

HERITAGE IMPACT STATEMENT



The Wattles
245 Great Western Highway, South Wentworthville
February 2022

This statement forms part of a Planning Proposal to:

Seek approval for additional permitted uses and to increase the allowable maximum height at the site, currently zoned R2 Low Density Residential.

Date:

February 2022

Controls:

Cumberland Local Environmental Plan 2021
Cumberland Development Control Plan 2021

Address and Property Description:

245 Great Western Highway, South Wentworthville
Lot 100 DP 878926
Parish of St John, County of Cumberland

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CONTENTS

1. EXECUTIVE SUMMARY	5
2. INTRODUCTION	6
2.1 Background	6
2.2 Site Location and Description	6
2.3 Heritage Status	8
2.4 Methodology	8
2.5 Terminology	8
3. HISTORICAL EVIDENCE	9
4. PHYSICAL EVIDENCE	9
4.1 245 Great Western Highway, South Wentworthville	9
4.2 Site Photographs	10
4.2.1 Exteriors	10
4.2.2 Interior	13
5. HERITAGE SIGNIFICANCE	18
5.1 245 Great Western Highway, South Wentworthville	18
5.2 Assessment of significance	18
5.3 Management recommendations	19
6. THE PROPOSAL	20
7. ASSESSMENT OF HERITAGE IMPACT	21
7.1 Cumberland Local Environmental Plan 2021	21
7.2 Cumberland Development Control Plan 2021: Part G2 Heritage	22
8. CONCLUSION	28
9. RECOMMENDATIONS	28
APPENDIX A ARCHITECTURAL PLANS	
APPENDIX B HERITAGE LISTINGS	
APPENDIX C HISTORIC CONTEXT REPORT	

1. EXECUTIVE SUMMARY

This Heritage Impact Statement has been prepared on behalf of the client for submission as part of a Planning Proposal for the study site at 245 Great Western Highway South Wentworthville (Lot 100 DP 878926 245). The study site is listed in the Cumberland Local Environmental Plan 2021 as locally significant heritage item no. I244; *The Wattles*.

The proposal is to seek approval for additional permitted uses and to increase the allowed maximum height at the site, which is currently zoned R2 Low Density Residential.

1. Permit the following additional uses:
 - Hotel or motel accommodation; and
 - Food and drink premises.
2. Increase the current allowable maximum:
 - Height to 28m (current 9m).

The concept proposal includes the potential construction of a multi-storey hotel/motel, and the use of *The Wattles* residence as a café/restaurant. The existing zoning controls do not currently allow for the additional uses, nor the height.

The site is in an unusual position; being in a zone that is no longer immediately conducive to full-time low density residential accommodation, given its location between the Great Western Highway and the M4. The concept is preferable to other options considered for the site, which variously involved subdivision and construction of multiple dwellings. This type of development is considered to be intrusive and would have an unacceptable adverse impact on the significance of *The Wattles* and its setting.

The concept, which is commercial rather than residential, has the potential to generate income to fund the ongoing conservation and maintenance of *The Wattles* and its setting. Additionally, it allows the site to be appreciated by a wider audience, and activates what could continue to be a ‘forgotten’ and otherwise inaccessible site, wedged between two major roads.

Appropriately, the concept hotel/motel site has been moved an additional 6 metres away to the west of *The Wattles*, as compared to the existing multistorey building approved under DA2010/93/1. The separation between *The Wattles* and the site of the concept hotel/motel creates two distinct ‘precincts’ on the site; importantly, *The Wattles* retains an appropriate curtilage that affords it dominance in its own reinstated garden setting. Views of the original building from the Great Western Highway will be maintained, if not improved; with potential for an exterior up-lighting installation and appropriately sympathetic signage to lift the presence of the historic site.

To enable its adaptive reuse as a café/restaurant, there is opportunity to include a sympathetic low scale detached building joined by a link to the rear of *The Wattles* to house WCs, commercial kitchen and associated services. This would mitigate impact on significant fabric, detailing and layout of the residence.

There is potential in the design to further mitigate the visual impact of the structure on *The Wattles* and surrounding streetscape at the detailed DA design stage; this could occur through the refining of form, materials, colours and finishes, and landscaping.

We are of the in-principle opinion the proposal for the additional permitted uses and height has merit, and that it **should be considered for approval**. With appropriate refinement, the hotel/motel concept could be rendered to a solution that activates the site, while respecting and maintaining the heritage significance of *The Wattles*.

2. INTRODUCTION

2.1 Background

This Heritage Impact Statement has been prepared on behalf of the client for submission as part of a Planning Proposal application to apply for changes to the permitted uses and height controls at the site, which is currently zoned R2 Low Density Residential.

2.2 Site Location and Description

Lot 100 DP 878926 is located at 245 Great Western Highway South Wentworthville, Parish of St John, County of Cumberland in the Cumberland LGA. It is approximately 4796m² in area. The site contains one heritage-listed brick and tile single storey residence.

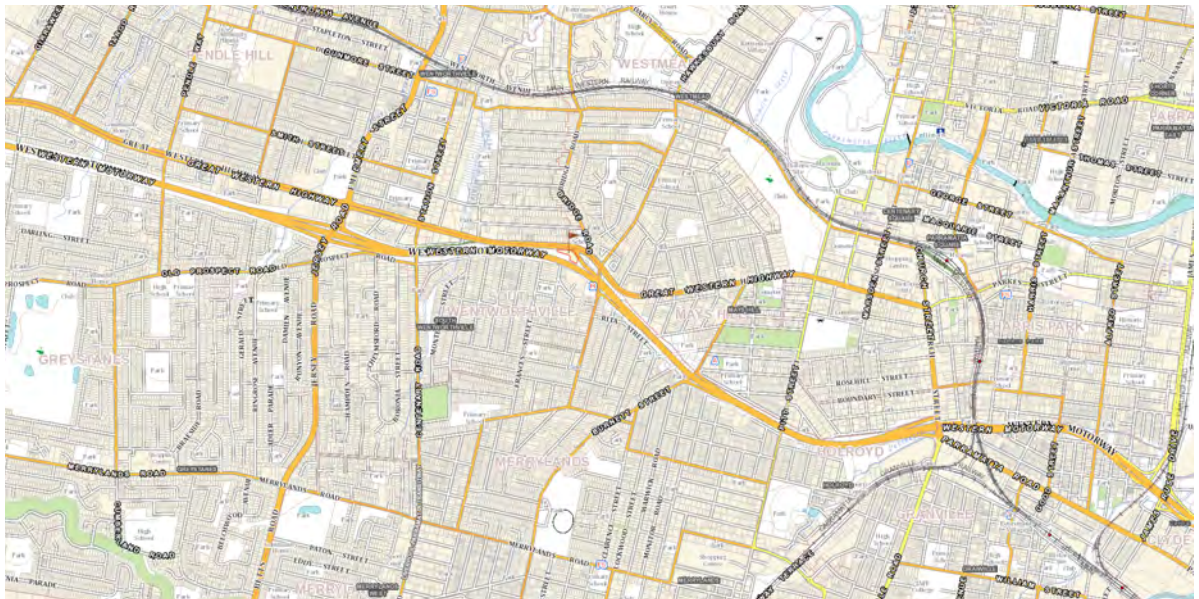


Figure 2.1 | Map showing the study site at 245 Great Western Highway in context of South Wentworthville and the surrounding area. Lot marked with a red flag. [SIX Maps]



Figure 2.2 | Detail of the study site in between the Great Western Highway and the M4. [SIX Maps]

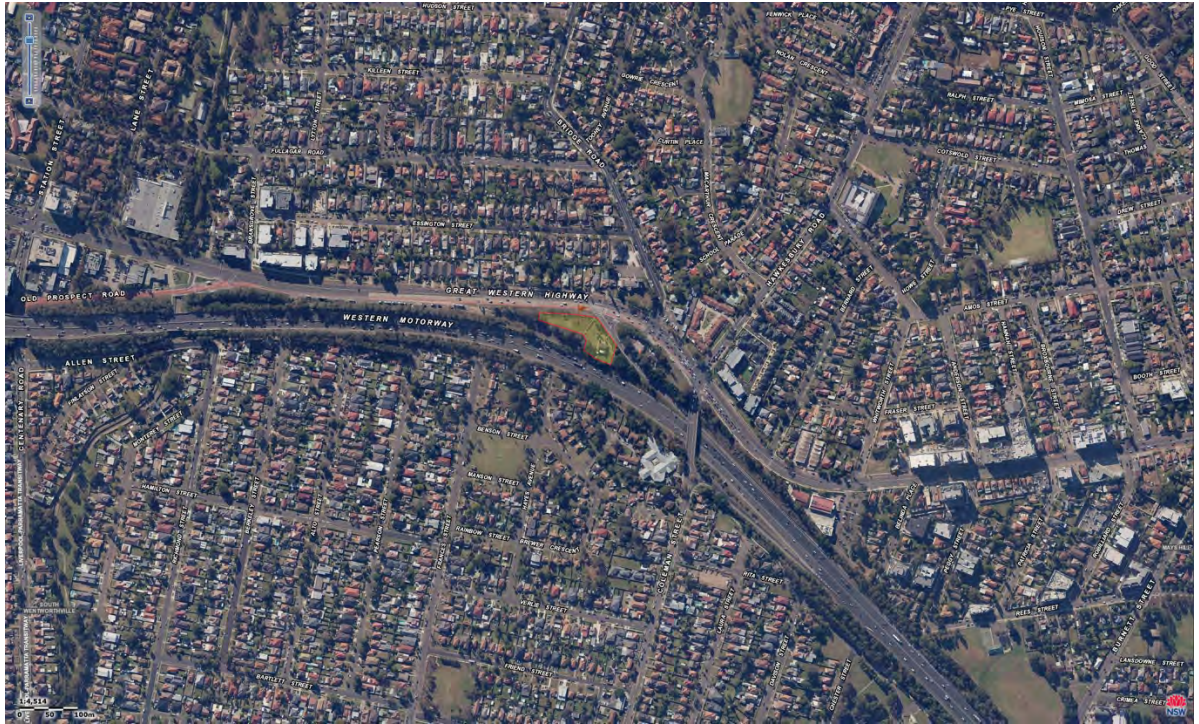


Figure 2.3 | Aerial view of the study site and surrounding Wentworthville area. Lot marked in red. [SIX Maps]



Figure 2.4 | Detailed aerial view of the study site. Lot marked in yellow. [SIX Maps]

2.3 Heritage Status

The study site (Lot 100 DP 878926) is listed in the Cumberland LEP 2021 as ‘The Wattles’; locally significant heritage item no. I244. The study site is also in the vicinity of the following heritage items:

- State I00204: ‘Essington’, 2–8 Bridge Road (primary), Great Western Highway (alternate), Westmead
- Local I125: ‘Greystanes Milestone group, Parramatta to Greystanes’, Great Western Highway, Greystanes

As such, the lot is subject to the applicable heritage standards and development controls provided under the Cumberland LEP and DCP 2021. Heritage Listings are in Appendix B.

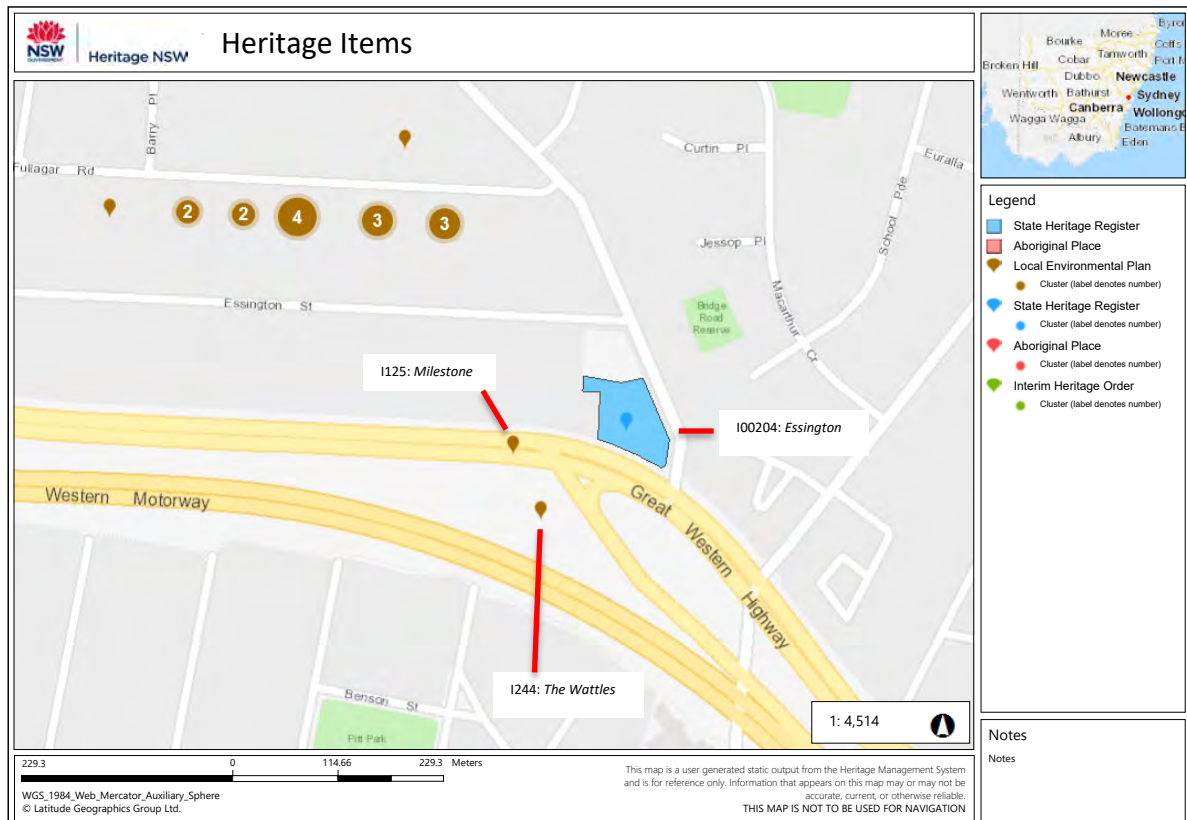


Figure 2.5| Heritage Map showing heritage items in the vicinity of 245 Great Western Highway South Wentworthville. Locally significant items are indicated in brown, while State listed items are shaded blue, such as *Essington*. [Heritage NSW, 2021]

2.4 Methodology

The site inspection was undertaken by historian/heritage consultant Dr Sue Rosen and Dr Roy Lumby, architectural historian. Proposed development plans were reviewed against Council’s planning guidelines by historian/heritage consultant Liz Gorman, and an evaluation of the heritage impact of the proposal in light of the heritage qualities of *The Wattles* 665 was undertaken.

The methodology employed in this study conforms to the principles and guidelines of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, 1999. The assessment presented is in accord with the criteria and guidelines prepared by the NSW Heritage Branch of the NSW Department of Planning for the preparation of Heritage Impact Statements.

2.5 Terminology

The terminology used in this report is consistent with the NSW Heritage Manual and the definitions of the Burra Charter.

3. HISTORICAL EVIDENCE

See Appendix C for the comprehensive historic context report prepared by Rosemary Broomham with Joy Hughes for *The Wattles* in 1997.

4. PHYSICAL EVIDENCE

4.1 245 Great Western Highway, South Wentworthville

The study site of Lot 100 DP 878926 is located on the southern side of the Great Western Highway. It is bound on the east by an on-ramp to the M4, and to the south by the M4. The irregularly shaped allotment contains *The Wattles* residence, at the eastern side. The western ‘triangle’ of the allotment is fenced and is in use as a sheep paddock.

The Wattles is described in the 2019 Cumberland City Council heritage inventory sheet as:

‘The Wattles’ is a large brick Victorian cottage located along the Great Western Highway. The residence is well hidden from the road and marooned between the M4 Motorway and Great Western Highway. The residence has a hipped gable roof clad with a concrete tile roof. The roofscape features three small gabled dormers with simple painted timber bargeboards and four tall brick chimneys with a stepped course detail located on the east and west elevations. ~~The dormers are not original elements but a later addition to the building, post 1943.~~¹

A verandah extends along the north, east and west elevations. The verandah roof is skillion clad with tile profile sheeting, supported on paired timber posts.

Remnant original windows include two six-pane double hung sash windows, the windows to front elevation have louvred timber. The walls along the lower façade are rendered while the upper storey is face brick. The building appears to have a rear addition. Due to the later construction of the M4 and the accessway to the M4, the landscape and orientation of the building changed. The item no longer fronts the Great Western Highway and is accessed via a driveway that extends along the northeast boundary created by the accessway to the M4. The landscape now features established plantings primarily located along the northeast boundary framing the driveway and the southern boundary. The remaining landscape consists of long grass with sections separated by a tall wire mesh fence that is a detracting element. The condition of the dwelling appears to be fair. It appeared to be under renovation at the time of the site inspection.

The following photographs further describe the site.

¹ The 2019 Cumberland City Council heritage inventory sheet incorrectly states that the dormer windows are a post-1943 addition (presumably since they are not able to be discerned in the 1943 aerial.) Photographic evidence from the 1870s-1880s reproduced in *The Wattles: A History* by Broomham & Hughes (1997) show that the three dormers are an early, if not original, architectural feature of the property.

4.2 Site Photographs

4.2.1 Exterior



Figure 4.1 | Eastern side of *The Wattles*.



Figure 4.2 | NE corner and side and front verandah.



Figure 4.3 | Front (northern elevation) of the study site.



Figure 4.4 | NW corner and western verandah.



Figure 4.5 | Western side, showing later accretions of an elevated pathway and rear detached addition.



Figure 4.6 | SW corner showing accretions at the rear.



Figure 4.7 | SW side of the rear of The Wattles. Chimney breast and chimney extant.



Figure 4.8 | Facebrick on a sandstone base at rear.



Figure 4.9 | Infill of the once-external space between the mirrored rear wings of *The Wattles*.



Figure 4.10 | View W along the rear of the residence.



Figure 4.11 | Inside the rear infill (looking SE), which has been turned into an informal kitchen/ dining / family room area.



Figure 4.12 | Infilled area at rear (looking SE). Original window extant at right.



Figure 4.13 | Former exterior rear wall of The Wattles, including rear door. Evident is the central hallway that continues through the house from the front door. This central axis is a significant element of the layout of the house.



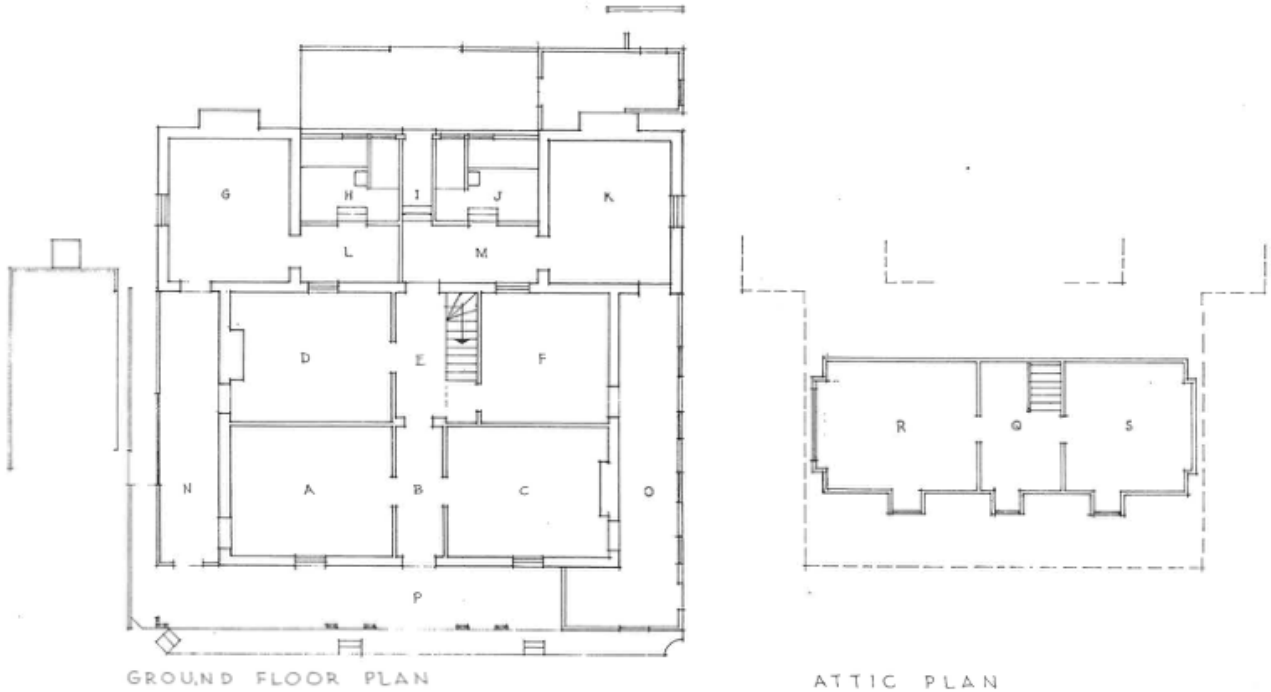
Figure 4.14 | View of rear yard and SE corner of the house.



Figure 4.15 | View of SE corner and rear of *The Wattles*.

4.2.2 Interior

Room lettering used below corresponds to the following floorplan taken from Broomham and Hughes, *The Wattles: A History*, 1997.



1:100 MEASURED 'AS IS' DRAWING "THE WATTLES" 245 GREAT WESTERN HIGHWAY MAYS HILL
 DWG BY HUGHES RESEARCH & DESIGN PTY LTD. 20 LANG ST. MOSMAN. 2066 TEL. 9389 8506 DEC.1996



Figure 4.16 | Room A

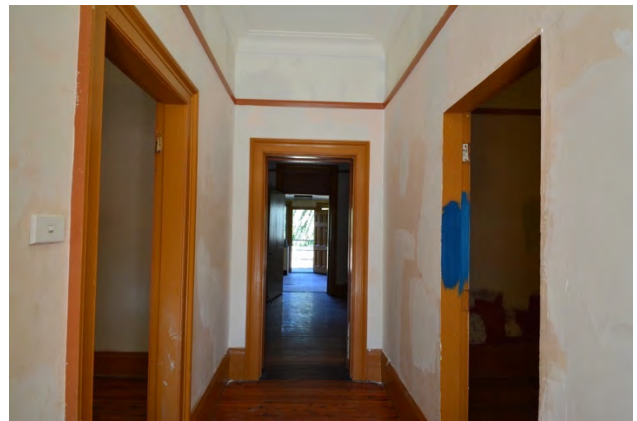


Figure 4.17 | Hallway B with Room A at left and Room C at right.



Figure 4.18 | Room C



Figure 4.19 | Room C



Figure 4.20 | Room D



Figure 4.21 | Room D, through Hall E, to Room F



Figure 4.22 | Hall E



Figure 4.23 | Hall E



Figure 4.24 | Hall E



Figure 4.25 | Room F.



Figure 4.26 | Room F



Figure 4.27 | Room G



Figure 4.28 | Room G



Figure 4.29 | Room G



Figure 4.30 | Room G



Figure 4.31 | Hall E

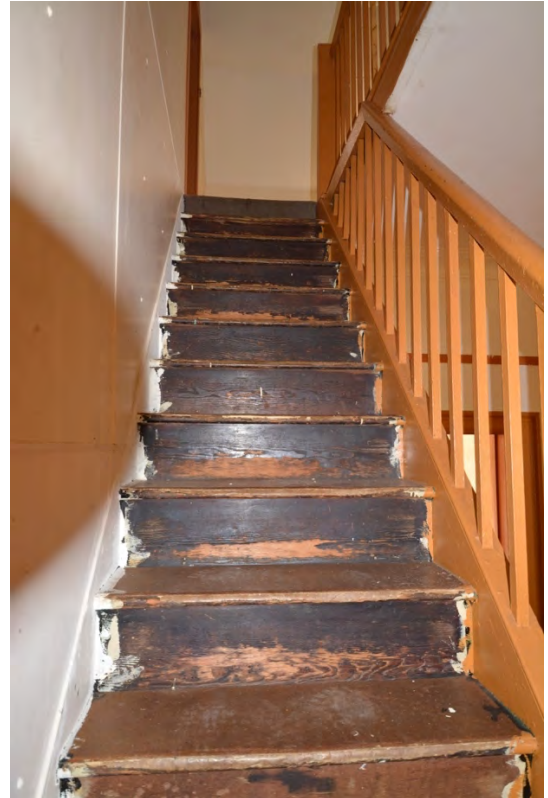


Figure 4.32 | Hall E



Figure 4.33 | Room Q

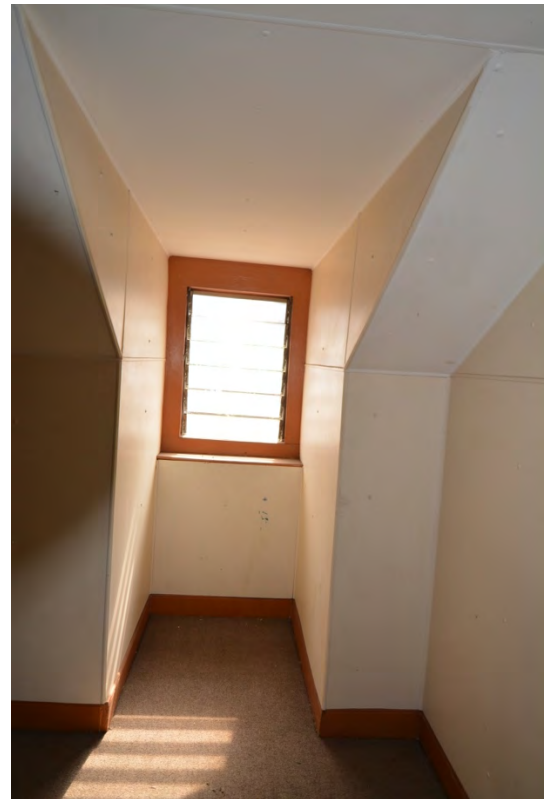


Figure 4.34 | Room Q



Figure 4.35 | Room Q through to Room R



Figure 4.36 | Room R



Figure 4.37 | Room Q through to Room S



Figure 4.38 | Room S

5. HERITAGE SIGNIFICANCE

5.1 245 Great Western Highway, South Wentworthville

The Statement of Significance per the Heritage NSW inventory entry for the property is as follows:

The Victorian Residence, known as 'The Wattles' at 245 Great Western Highway, South Wentworthville, is locally significant for its historic, associative, aesthetic and rarity values. Built between 1851 and 1875 as a private residence, originally known as 'Willow Cottage' and later as 'The Wattles,' is historically significant through its associations with William Fullagar, one of Cumberland's prominent pioneer settlers and developers. The dwelling is historically significant as one of the earliest houses in the Cumberland LGA and is relatively rare. The item retains some aesthetic significance as a moderately intact early Victorian residence; however, this has been compromised to some degree by later alterations and removal of original fabric, ~~such as the construction of dormer windows on the first floor.~~²

5.2 Assessment of significance

The Wattles, at 245 Great Western Highway South Wentworthville, is significant under the following heritage assessment criterion defined in the NSW Heritage Manual (amended July 2002). We agree with and support the significance assessment of the property undertaken by Extent Heritage in the 2019 Cumberland City Council Heritage Study; reproduced *in italics* below.

Criteria a) an item is important in the course, or pattern, of the Cumberland LGA's cultural or natural history.

Built between 1851 and 1875, the building is historically significant as one of the earliest houses in Cumberland.

Criteria b) an item has strong or special association with the life or works of a person, or group of persons, of importance in Cumberland LGA's cultural or natural history.

It is locally significant through its associations with William Fullagar, one of Cumberland's prominent pioneer settlers and developers.

Criteria c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the Cumberland LGA.

The dwelling has aesthetic significance as a moderately intact, early Victorian residence; however, this has been compromised to some degree by later alterations and removal of original fabric.

Criteria d) an item has strong or special association with a particular community or cultural group in the Cumberland LGA for social, cultural or spiritual reasons.

Insufficient research to establish significance under this criterion.

Criteria e) an item has potential to yield information that will contribute to an understanding of Cumberland LGA's cultural or natural history.

Insufficient research to establish significance under this criterion.

² The statement that the first floor dormer windows are a later alteration is factually incorrect; photographic evidence from the 1870s-1880s reproduced in *The Wattles: A History* by Broomham & Hughes (1997) show that the three dormers are an early, if not original, architectural feature of the property.

Criteria f) an item possesses uncommon, rare or endangered aspects of Cumberland LGA’s cultural or natural history.

The item is locally significant as a rare example of its particular architectural style (early Victorian) within the local area.

Criteria g) an item is important in demonstrating the principal characteristics of a class of Cumberland LGA’s cultural or natural places; or cultural or natural environments.

Insufficient research to establish significance under this criterion.

5.3 Management recommendations

The following standardised management recommendations are taken from the Heritage Inventory Sheet for *The Wattles*, produced as part of the 2019 Cumberland City Council Heritage Study.

1. Maintain this item’s heritage listing on the LEP.
6. Original fabric is highly significant and should be maintained.
9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).
10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).
12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).
13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).

Heritage Listings are at **Appendix B**.

6. THE PROPOSAL

The proposal is to seek approval for additional permitted uses and to increase the allowable maximum height at the site, currently zoned R2 Low Density Residential.

1. Permit the following additional uses at Lot 100 DP 878926:
 - Hotel or motel accommodation; and
 - Food and drink premises.
2. Increase the current allowable maximum:
 - Height to 28m (current 9m).

The concept proposal includes the potential construction of a multistorey hotel, and the use of *The Wattles* residence as a café/restaurant. The existing zoning controls do not currently allow for the additional uses, nor the height.

See concept plans in **Appendix A**.

7. ASSESSMENT OF HERITAGE IMPACT

7.1 Cumberland Local Environmental Plan 2021

Heritage provisions are contained in Clause 5.10 of Cumberland Local Environmental Plan (LEP) 2021. The proposed development has been assessed against the following relevant provisions

LEP Provision	Compliance Comments
<p>2. Requirement for consent</p> <p>Development consent is required for any of the following:</p> <ul style="list-style-type: none"> (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)— <ul style="list-style-type: none"> (i) a heritage item, (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item, (e) erecting a building on land— <ul style="list-style-type: none"> (i) on which a heritage item is located or that is within a heritage conservation area 	<p>This Statement of Heritage Impact has been written to evaluate the effects of the proposed development at 245 Great Western Highway, South Wentworthville, which is a heritage item of local significance. The proposal includes the conceptual construction of a building on vacant land at the property, as well as alterations and additions to <i>The Wattles</i> residence to be used as a café/restaurant.</p>
<p>4. Effect on heritage significance</p> <p>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This sub clause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</p>	<p>This statement of heritage impact has been written to determine the impacts of the proposed conceptual development on the significance of the item itself and on nearby heritage item(s).</p>
<p>5. Heritage assessment</p> <p>The consent authority may, before granting consent to any development:</p> <ul style="list-style-type: none"> (c) on land that is within the vicinity of land referred to in paragraph (a) heritage item or (b) heritage conservation area, <p>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	<p>This statement of heritage impact has been written to determine the impacts of the proposed conceptual development on the significance of the item.</p>

7.2 Cumberland Development Control Plan 2021: Part G2 Heritage

Prescriptive heritage measures applicable to 245 Great Western Highway South Wentworthville ('Item'), with particular relevance to the proposed change of use and conceptual development include:

DCP Provision	Compliance Comments
2.1 Development requirements for environmental heritage	
Control	
C1 Contributory items are required to be retained.	Compliant. <i>The Wattles</i> is being retained.
C2 Non-contributory items not identified are not required to be retained.	Not applicable.
<u>Documentation</u>	
C1 Council may waive the need for applicants to submit a Heritage Impact Statement as may be required under the LEP, if it deems the development and its potential impacts are minor in nature.	Noted.
C2 A Conservation Policy or Conservation Management Plan may be required, depending on the significance of the item, the proposed works and the need for strategies for the retention of the significance of the heritage item.	Noted.
C3 Development applications and their assisting documentation shall be prepared in accordance with the Burra Charter.	Compliant. This report has been produced to accompany the Planning Proposal, in satisfaction of this control. A Statement of Heritage Impact would be the minimum heritage documentation produced for any future detailed DA submissions.
2.2 Conservation and development works on heritage items	
C1 New development should be consistent with the guidelines and policies of any relevant conservation plan adopted by Council, and where appropriate, with State government requirements.	Compliant.
C2 New dwellings on sites occupied by an item of environmental heritage shall be designed and constructed in a manner that does not detract from the historic significance of that item or the area.	Not applicable. Additional dwellings are not proposed for the site.

<p>C3 Ensure that conservation or maintenance works on a heritage item use materials, detailing, features, and design elements that are appropriate to the style and age of the heritage item.</p>	<p>Compliant. The works at <i>The Wattles</i> residence will repair and restore the significant fabric, features, and layout of the property. Detail will be reconstructed using appropriate historical source evidence.</p>
<p>C4 Additions and/or extensions to heritage items:</p> <ul style="list-style-type: none"> • are to be located and designed to complement the existing scale, character and amenity of the streetscape; • are not to dominate the appearance of the heritage item from the street; and • are to be consistent with the style of the heritage item. 	<p>Compliant. Additional space required to house a commercial kitchen, cool rooms and storage could be provided by a single-storey pavilion-style (or similar) addition that would be joined to the rear of the property by a link. The design would have it stepped in from the sides of the house so that it does not detract from views of the front of the property.</p> <p>The skillion-roofed pavilion should be contemporary in design and materiality so that no confusion of the development phase is caused, and it allows the solid materiality of <i>The Wattles</i> to dominate.</p>
<p>C5 All new development within the curtilage of a heritage item is to be suitably located and retains the visual dominance of the heritage item, with minimal impact upon the fabric and significant landscaping associated with the item.</p>	<p>The proposed conceptual multi-storey hotel/motel development is being sited to the western side of the allotment, and is distanced from <i>The Wattles</i> by approximately 42 metres.</p>
<p>C6 Garages and carports are designed and located to ensure that they do not impact upon the appearance or fabric of the heritage item and its setting, and comfortably fit with the character of the area.</p>	<p>Not applicable. None proposed above ground to impact the fabric or setting of the Item.</p>
<p>C7 Alterations or additions to existing commercial or civic heritage items are to be designed to respect the scale and form of the existing building and are located to have minimal visual impact from the street and on the significant fabric of the building.</p>	<p>Not applicable. Not a commercial or civic heritage item.</p>
<p><u>General conservation and maintenance works</u></p>	
<p>C8 When undertaking any form of development, conservation, maintenance or construction works on a heritage item, the materials, colours, maintenance and construction techniques used shall be appropriate to the heritage item.</p>	<p>Noted. A comprehensive Heritage Impact Statement would be carried out on any detailed DA proposal for restoration of <i>The Wattles</i>.</p>
<p>C9 Original face brick should generally not be rendered as it removes and covers over the original colours and textures of the building.</p>	<p>The majority of the façade is either painted render or brick. Investigations could be undertaken to see where it would be appropriate and would not cause damage to the house fabric to remove the surface treatment to restore sections of face brick and sandstone.</p>

<p>C10 New roofing materials should match or be sympathetic in style and colour to the appearance of original materials.</p>	<p>Research is required to establish a suitable equivalent roofing materials for the house and verandahs. Any rear addition should be corrugated metal sheeting.</p>
<p>C11 When undertaking works on a heritage item, the design of building detailing such as windows or doors, should be in keeping with the age and style of the heritage item.</p>	<p>Compliant. No changes will be made to existing doors/windows except to restore or reconstruct original detail. Any rear addition should be separated from the house by a 'link' and the materials and style of the addition are able to be contemporary. The scale should be no more than an elevated single storey (due to the topography of the site)</p>
<p>C12 Where original design features of heritage items, such as bullnosed verandahs, have been removed, these should be replaced where possible as they are important to the design and appearance of the building and generally serve a useful function.</p>	<p>Compliant. Where it can be supported by appropriate historical source evidence, works at <i>The Wattles</i> residence will be undertaken to reconstruct significant features of the property.</p>
<p>C13 Where original gates and fences still remain as part of a heritage property, these should be retained. Where this is not possible, the use of replacement fences and gates should be in a style appropriate to the design and style of the building.</p>	<p>The original gates and driveway do not survive unfortunately, but the proposed landscape design will create an era and style appropriate garden for the property.</p>
<p><u>Residential alterations and extensions</u></p>	
<p>C14 When undertaking extensions or alterations to a heritage item, the design of the proposed extensions or alterations should be compatible with the style of the heritage item and its height, scale and proportion.</p>	<p>Compliant. Any proposed addition to the rear of the property will be no more than single storey from the ground floor level of the residence. This is an appropriate scale for the property and in keeping with its rural origins. The rear addition should be stepped in from the sides of <i>The Wattles</i>. An indicative building envelope is indicated on the concept plan to demonstrate the potential scope for such.</p>
<p>C15 In general, where an extension is proposed to a single storey dwelling, the extension should also be single storey and should be located to the side or rear of the property, so as not to affect the streetscape appearance of the item.</p>	<p>Compliant. See above comment.</p>
<p>C16 Rear second storey additions should use recessive colours and should not visually dominate the existing building to the front.</p>	<p>Not applicable.</p>

<p>C17 Any proposed roof extensions should be carefully designed to ensure that it is compatible with the original building. Roofs of additions should be consistent with the existing roof in terms of its form, pitch, eaves and ridge height, and should be in proportion to the existing building.</p>	<p>Not applicable. There would be no additions to the existing roof of <i>The Wattles</i>.</p> <p>The roof of any rear addition should be a detached skillion, or contemporary style concealed ‘flat’ roof. This is an appropriate roof form for a rear addition; not a gable or hip roof form in this case.</p>
<p><u>Design details</u></p> <p>C18 The treatment of design details, such as verandah posts, doors or windows, on new extensions to heritage items should be sympathetic with those of the original building where possible. It may be appropriate to use a simpler version of the design details used in the original building, so that the new additions are in keeping with, yet still able to be differentiated, from the original structure.</p>	<p>In this case, a simple and sympathetically contemporary style and materiality would be allowable so that there is a clear definition between the development phases. It could be appropriate to employ lighter weight cladding instead of brick, and aluminum framed windows etc given the anticipated utilitarian purpose of any rear addition as a commercial kitchen and WCs, or similar.</p>
<p><u>Garages and carports</u></p> <p>C19-22</p>	<p>Not applicable.</p>
<p><u>Landscaping and gardens</u></p> <p>C23 The siting of buildings should retain any significant trees and gardens identified on the site.</p>	<p>Compliant. The proposed hotel/motel development is located in a vacant paddock space. The majority of trees on the site are post 1943 or c1980s. Mature trees will be retained to contribute to the setting and screening of the views of the M4 and on ramp.</p>
<p><u>Curtilage development</u></p> <p>C24 Where proposing development within the curtilage of a heritage item, the new development should be designed so that the heritage item retains its visual prominence.</p>	<p>Compliant. The proposed hotel/motel development is located to the west of <i>The Wattles</i> and the two buildings are separated by approx. 42 metres. <i>The Wattles</i> will have a clearly defined precinct that reinforces its aesthetic and historic significance.</p> <p>An exterior up-lighting installation could assist in elevating the visual prominence of the residence at night.</p>
<p>C25 The colours and materials used within the new development shall be recessive and complement the colours and materials of the heritage item.</p>	<p>A palette of muted and recessive tones should be employed on the hotel/motel building; greys and/or neutral stone and timber colours are appropriate. Primary or neon colours should be avoided, as well as the predominant use of white and off-white tones.</p>
<p>C26 Where new development is proposed within the curtilage of a heritage item, a reasonable “buffer” space should be provided between the original building and the new development.</p>	<p>Compliant. The proposed buffer zone is 42 metres. In addition the siting of the new development to the side of <i>The Wattles</i> will result in two distinct precincts on the site; the new building is not in a</p>

	position to 'loom' over the existing and steal its visual prominence.
C27 Significant gardens should be retained as part of any works within a curtilage, where possible.	Not applicable. There are no significant gardens extant on the site. A new landscaping plan will be created to provide <i>The Wattles</i> with an era and style appropriate garden setting.
C28 New development within the curtilage should not adversely impact upon the significant fabric of a heritage item.	Compliant.
C29 The height of new buildings shall not exceed that of the original heritage building.	Per DA 2010/93/1, a multi-storey structure has already been approved for the site.
C30 The new development shall be massed so that lower-scale buildings act as a transition between the new and the old.	Noted.
C31 New development within the curtilage of a heritage item should not block the sight lines from public areas to the original building.	Compliant. The topography of the site and surrounding area does not easily enable views to <i>The Wattles</i> currently, however, the existing oblique view corridor to/from <i>The Wattles</i> from the NW will be opened up.
C32 Civic, commercial development and adaptive reuse	Sic. [Cumberland Council: is this intended as a heading?]
C33 Retention of the original streetscape facades is required, with extensions or redevelopment to be located to the rear of the property.	Compliant.
C34 Development should be compatible with the existing height, scale, massing and detailing and setbacks and orientation of existing development within the streetscape. New extensions should be recessive to the original building.	Noted.
C35 Colours and materials should be carefully selected so that they do not visually dominate, or overly contrast with, that of the existing heritage item. New development shall utilise compatible colour schemes and materials with the original building.	This has been addressed above.
C36 For development involving churches or schools, the removal of more recent structures is considered acceptable where it is demonstrated that they are not critical to the heritage significance of the property.	Not applicable.

<p>C37 New development should be located to the side or rear of the heritage item and the original building should visually dominate.</p>	<p>Compliant.</p>
<p>C38 Development should not impact upon the sight lines from public areas to the original building.</p>	<p>Compliant. The topography of the site and surrounding area does not easily enable views to <i>The Wattles</i> currently, however, the existing oblique view corridor to/from <i>The Wattles</i> from the NW will be opened up.</p>
<p>C39 Development should minimise any changes to the significant fabric of the building and, in particular, to the streetscape appearance of the heritage item.</p>	<p>Compliant. The proposed multi-storey hotel is distanced by approximately 42 metres to the W of <i>The Wattles</i>. It will present as two separate 'precincts' with <i>The Wattles</i> in its own garden setting.</p>
<p>C40 Signage, lighting, materials and colours used should be unobtrusive and compatible with the overall style and design of the building.</p>	<p>Noted.</p>
<p>2.4 Specific controls for development in the vicinity of a heritage item</p>	
<p>C1 - C18</p>	<p>Not applicable. These have not been addressed in this document as the proposal is for a change in permitted use at the site. While there is a general concept for development of the existing built environment at the site, it is dependent on Council approval of the Planning Proposal.</p>

8. CONCLUSION

The site is in an unusual position; being in a zone that is no longer immediately conducive to full-time low density residential accommodation, given its location between the Great Western Highway and the M4. The concept is preferable to other options considered for the site, which variously involved subdivision and construction of multiple dwellings. This type of development was considered to be intrusive and would have an unacceptable adverse impact on the significance of *The Wattles* and its setting.

The concept, which is commercial rather than residential, has the potential to generate income to fund the ongoing conservation and maintenance of *The Wattles* and its setting. Additionally, it allows the site to be appreciated by a wider audience, and activates what could continue to be a 'forgotten' and otherwise inaccessible site, wedged between two major roads.

Appropriately, the concept hotel/motel site has been moved an additional 6 metres away to the west of *The Wattles*, as compared to the existing multi-storey building approved under DA2010/93/1. The separation between *The Wattles* and the site of the concept hotel/motel creates two distinct 'precincts' on the site; importantly, *The Wattles* retains an appropriate curtilage that affords it dominance in its own reinstated garden setting. Views of the original building from the Great Western Highway will be maintained, if not improved; with potential for an exterior up-lighting installation and appropriately sympathetic signage to lift the presence of the historic site.

To enable its adaptive reuse as a café/restaurant, there is opportunity to include a sympathetic low-scale addition to the rear of *The Wattles* to install WCs, commercial kitchen and associated services. This would mitigate impact on significant fabric, detailing and layout of the residence.

The proposed additional height allowance increases the ability of the concept hotel/motel to be a viable business; providing short-term accommodation in easy distance of the Parramatta CBD.

There is potential in the design to further mitigate the visual impact of the structure on *The Wattles* and surrounding streetscape at the detailed DA design stage; this could occur through the refining of form, materials, colours and finishes, and landscaping.

9. RECOMMENDATIONS

We are of the in-principle opinion the proposal for the additional permitted uses and height has merit, and that it should be considered for approval. With appropriate refinement, the hotel/motel concept could be rendered to a solution that activates the site, while respecting and maintaining the heritage significance of *The Wattles*.

APPENDIX A

ARCHITECTURAL PLANS



PLANNING PROPOSAL

PROPOSED: CONCEPT HOTEL/MOTEL

CLIENT: ROBIN ONCU

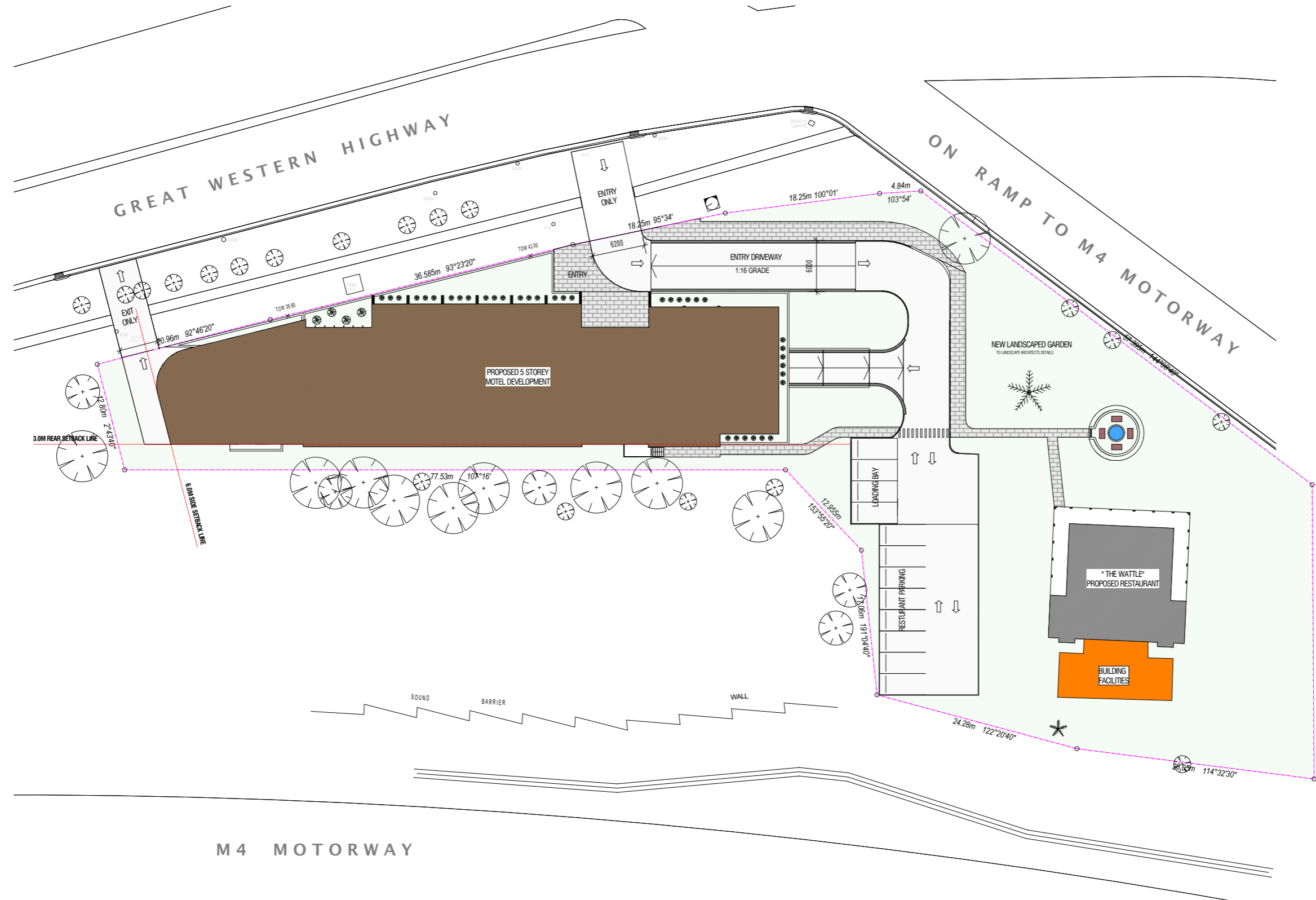
ADDRESS: 245-247 GREAT WESTERN HWY, WENTWORTHVILLE

CONTENT	
DRAWING LABELS	PAGE
COVER SHEET	A100
CONCEPT LAYOUT PLAN	A101
BASEMENT LEVEL 02	A102
BASEMENT LEVEL 01	A103
GROUND FLOOR LEVEL	A104
TYP LEVEL 01-04	A105
ROOF TERRACE LEVEL	A106
SITE ELEVATION PAGE 1	A107
SITE ELEVATION PAGE 2	A108
3D MODEL VIEW	A109



TOTAL CALCULATIONS	
SITE AREA	4,727m ²
HERITAGE BUILDING G.F.A	124.5m ²
HOTEL G.F.A	4561m ²
FLOOR SPACE RATIO	0.991:1
BUILDING AREA	1,365m ²
SITE COVER	28.9%
DEEP SOIL LANDSCAPING	2,133.5m ²
COMMON OPEN SPACE	2,198m ²

TOTAL CALCULATIONS	
DESCRIPTION	COUNT
VISITOR PARKING	80
MOTORCYCLE BAY	6
SRV LOADING BAY	1
VISITOR BICYCLE RACKS	2
TOTAL CAR SPACES	80



ISSUE	DESCRIPTION	DATE
A	ISSUED FOR PLANNING PROPOSAL APPROVAL	18.01.2022
B	ISSUED FOR PLANNING PROPOSAL APPROVAL (Amended)	01.02.2022

PLANNING PROPOSAL



NOTE:
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by White Star and is to be used only for work when authorised in writing by White Star. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site. All documents here within are subject to Australian Copyright laws. Do not scale off drawings. Refer to Architectural Plans. Verify dimensions on site. All Works are to comply with the Building Code of Australia, all relevant Local Authorities, planning policies and certifying bodies.

DRAWING TITLE:
CONCEPT LAYOUT PLAN

PROJECT DESCRIPTION:
CONCEPT HOTEL / MOTEL

PROJECTION LOCATION:
245-247 GREAT WESTERN HWY
WENTWORTHVILLE NSW 2145
LOT 100 DP. 878926

CLIENT:
ROBIN ONCU

DESIGNER:
WHITE STAR DEVELOPMENT

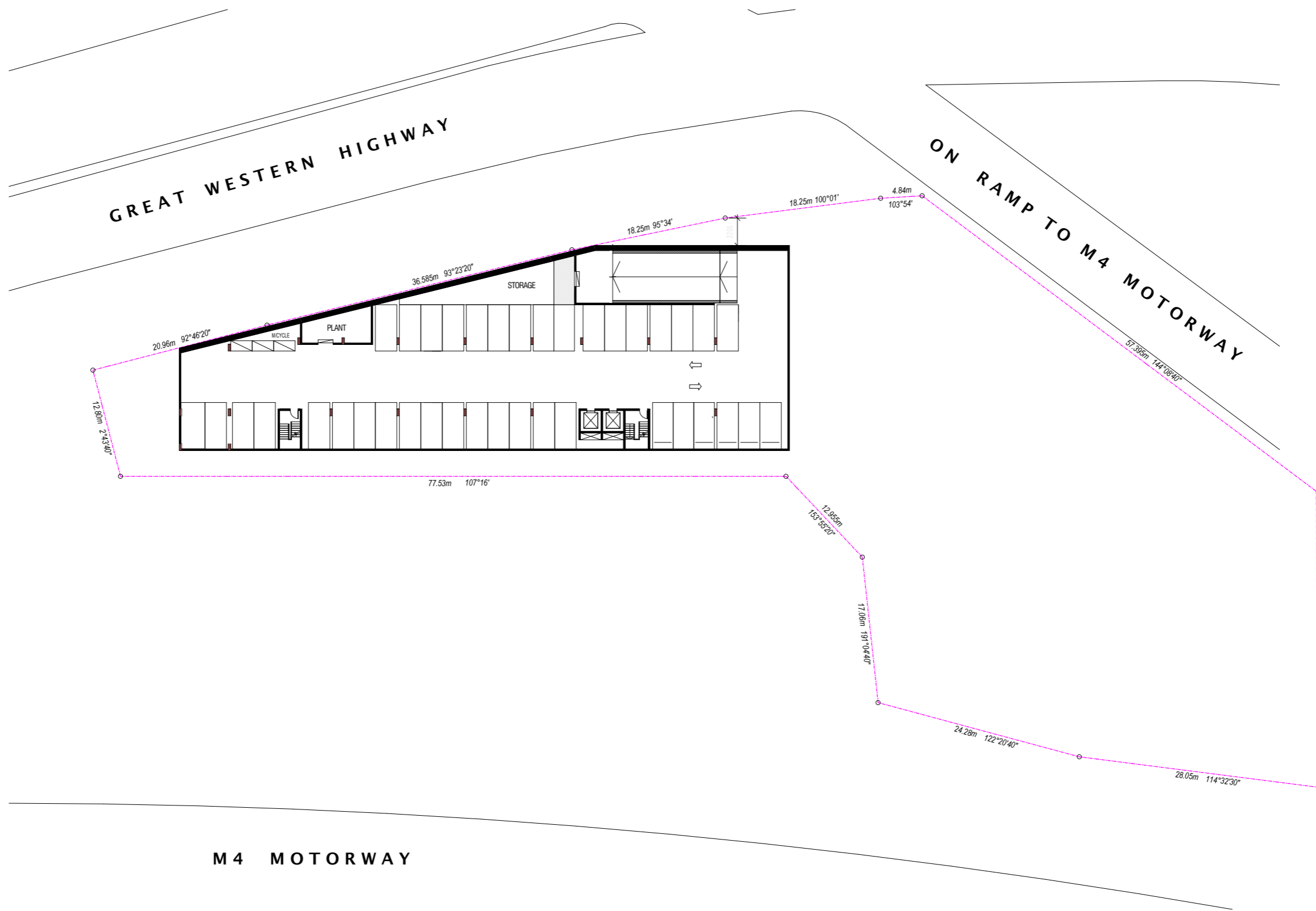
PROJECT NO:
21276

SCALE:
DATE
1/02/2022

DRAWING NO:
A101

ISSUE:
B





ISSUE	DESCRIPTION	DATE
A	ISSUED FOR PLANNING PROPOSAL APPROVAL	18/01/2022

PLANNING PROPOSAL



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DRAWING TITLE:
BASEMENT LEVEL 02

PROJECT DESCRIPTION:
 CONCEPT HOTEL / MOTEL

PROJECTION LOCATION:
 245-247 GREAT WESTERN HWY
 WENTWORTHVILLE NSW 2145
 LOT 100 DP. 878926

CLIENT:
 ROBIN ONCU

DESIGNER:
 WHITE STAR DEVELOPMENT

PROJECT NO
 21276

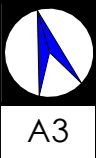
DRAWN
 A.M

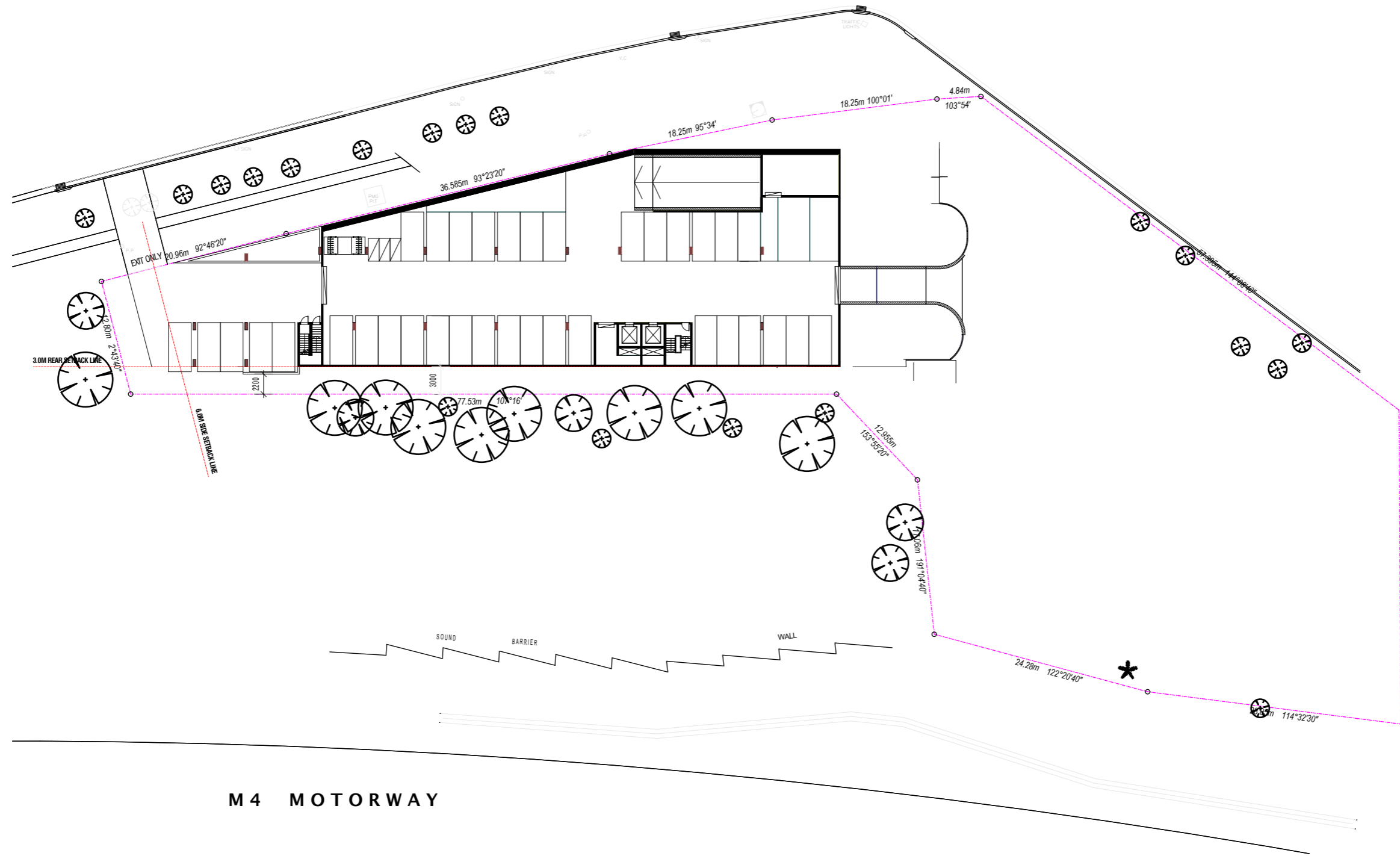
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SCALE

DATE
 21/01/2022

ISSUE
 A





M4 MOTORWAY

ISSUE	DESCRIPTION	DATE
A	ISSUED FOR PLANNING PROPOSAL APPROVAL	18/01/2022

**PLANNING
PROPOSAL**



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DRAWING TITLE:
BASEMENT LEVEL 01

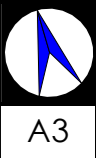
PROJECT DESCRIPTION:
CONCEPT HOTEL / MOTEL

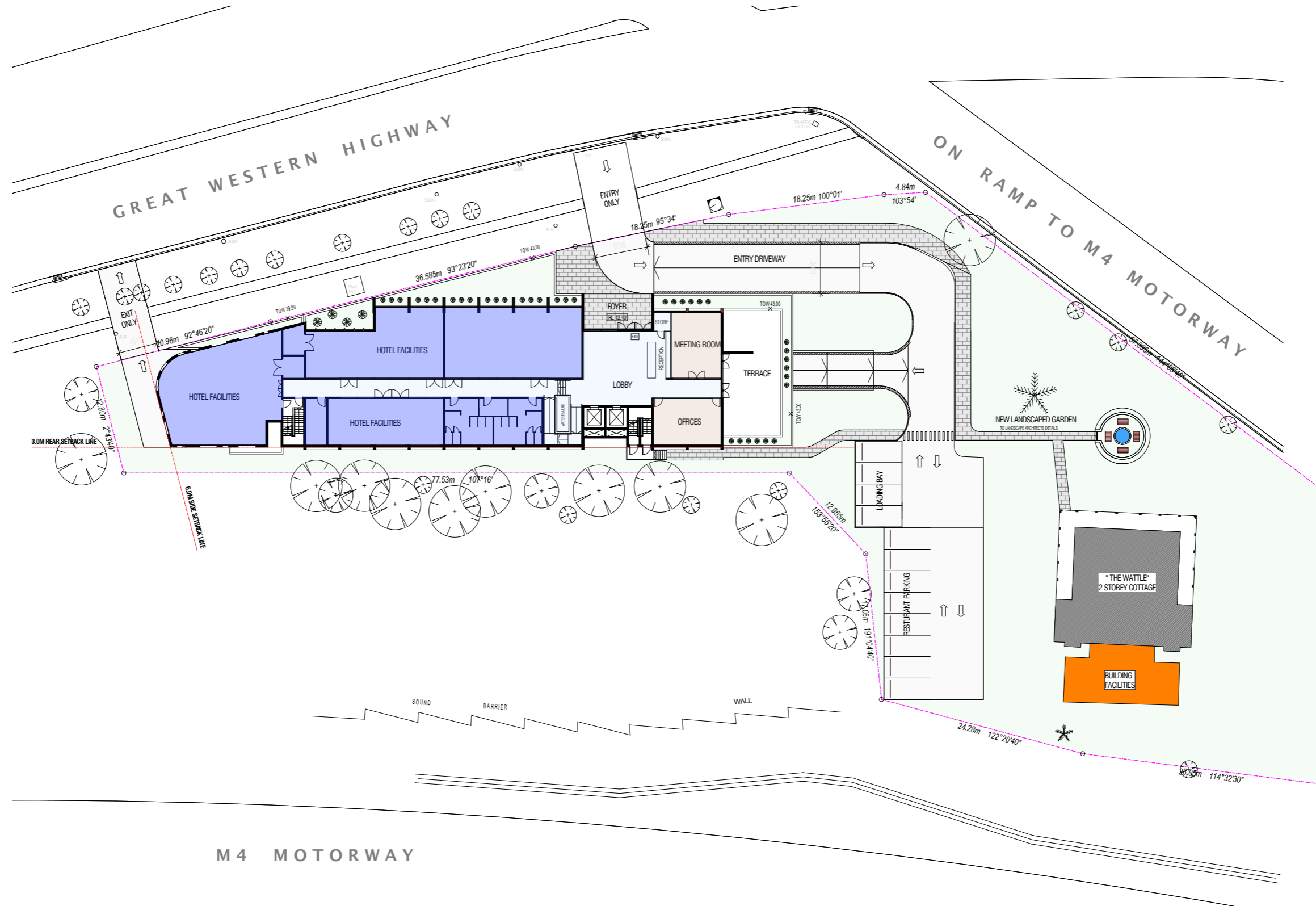
PROJECTION LOCATION:
245-247 GREAT WESTERN HWY
WENTWORTHVILLE NSW 2145
LOT 100 DP. 878926

CLIENT:
ROBIN ONCU

DESIGNER:
WHITE STAR DEVELOPMENT

PROJECT NO	SCALE
21276	
DRAWN	DATE
A.M	21/01/2022
DRAWING NO	ISSUE
A103	A





ISSUE	DESCRIPTION	DATE
A	ISSUED FOR PLANNING PROPOSAL APPROVAL	18.01.2022
B	ISSUED FOR PLANNING PROPOSAL APPROVAL (Amended)	01.02.2022

PLANNING PROPOSAL



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DRAWING TITLE:
GROUND FLOOR LEVEL

PROJECT DESCRIPTION:
 CONCEPT HOTEL / MOTEL

PROJECTION LOCATION:
 245-247 GREAT WESTERN HWY
 WENTWORTHVILLE NSW 2145
 LOT 100 DP. 878926

CLIENT:
 ROBIN ONCU

DESIGNER:
 WHITE STAR DEVELOPMENT

PROJECT NO
 21276

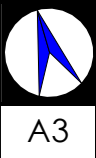
DRAWN
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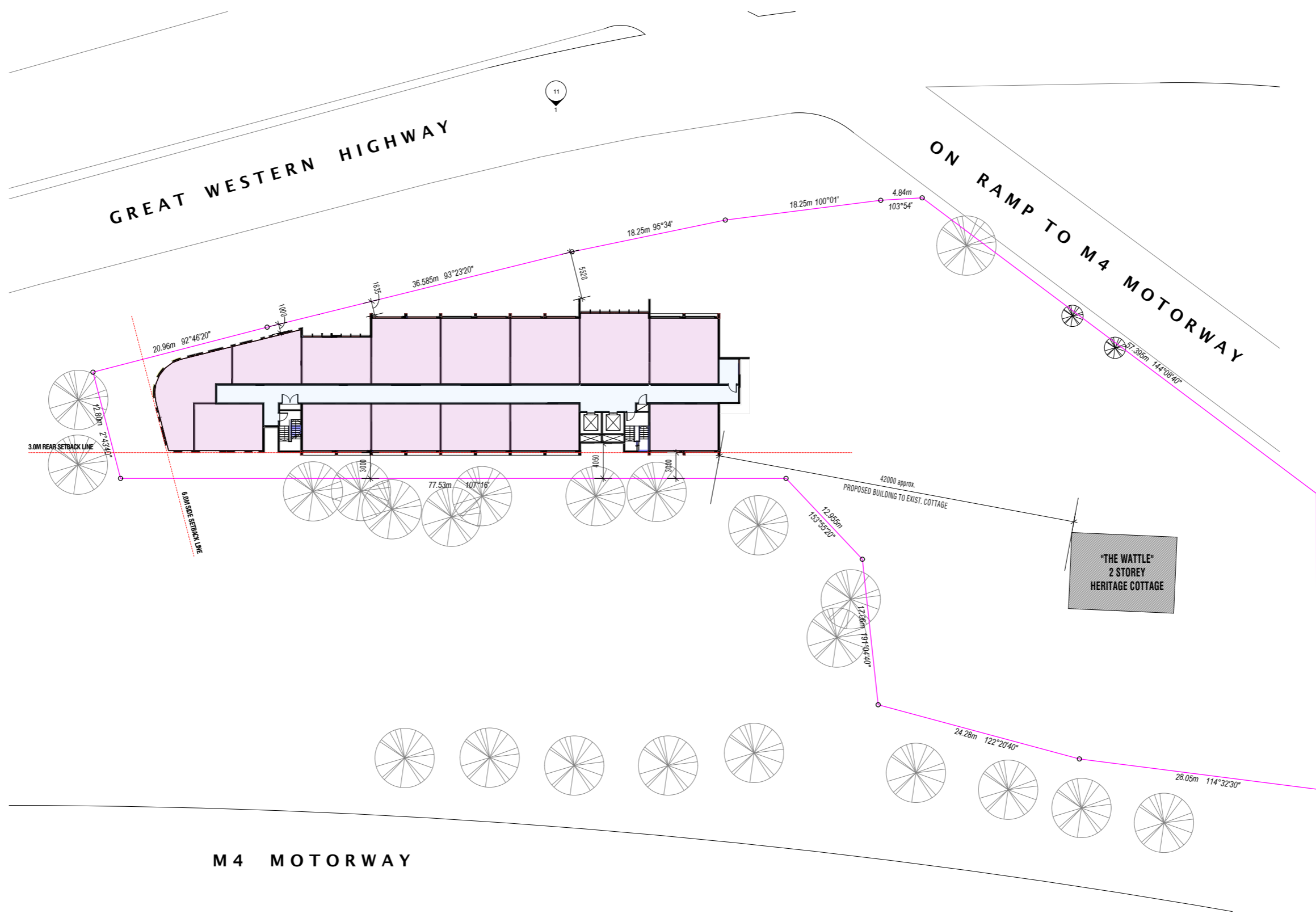
DRAWING NO
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SCALE

DATE
 1/02/2022

ISSUE
 B





M4 MOTORWAY

ISSUE	DESCRIPTION	DATE
A	ISSUED FOR PLANNING PROPOSAL APPROVAL	18/01/2022

**PLANNING
PROPOSAL**



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DRAWING TITLE:
TYP LEVEL 01-04

PROJECT DESCRIPTION:
CONCEPT HOTEL / MOTEL

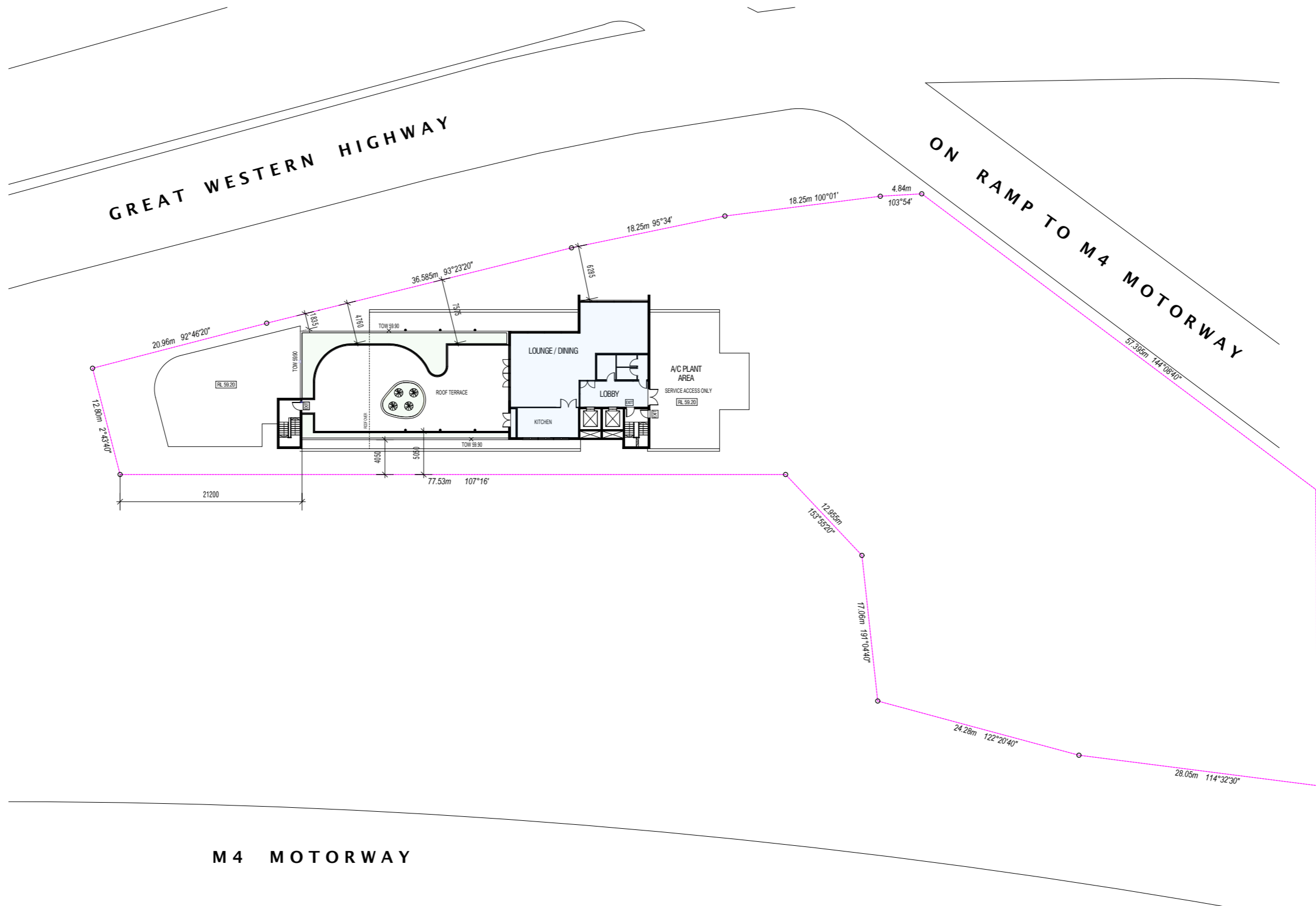
PROJECTION LOCATION:
245-247 GREAT WESTERN HWY
WENTWORTHVILLE NSW 2145
LOT 100 DP. 878926

CLIENT:
ROBIN ONCU

DESIGNER:
WHITE STAR DEVELOPMENT

PROJECT NO	SCALE
21276	
DRAWN	DATE
A.M	21/01/2022
DRAWING NO	ISSUE
A105	A





M4 MOTORWAY

ISSUE	DESCRIPTION	DATE
A	ISSUED FOR PLANNING PROPOSAL APPROVAL	18.01.2022

**PLANNING
PROPOSAL**



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DRAWING TITLE:

ROOF TERRACE LEVEL

PROJECT DESCRIPTION:

CONCEPT HOTEL / MOTEL

PROJECTION LOCATION:

245-247 GREAT WESTERN HWY
WENTWORTHVILLE NSW 2145
LOT 100 DP. 878926

CLIENT:

ROBIN ONCU

DESIGNER:

WHITE STAR DEVELOPMENT

PROJECT NO

21276

DRAWN

A.M

DRAWING NO

A106

SCALE

DATE

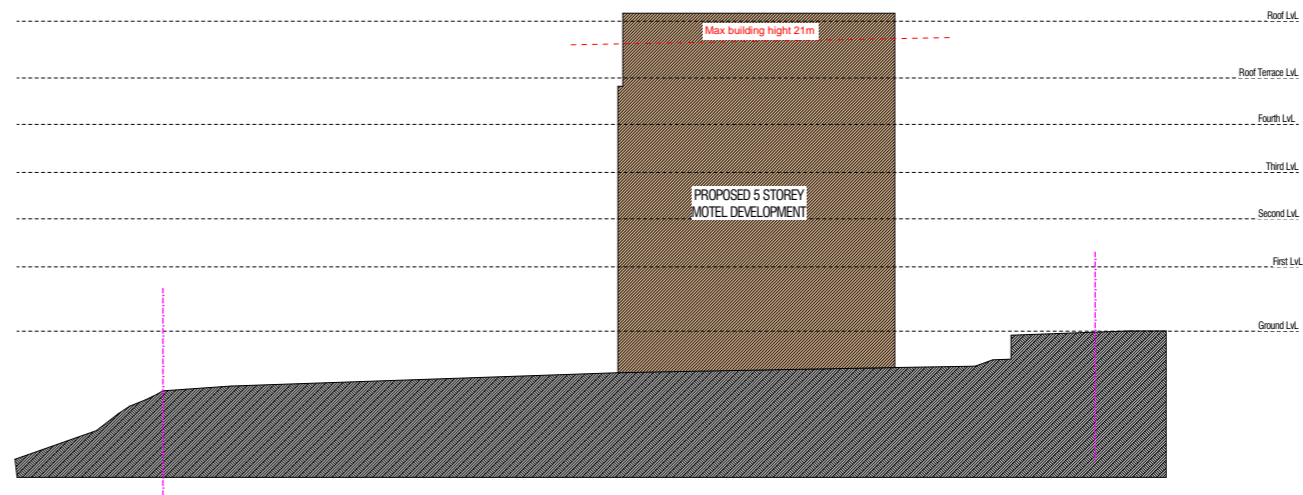
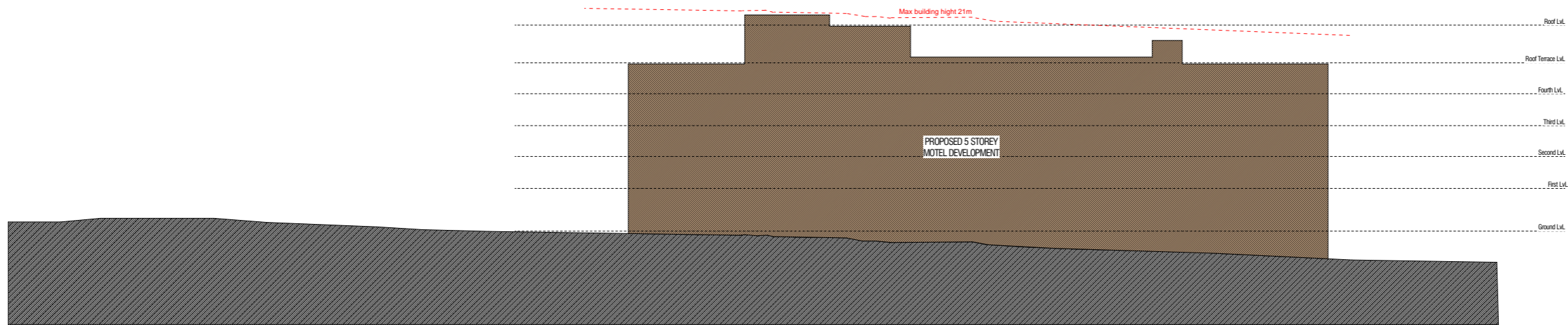
21/01/2022

ISSUE

A



A3



ISSUE	DESCRIPTION	DATE
A	ISSUED FOR PLANNING PROPOSAL APPROVAL	18/01/2022

PLANNING PROPOSAL



NOTE:
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DRAWING TITLE:
SITE ELEVATION PAGE 1

PROJECT DESCRIPTION:
CONCEPT HOTEL / MOTEL

PROJECTION LOCATION:
245-247 GREAT WESTERN HWY
WENTWORTHVILLE NSW 2145
LOT 100 DP. 878926

CLIENT:
ROBIN ONCU

DESIGNER:
WHITE STAR DEVELOPMENT

PROJECT NO
21276

SCALE

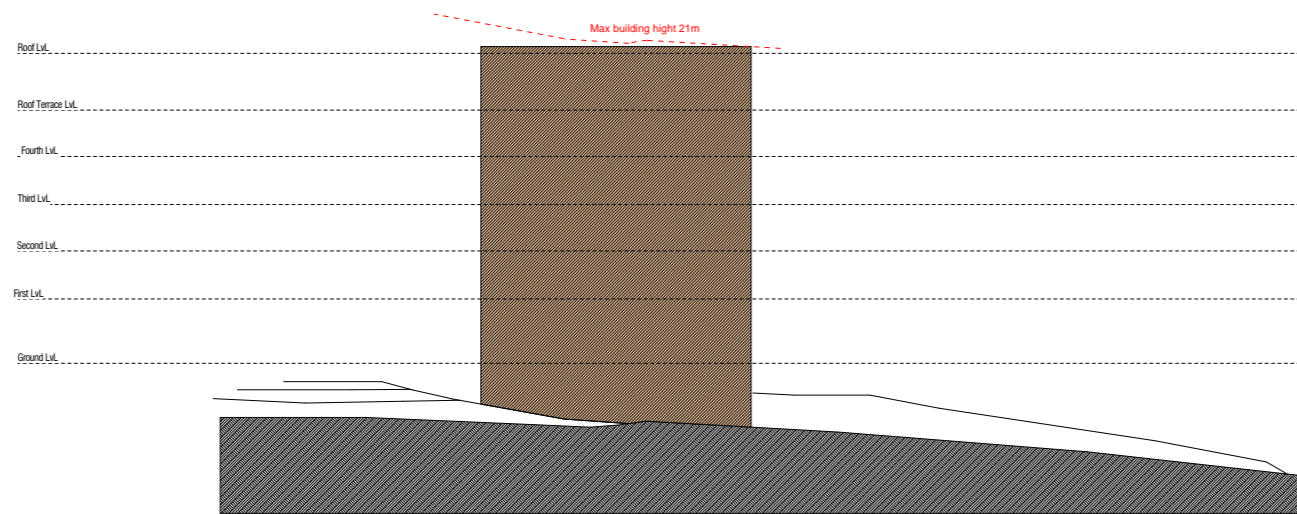
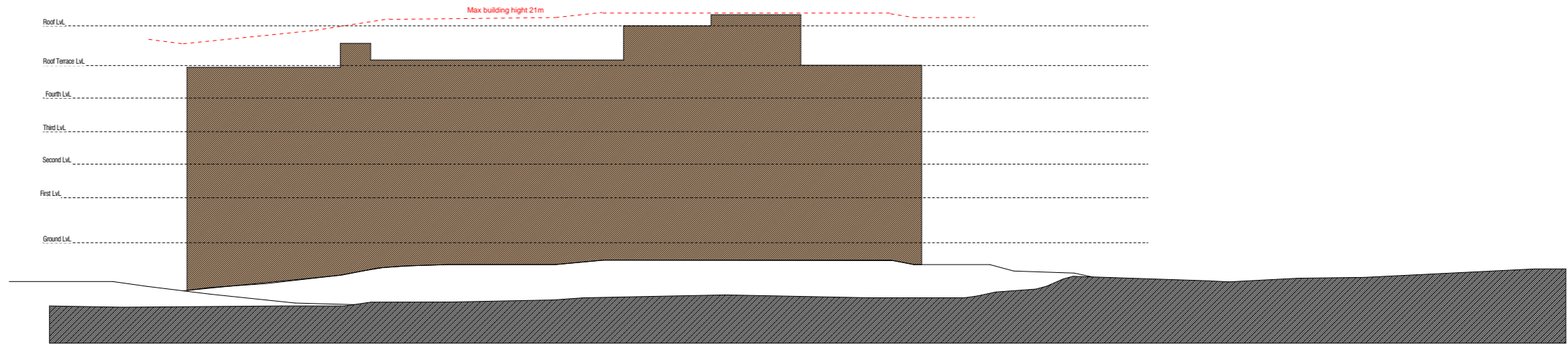
DATE
21/01/2022

DRAWING NO
A107

ISSUE
A



A3



ISSUE	DESCRIPTION	DATE
A	ISSUED FOR PLANNING PROPOSAL APPROVAL	18/01/2022

**PLANNING
PROPOSAL**



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DRAWING TITLE:

SITE ELEVATION PAGE 2

PROJECT DESCRIPTION:

CONCEPT HOTEL / MOTEL

PROJECTION LOCATION:
245-247 GREAT WESTERN HWY
WENTWORTHVILLE NSW 2145
LOT 100 DP. 878926

CLIENT:

ROBIN ONCU

DESIGNER:

WHITE STAR DEVELOPMENT

PROJECT NO

21276

DRAWN

A.M

DRAWING NO

A108

SCALE

DATE

21/01/2022

ISSUE

A



A3



CONCEPT VIEW FROM THE GREAT WESTERN HIGHWAY



CONCEPT VIEW FROM THE WATTLE COTTAGE

NTS

ISSUE	DESCRIPTION	DATE
A	ISSUED FOR PLANNING PROPOSAL APPROVAL	18/01/2022

**PLANNING
PROPOSAL**



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DRAWING TITLE:

3D MODEL VIEW

PROJECT DESCRIPTION:

CONCEPT HOTEL / MOTEL

PROJECTION LOCATION:

245-247 GREAT WESTERN HWY
WENTWORTHVILLE NSW 2145
LOT 100 DP. 878926

CLIENT:

ROBIN ONCU

DESIGNER:

WHITE STAR DEVELOPMENT

PROJECT NO

21276

DRAWN

A.M

DRAWING NO

A109

SCALE

DATE

21/01/2022

ISSUE

A



A3

APPENDIX B

HERITAGE LISTINGS

Item Details

Name

The Wattles, Victorian/Georgian Residence

Other/Former Names

Address

245 Great Western Highway WESTMEAD NSW 2145

Local Govt Area

Cumberland

Group Name

Item Classification

Item Type

Built

Item Group

Residential buildings (private)

Item Category

House

Statement Of Significance

Assessed Significance Type

Endorsed Significance

Unknown

Date Significance Updated

Listings

Listing Name	Listing Date	Instrument Name	Instrument No.	Plan No.	Gazette Page	Gazette Number
Local Environmental Plan	15/0/1991	Schedule 1			9624	159
Local Environmental Plan	5/0/2013	Holroyd Local Environmental Plan 2013	198			

Heritage Item ID

1770023

Source

Local Government

Location

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
245	Great Western Highway	WESTMEAD/NSW/2145	Cumberland	Unknown			Unknown	Primary Address

Description

Designer

Builder/Maker

Construction Year Start & End

Circa

Period

NO

Unknown

Physical Description

Updated

Physical Condition

Updated

Modifications And Dates

Further Comments

History

Historical Notes or Provenance

Updated

Historic Themes

Records Retrieved: 0

National Theme	State Theme	Local Theme
No Results Found		

Assessment

Criteria a) Historical Significance	Include	Exclude
Criteria b) Historical Association Significance	Include	Exclude
Criteria c) Aesthetic/Technical Significance	Include	Exclude
Criteria d) Social/Cultural Significance	Include	Exclude
Criteria e) Research Potential	Include	Exclude
Criteria f) Rarity	Include	Exclude
Criteria g) Representative	Include	Exclude
Integrity/Intactness		Updated

References

This report was produced using the State Heritage Inventory managed by Heritage NSW. Check with your relevant local council or NSW government agency for the most up-to-date information. This report does not replace a Section 167 certificate or a Section 10.7 Certificate (formerly Section 149).

References

Records Retrieved: 0

Title	Author	Year	Link	Type
No Results Found				

Heritage Studies

Records Retrieved: 0

Title	Year	Item Number	Author	Inspected By	Guidelines Used
No Results Found					

Procedures / Workflows / Notes

Records Retrieved: 0

Application ID / Procedure ID	Section of Act	Description	Title	Officer	Date Received	Status	Outcome
No Results Found							

Management


Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Management Summary

Heritage Inventory Sheet

Item Name	"The Wattles", Victorian/Georgian residence		
Recommended Name	'The Wattles' – Victorian Residence		
Site Image			
Address	245 Great Western Highway, South Wentworthville NSW 2145		
Lot/Section/DP	100	-	878926
Draft Cumberland LEP ID	I244		
Former LEP ID	I98 (Holroyd LEP)		
Heritage Conservation Area	Not included		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential Buildings (private)	

Curtilage Map



Statement of Significance

The Victorian Residence, known as 'The Wattles' at 245 Great Western Highway, South Wentworthville, is locally significant for its historic, associative, aesthetic and rarity values. Built between 1851 and 1875 as a private residence, originally known as 'Willow Cottage' and later as 'The Wattles,' is historically significant through its associations with William Fullagar, one of Cumberland's prominent pioneer settlers and developers. The dwelling is historically significant as one of the earliest houses in the Cumberland LGA and is relatively rare. The item retains some aesthetic significance as a moderately intact early Victorian residence; however, this has been compromised to some degree by later alterations and removal of original fabric, such as the construction of dormer windows on the first floor.

Criteria Assessment

a) Historic	Built between 1851 and 1875, the building is historically significant as one of the earliest houses in Cumberland.
b) Associative	It is locally significant through its associations with William Fullagar, one of Cumberland's prominent pioneer settlers and developers.
c) Aesthetic/Technical	The dwelling has aesthetic significance as a moderately intact, early Victorian residence; however, this has been compromised to some degree by later alterations and removal of original fabric.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item is locally significant as a rare example of its particular architectural style (early Victorian) within the local area.
g) Representativeness	The item does not meet this criterion.

Physical Description

'The Wattles' is a large brick Victorian cottage located along the Great Western Highway. The residence is well hidden from the road and marooned between the M4 Motorway and Great Western Highway. The residence has a hipped gable roof clad with a concrete tile roof. The roofscape features small gabled dormers with simple painted timber bargeboards and four tall brick chimneys with a stepped course detail located on the east and west elevations. The dormers are not original elements but a later addition to the building, post 1943. A verandah extends along the north, east and west elevations. The verandah roof is skillion clad with tile profile sheeting, supported on paired timber posts.

Remnant original windows include two six-pane double hung sash windows, the windows to front elevation have louvred timber. The walls along the lower façade are rendered while the upper storey is face brick. The building appears to have a rear addition.

Due to the later construction of the M4 and the accessway to the M4, the landscape and orientation of the building changed. The item no longer fronts the Great Western Highway and is accessed via a driveway that extends along the northeast boundary created by the accessway to the M4. The landscape now features established plantings primarily located along the northeast boundary framing the driveway and the southern boundary. The remaining landscape consists of long grass with sections separated by a tall wire mesh fence that is a detracting element.

The condition of the dwelling appears to be fair. It appeared to be under renovation at the time of the site inspection.

Condition	Good	Fair	Poor
------------------	------	-------------	------

Alterations and Additions

- Reduced allotment due to the construction of the M4, M4 accessway and widening of the Great Western Highway
- Concrete tiled roof
- Modern wire mesh fence*
- New timber verandah posts
- Revegetated landscape along the northeast and southern boundary
- Alteration of first floor with the inclusion of dormer windows*

Due to the limited visibility and access to site, the property appears to have a moderate level of integrity.

Integrity	High	Moderate	Low
------------------	------	-----------------	-----

* *element detracts from the overall cultural significance of the place*

Historical Notes

Construction years	1851-1875
--------------------	-----------

In 1819, after European settlement, the Wentworthville area came under the tenure of D'Arcy Wentworth. Wentworth (1762-1827) was an Irish medical practitioner and public servant who settled in Australia in June 1790. Wentworth was a substantial land holder in the early colony, he appears to have obtained his first grant of about 147 acres at Parramatta from Governor Hunter in 1799; by 1821, he had been awarded a total of 17,000 acres, 2200 acres of which were located in the Wentworthville area. When he passed away in 1827, his will disposed of approximately 22,000 acres of land which was eventually subdivided into the existing allotments of Wentworthville today. The sites closest to the railway line were sold and developed first because of their proximity to the railway line, although it was not until 1883 that Wentworthville received a station known as T.R Smith's Platform. The name Wentworthville was later adopted in 1880. The establishment of the railway station attracted residents

to the area, Wentworth's holdings were subdivided into 600 lots. Wentworthville was proclaimed a town in 1890.

Previously known as 'Willow Cottage' in the suburb of Mays Hill, The Wattles was home to William Fullagar. Fullagar was the son of convicts John Fullagar and Esther Leadham, Fullagar was a butcher and publican turned stock agent and became a prominent early settler who opened the 'Star Inn' and cattle yards on the Western Road on the Wentworth estate in the 1840s. He later bought up large tracts of land from the subdivision of the Government Domain in present day Westmead.

William Fullagar purchased a 30-acre convict grant (to the south of Essington) in 1849, which he fenced and built his residence upon. William Fullagar went on to continuously live at this residence until the later 1880s. When he bought the 30 acres, Fullagar was the lessee of the neighbouring Burder Park estate (later Finlayson's Estate) a 95-acre property immediately west of James's grant belonging to descendants of Rowland Hassall, William Davis and John Bolger. These are all marked on a 1908 map of the Parish of St. John. He then purchased land from the Burder Park estate in two (2) lots of 67 1/4 acres in 1851 and 1854, the last section of 33 acres on the south-west corner was not acquired until 1866. He used the property as part of his business for cattle grazing and in later years for agistment as well as growing hay and other feed crops, timber cutting, making bricks and cultivating part of it as an orchard.

By the 1870s, Fullagar was one of the major landholders in the Parramatta district. The lots he acquired in 1859-61 were during the sale of an extensive portion of the Government Domain (by the 1850s 'Parramatta Park'). In fact, Fullagar owned much of present-day Wentworthville.

Although continuing his stock auction activities, Fullagar aspired to the status of a gentleman. He had time to pursue the hounds in fox hunts organised apparently under his patronage. He was reputedly a crack rider whose long riding stick is clearly visible in a portrait. He was also, for a time, one of the trustees of Parramatta Park. Fullagar's Paddock was occasionally used by others, e.g.: cadets from Sydney Grammar and The King's School combined for an encampment there on the Queen's Birthday, 22 May 1875.

Once he moved to Willow Cottage, Fullagar never lived anywhere else until he built his new residence opposite the 201-acre property some few years before he died in 1894. The date he moved over the road to his new house in Essington is vague from existing records. This move appears to have occurred in the late 1880s as his wife, Sarah Fullagar, died at Essington on 24 March 1889. At the time of the 1891 census there were two males and five females listed at Essington. William Fullagar died there on 8 August 1894, a week after signing his last will and testament. The will offers a convenient summary of his property: it required the sale of three parcels of land - the 201-acre site of his former residence, Willow Cottage; 40 acres adjoining Bailey's Orchard near Parramatta north of the railway line; and the site of Essington together with neighbouring allotments, the extensive holdings purchased from Parramatta Park. After costs the money was to be distributed, first in defined bequests - to William Fullagar the younger, to married daughters Hannah Barnes and Sarah Houison, to his grandson Thomas Barnes and to Adah Rebecca Harrex, (Sarah's cousin and possibly the family retainer). Any balance of the sale was to be divided equally between the eight surviving children from his second marriage - five daughters and three sons.

It appears it was last on the housing market in 2010 when it sold for approximately \$1.6 million. A Development Application submitted in 2013 for the reconstruction of the residence and construction of a café and motel was withdrawn. The item appears to remain in use as a private residential dwelling.

Recommendations				
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height). X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements). X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X	
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X	
		11. The condition of this item is poor. Condition and maintenance should be monitored.		

Other recommendations and/or comments:

- A detailed fabric analysis should be undertaken to be understand the intactness and significance of individual elements of the site.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	"The Wattles", Victorian/Georgian residence	I244
Heritage Study	"The Wattles", Victorian/Georgian residence	I244
National Trust Australia Register	N/A	-

Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Study	Graham Brooks & Associates	1998	Holroyd Heritage Study
Heritage Study	Neustein & Associates	1992	Holroyd Heritage Study

Other References

- Auchmuty, JJ 1967, 'Wentworth, D'Arcy (1762-1827)', Australian Dictionary of Biography.
- Elias, J and Coppins, S 2013, Pictorial History Holroyd: Girraween, Guildford, Mays Hill, Merrylands, Pemulwuy, Pendle Hill, Prospect, Smithfield, Toongabbie, Wentworthville, Westmead, Woodpark, Yennora, Kingsclear Books, Alexandria.
- Karskens, G. 1991. Holroyd - A Social History of Western Sydney. Sydney: University NSW Press.

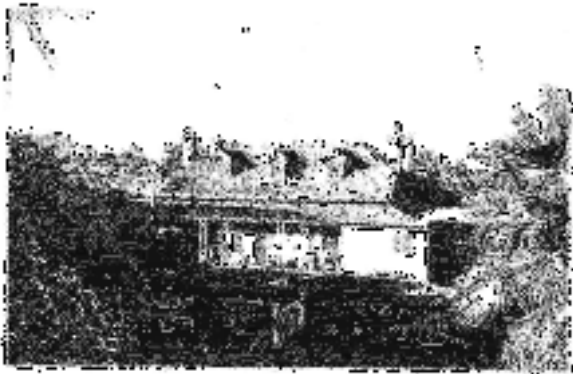
Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



Original listing sheet negative, Holroyd Heritage Study 1993



William John Fullagar outside Willow Cottage, 1870 (State Library NSW P1/604)



View from Great Western Highway, 2019



View of modern fencing obscuring house, 2019



Source: <https://www.allhomes.com.au/ah/research/245-great-western-highway-south-wentworthville-nsw-2145/201064150411>, photograph by John Mikan International Real Estate.

Item Details

Name

Essington

Other/Former Names

Essington Christian Centre; Essington Christian Academy

Address

2,4,6,8 Bridge Road WESTMEAD NSW 2145

Local Govt Area

Cumberland

Item Classification

Item Type

Complex / Group

Group Name

Item Group

Residential buildings (private)



Item Category

House

Statement Of Significance

Essington has historic significance primarily through its association with the Fullagers who were one of the prominent families in the early settlement of Holroyd. The site comprises part of the former government domain purchased by William Fullager c .1860 and the residence built by another Family member Willard John Fullager sometime later.

The residence and grounds also provide evidence of the presence and character of the relatively substantial gentlemens residences erected in the Holroyd area during the 19th and early 20th Century period though its aesthetic significance as a representative example of a particular period and style has been somewhat compromised by later additions and alterations. (Holroyd Heritage Study 1992)

Assessed Significance Type

State

Endorsed Significance

State

Date Significance Updated

8/26/2008

Listings

Listing Name	Listing Date	Instrument Name	Instrument No.	Plan No.	Gazette Page	Gazette Number
National Trust of Australia register			7446			
Heritage Act - Permanent Conservation Order - former	18/0/1982		00204		2753	83
Heritage Act - State Heritage Register	2/0/1999		00204	477	1546	27
Local Environmental Plan	15/0/1991	Essington - Residence, garden setting and trees				159

Heritage Item ID

5045170

Source

Heritage NSW

Location

Addresses

Records Retrieved: 2

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
	Great Western Highway	WESTMEAD/NSW/2145	Cumberland	Unknown			PARRAMATTA	Alternate Address
2,4,6,8	Bridge Road	WESTMEAD/NSW/2145	Cumberland	Deerubbin	St John	Cumberland	GRANVILLE	Primary Address

Description

Designer

Builder/Maker

Construction Year Start & End

Circa

Period

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10/11/2021 02:07 PM 2 of 17

1860 - 1890

YES

1851 to 1900

Physical Description

Updated

Garden:

The house is surrounded to the east and south by lawns and mature plantings of trees. A limited number of trees including a large remnant Bunya pine (*Araucaria bidwillii*), hoop pine (*A.cunninghamii*) and vestiges of its original garden remain on the property, principally on its southern side facing the Great Western Highway, and on the eastern side facing Bridge Street. To the north is principally car parking areas over former grounds, and rear extensions for class rooms/ administration.

To the north the site is predominantly bitumen car parking area, accessed off Bridge Road. To the west additions to the house have been made to provide for school classrooms (Read, S., pers. comm., 2006, updated 17/1/2008).

Buildings:

House:

Essington is a large 2 storey historic house now run as a school, by the Church of the Foursquare Gospel. It is located on the north-western corner of Bridge Road and the Great Western Highway, with its principal facades facing these roads. Its site is elevated and in combination with the house's high ceilings and steep roof, this gives it prominence in the local area.

The house's original block - a late Victorian/Federation building with 'Italianate' and 'Gothic' elements - was L shaped with gabled roofs finished with timber bargeboards and turned finials. Walls are polychrome brick and the building has a slate roof. A projecting bay window on the front (east) elevation features 2x2 pane double hung sash windows with sandstone sills and heads; first floor windows on the bay feature 'four-centred' arch heads.

The original verandah was replaced by later (probably inter-war period) two storey verandah to the front and side (south) elevations with brickwork columns, first floor balustrade and paired 'stump' columns. Various additions including single storey block of rendered masonry and a recent 2 storey wing of face brickwork with metal framed sliding windows. (Holroyd LEP).

A 1990 classroom extension was made on the house's western side. This is accessed by a carpark entered off Bridge Road (MCA Architects, 2016).

An auditorium is located at the far-northern end of the site, set low and away from the house (MCA Architects, 2016).

Physical Condition

Updated

Modifications And Dates

interwar period - The original verandah was replaced by later (probably inter-war period) two storey verandah to the front and side (south) elevations with brickwork columns, first floor balustrade and paired 'stump' columns. Various additions including single storey block of rendered masonry and a recent 2 storey wing of face brickwork with metal framed sliding windows. (Holroyd LEP).

1982: major restoration works including installation of balustrades and railings on staircase, replacing all original timber window sash cords, glass replacement in front door entry replaced with leadlight, sandstone sills replaced in new brick walls on old building, marble fire places restored, painting, landscaping.

1982: new picket fence on Bridge Rd. & Great Western Highway, replacing 1920s 2 rail Arris fence.

1990 - Build 4 new classrooms west of house.

2003 - dead large Eucalyptus sp. removed from northern side of house.

2005 - slate roof conservation work funded by HO.

Further Comments

History

Historical Notes or Provenance

Updated

Westmead:

The name Westmead...combines the old English word 'mead' meaning meadow, and 'west' meaning its location just west of Parramatta. The present suburb was originally the western part of the former Domain of the Government House at Parramatta. The remains of that domain are now Parramatta Park. The name Westmead was not used until 1859 when the first part of the Government Domain was subdivided (subdivision was completed in 1889)(Pollen & Murphy, 1990, 269).

Following this subdivision, orchards were established by many new settlers, including some whose names are well-known in the Parramatta area - George Oakes, Nat Payten and William Fullagar among them. Although the (Western) Railway had gone through Westmead (bisecting Parramatta Park) in 1861, the suburb did not have a railway station. Early in 1883 residents successfully petitioned the Railways Department for a station and by April 1861 Westmead became the newest station on the Western line from Sydney (ibid,1990, 269).

The suburb's development was slow. In 1883 the orchards began to disappear, and land was sold to home-builders. The township with its shopping facilities was built on the land that had been George Oakes' orchard, subdivision of which began in 1883. Eventually the residential area became firmly established (ibid, 1990, 269).

A landmark of modern-day Westmead is Westmead Hospital, now one of the Parramatta Hospitals group. Begun in 1974, it is the most up-to-date specialised general hospital in New South Wales...It serves the large and rapidly increasing population of Sydney's Western suburbs (ibid, 1990, 269).

Esstington:

Essington was built for one of Holroyd's important pioneers, William Fullagar as his second, residence, opposite his first, (The Wattles or Wattle Cottage,) as a gentleman's villa on the northern side of the Great Western Highway in a prominent position. Reportedly it was designed and decorated with no expense spared.

Fullagar was the son of convicts John Fulligar and Esther Leadham, and he demonstrates the upward mobility of descendants of many individuals transported to NSW. Fullagar was a butcher and publican turned stock agent who was in the process of buying large tracts of neighbouring properties and making his way up in the world. From his base at The Wattles or Wattle Cottage, he bought sufficient land to make him one of Holroyd's important pioneers whose estates covered much of Wentworthville.

William Fullagar purchased the 30 acre James grant (a convict grant) (to the south of the present Essington) in 1849, and 'soon after he purchased it, he fenced it and built his residence upon it and went there to live, and lived there continuously from that time until within a few years of his death'. When he bought James's 30 acres, Fullagar was the lessee of the neighbouring Burder Park estate (later Finlayson's Estate) a 95 acre property immediately west of James's grant belonging to descendants of Rowland Hassall, William Davis and John Bolger - these are all marked on a 1908 map of the Parish of St. John. He then purchased land from the Burder Park estate in 2 lots of 67 1/4 acres in 1851 and 1854, the last section of 33 acres on the south-west corner was not acquired until 1866. He used the property as part of his business for cattle grazing and in later years, agistment as well as growing hay and other feed crops, timber cutting, making bricks and cultivating part of it as an orchard.

All statements agreed that once he moved to Willow Cottage, Fullagar never lived anywhere else until he built his new residence opposite the 201 acre property 'some few years before he died in 1894.

By the 1870s Fullagar was one of the major landholders in the Parramatta district. The lots he acquired in 1859-61 were during the sale of an extensive portion of the Government Domain (by the 1850s 'Parramatta Park'). In fact Fullagar owned much of present day Wentworthville.

Although continuing his stock auction activities, Fullagar aspired to the status of a gentleman. He had time to pursue the hounds in fox hunts organised apparently under his patronage. He was reputedly a crack rider whose long riding stick is clearly visible in a portrait. He was also, for a time, one of the trustees of Parramatta Park. Fullagar's Paddock was occasionally used by others, e.g.: cadets from Sydney Grammar and The King's School combined for an encampment there on the Queen's Birthday, 22 May 1875.

The date he moved over the road to his new house Essington is vague from the existing records. This move appears to have occurred in the late 1880s as his wife, Sarah Fullagar, died at Essington on 24 March 1889. At the time of the 1891 census there were 2 males and 5 females at Essington. William Fullagar died there on 8 August 1894, a week after signing his last will and testament. The will offers a convenient summary of his property: it required the sale of 3 parcels of land - the 201 acre site of his former residence, Willow Cottage; 40 acres adjoining Bailey's Orchard near Parramatta north of the railway line; and the site of Essington together with neighbouring allotments, the extensive holdings purchased from Parramatta Park. After costs the money was to be distributed, first in defined bequests - to William Fullagar the younger, to married daughters Hannah Barnes and Sarah Houison, to his grandson Thomas Barnes and to Adah Rebecca Harrex, (Sarah's cousin and possibly the family retainer). Any balance of the sale was to be divided equally between the 8 surviving children from his second marriage - 5 daughters and 3 sons.

The first attempt to sell any land from the estate occurred shortly after probate was granted when Fullagar's Paddocks were subdivided and auctioned on 9/2/1895. It appears this auction was unsuccessful. Another was held on 25/9/1897, again without provoking much interest, for the only buyer was a family member, Amy Adah Hughes, so the trustees decided to apply for Torrens Title, possibly to encourage sales. (Broomham & Hughes, 1997, 11).

Holroyd Heritage Study 1993 notes that Essington was built by a family member, William John Fullagar and sold by him in 1912. Surrounding land 'the Fullagar Estate' was further subdivided from c.1920 (Holroyd Heritage Study, 1993).

In c. the 1920s the verandah on the house was replaced.

The Four Square Gospel Church, Parramatta bought the property c.1980 and erected the subject picket fence in 1982. From 1983 the Church has run a primary school on site. The church has acquired neighbouring houses with a view to expansion (Stuart Read, from Rev.B.Banton, pers.comm, 14/1/2008).

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Historic Themes

Records Retrieved: 50

National Theme	State Theme	Local Theme
Developing cultural institutions and ways of life	Townships	Joining together to study and appreciate local history
Developing cultural institutions and ways of life	Pastoralism	Going to church or a temple
Developing cultural institutions and ways of life	Pastoralism	Playground
Developing cultural institutions and ways of life	Pastoralism	Outdoor relief
Developing cultural institutions and ways of life	Pastoralism	Outdoor concerts and performances
Developing cultural institutions and ways of life	Pastoralism	Activities associated with relaxation and recreation
Developing cultural institutions and ways of life	Defence	Landscaping - Victorian period
Developing cultural institutions and ways of life	Defence	Landscaping - Federation period
Developing cultural institutions and ways of life	Defence	Landscaping - 20th century post WW2
Developing cultural institutions and ways of life	Defence	Landscaping - 20th century interwar
Developing cultural institutions and ways of life	Defence	Interior design styles and periods - Victorian
Developing cultural institutions and ways of life	Defence	Interior design styles and periods - Edwardian
Developing cultural institutions and ways of life	Defence	Developing cultural institutions and ways of life
Developing cultural institutions and ways of life	Defence	Building in response to natural landscape features.
Developing cultural institutions and ways of life	Defence	Building in response to climate - verandahs
Developing cultural institutions and ways of life	Defence	Architectural styles and periods - Victorian (late)
Developing cultural institutions and ways of life	Defence	Adaptation of overseas design for local use
Governing	Land tenure	State government
Governing	Land tenure	Local government
Educating	Ethnic influences	Private education
Educating	Ethnic influences	Private (religious) schooling
Educating	Ethnic influences	Educating people in suburban locations
Educating	Ethnic influences	apdated villa/ cottage for a school
Working	Migration	Working in schools, colleges and educational institutions
Working	Migration	Working in orchards

Working	Migration	Working independently on the land
Building settlements, towns and cities	Welfare	Beautifying rural estates
Building settlements, towns and cities	Welfare	Shaping inland settlements
Building settlements, towns and cities	Welfare	Role of Transport in Settlement
Building settlements, towns and cities	Welfare	Roadside Villages
Building settlements, towns and cities	Welfare	Impact of railways on suburban development
Building settlements, towns and cities	Welfare	Creating landmark structures and places in suburban settings
Building settlements, towns and cities	Mining	Changing land uses - from rural to suburban
Building settlements, towns and cities	Mining	Suburban Centres
Building settlements, towns and cities	Mining	Sub-division of large estates
Building settlements, towns and cities	Agriculture	Owning and occupying a house
Building settlements, towns and cities	Agriculture	Housing the prosperous - mansions in town and country
Building settlements, towns and cities	Agriculture	Gentlemens Villas
Building settlements, towns and cities	Agriculture	Country Villa
Building settlements, towns and cities	Agriculture	Country Homes
Building settlements, towns and cities	Agriculture	Building settlements, towns and cities
Building settlements, towns and cities	Agriculture	Adapted heritage building or structure
Building settlements, towns and cities	Agriculture	A Picturesque Residential Suburb
Developing local, regional and national economies	Science	Agisting and fattening stock for slaughter
Developing local, regional and national economies	Government and Administration	Developing local landmarks
Developing local, regional and national economies	Events	Landscapes of urban amenity
Tracing the evolution of a continent's special environments	Exploration	Other open space
Tracing the evolution of a continent's special environments	Exploration	Introduce cultural planting
Tracing the evolution of a continent's special environments	Exploration	Gardens
Tracing the evolution of a continent's special environments	Exploration	Changing the environment

Assessment

Criteria a) Historical Significance	Include	Exclude
Criteria b) Historical Association Significance	Include	Exclude
Criteria c) Aesthetic/Technical Significance	Include	Exclude
Criteria d) Social/Cultural Significance	Include	Exclude
Criteria e) Research Potential	Include	Exclude
Criteria f) Rarity	Include	Exclude
Criteria g) Representative	Include	Exclude
Integrity/Intactness		Updated 08/12/2008

References

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References

Records Retrieved: 3

Title	Author	Year	Link	Type
Statement of Heritage Impact for Essington Christian Academy - proposed repair works to 1990 classroom extension due to storm and water damage	MCA Architects	2016		Written
'The Wattles': a history	Broomham, Rosemary & Hughes, Joy (preliminary assessment of contents)	1997		Written
'Westmead' in 'The Book of Sydney Suburbs'	Pollen, Frances (ed.) and Healy, Gerald	1996		Written

Heritage Studies

Records Retrieved: 0

Title	Year	Item Number	Author	Inspected By	Guidelines Used
No Results Found					

Procedures / Workflows / Notes

Records Retrieved: 1

Application ID / Procedure ID	Section of Act	Description	Title	Officer	Date Received	Status	Outcome
31725	57(2)	Exemption to allow work	Standard Exemptions	Minister Cowied	11/09/2020		

Management

Management

Records Retrieved: 3

Management Category	Management Name	Date Updated
Recommended Management	Produce a Conservation Management Plan (CMP)	
Recommended Management	Prepare a maintenance schedule or guidelines	
Recommended Management	Carry out interpretation, promotion and/or education	

Management Summary



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Caption: PCO Plan Number 204
Photographer: Heritage Council of NSW
Copyright Owner: No Credit
Date: 2/29/1980 12:00:00 AM



Caption: Essington
Photographer: Stewart Watters
Copyright Owner: No Credit
Date: 8/12/2008 12:00:00 AM



Caption: Essington

Photographer: Stewart Watters

Copyright Owner: No Credit

Date: 8/12/2008 12:00:00 AM



Caption: Essington

Photographer: Stewart Watters

Copyright Owner: No Credit

Date: 8/12/2008 12:00:00 AM



Caption: Essington

Photographer: Stewart Watters

Copyright Owner: No Credit

Date: 8/12/2008 12:00:00 AM



Caption: Essington

Photographer: Stewart Watters

Copyright Owner: No Credit

Date: 8/12/2008 12:00:00 AM



Caption: Essington

Photographer: Stewart Watters

Copyright Owner: No Credit

Date: 8/12/2008 12:00:00 AM



Caption: Essington College site plan

Photographer: NULL

Copyright Owner: No Credit

Date: 7/1/2020 12:00:00 AM

Item Details

Name

Milestones - Parramatta to Greystanes (4)

Other/Former Names

Address

Great Western Highway GREYSTANES NSW 2145

Local Govt Area

Cumberland

Group Name

Item Classification

Item Type

Complex / Group

Item Group

Transport - Land

Item Category

Road Milepost/Milestone

Statement Of Significance

Assessed Significance Type

Endorsed Significance

Unknown

Date Significance Updated

Listings

Listing Name	Listing Date	Instrument Name	Instrument No.	Plan No.	Gazette Page	Gazette Number
Local Environmental Plan	15/0/1991	Schedule 1			9624	159
Local Environmental Plan	5/0/2013	Holroyd Local Environmental Plan 2013	126			

Heritage Item ID

1770024

Source

Local Government

Location

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
	Great Western Highway	GREYSTANES/NSW/2145	Cumberland	Unknown			Unknown	Primary Address

Description

Designer

Builder/Maker

Construction Year Start & End

Circa

Period

NO

Unknown

Physical Description

Updated

Physical Condition

Updated

Modifications And Dates

Further Comments

History

Historical Notes or Provenance

Updated

Historic Themes

Records Retrieved: 0

National Theme	State Theme	Local Theme
No Results Found		

Assessment

Criteria a) Historical Significance	Include	Exclude
Criteria b) Historical Association Significance	Include	Exclude
Criteria c) Aesthetic/Technical Significance	Include	Exclude
Criteria d) Social/Cultural Significance	Include	Exclude
Criteria e) Research Potential	Include	Exclude
Criteria f) Rarity	Include	Exclude
Criteria g) Representative	Include	Exclude
Integrity/Intactness		Updated

References

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References

Records Retrieved: 0

Title	Author	Year	Link	Type
No Results Found				

Heritage Studies

Records Retrieved: 0

Title	Year	Item Number	Author	Inspected By	Guidelines Used
No Results Found					

Procedures / Workflows / Notes

Records Retrieved: 0

Application ID / Procedure ID	Section of Act	Description	Title	Officer	Date Received	Status	Outcome
No Results Found							

Management

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Management Summary

APPENDIX C

HISTORIC CONTEXT REPORT

The Wattles: A History

Rosemary Broomham
February 1997

with

Preliminary Assessment of Contents

Joy Hughes



CONTENTS

Introduction	1
Recommendations	3
History: Rosemary Broomham	
The Site: Grants and Purchases	4
William Fullagar, licensee of the Starr Inn 1843 - 1858	8
William Fullagar Esquire of Willow Cottage c1856 - 1888	11
William Fullagar Esquire of Essington, gentleman	25
Amy Adah and William Henry Latham Hayes, The Wattles, 1897 - 1937	30
Ellen Hayes, 245 Western Road, Wentworthville 1937 - 1950	37
Elvy and David Bain, 245 Western Road, Wentworthville 1950 - c1994	39
Some conclusions	49
Bibliography	50
Preliminary Assessment of Contents: Joy Hughes	
Report	1
Photographs of Interiors	3
Plan of 'The Wattles' 245 Great Western Highway, Mays Hill - Hughes Research & Design Pty Ltd	

Introduction

Funded under the 1995 Royal Australian Historical Society Grants Program, this study was commissioned by the Council of the City of Holroyd in September 1996. The brief called for a 'local history study of The Wattles and the Fullagar family and their relationship to the development of Holroyd'. Also required were a taped interview with the current owner of The Wattles, Mr Pat Fraser and a preliminary assessment of the contents of the house and outbuildings in relation to the Fullagar family.

The Wattles was already recognised as a significant local heritage item in historical and architectural terms. But much of its significance comes from its association with William Fullagar who operated the Starr Inn and major cattle yards on the Western Road in the 1840s. and late acquired significant landholdings between the present-day suburbs of Westmead and Wentworthville. The exact location of the Starr Inn is still unknown but it is clear that William Fullagar built his new house, now known as The Wattles, in a different location on land purchased in 1849. The findings of this study date construction of that house, formerly called Willow Cottage, as the mid-1850s.

The other source of the significance of this historic house was that, having been occupied continuously by the Fullagars and their descendants until the 1990s, it contained 'several generations of the family's possessions forming a collection that may have State significance'. However, there has been one interruption of at least five years in this occupation late last century -- when Fullagar moved to Essington -- and another short break in the mid-twentieth century when the house was divided into flats -- when some items were probably removed. At the time of this study, none of the objects remained in the house. Although a few are stored on the property, it appears that some have been dispersed to other locations.

This history of The Wattles and the branch of the Fullagar family that lived there has been researched and written by Historian/Archaeologist Rosemary Broomham. The section giving a preliminary assessment of the contents of the house and outbuildings has been prepared by Historian Joy Hughes.

A major part of the information about the Fullagar family derives from years of patient research by Mrs Yvonne Watterson, one of the descendants who contributed significantly to this study through an interview at her home, supplying copies of photographs from family albums, and guiding me to a document she deposited in the manuscript section of the Mitchell Library, State Library of New South Wales, identified as 'Fullagar Family History' ML MSS 4395.

Additional knowledge has been gained from a taped interview with Mr Pat Fraser and a collection of documents which are identified in this report as 'Bain Estate Papers'. Extensive research was carried out in the Land Titles Office and State Archives Office of New South Wales and the Mitchell Wing of the State Library of New South Wales. Some details have been clarified by consultation with Dr Carol Liston who consulted her research records for Terry Kass, Carol Liston, John McClymont, Parramatta: A Past Revealed, Parramatta City Council, 1996.

The measured drawings supplied by Ric Hughes of Hughes Research & Design are beyond the requirements of the brief but have been provided to identify the rooms and any fixtures remaining. Interior photographs by Joy Hughes have been keyed into these plans and are included as an Appendix. They have been employed to gain expert advice from Dr James Broadbent of the Historic Houses Trust who identified the extant patterned plaster ceilings as c1920s rather than original. The photographs indicate the need for a thorough architectural assessment to locate and identify the parts of the physical structure that remain there but have been moved from their original position in the renovations carried out by David Bain throughout his 40 year occupancy of the building.

Recommendations

Further information could be gained from

- a thorough architectural survey of the building to identify original parts of the physical fabric that have been removed and/or relocated
- photographic copies of all images in the three family Albums now held by Mr Pat Fraser
- collection and listing of all archival documents that were in the house when it was inherited by Mr Pat Fraser
- compilation of a photographic record of all items of furniture that were in the house when it was inherited by Mr Pat Fraser

Rosemary Broomham

Consultant Historian/Archaeologist

6 January 1997

The Site - Grants and Purchases

The historic house now known as The Wattles and formerly called Willow Cottage was built by William Fullagar in about 1855-6. It stands on 30 acres of land granted in 1797 to a convict, William James, and purchased by Fullagar in 1849 from Joseph and Elizabeth Pye. Although the Historic Records of Australia state that the land was granted by Lieut-Colonel Paterson -- and an early plan shows the grant date to have been 23 January 1797 -- the official document was signed by Governor John Hunter on 1 May 1797.¹

On the southern side of the Great Western Highway, then the Western Road, the property was opposite the Government Domain and close to the government paddocks a little west of Parramatta. By the time of Fullagar's purchase the land had passed through several hands. Having fulfilled the requirement of farming the land and living there for at least five years, the grantee sold James Farm to Samuel Chase for £30 sterling in 1805.² The sale gave no details of a dwelling which, had it existed, would probably have been a wattle-and-daub or slab hut.³ Very isolated it was probably like those small houses in Seven Hills and Toongabbie that Macquarie considered to be of inferior quality when he toured the district in 1810.⁴

Less than three years later, Chase made 100 per cent profit on the 30 acres, transferring it to Edward Wills of Sydney on 22 January 1808 for £60. From Wills it passed by inheritance to Elizabeth, wife of Joseph Pye. Neighbours who owned a farm called 'Wawaarwarra' on the Richmond Road, this couple sold the 30 acres to William Fullagar for £60 on 28 May 1849. The indenture covered all houses, outhouses and other improvements and assets but no description survives to record what they might have been.⁵ James' grant shows clearly on all early maps. It was bounded by grants to William Davis (1810) whose property was called Kingston Farm, John Bolger (1810), the owner of pubs in Sydney and Toongabbie, and ex-missionary Rowland Hassall (1818). [Refer Figs 1 & 2]

¹ Historic Records of Australia, 1, 2, p 457; PA 10500, LTO

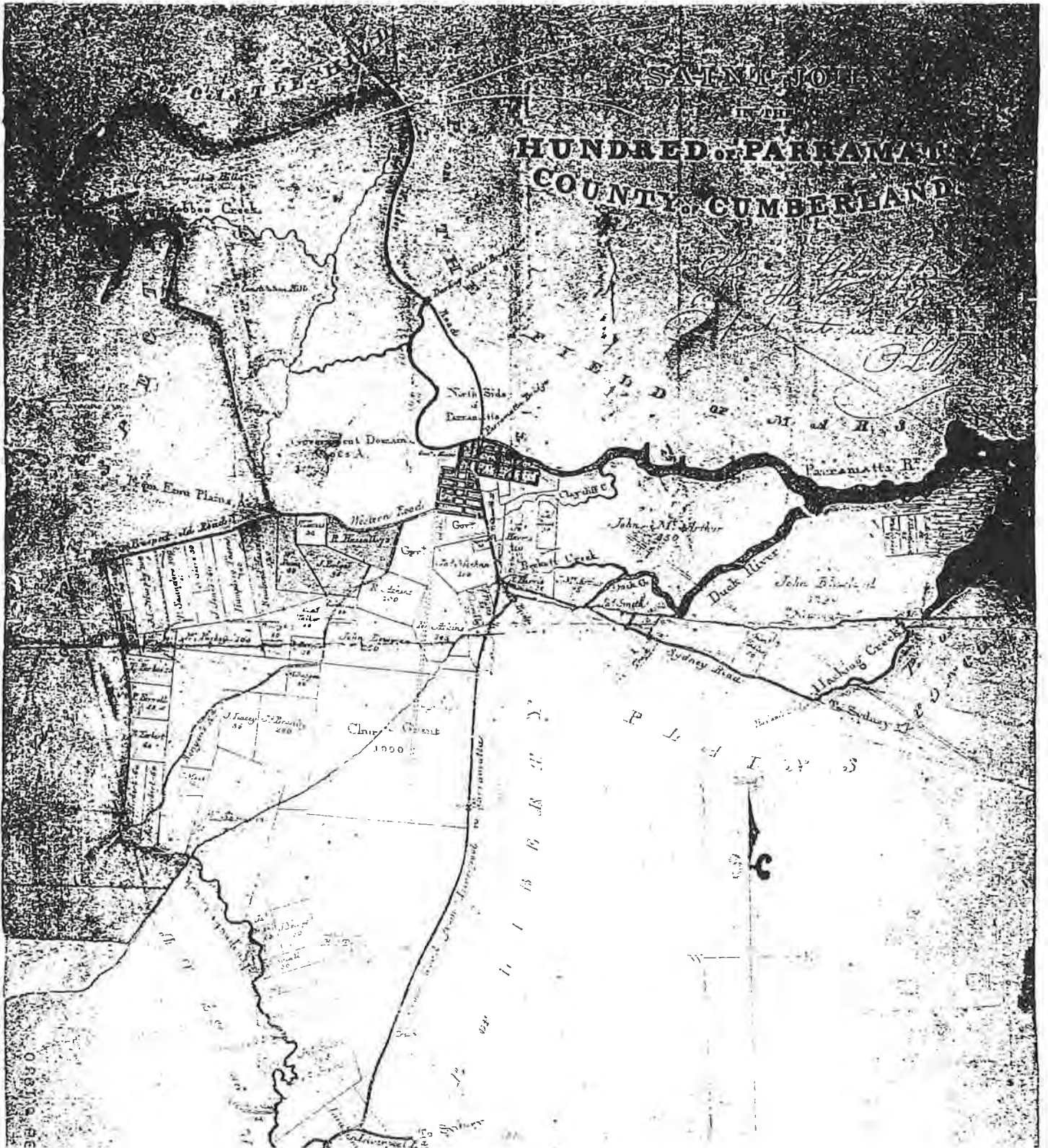
² Grant document; Transfer to Samuel Chase dated 20 August 1805 recorded on the original grant, PA 10500, LTO

³ Grace Karskens, Holroyd: A Social History of Western Sydney, UNSW Press, Sydney, 1991, p 29

⁴ Lachlan Macquarie, Journals of his Tours in New South Wales and Van Diemen's Land 1810-1822, Library of Australian History, Sydney 1879, p33

⁵ Conveyance No 620, Book 16, PA 10500 LTO

Fig 1: P. L. Bemi, Saint John in the Hundred of Parramatta, County of Cumberland, 1828, ML



Born in Sydney on 28 March 1816, William Fullagar was the eldest son of convict parents John Fulligar (sic) and Esther Leadham who married on 20 February the following year at St Phillip's Anglican church, Sydney. John Fulligar of Maidstone, Kent, was a tailor by trade but was convicted of larceny and delivered to New South Wales in 1810 on the Anne II to serve a life sentence. Transported for seven years, Esther Leadham, sometimes called Latham or Lathan, was a cook from Lancaster who arrived in 1814 on the Wanstead, and worked out her term in service to Governor Macquarie. By 1817 John Fulligar was a resident of Parramatta, his first child, William, being baptised there at St John's.⁶ Described as being 5 foot 7 1/2 inches tall with brown hair, fair complexion and hazel eyes, he was conditionally pardoned in the year of William's birth and later was a 'Constable of the Peace'. He received an 80 acre grant on 18 June 1819, apparently at [Lower] Bathurst, a district between Prospect and Green Hills (now Windsor).⁷ This land was not recorded in the 1822 Muster or the 1828 Census although he still owned eight head of cattle.⁸ A reference in the Colonial Secretary's correspondence suggests that John Fullagar had a town lot in 1828. Among his household were 8 year old William Jenkins, and a 13 year old girl servant, Alice Smith.⁹

Table 1: Children of John & Esther Fullagar, from Yvonne Watterson, 'Fullagar Family History', 1984

NAME	BIRTH	MARRIAGE	DEATH
William John	28 March 1816	1. 1840 Hannah Gilbert - died 1852 2. 1852 Sarah Cox	8 August 1894
Sarah	2 December 1819	1840 Patrick Hayes	1890
Mary Ann	26 August 1824	1. 1844 John Hayes 2. 1857 John Wood Johnston	
John	9 March 1827	1853 Emily Hovell Bradley Blackett	13 October 1868
Hannah W.	14 February 1831	1854 Joseph Teasdale	
Elizabeth Esther L.	30 April 1833	Died in infancy	1833

⁶ 1814 Muster; 1822 Land and Stock Muster; Colonial Secretary, Register of Conditional Pardons 1791-1825, p 100; Pioneer Index 1788-1828; 1828 Census of NSW; In the 1814 and 1822 musters Esther is called Esther Latham and Hester Lathan, respectively; another source claims that she was Mrs Macquarie's servant; details of birth place and crime from Yvonne Watterson, 'John Fullagar, the first Fullagar to arrive in Australia...' c 1986

⁷ Yvonne Watterson, op cit; An Out Line Map of the Settlements in New South Wales 1817 ML M2 811.1/1817; 1822 Muster; 1828 Census

⁸ Land and Stock Muster, New South Wales, 1822

⁹ Surveyor General to Colonial Secretary 1828, 'Fullagar's allotment not to be measured to the river...to leave a cart road'. courtesy Carol Liston; 1828 Census

William Fullagar, licensee of the Starr Inn 1843 - 1858

William Fullagar's occupation in 1841 was shopkeeper or retailer. He was then 25 years old and married with one daughter. He headed a household -- separate from that of his father -- comprising two young adult males, actually listed as aged between 14 and 20, and two females, one between 14 and 20, the other under 2.¹⁰ The second male may have been William's brother, John who would have been 14 in 1841. John was not included in his father's household which comprised two males -- Fullagar himself the other less than two years -- and two females, one aged 45 to 59, the other between 7 and 13. At that time John Fullagar senior was about 56 and his oldest daughter, Sarah had already married.¹¹

William Fullagar became a publican in 1843, operating the Starr Inn on the Western Road, his publican's licence being issued annually from 1843-50.¹² Confusion has arisen between Fullagar's Inn and another Star Inn within the town of Parramatta, the latter -- licensed to John Horgan -- being on a grant to D'Arcy Wentworth. Possibly because of the reference to Wentworth, the location of Fullagar's Inn has been given as the 'present-day corner of Ettalong Road'.¹³ However, no precise position appears in any extant records, the address being variously as Parramatta or Western Road, occasionally Prospect.¹⁴ It may have been close to the paddocks that he leased for the saleyards in 1845 and therefore quite near to his later home Willow Cottage. Reports that both his Inn and his saleyards were at Prospect could refer to their being near the boundary of the parish rather than in the township which is further west. The most recent history of Parramatta sites Fullagar's saleyards at Westmead.¹⁵ This locality is also suggested by Fullagar's attendance at St John's, Parramatta, rather than St

¹⁰ 1841 Census

¹¹ Refer Table 1

¹² Publicans Index, AO NSW; The index does not continue past that date. The 1858 license to John Fullagar was found by an isolated entry in an AO card index.

¹³ Grace Karskens, op cit, p 54

¹⁴ In a tale about bushrangers, Donohoe and Walmsly working the Western Road in the 1830s 'towards Prospect' near Fullagar's old roadside inn', William Freame indicates that it might be nearer Parramatta, cited in Yvonne Watterson, op cit

¹⁵ Terry Kass, Carol Liston, John McClymont, Parramatta: A Past Revealed, Parramatta City Council, 1996, p 217

Bartholomew's, Prospect, for all but three of the baptisms of his 18 children and his purchase at of a family vault in St John's cemetery.¹⁶

The accepted date for construction of saleyards next door to the Starr Inn comes from an article in the Echo series on the suburbs of Sydney 1890. Describing the failure of Brennan's ambitious scheme for creating the colony's principal stock markets at Smithfield in the early 1840s, this attributes the formation of rival yards by Fullagar as a bid to prevent price control.

[S]ome of the butchers went to Smithfield to select a few head for immediate use, when they were informed by Mr George Innes, the auctioneer at the [Smithfield] yards, that the whole lot had been sold to one person. The butchers held a meeting and denounced the sale as a breach of faith, and an attempt to establish a 'corner' as it would now be called and thus compel them to pay exorbitant prices.

A resolution was then carried by which the butchers pledged themselves not to buy any more cattle at Smithfield, and Mr William Fullagar, having a small supply on hand, sold them out as they were required. He then erected Saleyards, at Prospect, and these were opened in about 1845.¹⁷

Although it is not often mentioned, William Fullagar was originally a butcher, as is suggested by the foregoing account.¹⁸ More well-known was his career as stock auctioneer after Fullagar's yards became the leading saleyards in the entire Sydney area.¹⁹

According to tradition, William Fullagar had been a successful publican and stock agent for at least four years when he bought the 30 acre grant previously known as James Farm, the acquisition being part of a drive to create a larger property on the southern side of the Western Road. Dating from 1849 to 1866 his purchases in this location formed an estate of about 201 acres, later known as Fullagar's Paddock.²⁰ However it is clear from other details of his family life that William Fullagar did not immediately build a house there.

¹⁶ The baptism of Elizabeth Esther and William's second marriage were at St Bartholomews but in 1852 St Johns was closed from 1852-8 for 'substantial rebuilding' refer Kass, Liston, McClymont, op cit, p 168. This could explain two subsequent baptisms at All Saints.

¹⁷ Cited in Vance George, Fairfield. A History of the District, Council of the City of Fairfield, 2nd edition, 1991, pp 21-2

¹⁸ A reference was made to this in some of his property dealings; Kass, Liston and McClymont, op cit, pp 214-15 also describes William Fullagar senior as a butcher

¹⁹ Holroyd Centenary, Horwitz Publications, 1972, p 15; A licence certificate from 1858 shows John as the licensee and William as the guarantor.

²⁰ PA 10500

The marriage indicated by the 1841 census was William Fullagar's first. He had married Hannah Gilbert at St John's Parramatta on 4 February 1840. Of their seven children, six survived infancy and these were all baptised at St John's Parramatta, their father's occupation being recorded as innkeeper.²¹ The seventh child, Emma Jane born on 23 April 1852 died three days later having been baptised at St Bartholomew's, Prospect. Her mother, Hannah Fullagar lived barely two weeks more. She died on 3 May 1852 aged 32 at her residence the Starr Inn, Western Road from which the funeral procession wound its way to St John's Church where she was buried in the family vault. The journey was expected to take one hour.²²

On 1 December 1852 William Fullagar married again, his second wife Sarah Cox, daughter of the late William Cox Esquire of Parramatta. Facilitated by special licence the marriage was solemnised at St Bartholomew's, Prospect. At this time the groom was accorded the honorific Esquire.²³ The first two children of this marriage -- Henry William Coleman Fullagar and George Thomas Fullagar were also born at the Starr Inn. They were baptised at All Saints Church, Parramatta.²⁴

Table 2: Children of William and Hannah Fullagar (née Gilbert)

NAME	BIRTH	MARRIAGE	DEATH
Hannah	4 February 1841	1860 James Barnes	25 February 1907
Mary Esther	20 May 1842	Died unmarried at 21	11 September 1863
Sarah	25 September 1844	1880 Richard Houison	12 October 1896
William M.	24 December 1845	1878 Margaret J. Mance	15 March 1932
John	10 September 1848	Died aged 18	9 December 1866
Susannah	24 July 1850	1871 Thomas Barnet	8 May 1876
Emma Jane	23 April 1852	Died in infancy	26 April 1852

Source: Yvonne Watterson, 'Fullagar Family History', 1984

²¹ Refer Table 2

²² Death and funeral notices, SMH, 5 May 1852, in Yvonne Watterson, op cit

²³ Marriage notice, SMH, 2 December 1852

²⁴ Yvonne Watterson, op cit; confirmed by family Bible in possession of descendant Barry Fullagar, a gift to Amy Adah Fullagar 'a gift of love and appreciation on her birthday from her Mama, Sarah Frances Fullagar, 9 November 1861'. Amy Adah was two years old; the baptismal record gives the Starr Inn's location as Parramatta.

William Fullagar Esquire of Willow Cottage c1856 - 1888

The first detailed accounts of William Fullagar's life at Willow Cottage, Mays Hill, come from the statutory declarations attached to the application to put the property known as Fullagar's Paddocks under the Real Property Act. The application was filed in on 10 November 1897, three years after William's death. [Fig 3]

Not surprisingly, the clearest account of the sequence of purchase was given by one of the executors, property auctioneer Hugh Taylor of Parramatta. He stated that William Fullagar purchased the 30 James grant in 1849, and 'soon after he purchased it, he fenced it and built his residence upon it and went there to live, and lived there continuously from that time until within a few years of his death'.²⁵ Although the main purpose of these testimonies was to prove Fullagar's continuous ownership and occupancy of the whole 201 acres 1 rood 8 perches, they do provide useful evidence of Fullagar's house, Willow Cottage, and his uses of the land that surrounded it.

According to Taylor, when he bought James' 30 acres, Fullagar was the lessee of the neighbouring Burder Park Estate (later Finlayson's Estate), a 95 acre property immediately west of James' grant belonging to descendants of Rowland Hassall. This was corroborated by Parramatta resident Robert Ludwell Dunn Esquire.²⁶ Both Fullagar's Estate and Burder Park -- composed of land from grants to Rowland Hassall, William Davis and John Bolger -- are marked on the 1908 map of St John Parish. [Fig 4]

Fullagar then purchased land from the Burder Park Estate in two lots of 67¼ acres in 1851 and 1854, the last section of 33 acres on the south west corner was not acquired until 1866. He used the property as part of his business for cattle grazing and, in later years, agistment as well as growing hay and other feed crops, timber cutting, 'making bricks...and cultivating part of it as an orchard'.²⁷

All statements agreed that once he moved to Willow Cottage, Fullagar never lived anywhere else until he built his new residence opposite the 201 acre property 'some few years

²⁵ PA 10500, Statutory Declaration, Hugh Taylor, 1 November 1897

²⁶ Ibid, Robert Ludwell Dunn, 3 November 1897

²⁷ Ibid, Hugh Taylor, Richard Harper Esquire JP, 5 November 1897, A. L. Hayes et al

prior to his death'.²⁸ The 'new residence' was Essington. After William Fullagar's death on 8 August 1894 his executors let the house, Willow Cottage, and continued to sell timber while subdividing the land first offering it for sale at auction on 9 February 1895.²⁹ [Fig 5]

Despite numerous testimonies, it is impossible to put an exact date on William Fullagar's completion of Willow Cottage and his taking up residence there. Hugh Taylor's son John, also an auctioneer, recalled that by the time he returned from an extended visit to America in 1854, Fullagar had purchased all but 331/3 acres of Fullagar's Paddocks and was living in the residence and using the stores.³⁰ Also, the first child of William's marriage to Sarah Cox, Henry William Coleman Fullagar, stated in 1897 that he had been born on the property and had lived within a mile of it all his life.³¹ If this were true, Willow Cottage could have been built and occupied before 1853 and might always have been the home of William and Sarah. Clearly, Henry William Coleman's evidence conflicts with the record in the family Bible, in which Sarah herself recorded his birth at the Starr Inn.³²

Less precise was Arthur Lawrence Hayes, a 47 year old clerk of Parramatta who claimed he could remember the house being built William Fullager living in it 'nearly forty years'. As William before moved to Essington before Sarah's death on 29 March 1889, and Arthur would have only been born in 1850 this seems an exaggeration.³³ Prospect butcher and storekeeper, James Watts remembered William Fullagar living in the 'good substantial house', Willow Cottage, for 39 years -- which could take its completion back to 1850.³⁴

Other evidence of William Fullager's occupancy of Willow Cottage is more ephemeral, being composed of unidentified photographs from various Fullagar albums and family stories, some of which may be apocryphal. From the three albums in the possession of Mr Pat Fraser -- one a gift to Amy Adah Fullagar from William L Hayes 'on her 26th Birthday 9 November 1885' -- come three photographs of people in front of the cottage. Of these, the oldest shows the house with a shingle roof and a vine -- probably wisteria -- in flower on wires at the edge

²⁸ Ibid, Hugh Taylor and others; Unfortunately, although all refer to it none of the statutory declarations name the house.

²⁹ Ibid

³⁰ Ibid, John Taylor, 3 November 1897

³¹ Ibid, Henry William Coleman Fullagar, 1 November 1897

³² Fullagar Family Bible, op cit

³³ Ibid, Arthur Lawrence Hayes, 8 November 1897

³⁴ Ibid, James Watts, 10 November 1897

of the verandah. In front, centred on a well-defined path between plantings dominated by two conifers, is a group of fourteen people. It includes a babe in arms, five small children, three young men, three women seated, and two older men. There may be another person looking out from the central attic window. [Fig 6] The other two from Amy Adah's album show the house at a later date, its roof covered with galvanised iron and its verandah free of the trailing vine.

Images from another album passed down from Arthur Wentworth Fullagar resemble the older photograph. One shows the same garden and the wires for the vine on the verandah although the vine is dormant. In this the group in front of the house is smaller and younger comprising twelve of the people in the picture from Amy Adah's album -- four children, at least three of whom are girls, three seated women, four males ranging from teenagers to young men. Common to both these images is a dominant adult male figure standing with arms akimbo and waistcoat displayed. Absent are the baby and older man. [Fig 7]

It is clear from other photographs in Arthur Wentworth's album, that the head of this group is William Fullagar and the woman seated close to him is his second wife, Sarah Fullagar (née Cox). Another image similar to this, in which the people are obscured by damage to the print, was signed Beaufoy Merlin and dated 1 September 1870, as was one of William Fullagar on horseback near the verandah and a studio portrait. [Figs 8, 9 & 10]

In 1870 William's unmarried children were Sarah, William M. and Susannah, all from his first marriage to Hannah and from his second marriage Henry William Coleman, George Thomas, Francis Latham, Amy Adah, Lily Maude, Alice Mary, Willard John and Esther Minnie then an infant of seven weeks. Two children born after 1870 were Florie Edith and Arthur Wentworth Fullagar, later photographed in his pram by Charles Tuke, Parramatta.³⁵ [Figs 11 - 11a]. Some time after his wife Esther's death on 27 September 1861, William's father, John, moved to Willow Cottage where he died at the age of 90 on 7 August 1875.³⁶

Even without knowing the precise identity of all those photographed these pictures make it clear that Willow Cottage accommodated a large, extended family. The property was also an important adjunct to William Fullagar's occupation given in baptismal records as auctioneer

³⁵ Refer Table 3 for details of William Fullagar's second family

³⁶ Death Certificate; death notice in SMH, 11 August 1875

from 1862 to 1864 and commission agent from 1868 to 1872.³⁷ Family tradition states that Willow Cottage stables were a regular staging post for coaches using the Western Road. Another claim is that the toll gate was positioned immediately in front of the house, an assertion verified by a plan of Parramatta Park drawn in 1858 but with later additions. In fact, the Toll Bar was moved there from a more easterly position in 1861. The Surveyor General's plan of 1857 shows the first Toll House near Pitt Row and an allotment reserved for another one on the corner of Burnett Street. However the toll gate was located in front of Fullagar's The Wattles for a few years. It was closed off and sold in 1864.³⁸ [Figs 12 & 13]

Table 3: Children of William and Sarah Fullagar (née Cox)

NAME	BIRTH	MARRIAGE	DEATH
Henry William Coleman	15 October 1853	1879 Mary Jane Reid	25 May 1942
George Thomas	31 August 1855	Died unmarried at 23	3 February 1879
Francis Latham	16 October 1857	Died of consumption aged 23	9 January 1881
Amy Adah	9 November 1859	1895 William Henry Latham Hayes	1915
Florence Emily	26 March 1862	Died in infancy	1 July 1863
Lily Maude	5 December 1864	1888 Englins Vanzetti	in Liverpool, UK
Alice Mary	25 July 1866	1. 1895 William A. Flaxman 2. 1908 Robert W. Anderson	1957
Willard John	20 September 1868	1895 Sarah A. Tate	30 May 1929
Esther Minnie	20 November 1870	1896 Thomas J. Colvin	1906
Florie Edith	27 September 1872	Judge Pennefather	lived in UK & India
Arthur Wentworth	10 November 1874	1896 Louisa J. Nobbs	8 May 1956

Source: Yvonne Watterson, op cit

³⁷ Yvonne Watterson, op cit

³⁸ SMH, 20 July 1861; Kass, Liston and McClymont, op cit, pp 151-2.; Carol Liston, personal comment

Fig 3: R. H. Mathews, Plan "A" [Fullagar's Estate] 28 October 1897 attached to Primary Application 10500

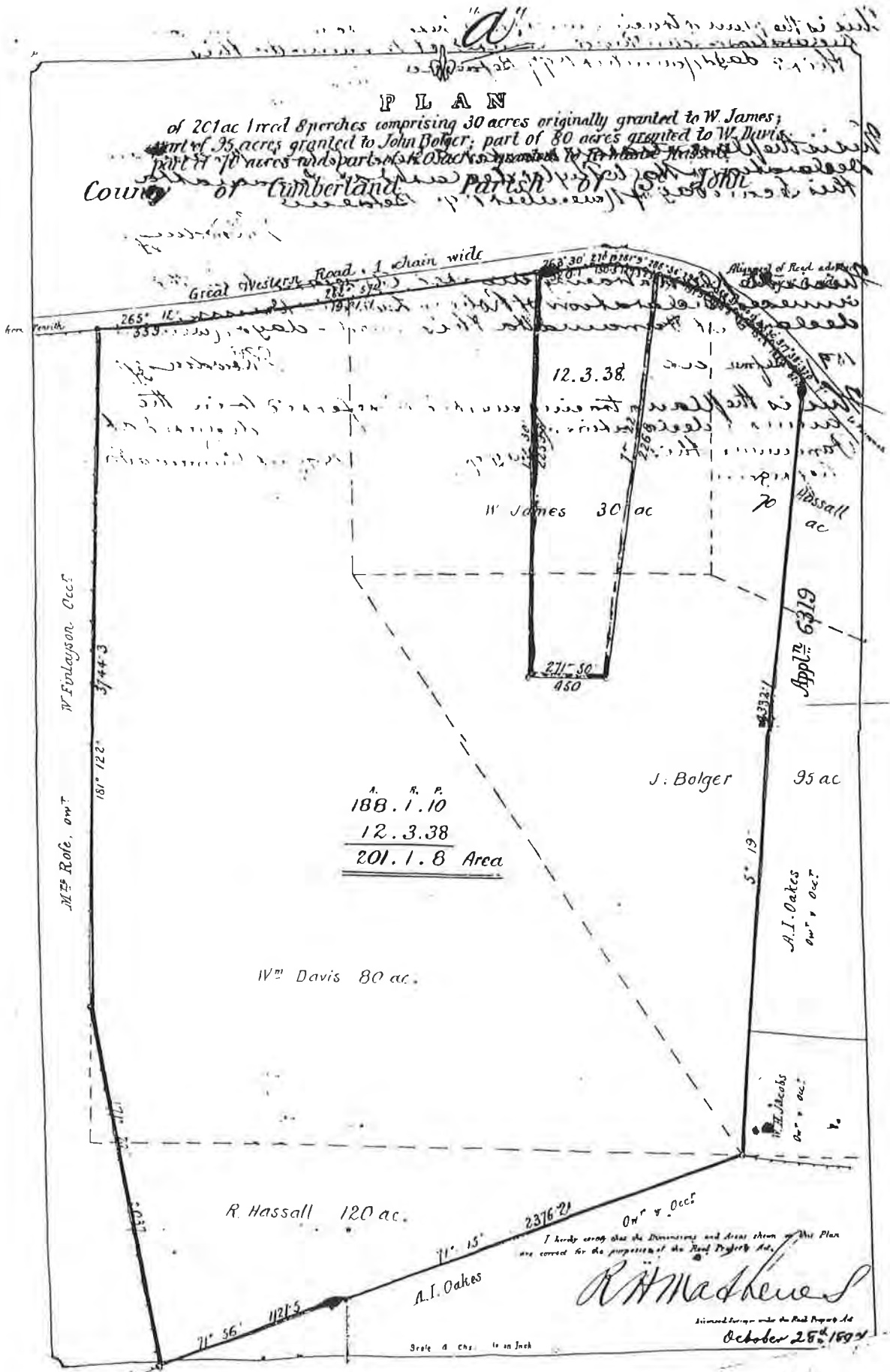


Fig 4: Parish of St John County of Cumberland 1908. Dark lines signify boundaries of original grants

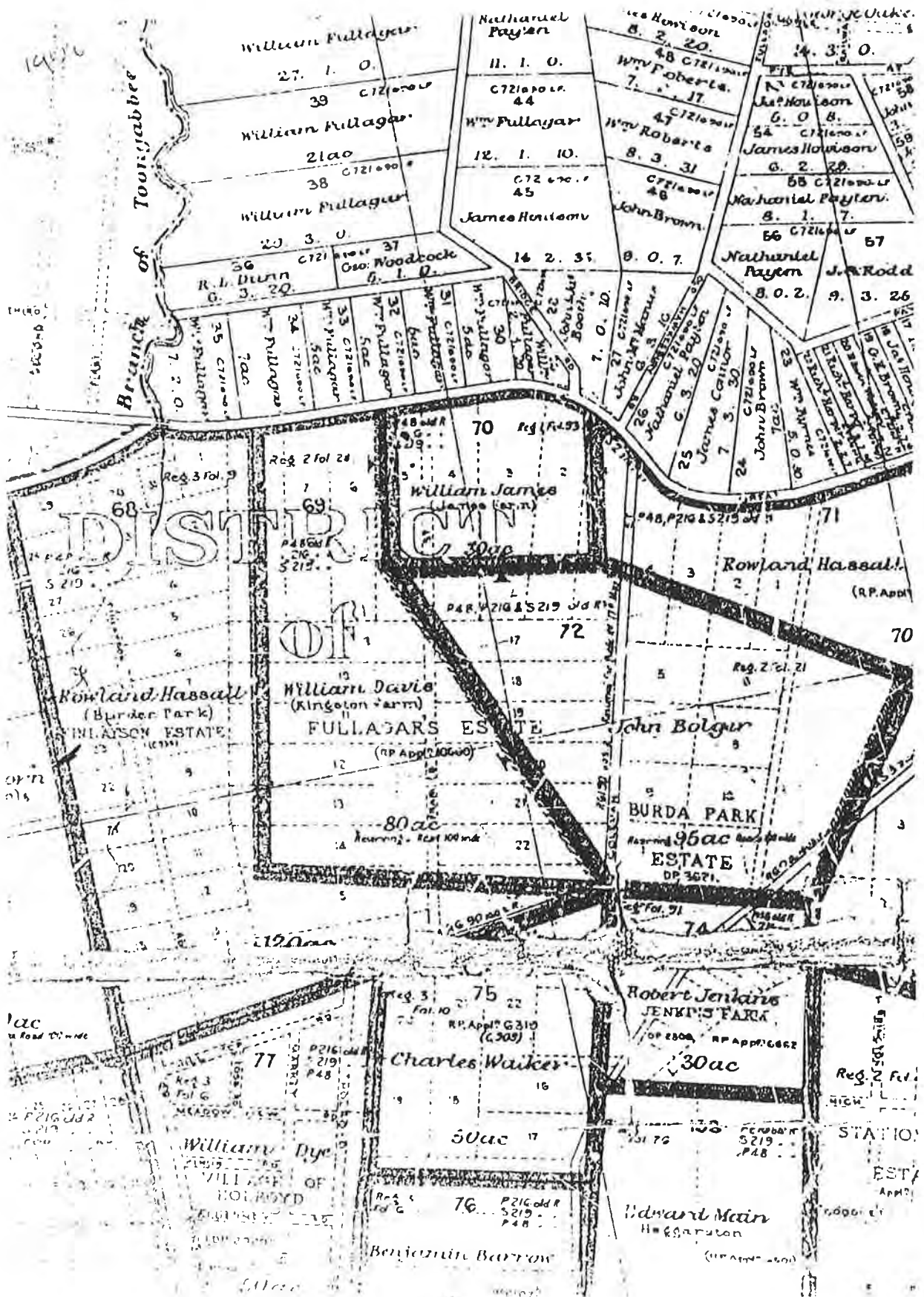


Fig 5: The Fullagar Estate, Western Road near Parramatta Park For Sale by Auction...9th Feb 1895, ML



Fig 6: Group photograph outside Willow Cottage c 1870-1880s from Album presented to Amy Adah Fullagar

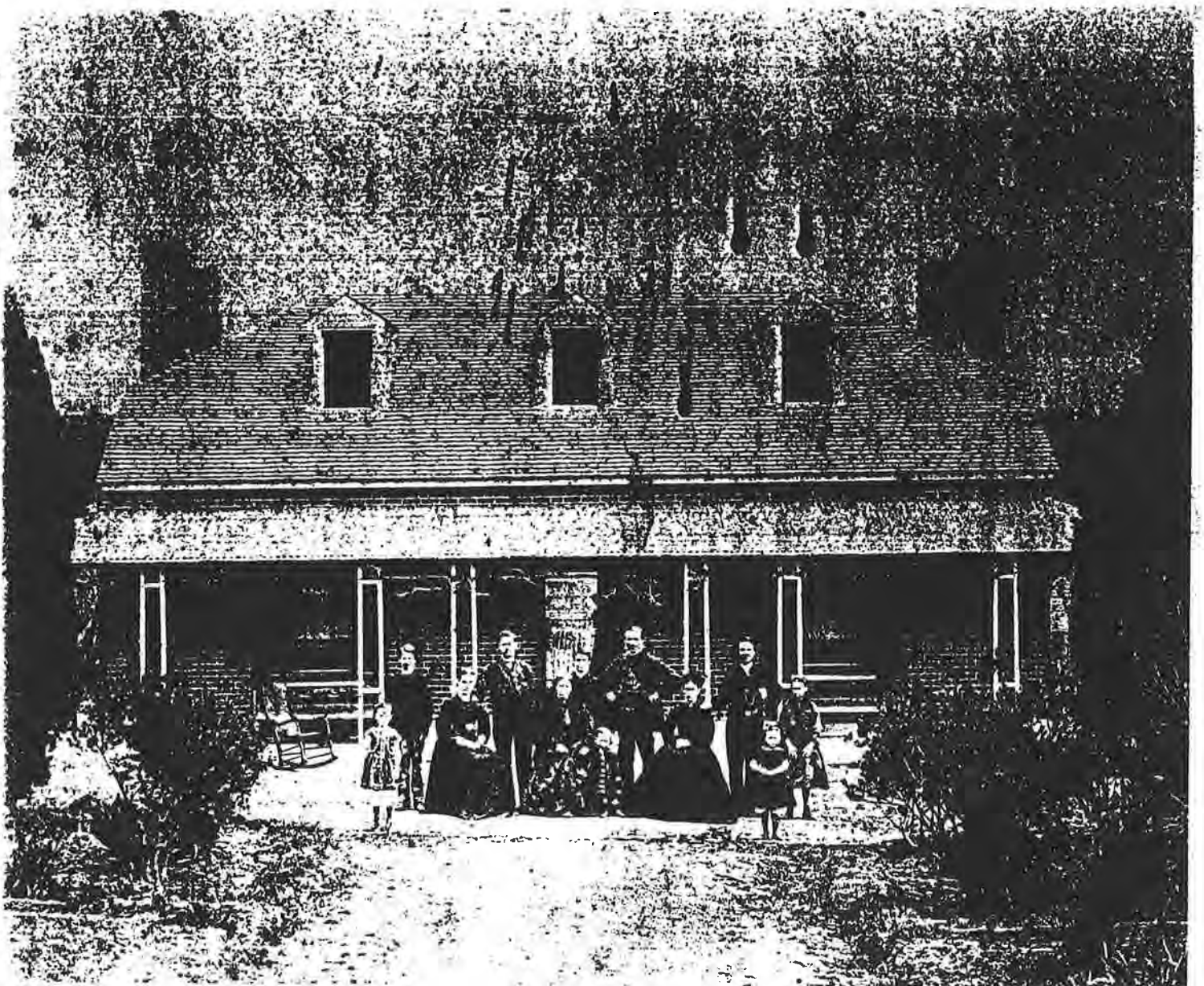


Fig 7: Group photograph outside Willow Cottage c 1870-1880s from Album owned by Arthur Wentworth Fullagar

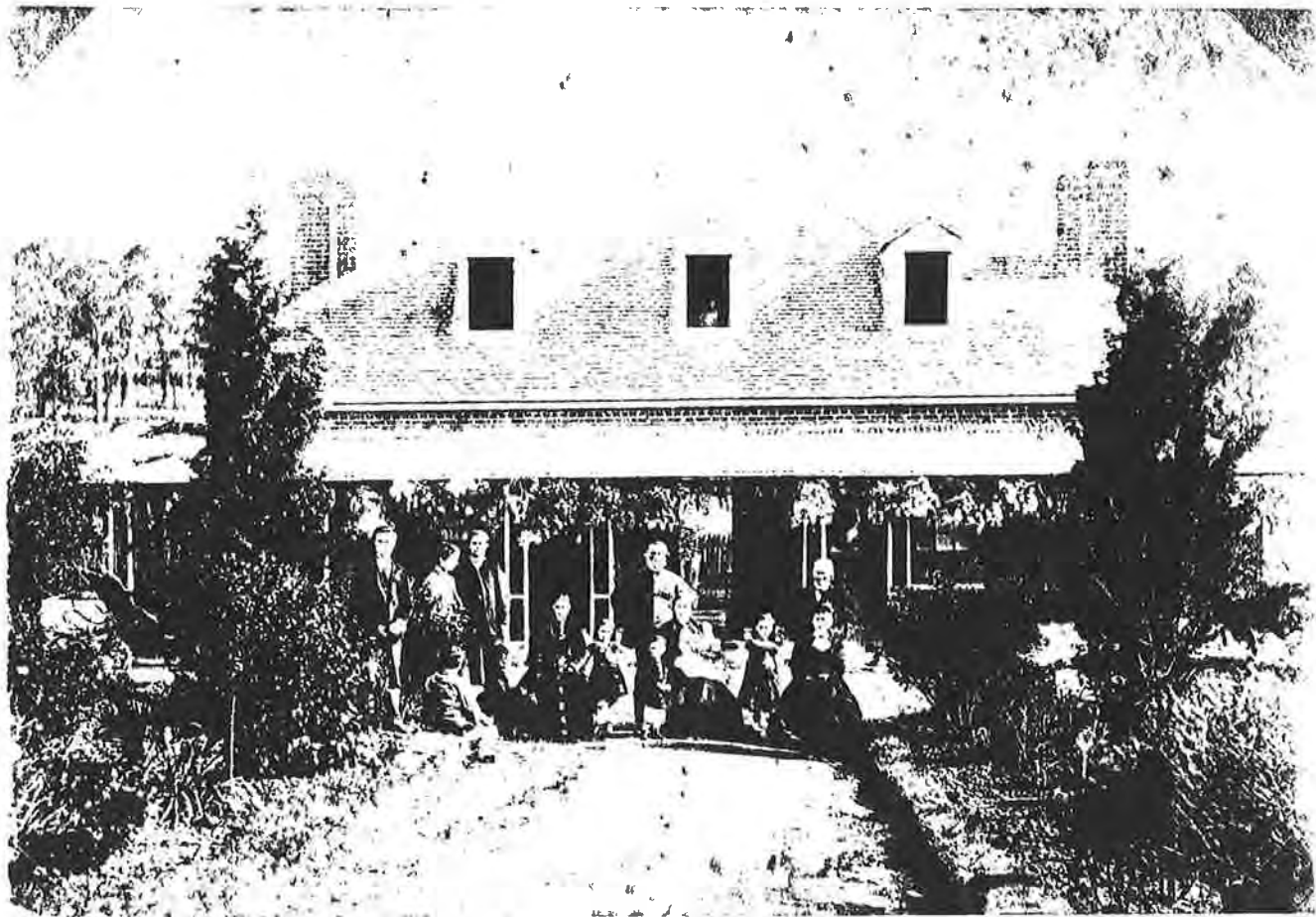
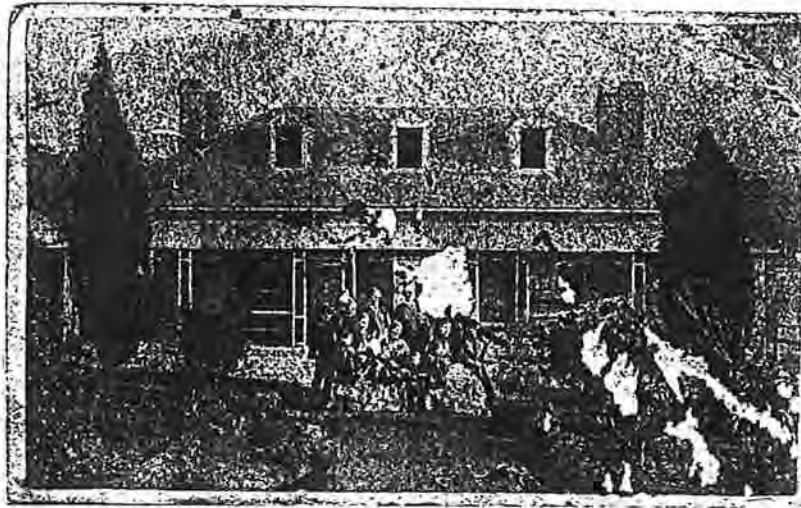


Fig 8: Group photograph outside Willow Cottage c 1870-1880s from Album owned by Arthur Wentworth Fullagar, signed Beaufoy Merlin 1 September 1870



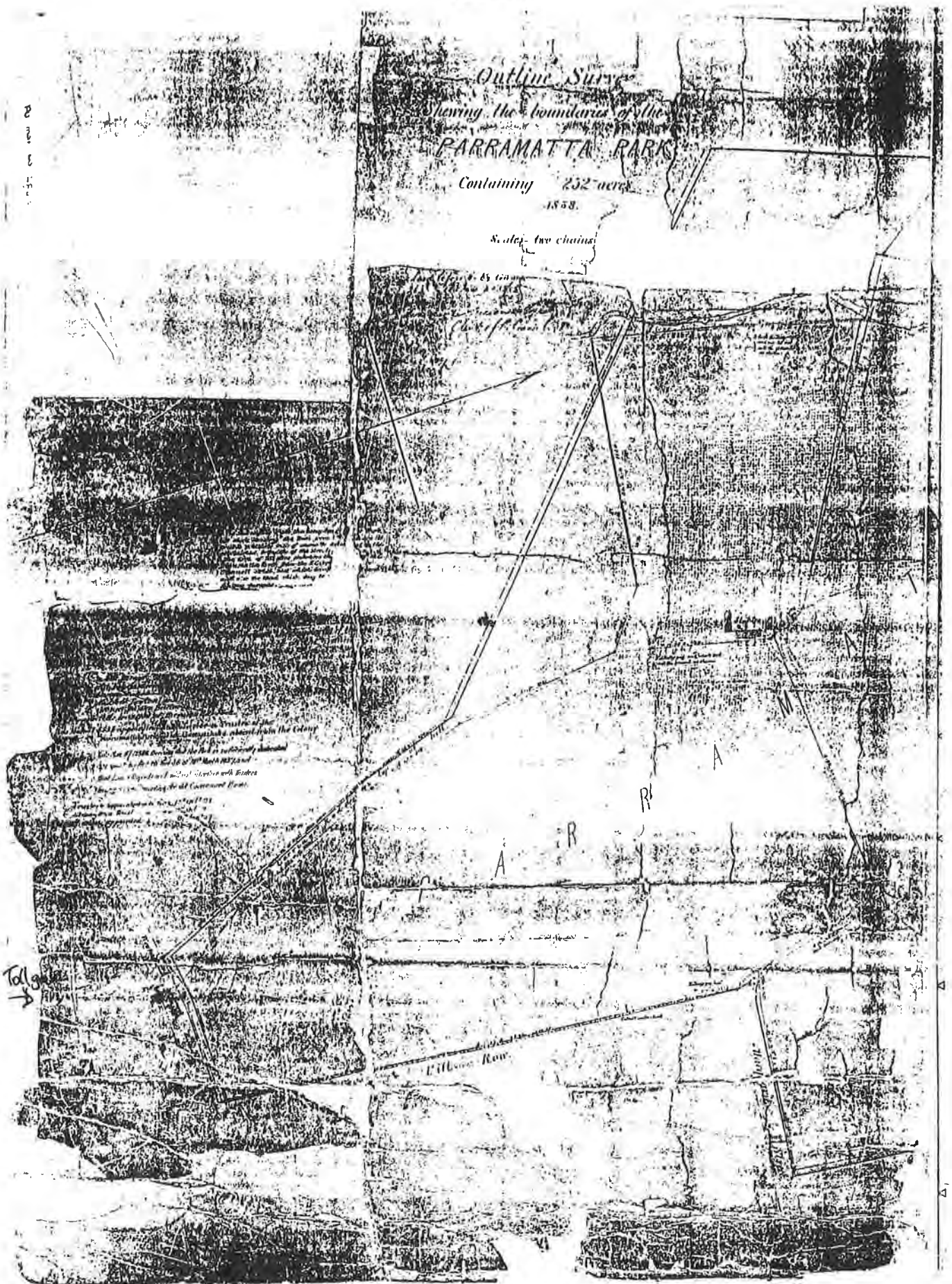
Figs 9 & 10: Two portraits of William Fullagar, Beaufoy Merlin, 1 September 1870



Fig 11: Arthur Wentworth Fullagar, Victoria Studios, C. Tuke, Parramatta
Fig 11a: A. W. Fullagar's wife, Louisa Nobbs



Fig 12: Outline Survey showing the boundaries of the Parramatta Park 1858, AO NSW



Willam Fullagar Esquire of Essington, gentleman 1870 - 1894

By the 1870s, when many of these photographs were taken, William Fullagar was one of the major landholders of the Parramatta district. This fact has been frequently overlooked, partly because his ownership of the 201 acres that surrounded Willow Cottage is not shown on parish maps. What can be readily seen are the numerous allotments he acquired in 1859-61 during the sale of an extensive portion of the Government Domain. In fact, William Fullagar owned much of present-day Wentworthville. [Fig 14]

Although continued his stock auction activities, William Fullagar aspired to the status of gentleman. He had time to pursue the hounds in fox hunts organised apparently under his patronage. He was reputedly a crack rider whose long riding stock is clearly visible in his portrait. He was also, for a time, one of the trustees of Parramatta Park. Fullagar's Paddock was occasionally used by others, for example in his History of King's School, S. M. Johnstone reported that cadets from Sydney Grammar and Kings combined for an encampment there on Queen's Birthday, 22 May 1875.³⁹ Whether Willow Cottage, or the Starr Inn was 'the stage coach stopover for change of horses' is still open to question, although the cottage did have 'extensive stabling at the rear'.⁴⁰

The statutory declarations collected to prove William's continuous occupation of Fullagar's Paddocks are just as vague about the date that Fullagar moved across the road to his new house Essington -- a gentleman's villa in high Victorian style with no expense spared on its decor and contents -- as they were about his occupation of Willow Cottage. However, the move appears to have occurred in the late 1880s as his wife, Sarah Fullagar died at Essington on 24 March 1889.⁴¹ At the time of the 1891 census there were two males and five females at Essington. Willam Fullagar died there on 8 August 1894 a week after signing his last will and testament. [Figs 15 & 16]

Listing the legacies to his numerous children, the will offers a convenient summary of Fullagar's property. It required the sale of three parcels of land -- the 201 acre site of his

³⁹ S. M. Johnstone, History of King's School, 1932, excerpts presented in Yvonne Watterson, op cit

⁴⁰ Pat Fraser [reporting stories from the Hayes family, passed on to Elvy Bain] op cit

⁴¹ Yvonne Watterson, op cit

former residence, Willow Cottage; 40 acres adjoining Bailey's Orchard near Parramatta north of the railway line; and the site of his new residence Essington together with neighbouring allotments, the extensive holdings purchased from Parramatta Park.⁴² All was to be sold 'as soon after my decease as my said trustees shall think beneficial to my estate...in one lot or several parcels for cash or credit'.⁴³ The executors and trustees afforded this responsibilities were Fullagar's friends Charles Joseph Byrnes and Hugh Taylor and his eldest son from his second marriage, Henry William Coleman Fullagar. After costs the money was to be distributed, first in defined bequests -- to William Fullagar the younger £700, to married daughters Hannah Barnes and Sarah Houison £600 and £1000 respectively, to his grandson Thomas Barnes £400 and to Adah Rebecca Harrex (Sarah's cousin and possibly the family retainer) £700 -- from the proceeds of selling Fullagar's Paddock.⁴⁴

Any balance from this sale was to be divided equally among the eight children surviving from his second marriage -- his unmarried daughters Amy Adah, Alice Mary, Esther Minnie and Florie Edith, Lily Maude Vanzetti, Henry William Coleman, Willard John and Arthur Wentworth Fullagar. Interestingly the money bequeathed to his daughters was to be for their 'sole and separate use independent of any husband'. In addition, any daughters living at home with him at the time of his death were entitled to 'all the furniture bedding pictures ornaments effects and things...in their respective bedrooms'.⁴⁵

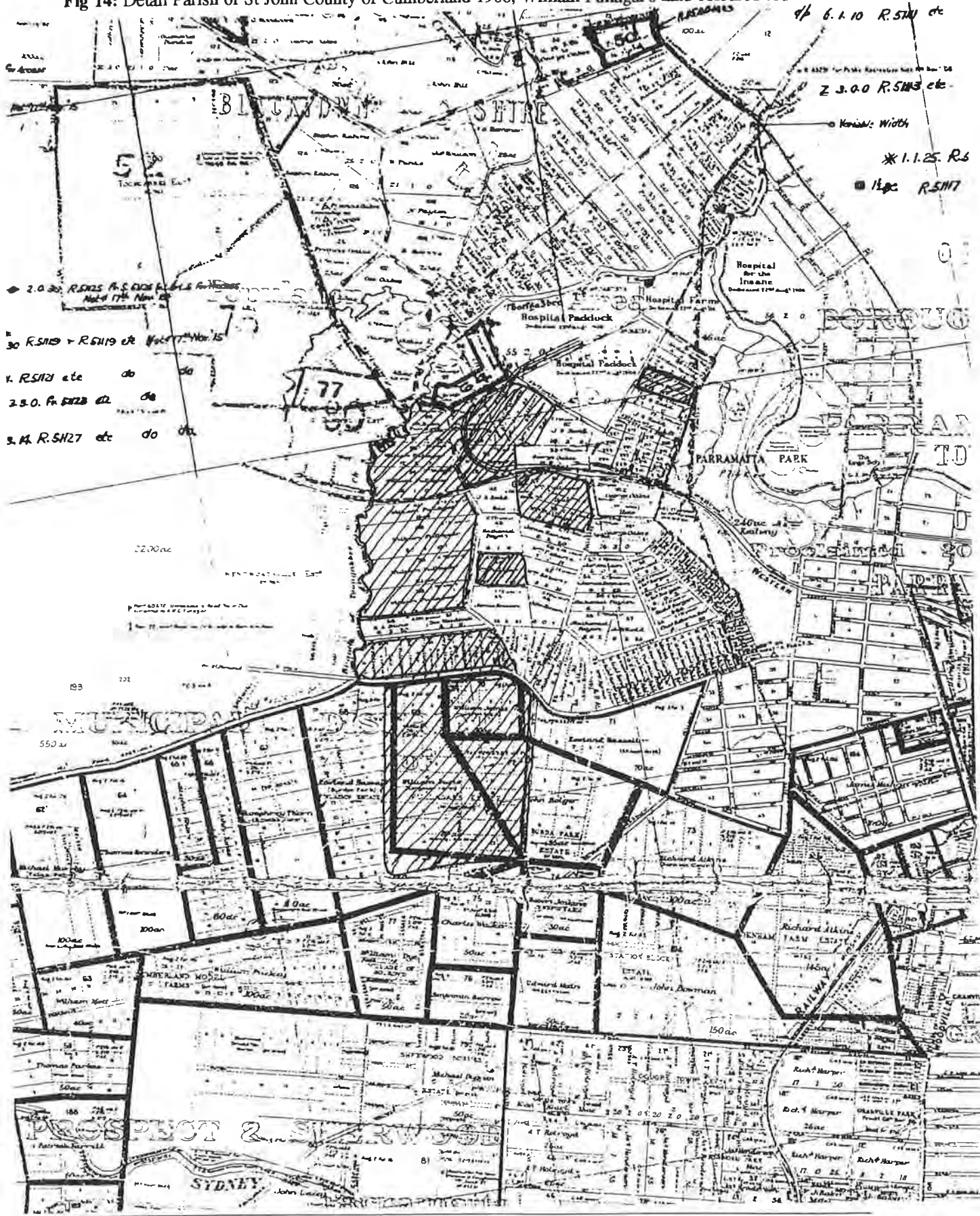
The first attempt to sell any land from the estate occurred shortly after probate was granted when Fullagar's Paddocks were subdivided and auctioned on 9 February 1895 by John Taylor & Co. [Refer Fig 5] The plan shows both William Fullagar's residences. On Lot 3 of the 23 portion subdivision, Willow Cottage is shown with two outbuildings and a small pond or dam. It also has the largest area -- 12 acres 3 Roods and 38 perches. It appears that this auction was unsuccessful. Another was held on 25 September 1897, again without provoking much interest, for the only buyer was a family member, Amy Adah Hayes so the trustees decided to apply for Torrens Title, possibly to encourage sales.

⁴² Copy of William Fullagar's Will, 31 July 1894, PA 10500

⁴³ Ibid

⁴⁴ The family connection between Sarah Fullagar and Ada Harrex can be found in the Pioneers Index

Fig 14: Detail Parish of St John County of Cumberland 1908, William Fullagar's land coloured red



45 Copy of William Fullagar's Will, op cit

Fig 15: Essington



Fig 16: Essington, now a Bible College, January 1997



Amy Adah and William Henry Latham Hayes, The Wattles, 1897 - 1937

Oldest daughter of William Fullagar's second marriage, Amy Adah married letter carrier William Henry Latham Hayes, probably cousin by marriage, the son of one of William's sisters -- Sarah Fullagar who married Patrick Hayes in 1840 or Mary Ann who married John Hayes four years later. She was 36 years old. It appears that Amy Adah may have postponed the marriage until after her father's death. William Hayes had presented her with a photograph album on her birthday ten years earlier, so they were friends, at the very least. Perhaps sectarian differences postponed their union: the Hayes were Catholic. They married at Willow Cottage. However, five of the eight surviving children of William and Sarah married shortly after probate was granted on his will. Were they all waiting for their inheritance? [Refer Table 3]

Amy Adah Hayes signed an agreement to purchase Lot 3, and the building on it, from the second auction of Fullagar's Estate conducted on 25 September 1897 by Richardson & Wrench. The price was £475 of which 25 per cent was payable immediately and the balance in cash at completion of the conveyance or divided between in two promissory notes paid 6 and 12 months later. Interest was 5 per cent. At the time of the sale the application for Torrens Title was being processed so the trustees first attempted to have two certificates issued for the land, one for Amy Adah and one for the unsold residue. Finding this too complicated they then applied for title to the whole property to be issued to Hugh Taylor and Henry William Coleman Fullagar as Tenants in Common, Byrnes presumably having predeceased the application. Further delay was caused by the need to register Hugh Taylor's death in 1899, the remaining trustee, H. W. C. Fullagar being registered as sole owner on 14 November 1899. By this time deduction of reserved roads had reduced the whole property to 189 acres 21 perches.⁴⁶ All was sold, the last transfer being to William Henry Latham Hayes on 30 March 1905.⁴⁷

Slightly reduced by the widening of the Western Road, Lot 3 of Fullagar's Estate was transferred to Amy Adah Hayes on 3 February 1900.⁴⁸ Having not yet received any of her legacy, on 19 March she took out a mortgage with the Bank of New South Wales.⁴⁹ A turn of

⁴⁶ CT Vol 1299 Folio 109, LTO

⁴⁷ CT Vol 1310 Folio 93, LTO

⁴⁸ CT Vol 1299 Folio 109, LTO

⁴⁹ CT Vol 1310 Folio 42; No 304075, LTO

the century postcard suggests that Amy Adah and William Hayes changed the name of the house to The Wattles. It seems likely that they are the two people standing in front of the cottage in the two later images from Amy Adah's album. It is not known who the seated woman might be. [Figs 17 & 18]. Bearing no resemblance to either John or William Fullagar, the portrait that once hung inside The Wattles was possibly the father of William Henry Latham Hayes. [Fig 19] After Amy Adah's death in 1915, the mortgage was discharged and the property passed to her executors, her husband William Hayes and Auctioneer Walter Francis Jago on 31 July 1916. They shared ownership until 10 June 1921 when a transfer made Hayes the sole proprietor.⁵⁰

Other sections of William Fullagar's land had been offered at auctions after Amy's death. These included a subdivision opposite The Wattles on the northern side of the Great Western Road, as it was then called, when 60 suburban allotments with frontages of 66 feet on the highway, Fullagar Road and Bridge Road, were subdivided so as to leave a substantial amount of land round Essington which still dominated the corner. Some of this land was utilised by the War Service Homes Commission as the site of one of the earliest groups of cottages constructed specifically for servicemen returned from World War 1. These houses were completed in 1920.⁵¹

W. F. Jago created another new subdivision west of Bridge Road and offered it for private sale. Called Hillcrest Estate it was bounded by the railway line, Toongabbie Creek and Jordan Ave. Designed to attract a range of buyers the lots varied in size from 118 to 30 feet. Hillcrest had been the site of a racetrack operated by one of William's sons. [Figs 20 & 21]

A second subdivision of Fullagar's Paddock indicates that Amy Adah's widower, William Henry Latham Hayes, purchased lot 2 to the east of The Wattles. Undated, this shows that some of the larger purchases from the sales in 1903-5 had been subdivided again into smaller allotments. [Fig 22]

⁵⁰ Ibid

⁵¹ War Service Homes Commission Block Plan, Sydney Subdivision Plans, Parramatta, ML P6/151; Rosemary Broomham, Holroyd Heritage Study, Thematic History, 1993

Figs 17 and 18: Amy Adah and William Hayes outside The Wattles c 1905

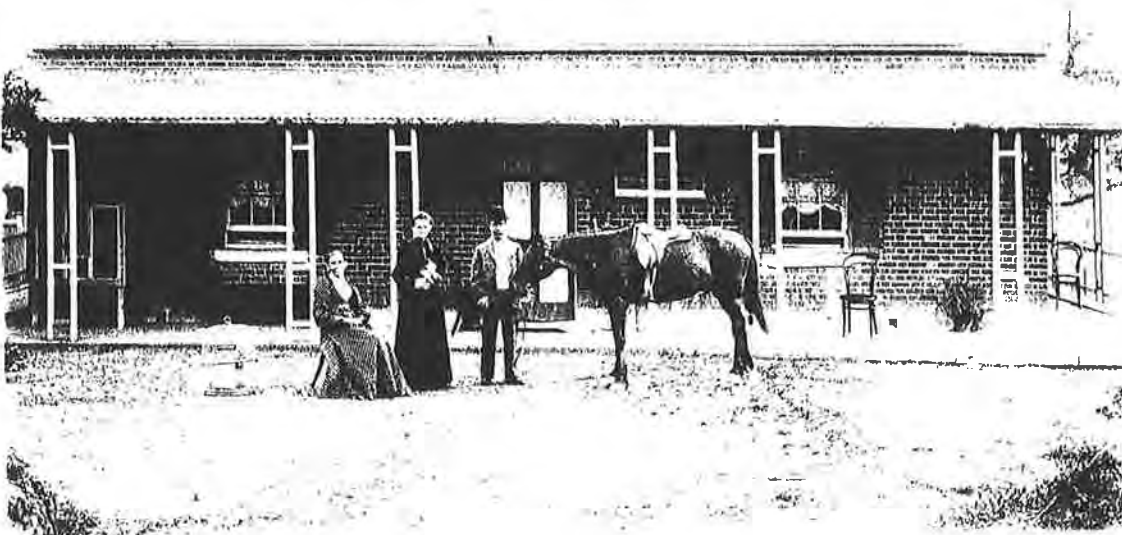
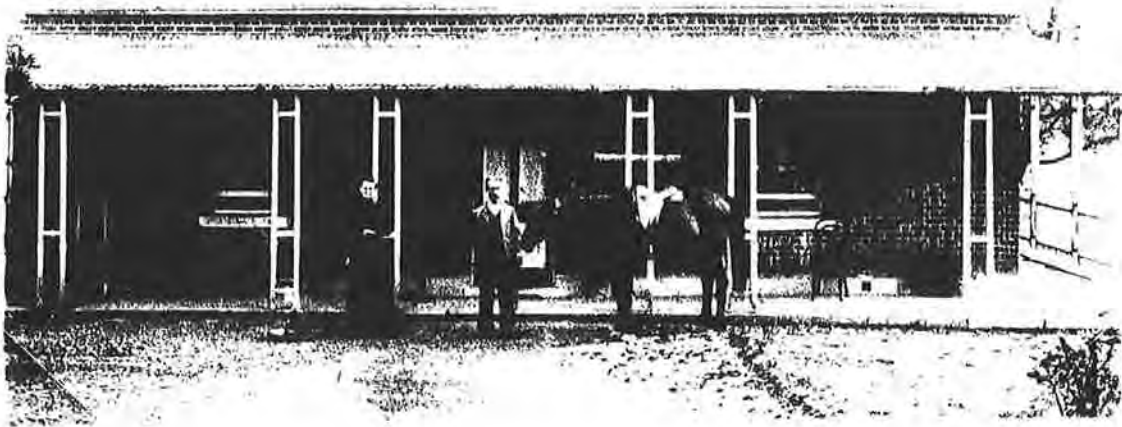


Fig 19: Copy of a Hayes portrait from The Wattles



Fig 20: Richardson & Wrench Subdivision Plan 'Fullagar's Estate on May's Hill, Parramatta South' for auction 20 October 1917 ML

CHOICE SITES
FORMERLY
BUILDING

MAY'S HILL
TRUST

FULLAGAR'S ESTATE
ESTATE

PARRAMATTA SOUTH

FOR AUCTION SALE
ON THE GROUND

SATURDAY 20TH OCTOBER 1917

AT **3 P.M.**

RICHARDSON & WRENCH LTD

AUCTIONEERS, 92 PITT ST SYDNEY.

EASY TERMS

\$10
Deposit per lot
Balance in
12 quarterly payments
at **5%**
per annum

LOCAL SKETCH

Map showing May's Hill, Parramatta, and surrounding areas with labels like 'MAY'S HILL', 'PARRAMATTA', and 'MAY'S HILL TRUST'.

LOT LIST:

51	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55
26	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2

ROADS: FULLAGAR ROAD, WESTERN ROAD, GREAT WESTERN ROAD, BRIDGE ROAD.

TORRENS TITLE

All dimensions subject to Deposited Plan

Fig 21: W. F. Jago 'Hillcrest Estate on the Heights of Wentworthville, private sale and ML

HILLCREST ESTATE

ON THE HEIGHTS OF WENTWORTHVILLE

W.F. JAGO

Architect Church St. PARRAMATTA

Westmead Railway Station

Wentworthville Station

Wentworthville

BRIDGE ROAD

GREAT WESTERN RAILWAY AVENUE

VERON AVENUE

JORDAN AVENUE

LYTTON AVENUE

CREEK

35

Easy Terms

Morrens Title

I. ACQUIS & CO'S Surveyors & Valuers Moore St.

1000

For Future Subdivision

NOTE: All Dimensions Subject to Deposited Plan.

Within few minutes of service
Near the station of Parramatta Domain
Good Railway service in value rapidly
locality increasing in value rapidly
Grand open country for private sale

Fig 22: Hugh Duff & Co Fullagar's Estate No 2 Subdivision, nd ML

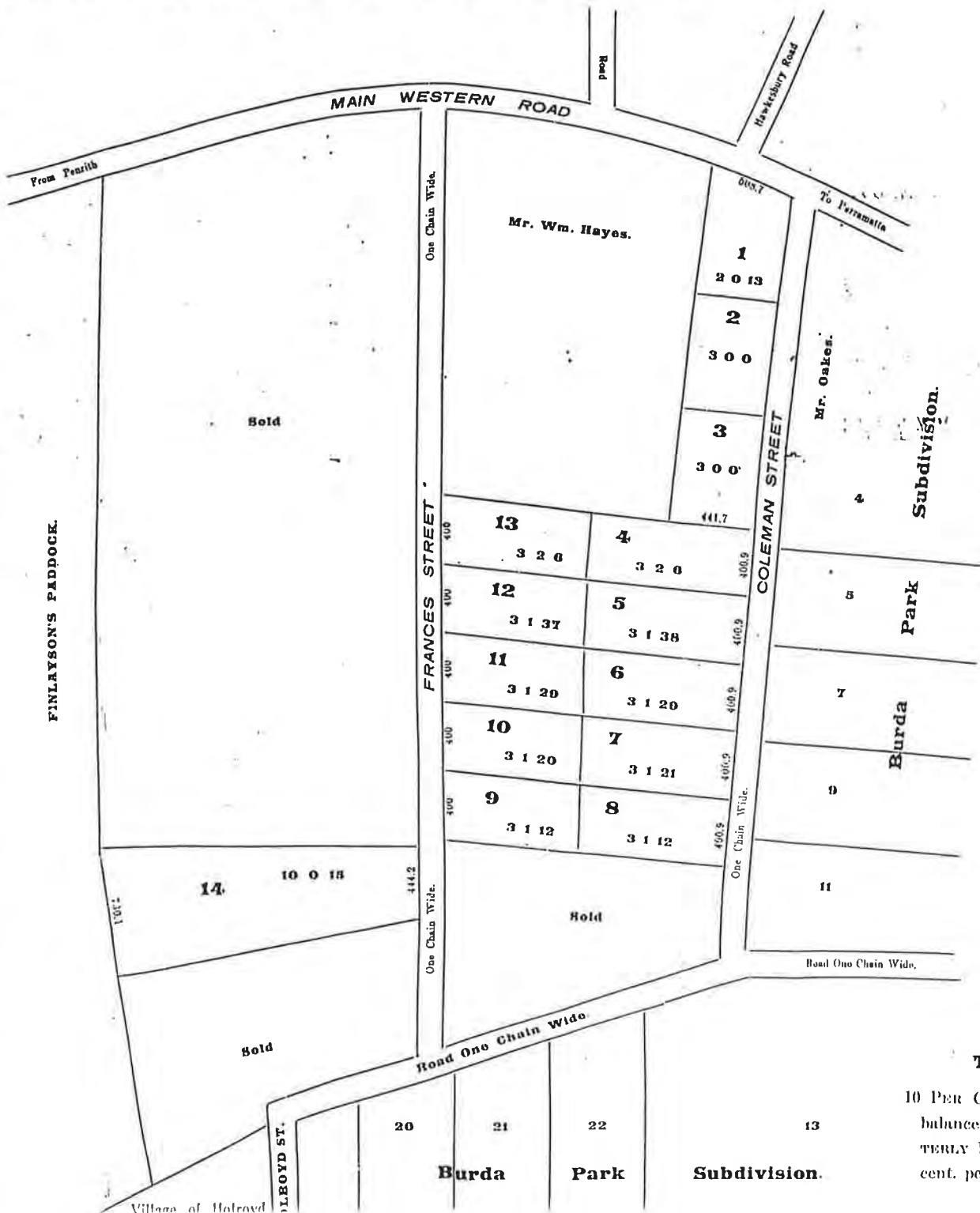
FULLAGAR'S ESTATE.

No. 2 SUBDIVISION.

Situate on MAIN WESTERN ROAD, just beyond the TOWN BOUNDARY, close to PARRAMATTA PARK, and only a few minutes' walk from WESTMEAD PLATFORM. ELEVATED SITES. RICH SOIL.

Auction Sale on the Ground, on SATURDAY, 21st NOVEMBER, at 3 p.m.

HUGH DUFF & CO., Auctioneers, . . .
283 GEORGE ST., SYDNEY.



TERMS :

10 PER CENT. DEPOSIT, and balance in 8 EQUAL QUARTERLY PAYMENTS, at 5 per cent. per annum.

Ellen Hayes, 245 Western Road, Wentworthville 1937 - 1950

On 19 August 1937 William Hayes' land and the cottage at 245 Western Road, Wentworthville were inherited by his niece Ellen Hayes, a widow, also of Wentworthville who apparently lived there until her death in May 1950.⁵²

Illustrating the rapid spread of the Sydney metropolitan area after World War 2, the property was greatly reduced by resumptions enforced in rapid succession by the New South Wales Housing Commission on 12 September 1947 -- a takeover not finalised until 24 September 1954 -- the Department of Main Roads on 5 July 1950 and the Education Department in 1954. But the depredations of the Housing Commission were by far the most intrusive. As the beneficiary explained,

Before my aunt (Ellen Hayes) died, the Housing Commission resumed the property, which consists (sic) of the house she was living in & 23 acres. They told her that they would eventually let her have her home and practically 3 acres but until this eventuated the housing commission would charge her an annual rent of a £1/1/- [a guinea] a year and pay her rates and taxes as well as on the land they resumed (namely 20 acres).⁵³

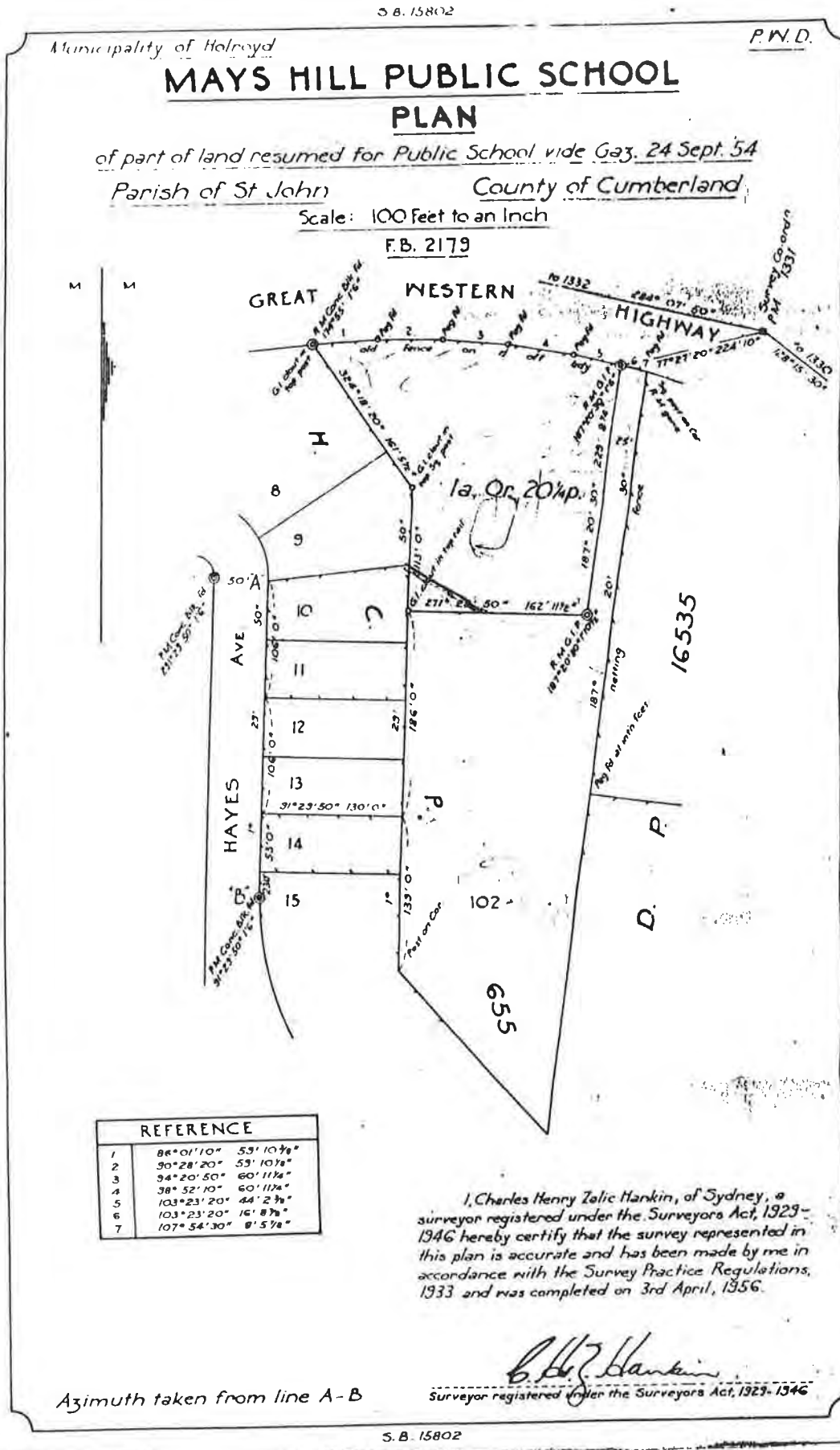
The 2 acres 3 roods and 33 perches allowed Ellen Hayes was returned to her estate on 2 July 1954.⁵⁴ [Fig 23]

⁵² Elvy Bain to the Public Trustee Company, O'Connell Street, Sydney, October 1959, Bain Estate Papers

⁵³ Ibid

⁵⁴ The land returned to Elvy Bain by the Housing Commission is shown in the plan of the proposed Mays Hill Public School

Fig 23: C. H. Z. Hankin, PWD, Mays Hill Public School, Plan of part of land resumed for Public School, 3 April 1956, Bain Estate Papers



Elvy and David Bain, 245 Western Road, Wentworthville, 1950 - c1994

Having inherited the house and land previously called The Wattles from her aunt, Ellen Hayes, Elvy Bain was charged with finalising the compensation for the Housing Commission resumption while the estate remained in limbo. When Ellen Hayes made her will, Elvy Bain had been married to George Irwin Hurst but after his death in 1948 had married David Alfred Bain in August 1950. Partly because of the confusion caused by this name change and partly because of the unresolved compensation claims, the property was not transferred to Elvy Bain until 10 April 1961.⁵⁵

In December 1950 the two executors of Ellen Hayes will requested Elvy Bain to sell her home in Coogee and live at 245 Western Road, Wentworthville, presumably to strengthen her claim to it. Elvy found that the cottage was 'very old... and in very bad repair'.

Before we could shift to here the white ants and borers had to be exterminated, then new flooring, water and gas service and the electricity service renewed. The 2 executors had seen the home & knew that it had to be repaired and also consented to my husband and self spending our money on the repairs.⁵⁶

However, it was difficult for Elvy Bain to furnish proof of these transactions.

The death of one executor, Horace Herald, solicitor, in 1952 or 1953 left her father, Angus Ferguson, as the sole trustee. Death duties took the £500 legacy from the will and a further £700 in cash which Elvy Bain paid to the new solicitor Mr Thew in August 1954. However, the receipt was made out in her father's name and, as executor, he retained it. Being travelling show people, more often than not, Elvy Bain and her husband David were touring while negotiations about the resumptions continued. As a consequence most receipts were made out in her father's name. Additional confusion occurred through her father's marriage, at the age of 78, 'to a Mrs Alice Bain (no relation to Elvy's husband) in June 1954 three months after her mother's death'.⁵⁷

⁵⁵ Elvy Bain to the Public Trustee Company, op cit; CT Vol 7878 Folio 182, LTO

⁵⁶ Ibid

⁵⁷ Ibid

Another resumption was lodged on the estate by the Department of Public Instruction in 24 September 1954 and processed on 6 September the following year. This was intended for a school, presumably to serve the new housing estate.⁵⁸ Touring Victoria at the time, Elvy Bain was informed of this by her father who advised on 14 October 1954 that she had 90 days from the date of gazettal to lodge an alternative valuation to the Valuer General's assessment of £3500.

Dissatisfied with this offer made by the Valuer General, the estate solicitors obtained a second valuation which 'increased the unimproved capital value by £1,000 and increased the value of the improvements...by an amount of £250'.⁵⁹ The property now comprised Lots 102 and 14 in the Housing Commission subdivision. The land remaining from Ellen Hayes 12 acres 3 roods and 38 perches was now a mere 2 acres 3 roods and 33 perches which included a frontage to the newly created Hayes Avenue.⁶⁰

The independent valuation provides a detailed description of the house after Elvy and David Bain had converted it to two flats, apparently to safeguard the property during their protracted absences on the road. They used one themselves and let the other.⁶¹

Erected on the land is a brick Villa of approximately 311/2 squares, with stone foundations and roof of iron, built about 100 years ago and known as 245 Western Road Wentworthville, containing 2 bedrooms, 2 lounge rooms, 2 kitchens, 2 bathrooms, 2 toilets, 2 enclosed verandahs, front and back open verandahs, hall lobby and 3 attic rooms. Partitions are solid brick and ceilings are of mixed construction, namely, lath and plaster, fibrous plaster and Wunderlich metal. Gas, water and electric light is connected. Gas hot water system, copper, 2 stoves, sink heater, bath heater and septic sewer are installed. Detached and at the rear are some old sheds and stables constructed of brick, timber and galvanised iron and are in bad state of repair having very little value.

The building has been divided into 2 flats and although not self-contained have their own kitchen, bathroom and toilet facilities. Gas and electric light services are also separate.

⁵⁸ Ibid; CT Vol 1310 Folio 42, No 304075, LTO

⁵⁹ Herald, Bruce Brierly & England, Solicitors to Mr and Mrs Bain, 3 December 1954, Bain Estate Papers

⁶⁰ Ibid; Housing Commission Plan 655

⁶¹ Council of the Municipality of Holroyd, 'Demand on Occupier for payment of rents to the Council under S. 150 of the Local Government Act 1919', 12 October 1953, Bain Estate Papers

The building has been faithfully constructed and although 100 years old is in excellent state of preservation. extensive renovations have been carried out recently to modernise the kitchens, bathrooms and verandahs.⁶²

This report suggests that there had been at least two renovations since the cottage was inherited by William Hayes -- one in the 1920s indicated by the fibrous plaster and Wunderlich ceilings in living rooms and kitchens, the other, in about 1952, which fitted bathrooms and kitchen with laminated fibro panels while making the other changes necessary to create the two flats.⁶³

Under the Cumberland County Council Plan the property had been zoned as 'Restricted Living Area' except for the Great Western Highway frontage which was set aside as parkland. This meant that the land behind the house was suitable for subdivision into building blocks on Hayes Avenue.

In September 1954 the Education Department paid for the land they resumed but made the cheque payable to Ferguson as executor. Suffering from cancer and gradually more and more confined to his house, he continued to correspond with his daughter until a few months before his died on 8 August 1959 leaving the estate still unresolved. The following October, Elvy Bain sought the cooperation of the Public Trustee to administer the will.⁶⁴ A year later she was still gathering the necessary documents to have these affairs settled.⁶⁵ The title recording her ownership was entered on 10 April 1961. After the resumption by the Department of Education, she was left with part of Lot 102 of the Housing Commission Plan 655 being 1 acre and 20 $\frac{1}{4}$ perches. However, the proposed Mays Hill Public School was never built. A further 2 roods 24 $\frac{3}{4}$ perches had been taken for what was now the Great Western Highway.⁶⁶ The whole sequence of resumptions is summarised in a single document with four attached plans, presumably supplied by her solicitors. [Figs 24-27]

No sooner had this crisis been resolved than Minister for Local Government and Highways Pat Hills announced plans for construction of a freeway from Ultimo to Parramatta

⁶² Rawlinson and Company Pty Limited, Valuation in the Estate of Ellen Hayes, 2 December 1954, Bain Estate Papers

⁶³ Ibid; site visit 9 December 1996

⁶⁴ Elvy Bain to the Public Trustee Company, op cit

⁶⁵ Elvy Bain to Herald Bruce Brierley and England, 16 September 1960, Bain Estate Papers

⁶⁶ CT Vol 7878 Folio 182, LTO

which would incorporate a bypass round Parramatta.⁶⁷ However, in the stop-start development of expressways that followed, the western freeway was continually postponed. It did not threaten the Bains until its construction was confirmed in the Department of Main Roads report of 1976, Roads 2000.⁶⁸

The resumptions to make way for the section from North Granville to Wentworthville included one for an approach ramp which carved more away from the northern frontage of The Wattles while mammoth excavations replaced the back garden with the beginnings of the F4 motorway. A fragment left in the estate from Lot 4 purchased by William Hayes in 1905 provided access to their property which was now completely cut off from its neighbours. That, and submissions made by Pat Fraser to Deputy Premier Ferguson made it possible for the Bains to continue living there.⁶⁹ [Figs 28 & 29]

David Bain continued to live at 245 Great Western Highway, Wentworthville, after Elvy's death c 1988, his title to the property being registered in September 1989.⁷⁰ In a newspaper interview when he was 85, Bain described The Wattles as 'an enormous house with fifteen large rooms'. He declared then, 'I'll battle to the end to make sure it's not demolished. I'd give the house to someone who would see to its upkeep rather than have it destroyed.'⁷¹ The Bains willed the property to their closest friend for 40 years, Patrick Francis Fraser, who became the registered owner on 17 June 1994.⁷² [Fig 30]

⁶⁷ [Parramatta] Advertiser 31 October 1962

⁶⁸ Grace Karskens, op cit, p 190

⁶⁹ Daily Telegraph, 3 December 1980; personal comment Pat Fraser, 9 December 1996; he had befriended the Bains in about 1954

⁷⁰ Macdonald Edgerton Watts, Solicitor and Attorneys to Mr D Bain, 22 August and 18 September 1989

⁷¹ Unidentified newscutting, Bain Estate Papers

⁷² Computer Folio Certificate 1/610159

Fig 24: Lot 3/4 Western Road, an area of 23 acres. Resumed by Housing Commission of New South Wales, vide Government Gazette No. 125 of 1st November, 1946 (Plan 1), Bain Estate Papers

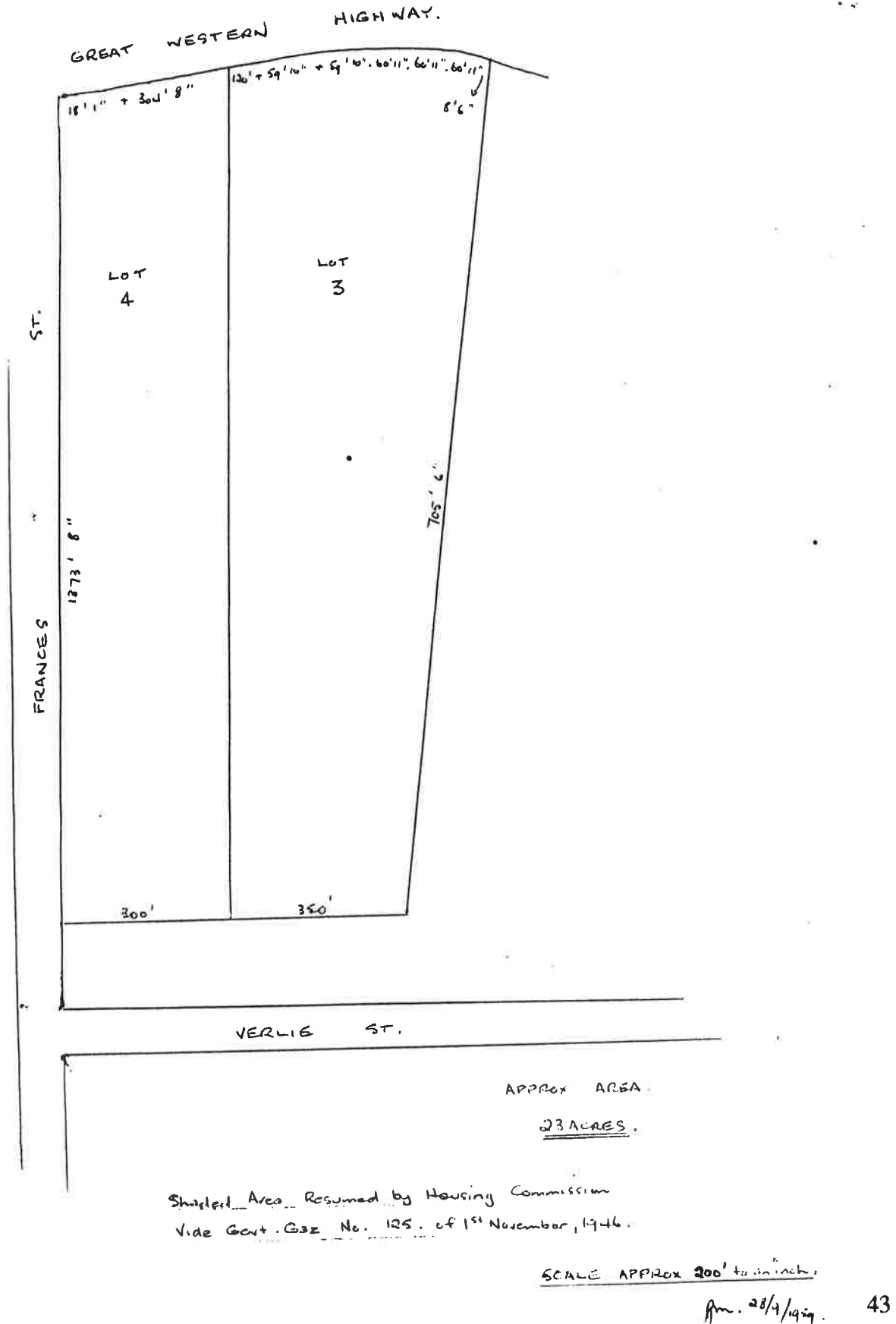
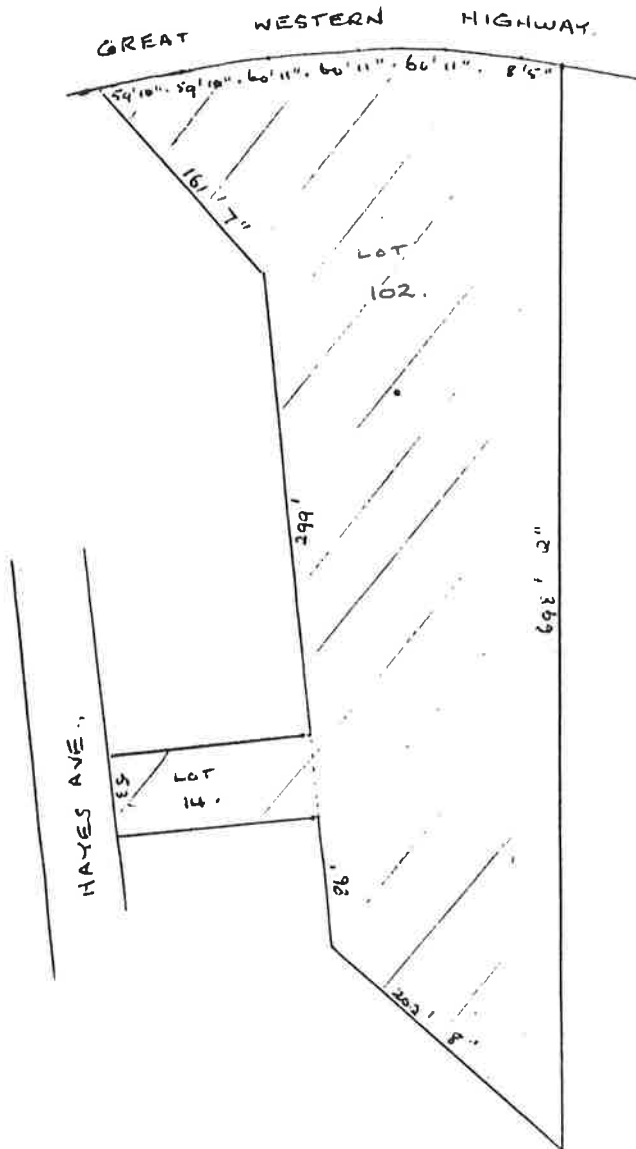


Fig 25: Recision of Resumption by Housing Commission of part lot 3/4 being Lots 14 and 102, area 2 acres 3 roods and 33 perches in Housing Commission Plan No 655, vide Government Gazette No 101 of 2nd July, 1954 (Plan 2), Bain Estate Papers



APPROX AREA.

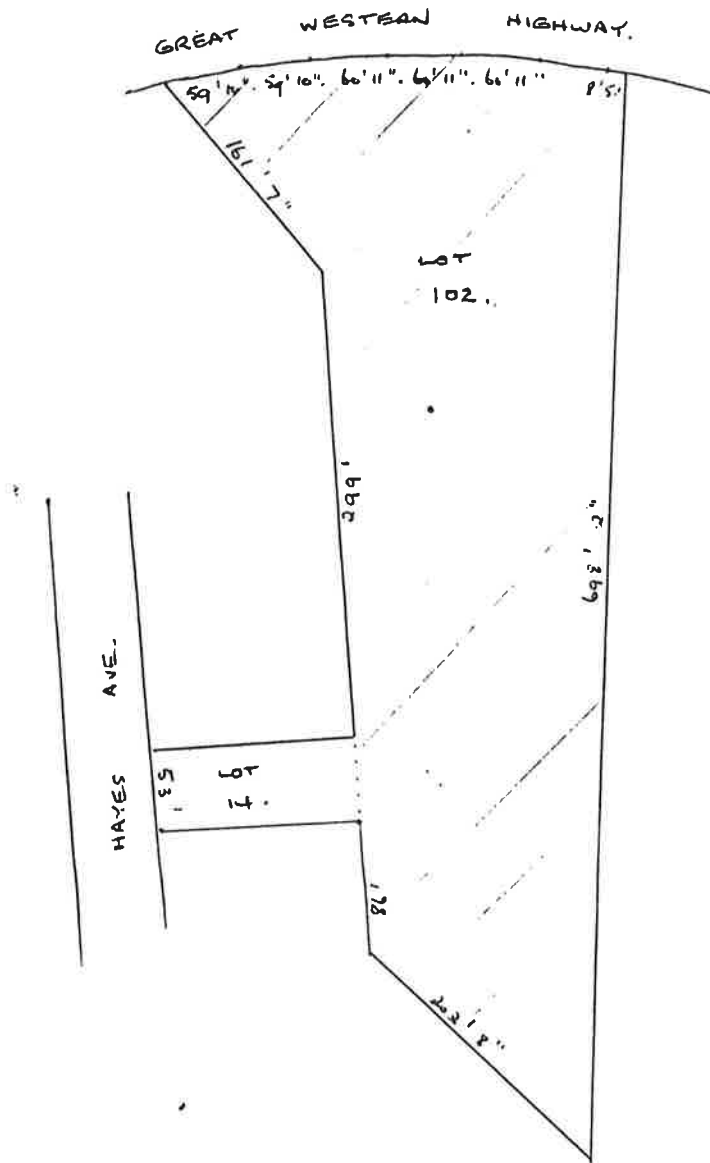
2A, 3R, 33P.

Recision of Resumption by Housing Commission of land hatched
in red. Vide Govt Gaz No 101 of 2nd July, 1954

Scale Approx 100' to an inch.

fm 22/9/54.

Fig 26: Resumption of Lots 14 and 102, area 2 acres 3 roods and 33 perches, by Minister for Public Instruction, vide Government Gazette No. 157 of 24th September, 1954 (Plan 3), Bain Estate Papers



APPROX AREA.

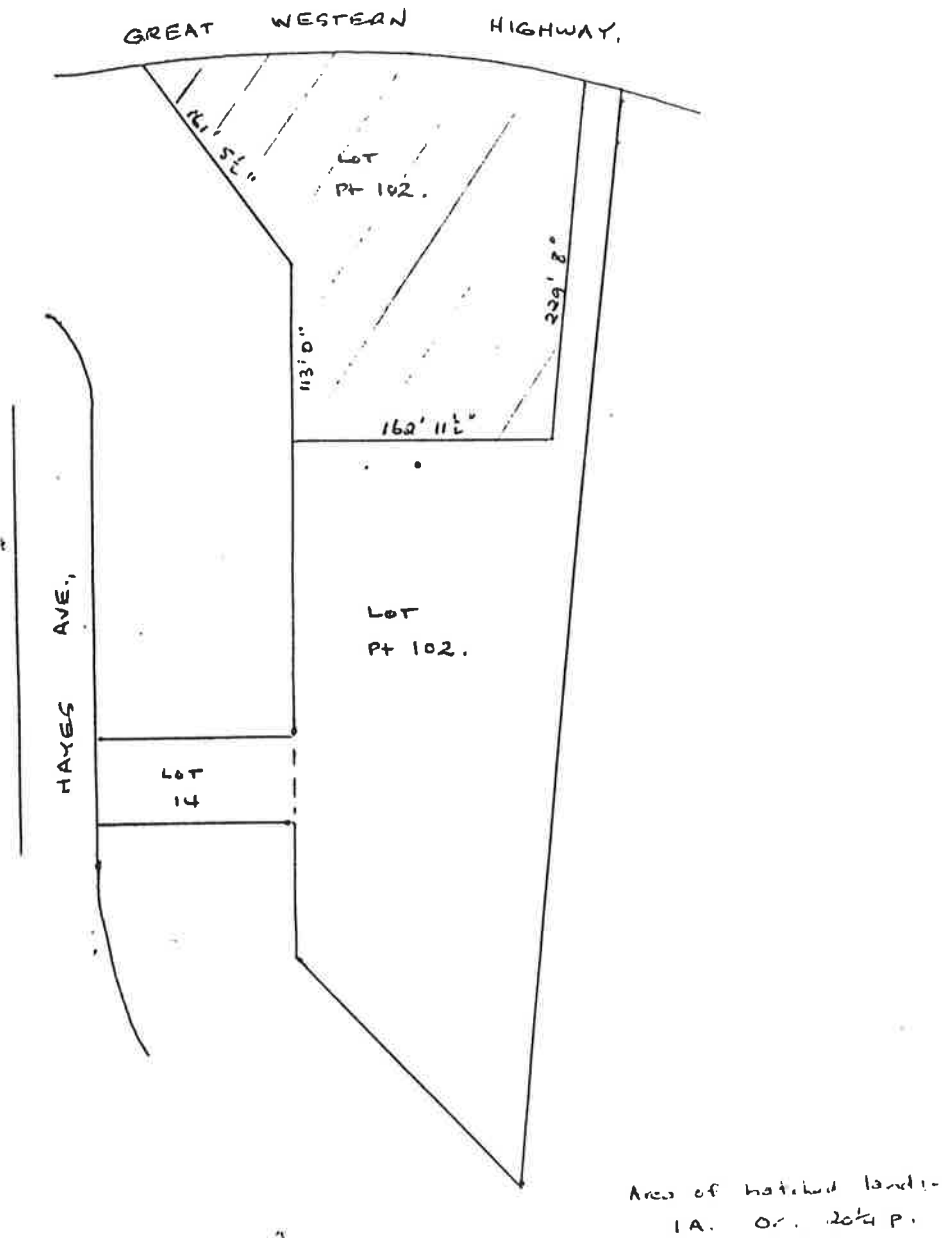
2A. 3R. 33P.

Land hatched in red Resumed by Minister for Public Instruction
Vide Govt. Gaz. No. 157 of 24th September, 1954.

Scale Approx 100' to an inch.

pm. 26/9/1954.

Fig 27: Recission of Resumption by Minister for Public Instruction of part lot 102 of an area of 1 acre, 201/4 perches, vide Government Gazette No. 84 of 3rd August, 1956 (Plan 4), Bain Estate Papers



Recission of Resumption by Minister for Public Instruction of
land hatched in red Vide Govt. Gaz. No 84 of 3rd August, 1956.

Scale 100' to an inch.

gn. 28/9/1959

Fig 28: Plan on CT Vol 14292 Folio 101, 26 November 1980

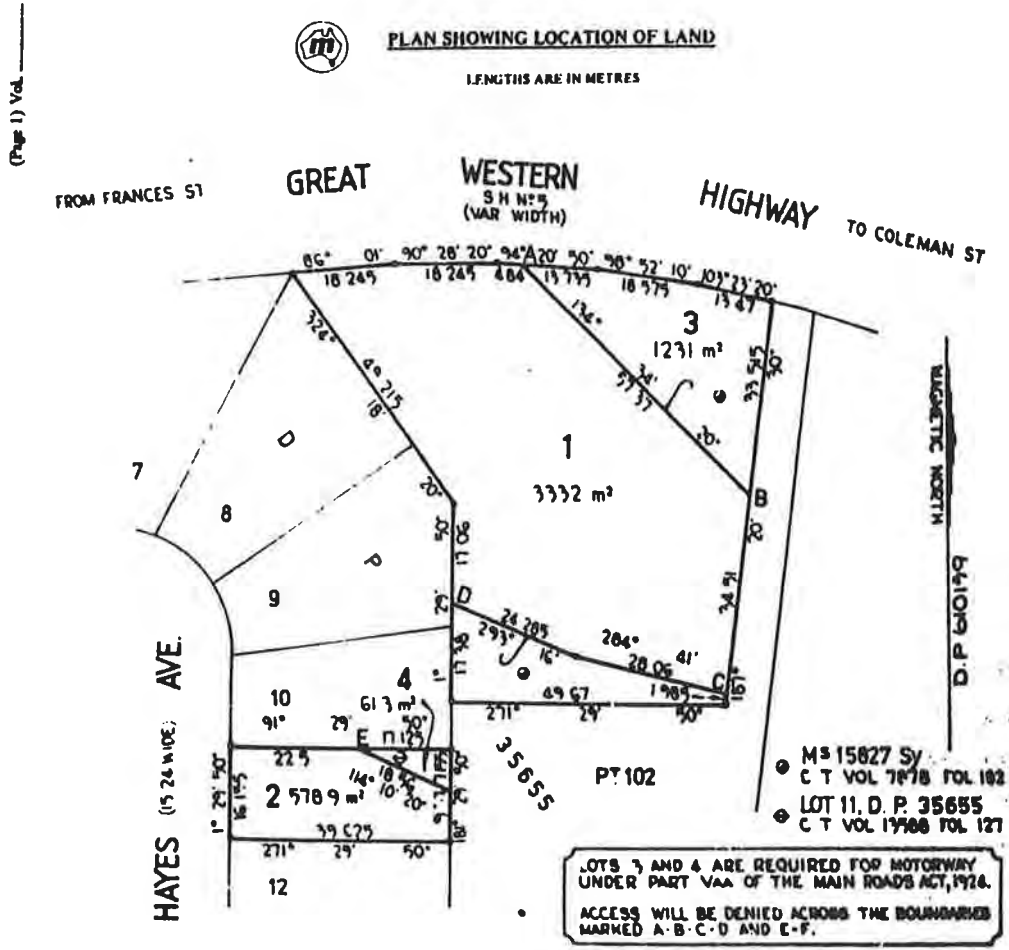


Fig 29: Copy of article 'A highway round history', Daily Telegraph, 3 December 1980

A highway round history...



Yesterday's picture taken from Channel Ten's helicopter shows how the freeway will "pincer" The Wattles. At left is the Great Western Highway an extension of which will go through the front yard of a couple's home.

Life on a traffic island for two

By GEOFF McCAMEY

David Bain, 79 and his wife Elvy, 70, live on an island — a traffic island.

Their home at Wentworthville, The Wattles, built in 1838, will soon be surrounded by continuous heavy traffic.

The extension of the F4 Western Freeway is routed through the Bains' front yard, only 20m from their front door and around their back yard. The Bains already have to cope with the stream of trucks and cars using the Great Western Highway.

But Mr and Mrs Bain say they can put up with the noise, so they're staying put — with the blessing of the Department of Main Roads.

"It was either sell out and move or put up with it," Mrs Bain said yesterday.

"We realise it's got to be done, but why should we move at our age?" The Bains won their battle to stay



Mr and Mrs Bain at home yesterday

put, not because of the historical significance the Heritage Trust attaches to the house, but because they have access through an adjoining paddock.

The Wattles was one of the first toll and coach-houses from Sydney to the Blue Mountains.

Mr Bain said: "It's been in Elvy's family since it was built by William Hayes in 1838"

The old milestone marking the half-way point between Sydney and Penrith is less than 100m from the front gate

Some conclusions

Although not as old as legend had it, The Wattles makes a significant contribution to Holroyd's history. Almost 150 years old it has links with the district's convict past. It is situated on one of the municipality's 30 acre convict land grants, James Farm and its very construction by William Fullagar, son of convicts John Fulligar and Esther Leadham demonstrates the upward mobility of the descendants of many individuals transported to New South Wales. Though not a grand residence, it was well-designed and commodious reflecting its owner, a butcher and publican turned stock agent who was in the process of buying large tracts of neighbouring properties and making his way up in the world. From this base, William Fullagar bought sufficient land to make him one of Holroyd's important pioneers whose estates covered much of Wentworthville.

Further proof of William Fullagar's rise from his humble beginnings can be seen in his second residence, the gentleman's villa, Essington opposite The Wattles on the northern side of the Great Western Highway. The survival of this house, which was reportedly designed and decorated with no expense spared, complements The Wattles and adds to its heritage value.

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Pioneer Index 1788-1828
Probate
Publicans Index

Land Titles Office

Certificates of Title
Deeds Registers
Deposited Plans
Primary Application Packet 10500

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Mr Pat Fraser

Mrs Yvonne Watterson

The Wattles

Preliminary Assessment of Contents

Joy Hughes
January 1997

Report

The contents of The Wattles have been retained but are no longer *in situ*. The majority have been removed to the adjoining three-roomed shed; several items are stored in the large double-garage and some nineteenth century furniture is held off-site. The three-roomed shed had served its owners as storage space for a diverse range of domestic goods, superseded household appliances and personal possessions. With the addition of the cottage's contents, this shed is now crammed and only limited inspection was possible. Other than a small number of nineteenth century objects, the shed's current contents appear to be predominantly items dating from the 1930s to 1950s.

In order to provide some context for the contents and to add to our knowledge of The Wattles and its former owners, it would be extremely useful if Mr Pat Fraser would record on audiotape his recollections of the furnishing and decoration of the individual rooms. This information would be critical should future options for the property include the recreation of a room or rooms to represent the Bains' period of occupancy. It is also important to identify items of special significance to Mr and Mrs Bain and to note the relationship of any objects not obviously apparent to those without knowledge of the occupants.

Should the contents be dispersed, there are several discreet collections worthy of note that are likely to be of interest to cultural institutions:

(i) Mrs Bain's Theatre Memorabilia

This collection, which is stored in a steamer trunk, appears to be predominantly sheet music together with some stored theatre programmes, a costume and accessories and an autograph book -- all in good condition. The State Library of New South Wales, National Library of Australia (ACT, Australian Music Centre (Sydney), and National Film and Sound Archives (ACT) collect sheet music, however the collections policy of each institution differs and only the first two mentioned collect autograph books and theatre programmes, i.e. the most appropriate institutions if the integrity of the collection is to be maintained. The ephemera librarians at the State Library of New South Wales and the National Library could provide information on their respective collecting policies, however, it is known that the former's criteria for sheet music focuses on material published in New South Wales.

(ii) Mr Bain's Showground Memorabilia

This mixed media collection is scattered and should be assembled in one location, i.e. showground prizeboards, coconuts, paste animals/ornaments/prizes, souvenirs and other ephemera including programmes and posters. The Showman's Museum in Queensland is

the likely recipient and indeed would seem the most appropriate repository however, it is disappointing that items once so much a part of city and country shows in New South Wales and are now rarely seen, should leave the state. It would be worthwhile to ascertain that this organisation has the necessary resources to ensure their long-term survival.

- (iii) Some of the heavily labelled suitcase and/or trunks may be considered integral to one or both of the above.
- (iv) A large collection of the *Australian Women's Weekly* c 1940s. It was not possible to determine the date span. However, if there are complete lengthy sequences in good condition, they may be of interest to the University of Western Sydney. In the interim they should be moved from the floor and placed on shelves.
- (v) The contents include household goods and groceries in their original packaging and used linoleum and furnishings that are collected by the Museum of Applied Arts and Sciences and the Historic Houses Trust of New South Wales's Resources Centre respectively.

The nineteenth century items, e.g. metal hip bath, wooden food safe, framed painted portrait of a member of the Hayes family, together with the sofa, chairs and a bush saw (all possibly nineteenth century) require individual consideration. Mr Richard Neville, Pictures Department, State Library of New South Wales would provide expert information and advice on the portrait.

While invaluable to its context, the contents of The Wattles are not of national significance such as those at Rouse Hill House where many items have remained in situ for over a century and, as a whole, are representative of seven generations of one family. Nevertheless, the contents of The Wattles provides a wealth of information on the tastes and interests of former owners Elvy and David Bain, in particular, and that is an integral part of the property's twentieth century history.

Joy Hughes
Consultant Historian
6 January 1996

Fig 1: Mid-19th century register grate, Room A

Fig 2: 1920s ceiling, Room A

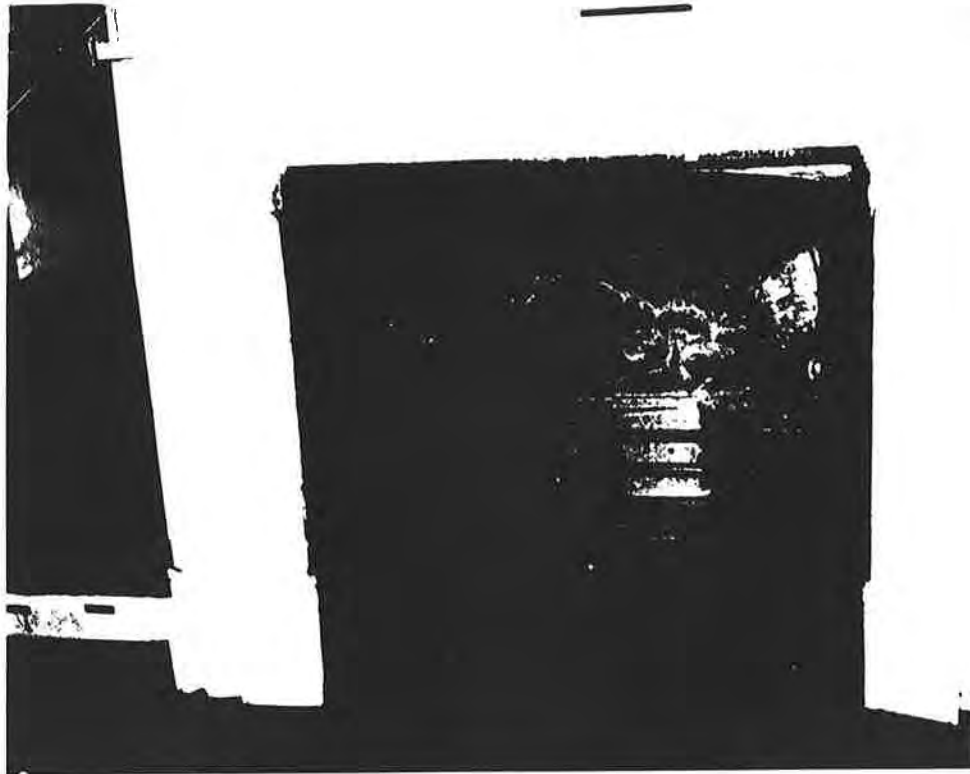


Fig 3: Turn of the century fireplace, Room D

Fig 4: Windows relocated and used as partition between Rooms D and E

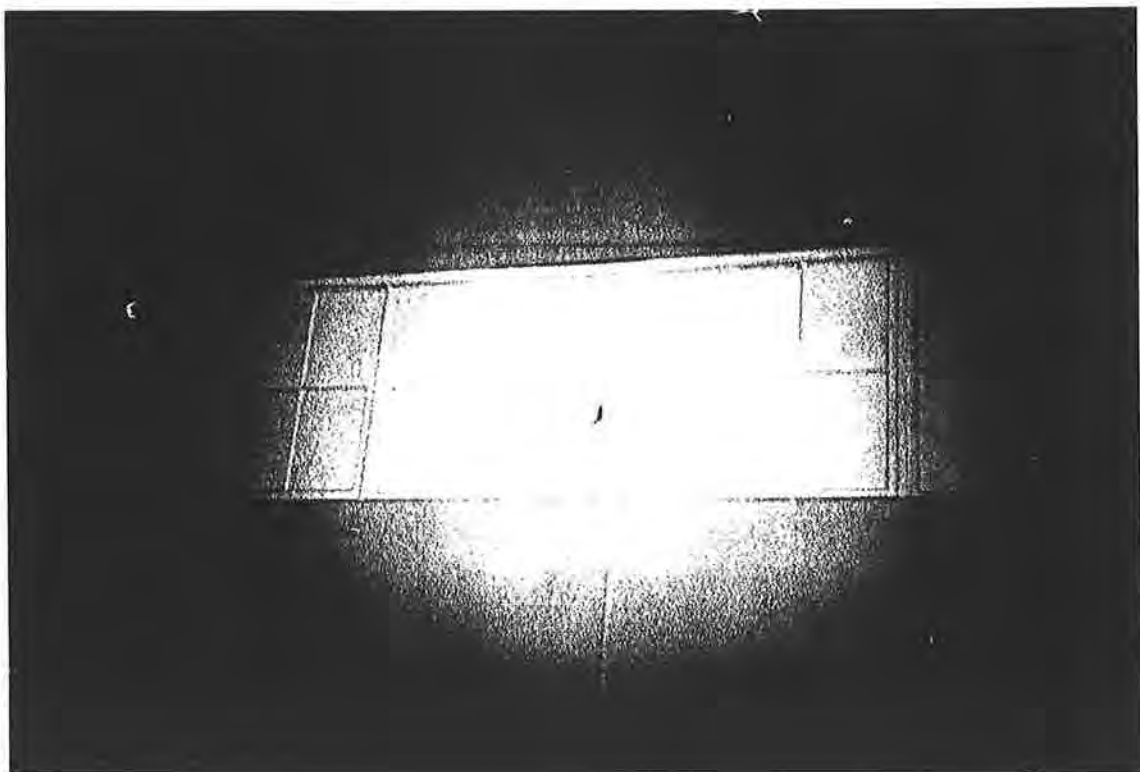
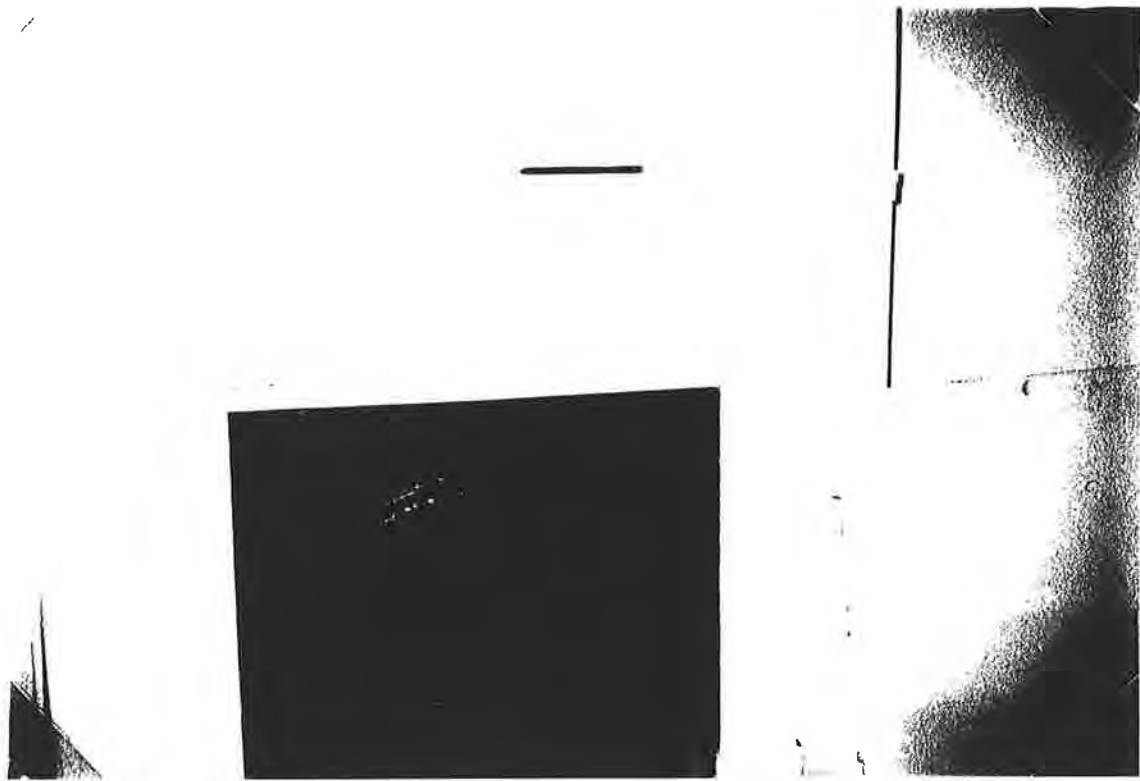


Fig 5: Lobby L



Fig 6: Bathroom H

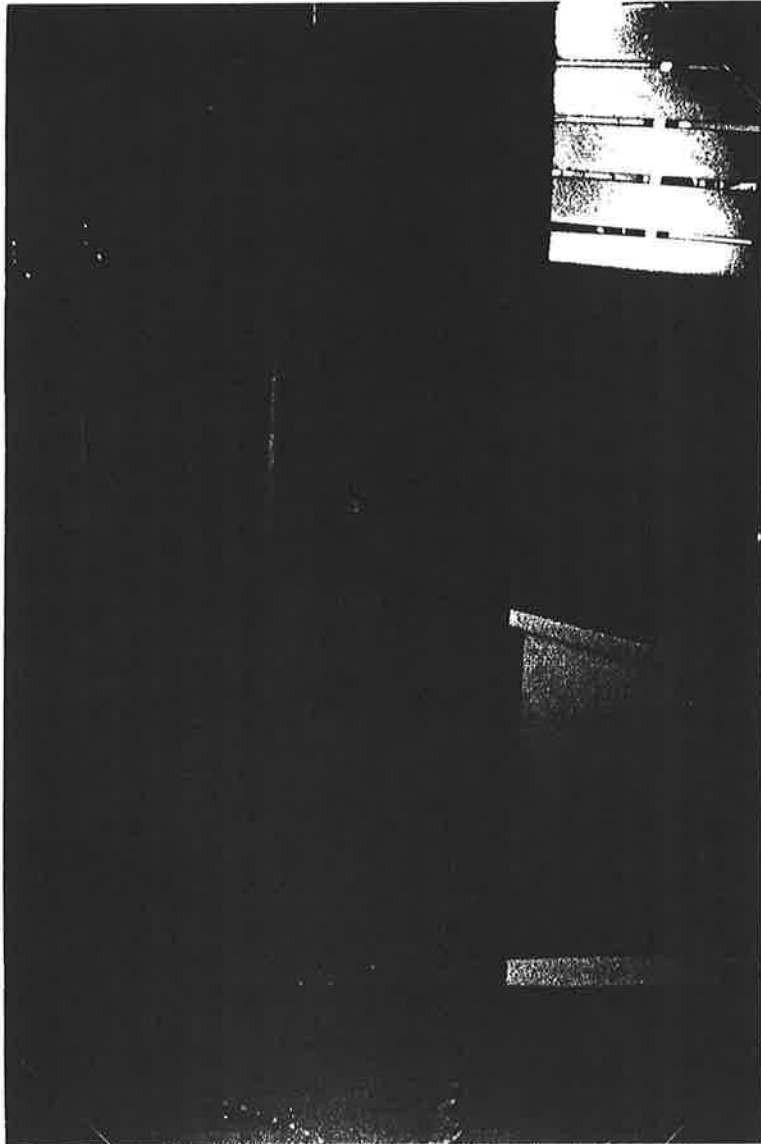


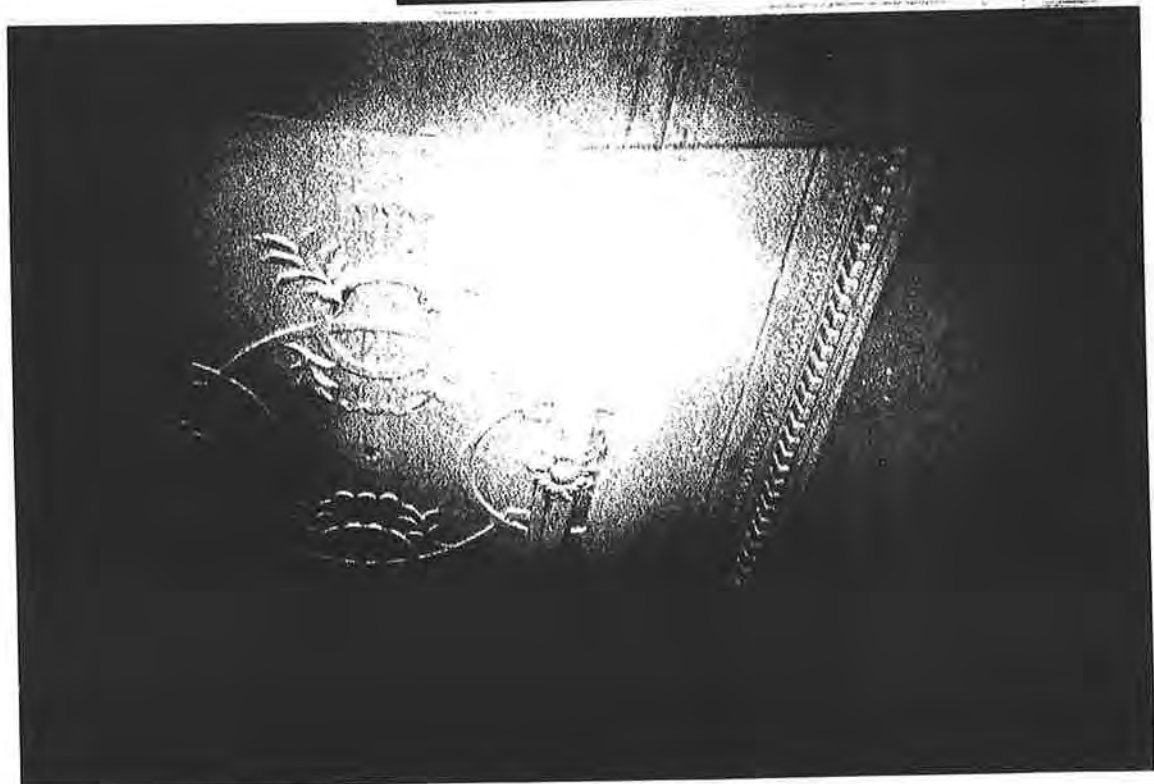
Fig 7: Enclosed verandah N



Fig 8: Enclosed verandah O



Figs 10 & 11: 1920s ceilings



Figs 12 & 13: Kitchen K, earlier paint schemes visible in Fig 13



Fig 14: Lobby M

Fig 15: Early Shutter, Lobby M

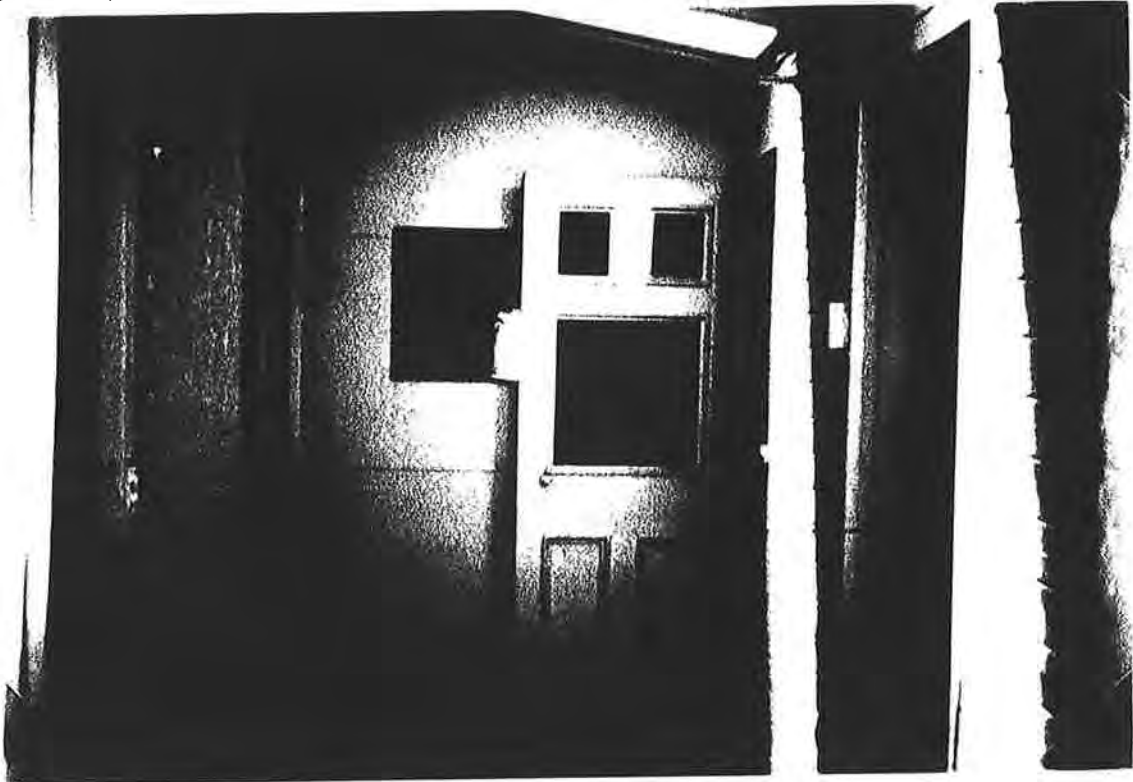


Fig 16: View from original entrance taking in Hall B, Part Rooms E and M



Fig 17: Stairs, Room E

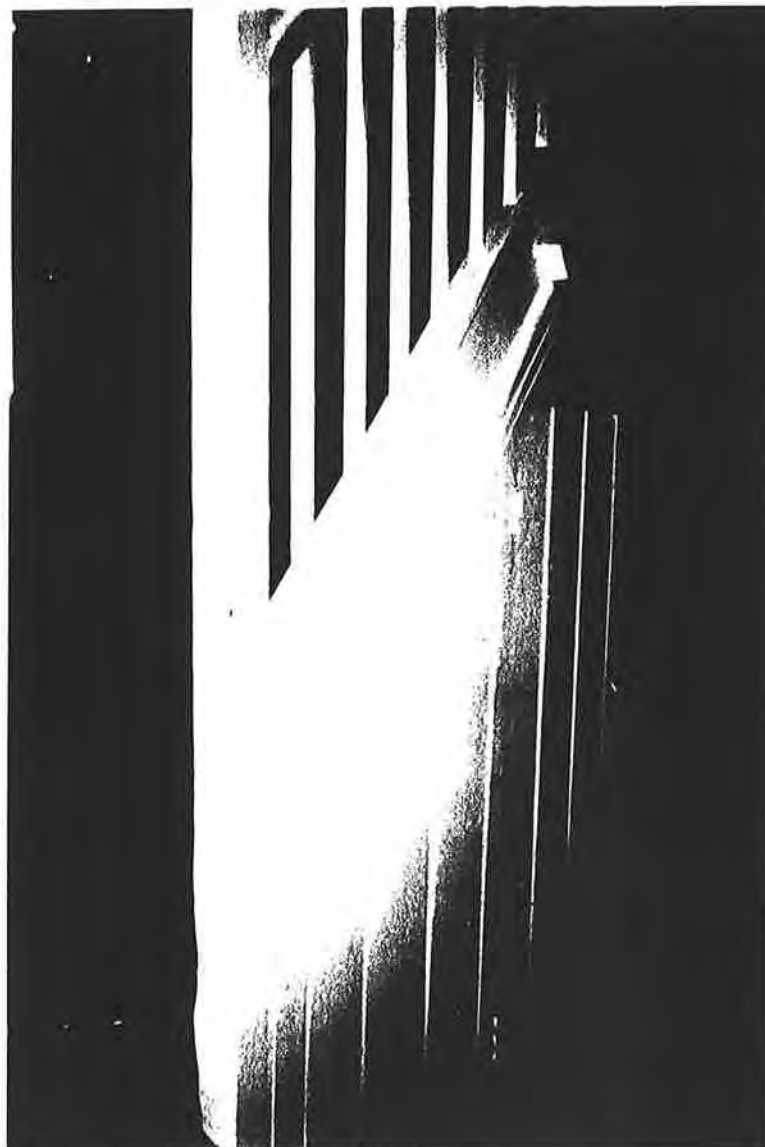


Fig 18: Bathroom J

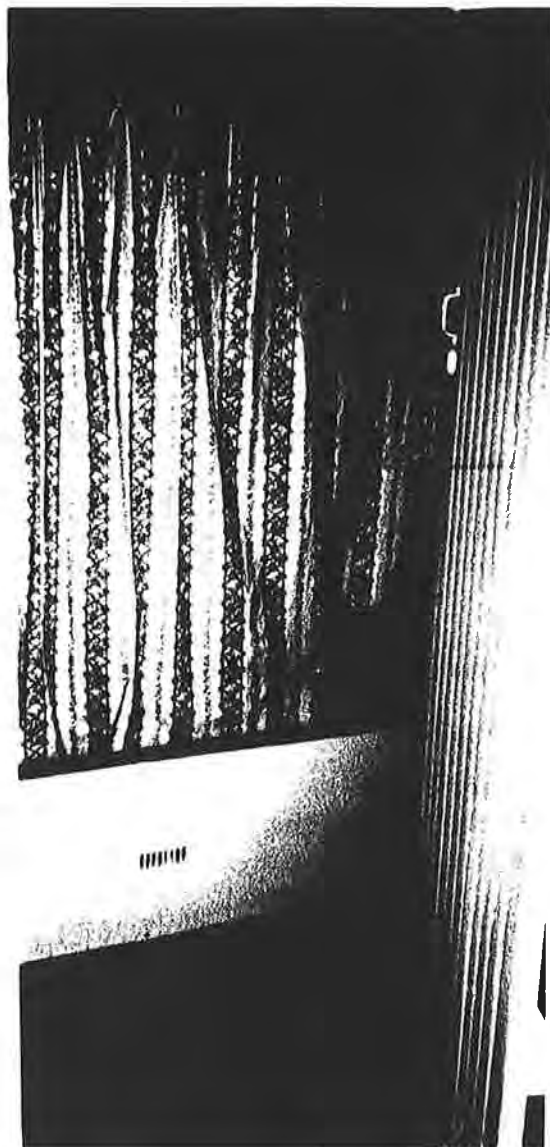


Fig 19: Room F



Figs 20 & 21: Room R

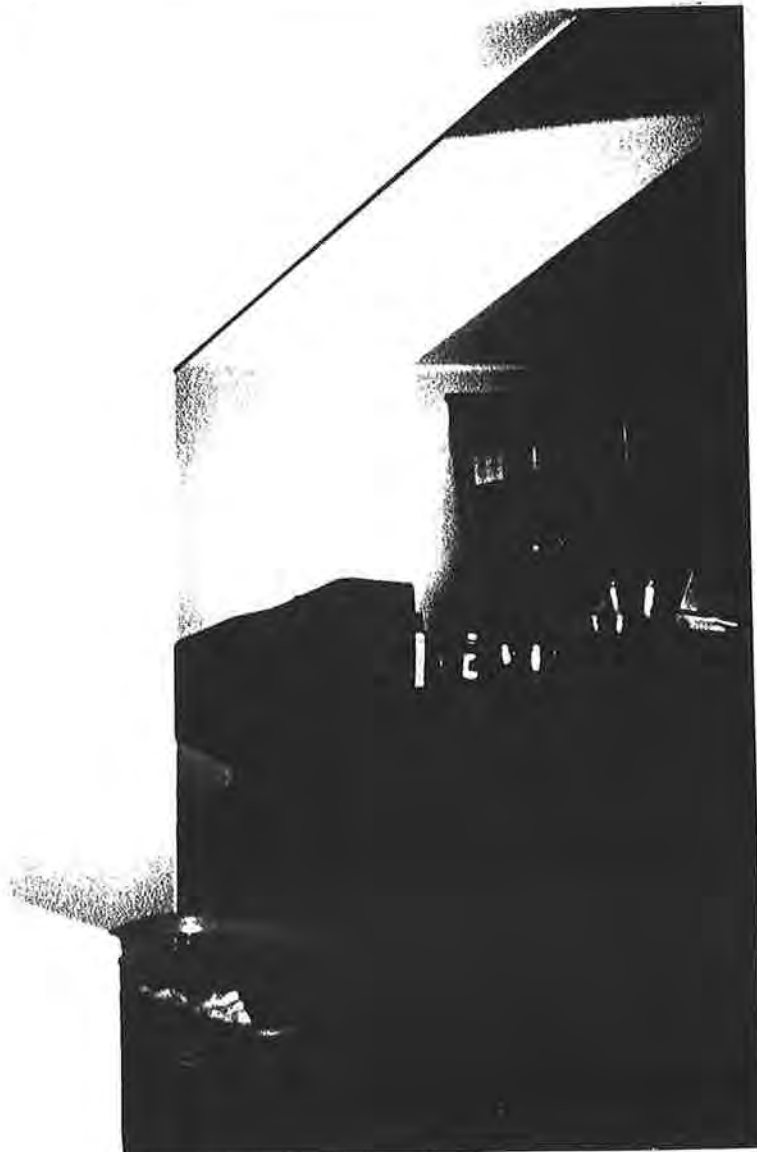
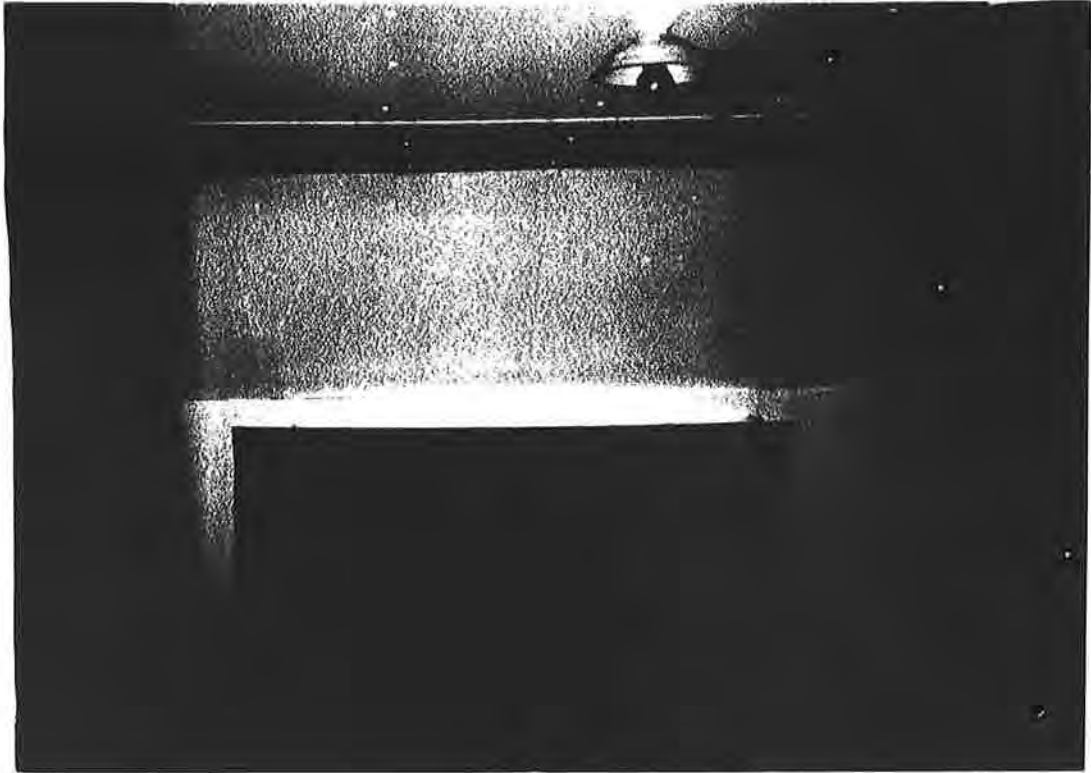


Fig 22: Room S



Fig 23: Landing Q



Fig 24: Kitchen K

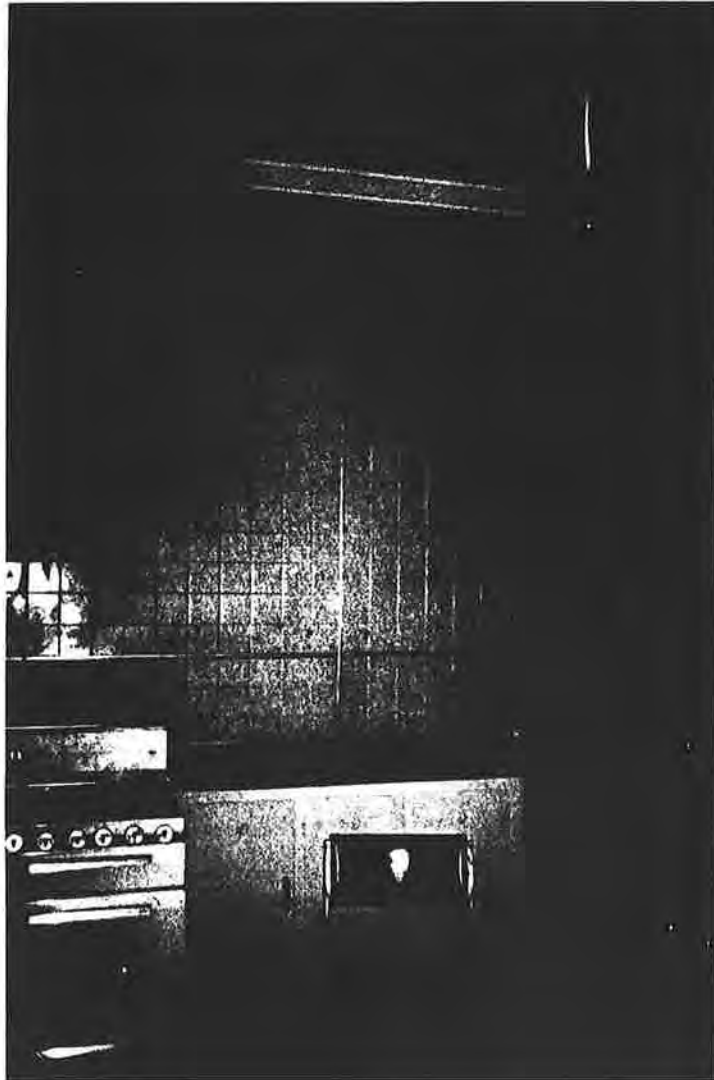


Fig 25: Kitchen K



Figs 26 & 27: Hip bath



Figs 28 & 29: Interior of Shed



Fig 30: Interior of Shed



Fig 31: Interior of Shed

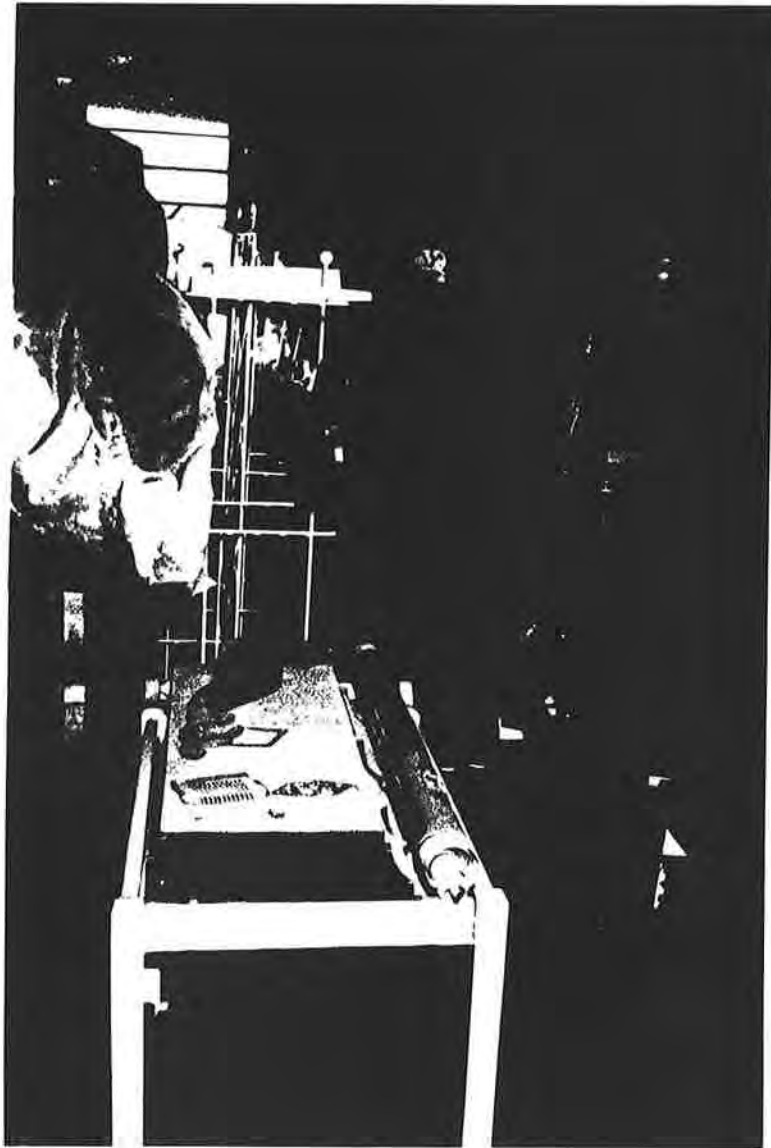
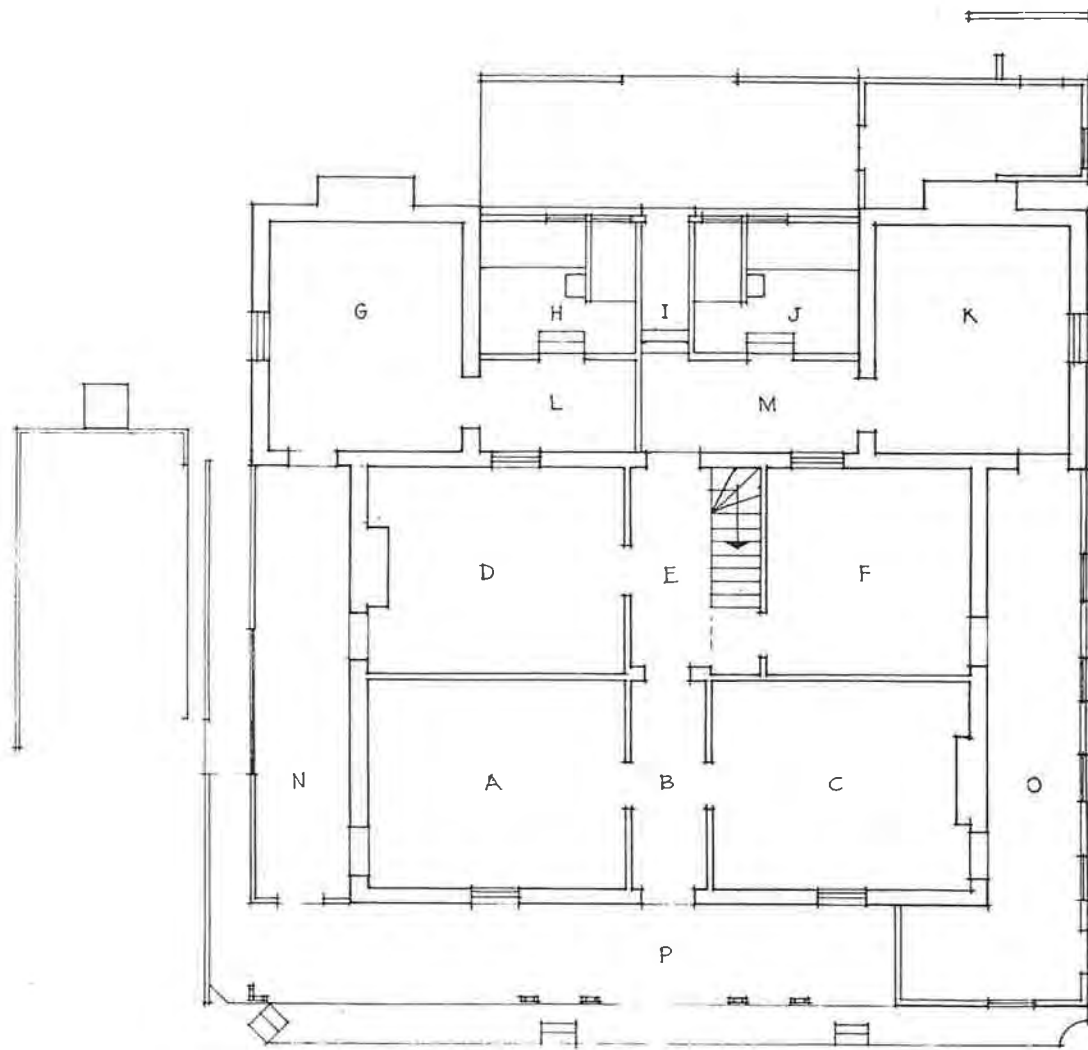
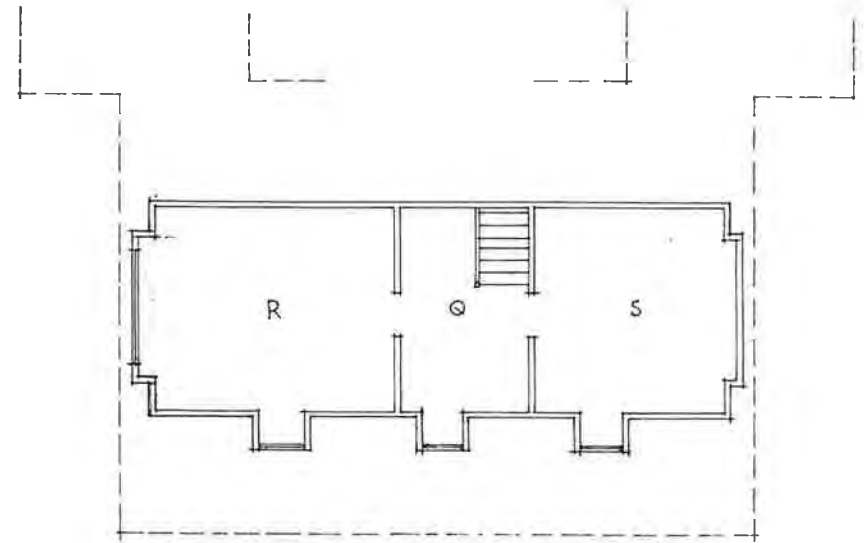


Fig 32: Double Garage. One of Mr Bain's Showground Prizeboards on the Wall



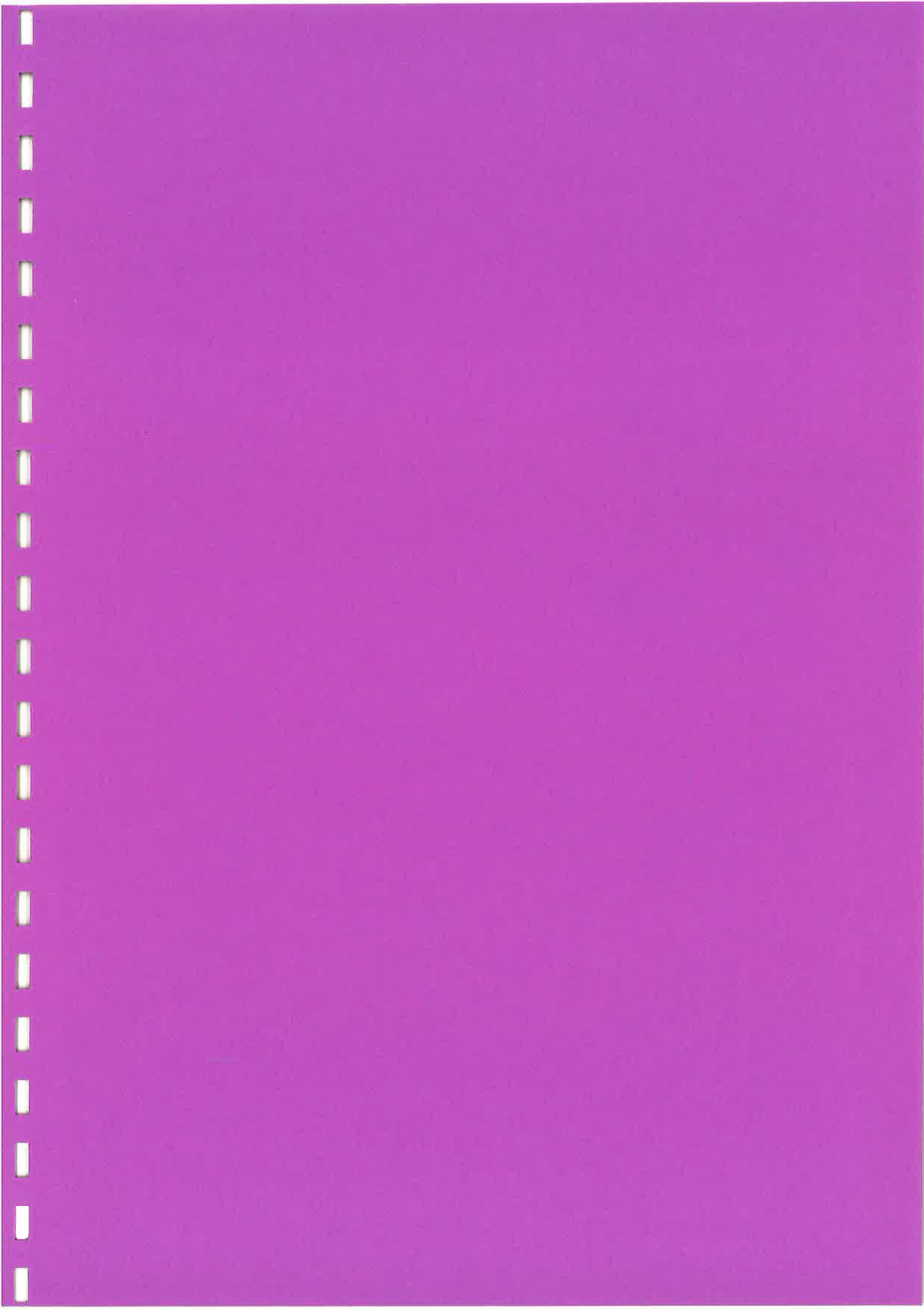


GROUND FLOOR PLAN



ATTIC PLAN

1:100 MEASURED 'AS IS' DRAWING "THE WATTLES" 245 GREAT WESTERN HIGHWAY MAYS HILL



END OF REPORT