

Heritage Inventory Sheet

Item Name	Inter-war (Mediterranean influences) apartment block		
Recommended Name	Inter-War Apartment Block		
Site Image			
Address	15–17 The Park (also known as 15–17 Thomas May Place), Westmead, NSW 2145		
Lot/Section/DP	-	-	SP59070
Current LEP ID	I308 (Cumberland LEP)		
Former LEP ID	I166 (Holroyd LEP)		
Heritage Conservation Area	Not included		
Date Updated	February 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential Buildings (private)	

Curtilage Map



Revised curtilage recommended – refer below

Statement of Significance

The Inter-War Apartment Block is of local significance for its historic, aesthetic and rarity values. Built c.1925-39, the building is historically associated with the residential development of Westmead that followed the "Parramatta Park" subdivision in 1886. Although built later, the land and building has associations with a number of early residents. The item is of aesthetic significance as a largely intact Inter-war apartment block. The building is a fine example of its style which, although slightly modified, retains its significance as an important element overlooking the Park lands to the north. The item demonstrates representative qualities as an intact, Inter-War style apartment block.

Criteria Assessment

a) Historic	Built c.1925-39, the building is historically associated with the residential development of Westmead that followed the "Parramatta Park" subdivision in 1886. Although built later, the land and building has associations with a number of early residents.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item is of aesthetic significance as a largely intact Inter-war apartment block. The building is a fine example of its style which, although slightly modified, retains its significance as an important element overlooking the Park lands to the north.
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 as an intact, Inter-war style apartment block.

Physical Description

The item is a large two storey Inter-war apartment block. The item is a rendered brick apartment block with heavily banded facades with a hipped roof clad in terracotta tiles. The roof also features a centrally placed dormer window which lights an internal stairway. The front facade features a projecting entry with a pair of fully glazed doors with ribbed glass. This door is fronted by a security screen with a sympathetic geometric design. The front facade features a two storey bay window, an oriel window at the northern end and an open verandah either side of the door. The windows are generally timber framed double hung windows with horizontal glazing.

The rendered banding continues around the side elevations, the rear of the building features sections of curved walls. The building has a frontage to the Southern Domain, formerly Parramatta Park, and retains a vista to Parramatta city northeast. The building is set close to this frontage which features a rendered and painted banded fence with wrought iron gate along its boundary. There are a number of mature trees surrounding the building.

The surrounding landscape of Westmead is a highly developed residential area, with several blocks of apartments to the rear of the property and along the street frontages of Amos Street, Thomas May Place and Lichen Lane.

The building is considered to be in a good condition and well maintained, however the rendered boundary fence is in a fair condition with a significant crack at its centre which is in need of repair.

Condition	Good	Fair	Poor
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Alterations and Additions

- Council records indicate that alterations were made in 1969 and 1992
- A garage was added in 1982

The building appears to have high integrity with minimal external modifications made to the dwelling. Although the surrounding landscape is highly developed, the item retains its original form and relationship to the Southern Domain.

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

Historical Notes

Construction years	1925-39
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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 territory of the Cumberland Council.

Westmead originally formed a 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 of 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 Toohy'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.

In 1859 George Oakes, a member of the Legislative Assembly and owner of nearby land, was given a Crown Grant for a portion of the Government Domain by Sir William Thomas Denison. In 1860, he sold a portion of this land to John Allen Manton. This property was passed through the family and in 1881 John Kerr Manton sold it to Emma Jane Oakes as part of the "Parramatta Park" subdivision. She and her family remained as owners until 1913. The land was then sold to Thomas Wheatley, and in 1914 John Meier became the owner. The property was subdivided by Alicia Meier in 1939 and lot 7 was sold to Emily Irene Brown. There was a covenant placed on the property that stated that any building erected must not be less than 750 pounds and that it may only be residential in nature. This covenant reflects Council's desire to add a certain quality and character to an already irregular pattern of settlement.

During the 1940's, there was a rapid succession of owners. In 1959, the property was purchased by Harold Henry Godwin passing to Isabel Godwin in 1982. The landscape was developed in the early 1990s with the addition of a large multi-storeyed residential block to the rear.

The building remains in use as a private residence with several apartments.

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.	X	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.	X	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:

- Due to the large residential development surrounding the building, it is recommended the curtilage is revised, as shown below, and updated as the current curtilage in the Cumberland LEP. Should the revised curtilage be adopted, this listing sheet does not reflect the current Lot/DP which will need to be altered.



- The item is in the vicinity of Old Government House and Domain, Parramatta Park, which was inscribed on the UNESCO World Heritage list as one of the eleven (11) sites across Australia forming the serial listing for the Australian Convict Sites. Parramatta Park and Old Government House is also listed on the NSW State Heritage Register (00596).

Old Government House and its parkland setting of the Government Domain is of outstanding national significance for its association with the foundation of British colonial administration, and as an important centre of the convict system in Australia. Much of the administrative, social and political life of the colony, including the commencement of the government's convict administration, was decided by the governors at this place from the very beginning of the colony until the last convicts served their sentences.

The landscape of Parramatta Park remains remarkably true to the estate created by Governor and Mrs Macquarie during their time in NSW from 1810 and 1821. This landscape is valued today

because it is a public park that still has the structure and character of the nineteenth century Australian Government Domain.

Any future Development Applications would have to consider the known outstanding heritage values and State heritage values of the Parramatta Park landscape which adjoins the item.



World Heritage listing curtilage shown in dark green.

Heritage Council of New South Wales



State Heritage Register

Gazetted Date: 2 April 1989



Scale: 1:9,000

Produced by: Naomi Nelson

Legend



SHR Curtilage outlined in blue.

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Inter-war (Mediterranean influences) apartment block	I293
Heritage Study	Inter-war (Mediterranean influences) apartment block	I293
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.
- 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 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



View of front façade, fronting the Domain.



Detail of bay window.



View of rear elevation of Inter-War apartment block.



Detail of rear elevation



View to rear development fronting Thomas May Place.



View to rear development fronting Thomas May Place.