

Heritage Inventory Sheet

Recommended Name	Post-War Bungalow		
Site Image			
Address	30 Alexandra Avenue, Westmead NSW 2145		
Lot/Section/DP	1E	-	18901
Heritage Study ID	HS89		
LEP ID	Not currently included on the Cumberland LEP		
Heritage Conservation Area	Not included		
Date Updated	February 2021		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential Buildings (private)	

Curtilage Map



Statement of Significance

The house at 30 Alexandra Avenue, Westmead is of local significance for its historic and aesthetic and representative values. The item is historically linked to the early subdivision of the Government Domain, which facilitated the residential development of Westmead following William Fullagar's acquisition of large tracts of land in the area. Built in c.1941, the dwelling directly relates to the 'Toohey's Palm Estate' subdivision, purchased by John Toohey in 1911 and subdivided in 1925. The item was built as part of the planned subdivision of 'Toohey's Palm Estate' and provides evidence of the pattern of residential development in the suburb of Westmead and within the broader Cumberland LGA. The building is of aesthetic significance as a largely intact Post-War bungalow that makes a positive contribution to the character of the streetscape. The item is a good representative example of the architectural style of dwellings constructed as part of the 'Toohey's Palm Estate'.

Criteria Assessment

a) Historic	The item is historically linked to the early subdivision of the Government Domain, which facilitated the residential development of Westmead following William Fullagar's acquisition of large tracts of land in the area. Built in 1941, the dwelling directly relates to the 'Toohey's Palm Estate' subdivision, purchased by John Toohey in 1911 and subdivided in 1925. The item was built as part of the planned subdivision of 'Toohey's Palm Estate' and provides evidence of the pattern of residential development in the suburb of Westmead and within the broader Cumberland LGA.
b) Associative	The item does not meet this criterion.

c) Aesthetic/Technical	The building is of aesthetic significance as a largely intact Post-War bungalow that makes a positive contribution to the character of the streetscape.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is a good representative example of the architectural style of dwellings constructed as part of the 'Toohey's Palm Estate'.

Physical Description

The house at 30 Alexandra Avenue is a single storey Post-War bungalow constructed of polychromatic face-brick with a main transverse gable with a projecting double gable wing to the front. The dwelling faces Alexandra Avenue and features a moderate set back. The roof is tiled in Marseilles tiles and has expressed external brick cornices. The single brick chimney features stepped oversailing courses and the prominent chimney breast positioned on the façade has an inset brick pattern on the chimney breast.

The façade of the house features unique brick detailing and intersecting gables with expressed, stepped brick features. A double arched brick gable frames the front entrance way. The windows are timber-framed that are either fixed or double-hung sash windows. Modern Colorbond guttering and downpipes have been installed along the edges of the roofline. There is brick corbeling underneath the eastern and western ends of the front facade. The front entrance is concealed by two mature trees. The building has been extended to the rear with a skillion extension to the rear that has a corrugated iron roof.

A stone paved driveway leads to a modern carport at the western side of the building and a small brick arched gate with timber panelled door provides pedestrian access to the rear of the building. A stone footpath leads from the front brick boundary fence to the porch. The front yard is neat and tidy, containing a grassed area with several mature, established trees. The street facing boundary fence consists of a low brick boundary wall with stepped brickwork patterns. A hedge runs along the length of the fence. A mature Liquidambar and Sweet Gum Tree is located in the public domain in front of the house.

The house is well-maintained and is in a good condition although there is some structural movement and biological growth along the brick boundary fence.

Condition	Good	Fair	Poor
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Alterations and Additions

- Modern carport

The house retains its overall form and structure and is considered to be of high integrity.

Integrity	High	Moderate	Low
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** element detracts from the overall cultural significance of the place*

Historical Notes

Construction years	c.1941
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Westmead

The suburb of Westmead is bounded by the suburbs of Wentworthville to the west, Parramatta to the east, Northmead to the north and Mays Hill and Merrylands to the south. The southern half of Westmead, south of Westmead Station lies in the area governed by Cumberland City Council.

Westmead originally formed part of the western portion of the Domain of Government House at Parramatta, which was laid out by Governor Philip in 1790. It originally comprised of over 2000 acres of land established by Governor Macquarie as an administrative area for the penal colony and it became a residential office for ten governors.

By the 1850s the Domain became known as Parramatta Park. In 1859-1861, an extensive portion of the Domain was subdivided, and it was at this time that the suburb became known as Westmead ('West meadow'). The major landholder in the area was William Fullagar, a butcher and publican turned stock agent. Land was also allotted to James Houison, John Savery Rodd and George Oakes. These allotments comprised 50 acres, however, many of these individuals acquired multiple allotments. By the time of this subdivision, a number of main roads had been established including Hawkesbury Road, Pye Street, Oakes Street, Bridge Road, Good Street and Houison Street.

Westmead was relatively slow to develop, and it was only after the Westmead Railway Station was opened in 1883 that landowners began to subdivide in the area. By the 1920s, the station's facilities had improved and several estates such as Toohey's Palm Estate and Fullagar's Estate were further subdivided. By the late 1940s, the Westmead Housing Commission Estate was developed which comprised of 300 brick houses as well as a retail strip with 12 shops and a block of flats. Westmead owes much of its present street layout to the developments from this period.

30 Alexandra Avenue

The site is located on Portions 313 granted to William Fullagar in January 1861. It was formerly part of the Government Domain which began to be subdivided in 1859 when the name "Westmead" was first used. It was not until 1914 that land from several land grants was consolidated by John Toohey.

Tooheys Palm Estate was subsequently subdivided in 1925. It seems that a restrictive covenant was placed on a number of lots at this time and entailed that any main building constructed on the lots should not be of material other than brick and/or stone, have a value no less than 450 pounds, a slate and/or tile roof, and stand at least 20 feet from the street.

The subject site formed lot 1 of the Toohey Estate subdivision that was purchased by Cecil Hay in 1930. The land was further subdivided into 5 allotments from 1A to 1E. Lot 1E was purchased by Henry Pearce in 1941. The house remains in use as a private residence.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Include this item as a new 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. Include this item's listing as part of or as a 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 additional research to nominate this item for the State Heritage Register.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. The heritage curtilage for this item should be revised/reduced.		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. Not recommended for inclusion on the LEP.		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:

- None.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	N/A	-
Cumberland Heritage Study	Post-War Bungalow	HS89
National Trust Australia Register	N/A	-

Other References

- Broomham, R and T Kass. 1992. *Holroyd Heritage Study Thematic History*. Sydney: Holroyd City Council.

- City Plan Heritage 2017, *Westmead Station (South Precinct) Heritage Study*, City Plan Heritage, Sydney.

- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.

- Levins, C 2010, *Parramatta Park*, retrieved 14 May 2019, https://dictionaryofsydney.org/entry/parramatta_park

- Mauldon V 2012, *Shaping the Domain: The World Heritage Site Old Government House & Domain at Parramatta Park*, retrieved 14 May 2019, <https://www.parrapark.com.au/assets/Shaping-the-Domain-brochures/Shaping-the-Domain-World-Heritage-1788-1856-Parramatta-Park-Brochure.pdf>

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 existing information in the Cumberland Heritage Study Stage 1 2019 prepared by Extent Heritage.

Additional Images



View to Post-War Bungalow.



View west to Post-War Bungalow.



View along driveway.