

Heritage Inventory Sheet

Recommended Name	Post-War Austerity Style House		
Site Image			
Address	33 Grand Avenue, Westmead NSW 2145		
Lot/Section/DP	45	-	13731
Heritage Study ID	HS92		
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 Post-War Austerity Style House at 33 Grand Avenue, Westmead is of heritage significance at the local level for its historical, aesthetic and representative values. The item historically relates to the residential subdivisions of Westmead, that followed William Fullagar's acquisition of land in 1859 Government Domain subdivision. Built in. c.1945-1950, the dwelling is historically associated with the John Toohey's 1925 subdivision, known as Toohey's Palm Estate. The property forms an intact example of that land subdivision. The house has aesthetic significance as a highly intact Post-War Austerity Style house, that retains its original form and fabric. The item demonstrates representative qualities of an intact Post-War Austerity House built in Westmead, c.1945-1950.

Criteria Assessment

a) Historic	The item historically relates to the residential subdivisions of Westmead, that followed William Fullagar's acquisition of land in 1859 Government Domain subdivision. Built in. c.1945-1950, the dwelling is historically associated with the John Toohey's 1925 subdivision, known as Toohey's Palm Estate. The property forms an intact example of that land subdivision.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The house has aesthetic significance as a highly intact Post-War Austerity Style house, that retains its original form and fabric.
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 demonstrates representative qualities of an intact Post-War Austerity House built in Westmead, c.1945-1950.
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Physical Description

The dwelling at 33 Grand Avenue, Westmead is a single storey Post-War Austerity style house with cement fibre sheet walls atop a brick plinth. The roof is hipped with a small projecting hip to Grand Avenue tiled with terracotta tiles. The entry is via a recessed portico at the centre of the façade. The portico has a curved cantilevered awning on narrow metal supporting columns and is addressed by three concrete steps. The windows are arranged horizontally in a set of three double hung sashes with painted timber sills. The wider central sash is flanked by two narrower sashes. The upper sashes are fixed with convex glass windows, while the lower sashes are a single pane. The front door retains an original timber panelled door with early door hardware. This is fronted by a contemporary flyscreen door.

A concrete slab driveway extends along the west boundary and leads to a fibre-cement sheet garage with a hipped roof with terracotta tiles.

The buildings footprint has not changed and there are no extensions to the building. Aerial imagery suggests there is a shed and another small outbuilding behind the dwelling. The residence has a modest setback from Grand Avenue consistent with the other dwellings in the streetscape. The front yard has a grassed lawn with a concrete footpath from the side of the driveway to the front entrance. The front yard has one tree and is bounded by a timber acorn topped picket fence.

The building is well maintained and in a good condition.

Condition	Good	Fair	Poor
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Alterations and Additions

- Rear outbuildings

The building retains a high level of integrity.

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

Historical Notes

Construction years	c.1945-50
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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.

33 Grand Avenue

The item is located on land which originally formed Portion 50 of the Government Domain subdivision, which occurred between 1859-1861 and was acquired by William Fullagar in 1861 by Crown Grant. In 1902, part of Lot 50 and Lot 51 of Fullagar's Estate comprising approximately 22 acres was purchased by George Terry. This land was later purchased by John Toohey in 1911. John Toohey subsequently subdivided the land in 1925, forming the 'Tooheys Palm Estate'. This established the present boundaries of the dwelling. Each Avenue was lined with Palm trees (*Phoenix canariensis*) at a distance 50 feet apart. The municipal council carried out the kerbing and guttering of the estate on the condition Mr Toohey concreted the footpaths. No expense was spared in making the Toohey's Palm Estate subdivision an attractive subdivision for prospective buyers.

The subject property forms lot 45 of this subdivision. In 1942, Calvert Joseph Redmond an Auburn electrical mechanic became the proprietor of the lot under instrument of transfer. The lot contained twenty five and one half perches.

The property was transferred to William Fisher Lambert in 1945, who was paying a mortgage to the Director of War Services in 1954. The property appears to have stayed in the family as late as 1979. The dwelling 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	X		

		development (form, scale, bulk, setback and height).			
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 Austerity Style House	HS92
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.

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 northwest from Grand Avenue to front facade.



View north from Grand Avenue to garage.