

## Heritage Inventory Sheet

<b>Recommended Name</b>	Inter-War Bungalow		
<b>Site Image</b>			
<b>Address</b>	18 Austral Avenue, Westmead 2145 NSW		
<b>Lot/Section/DP</b>	213	-	13731
<b>Heritage Study ID</b>	HS90		
<b>LEP ID</b>	Not currently included on the Cumberland LEP		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	February 2021		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential Buildings (private)	

## Curtilage Map



## Statement of Significance

The Inter-War bungalow at 18 Austral Avenue, Westmead is of local significance for its historic, aesthetic and representative values. Built c.1930s, the item relates to the significant residential subdivisions in Westmead. The property was formerly part of a Government Domain, which was subdivided in 1859 and acquired by James Howison and William Fullagar. In 1914 the land was acquired by John Toohey and formed part of the Tooheys Palm Estate. The present property boundaries historically relate to the 1925 subdivision of Tooheys Palm Estate. The item has aesthetic significance as part of a fine and well-preserved group of Inter-War bungalows that are largely intact and in good condition. The item makes a strong contribution to the character of Austral Avenue owing to the similarities in design, use and material. The significance of 18 Austral Avenue is enhanced by the group of houses at 15-19 Austral Avenue, Westmead. The item demonstrates representative qualities of an Inter-War Bungalow built in Westmead, c.1930s.

## Criteria Assessment

a) Historic	This item was built c.1930s. In 1914 the land was acquired by John Toohey and formed part of the Tooheys Palm Estate. The present property boundaries historically relate to the 1925 subdivision of Tooheys Palm Estate.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item has aesthetic significance as part of a fine and well-preserved group of Inter-War bungalows that are largely intact and in good condition. The item makes a strong contribution to the character of Austral Avenue owing to the similarities in design, use and material. The significance of 18 Austral Avenue is enhanced by the group of houses at 15-19 Austral Avenue, Westmead.

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 Inter-War Bungalow built in Westmead, c.1930.

### Physical Description

The dwelling at 18 Austral Avenue, Westmead is similar to a set of three 1920s Inter-war bungalows located opposite at 15 to 19 Austral Avenue. The bungalow is a single storey brick residence with a terracotta tiled hipped roof and a projecting gable to the street. The roof has a face brick chimney on the eastern side, exposed timber eaves and a new Colorbond guttering system. The gable ends are infilled with weatherboards at the peak and timber panel and fibro sheeting below. The front brickwork has been tuckpointed. The verandah features a flat roof that runs the width of the building projecting just beyond the gable and retains the original metal sheeting. It is supported by small concrete tapered colonnettes on brick piers. The colonnettes are paired along the main verandah and are singular at the projecting gable. The verandah has a brick balustrade and a tiled floor. A tiled walkway extends from the front of the veranda to a white-painted timber picketed fence which encloses the front of the property.

An original timber and glass panelled door is positioned adjacent to the gable end and has a mottled glass highlight and aluminium flyscreens. The windows are timber framed casement leadlight windows with concrete lintels and sloped brick sills. The windows are grouped in sets of three.

The rear of the dwelling has a weatherboard skillion extension. A driveway extends along the western boundary and leads to a small brick parapeted garage with green painted timber double doors. The property appears to have retained its original subdivision boundaries. The front yard features some formal plantings along the verandah.

The building appears to be in a good condition and well-maintained.

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

- Modified rear including a brick and fibro skillion extension
- Replaced guttering
- Repainted facade
- Flyscreens
- Repainted timber elements

Overall, the integrity of the building is moderate. The rear addition is a discrete addition that does not have an adverse impact on the significance of the item. The façade appears to be relatively intact, although it is likely the timber elements have been replaced. This is an acceptable change that supports the heritage significance of the item.

<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	c.1930
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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.

### 18 Austral Avenue

The site is located on Portions 311 and 312 granted to James Howison and William Fullagar respectively 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 a number of the grants was consolidated by John Toohey.

Tooheys Palm Estate was subsequently subdivided in 1925 and lot 213 was one of a number of lots purchased by Herbert Leslie Glover in December 1927. 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. In July 1930, Johann Raddatz purchased the site. It is assumed that the Bungalow was constructed soon after. The property was discharged from mortgage in 1947 and then transferred to the ownership of Arthur Brennan later that year. In 1955, Rupert Burrows, chemist, and Deborah Cronin took up ownership of the property. This lasted until 1961, when the property was then sold to George Hepburn and Jacqueline Hepburn. In 1983 the property was sold to Donald Mitchell and Alison Mitchell. The property was then transferred several times until in 1988 the site was purchased. The item 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	Inter-War Bungalow	HS90
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



Front façade as viewed from Austral Avenue.



Detail of leadlight casement windows.