

## Heritage Inventory Sheet

<b>Item Name</b>	Former Farm, Hyland Road Inn and former post office (also House and Farm buildings)		
<b>Recommended Name</b>	Former Hyland Road Inn, Farm and Post Office		
<b>Site Image</b>			
<b>Address</b>	2 Hyland Road, Greystanes NSW 2145		
<b>Lot/Section/DP</b>	10	-	817980
<b>Current LEP ID</b>	A6 (Cumberland LEP)		
<b>Former LEP ID</b>	A1 (Holroyd LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Farming and Grazing	
<b>Ownership</b>	Ownership of existing site: Cumberland City Council		
	Ownership of potential correct site: Community Association DP270644		

## Curtilage Map



## Statement of Significance

The site at 2 Hyland Road, Greystanes is locally significant for its historic, social and rarity values. The item is significant as an early, intact farm group which appears on a plan dated 1897, and is rare as the only current farm group surveyed in the area. The item also demonstrates the former dairying industry in the area. The item is socially significant for its former functions within the local community, as a post office and inn. It also has social significance as an intact farm group demonstrating dairying, an important industry of the local area.

## Criteria Assessment

a) Historic	The item has historic significance for its former uses as the local post office and inn. The development onsite demonstrates the layering of functions that was common in rural areas where community facilities were limited. The item also demonstrates the former dairying industry in the area.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item does not meet this criterion.
d) Social	The item is socially significant for its former functions within the local community, as a post office and inn. It also has social significance as an intact farm group demonstrating dairying, an important industry of the local area.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item is rare as the only intact farm group in the area.
g) Representativeness	The item does not meet this criterion.

## Physical Description

The subject site is a large agricultural property, which is uncommon for the highly suburbanised area. The site contains a weatherboard residence fronting Hyland Road. The house has a modern replacement corrugated steel roof and has been fully reclad in new weatherboard. There is a wrap-around verandah on all sides of the house with a corrugated steel sheet roof at the same pitch as the main roof, and timber deck which also appears to be replacement material. The verandah is supported by simple timber posts. The southern corner of the house is raised on an enclosed masonry base. There are a number of modern accretions evident on the façade including security screens, a modern balustrade fixed to the verandah timber posts, electrical boxes, lighting, etc. The house has a detached demountable building to rear east corner connected via the verandah.

To the south is a brick gabled outbuilding with an attached gable-roofed extension, possibly a dairy with milking shed. Additional farm equipment can also be found to the south of shed. There is a tennis court in the rear southeast corner of the site.

There is a sign at the front corner of the site, identifying it as 'West Cumberland Mens Shed'.

Former elements such as a timber water tank stand have since been removed.

The condition of the built elements on site is fair overall.

<b>Condition</b>	<b>Good</b>	<b>Fair</b>	Poor
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## Alterations and Additions

- Detached demountable building to rear corner of building\*
- Various modern accretions to the façade
- Tennis court\*
- Chicken wire boundary fence\*

Much of the original fabric of the residence appears to have been upgraded/replaced, however the main architectural form of the building is intact.

<b>Integrity</b>	High	<b>Moderate</b>	Low
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\* *element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years	Pre 1897
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Greystanes began as a rural suburb in the 1850s and remained so until the 1880s. The suburb was occupied mainly by large estates designed as rural retreats for gentlemen farmers, including Charles Whalan and Nelson Lawson. Greystanes is named after the home of Nelson Lawson, son of William Lawson who built 'Greystanes Estate' on the western side of Prospect Hill.

Grazing was a major area of land use in Greystanes, but some owners diversified into orchards and vineyards. It remained sparsely populated until the twentieth century and only few clusters of settlement developed around industrial sites, new railway stations and on the Western Road.

Greystanes was recognised as a suburb in 1922. Prior to World War I, there was a predominately British and Irish community in the area, however, after 1912 there was an increased European migrant community settling in the area. Gozo Road, Greystanes, named after the second largest Island in Malta, recognises the Maltese influence in the area, and as early as the 1930s, Greystanes was dubbed the 'Little Malta'. Greystanes has remained predominately residential suburb with its first shopping centre opening in September 1970 on a 6-acre site at the junction Merrylands and Braeside Roads.

The site was formerly known as Hylands Inn, in the 1880s. The Inn which was run by Luke Hyland, later became the family home and dairy farm. It was one of the five inns built to cater to the workers of the Prospect Reservoir. The Inn later came to be known as 'Prospect Inn', kept by Mrs Smith, following the death of Mr Hyland.

While the subject site is identified on an 1897 NSW Waterboard map, labelled as "Prospect Hotel". Another plan calls it a Post Office. The building is shown in the present location in the 1950s Robinsons Map of Holroyd. After falling into disrepair, the building was acquired by the then Holroyd City Council, who restored the building in 1995. The building was used as a youth centre. Currently the building is used by a community groups such as the 'Men's Shed'.

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).
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.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).
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:

- None.



### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Former Farm, Hyland Road Inn and former post office (also House and Farm buildings)	1128
Heritage Study	Former Farm, Hyland Road Inn and former post office (also House and Farm buildings)	1128
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 and Associates Pty Ltd	1998	Holroyd Heritage Inventory Review
Heritage Study	Neustein & Associates	1992	Holroyd Heritage Study

### Other References

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



Overview of dwelling.



Front façade.



Fence and ancillary structures.



Fence and ancillary structures.