existing configuration dates from addition of lavatory block in 1916.			
Integrity			
Poor: the original plan form is discernible as it the structural framing.			
Alterations include the building of the lavatory block (1916), opening to DG6.4, serviceable concrete floor and other modern finishes (c1980s or 1990s).			
Schedule of fabric			
Element	Description		
Floor	Concrete		
Skirtings	—		
Walls	South: Painted brick and sandstone North: Rendered brick masonry		
Ceiling	Framing and boarding of floor above: 150mm tongue and groove boarding with joists with beaded edge Boarded soffit of Stair 3: 150mm tongue and groove boarding with beaded edge North side has remnants of timber framing of the verandah above		
Doors	DG6.4: Solid core, half glazed sliding flush door, wall mounted		
Windows	—		
Conservation policies			
Reinstate original verandah plan form.			
Remove 1916 and later additions			
Investigate original floor finish.			
Conserve and restore early and original fabric.			
Remove modern finishes and fittings.			
Close-up DG6.4			
Remove surface-mounted services and repair original finishes.			
Ensure that the addition of services is undertaken in a manner that complements the overall design of a verandah and minimises loss of significant fabric.			



Room G15. Looking at soffit of Stair 3

Room	F1	Original function	Not known: probably a bedroom
Historical notes			
Constructed c.1850s for Edwin Sayers, as part of the double-storey extension to the original single-storey Euroka stone cottage. Probably one of the 'six good bedrooms' (with F2) described in 1880 sale notice. Room partitioned in 1924 and then shown as the Club Room. Room shown as a bedroom in a drawing dated 1943.			
Integrity			
Good to post 1924 alteration. Alterations include the installation of the partitioning (1924), pressed metal ceiling (probably 1916); and modern finishes (c.1980s or 90s).			
Schedule of fabric			
Element	Description		
Floor	150mm wide timber boards without covering		
Skirtings	310mm moulded timber skirting boards with timber strips at wall/floor junction		
Walls	South, west and west: Plaster North: Plasterboard over timber partitioning visible in F2 Wall opening to bay window with staff moulds and reveal		
Ceiling	Decorative pressed metal ceiling and decorative plaster cornice		
Doors	DF1.1: Three panel door with brass knob and plate		
Windows	F1/W1-W5: Double hung two pane sash windows with window locks and pulls. Decorative moulded timber architrave. 2 No. gas fittings on architrave. Vertical blinds. Fittings for blinds		
Conservation policies			
Consider retention of post 1924 plan form.			
Conserve and restore pre 1924 fabric.			
Remove modern finishes and fittings.			
Retain hospital era room name			
Remove surface-mounted services and repair original finishes.			
Ensure that the addition of services is undertaken in a manner that complements the overall design of the room and minimises loss of significant fabric.			



Room F1, bay window.

Room	F2	Original function	Not known: probably a room
Historical notes			
Constructed c.1850s for Edwin Sayers, as part of the double-storey extension to the original single-storey Euroka stone cottage. Bay window rebuilt for GR Dibbs c.1874. Probably one of the 'six good bedrooms' (with F1) described in 1880 sale notice. Room partitioned in 1924 and then shown as the Helper's Room. Room shown as a bedroom in a drawing dated 1943.			
Integrity			
Good to post 1924 alteration. Alterations include the installation of the partitioning (1924), pressed metal ceiling (probably 1916); upper partition section (mid (20 th), and modern finishes (c.1980s or 90s).			
Schedule of fabric			
Element	Description		
Floor	150mm wide timber boards without covering		
Skirtings	310mm moulded timber skirting boards with timber strips at wall/floor junction		
Walls	North and west: Plaster East and south: Timber partitioning with later masonite sheeting above Chimney breast on north wall with timber staff moulds. 2 No. electric bell push Decorative timber fireplace surround on north wall. Cast-iron grate. Cement heath. Fitted kitchen cupboards (1990s?) on south wall.		
Ceiling	Decorative pressed metal ceiling and decorative metal cornice		
Doors	DF2.1: Three panel door with brass knob and plate		
Windows	GF1/W1: Double hung two pane sash windows without horns. Evidence for glazing bars being cut out and the sashes originally were six pane. Fittings for blinds		
Conservation policies			
Consider retention of post 1924 plan form.			
Conserve and restore pre 1924 fabric.			
Retain hospital era name			
Remove modern finishes and fittings.			
Remove surface-mounted services and repair original finishes.			
Ensure that the addition of services is undertaken in a manner that complements the overall design of the room and minimises loss of significant fabric.			



Room F2, fireplace



Room F2, looking south-west

Room	F3	Original function	Not known: probably a bedroom
Historical notes			
Constructed c.1850s for Edwin Sayers, as part of the double-storey extension to the original single-storey Euroka stone cottage. Bay window added for GR Dibbs c.1874. Possibly one of the bedrooms described in the 1880 sale notice. Converted to a hospital ward by the Red Cross in 1916. Room shown as the Neutral Bay Ward in a drawing dated 1924. Room shown as the Sitting Room in a drawing dated 1943.			
Integrity			
Good			
Schedule of fabric			
Element	Description		
Floor	150mm wide timber boards without covering.		
Skirtings	330mm moulded timber skirting boards with timber strips at wall/floor junction		
Walls	North, south and west: Plaster East: Lath and plaster Chimney breast on south wall with timber staff moulds. Electric bell push Timber fireplace surround on south wall. Cast-iron grate (damaged). Cement heath. Wall opening to bay window with staff moulds and 2 No. gas fittings		
Ceiling	Plasterboard with decorative plaster cornice		
Doors	DF3.1: Four panel door. Brass knobs with plate. Highlight. Decorative moulded timber architrave. Night latch		
Windows	F3/W1-W5: Double hung two pane sash windows with window locks and pulls. Decorative moulded timber architrave. Holland blinds, and curtains with pelmet		
Conservation policies			
Retain original plan form.			
Conserve and restore early and original fabric.			
Remove modern finishes and fittings.			
Remove surface-mounted services and repair original finishes.			
Retain hospital-era room name.			
Consider retention of bed blocks.			
Ensure that the addition of services is undertaken in a manner that complements the overall design of the room and minimises loss of significant fabric.			



Room F3, looking east



Room F3, fireplace

Room	F4	Original function	Not known: probably a bedroom
Historical notes			
Constructed c.1850s for Edwin Sayers, as part of the double-storey extension to the original single-storey Euroka stone cottage. Probably one of the ‘six good bedrooms’ described in 1880 sale notice. Converted to a hospital ward by the Red Cross in 1916. Room shown as the Northern Suburbs Ward in a drawing dated 1924. Room shown as a bedroom in a drawing dated 1943.			
Integrity			
Good; the plan form is original. Alterations include the installation of the pressed metal ceiling (probably 1916); picture rail (early 20th century; and modern finishes (c.1980s or 90s).			
Schedule of fabric			
Element	Description		
Floor	150mm wide timber boards without covering.		
Skirtings	330mm moulded timber skirting boards with timber strips at wall/floor junction		
Walls	Plaster Timber picture rails Chimney breast on north wall with timber staff moulds. 1 No. electric bell push. 2 No. gas fittings Timber fireplace surround on north wall. Cast-iron grate. Cement heath.		
Ceiling	Pressed metal with decorative plaster cornice. Pressed metal ceiling rose		
Doors	DF4.1: Four panel door. Brass knobs with plate. Ceramic finger plate. Decorative moulded timber architrave. Night latch		
Windows	F4/W1: Double hung two pane sash windows without horns. Evidence for glazing bars being cut out and the sashes originally were six panes. Decorative moulded timber architrave. Fittings for blinds		
Conservation policies			
Retain original plan form.			
Conserve and restore early and original fabric.			
Remove modern finishes and fittings.			
Remove surface-mounted services and repair original finishes.			
Retain hospital-era room name.			
Consider retention of bed blocks.			
Ensure that the addition of services is undertaken in a manner that complements the overall design of the room and minimises loss of significant fabric.			



Room F4, fireplace



Room F4, looking north-west.

Room	F5	Original function	Not known
Historical notes			
Constructed c.1874 for GR Dibbs as part of the double-storey extension to Sayers' villa. Converted to a hospital ward by the Red Cross in 1916. Room shown as the Cullen Ward in a drawing dated 1924. Room shown as a bedroom in a drawing dated 1943.			
Integrity			
Good			
Schedule of fabric			
Element	Description		
Floor	150mm wide timber boards without covering		
Skirtings	330mm moulded timber skirting boards		
Walls	Plaster		
Ceiling	Plaster with decorative plaster cornice		
Doors	DF5.1: Four panel door. Brass knobs with plate. Ceramic fingerplate. Decorative moulded timber architrave. Night latch and barrel bolt DF5.2: Four panel door. Ceramic fingerplate. Decorative moulded timber architrave. Barrel bolt DF5.3: Four panel door. Brass knob missing. Decorative moulded timber architrave		
Windows	F5/W1: Double hung, French windows with lower timber panel with reveal. Window pulls and latch. Fittings for blinds. Decorative moulded timber architrave		
Conservation policies			
Retain original plan form.			
Conserve and restore early and original fabric.			
Remove modern finishes and fittings.			
Remove surface-mounted services and repair original finishes.			
Retain hospital-era room name			
Ensure that the addition of services is undertaken in a manner that complements the overall design of the room and minimises loss of significant fabric.			



Room F5 looking southeast



Room F5 looking south to the verandah

Room	F6	Original function	Not known: probably a bedroom
Historical notes			
Constructed c.1874 for GR Dibbs as part of the double-storey extension to Sayers' villa. Probably one of the 'six good bedrooms' described in 1880 sale notice. Converted to a hospital ward by the Red Cross in 1916. Room shown as the Thurgood Ward in a drawing dated 1924. Room shown as a bedroom in a drawing dated 1943.			
Integrity			
Good. Alterations include the pressed metal ceilings (probably 1916), and modern finishes (c.1980s or 90s).			
Schedule of fabric			
Element	Description		
Floor	150mm wide timber boards without covering		
Skirtings	330mm moulded timber skirting boards with timber strips at wall/floor junction		
Walls	Plaster Chimney breast on west wall with timber staff moulds. 1 No. electric bell push Decorative timber fireplace surround on west wall. Cast-iron grate. Cement heath		
Ceiling	Decorative pressed metal ceiling and decorative metal cornice. Pressed metal ceiling rose.		
Doors	DF5.3: Four panel door. Ceramic fingerplate. Decorative moulded timber architrave. Panelled reveal DF6.1: Four panel door. Brass rose and knob. Night latch. Decorative moulded timber architrave		
Windows	F6W1&2: Double hung, French windows with lower timber panel with reveal. Window pulls and latch. Fittings for blinds. Decorative moulded timber architrave		
Conservation policies			
Retain original plan form.			
Conserve and restore early and original fabric.			
Remove modern finishes and fittings.			
Remove surface-mounted services and repair original finishes.			
Retain hospital-era room name.			
Consider retention of bed blocks.			
Ensure that the addition of services is undertaken in a manner that complements the overall design of the room and minimises loss of significant fabric.			



Room F6, fireplace



Room F6, looking west.

Room	F7	Original function	Not known: possibly the bathroom
Historical notes			
Constructed c.1874 for GR Dibbs as part of the double-storey extension to Sayers' villa. Converted to a hospital ward by the Red Cross in 1916. Room shown as the Kirribilli Ward in a drawing dated 1924. Room shown as a bedroom in a drawing dated 1943.			
Integrity			
Fair: the plan form is original. Alterations include the installation of the plasterboard ceiling (late 20th century); picture rail (early 20th century) and modern finishes (c.1980s or 90s).			
Schedule of fabric			
Element	Description		
Floor	150mm wide timber boards without covering		
Skirtings	330mm moulded timber skirting boards with timber strips at wall/floor junction		
Walls	Plaster Timber picture rail Gas fitting		
Ceiling	Plasterboard ceiling and coved profile plasterboard cornice		
Doors	DF7.1: Four panel door. Brass rose and knob. Ceramic fingerplate. Decorative moulded timber architrave. Highlight. Night latch		
Windows	F7W1: Double hung, French windows with lower timber panel with reveal. Window pulls and latch. Fittings for blinds. Decorative moulded timber architrave		
Conservation policies			
Retain original plan form.			
Conserve and restore early and original fabric.			
Remove modern finishes and fittings.			
Remove surface-mounted services and repair original finishes.			
Retain hospital-era room name.			
Consider retention of bed blocks.			
Ensure that the addition of services is undertaken in a manner that complements the overall design of the room and minimises loss of significant fabric.			



Room F7, looking east.

Room	F8	Original function	Not known: possibly a nursery
Historical notes			
Constructed c.1874 for GR Dibbs as part of the double-storey extension to Sayers' villa. Probably one of the 'six good bedrooms' described in 1880 sale notice. Converted to a hospital ward by the Red Cross in 1916. Room shown as the Golden Button Ward in a drawing dated 1924. Room shown as a bedroom in a drawing dated 1943.			
Integrity			
Good and retains original plan form. Alterations include the picture rail (early 20th century) and modern finishes (c.1980s or 90s).			
Schedule of fabric			
Element	Description		
Floor	150mm wide timber boards without covering.		
Skirtings	330mm moulded timber skirting boards with timber strips at wall/floor junction		
Walls	Plaster Timber picture rail Chimney breast on north wall with timber staff moulds. 1 No. electric bell push. Evidence for gas fitting Decorative timber fireplace surround on north wall. Cast-iron grate. Cement heath Decorative timber overmantel with mirror inlay Electricity junction box		
Ceiling	Plaster ceiling and decorative plaster cornice		
Doors	DF8.1: Four panel door. Brass rose and knob. Ceramic fingerplate. Night latch. Decorative moulded timber architrave DF8.2: Four panel door. Brass rose and knob. Night latch. Decorative moulded timber architrave		
Windows	F8W1: Double hung, French windows with lower timber panel with reveal and with side lights. Window pulls and latch. Fittings for blinds. Decorative moulded timber architrave		
Conservation policies			
Retain original plan form.			
Conserve and restore early and original fabric.			
Remove modern finishes and fittings.			
Remove surface-mounted services and repair original finishes.			
Retain hospital-era room name			
Retain bed blocks			
Ensure that the addition of services is undertaken in a manner that complements the overall design of the room and minimises loss of significant fabric.			



Room F8, fireplace



Room F8, looking north-east

Room	F9	Original function	Landing
Historical notes			
Constructed c.1874 for GR Dibbs as part of the double-storey extension to Sayers' villa. Probably the 'large landing' described in the 1880 sale notice. Room shown as the hall in drawings dated 1924 and 1943.			
Integrity			
Good: the plan form is original. Alterations include the installation of the cast iron balustrading to land (date?) and changes to landing window (1916).			
Schedule of fabric			
Element	Description		
Floor	150mm wide timber boards without covering		
Skirtings	330mm moulded timber skirting boards		
Walls	Plaster Arched openings with staff moulds and plaster capitals on wall nibs		
Ceiling	Plaster with decorative plaster cornice		
Doors	See entries for adjoining rooms		
Windows:	A5/W1 (Landing window): Double hung sash window with lower sash removed and cavity bricked in. Remaining sash glazed in leaded rippled glass. Landing has a cast iron balustrade.		
Stair 1	Half-turn staircase with open balustrade of turned balusters, handrail and newel post. Plaster soffit. Moulded timber skirting. Remnant linoleum runner in the risers. Evidence for painted ashlar lined wall decoration		
Conservation policies			
Retain original plan form.			
Conserve and restore early and original fabric.			
Remove modern finishes and fittings.			
Remove surface-mounted services and repair original finishes.			
Investigate and reinstate landing window to pre 1916 configuration			
Ensure that the addition of services is undertaken in a manner that complements the overall design of the room and minimises loss of significant fabric.			



Room F9 looking south-west



Room F9 looking south

Room	F14	Original function	Not known: probably rear service verandah
Historical notes			
Constructed c.1874 for GR Dibbs as part of the double-storey extension to Sayers' villa. Probably the upper level of a two storey verandah running the length of the north wall to the Kitchen. Originally open and roofed and fronted rear service courtyard. Existing configuration dates from addition of lavatory block in 1916.			
Integrity			
Poor: the original plan form is discernible as it the structural framing and coved roof. Alterations include the building of the lavatory block (1916), modern finishes (c.1980s or 90s).			
Schedule of fabric			
Element	Description		
Floor	Fitted vinyl over timber boards.		
Skirtings	-		
Walls	Painted sandstone and plaster Boarded partitioning		
Ceiling	150mm edge beaded tongue and groove boards Plaster with strip timber cornice Coved corrugated iron soffit of verandah roof and timber framing with stop chamfered members		
Doors	DF14.1: Four panel door. Brass knob. Decorative moulded timber architrave DF14.2: Four panel door. Brass knob. Panelled reveal. Decorative moulded timber architrave		
Stairs	STAIR 3: Timber risers and treads STAIR 4: Timber risers and treads. Timber handrail and newel post with decorative cast iron balustrade STAIR 2: Timber risers and treads. Timber handrail and newel post with decorative cast iron balustrade; part operable gate		
Conservation policies			
Reinstate original verandah plan form.			
Remove 1916 and later additions			
Investigate original floor finish.			
Conserve and restore early and original fabric.			
Remove modern finishes and fittings.			
Remove surface-mounted services and repair original finishes.			
Ensure that the addition of services is undertaken in a manner that complements the overall design of a verandah and minimises loss of significant fabric.			



Room F14., stair 4 and stair 2



Room F14, looking east.

Rooms	A1-A5	Original function	Not known: probably bedrooms
Historical notes			
Constructed c.1874 for GR Dibbs as part of the double-storey extension to Sayers' villa. Rooms described as bedrooms in the 1880 sale notice.			
Integrity			
Generally good: the plan form is original. Alterations include the installation of the strapped plaster ceiling (early 20th century), highlights (mid 20 th century) and modern finishes (c.1980s or 90s).			
Schedule of fabric			
Element	Description		
Floor	150mm wide timber boards without covering.		
Skirtings	190 mm moulded timber skirting boards		
Walls	Plaster to stair hall Lath and plaster stud walls		
Ceiling	Battened plaster with decorative rosettes		
Doors	DA2.1-D5.1: Four panel doors. Ceramic knobs. Later highlight		
Windows	A4W1, A3W1-W2, A2W1-W2, A1W1: Double hung sash windows with rounded upper sash head		
Other	Cedar linen cupboard in A2 Stored cast iron railing from the roof observatory in A3		
Conservation policies			
Retain original plan form.			
Conserve and restore early and original fabric.			
Remove modern finishes and fittings.			
Remove surface-mounted services and repair original finishes.			
Ensure that the addition of services is undertaken in a manner that complements the overall design of the room and minimises loss of significant fabric.			



Room A4 looking east



Room A1 with early joinery on the left

KITCHEN WING

Room	G7	Original function	Kitchen
Historical notes			
<p>The lower level of the Kitchen Wing, including Room G7, was probably constructed c1850s as a one storey building for Edwin Sayers.</p> <p>The lower level of the Kitchen Wing is depicted in a c1874 photograph.</p> <p>Room originally comprised two spaces with the cross wall containing a fireplace. Shown as the kitchen (south) and nurse's room (north) in a drawing dated 1916. The cross wall was removed in the 1980s or 1990s.</p>			
Integrity			
<p>Generally poor as the original plan form is lost.</p> <p>Alterations include the modern (c1890s/1990s) fitout and finishes.</p>			
Schedule of fabric			
Element	Description		
Floor	Quarry tiles over concrete		
Skirtings	—		
Walls	Plaster and glazed tiles		
Ceiling	Battened fibreboard		
Doors	DG7.1: Four panel door with beaded sunk mould on external face. Internal face has no mouldings. Night latch. Highlight. Quad profile architrave DG7.2: Fire rated flush door		
Windows	G7/W1& W2: Double hung sash window G7/W5 & W6: Double hung sash window without horns, six panes per sash. Pulls and latch. Sill height raised		
Conservation policies			
<p>Conserve and restore early and original fabric.</p> <p>Reinstate original plan form if warranted.</p> <p>Investigate original floor finish if warranted.</p> <p>Remove modern finishes and fittings if warranted.</p> <p>Remove surface-mounted services and repair original finishes if warranted.</p> <p>Ensure that the addition of services is undertaken in a manner that complements the overall design of the room and minimises loss of significant fabric.</p>			



Room G7, looking south.



Room G7, looking north.

Room	G7A	Original function	Not known: possibly a lavatory
Historical notes			
<p>The lower level of the Kitchen Wing, including Room G7A, was probably constructed c1850s as a one storey building for Edwin Sayers.</p> <p>The lower level of the Kitchen Wing is depicted in a c1874 photograph.</p> <p>The room originally comprised windows to the east and west and a door to the north.</p> <p>The room is shown as a store in a drawing dated 1943.</p>			
Integrity			
<p>Generally poor, but the plan form seems to be original.</p> <p>Alterations include the blocking up of the windows and installation of the cool room unit (c1980s or 1990s).</p>			
Schedule of fabric			
Element	Description		
Floor	Concrete		
Skirtings	—		
Walls	Pressed steel		
Ceiling	Pressed steel		
Doors	Sliding pressed steel door		
Windows	G7A/W1: Double hung sash window		
Conservation policies			
<p>Retain original plan form.</p> <p>Investigate original floor finish if warranted.</p> <p>Conserve and restore early and original fabric.</p> <p>Reopen windows G7/W1 and W7</p> <p>Remove modern finishes and fittings if warranted.</p> <p>Remove surface-mounted services and repair original finishes if warranted.</p> <p>Ensure that the addition of services is undertaken in a manner that complements the overall design of the room and minimises loss of significant fabric.</p>			

Room	G16	Original function	Not known: Probably open passage
Historical notes			
<p>The lower level of the Kitchen Wing, including Room G16, was probably constructed c1850s as a one storey building for Edwin Sayers.</p> <p>The lower level of the Kitchen Wing is depicted in a c1874 photograph.</p> <p>This space could have originally provided fire separation between the House and the kitchen. The brick arch over DG16.1 seems a later (perhaps George Dibbs) insertion suggesting that the room itself may have been formed c1874.</p> <p>The room is shown as a passage in a drawing dated 1943.</p>			
Integrity			
<p>Generally good: the plan form is original to c1874 and further investigation is likely to reveal more of its early configuration.</p>			
Schedule of fabric			
Element	Description		
Floor	Quarry tiles on concrete		
Skirtings	—		
Walls	<p>West: Timber boarding abutting a brick arched opening</p> <p>North, south and east: Painted sandstone masonry</p> <p>East: Boarded panelling of Stair 2. Tongue and groove with beaded edge</p> <p>Telecommunications switch box.</p> <p>Bricked-in opening on north wall with iron lintel</p> <p>Bricked-in window opening on south wall opening to verandah and partially obscured by Stair 2</p>		
Ceiling	Ripple iron with a quad profile cornice		
Doors	DG16.1: Four panel door, one panel metal gauze. Night latch. Frame with beaded margin		
Windows	G7/W7: Sash removed and panel fitted. Decorative moulded timber architrave		
Conservation policies			
<p>Reinstate post 1874 plan form if warranted.</p> <p>Investigate original floor finish if warranted.</p> <p>Conserve and restore early and original fabric.</p> <p>Remove modern finishes and fittings if warranted.</p> <p>Remove surface-mounted services and repair original finishes</p> <p>Ensure that the addition of services is undertaken in a manner that complements the overall design of the room and minimises loss of significant fabric.</p>			



Room G16 looking at DG16.1 (left) and Stair 2 (at right behind door).



Room G16 looking east.

Room	G17	Original function	Not known: possibly scullery
Historical notes			
<p>The lower level of the Kitchen Wing, including Room G17, was probably constructed c1850s as a one storey building for Edwin Sayers.</p> <p>The lower level of the Kitchen Wing is depicted in a c1874 photograph.</p> <p>The room is shown as the laundry in a drawing dated 1916 and as the scullery in a drawing dated 1943.</p>			
Integrity			
<p>Generally good: the plan form is original.</p> <p>Alterations include the installations, and modern finishes (c1980s or 1990s).</p> <p>Date of door opening to G7 requires further investigation.</p>			
Schedule of fabric			
Element	Description		
Floor	Quarry tiles over concrete		
Skirtings	—		
Walls	Plaster and glazed tiles Chimney flue on east/south wall junction		
Ceiling	Battened fibreboard		
Doors	DG17.1: four panel door with external flyscreen		
Windows	G7/W4 & W5: Double hung sash window. Quad profile architrave. Latch		
Conservation policies			
<p>Reinstate original plan form if warranted.</p> <p>Investigate original floor finish if warranted.</p> <p>Conserve and restore early and original fabric.</p> <p>Remove modern finishes and fittings if warranted.</p> <p>Remove surface-mounted services and repair original finishes if warranted.</p> <p>Ensure that the addition of services is undertaken in a manner that complements the overall design of the room and minimises loss of significant fabric.</p>			



G17, looking east.

Room	F10	Original function	Not known: probably a bedroom
Historical notes			
<p>It is likely that the upper level of the Kitchen Wing, including Room F10, was constructed c1874.</p> <p>The timber partitions were constructed in 1924.</p> <p>The room is shown as a sewing room in a drawing dated 1924 and then was converted to a bedroom for nurses—it is shown as a bedroom on a drawing dated 1943.</p>			
Integrity			
<p>Generally good: the plan form is original.</p> <p>Alterations include the installation of the battened fibreboard ceiling (c1920s); timber partitioning (1924), infilling of space above partitioning (mid twentieth century) and modern finishes (c1980s or 1990s).</p>			
Schedule of fabric			
Element	Description		
Floor	Fitted vinyl over timber boards.		
Skirtings	190mm moulded timber skirting boards		
Walls	North, south and east: Plaster North wall: Chimney flue with timber staff moulds West: Timber partition with later fibreboard upper section.		
Ceiling	Timber battened fibreboard		
Doors	DF10.1: Three panel door. Brass knob and plate. Night latch		
Windows	F10/W1: Double hung sash. Pull and latch. Decorative moulded timber architrave		
Conservation policies			
<p>Retain post-1924 plan form.</p> <p>Investigate original floor finish.</p> <p>Conserve and restore early and original fabric.</p> <p>Remove post-1924 finishes and fittings.</p> <p>Remove surface-mounted services and repair original finishes.</p> <p>Ensure that the addition of services is undertaken in a manner that complements the overall design of the room and minimises loss of significant fabric.</p>			



F10, looking east.

Room	F10A/F11A	Original function	Not known: probably passage
Historical notes			
It is likely that the upper level of the Kitchen Wing, including Room F10A/F11A, was constructed c1874. The timber partitions were constructed in 1924.			
Integrity			
Generally good: the plan form is original.			
Alterations include the installation of the battened fibreboard ceiling (c1920s); timber partitioning (1924), infilling of space above partitioning (mid twentieth century) and modern finishes (c1980s or 1990s).			
Schedule of fabric			
Element	Description		
Floor	Fitted vinyl over timber boards.		
Skirtings	190mm moulded timber skirting boards (west)		
Walls	North, south and west: plaster East: Timber partition with later fibreboard upper section		
Ceiling	Timber battened fibreboard		
Doors	DF11.2: Four panel door		
Window	F11A/W1 & F10A/W1: Double hung sash. Pull and latch. Blind fittings. Decorative moulded timber architrave		
Conservation policies			
Consider retention of post-1924 plan form.			
Investigate original floor finish.			
Conserve and restore early and original fabric.			
Remove post-1924 finishes and fittings.			
Remove surface-mounted services and repair original finishes.			
Ensure that the addition of services is undertaken in a manner that complements the overall design of the room and minimises loss of significant fabric.			



Room F10A. Looking north. The 1924 timber partitions and mid-twentieth century upper level infill are at right.

Room	F11	Original function	Not known: probably bedroom
Historical notes			
It is likely that the upper level of the Kitchen Wing, including Room F11, was constructed c1874.			
The timber partitions were constructed in 1924.			
The room is shown as the Sister's Bedroom on a 1924 drawing and as a bedroom in a 1943 drawing.			
Integrity			
Generally good: the plan form is original.			
Alterations include the installation of the battened fibreboard ceiling (c1920s); timber partitioning (1924), infilling of space above partitioning (mid twentieth century) and modern finishes (c1980s or 1990s).			
Schedule of fabric			
Element	Description		
Floor	Fitted vinyl over timber boards.		
Skirtings	190mm moulded timber skirting boards		
Walls	North, south and east: Plaster North wall: Chimney flue with timber staff moulds West: Timber partition with later fibreboard upper section		
Ceiling	Timber battened fibreboard		
Doors	DF11.1: Four panel door. Brass knob		
Windows	F11/W1: Double hung sash. Pull and latch. Blind fittings. Decorative moulded timber architrave		
Conservation policies			
Consider retention of post-1924 plan form.			
Investigate original floor finish.			
Conserve and restore early and original fabric.			
Remove post-1924 finishes and fittings.			
Remove surface-mounted services and repair original finishes.			
Ensure that the addition of services is undertaken in a manner that complements the overall design of the room and minimises loss of significant fabric.			



Room F11, looking east.

Room	F12	Original function	Not known: probably housekeeper's bedroom
Historical notes			
It is likely that the upper level of the Kitchen Wing, including Room F12, was constructed c1874. The room is shown as the Matron's bedroom in a 1924 drawing and as a bedroom in a 1943 drawing.			
Integrity			
Generally good: the plan form is original. Alterations include installation of battened fibreboard ceiling (c1920s) and modern finishes (c1980s or 1990s).			
Schedule of fabric			
Element	Description		
Floor	Fitted vinyl over timber boards.		
Skirtings	190mm moulded timber skirting boards		
Walls	Plaster Chimney flue at south-east wall junction		
Ceiling	Timber battened fibreboard		
Doors	DF12.3: Four panel door. Brass knob		
Windows	F12/W1 & W2: Double hung sash. Pull and latch. Blind fittings. Decorative moulded timber architrave		
Conservation policies			
Retain original plan form. Investigate original floor finish. Conserve and restore early and original fabric. Remove modern finishes and fittings. Remove surface-mounted services and repair original finishes. Ensure that the addition of services is undertaken in a manner that complements the overall design of the room and minimises loss of significant fabric.			



Room F12, looking east

Room	F13	Original function	Not known: probably bathroom
Historical notes			
It is likely that the upper level of the Kitchen Wing, including Room F13, was constructed c1874.			
The room is shown as a bathroom in a 1924 drawing.			
Integrity			
Generally good: the plan form is original.			
Alterations include the installation of battened fibreboard ceiling (late twentieth century); and finishes and fittings (mid twentieth century).			
Schedule of fabric			
Element	Description		
Floor	Tessellated tiles		
Skirtings	—		
Walls	Plaster and glazed tiles		
Ceiling	Plasterboard and coved plasterboard cornice		
Doors	DF13.1: Four panel door. Brass knob		
Windows	F13/W1: Double hung sash. Pull and latch. Blind fittings. Decorative moulded timber architrave		
Conservation policies			
Retain original plan form.			
Retain bathroom use			
Investigate original floor finish.			
Conserve and restore early and original fabric.			
Remove modern finishes and fittings if warranted			
Remove surface-mounted services and repair original finishes.			
Ensure that the addition of services is undertaken in a manner that complements the overall design of the room and minimises loss of significant fabric.			



Room F13. Looking east into the bathroom.

LAVATORY BLOCK

Room	G9 and G9A	Original function	Urinals and passage
Historical notes			
Constructed 1915/16 for the Australian Red Cross Society as part of a two-storey lavatory and bathroom wing.			
Integrity			
High. Retains original plan form, some fittings and most finishes.			
Fittings upgraded in the 1980s or 1990s.			
Schedule of fabric			
Element	Description		
Floor	Ceramic tiles over concrete		
Skirtings	—		
Walls	Plaster		
Ceiling	Battened fibrous plaster		
Doors	DG9.1: Four panel door, splayed timber architrave		
Windows	G9/W1-W3: Timber framed casement with rippled glass glazing. Casement stay. Louvred panel above G9a/W1 and W2: Timber framed casement. Casement stay.		
Conservation policies			
The structure is of historical interest insofar it demonstrates its role as part of the Red Cross Convalescent Home.			
If proposed to be demolished, a photographic archival recording should be undertaken prior to its removal.			

Room	G11 and G12	Original function	Bathrooms
Historical notes			
Constructed 1915/16 for the Australian Red Cross Society as part of a two-storey lavatory and bathroom wing. G12 is shown as the Doctor's Room on a 1916 drawing and as Pan Room No. 2 in a 1943 drawing.			
Integrity			
High. Retains original plan form and some fittings and most finishes. Fittings upgraded in the 1980s or 1990s.			
Schedule of fabric			
Element	Description		
Floor	Vinyl and tile over concrete		
Skirtings	—		
Walls	Plaster		
Ceiling	Battened fibrous plaster		
Doors	DG11.1: Four panel door, decorative moulded timber architrave DG12.1: Four panel door, splayed timber architrave		
Windows	G12/W1: Double hung timber sash window		
Conservation policies			
The structure is of historical interest insofar it demonstrates its role as part of the Red Cross Convalescent Home. If proposed to be demolished, a photographic archival recording should be undertaken prior to its removal.			

Room	F14	Original function	Lavatories
Historical notes			
Constructed 1915/16 for the Australian Red Cross Society as part of a two-storey lavatory and bathroom wing.			
Integrity			
High. Retains original plan form and some fittings and most finishes.			
Fittings upgraded in the 1980s or 1990s.			
Schedule of fabric			
Element	Description		
Floor	Tiles over concrete		
Skirtings	Tiles		
Walls	Plaster		
Ceiling	Battened fibrous plaster		
Doors	Un-numbered: Four panel door. Latch and pull		
Windows	F14/W1 & W2: Timber framed casement with rippled glass glazing. Casement stay. Louvred panel above		
Conservation policies			
The structure is of historical interest insofar it demonstrates its role as part of the Red Cross Convalescent Home.			
If proposed to be demolished, a photographic archival recording should be undertaken prior to its removal.			



Room F14. Looking north

Room	F15	Original function	Bathroom
Historical notes			
Constructed 1915/16 for the Australian Red Cross Society as part of a two-storey lavatory and bathroom wing.			
Integrity			
High. Retains original plan form and some fittings and most finishes.			
Fittings upgraded in the 1980s or 1990s.			
Schedule of fabric			
Element	Description		
Floor	Tiled		
Skirtings	—		
Walls	Plaster		
Ceiling	Battened fibrous plaster		
Doors	DG15.1: Four panel door, decorative moulded timber architrave		
Windows	F15/W1: Double hung timber sash window. Pulls and latch. Decorative moulded timber architrave		
Conservation policies			
The structure is of historical interest insofar it demonstrates its role as part of the Red Cross Convalescent Home.			
If proposed to be demolished, a photographic archival recording should be undertaken prior to its removal.			

Room	F16	Original function	Bathroom and Urinals
Historical notes			
Constructed 1915/16 for the Australian Red Cross Society as part of a two-storey lavatory and bathroom wing.			
Integrity			
High. Retains original plan form and some fittings and most finishes.			
The terrazzo partitions were installed in the 1950s or 1960s.			
Fittings upgraded in the 1980s or 1990s.			
Schedule of fabric			
Element	Description		
Floor	Fibreboard and tiles		
Skirtings	—		
Walls	North wall passage: Timber stud frame and battened fibreboard and timber boarded dado. East alcove: Plaster and vitrified tiles. J. Tylor and Sons Ltd. Belmont bed pan sluice Plaster WC & Bath: vitrified tiles Terrazzo cubicle partitions with boarded and braced door		
Ceiling	Timber battened fibreboard		
Doors	DF16.1: Four panel door, brass knob. Splayed timber architrave		
Windows	F16/W1: Timber framed casement. Casement stay F16/W2: Timber framed, fixed glazing F16/W3 & W4: Timber framed casement with rippled glass glazing. Casement stay. Louvred panel above		
Conservation policies			
The structure is of historical interest insofar it demonstrates its role as part of the Red Cross Convalescent Home.			
If proposed to be demolished, a photographic archival recording should be undertaken prior to its removal.			



Room F16. Looking west

FORMER STABLES BUILDING

Room	G19A	Original function	Part stable/coach house
Historical notes			
<p>The building was originally constructed c1833 as a stable/coach house for 'Euroka Cottage'.</p> <p>Room G19A is shown in a 1916 drawing with a partitioned bathroom at the north end. The south wall was constructed at this time, the bathroom removed, and the space used as a general store. The bathroom probably dated to the 1880s.</p> <p>The bathroom and fireplace in Room G19b suggests that the co-joined room was a residence from c1882.</p>			
Integrity			
<p>Poor.</p> <p>Alterations include the concrete floor (late twentieth century), reframing the ceiling/floor and changes to the windows (late nineteenth century), removal of the bathroom (for which framing is insitu in the ceiling) and construction of south wall (1916).</p>			
Schedule of fabric			
Element	Description		
Floor	Concrete		
Skirtings	—		
Walls	<p>North, east and west: Painted sandstone masonry</p> <p>South: Painted brick masonry</p> <p>Along west wall ceiling joists are supported on a timber plate set within the wall</p> <p>Shelving along west and south walls with chipboard shelves</p>		
Ceiling	<p>Machine cut boards and joists of floor above.</p> <p>Two cross timber members at 90 degrees to end wall with notches cut into south edge</p>		
Doors	<p>DG9.2: Ledged and braced door with beaded edge boarding. Bracing has bevelled edge. Mid-stile is cut in two. 4 No. iron strap hinges. (19th rim lock. Night latch</p>		
Windows	<p>G19/W3: Double hung sash window without horns. Vertical sash bar. Strip timber architrave</p> <p>G19/W2: Double hung sash window. Pulls and latch. Decorative moulded architrave</p>		
Conservation policies			
<p>Retain existing plan form as evidence for hospital use.</p> <p>Investigate original floor finish.</p> <p>Conserve and restore early and original fabric.</p> <p>Remove modern finishes and fittings.</p> <p>Remove surface-mounted services and repair original finishes.</p> <p>Ensure that the addition of services is undertaken in a manner that complements the overall design of the room and minimises loss of significant fabric.</p>			



Room 19A, looking north-west

Room	G19b	Original function	Part stable/coach house
Historical notes			
<p>The building was the original stable/coach house at Euroka and is believed to date to Walker’s c.1833 development.</p> <p>Room G19b is shown in a 1916 drawing. The north wall and door DG19.1 was inserted at this time, and the space used as a meat store. The door opening in the north wall is not shown.</p> <p>The fireplace was constructed in the 1880s.</p> <p>The bathroom and fireplace in Room G19a suggests that the co-joined room was a residence from c1882.</p>			
Integrity			
<p>Poor.</p> <p>Alterations include the concrete floor (late twentieth century), the reframing the ceiling/floor (subject to further investigation), changes to the east wall, and insertion of fireplace (late nineteenth century), and installation of DG19.1 (1916).</p>			
Schedule of fabric			
Element	Description		
Floor	Concrete		
Skirtings	—		
Walls	East and west: Painted sandstone masonry North and south: Painted brick masonry South wall at west end: Painted sandstone masonry South: Brick fireplace with brick hob and mantel East: Section of later infilling below hardwood lintel		
Ceiling	Fibreboard with quad profile timber cornice		
Doors	DG19.1: Four panel door and timber frame		
Windows	G19/W1: Double hung sash window. Pulls and latch. Decorative moulded architrave		
Conservation policies			
<p>Retain existing plan form as evidence for Dibbs era use.</p> <p>Investigate original floor finish.</p> <p>Conserve and restore early and original fabric.</p> <p>Remove modern finishes and fittings.</p> <p>Remove surface-mounted services and repair original finishes.</p> <p>Ensure that the addition of services is undertaken in a manner that complements the overall design of the room and minimises loss of significant fabric.</p>			



Room 19B, looking south

Room	G19c	Original function	Part stable/coach house
Historical notes			
<p>The building was the original stable/coach house at Euroka and is believed to date to Walker’s c.1833 development.</p> <p>Room G19c is shown in a 1916 drawing as the boiler room. The east wall at this time was infilled and with a door opening. Physical investigation is required to determine if the west cross wall is original or an alteration dating to the 1880s. The division into two spaces is shown in the 1916 drawing. The association of this space with the boiler room could date to the 1880s.</p>			
Integrity			
<p>Poor.</p> <p>Alterations include the concrete floor (late twentieth century), reframing the ceiling/floor and probable rebuilding of west wall and use as boiler house (late nineteenth century), removal of east wall (late twentieth century).</p>			
Schedule of fabric			
Element	Description		
Floor	Concrete North-west corner has a laid brick platform		
Skirtings	—		
Walls	Whitewashed sandstone masonry West and south walls have notched housings for timber members		
Ceiling	Machine cut boards and joists of floor above. Framing and housing for a circular flue (now removed)		
Doors	Steel roller door and hardwood lintel		
Windows	—		
Conservation policies			
<p>Retain plan form as evidence of Dibbs era use as boiler house</p> <p>Investigate original floor finish.</p> <p>Investigate earlier east wall details.</p> <p>Conserve and restore early and original fabric.</p> <p>Remove modern finishes and fittings.</p> <p>Remove surface-mounted services and repair original finishes.</p> <p>Ensure that the addition of services is undertaken in a manner that complements the overall design of the room and minimises loss of significant fabric.</p>			



Room 19c, looking north-west.

FORMER MESSAGE ROOM/DOCTORS ROOM AND COVERED WAY

Room	G8	Original function	North – Massage Room/South – Doctor's Room
Historical notes			
Constructed in 1916 for the Australian Red Cross Society for use as the massage room and doctor's room.			
Integrity			
Generally good: the plan form is discernible and most of the original fabric is intact.			
Alterations include the installation of the terrazzo floor and removal of the cross wall (1950s or 1960s), insertion of DG 8.1 and modern finishes (c1980s or 1990s).			
Schedule of fabric			
Element	Description		
Floor	North: Carpet over terrazzo South: Terrazzo		
Skirtings	Coved terrazzo		
Walls	Plaster Decorative moulded timber picture rails Evidence for early painted finish Decorative plaster vents Evidence in ceiling for a cross wall		
Ceiling	Fibrous plaster, pitched at wall junction.		
Doors	DG8.3: 2 No. four panel doors with deep reveals. Brass knob. Ceramic fingerplate. Barrel bolt. Night latch. Splayed profile timber architrave with skirting block DG8.2: four panel door with deep reveals. Splayed profile timber architrave DG8.1: Fire rated sliding flush door, wall mounted. Located within a former window opening		
Windows	G8/W1-W4: Double hung sash window. Pulls and latch. Decorative timber architrave		
Conservation policies			
Reinstate original plan form.			
Investigate original floor finish.			
Conserve and restore early and original fabric.			
Remove modern finishes and fittings.			
Close-up DG8.1 and reconstruct window.			
Remove surface-mounted services and repair original finishes.			
Ensure that the addition of services is undertaken in a manner that complements the overall design of the room and minimises loss of significant fabric.			



Room G8, looking south.

Room	G10	Original function	Covered Way
Historical notes			
Constructed 1980s or 1990s.			
Integrity			
—			
Schedule of fabric			
Element	Description		
Floor	Concrete		
Skirtings	—		
Walls	North: External wall. Rendered brick lined as ashlar and coloured as sandstone East: Rendered stone wall to courtyard with rounded top West: Timber stud frame and fibreboard panelling		
Ceiling	Fibreboard		
Doors	DG8.1: Fire rated sliding flush door, wall mounted. Located within a former window opening DG4.2: Fire rated sliding flush door, wall mounted. Located within a former window opening		
Windows	G9/W4: Timber casement with louvred glass upper section (panes missing)		
Conservation policies			
The covered way is an intrusive element and may be contributing to the physical deterioration of more significant elements and fabric. It should be carefully removed when the opportunity arises and any damage to significant elements or fabric made good.			



Room G10, remnant courtyard wall.

Room	G18	Original function	Covered Way
Historical notes			
Constructed in 1916 for the Australian Red Cross Society to provide access to the massage room and doctor's room (Room G8). This space provided a covered way from the House linking with G9a			
Integrity			
Poor: the sense of a connecting covered way has been removed.			
The changes seem to have been made in the 1980s or 1990s.			
Schedule of fabric			
Element	Description		
Floor	Vinyl over concrete		
Skirtings	—		
Walls	West: Cement rendered and lined out as ashlar masonry East: Rendered bricks with aluminium framed glazed upper section Cross north wall: Cement rendered and lined out as ashlar masonry and upper section of painted sandstone North wall and return: Cement rendered and lined out as ashlar masonry		
Ceiling	Soffit of corrugated iron roof and timber structure		
Doors	DG8.3: 2 No. four panel doors with deep reveals. Brass knob. Ceramic fingerplate. Barrel bolt. Night latch. Lambs tongue profile timber architrave with skirting block DG8.2: Four panel door with deep reveals		
Windows	—		
Conservation policies			
Investigate original floor finish.			
Conserve and restore early and original fabric.			
Remove modern finishes and fittings.			
Remove surface-mounted services and repair original finishes.			
Ensure that the addition of services is undertaken in a manner that complements the overall design of the room and minimises loss of significant fabric.			



Room G18—looking south towards infill wall. Entry to the former massage room is at right.

APPENDIX E TREE SCHEDULE – HERITAGE SIGNIFICANCE

TREE SCHEDULE

1.1 Introduction

The following tree schedule identifies the heritage significance of each tree on the Graythwaite site. It should be used in conjunction with Figure 4.5 in Section 4.0 of the May 2011 Conservation Management Plan.

The tree species and identification numbers are those established by the consulting Arborist, Earthscape Horticultural Services—see *Graythwaite, 20 Edward Street, North Sydney—Development Impact Assessment Report*, prepared in September 2010.

1.2 Tree Schedule

ID No	Species	Heritage Significance
1	<i>Sapium sebiferum</i> (Chinese Tallow tree)	Little
2	<i>Sapium sebiferum</i> (Chinese Tallow tree)	Little
3	<i>Sapium sebiferum</i> (Chinese Tallow tree)	Little
4	<i>Lophostemon confertus</i> (Brushbox)	Little
5	<i>Sapium sebiferum</i> (Chinese Tallow tree)	Little
6	<i>Ficus benjamina</i> (Weeping Fig)	Little
7	<i>Eucalyptus nicholii</i> (New England Peppermint)	Little
7a	<i>Eucalyptus botryoides</i> (Bangalay)	Little
8	<i>Cinnamomum camphora</i> (Camphor Laurel)	Moderate
9	<i>Lophostemon confertus</i> (Brushbox)	Moderate
10	<i>Robinia pseudoacacia</i> (Black Locust)	Little
11	<i>Robinia pseudoacacia</i> (Black Locust)	Little
12	<i>Robinia pseudoacacia</i> (Black Locust)	Little
13	<i>Robinia pseudoacacia</i> (Black Locust)	Little
14	<i>Robinia pseudoacacia</i> (Black Locust)	Little
15	<i>Robinia pseudoacacia</i> (Black Locust)	Little
16	<i>Robinia pseudoacacia</i> (Black Locust)	Little
17	<i>Robinia pseudoacacia</i> (Black Locust)	Little
18	<i>Cinnamomum camphora</i> (Camphor Laurel)	Moderate
19	<i>Robinia pseudoacacia</i> (Black Locust)	Little

ID No	Species	Heritage Significance
20	<i>Salix babylonica</i> (Weeping Willow)	Little
21	<i>Robinia pseudoacacia</i> (Black Locust)	Little
23	<i>Robinia pseudoacacia</i> (Black Locust)	Little
23a	<i>Populus simonii</i> (Chinese Poplar)	Little
24	<i>Lophostemon confertus</i> (Brushbox)	Moderate
25	<i>Lophostemon confertus</i> (Brushbox)	Moderate
26	<i>Lophostemon confertus</i> (Brushbox)	Moderate
27	<i>Robinia pseudoacacia</i> (Black Locust)	Little
28	<i>Robinia pseudoacacia</i> (Black Locust)	Little
29	<i>Robinia pseudoacacia</i> (Black Locust)	Little
30	<i>Cinnamomum camphora</i> (Camphor Laurel)	Moderate
31	<i>Robinia pseudoacacia</i> (Black Locust)	Little
32	<i>Robinia pseudoacacia</i> (Black Locust)	Little
33	<i>Robinia pseudoacacia</i> (Black Locust)	Little
34	<i>Cinnamomum camphora</i> (Camphor Laurel)	Moderate
35	<i>Populus nigra</i> 'Italica' (Lombardy Poplar)	Little
36	<i>Populus nigra</i> 'Italica' (Lombardy Poplar)	Little
37	<i>Cinnamomum camphora</i> (Camphor Laurel)	Moderate
37a	<i>Casuarina glauca</i> (Swamp Oak)	Little
37b	<i>Casuarina glauca</i> (Swamp Oak)	Little
38	<i>Ficus sp.</i> (Small-leaf Fig)	High
39	<i>Cinnamomum camphora</i> (Camphor Laurel)	Little
40	<i>Lophostemon confertus</i> (Brushbox)	High
41	<i>Stenocarpus sinuatus</i> (Qld Firewheel Tree)	High
42	<i>Washingtonia robusta</i> (Washington Palm)	Little
43	<i>Cinnamomum camphora</i> (Camphor Laurel)	Little
44	<i>Cryptocarya obovata</i> (Pepperberry Tree)	Moderate

ID No	Species	Heritage Significance
45	<i>Cinnamomum camphora</i> (Camphor Laurel)	Little
46	<i>Lophostemon confertus</i> (Brushbox)	Little
46a	<i>Alectryon tomentosum</i> (Rambutan)	Little
47	<i>Ligustrum lucidum</i> (Large-leaved Privet)	Intrusive
48	<i>Unidentified species</i>	Little
49	<i>Araucaria columnaris</i> (Cook's Pine)	Exceptional
50	<i>Cinnamomum camphora</i> (Camphor Laurel)	Little
51	<i>Washingtonia robusta</i> (Washington Palm)	Little
52	<i>Schefflera actinophylla</i> (Umbrella Tree)	Little
53	<i>Cupressocyparis x leylandii</i> 'Leighton Green' (Leyland Cypress)	Little
54	<i>Cupressocyparis x leylandii</i> 'Leighton Green' (Leyland Cypress)	Little
55	<i>Cupressocyparis x leylandii</i> 'Leighton Green' (Leyland Cypress)	Little
56	<i>Cupressocyparis x leylandii</i> 'Leighton Green' (Leyland Cypress)	Little
57	<i>Cupressocyparis x leylandii</i> 'Leighton Green' (Leyland Cypress)	Little
58	<i>Cupressocyparis x leylandii</i> 'Leighton Green' (Leyland Cypress)	Little
59	<i>Cinnamomum camphora</i> (Camphor Laurel)	Little
60	<i>Ficus obliqua</i> (Small-leaf Fig)	High
61	<i>Washingtonia robusta</i> (Washington Palm)	Moderate
61a	<i>Washingtonia robusta</i> (Washington Palm)	Moderate
62	<i>Pittosporum undulatum</i> (Native Daphne)	Little
63	<i>Alectryon tomentosum</i> (Rambutan)	Little
64	<i>Omalanthus populifolius</i> (Bleeding Heart)	Little
65	<i>Populus alba</i> (Silver Poplar)	Little
66	<i>Pittosporum undulatum</i> (Native Daphne)	Little
67	<i>Populus alba</i> (Silver Poplar)	Little
68	<i>Ficus obliqua</i> (Small-leaf Fig)	High
68a	<i>Acacia sp. [parramattensis]</i> (Sydney Green Wattle)	Little

ID No	Species	Heritage Significance
69	<i>Acacia sp. [parramattensis]</i> (Sydney Green Wattle)	Little
70	<i>Acacia sp. [parramattensis]</i> (Sydney Green Wattle)	Little
70a	<i>Acacia sp. [parramattensis]</i> (Sydney Green Wattle)	Little
71	<i>Ficus macrophylla</i> (Moreton Bay Fig)	High
71a	<i>Glochidion ferdinandi</i> (Cheese Tree)	Little
72	<i>Pittosporum undulatum</i> (Native Daphne)	Little
73	<i>Ficus macrophylla</i> (Moreton Bay Fig)	High
74	<i>Ficus obliqua</i> (Small-leaf Fig)	High
75	<i>Pittosporum undulatum</i> (Native Daphne)	Little
75a	<i>Pittosporum undulatum</i> (Native Daphne)	Little
76	<i>Pittosporum undulatum</i> (Native Daphne)	Little
77	<i>Pittosporum undulatum</i> (Native Daphne)	Little
78	<i>Pittosporum undulatum</i> (Native Daphne)	Little
79	<i>Glochidion ferdinandi</i> (Cheese Tree)	Little
80	<i>Pittosporum undulatum</i> (Native Daphne)	Little
83	<i>Pittosporum undulatum</i> (Native Daphne)	Little
84	<i>Melaleuca styphelioides</i> (Prickly Paperbark)	Little
85	<i>Melaleuca styphelioides</i> (Prickly Paperbark)	Little
85a	<i>Melaleuca styphelioides</i> (Prickly Paperbark)	Little
86	<i>Melaleuca styphelioides</i> (Prickly Paperbark)	Little
87	<i>Melaleuca styphelioides</i> (Prickly Paperbark)	Little
88	<i>Celtis sinensis</i> (Chinese Nettle Tree)	Little
89	<i>Ficus macrophylla</i> (Moreton Bay Fig)	High
90	<i>Ficus macrophylla</i> (Moreton Bay Fig)	High
90a	<i>Ficus macrophylla</i> (Moreton Bay Fig)	High
91	<i>Erythrina x sykesii</i> (Indian Coral Tree)	Little
92	<i>Erythrina x sykesii</i> (Indian Coral Tree)	Little

ID No	Species	Heritage Significance
92a	<i>Erythrina x sykesii</i> (Indian Coral Tree)	Little
93	<i>Erythrina x sykesii</i> (Indian Coral Tree)	Little
93a	<i>Erythrina x sykesii</i> (Indian Coral Tree)	Little
94	<i>Erythrina x sykesii</i> (Indian Coral Tree)	Little
95	<i>Erythrina x sykesii</i> (Indian Coral Tree)	Little
96	<i>Erythrina x sykesii</i> (Indian Coral Tree)	Little
97	<i>Erythrina x sykesii</i> (Indian Coral Tree)	Little
98	<i>Erythrina x sykesii</i> (Indian Coral Tree)	Little
99	<i>Ficus macrophylla</i> (Moreton Bay Fig)	High
100	<i>Ficus sp.</i> (Small-leaf Fig)	High
101	<i>Populus alba</i> (Silver Poplar)	Little
102	<i>Populus alba</i> (Silver Poplar)	Little
103	<i>Populus alba</i> (Silver Poplar)	Little
104	<i>Grevillea robusta</i> (Silky Oak)	Little
105	<i>Araucaria cunninghamii</i> (Hoop Pine)	Little
106	<i>Ficus sp.</i> (Small-leaf Fig)	Little
106a	<i>Brachychiton discolor</i> (Queensland Lacebark)	Little
107	<i>Ficus macrophylla</i> (Moreton Bay Fig)	High
108	<i>Ficus macrophylla</i> (Moreton Bay Fig)	High
109	<i>Ficus macrophylla</i> (Moreton Bay Fig)	Little
110	<i>Jacaranda mimosifolia</i> (Jacaranda)	Little
111	<i>Populus alba</i> (Silver Poplar)	Little
112	<i>Ficus macrophylla</i> (Moreton Bay Fig)	High
114	<i>Ficus rubiginosa f. rubiginosa</i> (Port Jackson Fig)	Little
115	<i>Ficus macrophylla</i> (Moreton Bay Fig)	High
116	<i>Ficus macrophylla</i> (Moreton Bay Fig)	High
117	<i>Ficus macrophylla</i> (Moreton Bay Fig)	High

ID No	Species	Heritage Significance
118	<i>Eucalyptus saligna</i> (Sydney Blue Gum)	Little
119	<i>Pittosporum undulatum</i> (Native Daphne)	Little
120	<i>Pittosporum undulatum</i> (Native Daphne)	Little
121	<i>Ficus sp.</i> (Small-leaf Fig)	High
122	<i>Olea europea var. Africana</i> (African Olive)	Little
123	<i>Pittosporum undulatum</i> (Native Daphne)	Little
124	<i>Olea europea var. Africana</i> (African Olive)	Little
125	<i>Ficus sp.</i> (Small-leaf Fig)	Little
126	<i>Pittosporum undulatum</i> (Native Daphne)	Little
127	<i>Pittosporum undulatum</i> (Native Daphne)	Little
128	<i>Olea europea var. Africana</i> (African Olive)	Little
130	<i>Olea europea var. Africana</i> (African Olive)	Little
131	<i>Pittosporum undulatum</i> (Native Daphne)	Little
132	<i>Pittosporum undulatum</i> (Native Daphne)	Little
133	<i>Olea europea var. Africana</i> (African Olive)	Little
134	<i>Glochidion ferdinandi</i> (Cheese Tree)	Little
135	<i>Pittosporum undulatum</i> (Native Daphne)	Little
136	<i>Ficus sp.</i> (Small-leaf Fig)	Little
137	<i>Erythrina x sykesii</i> (Indian Coral Tree)	Little
137a	<i>Pittosporum undulatum</i> (Native Daphne)	Little
137b	<i>Erythrina x sykesii</i> (Indian Coral Tree)	Little
137c	<i>Erythrina x sykesii</i> (Indian Coral Tree)	Little
138	<i>Erythrina x sykesii</i> (Indian Coral Tree)	Little
139	<i>Pittosporum undulatum</i> (Native Daphne)	Little
140	<i>Pittosporum undulatum</i> (Native Daphne)	Little
141	<i>Ficus sp.</i> (Small-leaf Fig)	High
141a	<i>Pittosporum undulatum</i> (Native Daphne)	Little

ID No	Species	Heritage Significance
142	<i>Pittosporum undulatum</i> (Native Daphne)	Little
142a	<i>Pittosporum undulatum</i> (Native Daphne)	Little
143	<i>Olea europea var. Africana</i> (African Olive)	Little
144	<i>Ficus sp.</i> (Small-leaf Fig)	Little
145	<i>Pittosporum undulatum</i> (Native Daphne)	Little
146	<i>Pittosporum undulatum</i> (Native Daphne)	Little
147	<i>Pittosporum undulatum</i> (Native Daphne)	Little
148	<i>Ficus rubiginosa f. rubiginosa</i> (Port Jackson Fig)	Little
149	<i>Olea europea var. Africana</i> (African Olive)	Little
150	<i>Olea europea var. Africana</i> (African Olive)	Little
151	<i>Ficus sp.</i> (Small-leaf Fig)	High
152	<i>Ligustrum lucidum</i> (Large-leaved Privet)	Intrusive
153	<i>Ficus macrophylla</i> (Moreton Bay Fig)	High
153a	<i>Olea europea var. Africana</i> (African Olive)	Little
154	<i>Populus alba</i> (Silver Poplar)	Little
155	<i>Lophostemon confertus</i> (Brushbox)	Moderate
156	<i>Ficus sp.</i> (Small-leaf Fig)	Little
157	<i>Eucalyptus pilularis</i> (Blackbutt)	Little
158	<i>Cinnamomum camphora</i> (Camphor Laurel)	Little
159	<i>Eucalyptus pilularis</i> (Blackbutt)	Little
160	<i>Ficus sp.</i> (Small-leaf Fig)	High
161	<i>Ficus sp.</i> (Small-leaf Fig)	High
161a	<i>Ficus macrophylla</i> (Moreton Bay Fig)	High
162	<i>Ficus sp.</i> (Small-leaf Fig)	High
163	<i>Ficus rubiginosa f. glabrescens</i> (Port Jackson Fig)	High
164	<i>Dendrocalamas giganteus</i> (Giant Bamboo)	Moderate
165	<i>Lophostemon confertus</i> (Brushbox)	Moderate

ID No	Species	Heritage Significance
166	<i>Lophostemon confertus</i> (Brushbox)	Moderate
167	<i>Ficus obliqua</i> (Small-leaf Fig)	High
168	<i>Ficus rubiginosa f. glabrescens</i> (Port Jackson Fig)	High
168a	<i>Ficus rubiginosa f. glabrescens</i> (Port Jackson Fig)	Little
169	<i>Unidentified species</i>	Little
170	<i>Eriobotrya japonica</i> (Japanese Loquat)	Little
171	<i>Ceratonia siliqua</i> (Carob Bean)	Little
172	<i>Celtis sinensis</i> (Chinese Nettle Tree)	Little
173	<i>Erythrina x sykesii</i> (Indian Coral Tree)	Little
174	<i>Ficus macrophylla</i> (Moreton Bay Fig)	High
175	<i>Ficus macrophylla</i> (Moreton Bay Fig)	High
176	<i>Ligustrum lucidum</i> (Large-leaved Privet)	Intrusive
176a	<i>Ficus macrophylla</i> (Moreton Bay Fig)	High
177	<i>Ficus macrophylla</i> (Moreton Bay Fig)	High
178	<i>Populus alba</i> (Silver Poplar)	Little
179	<i>Ficus macrophylla</i> (Moreton Bay Fig)	High
180	<i>Ficus macrophylla</i> (Moreton Bay Fig)	High
181	<i>Ficus macrophylla</i> (Moreton Bay Fig)	High
182	<i>Ficus macrophylla</i> (Moreton Bay Fig)	High
182a	<i>Eucalypts sp.</i> (Gum)	Little
183	<i>Ficus macrophylla</i> (Moreton Bay Fig)	High
184	<i>Ficus macrophylla</i> (Moreton Bay Fig)	High
185	<i>Ficus macrophylla</i> (Moreton Bay Fig)	High
186	<i>Ficus macrophylla</i> (Moreton Bay Fig)	High
187	<i>Acer negundo</i> (Box Elder)	Little
188	<i>Morus nigra</i> (Mulberry)	Little
189	<i>Ligustrum lucidum</i> (Large-leaved Privet)	Intrusive

ID No	Species	Heritage Significance
190	<i>Washingtonia robusta</i> (Washington Palm)	Moderate
191	<i>Washingtonia robusta</i> (Washington Palm)	Moderate
192	<i>Lophostemon confertus</i> (Brushbox)	Moderate
193	<i>Lagunaria Patersonia</i> (Norfolk Island Hibiscus)	Little
194	<i>Lophostemon confertus</i> (Brushbox)	Moderate
195	<i>Trachycarpus fortune</i> (Chinese Windmill Palm)	Little
196	<i>Araucaria columnaris</i> (Cook's Pine)	Little
197	<i>Lophostemon confertus</i> (Brushbox)	Little
198	<i>Lophostemon confertus</i> (Brushbox)	Moderate
199	<i>Jacaranda mimosifolia</i> (Jacaranda)	Little
200	<i>Plumeria acutifolia</i> (Frangipani)	Little
201	<i>Washingtonia robusta</i> (Washington Palm)	Little
202	<i>Washingtonia robusta</i> (Washington Palm)	Little
203	<i>Prunus sp.</i> (Plum)	Little
204	<i>Punica granatum</i> (Pomegranite)	Little
205	<i>Magnolia soulangeana</i> (Magnolia)	Little
206	<i>Mangifera indica</i> (Mango Tree)	Little
207	<i>Mangifera indica</i> (Mango Tree)	Little
208	<i>Mangifera indica</i> (Mango Tree)	Little
209	<i>Ficus rubiginosa f. rubiginosa</i> (Port Jackson Fig)	High
210	<i>Pinus radiata</i> (Monterey Pine)	Moderate
211	<i>Ficus macrophylla</i> (Moreton Bay Fig)	High
212	<i>Alectryon tomentosum</i> (Rambutan)	Little
213	<i>Morus nigra</i> (Mulberry)	Little
214	<i>Cupaniopsis anacardioides</i> (Tuckeroo)	High
215	<i>Nerium oleander</i> (Oleander)	Little
216	<i>Nerium oleander</i> (Oleander)	Little

ID No	Species	Heritage Significance
217	<i>Prunus sp.</i> (Flowering Plum)	Little
218	<i>Prunus sp.</i> (Flowering Plum)	Little
219	<i>Prunus sp.</i> (Flowering Plum)	Little
220	<i>Prunus sp.</i> (Flowering Plum)	Little

APPENDIX F RECOMMENDED HERITAGE ACT EXEMPTIONS

RECOMMENDED HERITAGE ACT EXEMPTIONS

1.1 Background

Graythwaite is included on the State Heritage Register (SHR) as an item of State heritage significance. It is therefore subject to the provisions of the *Heritage Act 1977* (NSW).

Any major works to heritage items included on the SHR must be assessed and approved by the Heritage Council to ensure that the heritage significance of the place will not be adversely affected. A number of exemptions, however, have been established under Section 57(2) of the Act, to allow certain activities that are minor in nature and would have minimal impact on the heritage significance of the place. There are two-types of exemptions:

- Standard exemptions for all items on the SHR. Typical activities that are exempted include building maintenance, minor repairs, alterations to certain interiors or areas or change of use.
- Site specific exemptions for a particular heritage item that can be approved by the Minister responsible for the Heritage Act on the recommendation of the Heritage Council.

The Heritage Council has prepared guidelines to inform owners and managers of SHR listed heritage items about the standard exemptions. They also explain how to develop site specific exemptions. A copy of the standard exemptions can be downloaded from www.heritage.nsw.gov.au.

Standard Exemption 6: Development Endorsed by the Heritage Council or Director-General provides for certain works to be exempt provided that they are identified in a conservation policy within a conservation management plan which has been endorsed by the Heritage Council of NSW. The exemption is repeated in full below:

Standard Exemption 6: Development Endorsed by the Heritage Council or Director-General

1. Minor development specifically identified as exempt development which does not materially impact on heritage significance, by a conservation policy or strategy within a conservation management plan which has been endorsed by the Heritage Council of NSW or by a conservation management strategy endorsed by the Director-General does not require approval under subsection 57(1) of the Act.
2. A person proposing to do anything of the kind described in paragraph 1 must write to the Director-General and describe the proposed development. If the Director-General is satisfied that the proposed development meets the criteria set out in paragraph 1, the Director-General shall notify the applicant.

Guidelines

This Standard Exemption does not exempt development that is consistent with a conservation policy or strategy contained in an endorsed conservation management plan or interim conservation strategy other than development that is specifically identified as exempt development in that conservation management plan or strategy.

1.2 Works Recommended for Exemption at Graythwaite

The following works are recommended for exemption from the need to obtain further approval requirements under the Heritage Act provided that they are undertaken consistent with all of the relevant policy recommendations contained in this CMP:

- Removal of hazardous materials from all buildings and structures where identified in a hazardous materials report as hazardous and only for fabric which is intrusive or of low to moderate significance.
- Remediation of any ground contamination outside of the areas identified as containing any potential historical archaeological resources.
- Removal of the bitumen surfaces from around the House Complex.
- Removal of plantings of heritage significance on safety grounds provided that the proposed removal is supported by an Arborist's report and where plantings of high or exceptional significance are replaced with the same species.
- Demolition/removal of the Lavatory/Bathroom addition at the rear of the House provided that the work is undertaken in accordance with all relevant policies in this CMP.
- Demolition/removal of the intrusive link between the House and former Massage Room/Doctor's Room (West Annex) and the intrusive link between the House and Ward Building, provided that the work is undertaken in accordance with all relevant policies in this CMP.
- Upgrade of existing and installation of new services infrastructure including electrical, telecommunications, mechanical and hydraulic which uses existing openings and conduits.
- Installation of building security measures which uses existing openings and conduits.

In addition to the above, the following works are proposed to be exempt:

- Removal of fabric identified as being intrusive in this CMP.
- Temporary non-structural installations for special events such as marquees, rigging, lighting, furnishings, fittings and audio visual equipment, provided that the installations do not require physical intervention into original/early fabric such as the installation of brackets, hooks and the like, and:
 - a) the structure will be erected within and used for a maximum period of four weeks after which it will be removed within a period of two days and not erected again within a period of six months; and
 - b) the structure is not located where it could damage or endanger significant fabric including landscape or archaeological features of its curtilage or obstruct significant views of and from heritage items.
- Installation of new partitions and furnishings to internal spaces within rooms identified as having little or no heritage significance in the CMP.

Endorsement of the CMP by the Heritage Council of NSW should provide for the above works to be exempt. However, as required under Standard Exemption 6, the proponent of any such works will still be required to write to the Director-General and describe the proposed works. If the Director-General is satisfied that the proposed works meet the criteria for Standard Exemption 6 then he/she will notify the proponent in writing.

APPENDIX G CMP ASSESSMENT CHECKLIST

CMP ASSESSMENT CHECKLIST – HERITAGE BRANCH

1.1 Introduction

The following has been adapted from the Conservation Management Plan (CMP) Assessment Checklist developed by the State Heritage Register Committee of the Heritage Council of NSW.

The purpose of the checklist is to demonstrate consistency of the CMP with Heritage Council requirements for endorsement of CMPs for items of State heritage significance.

1.2 Investigation of Significance

1.2.1 History

Have the <i>historical context(s)</i> been identified and researched?	Section 2 and Appendix B.
Has the pre-contact, contact and/or post-contact <i>Aboriginal history</i> of the item and its curtilage been investigated?	Section 2 and Appendix B.
Has a <i>thematic approach</i> to historical analysis using the NSW and/or Australian historical themes been used, with relevant local historical themes developed?	N/A
If a <i>non-thematic approach</i> has been used, does it still enable the contribution of the item to NSW's history to be understood?	Section 2 and Appendix B.
Can the development of the item <i>over time</i> be clearly understood?	Section 2 and Appendix B.
Has the ability of the item to <i>demonstrate</i> the relevant historical themes been identified?	N/A
Are appropriate primary and secondary <i>documentary resources</i> used?	Yes
Are <i>historical images/maps/plans/drawings</i> adequate and well referenced?	Yes
Are all <i>text-based, oral and physical sources</i> referenced properly?	Yes

1.2.2 Fabric

Has the fabric been <i>investigated</i> ?	Section 3 and Appendix D
Has the fabric been adequately <i>identified</i> (eg materials, repair, alterations, additions, contents, views, spaces, plant/animal; species, manufactured/pre-fab elements, timber species, brick types etc)	Section 3 and Appendix D
Has the fabric been usefully <i>analysed</i> ? (eg phases, ages, styles, techniques (vernacular, trade etc), design, artisanship, etc?)	Section 3 and Appendix D
Have <i>architects/designers</i> and <i>builders/makers</i> been identified with a degree of certainty?	Identified where known.
Have <i>contents/movable</i> elements been investigated and their provenance identified?	A preliminary survey has been undertaken.

Has <i>archaeological fabric</i> been investigated and some degree of potential established?	Section 3
Has the <i>method</i> used for the fabric investigation (eg non-intrusive observation) been identified, and is it acceptable?	Non-intrusive investigation was undertaken only.
Have clear/scale/measured <i>drawings</i> been provided?	Section 3
Do any elements or areas need <i>further analysis</i> ?	Physical condition of each element was not part of scope. Some potential archaeological features need further investigation.

1.3 Contributory Matters

Has <i>natural</i> heritage potential been identified and investigated?	Sections 2 and 3.
Has the Heritage Council's policy on <i>natural</i> heritage been acknowledged or used?	Section 4.
Have the relevant <i>Aboriginal</i> group or groups, and/or individual knowledge holders, associated with the place been identified and consulted?	The Aboriginal Heritage Assessment was undertaken in consultation with the MLALC. No advertising was undertaken.
Has the heritage potential for any <i>ethnic or cultural</i> community been considered?	The Australian Red Cross Society, RSL and Shore School—Section 4.
Have any Aboriginal, or other earlier, <i>place name(s)</i> associated with the place been identified and investigated?	None identified through consultation with MLALC.
Has the relationship between the item and its broader <i>landscape</i> setting been identified and investigated?	Section 3.
Are there any <i>other</i> relevant issues and have they been addressed? (eg industrial archaeology, gardens and plantings, particular materials, social values, maritime issues, public accessibility, ruinisation)	Gardens and plantings and social values addressed throughout.

1.4 Assessment of Significance

Is there sufficient information and analysis to enable the significance to be assessed?	Yes
Is there a single, concise <i>statement of significance</i> that clearly addresses the question of 'why is this item significant'?	Section 4.
Is the statement of significance <i>supported</i> by the research?	It is based entirely on the research.
Has the statement of significance been prepared with <i>input from all authors</i> of the Plan?	Yes
Are there <i>sub-statements</i> of significance for each of the relevant SHR criteria?—a State significant item must meet one or more of these criteria under s.4A(3) of the <i>Heritage Act</i> and in accordance with the gazetted criteria of 23 April 1999 to be considered of state significance.	Section 4.
Has a <i>comparative analysis</i> been undertaken with the basis for the comparison made clear, and the comparators clearly identified?	Section 4.
Does the comparative analysis identify <i>state/regional/local levels</i> of significance?	Where applicable.
Has a <i>hierarchy</i> of significance been identified for the elements of the item?	Section 4.
If a <i>complex</i> site, has the significance of the site as a whole been assessed as well as the significance of its constituent elements?	Section 4.
Has the interaction of natural and cultural heritage values with Aboriginal heritage values been assessed in the statement of significance?	N/A—no Aboriginal significance identified.
Has <i>natural</i> heritage significance been addressed in the statement of significance?	N/A—no natural heritage values identified.
Has <i>Aboriginal</i> heritage significance been addressed in the statement of significance?	N/A—no Aboriginal significance identified.
Has heritage significance to any <i>ethnic or cultural</i> community been addressed in the statement of significance?	Section 4.
Has <i>archaeological</i> significance been addressed in the statement of significance?	Section 4.
Has the significance of any <i>contents</i> or movables been addressed in the statement of significance, either individually or as contributory elements?	Preliminary Assessment undertaken.
Has an appropriate <i>curtilage</i> been established based on the statement of significance? (if appropriate)	Existing SHR boundaries confirmed as appropriate curtilage.

Has this curtilage been clearly <i>defined</i> by map or diagram?	Shown on site plan in Section 4 and on map in Section 5.
Has the listed (or proposed to be listed) curtilage been clearly distinguished from the broader <i>setting</i> ?	Section 4.
Has the significance of the place as a contributory element to a broader <i>landscape</i> been assessed?	Yes.

1.5 Opportunities and Constraints

Are Opportunities and Constraints identified?	Yes—Section 5.
Do they appear to cover the <i>range</i> (statutory/non-statutory listings, owner's requirements, continuing/re-use options etc)?	Yes—as currently known.
Is the item listed on the SHR, an REP, LEP or other <i>statutory</i> list?	SHR and North Sydney LEP 2001.
Has the impact of any other <i>legislative or policy</i> requirements been identified (such as SEPPs or BCA)?	Yes—Section 5.
Is the item listed on the National Trust Register, RAIA List of 20C Buildings, IEA Engineering Heritage Register or other <i>community</i> list?	Graythwaite is included on the National Trust Register and RNE.
Have any requirements of the <i>owner/manager/trustee/custodian</i> been clearly identified?	Section 5.4.
Have any proposals for <i>future uses</i> and change been identified?	Section 5.4.
Have the requirements of any relevant <i>local council, State agency, Aboriginal Land Council</i> or other statutory body or community organisation been identified during the preparation of the Plan?	North Sydney Council—Section 5.6.3. MLALC—Section 6.3.2 (and <i>Policy 28</i>).
Have the requirements of relevant individual knowledge holders been identified during the preparation of the Plan?	Individual knowledge holders were not identified. The requirements of the MLALC are identified in Section 6.3.2 (and <i>Policy 28</i>).
Are the requirements for any <i>archaeological permits</i> and approvals clearly identified?	Section 5.6 (and Section 6).
If the CMP is for an item which includes <i>Aboriginal</i> heritage values, does it address issues of cultural confidentiality, community protocols, site access and other relevant matters?	Graythwaite has no known Aboriginal heritage values.

1.6 Conservation Policies

Does the Plan include a conservation policy or guidelines section?	Yes—Section 6.
Are the policies clearly <i>derived from the statement of significance</i> and investigation sections?	The policies have been based on the heritage significance of the place, which in turn has been determined via thorough investigation of the place.
Do the policies take account of the identified Constraints and Opportunities?	The policies aim to address each issue identified in Section 5.
Are the policies presented in a <i>useful manner</i> (ie are they in plain English, with a logical layout and a coherent numbering or other identification system), supported by relevant graphic and illustrative materials?	Yes.
Do the policies providing for future work on an item (including within its curtilage) provide clear guidance for <i>assessing proposals for change</i> (or preservation) to the item or its elements?	Yes.
Is there evidence of a <i>predetermined outcome</i> (eg demolition, subdivision or a particular development proposal; or regular maintenance, change of ownership, etc)?	The CMP has been prepared cognisant that new changes of use will occur and has aimed to ensure that new development, regular maintenance etc are appropriately addressed.
Do the policies specifically identify conservation works and/or new development that is to be exempted from further Heritage Act approvals under <i>Standard Exemption No.6</i> ?	Yes—Section 6 and Appendix E.
Do the conservation policies provide for the conservation of the elements of the item identified as being <i>significant</i> ?	Yes—Section 6.
If the policies provide for change to significant elements, do they also provide for <i>mitigation</i> measures?	Yes—Section 6.
Do the policies identify a <i>potential for further development</i> , and if so, where and how could it occur?	Yes—Section 6 and Figure 6.1.
Do the policies for new development provide guidance on <i>new design and physical characteristics</i> that are appropriate to the item's significance?	Yes.
Should any of the policies for new development be excluded from endorsement, and <i>remain subject to approvals under s60</i> of the Heritage Act?—if yes, why?	N/A

Is there a <i>schedule of conservation works</i> for the short, medium and long terms?	Not part of current scope.
Are there policies for works to meet the <i>minimum standards of maintenance</i> and repair identified (if relevant—for purposes of s118 Regulation)?	Yes—Section 6.
Is there any policy proposal to <i>vary</i> the existing listed curtilage boundaries?	No—existing SHR Listing boundary proposed to be retained as curtilage.
Is there a distinction between policies within the <i>listed curtilage</i> area, and policies for the <i>unlisted setting</i> ?	N/A—policies for areas beyond heritage curtilage not included. These areas are not in the ownership of the Shore School.
Do the policies provide for any <i>changes in existing statutory listings or planning instruments</i> ?—if so, do they provide guidance on how this can be achieved?	No changes proposed. Changes to the SHR listing may eventuate based on updated heritage significance assessment.
Has the potential for reinstating an <i>Aboriginal place name</i> , or other <i>earlier place name</i> , been considered, and/or has the appropriateness of using a <i>dual-name</i> for the place been considered?	N/A—none identified.
Is there a policy statement to prompt <i>future reviews</i> of the CMP?	Yes—Section 6.
Is there a policy/guideline about the <i>public accessibility</i> of the CMP?	Yes—Section 6.
Does the Plan include <i>inventory sheets</i> for elements of the item—if so, are the policies in the sheets consistent with those for the whole item?	Yes—Section 3 and Appendix D.