



357 Glebe Point Road, Glebe

Conservation Management Plan



September 2015

Issue	Description	Date	Issued By
A	Draft for Review	31/8/15	DM
B	Amended Draft for Review	10/9/15	DM
C	Issued for Submission	11/9/15	DM
D	Minor Revisions	25/9/15	DM

Graham Brooks & Associates Pty Ltd
 Incorporated in NSW
 Architects, Planners & Heritage Consultants
 71 York St, Level 1
 Sydney 2000 Australia
 Tel: (61) 2 9299 8600
 Fax: (61) 2 9299 8711
 Email: gbamain@gbaheritage.com
www.gbaheritage.com
 ABN: 56 073 802 730
 ACN: 073 802 730
 Nominated Architect: Graham Leslie Brooks
 NSW Architects Registration: 3836

Contents

1.0	Introduction	5
1.1	Background	5
1.2	Report Objectives	5
1.3	Report Structure	5
1.4	Site Identification	5
1.5	Nomenclature	6
1.6	Authorship	6
1.7	Report Limitations	6
1.8	Acknowledgements	7
1.9	Copyright	7
2.0	Historical Summary	8
2.1	The Glebe 1790-1840	8
2.2	The Boissier Estate, 1840-1857	8
2.3	Mr Blacket's House, 1857-1870	9
2.4	New Ownership and Ballroom, 1870-1877	10
2.5	Subsequent Residential Use, 1877-1920	11
2.6	The Depot for State Children and the Metropolitan Girls' Shelter 1920-1977	12
2.7	The Remand Centre 1980-2017	15
2.8	Summary of Site Development	18
3.0	Physical Evidence	24
3.1	Introduction	24
3.2	Urban Context	24
3.3	The Subject Site	24
3.4	Description of the Buildings	26
3.5	Views to and from the Site	42
4.0	Assessment of Cultural Significance	43
4.1	Introduction	43
4.2	Comparative Analysis	44
4.3	Analysis of Cultural Significance	48
4.4	Statement of Significance	51
4.5	Grading of Significance	52
4.6	Curtilage Analysis	56
5.0	Constraints and Opportunities	58
5.1	Introduction	58
5.2	Issues Arising from the Statement of Significance	58
5.3	Heritage Management Framework	59
5.4	Community Agencies	61

5.5	Other Relevant Statutory Requirements	62
5.6	Physical Condition	63
5.7	Owners' Requirements	63
6.0	Conservation Policies	64
6.1	Introduction	64
6.2	Principal Conservation Policies	64
6.3	Application of the Burra Charter	65
6.4	Conservation of the Setting	67
6.5	Subdivision	68
6.6	Treatment of Building Fabric	68
6.7	Principles for Design of New Elements in Bidura House Group	70
6.8	Code Compliance	71
6.9	Access	71
6.10	Landscaping and Vegetation Control	72
6.11	Signage	73
6.12	Interpretation	73
6.13	Management of Archaeological Resources	74
6.14	Current Plans	74
6.15	Conservation Works Schedule	75
6.16	Appropriate Skills and Experience	75
6.17	On-going Maintenance Schedule	76
6.18	Role of the Conservation Management Plan	76
7.0	Implementing the Plan	78
7.1	Introduction	78
7.2	Management Principles	78
7.3	Obtaining Development Consent	78
7.4	On-going Maintenance Schedule for Bidura House Group	78
8.0	Bibliography	79
	Appendix 1: On-going Maintenance Schedule for Bidura House Group	82
	Appendix 2: Owners and Occupants	85
	Appendix 3: Architectural Drawings, 1930-1978	86
	Appendix 4: Conservation Works, 1980-1983	95
	Appendix 5: Photographic Analysis of Curtilage	101

Introduction

1.0

1.1 Background

This Conservation Management Plan (CMP) for the property at 357 Glebe Point Road, Glebe, has been prepared for the development company Vision Land Development Pty Ltd, acting on behalf of the owners, ACC Development Pty Ltd, to accompany a development application for the site.

1.2 Report Objectives

The main objective of this CMP is to develop strategies and guidelines prior to any future upgrading of the existing heritage buildings and the site for continued use. It establishes the heritage significance of the property, identifies the original features and surviving fabric, and recommends appropriate policies to conserve these in any future plans to upgrade the building.

1.3 Report Structure

This CMP has been prepared in accordance with the guidelines contained in *The Conservation Management Plan*, by James Semple Kerr, and *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance*, 2013, also known by its more common title *The Burra Charter*. The *Burra Charter* 2013 and The *Australian Natural Heritage Charter* 2002 both provide definitions, principles and processes, for the conservation of items of cultural significance.

This CMP also follows guidelines set out in the *NSW Heritage Manual*. The aim of these documents is to assist with the identification of items of heritage significance. This assessment assists in providing guidance on substance, structure and methodology for the writing of effective conservation management plans.

This CMP is divided into sections, dealing with the history of the building and its immediate area, the physical description of the building, the assessment of the building's significance, options for ongoing use of the building including constraints and opportunities.

1.4 Site Identification

The subject site is located on the north-eastern side of Glebe Point Road, near the corner of Ferry Road. It is described by NSW Land and Property Information (LPI) as Lot 1 on DP 64069.



Figure 1.1
Location map showing the subject site marked with a red ellipse

Source: street-directory.com.au



Figure 1.2
Aerial photograph showing the subject site outlined in red

Source: NSW LPI SIX Maps 2015

357 Glebe Point Road, Glebe
Conservation Management Plan
September 2015
Graham Brooks & Associates Pty Ltd

1.5 Nomenclature

The site has a complex development history involving varying institutional names and unofficial variations thereof, several of which incorporated the name 'Bidura'. For the sake of clarity the following names are used in this report.

Bidura House

In this report, the original main , including its lower ground floor Annex but excluding the Ballroom, will be referred to as Bidura House.

The Bidura House Group

In this report, Bidura House together with the Ballroom will be referred to as the Bidura House group.

The Remand Centre

The facility behind the Bidura House group has been referred to as the Bidura Remand and Assessment Centre,¹ the Metropolitan Remand and Assessment Centre,² the Metropolitan Remand Centre,³ the Remand Centre and Children's Court,⁴ Bidura,⁵ etc. In this report, it will be referred to as the Remand Centre.

1.6 Authorship

This CMP has been prepared by Gail Lynch, Associate Director, Dr Christina Amiet, Senior Heritage Consultant, and Dov Midalia, Heritage Consultant, of Graham Brooks and Associates Pty Ltd and has been reviewed by the Director, Graham Brooks. Except as otherwise noted, the photographs and drawings in this report are by Graham Brooks and Associates Pty Ltd.

1.7 Report Limitations

This report is limited to the investigation of the European history of the site.

Recommendations have been made on the basis of archival and documentary evidence viewed and inspection of the existing fabric. Inspection was limited to those areas made available on the dates of organised inspections.

Archaeological assessment of the subject site and assessment of the extent of the social significance of the community groups associated with the site is outside the scope of this CMP.

¹ On-site signage, Department of Youth and Community Services, *Annual Report 1983-84*, p.77

² Department of Public Works, *Annual Report 1982-83*, p.15

³ Public Works Department, drawings CW20-277, CW20-286, 1977-78

⁴ 'House "Bidura" including interiors, former ball room and front garden', NSW State Heritage Inventory (database no. 2427867).

⁵ Department of Youth and Community Services, *Annual Report 1984-85*, p.31

1.8 Acknowledgements

We gratefully acknowledge the assistance of the following people in compiling this Plan:

- John Russell, Building Coordinator, Government Property NSW, for providing access to the Bidura House group and the Remand Centre; and
- Dr Noni Boyd, Heritage Officer, Australian Institute of Architects, for biographical information.

1.9 Copyright

Copyright of this report remains with the author, Graham Brooks and Associates Pty Ltd.

Historical Summary

2.0

2.1 The Glebe 1790-1840

The subject site is on land that was part of a 1790 grant of 400 acres (162 hectares) by Governor Phillip to the Church of England, in the person of Reverend Richard Johnson, for use as a glebe (land to be used for the generation of Church income).¹ The site was wild bushland known as 'the Kangaroo Ground,' overlooking salty Blackwattle Swamp² and Johnson described it as 'four hundred acres for which I would not give four hundred pence'. The land, officially named St Phillip's Glebe but known as 'the Glebe' or 'Glebe', was left unworked.³

The church reserve was subdivided into 27 allotments in 1828, and while lots alongside Blackwattle Bay attracted industry with its proximity to fresh water and the city, larger elevated sites at Glebe Point appealed to the middle classes looking for villa sites near the city.⁴ Substantial Regency houses began appearing from 1829, including 'Hereford House', the first, and 'Toxteth Park', by the architect John Verge, which commenced construction in that year.⁵

Lots 3 and 4 of the subdivision were purchased by William Dumaesq⁶, a captain in the Royal Staff Corps, who arrived in Sydney with Governor Darling. He received provisional appointment as civil engineer and inspector of roads and bridges, was recommended by Darling as deputy surveyor general, for a short time was acting colonial treasurer and sponsored John Busby's scheme for supplying water to Sydney. He later became embroiled in controversies over favours received.⁷



Figure 2.1
St Phillip's Glebe subdivision map, 1828, with William Dumaesq's lots indicated by arrow.

Source: City of Sydney, *Glebe Conservation Area Study Report*, 2008, p.4

2.2 The Boissier Estate, 1840-1857

Dumaesq first subdivided his land as the 'Boissier Estate' in 1840. The subject site consists of most of Lots 1 and 2 of the estate (see Figure 2.2). These ran from the Glebe Road (as Glebe Point Road was known) north to the Central Cross Road (today's Avon Street); a small section of Lot 2 fronting onto Avon Street was subdivided off in 1904 (see Figures 2.16 and 2.17 below). Appendix 2 to this report show the pattern of ownership and occupation between the Boissier Estate auction and acquisition of the site by the NSW government. (Note that the *Sands Directories for Sydney & Suburbs* are available only for the period 1858-1933.)



Figure 2.2
Map of Dumaesq's Boissier Estate, 1840, showing subdivision into 19 lots for auction, with lots 1 and 2, most of which became the subject site, outlined in red.

Source: State Library of NSW, call no. Z/M2 811.1823/1840/2 - <http://acms.sl.nsw.gov.au/album/albumView.aspx?itemID=1226015&acmsid=0>

1 City of Sydney, *Glebe Conservation Area Study Report*, 2008, p.4

2 Park, p.106

3 MacDonnell, quoted in Schwager Brooks, p.6

4 City of Sydney, *Glebe Conservation Area Study Report*, 2008, p.4

5 City of Sydney, *Glebe Conservation Area Study Report*, 2008, p.5

6 'House "Bidura" including interiors, former ball room and front garden', NSW State Heritage Inventory (database no. 2427867).

7 Gray, Australian Dictionary of Biography

The purchaser of lots 1 and 2 in 1841 was Stuart Alexander Donaldson. Donaldson had arrived from England in 1835 and found commercial success as agent for Lloyds of London, factory owner, bank trustee, magistrate and grazier. He entered Parliament in 1848 and became the first Premier of NSW in 1856,⁸ selling the subject site a year later. It is not known whether he erected any structures on the site.

2.3 Mr Blacket's House, 1857-1870

Edmund Thomas Blacket was one of Australia's most prolific early architects. Arriving from England in Sydney in 1842, he established an architectural practice, was appointed architect to the Anglican Diocese and, in 1849, Colonial Architect. In this capacity his works included abattoirs on Glebe Island, Water Police offices at Circular Quay and bridges at Maitland, Bathurst and Goulburn. He also designed hundreds of other buildings including a great number of churches, large and small, throughout New South Wales and beyond, many in the Gothic Revival style, as well as villas, terrace houses, banks, hospitals and schools in a variety of styles, making an extensive and significant contribution to the architectural history of New South Wales.⁹

One of Blacket's largest and most notable works was the Great Hall at the University of Sydney. It was in order to accept this commission that in 1854 Blacket resigned from his position as Colonial Architect. This may also have spurred him to purchase the subject site in 1857 and move there from his home in South Head Road, the better to supervise this prestigious major project.

Blacket is said to have lived in Glebe from 1853, in 'a cottage on the estate of George Allen',¹⁰ that is, Toxteth Park, and purchased the subject site in 1857. However, the date of construction of the subject house is unclear, being variously described as '1857'¹¹, 'circa 1857'¹², 'from about 1858'¹³, '1858-1860'¹⁴ or '1857-1862'¹⁵. In this report the construction date will be referred to as 'c.1860'.

The first *Sands Directory*, of 1858, shows Blacket residing in Glebe Road. The house in Blacket's own drawings is recognisable as the existing building (see Figures 2.3 and 2.4), and even more so are family sketches, probably by Blacket's artistically talented daughter Edith, dated 1865 (Figure 2.5) and notated 'Our House'. The building was known during his residency only as 'Mr Blacket's House',¹⁶ and was described as having 'four upstairs rooms, four more below and several kitchens. There were fireplaces in some of the rooms as the house had at least four chimneys.' The site



Figure 2.3
Blacket's drawing of the Glebe Road residence, front elevation, c.1857, by ET Blacket.

Source: Kerr, p.74



Figure 2.4
Blacket's drawing of the Glebe Road residence, apparently the north-west elevation with section through adjoining annex.

Source: Mitchell Library.



Figure 2.5
Drawing of the Glebe Road residence, dated 1865, probably by Edith Blacket.

Source: State Library of NSW, 'Blacket Family pencil sketches and watercolours', Call No. PXE 925 / Box 3, <http://acms.sl.nsw.gov.au/album/albumView.aspx?acmsID=439829&itemID=824205>, 27 July 2015

⁸ Draper, Australian Dictionary of Biography

⁹ See Kerr for comprehensive list and description of Blacket's works.

¹⁰ Kerr, p.74

¹¹ City of Sydney, *Glebe Conservation Area Study Report*, 2008, p.6

¹² Kerr, p.74

¹³ National Trust of Australia (NSW) Listing Report

¹⁴ Glebe Society, <http://www.glebesociety.org.au/wordpress/?buildings=bidura>

¹⁵ State Heritage Inventory, <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2427867>

¹⁶ Vine Hall, N, quoted in Schwager Brooks, p.13

was still largely covered in dense bush at this time and Blacket, his son-in-law wrote, 'found it necessary to have four men to escort him home through the heavy timber' after a day's work at his city office,¹⁷ along the track that became Ferry Road.¹⁸

When Blacket's wife Sarah died in 1870, he moved to Darling Street, Balmain, and put the Glebe Road house up for sale.

2.4 New Ownership and Ballroom, 1870-1877

The purchaser in 1870 was Robert Fitz Stubbs, a well-known city auctioneer. (The family name later became Fitz-Stubbs, attracting some accusations of 'snobbery'.¹⁹) Initially the buyers were Stubbs and one William Day, but title documents suggest the property was reconveyanced in 1873 to Stubbs's wife, Rosina May Stubbs.²⁰ It is in this year that the *Sands Directory* first mentions a house name: 'Madwia'. (See Appendix 2 for Sands Directory listings.)

The Ballroom, sometimes dated to the 1880s, was in fact already present in 1876, when it was mentioned in an advertisement for auction of the property, now referred to as 'Bidura House'. The Ballroom was therefore added by either Blacket or Stubbs. Given its later Italianate style, and the lesser likelihood of Blacket mixing architectural styles in this way, Stubbs is the more likely client.

The advertisement also gives a comprehensive list of buildings on the property, though without specifying their locations, as follows:²¹

A most faithfully-built and very commodious family residence... containing the following accommodation:-

Ground floor - Fine wide verandah in front, with marble floor, spacious tessellated hall, off which are large drawing and dining rooms, sitting room and library, opening on to a very wide and handsomely-tiled balcony; and approached by a covered way from the front verandah is a magnificent highly decorated ballroom, with classically designed vestibule, and adjoining are well-proportioned billiard-room, day nursery and bedroom.

The upper floor [has] 6 bedrooms [sic]... In the basement are breakfast room, work-room, large marble-floored bathroom... storeroom, pantry, wine room, and larder, the four latter having cement floors.

Detached are very large... kitchen [with] self-acting stove for supplying hot water to the house : scullery... servants' hall, store, and servants' bedroom. Laundry... and ironing room... 2 servants' bedrooms.

At rear of the property are workshop, tool house, two bedrooms,



Figure 2.6
Blacket and five of his children (with Edith at top), c.1857.

Source: Kerr, p.7



Figure 2.7
Excerpt from advertisement for auction of Bidura, *Sydney Morning Herald*, 30 December 1876

Source: National Library of Australia, <http://trove.nla.gov.au/ndp/del/article/28397818>

17 Kerr, p.74

18 Herman, M, quoted in Schwager Brooks, p.16

19 Collingwood

20 *Application to Bring Lands Under the Provisions of the Real Property Act*, No. 14069, 1905, NSW Land & Property Information

21 *Sydney Morning Herald*, 30 December 1876

garden-house, carriage house, gig-house, stables, horse-boxes, hay-room, and several out-buildings.

Water and gas laid on to the whole of the premises.

The grounds... are tastefully laid out into well formed grassy lawns, garden of choice fruit-trees and flowering shrubs, with here and there stately well matured ornamental trees and evergreens ; and at the eastern end there are also drying lawn, and small paddock for cows, &c.

2.5 Subsequent Residential Use, 1877-1920

Bidura's purchaser in 1877 was Frederick John Perks, a merchant and Justice of the Peace, who shared the house with his son, also named Frederick John Perks, a solicitor. A plan dated 1889, when both were still in residence, shows several buildings on the site (see Figure 2.16):

- the residence itself;
- the north-western annex to the residence;
- the ballroom and vestibule to the south-east;
- The north-eastern addition to the ballroom, possibly housing the 'adjoining... billiard-room, day nursery and bedroom' referred to in the 1876 auction advertisement;
- the kitchen on the north-west boundary;
- the laundry half-way along the north-west boundary;
- a long building on the south-east boundary, possibly the 'stables' mentioned in the 1876 advertisement;
- a moderate-sized building near the latter, possibly the 'shed' later connected to the Metropolitan Girls' Shelter and housing two bedrooms, possibly the 'two bedrooms' 'at the rear of the property', presumably for staff, referred to in the 1876 advertisement;
- a small building of unknown purpose north-west of the 'shed';
- two apparent semi-detached houses in the northern corner of the site; and
- some small structures, probably sheds, etc.

By this time the northern corner of Lot 2 of the Boissier Estate appears to have been occupied by two houses. This no doubt reflects the rising population density and more frequent subdivision of the area at this time. Similarly, the subject property's address changed several times between 1885 and 1906, from no. 273 to 329 to 335 and finally, when Glebe Road became Glebe Point Road, 357 (see Appendix 2). The properties occupied by the two houses, officially subdivided off only in 1904, are now 8 and 10 Avon Street.

Frederick Perks Jr stayed in the house for three years after his father's death in 1905. (In 1917 Frederick Jr's niece, Thelma Perks, built a house in Bowral,²² which she also named 'Bidura' - now also a heritage item.)

²² Collingwood

The subject site (now officially at its current size) was purchased in 1908 by the physician Walter Fitzmaurice Burfitt. At the time his medical practice was in Glebe, but in 1912 he moved to Macquarie Street, where he practised as a surgeon until 1940. At the same time he worked at Lewisham Hospital, St Vincent's Hospital and the Royal Alexandria Hospital for Children, and as visiting surgeon at Parramatta and in the Western Districts. In 1928 he helped found the Australasian College of Surgeons, and established prizes and scholarships at the University of Sydney.²³

The *Sands Directory* suggests that in 1913-1914 Burfitt shared the house with Vincent Joseph McPhee, also a physician, who may have stayed on²⁴ after Burfitt relocated to Elizabeth Bay.²⁵ In at least the period 1918-1920 the occupant was one Rowley Walker. Both he and McPhee appear to have been tenants only, as Burfitt did not sell Bidura until 1920.

2.6 The Depot for State Children and the Metropolitan Girls' Shelter 1920-1977

2.6.1 Administrative History

The purchaser of the site in 1920 was 'HM King George V', that is, the Crown, but the acting agency was the State Children Relief Board,²⁶ which acquired the property as a 'depot' for wards of the State. This was partly to address a welfare accommodation shortage caused by the influenza pandemic of the time, and partly to 'relieve the existing congestion at Ormond House [in Paddington]... which is... used as a shelter for court girls and young children as well as... the housing of State children in the course of transit to and from their respective homes...'²⁷ In keeping with 'the new trend of child welfare' the new facility was to improve on the treatment of state wards, who had until recently been 'subject to all the severity of prison life... e.g solitary confinement, dark cells, &c.'²⁸

Bidura was considered suitable due to its size, the ease of converting it for dormitory use and the suitability of its gardens for young children.²⁹ The new institution, the Depot for State Children, catered specifically for girls up to the age of eighteen years and boys up to the age of six; older boys were housed at Royleston, also on Glebe Point Road.

In 1923 the State Children Relief Board was replaced by the Child Welfare Department, with responsibility for children 'bereft of parents and the normal conditions of homelife by reason of being orphaned, deserted, or unfitness of parents for guardianship' and 'dependent entirely on the fostering care of the State for their maintenance,

²³ Burfitt, Australian Dictionary of Biography

²⁴ Collingwood

²⁵ Burfitt, Australian Dictionary of Biography

²⁶ State Children Relief Board, p.15

²⁷ State Children Relief Board, pp.2-3

²⁸ State Children Relief Board pp.3-4

²⁹ Parry, Dictionary of Sydney

education and future development.³⁰ Re-named the Metropolitan Girls' Shelter,³¹ Bidura became a mainstream institution for 'at-risk' children and the first place children were housed after removal from their parents or families: all foster children in New South Wales were 'processed' through Bidura.³²

A new building was erected in 1925 specifically for the Metropolitan Girls' Shelter, fronting onto Avon Street. While Bidura and the Metropolitan Girls' Shelter seem to have been intertwined administratively at first, operationally the two were soon distinct, with the Shelter used to house girls awaiting hearings or trials. This was reflected in the separation of the Shelter from Bidura by a fence visible on aerial photographs, and legally in 1946 when the land 'to be known as Bidura' was gazetted as 'all that land together with buildings thereon situated at 357 Glebe Road, Glebe, and comprised in Certificate of Title volume 1674, folio 158, exclusive of that portion of the area proclaimed as the Metropolitan Shelter for Girls'.³³

By 1941 Bidura had expanded in scope to accommodate boys and infants when other child welfare accommodation was at capacity. However, the housing of boys at Bidura appears to have been a stopgap measure: over the course of the year 142 boys and 512 girls were admitted. At this time accommodation was available for 46 residents.³⁴

Ongoing admissions over the next decades placed rising pressure on Bidura, the more so given that it sometimes housed girls with intellectual disabilities, who less readily found foster families. Bidura was deemed a suitable interim home due to its

*spacious grounds set off by trees, flowers, and lawns. The rooms are large and high-ceilinged. Their rather old-fashioned appearance has been neutralised by tasteful re-painting and large murals of animals and fairy-tale characters. In fact, colour has a strong, unobtrusive influence beneficial to inmates and staff alike. The school rooms likewise show a variety of colours and like many attractive classrooms, have paintings and drawings, models, etc, always on display.*³⁵

However, 'the inadequacies of Bidura and Royleston in coping with the fragmentation of family groups' remained such that in 1975 the Department of Youth and Community Services established a new facility, Minali, at Lidcombe, allowing the number of children at Bidura to be reduced³⁶ 'to the extent that consideration [was] given to possible alternate uses' for it.³⁷ In 1976-1977 it was proposed that the site 'be redeveloped to provide a modern Metropolitan Remand and Reception Centre to meet the needs of adolescent boys and

30 Child Welfare Department, Annual Report 1935, p.6

31 'Bidura (1920-1977)', Find & Connect

32 Parry, Dictionary of Sydney

33 Government Gazette No.90, 16 August 1946

34 Child Welfare Department, *Annual Report 1941*, p.8

35 Child Welfare Department, *Annual Report, 1963*, p.25.

36 Department of Youth & Community Services, *Annual Report 1974-75*, pp.39-40

37 Department of Youth & Community Services, *Annual Report 1975-76*, p.38

girls from the inner city area.³⁸

Bidura was formally closed on 21 February 1977,³⁹ and its residents relocated to Minali. The Metropolitan Girls' Shelter was closed in 1978⁴⁰ and demolished in that year.

2.6.2 Site Development

The original residence was converted for use as the Depot for State Children soon after its purchase. The Department of Public Works reported in 1921 that 'this involved extensive alterations and renovations externally and internally, extension of the electric lighting, and installation of an efficient hot-water service to the existing offices, and additional lavatory accommodation.'⁴¹

A drawing based on 'measurements of existing building' by the Government Architect, dated 1930, shows the early layout of the house and associated buildings (see Figure A3.1 in Appendix 3 to this report), and the conversion of bedrooms to dormitories, the Ballroom to a School and the ballroom's rear addition (probably the billiard room/nursery/bedroom mentioned in the 1876 advertisement) to a Store.

In 1925, soon after creation of the Child Welfare Department, a large new building was erected in the eastern corner of the site fronting onto Avon Street, to house the Metropolitan Girls' Shelter.⁴² This was a single-storey structure plus basement, with twin half-timbered gables and front and rear verandas (see Figure 2.8), providing bedrooms, dormitories and associated facilities for girls awaiting hearings. A 'record plan' dated 1941 (Figure A3.2 in Appendix 3) shows the layout, and that of a 'shed' to the rear, which may have been the 'two bedrooms' described in the 1876 advertisement (labelled 'BR' in Figure 2.16 and 'MS' in aerial photographs). From at least 1943 a fence ran across the site to the south-west of the 'shed', creating a separate area at the rear of the site for the Metropolitan Girls' Shelter.

The original Bidura House group could not, however, keep up with need. By the mid-1930s the Child Welfare Department 'recognised that the work of the staffs is rendered more difficult by unsuitable buildings, but it is to be hoped to progressively remedy this failing.'⁴³ Plans dated 1934 propose conversion of the former ballroom from 'existing store' to 'school and recreation room', while demolishing the rear addition and constructing a large new store along the boundary with Ferry Lane (Figure A3.3 in Appendix 3). The date of construction of this store is unclear as a 1940 drawing appears to propose the same building, described as 'New Store',⁴⁴ but the



Figure 2.8
The Avon Street facade of the Metropolitan Girls' Shelter, 1931

Source: *Truth*, 31 May 1931, State Library of NSW, BN341



Figure 2.9
Dormitory in Metropolitan Girls' Shelter, c.1965

Source: Child Welfare Department of NSW, *Annual Report*, 1965

38 Department of Youth and Community Services, *Annual Report 1976-77*, p.40

39 Department of Youth and Community Services, *Annual Report 1976-77*, p.63

40 'Metropolitan Girls' Shelter, Glebe (c. 1923 - 1978)', *Find and Connect*, <http://www.findandconnect.gov.au/ref/nsw/biogs/NE01392b.htm>

41 Department of Public Works, *Annual Report 1921*, p.45

42 'Metropolitan Girls Shelter', State Records, <http://search-cloudfront.records.nsw.gov.au/agencies/6551>

43 CT Wood, Secretary, *Child Welfare Department Report*, 1935 p.40

44 Drawing CW20-3 by Government Architect

completed building is visible in aerial photographs by 1943. In the 1960s it appears to have been altered to accommodate separate children's and staff dining rooms, with associated sculleries, kitchens, etc (Figure A3.4 in Appendix 3).

The above mentioned 1940 drawing also shows an unnamed structure penciled in at the eastern corner of the residence, and a 1956 drawing describes an existing structure of similar shape and location as the 'old air raid shelter used as store' (see Figure A3.5 in Appendix 3). A 1959 drawing is notated, 'convert existing Air Raid shelter now used as Store to Shelter Shed for children'.⁴⁵ In another sign of the times, the same drawing proposes converting part of the old Kitchen to a Visiting Psychologist's room.

Responding to the growing need for accommodation, the 1956 drawing also shows further alterations to the residence; conversion of the ballroom, now a school, to a 'new dormitory'; and construction of a 'new wooden classroom' - in fact a three-room school building with a covered veranda facing the residence - located south-west of the 'shed' near the Ferry Lane boundary (see Figures 2.11 and A3.5 in Appendix 3) and visible in a 1961 aerial photograph. A 1970 drawing⁴⁶ shows a new timber building to be added alongside the school, housing a classroom, office and staff room, and this is visible in 1972 aerial photographs (see Figure 2.26).

The Bidura facility closed in 1977 and the Metropolitan Girls' Shelter in 1978. A 1977 Department of Public Works plan shows removal of many buildings across the Bidura site (see Figure A3.9 in Appendix 3) and, as aerial photographs show, by 1978 demolition had been carried out, leaving in place only Bidura House and the Metropolitan Girls' Shelter buildings; the latter were demolished later in the same year.⁴⁷

2.7 The Remand Centre 1980-2017

2.7.1 The Remand Centre

Once the decision was made, in 1976-1977, to redevelop the site, design for the new facility was undertaken by the NSW Department of Public Works under JW Thompson, Government Architect, and Andy Milcz, project architect.

John Whyte (Ian) Thompson (1928-2011) arrived in Sydney from England in 1960 and joined the Government Architect's office, where among other projects he worked on Fisher Library at the University of Sydney. In 1978 he became Government Architect, and during his ten-year tenure oversaw many major projects including the Power House Museum, the William Balmain Teachers' College at Ku-ring-gai, Ballina Police Station, the Gardens Restaurant in

⁴⁵ Drawing CW20-12 by Government Architect

⁴⁶ Drawing CW20-15 by Government Architect.

⁴⁷ 'Metropolitan Girls Shelter, Glebe', *Dictionary of Sydney*, http://www.dictionaryofsydney.org/organisation/metropolitan_girls_shelter_glebe



Figure 2.10
Bidura House, front veranda, 1959

Source: Child Welfare Department, *Annual Report 1959*



Figure 2.11
Lessons outside the school, 1961

Source: Child Welfare Department of NSW, *Annual Report, 1963*, p.25



Figure 2.12
Bidura House, front facade, c.1970s

Source: National Trust of Australia (NSW) Listing Report, 'Bidura Training Centre, Former House and Ballroom', 1978

the Royal Botanic Gardens and the re-design of foreshore areas at Circular Quay. While several projects overseen by Thompson won architectural awards, including the Sulman Medal for the William Balmain Teachers' College in 1978, the Remand Centre was not among them.⁴⁸

The seven-level reinforced concrete building, taking up the entire rear garden area of Bidura as well as the area once occupied by the Metropolitan Girls' Shelter, was to provide short-term remand accommodation for 42 young offenders⁴⁹ and facilities including 'a clinic and assessment unit, kitchen and dining room, educational recreational areas, general office [space] and basement parking. Accommodation [was] also provided for two children's courts with legal aid, police prosecution and Department of Youth and Community Services court offices [and] a multi-purpose [recreational] hall with stage and gymnasium adjoining an external courtyard pool.'⁵⁰ The historic residence was to be restored and used for administrative and meeting purposes (see section 2.7.2 below).

A plaque was officially unveiled on the new building in 1980 (see Figure 2.15) and it commenced operations in May 1983. Within a month or so, however, there were 42 escapes.⁵¹ This was ascribed to the difficulty of securing such a large building, yet the Bidura House group was also used for 'open remand,' and experienced fewer abscondings.⁵²

The Children's Court began operating in the building in 1983.⁵³ Other functions were added at this time, such as expanded 'learning centres' for residents and staff training facilities to be shared across departments and agencies.⁵⁴

In 1984, responding to research indicating the ineffectiveness of incarceration in large institutions, the Youth and Community Services Department developed alternative programs for young offenders, emphasising community integration and decentralised, small-scale facilities. 'To expedite the introduction of these services in the regions... Bidura ceased operation as a young offender unit in February 1985.'⁵⁵

The Children's Court, administrative and training functions of the building continued, however, and internally the building has been adapted accordingly over the years. In 1989 the property was transferred to the NSW Minister for Family and Community Services⁵⁶ and in 2008-2009 to the State Property Authority⁵⁷ ('the Government's real estate services provider'⁵⁸).

48 Australian Institute of Architects, 'John Whyte (Ian) Thompson', *NSW Architects Biographical Information*

49 Department of Youth and Community Services, *Annual Report 1983-84*, p.77

50 Department of Public Works, *Annual Report 1979-80*, p.85.

51 'Two youths escape', *Canberra Times*, 13 June 1983, [http://trove.nla.gov.au/ndp/del/article/131849084?searchTerm=glebe remand centre&searchLimits=sortBy=dateDesc](http://trove.nla.gov.au/ndp/del/article/131849084?searchTerm=glebe%20remand%20centre&searchLimits=sortBy=dateDesc)

52 Department of Youth and Community Services, *Annual Report 1983-84*, p.77

53 Find and Connect, <http://www.findandconnect.gov.au/guide/nsw/NE00467>

54 Department of Youth and Community Services, *Annual Report 1983-84*, p.79

55 Department of Youth and Community Services, *Annual Report 1984-85*, pp. 30-31

56 Torrens Title, 1906: Vol. 1674, Folio 158, NSW Land & Property Information

57 Department of Community Services, *Annual Report 2008-09*, p.127

58 Department of Premier and Cabinet, *Premier's Memorandum M2008-06*



Figure 2.13
Early artist's impression of proposed Remand Centre, 1976-1977

Source: Department of Youth & Community Services, *Annual Report 1976-77*, p.40

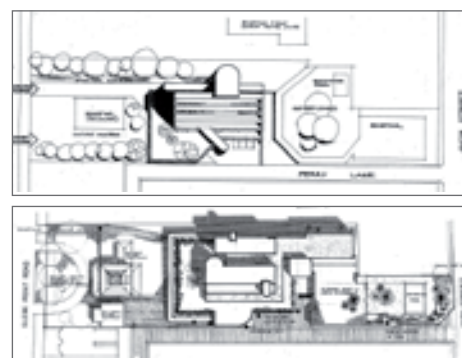


Figure 2.14
Sketch plans for proposed Remand Centre by Government Architect, 1977 (top) and 1978 (bottom).

Source: Drawings CW20-277 (top) and CW20-286 (bottom), Plan Services, NSW Finance & Services



Figure 2.15
Band performance on front veranda of residence, on occasion of unveiling of plaque on Remand Centre, 1980.

Source: State Library of NSW, <http://acms.sl.nsw.gov.au/item/itemDetailPaged.aspx?itemID=292881>

In 2014 the NSW Department of Finance and Services, noting that the building was 'underutilised, as it was originally built as a juvenile detention centre and has been retrofitted to accommodate offices for Family and Community Services and the Department of Justice', sought expressions of interest for the whole site, including the Bidura House group, with a two-year leaseback agreement to permit tenant relocation.⁵⁹ It was sold to the private sector in the same year; its present functions are expected to terminate by 2017.

2.7.2 Restoration of Bidura House Group

During 1979-1980 the NSW Department of Public Works worked on both sketch plans and working drawings for the restoration of the Bidura House group.⁶⁰ Undated restoration drawings by consulting architects Behne Ritchie and Hart Pty Ltd for the Public Works Department show extensive alterations (detailed in Appendix 4) including:

- demolition of the rear veranda and construction of a new one;
- removal of non-original internal partitioning and repartitioning of some areas for new purposes;
- reinstatement of some infilled openings and bricking up of others;
- replacement or removal of bathroom and kitchen fitouts;
- replacement of timber windows and doors with new ones;
- installation of new electrical, lighting and ventilation services; and
- various other alterations.

Not all intended alterations appear to have been executed but the residence was substantially and 'sympathetically restored' by 1982-1983, in order to 'house the Escort Services and specialist accommodation. The detached old Ballroom Wing [was] to be used for regional meetings.'⁶¹

In 1987 further, minor alterations were carried out, including removal of internal partitions from the annex, the opening of certain bricked up openings, installation of fans and carpet, etc. In 1994 a fire survey resulted in the installation of fire extinguishers, hose reels, smoke detectors, emergency lighting and exit signs.⁶² Other minor alterations, such as the installation of data cabling, are observed to have been made since.

59 Department of Finance, Services and Innovation Media Release, 'Government Land In Glebe Could House New Units', 15 October 2014, <http://www.finance.nsw.gov.au/about-us/media-releases/government-land-glebe-could-house-new-units>

60 Department of Public Works, *Annual Report 1979-80*, pp. 115-122

61 Department of Public Works, *Annual Report 1982-83*, p.86

62 Schwager Brooks, pp.24-25

2.8 Summary of Site Development

The following table summarises the stages of development of the subject site.

TABLE 1 : SUMMARY OF SITE DEVELOPMENT	
Year	Development
c. 1860	Construction of existing residence, probably including side annex, by Edmund Thomas Blacket.
1870-1876	Probable addition of Ballroom by Robert Fitz Stubbs
By 1876	Addition of: <ul style="list-style-type: none"> the Ballroom and its vestibule, connected to residence by covered way, and (in rear addition) a billiard-room, day nursery and bedroom; detached kitchen, scullery, servants' hall, store, servants' bedroom, laundry and ironing room and 2 servants' bedrooms; and at the rear of the property, a workshop, tool house, two bedrooms, garden-house, carriage house, gig-house, stables, horse-boxes, hay-room, and several out-buildings.
By 1889	Construction of apparent semi-detached houses in northern corner of site. Formal subdivision took place in 1904.
Early 1920s	Adaptation of c.1860 buildings for use as Depot for State Children, including: <ul style="list-style-type: none"> conversion of bedrooms to dormitories; conversion of ballroom to school room; conversion of ballroom rear addition to store; and partial infill of residence front veranda (north end) for office.
1925	Likely demolition of stables. Construction of the Metropolitan Girls' Shelter.
1930s-40s	Demolition of rear addition to onetime ballroom.
1940s	Construction of new Store and Air Raid Shelter.
Late 1950s	Construction of School building. Alterations to residence, including: <ul style="list-style-type: none"> Basement level: division of Dining Room into bathroom and passage, internal fitout of bathroom; conversion of store to bathroom and bathroom to store; conversion of sitting room to locker room; infill of back veranda, conversion to WCs, blocking up of window and opening, conversion of window to door; removal of internal annex walls to create one space; new windows to side and rear of annex; Ground floor: division of Matron's bedroom into staff dining room with new window and medical room with new sink; conversion of dining room to dormitory with new windows to south-east wall; conversion of ballroom/school to dormitory with new windows to south-east wall, new WC in south corner, vestibule converted to dental examination room with sink, new external door in south-west wall with hood over; First floor: modification of doors and partitions at stairs; modifications to existing Matron's WC on stair landing, including installation of shower; division of large dormitory into two staff bedrooms with new window to south-east wall.
1960s	Conversion of Store to children's and staff dining facilities.
Early 1970s	Construction of new classroom building.
By 1978	Demolition of all site buildings except residence, annex and ballroom.
1980-1983	Construction of Metropolitan Remand Centre building. Restoration of Bidura House and Ballroom.

The following plans show the main stages in the evolution of the property boundaries.

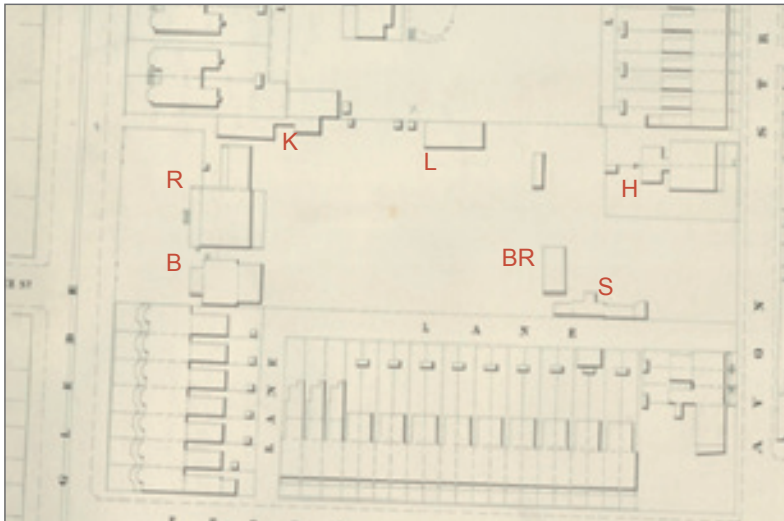


Figure 2.16

Plan of subject site, 1889, showing main residence and other buildings. Note the houses (H) in the northern corner of the site.

Key

R	Original residence including annex
B	Ballroom and rear addition
K	Kitchen
L	Laundry
S	Possible stables
BR	Possible bedrooms
H	Apparent houses

Source: Surveyor General's Office, Metropolitan Detail Series, sheet 17, State Library of NSW, <http://acms.sl.nsw.gov.au/album/albumview.aspx?itemID=866595&acmsid=0>

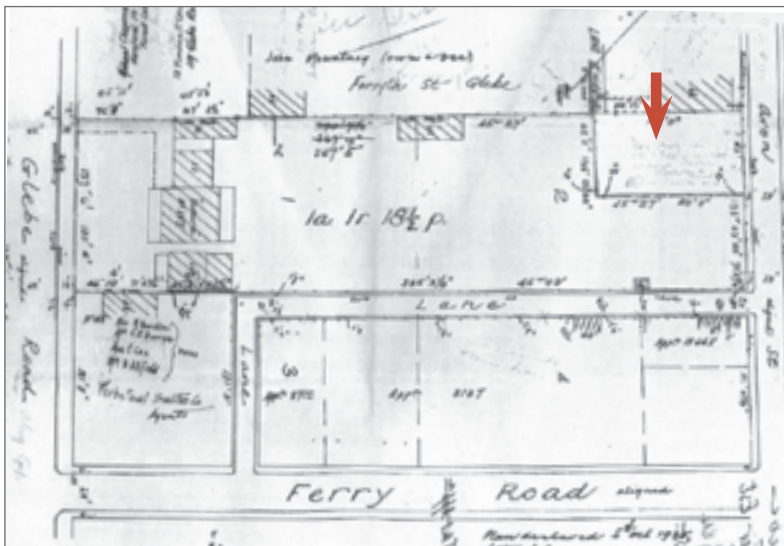


Figure 2.17

Survey plan, 1905, showing 1904 subdivision, formally excising northern corner of Lot 2 of the Boissier Estate (with excised lot indicated by arrow). Note that the semi-detached houses visible in Figure 2.16 are not shown.

Source: Image Card Z/SP/G5/231, Mitchell Library



Figure 2.18

Plan of subject site as shown on Certificate of Title, Vol. 1674, Folio 158, 1906, with northern portion of original site labelled 'A Clarke'.

Source: NSW Land and Property Information

The following plans and aerial photographs show the development of the site between c.1889 and 1982.



Figure 2.19
Schematic plan showing buildings on site c.1889, including Bidura House group, kitchen block, laundry block, stables and presumed bedroom block.



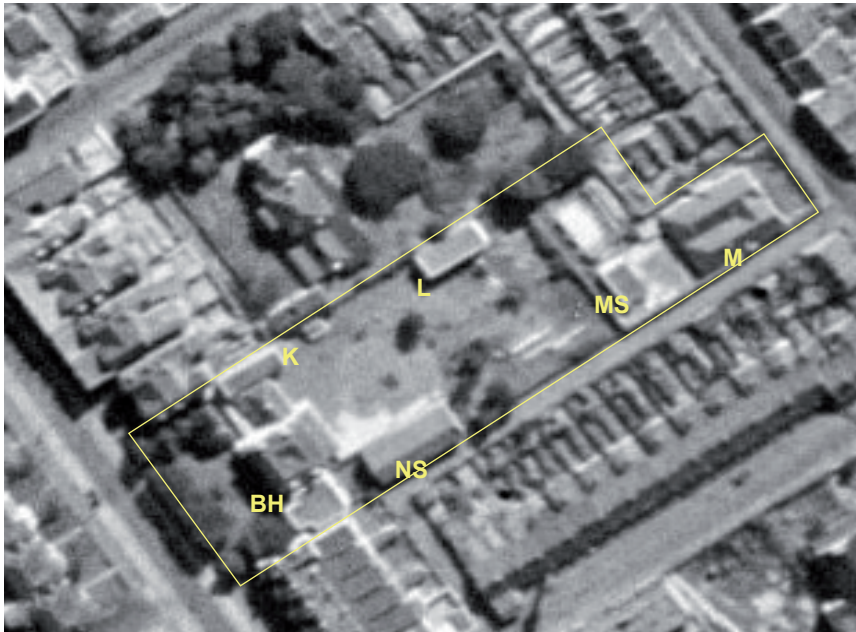
Key to aerial views	
BH	Bidura House group including residence and Annex (c.1860) and Ballroom (c.1870s)
K	Kitchen (c.1860s)
L	Laundry (c.1860s)
M	Metropolitan Girls' Shelter (c.1925)
MS	Shed linked to Girls Shelter, possibly same as building labelled BR in Figure 2.16 (c.1870s)
NS	New store (c.1930s-40s)
A	Air raid shelter (c.1940s)
S	School (c.1950s)
C	New classrooms (c.1970s)
RC	Remand Centre (1980-83)

Figure 2.20
Aerial view of subject site (outlined), 1930. Only Bidura House (R), the Kitchen block (K), Laundry block (L) and the Metropolitan Girls' Shelter (M) are clearly visible.

Source: NSW Land and Property Information



Figure 2.21
Schematic plan showing buildings on site c.1930, with Metropolitan Girls' Shelter, constructed 1925, shaded.



Key to aerial views

BH	Bidura House group including residence and Annex (c.1860) and Ballroom (c.1870s)
K	Kitchen (c.1860s)
L	Laundry (c.1860s)
M	Metropolitan Girls' Shelter (c.1925)
MS	Shed linked to Girls Shelter, possibly same as building labelled BR in Figure 2.16 (c.1870s)
NS	New store (c.1930s-40s)
A	Air raid shelter (c.1940s)
S	School (c.1950s)
C	New classrooms (c.1970s)
RC	Remand Centre (1980-83)

Figure 2.22

Aerial view of subject site (outlined), 1943. The two-bedroom 'shed' behind the Metropolitan Girls' Shelter (MS) and the new Store (NS) are clearly visible.

Source: NSW Land and Property Information



Figure 2.23

Aerial view of subject site (outlined), 1949. The Air Raid shelter (A) has been added by this time.

Source: NSW Land and Property Information

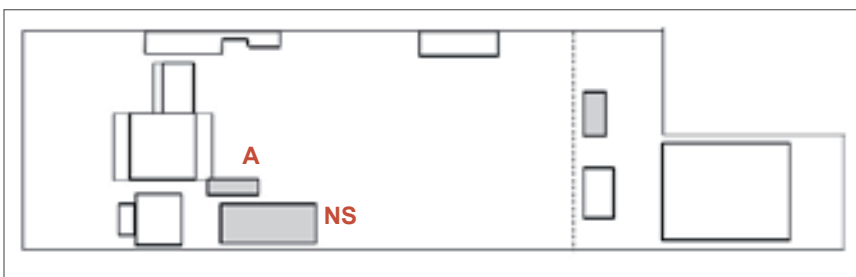
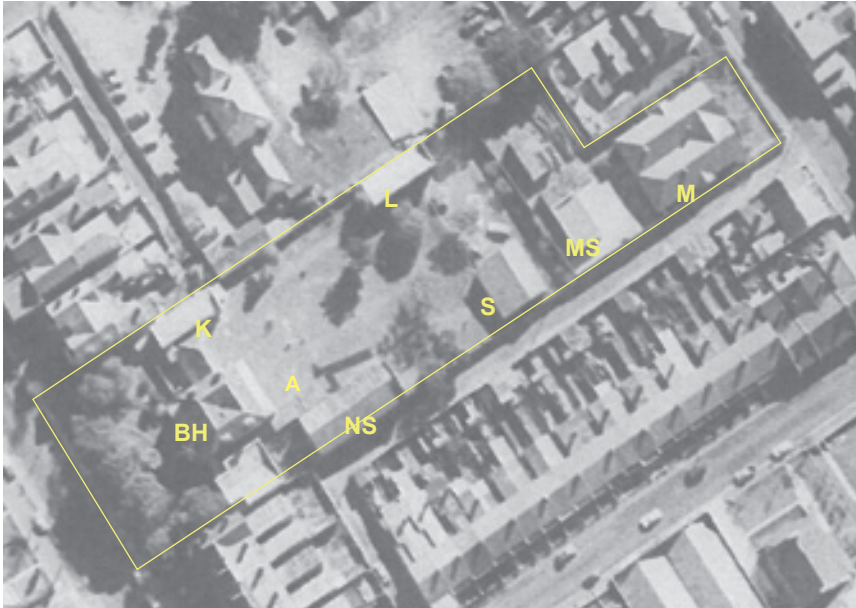


Figure 2.24

Schematic plan showing buildings on site c. 1949, with new Store (S) and Air Raid Shelter (A), both constructed c.1940s, and unidentified structure, shaded. The rear addition to the Ballroom and the presumed Stables have been demolished.



Key to aerial views

BH	Bidura House group including residence and Annex (c.1860) and Ballroom (c.1870s)
K	Kitchen (c.1860s)
L	Laundry (c.1860s)
M	Metropolitan Girls' Shelter (c.1925)
MS	Shed linked to Girls Shelter, possibly same as building labelled BR in Figure 2.16 (c.1870s)
NS	New store (c.1930s-40s)
A	Air raid shelter (c.1940s)
S	School (c.1950s)
C	New classrooms (c.1970s)
RC	Remand Centre (1980-83)

Figure 2.25
Aerial view of subject site (outlined), 1961.
The new School (S) is now visible.

Source: NSW Land and Property Information

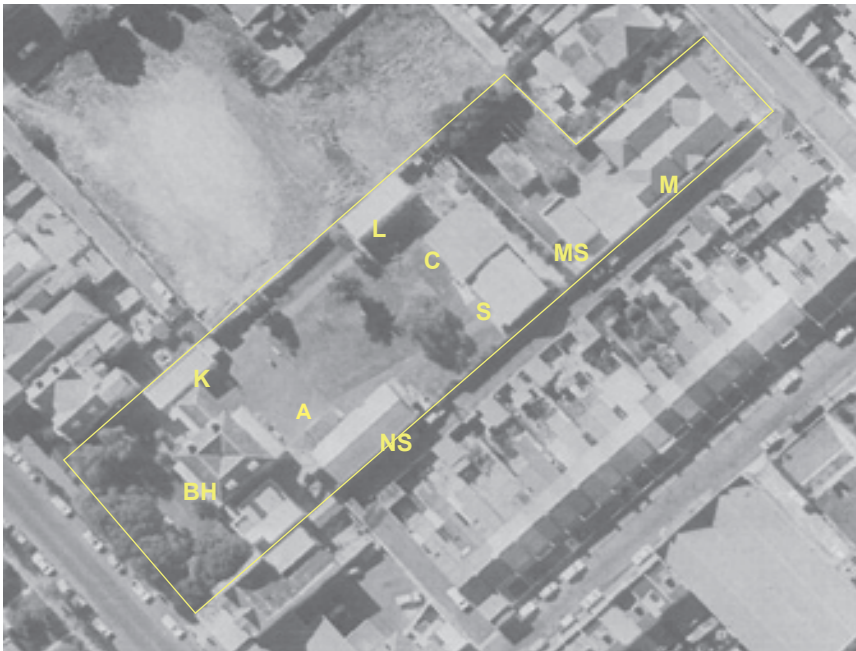


Figure 2.26
Aerial view of subject site (outlined), 1972.
The new classroom building (C) has been added.

Source: NSW Land and Property Information

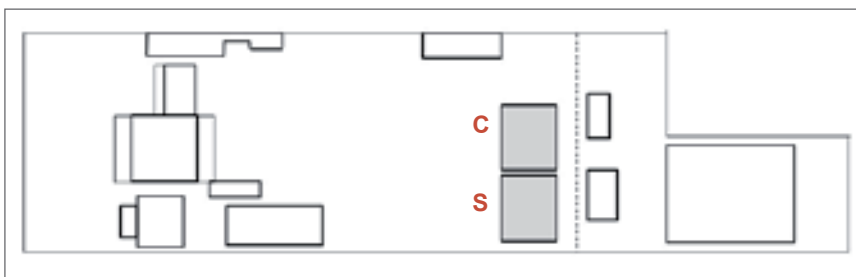


Figure 2.27
Schematic plan showing buildings on site c.1972, with School (S), constructed late 1950s, and new classroom block (C), constructed c.1971, shaded.



Key to aerial views

BH	Bidura House group including residence and Annex (c.1860) and Ballroom (c.1870s)
K	Kitchen (c.1860s)
L	Laundry (c.1860s)
M	Metropolitan Girls' Shelter (c.1925)
MS	Shed linked to Girls Shelter, possibly same as building labelled BR in Figure 2.16 (c.1870s)
NS	New store (c.1930s-40s)
A	Air raid shelter (c.1940s)
S	School (c.1950s)
C	New classrooms (c.1970s)
RC	Remand Centre (1980-83)

Figure 2.28
Aerial view of subject site (outlined), 1978. The Kitchen, Laundry, New Store, School, Classrooms and Air Raid Shelter have been demolished. The Metropolitan Girls' Shelter (M) and associated buildings were demolished soon afterwards.

Source: NSW Land and Property Information



Figure 2.29
Aerial view of subject site (outlined), 1982. The new Remand Centre (RC) and associated structures are in place.

Source: NSW Land and Property Information

Physical Evidence

3.0

3.1 Introduction

This section describes the current buildings and their context. It makes use of the historical evidence outlined in the previous section to understand the physical changes that have taken place.

3.2 Urban Context

The subject site is located approximately four kilometres from central Sydney, fronting onto Glebe Point Road, along which buses run to the city and Sydney University, which is just over a kilometre away. Blackwattle Bay, Rozelle Bay and the new Harold Park precinct are under a kilometre away.

The Glebe Point Road streetscape is generally low-scale, with a mixture of Victorian terrace housing, low-scale shops and some relatively low-rise modern apartment blocks. Glebe Library and a variety of shops lie within a short walk from the subject site, but the suburb's primary shopping and entertainment area lies well to the south.

The surrounding streets are generally fine-grained and moderately treed, primarily featuring a mixture of 19th and 20th Century one-to-two storey residential buildings as well as other, higher buildings. Adjacent to the site to the north-west are two high-rise apartment buildings. Ferry Lane to the south-east and Avon Street to the north-east present primarily one- and two-storey residences.

3.3 The Subject Site

The subject site at 357 Glebe Point Road, Glebe, comprises 5,556 square metres of land with frontages to Glebe Point Road, Avon Street and Ferry Lane.

It slopes moderately to the east, away from the Glebe Point Road frontage and contains two groups of buildings: the Bidura House group, consisting of Bidura House and the Ballroom, erected in two stages in the mid to late 1800s, and the Remand Centre, erected in the 1980s. Bidura House presents as a fine two storey house, flanked by the elegant Ballroom, both set back from Glebe Point Road behind an expansive garden.

The primary vehicular access to the site is from Glebe Point Road to the north-west of the house where a driveway provides access to parking below the Remand Centre building at the rear. The admission and deliveries yard for the latter building is accessed via Ferry Lane.

The main (Glebe Point Road) street frontage is delineated by a timber picket fence. The fence returns part way down the vehicular accessway to the Remand Centre.

The landscaped area at the front of the Bidura House group is a notable feature of the site, where the early carriageway alignment, garden layout, lawns, and stone retaining wall form a fine urban setting for the early residence.

There are several mature trees located near the street frontage and to the immediate rear of the early residence, and established plantings at the Avon Street frontage.

The following photographs indicate the context and nature of the site. (See also Appendix 6 for a photographic curtilage analysis.)



Figure 3.1
View to northeast along Glebe Point Road with subject site indicated by arrow.



Figure 3.2
View to south along Glebe Point Road with subject site indicated by arrow.



Figure 3.3
View to east from Glebe Point Road along Remand Centre driveway, showing Remand Centre at left and Bidura House at right.



Figure 3.4
View of front garden, looking south.



Figure 3.5
View north showing Residence at left and front of Remand Centre at right



Figure 3.6
View to north-east from rear ground floor Residence veranda showing Remand Centre on right and apartment buildings beyond.

3.4 Description of the Buildings

3.4.1 The Residence

Up-to-date drawings of the Bidura House group were not available at the time of writing. Plans representing the current layout are shown in Figure 3.7 below. Room or area numbers used below refer to these plans.

Exterior

The front and rear facades of this three-storey Victorian Regency house feature the symmetry characteristic of the style, as evident in the overall rectangular form, the hipped roof and the arrangement of chimneys, windows, doors and verandas. On both sides, however, the addition of windows has produced a less symmetrical appearance.

The external walls are of rendered, coursed and painted brick. The double-hung windows are timber, with external timber louvred shutters. The roof is clad in slate with decorative eaves brackets and patinated copper gutters, and features a central valley which appears to spill into a rainwater head on the north-western facade. On either side of the house stand two tall chimneys with corbelled cornices and metal chimney pots.

At the front a ground floor single-storey veranda takes up the width of the house, featuring marble and slate flooring and ornate cast metal columns and balustrading. At the rear is a two-storey timber veranda/balcony with stone flagging at lower ground level. Both have striped corrugated metal roofs.

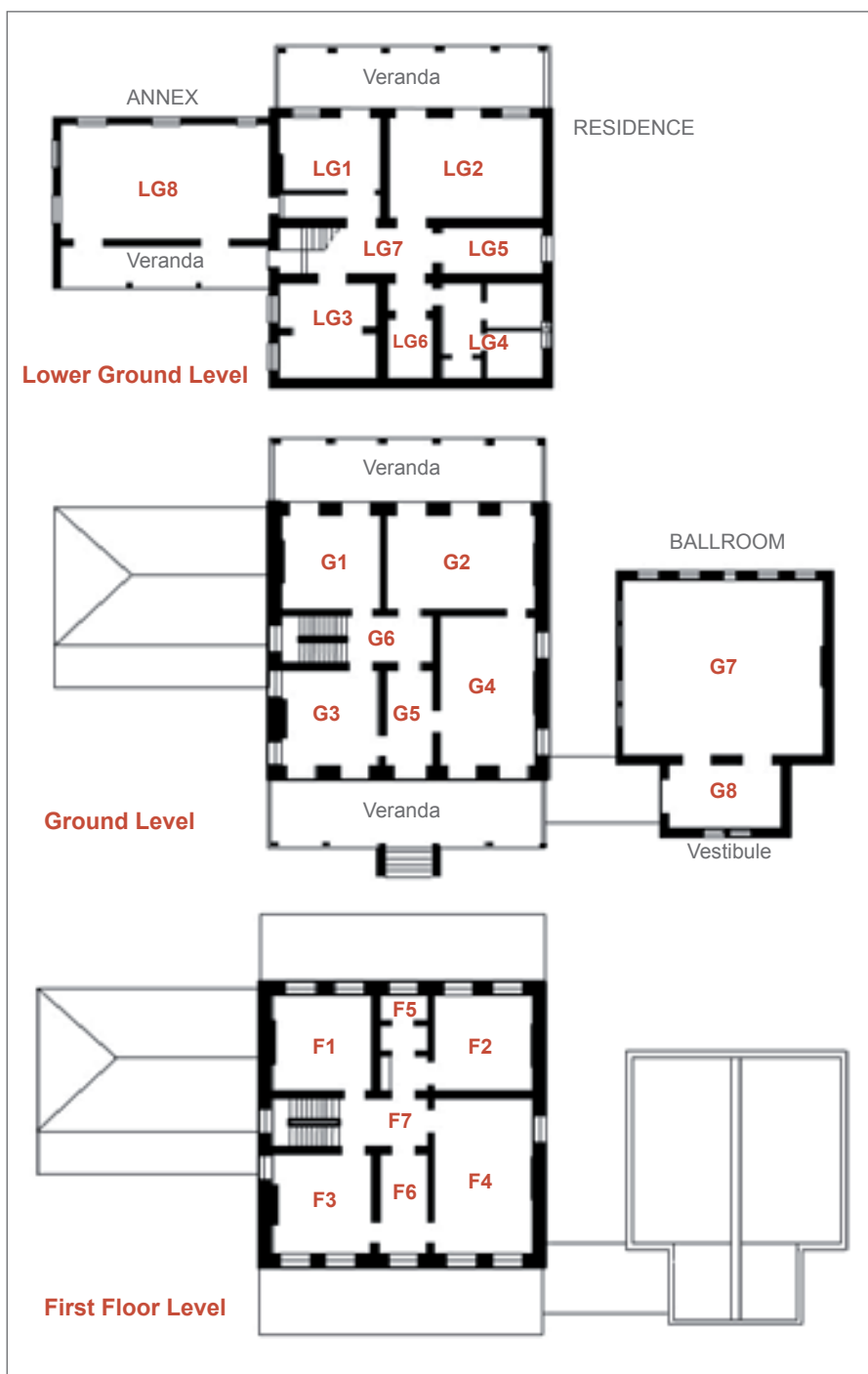


Figure 3.7
Floor plans of Bidura House group,
showing layout as at August 2015. Room
numbers are allocated for purposes of
reference within this report.

Plans are schematic only and not to scale.



Figure 3.8
Front facade of Bidura House with link to Ballroom at right



Figure 3.9
Rear of Bidura House with Annex at right, seen from Remand Centre



Figure 3.10
Residence south-east facade viewed from east. Lower ground floor windows are original; others added c.1950s



Figure 3.11
Rear veranda of residence seen from south-east



Figure 3.12
Partial view of residence north-west facade. Stairwell window (left) is original; two ground floor windows added c.1950s



Figure 3.13
Residence north-west facade at lower ground floor, showing fire hose reel box and cabling fixed to wall and penetrating window



Figure 3.14
View to north-west along first floor rear veranda of residence. The roof is original but the rest of the veranda was reconstructed in the early 1980s



Figure 3.15
View to north-west along ground floor front veranda of residence. The roof is original but some of the cast metal work and flooring were replaced in the early 1980s. The access ramp is a later, reversible addition.



Figure 3.16
Detail of cast iron columns and balustrading



Figure 3.17
Front door of Bidura House



Figure 3.18
View to north-west from link to Ballroom, showing south-east end of residence ground floor front veranda, where original steps from veranda have been removed



Figure 3.19
Detail of Bidura House eaves brackets and timber soffits

Interior

After a series of internal alterations, especially in the period 1920-1980, the Residence was sympathetically restored in the early 1980s. The current layout is likely to largely reflect that of the original house.

On the ground floor a wide partly glazed front door with sidelights and highlights opens into a central entrance hall (room G5) with a marble and slate floor and a secondary hall (G6) with polished non-original timber flooring beyond. Off the main hall lie a square room on the north-west side (G3) and a larger rectangular room on the south-east (G4). Off the second hall is another square room to the north-west (G1) and a rectangular room to the south-east (G2). At the north-west end of the second hall (G6) is the main timber staircase, with simple timber balusters and a timber handrail.

The rooms have plastered walls and chimney breasts and, excepting the front north-west room where the chimney has been bricked up, metal fireplaces with marble mantels and slate hearths. All have ornate cornices, picture rails, high skirting boards with moulded tops, wide architraves and four-panel doors. Although high ceilings with ornate ceiling roses are found in every room, the ceilings themselves are contemporary and plain, with inset downlights. The western corner room has a non-original polished timber floor; the other three rooms are carpeted. The current colour scheme uses shades in the pink-orange spectrum for detailing as well as green in the cornices, with a softer beige for the walls.

The first floor features three square rooms (F1, F2, F3) and, in the southern corner, a larger rectangular room (F4) echoing that below. To the north-east of the central landing are a toilet and handwashing area (F5) fitted and tiled in relatively contemporary style, while the parallel area to the south-west (F6) is occupied by a storeroom. The four main rooms are fitted as on the ground floor; in this case it is the large southern corner room whose chimney breast has been bricked up rather than featuring a fireplace. The south-western wall of the stairwell shows patching from removal of the stairs once leading up to the 'Matron's WC'. The current colour scheme is generally more muted than that of the ground floor.

The lower ground or basement level, once comprised mainly of working areas, has square areas in three corners (LG1, LG3, LG4) and a larger rectangular room in the eastern corner (LG2), echoing that on the ground floor. Area LG1 has been divided to create a passage to the Annex; area LG4 has been divided to create two toilets and a cleaner's store; and the wall originally dividing area LG3 into two rooms (scullery and perhaps pantry) has been largely removed to form one room. At the bottom of the stairwell is a possibly original tongue and groove timber door with long strap hinges, leading to the outside (see Blacket's drawing, Figure 2.4); opposite the stairs across the central hallway is a narrow contemporary kitchen (LG5), and between the southern and western corner rooms is a narrow storeroom (LG6).

Walls are painted brick, except the larger eastern corner room which is plastered. Some original doorways are flat-arched. Cornices and other details are absent and the contemporary, plain ceilings are notably lower than in upper storeys. A variety of contemporary services have been fixed to walls and ceilings and in some places penetrate brick walls. One pane of a window on the north-west side has been removed to accommodate computer cabling. Floors are mostly vinyl or carpet; the WC and cleaner's store is ceramic-tiled. The current colour scheme is a relatively simply one based on cream and green.



Figure 3.20
Front hallway,
Residence ground floor,
showing front door

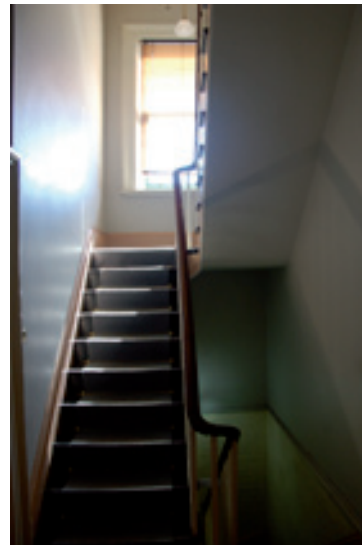


Figure 3.21
Secondary hallway,
Residence ground floor,
looking north-west to
stairs



Figure 3.22
Room G2 (see plans, Figure 3.7), Residence ground floor, looking
south-east. Cupboards were reconstructed in early 1980s.



Figure 3.23
Ceiling in Room G2, showing typical ceiling rose, cornices and
ceiling/downlights



Figure 3.24
Room G4, Residence ground floor, looking north-east. Fireplace mantels were relocated from one fireplace to another within the building in the early 1980s restorations.



Figure 3.25
Room F3, Residence first floor, looking west.



Figure 3.26
Room F1, Residence first floor, looking north



Figure 3.27
Fireplace, room F1, Residence first floor.



Figure 3.28
View north-east from Residence first floor, showing Remand Centre



Figure 3.29
Looking north-east into area F5 (bathroom, handwashing area and cupboard) from hallway, Residence first floor.



Figure 3.30
View to north-west in
hallway, Residence
lower ground floor, with
Annex courtyard beyond.

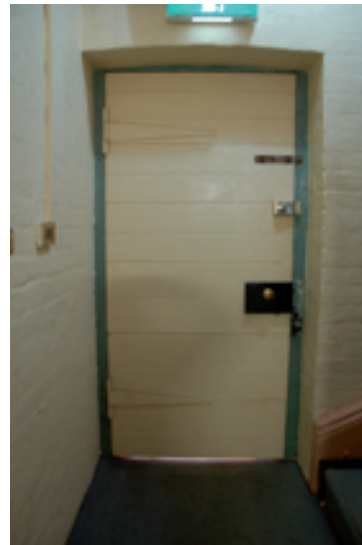


Figure 3.31
Tongue and groove door
from hallway, Residence
lower ground floor, to
courtyard, probably
original.



Figure 3.32
South-east end of hallway, Residence lower ground floor, showing
doorways into kitchen (LG5) and WC/Store area (LG4/LG6).



Figure 3.33
View north-east in room LG2, Residence lower ground floor.

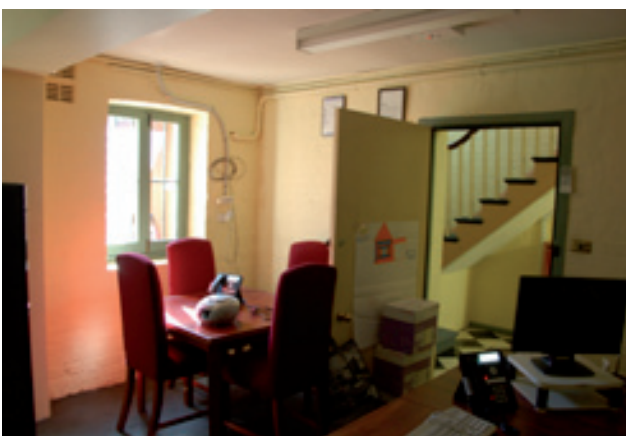


Figure 3.34
Looking north in area LG3, Residence lower ground floor, with
hallway and stairs beyond.



Figure 3.35
Detail of ceiling in Store (LG6), showing cabling penetrating brick
wall.

Condition and Integrity

As described above, the Bidura House group has been repeatedly modified, especially in the period from 1920, when its use changed from residence to Depot for State Children, and the early 1980s, when it was restored by the NSW Department of Public Works. These modifications (described in Tables A3.1, A3.2 and A3.3 in Appendix 3) have, however, generally been minor in nature and extent, so that the current structures are largely intact.

Significant evident alterations compared to the likely condition of the original Residence (and excluding changes reversed or overlain by subsequent alteration and restoration) include the following.

Exterior

- Front veranda: reinstatement of decorative metal columns and balustrading on north-west side; reinstatement of some marble and slate flooring; removal of steps from south-east end down to Ballroom level; new side screens;
- Rear veranda: reconstruction of entire veranda excepting roof structure, which is original; installation of new stone floor and new side screens; and
- Addition of the windows on ground and first floor levels on the north-western and south-eastern facades, excepting the stairwell window which is original.

Interior

- Ground floor: replacement of timber floors; relocation of marble fireplace mantels; bricking up of one fireplace; new ceilings and lighting;
- First floor: largely intact: new wall between WC and handwashing area; bricking up of one fireplace; relocation of marble fireplace mantels;
- Basement: subdivision of areas LG1 and LG4 and tiling of floor in latter; bricking up of doorways between rooms LG1 and LG2, and between LG4 and LG6; removal of most of wall dividing western corner area; and
- Installation throughout of new mechanical and electrical services, including ventilation, power, lighting, security and data.

The Residence is relatively intact, largely due to the sympathetic restorations of the early 1980s and later refurbishments. Minor maintenance issues are evident throughout, primarily peeling paint and blistering, etc, associated with damp. Otherwise the general internal condition is good.

3.4.2 The Annex

Exterior

The annex is a one-storey rectangular structure at basement level with double hung windows and a hipped slate roof. A front veranda with timber posts and striped corrugated metal roof opens onto small grassed courtyard to the south-west. The external walls are rendered, coursed and painted brick. The outlines of a bricked up archway in the south-western wall are evident.

Interior

The interior consists of one large room (LG8). Timber architraves, skirting, etc are simple and contemporary, as are the ceiling and cornices. Exterior doors are partly glazed. Lighting is contemporary, as are the ceiling fans. The floors are carpeted and the colour scheme simple and muted.



Figure 3.36
View east to north-west facade of Annex from driveway, showing main and veranda roofs, wall to courtyard, and Remand Centre (left) and Residence (right) beyond



Figure 3.37
View south-east in Annex courtyard



Figure 3.38
View east to north-west facade of Annex from driveway, showing main and veranda roofs, wall to courtyard, and Remand Centre (left) and Residence (right) beyond



Figure 3.39
View north-west inside Annex.

Condition and Integrity

Significant evident alterations compared to the likely condition of the original Annex (and excluding changes reversed or overlain by subsequent alteration and restoration) include the following.

Exterior

- Replacement of timber veranda posts and flagging;
- Bricking up of arched opening between LG8 and veranda; and
- Installation of garden in courtyard.

Interior

- Removal of original internal walls and partitions;
- Widening of north-western door;
- Replacement of timber windows, architraves and skirting; and
- Installation of contemporary lighting and ventilation.

While the exterior of the Annex is generally intact, the interior has been significantly altered from a group of rooms and spaces to a single modern space. Minor maintenance issues are evident including peeling paint probably associated with damp, and some cracking in the north-eastern wall.

3.4.3 The Ballroom

Exterior

The Ballroom is a separate Victorian Italianate building connected to the main residence by a covered way roofed in striped, vaulted corrugated metal. The external walls are coursed, rendered and painted brick featuring ornate cornices at ceiling and roof height and parapet walls castellated at the north-western and south-western sides.

At the front (south-western) facade is a Vestibule annex (G8) with double timber panelled entrance doors at the north-west and two double-hung windows to the south-west. The main building has two (original) pairs of double-hung windows to the north-west and four (non-original) double-hung windows and a small highly-placed central window to the north-east.

Behind the parapet walls, Ballroom and Vestibule have metal butterfly roofs falling to a shared central box gutter spilling into a large rainwater head located on the northern external wall. The truncated remains of a chimney on the south-eastern wall are visible from above.



Figure 3.40
Eastwards view of Ballroom from front garden, with covered link and Residence on left.



Figure 3.41
View to south-west showing Residence (left), Ballroom (right) and connecting covered link, with Remand Centre beyond.



Figure 3.42
View to south-east under covered link, showing Ballroom entry doors



Figure 3.43
North-eastwards view of north-western facade of Ballroom showing original windows



Figure 3.44
Rear facade of Ballroom showing non-original windows



Figure 3.45
View of Ballroom showing double butterfly roof and central box gutter

Interior

The Ballroom (G7) interior consists of a large single space with a high, timbered and decorated ceiling including an ornate ceiling rose and highly ornate cornices. The walls are plastered and painted, with a simple picture rail and double-height skirting boards with moulded tops. The fireplace in the chimney breast on the south-eastern wall has been bricked up. Timber floors may be partly original and have been carpeted.

The Vestibule has been treated similarly, though the floor finish is vinyl. Two tall arches between the Vestibule and Ballroom spaces have cornices at springing point. Some original ventilation grilles are evident.



Figure 3.46
View to north-west inside Ballroom



Figure 3.47
South-west wall of Ballroom, showing archways to Vestibule



Figure 3.48
Ceiling of Ballroom



Figure 3.49
Detail of cornices and ceiling decoration in Ballroom

Condition and Integrity

Significant evident alterations compared to the likely condition of the original Ballroom (and excluding changes reversed or overlain by subsequent alteration and restoration) include the following.

Exterior

- Addition of five window openings to north-east wall; and
- Removal of chimney.

Interior

- Bricking up of fireplace.

Other than the alterations noted above the Ballroom is substantially intact. The most obvious maintenance issue is the evident blistering of plaster and peeling of paint at lower wall level, indicating a rising damp issue. Successive painting of skirting, architraves, etc has blurred their original outlines. Otherwise the building appears to be in good condition.

3.4.4 The Remand Centre

Exterior

The building is a seven-level (plus basement carpark) concrete structure in the Brutalist style, featuring strong linear horizontal elements in an exposed aggregate finish, expressing the storeys, which step back from the eastern boundary to form terraces at every level, and curved vertical elements in a float finish, expressing stairwells. Sections of concrete wall alternate with sections of floor-to-ceiling glazing or framed paneling and glass.

At the rear is a large recreation hall and auditorium with a walled outdoor recreation area above, and behind that a walled ground-level yard including a pool. Vehicle entry to the carpark is via Ferry Lane.

Interior

Other than the auditorium and service areas, the interior is a mixture of office, classroom and some disused residential space. Circulation areas such as lobbies and stairwells feature exposed aggregate concrete walls. Other areas present plastered walls, suspended ceilings and carpeted floors in a typically contemporary functional style. The large auditorium features a coffered concrete ceiling.



Figure 3.50
South-west facade of Remand Centre, looking north-east from
rear of Bidura Residence



Figure 3.51
Entry to Children's Court and Remand Centre, looking north-east
from rear of Ballroom



Figure 3.52
Partial north-west facade, seen from rear of adjacent property to
north-west of subject site



Figure 3.53
Partial south-west and south-east facades, seen from Ferry Lane
to south-east of subject site



Figure 3.54
Partial rear, north-east, facade, looking south-west from Remand
Centre terrace



Figure 3.55
Rear, north-east facade seen from pool area at rear of site



Figure 3.56
View to west from Remand Centre terrace, showing adjoining residential flat building to north-west, at 2A Forsyth Street



Figure 3.57
Entrance lobby of Remand Centre



Figure 3.58
Typical administrative area



Figure 3.59
Typical training area



Figure 3.60
Typical internal circulation space



Figure 3.61
The auditorium / recreation area

Condition and Integrity

Anecdotal evidence suggests that minor internal alterations have been carried out to adapt to the Remand Centre's changing use since construction; for example, an atrium once open to the sky has been roofed. It is unlikely that any main features such as concrete walls have been altered. The building is therefore substantially intact.

The external exposed aggregate finish has not retained the same clean appearance as the interior. There is evidence of minor internal damage due to water ingress from some glazed skylights. However generally the condition of the building appears to be fair to good.

3.5 Views to and from the Site

3.5.1 Bidura House

The historic residence is set back from Glebe Point Road behind a well treed garden and is minimally visible except from within close proximity to the site. Some views of the rear of the house and former ballroom are available from adjacent Ferry Lane. Views from the front rooms include the garden and parts of Glebe Point Road. Minimal views are available to either side and the outlook to the rear, which may once have included parts of Blackwattle Bay, is occupied by the Remand Centre building.

3.5.2 The Remand Centre

The building is largely obscured from Glebe Point Road by the Bidura House group and other buildings, but can be seen looking north-east along the north-west site boundary. It is highly visible from Ferry Lane and partly visible from parts of Avon Street, but not visible from Ferry Road except when looking north-west along Ferry Lane. Views from the Remand Centre are across the neighbourhood in most directions, but blocked by the adjacent high-rise apartment block.

Photographs of views are shown in Appendix 5 to this report.

Assessment of Cultural Significance

4.0

4.1 Introduction

Heritage or 'cultural value' are terms used to describe an item's value or importance to our current society and is defined as follows in *The Australia ICOMOS Burra Charter*, 2013, published by Australia ICOMOS (Article 1.0):

Cultural significance means **aesthetic, historic, scientific, social or spiritual value** for past, present or future generations.¹

This section establishes the criteria which are used to understand significance and identifies the reasons for the cultural value of the site and its components.

Significance may be contained within, and demonstrated by, the fabric of an item; its setting and relationship with other items; historical records that allow us to understand it in terms of its contemporary context, and in the response that the item stimulates in those who value it. The assessment of significance is not static. Significance may increase as more is learnt about the past and as items become rare, endangered or illustrate aspects that achieve a new recognition of importance.

Determining the cultural value is at the basis of all planning for places of historic value. A clear determination of significance permits informed decisions for future planning that will ensure that the expressions of significance are retained and conserved, enhanced or at least minimally impacted upon. A clear understanding of the nature and degree of significance will determine the parameters for, and flexibility of, any future development.

A historical analysis and understanding of the physical evidence provides the context for assessing the significance. These are presented in the preceding sections. An assessment of significance is made by applying standard evaluation criteria to the facts of the item's development and associations.

As noted in the preceding sections, the subject site has two components: the Bidura House group and the Remand Centre. It is noted that it is the former which represents the original historical, private residential use (and structures) associated with the site, and that the latter is an addition made in service of the site's later, adapted and evolving use as part of the State welfare system, which within two years of commencing operations had ceased to be used for its intended purpose (see Section 2.6.1 above).

¹ *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, (2013), p.2.

4.2 Comparative Analysis

Edmund Blacket designed many houses in addition to the Glebe Road house, and naturally many other houses were built at the time for the upper middle class. For comparative purposes, Table 4.1 below considers freestanding Sydney houses of similar period, size, style and features to Bidura's.

TABLE 4.1 : BUILDINGS COMPARABLE TO BIDURA HOUSE				
Address	Architect	Date	Description	Heritage Listing
134 Glebe Point Road, Glebe	Edmund Blacket	Victorian	Freestanding 1.5-storey brick and stone house with Georgian windows and dormers, veranda across front, double-hung windows with timber louvred shutters. (Source: 'House', <i>State Heritage Inventory</i> , http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2421186)	Local <i>Sydney LEP 2012</i>
128 Glebe Point Road, Glebe ('Calmar')	Edmund Blacket	1863	Freestanding 1.5-storey painted brick Victorian Regency house, side chimneys, veranda across front with cast metal columns, double-hung windows with timber louvred shutters. (Source: 'House 'Calmar' including interiors', <i>State Heritage Inventory</i> , http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2427861)	Local <i>Sydney LEP 2012</i>
272 Old South Head Road, Watson's Bay ('Rockwurl')	Edmund Blacket	c.1868	Freestanding 2-storey sandstone house with circular tower, 2 chimneys, 2-storey veranda on two sides of house, double-hung windows. (Source: 'House, Front Garden, Retaining Wall and Fencing', <i>State Heritage Inventory</i> , http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2710127)	Local <i>Woollahra LEP 2014</i>
393 Darling Street, Balmain ('Glendenning', 'Manor House')	Edmund Blacket	c.1871 (designed 1860s)	Freestanding 2-storey stone Victorian Regency house, hipped roof with chimneys, veranda across front with cast iron columns. (Source: 'House', <i>State Heritage Inventory</i> , http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1940217)	Local <i>Leichhardt LEP 2013</i>
46 Waterview St, Balmain ('Balmoral')	Not identified	c.1859-60	Freestanding 2-storey sandstone Victorian Regency house, hipped roof and side chimneys, 5 double-hung windows above veranda across front. (Source: 'Balmoral House', <i>State Heritage Inventory</i> , http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1940365)	Local <i>Leichhardt LEP 2013</i>

Photographs of these houses are shown below.

As can be seen, Bidura fits well within this group of buildings, all of which, like Bidura, have been listed as items of local heritage.



Figure 4.1
134 Glebe Point Road, Glebe, by ET Blacket, Victorian period

Source: <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2421186>



Figure 4.2
128 Glebe Point Road, Glebe ('Calmar'), by ET Blacket, 1863

Source: <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2427861>



Figure 4.3
272 Old South Head Road, Watson's Bay ('Rockwurl'), by ET Blacket, c.1868

Source: <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2710127>



Figure 4.4
393 Darling Street, Balmain ('Glendenning' / 'Manor House'), by ET Blacket, c.1871, designed 1860s

Source: <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1940217>



Figure 4.5
46 Waterview Street, Balmain ('Balmoral House'), architect not identified, c.1859-60

Source: http://balmainwalks.org.au/?tb_walk_stop=balmoral-house

The Remand Centre employs the Brutalist style, which became popular in Sydney, as elsewhere, in the 1960s and 1970s, influencing the Government Architect's Office as well as private architects. For comparative purposes, Table 4.2 below considers buildings of similar period, size, style and features to the Remand Centre's.

TABLE 4.2 : BUILDINGS COMPARABLE TO REMAND CENTRE				
Address	Architect	Date	Description	Heritage Listing
Electrical Engineering Building, University of Sydney, Darlington	Anchor Mortlock Murray. Architect, Bryce Mortlock	1963	Multi-level concrete and brick Brutalist structure emphasising horizontal levels, with cantilevered terraces.	Not listed
Shepherd St Carpark, University of Sydney, Darlington	Allen Jack & Cottier. Architect, Keith Cottier	1975	Multi-storey concrete Brutalist carpark emphasising horizontal levels with vertical stairwell tower.	Not listed
Police Station, corner Church and Watt Streets, Newcastle	Dept of Public Works. Government Architect: JW Thompson. Design Architect: not identified.	c.1980	Multi-storey concrete and glass Brutalist structure with emphasised horizontal levels and stepped terraces, and curved vertical elements.	Not listed
Sydney Police Centre, Goulburn Street, Surry Hills	Department of Public Works, Government Architect: Charles Weatherburn / JW Thompson. Design Architect: Richard Dinham	c.1980	Eight-level concrete and glass Brutalist structure with emphasised horizontal levels, cantilevered upper floors.	Not listed
William Balmain Teachers' College, UTS, Ku-ring-gai	Dept of Public Works. Government Architect, EH Farmer. Design Architect: Don Turner.	1976	Complex of multi-storey concrete Brutalist buildings with internal street, integrated into large landscaped setting.	Local <i>Ku-ring-gai LEP 2015</i> (part of complex only)

Photographs of these buildings are shown below.

As can be seen, the Remand Centre is similar in scale, style and features to the Electrical Engineering Building, the Shepherd Street Carpark and the Newcastle Police Station, and similar to but smaller in scale than the Sydney Police Centre, none of which are listed as heritage items.

It is significantly different from the locally heritage-listed William Balmain Teachers' College in scale, complexity and setting. As a component of the overall Sydney School of architecture the William Balmain Teachers' College exhibited a powerful and carefully crafted relationship between the buildings and surrounding bushland. The urban examples of the style were not able to exhibit this important connection between Brutalism and the Sydney School, relying primarily on their 'honest' use of materials, most notably mass concrete.



Figure 4.6
Electrical Engineering Building, University of Sydney, 1963

Source: http://photos.wikimapia.org/p/00/00/58/33/07_big.jpg



Figure 4.8
Newcastle Police Station, Newcastle, by NSW Department of Public Works, designed late 1970s

Source: <https://www.flickr.com/photos/75905404@N00/4192590695>



Figure 4.10
William Balmain Teacher's College, UTS, Ku-ring-gai, 1976

Source: *Architecture Bulletin*, March-April 2012, p.13



Figure 4.7
Shepherd Street Carpark, University of Sydney, 1975

Source: Graham Brooks and Associates, p.33



Figure 4.9
Sydney Police Centre, Surry Hills, designed late 1970s

Source: *Architecture Bulletin*, March-April 2012, p.7



Figure 4.11
Interior, William Balmain Teacher's College

Source: <http://www.architecture.com.au/docs/default-source/nsw-notable-buildings/80th-anniversary-of-the-sulman-medal.pdf?sfvrsn=0>

4.3 Analysis of Cultural Significance

4.3.1 Criteria of Significance

The following commentary discusses how each of the criteria established by the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) relate to the subject site.

- ***Criterion (a) – An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)***

The subject site is a remainder of the 1828 subdivision of the original 1790 grant by Governor Phillip to the Church of England. Bidura House is one of the earliest substantial houses in Glebe Point and was built c.1860 as the area was being opened up to residential use. Since 1920 the site has been part of the NSW State children's welfare and judicial system: from 1920 to 1977 as the Depot for State Children and the Metropolitan Girls' Shelter, and from c.1980 to the present as the Metropolitan Remand Centre and Children's Court.

The Remand Centre building commenced operations in 1983; its original function as a young offenders unit ceased in 1985. Subsequently, various secondary administrative, training and judicial functions were accommodated in the building. It was sold to the private sector in 2014 but will continue to operate as a training centre and Children's Court until 2017.

- ***Criterion (b) - An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)***

The site is strongly associated with Edmund Thomas Blacket, Colonial Architect and designer of the Great Hall at the University of Sydney and many other notable buildings in NSW and beyond. Blacket purchased the site in 1857, built the existing residence c.1860 and lived there until 1870. The original residence and its annex remain substantially intact. Blacket acquired the site from Stuart Alexander Donaldson, then (and first) Premier of NSW, and after Blacket's departure the residence was owned by Robert Fitz Stubbs, auctioneer (who may have added the Ballroom), Frederick Perks, merchant, and Walter Fitzmaurice Burfitt, surgeon. The Remand Centre is associated with the NSW Government Architect's Office and has little associational significance.

- ***Criterion (c) - An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)***

The Bidura House group consists of Bidura House, a fine example of the simplified Victorian Regency style, and the former Ballroom, in the simplified Victorian Italianate style, both popular in their day. The group is substantially intact following restoration in the early 1980s, is in good condition and makes an elegant contribution to the streetscape and the Glebe Point Road Heritage Conservation Area (the HCA) despite not being prominent in it.

The Remand Centre is located to the rear of the Bidura House Group. It is a late and restrained example of Sydney Brutalism, and fits into a group of relatively modest examples of the style which have not been heritage listed. It is not an important example of the style, generally lacking Brutalist features such as strong internal spatial qualities. The Remand Centre does not accord with the character of the HCA (see Section 4.3.2) or the historic Bidura House group, and has little aesthetic significance.

- ***Criterion (d) - An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons***

The subject site as a whole has been part of the NSW State children's welfare and judicial system since the 1920s and is thus generally associated with former residents and staff.

- ***Criterion (e) - An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)***

The existing buildings offer no technical or scientific information that is not available elsewhere. While the relatively early use of the site for residential purposes suggests archaeological potential, construction of the Remand Centre has rendered the survival of significant artefacts unlikely on most of the site. Original working drawings for the Remand Centre are located in NSW Government archives.

- ***Criterion (f) - An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)***

The Bidura House group consists of a mid-19th Century Victorian Regency residence, several good examples of which exist in Sydney, and a slightly later Ballroom in the Victorian Italianate style, a style well represented in Sydney though primarily in housing. The combination of the two styles, and of house and ballroom, in this degree of intactness is, however, unusual.

The Remand Centre is a late, modest example of the Brutalist style, of which several Sydney examples exist.

- **Criterion (g) - An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments)**

Though modest in its detailing, the form, design and main elements of Bidura House make it a good example of upper-middle-class Victorian Regency residential architecture. The Ballroom is a simple example of the Victorian Italianate style, though the addition of five windows to the north-east wall and the bricking up and removal of the chimney detract from its intactness.

The Remand Centre is a restrained example of the Brutalist style of buildings designed by the Government Architect's Office in the 1970s.

4.3.2 The Glebe Point Road Heritage Conservation Area

The Statement of Significance for the Glebe Point Road Heritage Conservation Area (the HCA) contained in the State Heritage Inventory, database no. 2424756, is as follows:

Glebe Point Road has historical significance as the earliest road in Glebe, created by the subdivision of the church lands in 1828. It provided access to the marine villas built during the colonial period, two of which survive, becoming a major transportation route, as evidenced by the positions of the major public buildings (Post Office, St John's Church and Hotels) and as evidenced by the former tramways route along the street. Glebe Point Road has historic significance as the focus of early retail and commercial developments to serve the early residential estates either side of Glebe Point Road. It has historic associations with important local developers and prominent architects including George Allen, David Elphinstone, James Barnet and Edmund Blacket.

Glebe Point Road has aesthetic significance for its ability to illustrate various periods of development and architectural styles and building types. Elements such as shop fronts, first floor facades, pediment details, parapet details, remain in the street. The street is important for its collection of Victorian row shops, for its wide variety of attached and detached housing, and for the number of public and ecclesiastical buildings designed by distinguished architects. The street retains a large number of original and later interwar shopfronts and several hotels which reflect the working class history of the suburb. Glebe Point Road is important for its landscape component resulting from street and private garden planting which provides a green and attractive environment.

The survival of early residences along the street allows a clear understanding of the physical development of Glebe Point Road and its changing pattern of use over time. Glebe Point

Road is significant as one of Sydney's most important intact 19th century townscapes remaining from a variety of periods.

The description given in the State Heritage Inventory reads in part:

The architectural character of Glebe Point Road was determined during the 1880s and 1890s. Most of the premises are commercial shopfront type buildings with some mixed residential dwellings. Most are converted Victorian terraces many with cantilevered street awnings. A number of fine terraces line the road, notably Palmerston Terrace and Elphinstone Terrace...

Towards the Glebe Point end the character of the streetscape is late Victorian and early Federation residential, and includes some fine houses and grand terraces indicative of the notion of the point as a fashionable place to live prior to WW1... The area also comprises some detracting Post war flats and industrial development.

The Bidura House group is an early 'fine house', built in the late 1850s to 1870s. Its history and architectural styles are of the earliest part of the period which formed the character of the HCA and it contributes strongly in this respect. The Remand Centre makes little contribution to the character of the HCA.

4.4 Statement of Significance

The Bidura House group, located at 357 Glebe Point Road, Glebe, has historical significance as an identifiable part of Governor Philip's 1790 land grant to the Church of England, and of the subsequent 1828, 1840 and 1904 subdivisions which gave rise to its current boundaries, reflecting the historical expansion of Sydney and the development of Glebe Point. Bidura House has particular historical significance as one of few remaining large houses of this period in the area, and especially in having been designed, built (c.1860) and occupied by the renowned Colonial Architect, Edmund Thomas Blacket. From 1920 the Bidura House group formed part of the State Government welfare system. The former Remand Centre, a modern concrete structure constructed behind Bidura House (c.1980) on the site's downward slope, was a late component of this use and has little historical significance.

The Bidura House group has associational significance, above all with Edmund Blacket. He purchased it from Stuart Alexander Donaldson, first Premier of NSW, and after Blacket's residency it was occupied by other people of note at the time, including Robert Fitz Stubbs, auctioneer, Frederick Perks, merchant, and Walter Fitzmaurice Burfitt, surgeon. The Remand Centre is associated primarily with the Government Architect's Office and has little associational significance.

Bidura House and the Ballroom have aesthetic significance as examples, respectively, of Victorian Regency and Victorian Italianate architecture. Together with its garden setting, the Bidura House group forms an elegant, largely intact contributor to the character of the streetscape and the HCA. The Remand Centre is a restrained example of Brutalist architecture which makes little contribution to the character of the HCA.

Bidura House and the Ballroom are an unusual combination of building types and styles. The Remand Centre is a minor example of Brutalist architecture, of which several more significant examples may be found in Sydney, and has little aesthetic significance.

4.5 Grading of Significance

The subject site at 357 Glebe Point Road, Glebe, has been carefully assessed to determine a relative grading of significance into five levels. This process examines a number of factors, including:

- Relative age
- Original design quality
- Degree of intactness and general condition
- Extent of subsequent alterations
- Association with important people or events
- Ability to demonstrate a rare quality, craft or construction process

Grading reflects the contribution the element makes to the overall significance of the item (or the degree to which the significance of the item would be diminished if the component were removed or altered).

EXCEPTIONAL SIGNIFICANCE

Includes rare or outstanding building fabric that displays a high degree of intactness or can be interpreted relatively easily.

HIGH SIGNIFICANCE

Includes the original extant fabric and spaces of particular historic and aesthetic value. Includes extant fabric from the early phases of construction.

MODERATE SIGNIFICANCE

Includes building fabric and relationships which were originally of higher significance but have been compromised by later, less significant modifications.

LITTLE SIGNIFICANCE

Includes most of the fabric associated with recent alterations and additions made to accommodate changing functional requirements. These are components generally of neutral impact on the site's significance.

INTRUSIVE

Recent fabric, which adversely affects the significance of the site.

Grading has been established as a valuable tool, to assist in developing appropriate conservation measures for the treatment of the building and its various elements. In general, good conservation practice encourages any change or upgrading of an historical building/site to be first considered in those areas or components which make a lesser contribution to significance. The areas or components that make a greater or defining contribution to significance should generally be left intact or changed with the greatest care and respect.

The Remand Centre is not graded in this section. As shown in Sections 4.3 and 4.4 above, the cultural significance of the subject site resides partly in the history of the site itself, and otherwise almost entirely in the Bidura House group. That is, the Remand Centre makes little contribution to the significance of the site. It is a relatively contemporary building which very briefly served its primary intended purpose (1983-1985), is associated primarily with the Government Architect of the day, is not an important representative of the Brutalist style, of which more sophisticated examples exist in Sydney, and is not in keeping with the character of the Heritage Conservation Area in which it is located. This stands in contrast to the William Balmain Teachers' College in Ku-ring-gai, for example, a large Brutalist complex which exhibits many features of the style and relates to its environment in a manner acknowledged by awarding of the Sulman Medal in 1978 as well as various earlier merit awards. The Remand Centre building, which has won no awards and is not listed in the Australian Institute of Architects' Register of Significant Architecture, is therefore assessed as having little heritage significance.

Tables 4.3, 4.4 and 4.5 below assess the main components of the Bidura House group in terms of the above gradings. Elements faithfully restored or reconstructed during the 1980s restorations are graded as having 'Moderate' significance: while not consisting of original fabric they effectively recapture significant aspects of the original building.

TABLE 4.3 : GRADINGS OF SIGNIFICANCE OF RESIDENCE	
Site Elements	Grading of significance
<ul style="list-style-type: none"> No elements are considered to be of Exceptional significance 	EXCEPTIONAL
<ul style="list-style-type: none"> Front and rear facades Side facades, excepting elements specified as Moderate, Little or Intrusive below External brick walls including coursing of render Front veranda including roof structure, cast ironwork, flooring and front steps Roof structure of rear veranda Front door, windows, shutters, lower ground floor door to Annex veranda Main roof structure including decorative eaves brackets and slate tiles All chimneys, chimney breasts, fireplaces and mantels Internal brick walls including remaining nibs of wall in area LG3 on ground floor, but excepting subdividing walls in area LG1, LG4 and F5 (see plans in Appendix 6) Unplastered finish of internal walls on lower ground floor Main internal spaces, including their heights, proportions, fenestration and detailing (including skirting, architraves, picture rails, cornices and ceiling roses) Location and style of main staircase Flat-arched doorways on lower ground floor Any identified original flooring 	HIGH
<ul style="list-style-type: none"> Alterations made in 1980s restoration which reverse loss or degradation of original features, including: <ul style="list-style-type: none"> Rear veranda except roof structure Gutters, downpipes, etc Fabric of main staircase Covered link to Ballroom 	MODERATE
<ul style="list-style-type: none"> Non-original flooring All windows on ground and first floor levels in north-west and south-east external walls, excepting stairwell window Widened opening in wall in LG3 Bricked up doorway between LG1 and LG2 on lower ground floor Doorway into Annex on lower ground floor Contemporary ceilings and lighting Internal fitouts of kitchen, WC and bathroom areas 	LITTLE
<ul style="list-style-type: none"> Computer and other cabling, conduits, etc fixed to internal walls and ceilings; holes in internal walls created for passage of these; panel replacing ground floor north-western wall window pane to facilitate passage of these; fixing of these to external walls New services including new plumbing, ventilation, security, etc Elements required to meet fire regulations including exit signage, fire hose reels, etc 	INTRUSIVE

TABLE 4.4 : GRADINGS OF SIGNIFICANCE OF ANNEX	
Site Elements	Grading of significance
<ul style="list-style-type: none"> No elements are considered to be of Exceptional significance 	EXCEPTIONAL
<ul style="list-style-type: none"> All facades, excepting elements specified as Moderate, Little or Intrusive below External brick walls including coursing of render Doorway from veranda to Residence Roof structure including slate tiles Front veranda roof structure 	HIGH
<ul style="list-style-type: none"> Alterations made in 1980s restoration which reverse loss or degradation of original features, including: <ul style="list-style-type: none"> Flagging to veranda floor Gutters, downpipes, etc Timber posts to veranda Timber windows 	MODERATE
<ul style="list-style-type: none"> Bricked up arched opening in south-western external wall Internal space Skirting, architraves, ceiling, lighting Doorway to Residence 	LITTLE
<ul style="list-style-type: none"> New services including new plumbing, ventilation, security, etc Elements required to meet fire regulations including exit signage, fire hose reels, etc 	INTRUSIVE

TABLE 4.5 : GRADINGS OF SIGNIFICANCE OF BALLROOM	
Site Elements	Grading of significance
<ul style="list-style-type: none"> No elements are considered to be of Exceptional significance 	EXCEPTIONAL
<ul style="list-style-type: none"> All facades, excepting elements specified as Moderate, Little or Intrusive below External brick walls including parapet walls, castellation, cornices and coursing of render Windows to north-western wall of Ballroom and south-western wall of Vestibule External doorway and doors to Vestibule Roof including butterfly form with central box gutter Ceilings including timber boarding and decoration Internal spaces including their heights, proportions and detailing (including skirting, architraves, picture rails, cornices and ceiling roses) Chimney breast Arched openings between Ballroom and Vestibule, including cornices Any identified original flooring 	HIGH
<ul style="list-style-type: none"> Alterations made in 1980s restoration which reverse loss or degradation of original features, including: <ul style="list-style-type: none"> Downpipes, rainheads, etc Covered link to Residence Bricked up openings to south-western Ballroom wall on either side of Vestibule 	MODERATE
<ul style="list-style-type: none"> Windows to north-east wall 	LITTLE
<ul style="list-style-type: none"> New services including new plumbing, ventilation, security, etc Elements required to meet fire regulations including exit signage, fire hose reels, etc 	INTRUSIVE

4.6 Curtilage Analysis

The New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication *Heritage Curtilages*² defines 'heritage curtilage' as the area of land surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance. Heritage curtilage can be classified as one of four types:

- Lot Boundary Curtilage: for places where the legal boundary of the allotment is defined as the heritage curtilage. The allotment should, in general, contain all significant related features, for example outbuildings and gardens, within its boundaries.
- Reduced Heritage Curtilage: for places where an area less than the total allotment is defined as the heritage curtilage. Applicable where not all parts of a property contain places associated with its significance.
- Expanded Heritage Curtilage: for places where the heritage curtilage is larger than the allotment. Particularly relevant where views to and/or from a place are of significance.
- Composite Heritage Curtilage: for larger areas that include a number of separate related places, such as heritage conservation areas based on a block, precinct or whole village.

The lot boundaries of the land parcel that contains Bidura House and its former Ballroom, Lot 1 DP 64069, were formally defined in 1904, and were an amalgamation of Lot 1 and Part of Lot 2 of the Boissier Estate subdivision.

Reduction of the Lot Boundary curtilage of the house began when the Metropolitan Girls Shelter, constructed at the Avon Street frontage of the property, was separated by a fence and landscape buffer soon after its construction in 1925.

The existing curtilage of Bidura House was established in 1980 with the construction of the Remand Centre. It is currently defined by its boundary with Glebe Point Road to the west, the driveway to the Remand Centre basement carpark to the north, the western alignment of the Remand Centre building, approximately 8 metres from the external face of the rear verandah, to the east and the boundary with the adjoining property at 355 Glebe Point Road to the south.

Bidura House was designed and built to address Glebe Point Road and is set well back from the street in a garden setting. The siting of the former Ballroom to the south of the house on much the same alignment retained the original spatial arrangement of the garden setting.

² Mayne-Wilson

As a result of the extensive front setbacks relative to the adjoining properties, views from Glebe Point Road to Bidura House and the former Ballroom are limited to the immediate vicinity of the site. These are further limited by the established planting in the Bidura front garden, as demonstrated in the photographs in Appendix 5.

Additional views from the public realm to the rear of the house, available from the southern end of Arden Lane and from Ferry Lane, are shown in photographs in Appendix 5.

The existing curtilage, defined above and illustrated in Figure 4.12 provides views and appreciation of Bidura House, its Ballroom and garden, from the public realm. As such, it is considered to be the appropriate Reduced Curtilage for the listed heritage item.



Figure 4.12
Aerial photograph marked up to show the identified curtilage for the Bidura House group coloured in blue and the boundaries of the subject site marked in red.

Source: <https://maps.six.nsw.gov.au>, markup by Graham Brooks and Associates

Constraints and Opportunities

5.0

5.1 Introduction

This section outlines various major issues involved in the preparation of the conservation guidelines for the site. It takes into consideration matters arising from the Statement of Significance and procedural constraints imposed by cultural conservation methodology such as that of the Australia ICOMOS *Burra Charter*. It identifies all statutory and non-statutory listings that apply for the site and describes constraints and opportunities arising from these listings.

5.2 Issues Arising from the Statement of Significance

Considering the Statement of Significance, the following issues need to be addressed in the conservation guidelines:

- The Bidura House group and its garden setting must be retained and conserved as an essential component of any development within the total site.
- Planning for the future reuse of these buildings should respect and minimise changes to their spatial arrangement and fabric.
- New buildings within the curtilage identified in Figure 4.12 should be limited to small ancillary or service structures located at the rear of the main house. There should be no new structures or additions to the front of the house.
- The existing scale and form of the Bidura House group are to be retained with no major additions that would have an impact on the scale, form or significance of the group.
- The Statement of Significance should be accepted as one of the bases for the future use and management of the site.
- All original and significant components of the site, as identified in Section 4.5 Grading of Significance, should be retained and conserved in accordance with the principles of *The Burra Charter*.
- Redevelopment of the redundant Remand Centre is acceptable. New development should maintain a minimum separation of 8 (eight) metres from the rear of the Bidura House group.

5.3 Heritage Management Framework

5.3.1 Current Heritage Listings

The following statutory and non-statutory lists have been reviewed in relation to the subject site. The implications of these listings, if any, is discussed below.

TABLE 5.1 : INCLUSION ON HERITAGE LISTS	
List	Included
World Heritage List	NO
Commonwealth Heritage List	NO
National Heritage List	NO
NSW State Heritage Register	NO
City of Sydney Local Environmental Plan 2012	YES
Register of the National Trust of Australia (NSW)	YES
Australian Institute of Architects (AIA), formerly RAlA, Register of Significant Architecture.	NO

5.3.4 NSW Heritage Act 1977

Archaeological Management

The historical summary section in this report includes documentary evidence of previous development and occupation of the site. Assessment of the potential for physical evidence of this to remain at the site given the extensive excavation undertaken for later development is outside the scope of this report. However, it is noted that should any relics be present they must be managed in accordance with the *NSW Heritage Act 1977*.

The *NSW Heritage Act 1977* (Amended) is an Act to conserve the environmental heritage of New South Wales. The Act established the Heritage Council of NSW, and the State Heritage Register. Section 4 of the Act defines State heritage significance as being:

...relation to a place, building, work, relic, moveable object or precinct, means significance to the State in relation to the historical, scientific, cultural, social, archaeological, natural or aesthetic value of the item.

No part of the subject site is listed on the NSW State Heritage Register.

However all 'relics' are protected under the *Heritage Act*, regardless of whether or not the place is listed as a heritage item on a local, State or national level.

A 'relic' is defined in the *NSW Heritage Amendment Act 2009* as:

Any deposit, artefact, object or material evidence that:

- (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
- (b) is of State or local heritage significance

Under the *NSW Heritage Act 1977* the disturbance or excavation of land containing or likely to contain relics can only take place when an Excavation Permit has been granted by the Heritage Council.

For places not listed on the State Heritage Register, the disturbance of relics requires an Excavation Permit under Section 140 of the *Heritage Act*.

5.3.5 Local Government Heritage Management

The Bidura House group is listed as a heritage item in Schedule 5 of the *Sydney Local Environmental Plan (LEP) 2012* as item number 1763, *House 'Bidura' including interiors, former ball room and front garden*, 357 Glebe Point Road, Glebe, Lot 1, DP 64069.

It is also located within the Glebe Point Road Conservation Area (C29), listed under this LEP and is in the vicinity of a number of properties listed as an items of local heritage significance in Schedule 5 of the *Sydney LEP 2012*. The central and rear portions of the site are also immediately adjacent to the Glebe Point Conservation Area (C28).

Approval from The City of Sydney Council is required for any alterations or additions to the site which must be assessed under Part 4, 79(c) of the *NSW Environmental Planning and Assessment Act 1979*. Future development applications for this property will need to be accompanied by a Statement of Heritage Impact.

The relevant operative statutory regulations of the *Sydney LEP 2012* are in clause 5.10 Heritage conservation.

In addition, the objectives of clause 4.3 Height of buildings are applicable to any future development of the site. These are:

4.3 Height of buildings

(1) *The objectives of this clause are as follows:*

- (a) *to ensure the height of development is appropriate to the condition of the site and its context,*
- (b) *to ensure appropriate height transitions between new development and heritage items and buildings in heritage conservation areas or special character area*

The City of Sydney Heritage Inventory sheet sets out the following recommended management guidelines for the building:

The building should be included in the Heritage Schedule of the LEP and should be protected by the Conservation Area Listing.

Any reuse of Bidura House should respect and minimise

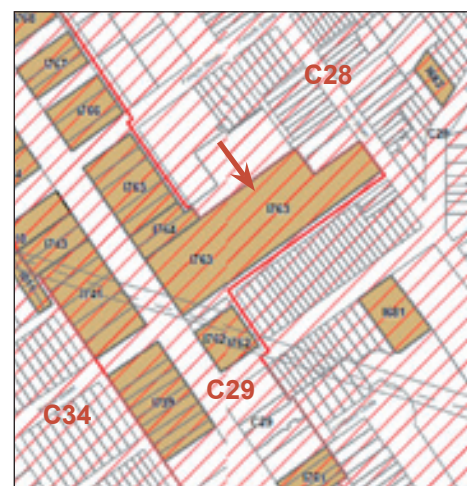


Figure 5.1
Heritage map showing heritage items shaded in tan, Heritage Conservation Areas (HCAs) hatched in red and subject site indicated by arrow. C29 is Glebe Point Road HCA; C28 is Glebe Point HCA; C34 is Toxteth HCA.

Source: Sydney LEP 2012 Heritage Map, sheets HER_001 and HER_008

changes to its formal character as a sequence of rooms, in terms of the Conservation Plan.

Retain the formal and streetscape presence including the defined entrance to Glebe Point Road of Bidura House. The carriageway drive may be used for service access but not for parking.

This building is currently well presented and should continue to be maintained. New work should aim to lessen the impact of additions to the rear.

The recommended management guidelines, outlined in the City of Sydney Heritage Inventory, represent general guidelines for the maintenance and retention of the significance of the building. The *CMP*, being a more comprehensive analysis of the building's condition and significance, recommends additional strategies. These are included in Section 7.0 of this report.

The heritage objectives and provisions of the following sections in the *Sydney Development Control Plan (DCP) 2012* are also applicable to any future development of this site.

:

3.8.2 Subdivision, Strata Subdivision and Consolidation

3.9 Heritage

3.9.1 Heritage Impact Statements

3.9.3 Archaeological assessments

3.9.5 Heritage items

3.9.10 Building materials for heritage items and buildings within conservation areas

4.2.1.1 Height in storey and street frontage height in storeys

4.2.2 Building setbacks

5.4 Community Agencies

5.4.1 National Trust of Australia (NSW)

The property has been classified by the National Trust of Australia (NSW). The National Trust listing report was prepared in 1977 and notes the following reasons for its listing:

'Bidura' is set back from the road behind some mature trees and palms, and the house and ballroom plus its front garden and its picket fence is particularly important in the streetscape of that section of Glebe Point Road. It is an early, (c.1858), surviving example of the substantial homes of the prosperous middle classes, that once occupied the Glebe Point ridge, and its interesting historical and architectural links with Edmund Blacket make this house well worth preserving.

The Trust's register is intended to perform an advisory and educational role. The listing of a place on the Register, known as

'classification', has no legal force. However it is widely recognised as an authoritative statement of the cultural significance of a place.

The opinions of the Trust, however, are usually sought when major proposals are being formulated in heritage precincts or in relation to heritage buildings.

5.4.2 Australia ICOMOS

Australia ICOMOS is a professional body of conservation practitioners, represented by the Australian National Committee of the International Council on Monuments and Sites (ICOMOS).

Australia ICOMOS has developed and published a Charter for the Conservation of Places of Cultural Significance, generally known as the *Burra Charter*. This document establishes principles and methodologies for conservation work in Australia, based primarily on an understanding of the heritage values of a place and then appropriate responses to looking after the place in relation to various management issues and requirements. Its status is advisory, not statutory, but it has become widely recognised as establishing the basic methodology for conservation work in Australia.

5.5 Other Relevant Statutory Requirements

5.5.1 Disability Discrimination Act 1992

The provision of access must be taken into account when considering on-going and future use of the building.

The *Commonwealth Disability Discrimination Act 1992* relates to discrimination on the grounds of disability. Under Section 23 of this *Act* it is unlawful to discriminate by refusing persons with a disability access to any premises or facilities the public is entitled to use.

Amendments to this act that came into force in August 2009 introduced the concept of an explicit duty to make reasonable adjustments. A reasonable adjustment is any adjustment that does not impose an unjustifiable hardship on the person who would have to provide the access.

5.5.2 Building Code of Australia

Building regulations for New South Wales are specified in the Building Code of Australia (BCA) and administered by the Building Codes Board. The BCA contains standards relating to fire safety, egress, health and amenity provisions for buildings, and requires that any future uses, alterations or additions to the building must comply with these standards. The application and integration of BCA standards into the building or place must, however, be undertaken in a manner that responds to the heritage significance.

Advice on how to best achieve BCA compliance for historic buildings can be sought from the Fire, Access and Services Advisory Panel

of the Heritage Division of the NSW Office of Environment and Heritage.

5.6 Physical Condition

Bidura House and the Ballroom were extensively restored by the Department of Public Works in the early 1980s. They are in generally sound condition. Minor maintenance issues are evident, for example the blistering of internal plaster, likely resulting from damp, peeling paint and some cracking in brick walls.

The Remand Centre appears to be in generally sound condition though internal and external wear and tear are evident.

5.7 Owners' Requirements

The identification of the needs of the owners and occupiers of the site need to be considered when formulating guidelines for the conservation, use and management of the item.

The NSW State Government effectively made the institutional use of the site redundant with its sale to the private sector in 2014, albeit with an temporary leaseback agreement to facilitate the relocation of departmental tenants.

The current owners have purchased the site with the expectation that it can be developed in accordance with *Sydney LEP 2012*. Under this LEP development at the Glebe Point Road and Avon Street frontages is restricted to a height of nine (9) metres and development in the central portion of the site is subject to a twenty seven (27) metre maximum height limit, as shown in Figure 5.1.

A development proposal is to be prepared that retains a commercial use for the Bidura House group and redevelops the remainder of the site for residential use.



Figure 5.2
Composite of extracts from the *Sydney LEP 2012* Height of Buildings Maps 1 and 8 showing the minimum curtilage identified for "Bidura" house marked with a dotted line and the boundaries of the subject site marked with a solid line.

The dark green colour code indicates a maximum permissible height limit of 9 metres and the pink T2 code indicates a maximum height limit of 27 metres

Source: www.legislation.nsw.gov.au

Conservation Policies

6.0

6.1 Introduction

Conservation can be regarded as the management of change. It seeks to safeguard that which is important in the built environment, within a process of change and development. As such, it is one of the functions of this document to establish policies and recommendations for the conservation and on-going use of the building in a way that protects and enhances its heritage value. In this way, the owners and managers of the building will be able to formulate proposals within a known framework of acceptable directions, and planning authorities will be able to assess those proposals against the criteria.

6.2 Principal Conservation Policies

The Bidura House group has been identified as being of heritage significance. Comparatively the Remand Centre is of little heritage significance. The following policies apply primarily to the Bidura House group and the site as a whole.

Policy 6.2.1 Conservation of Bidura House Group and Setting

In the context of any new or ongoing compatible use, the Bidura House group and its garden setting shall be retained and conserved as essential components of any development within the remainder of the site. The existing architectural form, scale and expression of the Bidura House group shall be retained with no major or unsympathetic external alterations.

Policy 6.2.2 Adaptive Re-Use

Proposals for adaptive re-use of the Bidura House group shall respect and conserve the original internal spatial quality of the buildings and their fine architectural detailing and material. Conservation of the Bidura House group shall be in the form of on-going or new compatible uses for the buildings, or uses that respect and utilise their current scale, form and internal configuration with minimal external changes to their structure, external envelope or curtilage. Regard shall be had for the Statement of Significance in determining compatible new uses.

Policy 6.2.3 Changes to Interior Fabric and Spaces

Future changes to internal fabric or spaces shall respect the buildings' visual significance and architectural integrity, and respond accordingly. Division of secondary internal spaces is permissible, provided that it is reversible and does not read on the external facades or obscure any significant fabric such as windows

openings, or views from those windows. (Primary spaces are former bedrooms, living rooms, etc; secondary spaces are former storerooms, kitchens, bathrooms, etc.)

Policy 6.2.4 **Redevelopment of Rear of Site**

Due to its relative lack of significance, the rear of the site may be redeveloped in accordance with contemporary planning controls and market expectations. To protect the significance of the Bidura House group a minimum separation of 8 (eight) metres from the rear of the Bidura House group shall be maintained.

Policy 6.2.5 **Design of Redevelopment at Rear of Site**

The massing of any development at the rear of the site shall be arranged on the site to respect the visual and operational integrity of the Bidura House group and take account of the Glebe Point Road HCA, the Glebe Point HCA and the heritage items in the vicinity.

6.3 Application of the Burra Charter

The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (known as the *Burra Charter*) is widely accepted in Australia as the underlying methodology by which all works to sites/buildings that have been identified as having national, state and regional significance are undertaken.

Policy 6.3.1 **Application of the Burra Charter**

Because the Bidura House group is of demonstrated cultural significance, procedures for managing changes and activities for the site shall be in accordance with the recognised conservation methodology of the *Burra Charter*.

Policy 6.3.2 **Consistent Terminology**

In order to achieve consistency in approach and understanding of the meaning of conservation by all involved, a standardised terminology for conservation processes and related actions shall be adopted. The terminology in the *Burra Charter* is a suitable basis.

The following terms apply to the historic fabric of the site and are included here to assist in understanding the intent of the conservation requirements in this section.

Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, records, *related places* and *related*

objects. Places may have a range of values for different individuals or groups.

Fabric means all the physical material of the *place* including elements, fixtures, contents, and objects.

Conservation means all the processes of looking after a *place* so as to retain its *cultural significance*.

Maintenance means the continuous protective care of a *place*, and its *setting*. Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.

Preservation means maintaining a *place* in its existing state and retarding deterioration.

Restoration means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

Reconstruction means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.

Adaptation means changing a *place* to suit the existing *use* or a proposed use.

Use means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

Compatible use means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

Setting means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.

Related place means a *place* that contributes to the *cultural significance* of another place.

Related object means an object that contributes to the *cultural significance* of a *place* but is not at the place.

Associations mean the connections that exist between people and a *place*.

Meanings denote what a *place* signifies, indicates, evokes or expresses to people.

Interpretation means all the ways of presenting the *cultural significance* of a *place*.

6.4 Conservation of the Setting

Policy 6.4.1 Visual Setting

The visual setting around the Bidura House group shall be retained in any future use of the buildings or the site.

Policy 6.4.2 New Structures

If any new structures are required on the site, their design and siting shall be planned to maintain the visual presence of the Bidura House group.

Policy 6.4.3 New Structures Within Bidura House Group Curtilage

New structures within the curtilage identified in Figure 4.12 shall be limited to small ancillary or service structures located at the rear of the Bidura House group. There shall be no new structures or additions in front of the group.

Policy 6.4.4 New Development Outside Bidura House Group Curtilage

New development outside the curtilage identified in Figure 4.12 shall be volumetrically modeled to the maximum permissible height of 27 metres from the scale of the Bidura House group and should be largely within the view shadow of the group. New development shall not challenge the legibility of the Bidura House group as seen from any location in Glebe Point Road.

Policy 6.4.5 Changes to Front Landscaping

If any major changes are proposed to the established landscaping at the front of the property, between Bidura House and Glebe Point Road, an assessment of the significance of the existing landscaping shall first be prepared by a landscape consultant with demonstrated heritage knowledge and experience. This assessment shall then be used to inform any proposed changes.

Policy 6.4.6 Landscaping and Views

Future landscaping of the site shall not obscure views to or from the Residence or Ballroom.

Policy 6.4.7 Connectivity to Glebe Point Road

While the full frontage of the Bidura House group shall remain on a single title (per Policy 6.5.1), it would be desirable, in terms of the urban life of Glebe Point Road, to establish a pedestrian connection between Glebe Point Road and any new development at the rear of the site. The primary avenue for such a connection shall be in a similar location to the existing driveway on the north-west boundary.

Policy 6.4.8 Relationship to Locality

Within the context of the allowable floor space ratios and height controls, any new development on the site shall take note of the Glebe Point Road Heritage Conservation Area and the adjoining Glebe Point Heritage Conservation Area, and consider the prevailing character of the locality.

Policy 6.4.9 Maintenance of Site Area

Potential future subdivision of the site shall retain the minimum site area for the Bidura House group identified in Figure 4.12.

6.5 Subdivision

Policy 6.5.1 The Bidura House Group

Any future subdivision of the overall site shall retain an appropriate setting for the Bidura House group.

Policy 6.5.2 Provision of Parking for Bidura House Group

It is essential that arrangements be made to ensure the continued provision of vehicle parking within the site to sustain the use of the Bidura House group.

6.6 Treatment of Building Fabric

The conservation planning process outlined within this *CMP* has as its guiding principle the protection and conservation of the elements and fabric of the place that most clearly make a contribution to its significance. In consequence, permissible conservation activities, as defined above, are assigned according to the assessed level of significance set out in Section 4.5 Grading of Significance.

Policy 6.6.1 Areas of Change

In general, future changes shall be focused on areas or components which provide a lesser contribution to the overall significance and are, therefore, less sensitive to change.

Policy 6.6.2 Elements of High Significance

Any work which affects fabric, spaces or relationships with a High assessed heritage value shall be confined to preservation, restoration, reconstruction and adaptation as defined in *The Burra Charter* and shall be carefully maintained.

Policy 6.6.3 Elements of Moderate Significance

In relation to elements of Moderate significance the principles of

The Burra Charter shall be followed as above; work involving the reduction (or even the removal) of a particular element may be an acceptable option where it is necessary for the proper function of the place and is beneficial to, or does not reduce, the overall significance of the place.

Policy 6.6.4 Elements of Little Significance

Elements with Little assessed heritage value are of slight significance and do not intrude on the place in a way that reduces significance. Both retention and removal are acceptable options.

Policy 6.6.5 Intrusive Elements

Intrusive elements reduce the overall significance of the place, despite their role as illustrations of continuing use. The preferred long-term option is for their removal and conversion to a compatible form of replacement in a way which helps retain the significance of the overall item.

Policy 6.6.6 Repair of Prior Damage

Where possible, damage or scarring caused by earlier fit-outs or service installations shall be repaired to match the original, and original fabric reinstated.

Policy 6.6.7 Further Reinstatement or Reconstruction

The Bidura House group was extensively restored in the early 1980s. Should further reinstatement or reconstruction of parts of the building be considered, sufficient information shall be made available to guide the design and documentation of the work. Such information includes documentary evidence, archaeological material and evidence held within the fabric of adjacent components. Reinstatement of missing fabric, or detailing known to be consistent with such traditional beginnings, or reconstruction shall only take place within the context of retention of cultural significance of a particular element and of the building.

Policy 6.6.8 Avoidance of Defective Practices

While reconstruction or reinstatement should return an element to a known earlier state, building practices or construction details which are known to be defective shall not be adopted. Reinstated or reconstructed fabric shall be 'date stamped' in discreet ways, to indicate that the work is of this nature.

Policy 6.6.9 On-going Maintenance

The existing building fabric is generally in good condition and shall be maintained according with the On-going Maintenance Schedule provided in Appendix 1 to this report.

Policy 6.6.10 Flooring

Original timber flooring of the building shall be retained in any future use or maintenance of the buildings.

Policy 6.6.11 Timber joinery

Significant timber joinery, including original windows and doors, shall be retained in any future use or maintenance of the buildings.

Policy 6.6.12 Building services

Existing functional fire protection, emergency and electrical lighting shall be maintained as part of the regular maintenance program.

Policy 6.6.13 Colour

Colour schemes may be varied from time to time. Schemes shall be based on research of earlier schemes or be limited to those schemes commonly used in buildings of this period.

6.7 Principles for Design of New Elements in Bidura House Group

Policy 6.7.1 Additions to Buildings

No major or unsympathetic external alterations or additions shall be made to the Bidura House group. Other unavoidable additions shall not attempt to replicate original features. They shall be of a contemporary design and character but remain respectful of the power and mixed character, and ensure retention of the legibility, of the old, in accordance with Article 22.2 of *The Burra Charter*.

Policy 6.7.2 New or Upgraded Services

Proposals to upgrade the services infrastructure shall take into account a 'whole building' approach and be considered for their physical or visual impact on the spatial and architectural integrity of the buildings in their own right. Any service equipment shall be carefully integrated into future refurbishments to avoid detrimental impact on both interior spaces and the building facades. Plant shall not be visible from the public domain or from interior spaces. Intrusion into significant fabric shall be minimised in the installation of any new services.

Policy 6.7.3 Upgrade of Service Areas

Existing service areas may be upgraded. New kitchen or bathroom facilities inside existing buildings may be in new locations provided that:

- New separate kitchens, bathrooms, etc, are created only inside secondary rooms; serveries, etc, can be created within primary rooms (primary rooms include former bedrooms, living rooms, etc, while secondary rooms include former storerooms, bathrooms, kitchens, etc);
- Alterations and additions are reversible;
- Alterations are made in a manner consistent with this CMP;
- Alterations can be made without loss of the spatial character of the room;
- There is no damage or removal of significant elements;
- Elements such as cables, pipework, plumbing wastes, etc, are concealed, without chasing into original fabric, installation of visible bulkheads, etc;
- New elements are set away from existing original walls or other original fabric;
- New lighting will not impact on the appearance of the buildings in terms of fixtures, wiring, brightness, etc; and
- A qualified heritage architect is engaged to advise during the design and detailing process.

6.8 Code Compliance

Policy 6.8.1 Reversibility

If original or early architectural elements have to be removed or concealed in order to achieve code compliance, then the appropriate approach shall be one of 'reversibility'.

Policy 6.8.2 Removal of Components

Original or early components which must be removed shall be carefully stored on site to facilitate potential reinstatement.

Policy 6.8.3 Covering of Components

Original or early components which must be covered over shall be reversibly clad with a mechanically fixed, independent layer to facilitate potential re-exposure.

6.9 Access

An objective of the Disability (Access to Premises - Buildings) Standard 2010 under the *Commonwealth Disability Discrimination Act 1992 (DDA)* is 'to ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings, and facilities and services within the building, is provided for people with a disability', to be achieved by compliance with the Federal Premises Standards and the BCA. However, if strict adherence to the provisions of the *DDA* is likely to have an adverse heritage impact on significant fabric, this may be considered unjustifiable hardship under the terms of the *Act*. In such cases expert consultancy advice should be sought to investigate alternative compliance provisions.

Policy 6.9.1 CMP Policies to be Considered

Any changes to the site required to improve public access shall also be made in accordance with the other policies in this *Conservation Management Plan (CMP)*.

Policy 6.9.2 Adverse Heritage Impact

Where compliance with the DDA is likely to have an adverse heritage impact on significant fabric, formal advice on alternative means of compliance shall be sought from the Fire, Access and Services Advisory Panel of the Heritage Division of the NSW Office of Environment and Heritage, or expert consultants.

6.10 Landscaping and Vegetation Control

The front garden, between the Bidura House group and Glebe Point Road, has at least since the 1940s included trees at the front boundary and to either side, with an open grassed area in front of Bidura House.

The front garden currently includes several medium to large trees, one in close proximity to the Ballroom. Both the residence and Ballroom roof drainage systems depend on certain gutters (respectively a box gutter and four valley gutters) not becoming blocked. Thus both leaf litter and root invasion pose potential risks.

A small well-treed and partly-paved section of the site fronting onto Avon Street sits outside the Remand Centre wall and is accessible by the public.

Policy 6.10.1 Prevention of Damage to Buildings

Existing vegetation shall be monitored to prevent damage to the building fabric. Root growth shall be regularly assessed and potential root invasion of foundations or drains, contact with external walls or the creation of trip hazards prevented. Professional arboricultural advice shall be sought regarding the need for root or tree removal and alternative methods of treatment.

Policy 6.10.2 New Planting

There shall be no new tree plantings in the open grassed area in front of Bidura House, or in close proximity to the Bidura House group. The advice of a professional landscape architect or arboriculturist with heritage knowledge and experience shall be sought regarding appropriate species and locations of any proposed new tree plantings, having regard for their potential heritage and physical impact. The planting of new garden beds against the walls shall be avoided.

Policy 6.10.3 Maintenance of Views

Trees in the garden between the Bidura House group and Glebe Point Road shall be regularly trimmed or pruned to ensure appropriate visibility of the residence and Ballroom from the public domain. The advice of a professional arboriculturist with heritage knowledge and experience shall be sought prior to work being carried out.

Policy 6.10.4 Gutter clearing

The On-going Maintenance Schedule provided in Appendix 1 to this report shall be adhered to with regard to the regular clearance of leaves and other debris from all gutters.

6.11 Signage

Policy 6.11.1 Minimisation of Signage

Signage fixed internally or externally to the buildings or which will form part of their setting shall be kept to a minimum in terms of both number and size, consistent with conveying the required information.

Policy 6.11.2 Location of Signage

Signage shall not obstruct, compete with or distract from primary views of the residence or Ballroom from Glebe Point Road.

Policy 6.11.3 Design of Signage

Signage shall be identifiably contemporary but consistent in design (including graphics, colours and lettering) with the architectural form of the buildings and with other signs.

Policy 6.11.4 Signage Policy

To facilitate compliance with the above policies, in the event of a development application being prepared for the installation of signage, a separate signage policy shall be commissioned and submitted for consideration by the City of Sydney.

6.12 Interpretation

The Bidura House group is likely to continue being accessed by a wide range of users and visitors. The rich history and cultural significance of the site are not currently made evident to either.

Policy 6.12.1

A separate Interpretation Plan shall be prepared and implemented for the place.

6.13 Management of Archaeological Resources

The historical summary section in this report includes documentary evidence of previous development and occupation of the site. The extensive excavation undertaken for later development in particular is likely to have removed or destroyed much of any remaining evidence of occupation. Assessment of the potential for physical evidence to remain at the site is outside the scope of this report. However, the Archaeological Management Provisions of the NSW Heritage Act apply to any relics which are located below ground level. The *NSW Heritage Act 1977* addresses management of archaeological resources.

Policy 6.13.1 Discovery of Remains

If, at any time during works, unexpected archaeological remains are uncovered or disturbed, work shall stop immediately and the NSW Heritage Division shall be notified.

Policy 6.13.1 Compliance with Excavation Permits

Management of archaeological resources shall be undertaken in accordance with the recommendations and consent conditions of any Excavation Permit that is required under the provisions of the *NSW Heritage Act*.

6.14 Current Plans

No current plans showing the Bidura House group appear to be presently available. Such plans will be essential in any planning for construction or maintenance of the buildings.

Policy 6.14.1 Commissioning of Plans

An accurate and complete survey of the Bidura House group shall be commissioned. Drawings shall cover the group and its site area and include site plan, floor plans, elevations and two sections for each of the three buildings (Residence, Annex and Ballroom). These plans shall be distributed to and kept by all relevant ownership and management representatives.

Policy 6.14.1 Updating of Plans

The plans shall be updated whenever significant alterations are made and new copies distributed as above.

6.15 Conservation Works Schedule

Policy 6.15.1 Preparation of Conservation Works Schedule

A Conservation Works Schedule shall be prepared and implemented as part of any future development proposal that involves changes to the Bidura House group.

Policy 6.15.2 Conservation Principles

All work shall be undertaken in accordance with the principles of Australia ICOMOS, the *Burra Charter*, 2013. All work to the historic fabric of the place, where it remains, shall involve the least possible physical intervention and should be reversible. The long term conservation of the building shall be based on a respect for the existing fabric.

Policy 6.15.3 Conservation Techniques

Traditional techniques and materials which offer substantial conservation benefits may be appropriate. The use of modern materials and techniques shall be supported by firm scientific evidence or by a body of experience. Significant extant timber joinery, steel structure, brick and concrete shall be repaired and conserved in accordance with guidelines of the Heritage Division of the NSW Office of Environment and Heritage.

6.16 Appropriate Skills and Experience

The approach to the conservation of the historic building fabric shall be based on a respect for the existing significant fabric. Competent direction and supervision should be maintained at all stages.

Policy 6.16.1 Advice of Heritage Consultant

Where any alterations or additions are planned to or in the vicinity of Bidura House or the Ballroom, or where any significant fabric or spaces are to be disturbed, the advice of a Heritage Consultant shall be sought and implemented.

Policy 6.16.2 Professionals and Tradespeople

Any maintenance work shall be implemented by professionals and/or tradespeople with appropriate conservation experience and knowledge of traditional building skills.

6.17 On-going Maintenance Schedule

Policy 6.17.1 Implementation of Maintenance Schedule

To ensure the on-going conservation of significant building fabric, a regular maintenance schedule shall be implemented. Regular inspections shall be carried out and remedial action taken to minimise deterioration of building fabric due to the effects of weathering and use. An On-going Maintenance Schedule is provided in Appendix 1 to this report, to assist in the care and maintenance of the building.

Policy 6.17.2 Updating of Maintenance Schedule

The On-going Maintenance Schedule shall be reviewed and updated every five years to coincide with a review of the Conservation Plan, or prior to major programs of upgrading or reuse.

Policy 6.17.3 Preventative Action

In addition to regular maintenance activities, prompt preventative action and repair shall be taken as necessary.

Policy 6.17.4 Avoidance of Negative Impact

No maintenance or repair work shall negatively impact on the significance of the fabric.

6.18 Role of the Conservation Management Plan

This CMP proposes a framework for the ongoing use and maintenance of the Bidura House group and the overall site. Circumstances, however, will change over the years as various recommendations are implemented and new user requirements emerge. Conservation Policies need to progressively respond to changing situations if they are to remain relevant.

Policy 6.18.1 Distribution of the CMP

The CMP shall be part of the resource documentation provided to and used by any new users or occupiers of the Bidura House group.

Policy 6.18.2 Use of the CMP in Decision-Making

All long-term decision-making about the conservation or re-use of the site shall refer to the information and guidance provided in the CMP.

Policy 6.18.3 Review of the CMP

Conservation Policies shall be reviewed every ten years or whenever a major upgrade of the building is considered. Reviews of the Conservation Policies shall be based on *The Burra Charter*

and other guidelines provided by the Heritage Division of the NSW Office of Environment and Heritage. Reviews shall also take into account any other relevant legislation, planning framework, appropriate literature and widely recognised conservation practices and procedures. They shall be undertaken by experienced conservation practitioners, in conjunction with relevant ownership and management representatives.

Implementing the Plan

7.0

7.1 Introduction

This *Conservation Management Plan* has been prepared to provide guidelines for the on-going use and conservation of 357 Glebe Point Road, Glebe, and to ensure that the heritage value of the place is maintained and enhanced.

This section sets out the implementation guidelines for the policies, including a list of management issues and schedules for conservation and maintenance works.

7.2 Management Principles

The current owners are to:

- Review and adopt this *Conservation Management Plan (CMP)*.
- Submit a copy of the adopted *CMP* to City of Sydney Council for their records.
- Ensure funding for recurrent long-term maintenance.
- Ensure the availability of this *CMP* to all relevant ownership and management representatives.

7.3 Obtaining Development Consent

Any development proposals for 357 Glebe Point Road, Glebe, must be referred to City of Sydney Council for approval, together with a copy of this *CMP*.

7.4 On-going Maintenance Schedule for Bidura House Group

The On-going Maintenance Schedule, included as Appendix 2 to this report, refers to cyclical maintenance works to fabric that should be implemented by the owner as part of the process of on-going management of the site.

A record of when this work is performed, and any faults discovered or repairs made, should be kept separately alongside a copy of this maintenance schedule.

Bibliography

8.0

ARCHIVAL SOURCES

NSW Land and Property Information, Real Property Register

City of Sydney Archives

PUBLICATIONS

Architecture Bulletin, March-April 2012

Australian Institute of Architects, 'John Whyte (Ian) Thompson', *NSW Architects Biographical Information*

Australian Institute of Architects, *Register of Significant Architecture*, 2015

Canberra Times, 'Two youths escape', 13 June 1983

Child Welfare Department of NSW

Annual Report 1935

Annual Report 1963

Child Welfare Department of NSW, *Report of the Minister for Public Instruction on the Work of the Child Welfare Department, for the year ended 30th June 1941*

City of Sydney Council, *Sydney Development Control Plan 2012*, Sydney, City of Sydney Council, 2012

City of Sydney Council, *Sydney Local Environmental Plan 2012*, Sydney, City of Sydney Council, 2012

City of Sydney Council, *Glebe Conservation Area Study Report*, 2008

Collingwood, Lyn, 'Who Lived in Your Street? Bidura, 357 Glebe Point Road', *Glebe Society Bulletin*, Oct/Nov and Nov/Dec 2009

Department of Finance, Services and Innovation Media Release, 'Government Land In Glebe Could House New Units', 15 October 2014

Department of Premier and Cabinet, *Premier's Memorandum M2008-06*

Department of Public Works

Annual Report 1921

Annual Report 1979-1980

Annual Report 1982-1983

Department of Community Services, *Annual Report 2008-2009*

Department of Youth and Community Services

Annual Report 1974-1975
Annual Report 1975-1976
Annual Report 1976-1977
Annual Report 1983-1984
Annual Report 1984-1985
Annual Report 1986-1987

Fitzgerald S, *Sydney's Streets - a guide to Sydney street names*, Sydney, City of Sydney Council, 1995

Graham Brooks and Associates, *Assessment of Heritage Impact, Sydney University Engineering Precinct*, 2013

Herman, M, *The Blackets: An Era of Australian Architecture*, Angus & Robertson Publishers, 1963

ICOMOS Australia, *The Burra Charter: The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter)*, Australia ICOMOS, 2013

Kerr, Joan, *Our Great Victorian Architect, Edmund Thomas Blacket (1817-1883)*, National Trust of Australia (NSW), 1983

MacDonnell, F, *The Glebe: Portraits and Places*, Ure Smith, Sydney, 1975

Mayne-Wilson W, *Heritage Curtilages*, NSW Heritage Office and the Department of Urban Affairs and Planning, NSW, 1996

Mould, Peter, 'New Brutalism', *Architecture Bulletin*, March-April 2012

National Trust of Australia (NSW), Listing Report, 'Bidura Training Centre Former House & Ballroom'

NSW Heritage Office and Department of Infrastructure Planning and Natural Resources, *NSW Heritage Manual*, Sydney, 2001

NSW Heritage Office, *Interpreting Heritage Places and Items Guidelines*, NSW Heritage Office, 2005

Park, R, *et al, The Sydney We Love*, Nelson Publishers, Victoria, 1976

Schwager Brooks & Partners, *Conservation Plan, 'Bidura' 357 Glebe Point Road*, 1996

Sharpe A, *Pictorial History City of Sydney*, Sydney, Kingsclear Books, 2000

State Children Relief Board, *Report of the President, Receipts and Expenditures, 1919-1920*, Alfred William Green

Sydney Morning Herald, various dates

Vine Hall, N, *My Name is Blacket*, Wentworth Press, Marrickville, 1983, p.187

WEBSITES

Australian Dictionary of Biography, <http://adb.anu.edu.au>

Draper, Sandra, 'Donaldson, Sir Stuart Alexander (1812–1867)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/donaldson-sir-stuart-alexander-3425/text5209>

Gray, Nancy, 'Dumaresq, William John (1793–1868)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/dumaresq-william-john-2239/text2447>

Burfitt, Walter Furneaux, 'Burfitt, Walter Charles Fitzmaurice (1874–1956)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/burfitt-walter-charles-fitzmaurice-5426/text9203>

City of Sydney Archives - Digital Information, Assessment Books 1845-1948, <http://photosau.com.au/CosRates/scripts/home.asp>

City of Sydney Archives - Digital Information, Historical Atlas of Sydney, www.photosau.com.au/CoSMaps/scripts/home.asp

City of Sydney Archives, Sands Directory Search 1858-1933, www.cityofsydney.nsw.gov.au/learn/search-our-collections/sands-directory/sands-search

Dictionary of Sydney, <http://dictionaryofsydney.org>

'Bidura', <http://dictionaryofsydney.org/entry/bidura>

'Metropolitan Girls Shelter, Glebe', http://www.dictionaryofsydney.org/organisation/metropolitan_girls_shelter_glebe

Find and Connect, <http://www.findandconnect.gov.au>

'Minali Receiving Centre (1975-1998)', <http://www.findandconnect.gov.au/guide/nsw/NE00426>

'Bidura (1920-1977)', <http://www.findandconnect.gov.au/ref/nsw/biogs/NE00405b.htm>, *Find & Connect*,

Glebe Society, <http://www.glebesociety.org.au/wordpress/?buildings=bidura>

National Library of Australia/Trove, <http://trove.nla.gov.au>

NSW Government Legislation, www.legislation.nsw.gov.au

NSW LPI SIX Maps, www.six.nsw.gov.au

State Heritage Inventory, www.heritage.nsw.gov.au

State Records, <http://search-cloudfront.records.nsw.gov.au/agencies/6551>

Street Directory Australia, www.street-directory.com.au

Appendix 1: On-going Maintenance Schedule for Bidura House Group

BUILDING ELEMENT	REQUIRED MAINTENANCE		
	Every Year	Every Five Years	Every Ten Years
Overall buildings	<ul style="list-style-type: none"> • Monitor condition • General cleaning • Pest inspection • Check security and general safety 		
Footings and Foundations		<ul style="list-style-type: none"> • Monitor condition • Repair as required in accord with CMP policies, seeking specialist advice as necessary 	
Chimneys	<ul style="list-style-type: none"> • Inspect for structural soundness and rising damp • Check seal to top of Ballroom chimney • Repair as required in accord with CMP policies, seeking specialist advice as necessary 	<ul style="list-style-type: none"> • Monitor condition • Clean working chimneys 	
Roofing <ul style="list-style-type: none"> • Tiling • Sheeting • Ridge Caps/Tiles • Flashing 	<ul style="list-style-type: none"> • Inspect for damage, deterioration, vegetation or mould or pest intrusion, water ingress • Repair as required in accord with CMP policies, seeking specialist advice as necessary 	<ul style="list-style-type: none"> • Remove vegetation or mould • Clean 	<ul style="list-style-type: none"> • Assess for possible replacement
Stormwater Disposal <ul style="list-style-type: none"> • Gutters including box and valley gutters • Drainpipes including downpipes and horizontal leaders • Rainwater heads 	<ul style="list-style-type: none"> • Monitor for obstruction, damage, deterioration, vegetation or mould or pest intrusion • Repair as required in accord with CMP policies, seeking specialist advice as necessary • Remove leaf litter and other debris, especially at beginning of winter 		<ul style="list-style-type: none"> • Assess for possible replacement
Verandas <ul style="list-style-type: none"> • Posts/columns • Floors • Balustrading 	<ul style="list-style-type: none"> • Inspect timber elements for soundness, damage • Repair as required in accord with CMP policies, seeking specialist advice as necessary 	<ul style="list-style-type: none"> • Inspect cast iron elements for soundness, damage 	<ul style="list-style-type: none"> • Assess for possible replacement

BUILDING ELEMENT	REQUIRED MAINTENANCE		
	Every Year	Every Five Years	Every Ten Years
External walls	<ul style="list-style-type: none"> • Monitor for damage to or deterioration of render, intrusion of vegetation, mould or pests, water ingress • Repair as required in accord with CMP policies, seeking specialist advice as necessary 	<ul style="list-style-type: none"> • Monitor for cracking, structural soundness • Repair as required in accord with CMP policies, seeking specialist advice as necessary 	
External Doors and Windows <ul style="list-style-type: none"> • Timber frames, doors, sashes, sills and architraves • Timber shutters 	<ul style="list-style-type: none"> • Inspect for damage, deterioration, vegetation or mould or pest intrusion, water ingress • Repair as required in accord with CMP policies, seeking specialist advice as necessary 	<ul style="list-style-type: none"> • Inspect windows, doors and shutters for functionality and ease of use • Ease or repair as required in accord with CMP policies, seeking specialist advice as necessary 	
Internal Joinery <ul style="list-style-type: none"> • Doors • Door and window frames • Architraves • Skirting • Picture rails • Stairs including handrails, balusters, etc 	<ul style="list-style-type: none"> • Inspect for soundness, damage, decay, pest intrusion • Repair as required in accord with CMP policies, seeking specialist advice as necessary 	<ul style="list-style-type: none"> • Inspect doors for functionality and ease of use • Ease or repair as required in accord with CMP policies, seeking specialist advice as necessary 	
Internal Walls <ul style="list-style-type: none"> • Structure • Finishes • Cornices 	<ul style="list-style-type: none"> • Inspect for wear, damage, cracking • Repair as required in accord with CMP policies, seeking specialist advice as necessary 		
Ceilings <ul style="list-style-type: none"> • Plasterboard • Timber • Decorative elements • Ceiling roses 	<ul style="list-style-type: none"> • Inspect for wear, damage, cracking • Inspect Ballroom and Vestibule ceilings for deterioration, decay, signs of water ingress or pest intrusion • Repair as required in accord with CMP policies, seeking specialist advice as necessary 		
Floors <ul style="list-style-type: none"> • Timber floorboards, joists, bearers, etc • Marble • Slate • Concrete • Carpet • Vinyl 	<ul style="list-style-type: none"> • Monitor timber floors for soundness, damage, decay or pest intrusion • Monitor all floors including carpet and vinyl coverings for trip hazards and general safety • Repair as required in accord with CMP policies, seeking specialist advice as necessary 	<ul style="list-style-type: none"> • Monitor non-timber floors for intactness and safety • Repair as required in accord with CMP policies, seeking specialist advice as necessary 	

BUILDING ELEMENT	REQUIRED MAINTENANCE		
	Every Year	Every Five Years	Every Ten Years
Services <ul style="list-style-type: none"> • Electrical • Hydraulic • Mechanical 	<ul style="list-style-type: none"> • Inspect for functionality, damage, deterioration, intrusion of vegetation, mould or pests • Repair as required in accord with CMP policies, seeking specialist advice as necessary 		
Painting	<ul style="list-style-type: none"> • Monitor for dirt, marks, scrapes, scuffs, etc • Repaint as required in accord with CMP policies 	<ul style="list-style-type: none"> • Assess all internal elements for repainting • Repaint as required in accord with CMP policies, seeking specialist advice as necessary 	<ul style="list-style-type: none"> • Assess all external elements for repainting • Repaint as required in accord with CMP policies, seeking specialist advice as necessary
Signage	<ul style="list-style-type: none"> • Monitor all internal and external signage for compliance with separate signage policy (as recommended in Policy 6.11.4 above) • Where no such separate policy exists, monitor signage for compliance with Policies 6.11.1-6.11.3 above 		
Grounds <ul style="list-style-type: none"> • Fences • Paths and roadways • Steps and access 	<ul style="list-style-type: none"> • Monitor fencing, handrails, etc for soundness, stability, safety, damage, decay, etc. • Monitor paths, roadways, steps and other accessways for integrity, damage, deterioration, trip hazards and general safety • Repair as required in accord with CMP policies and pertinent legislation, seeking specialist advice as necessary 		
Vegetation <ul style="list-style-type: none"> • Landscaping • Trees • Other plants • Lawn 	<ul style="list-style-type: none"> • Monitor vegetation for health and condition, root spread in the vicinity of tBidura House and the Ballroom, obstruction of accessways, leaf fall into building gutters • Address as required in accord with CMP policies, seeking specialist advice as necessary 		

Appendix 2: Owners and Occupants

TABLE A2.1 : LAND TITLES FOR SUBJECT SITE, GLEBE			
Source: NSW Land & Property Information			
Year	Title	Transfer from	Transfer to
1841	Primary Application No. 14069	William and Christiana Susan Dumaresq	Stuart Alexander Donaldson
1857	1905	Stuart Alexander Donaldson	Edmund Thomas Blacket
1870		Edmund Thomas Blacket	Robert Fitz Stubbs and William Day
1877		A mortgage by Robert Fitz Stubbs appears to have been discharged, with Frederick John Perks as 4th party.	
1906	Torrens Title Vol. 1674, Folio 158	Certificate of Title in names of Frederick John Perks & Leonard William Perks	
1908	1906	Frederick John Perks & Leonard William Perks	Walter Fitzmaurice Burfitt
1920		Walter Fitzmaurice Burfitt	HM King George V 'for the purpose of the Public Instruction Act of 1880'
1989		Not stated	Minister for Family and Community Services

TABLE A2.2 : OCCUPANTS OF SUBJECT SITE, GLEBE		
Source: <i>Sands Directories of Sydney & Suburbs</i>		
Year	Address	Occupant
1858-1870	Glebe Road, The Glebe	Blacket, ET, architect
1871	Glebe Road between Ferry Road and Forsyth Street	Stubbs, RF
1873	Glebe Road between Ferry Road and Forsyth Street ('Madwia')	
1877	Glebe Point ('Bedura' [sic])	
1879-1884	Glebe Road between Ferry Road and Forsyth Street ('Bidura')	Perks, Frederick J, JP and Perks, Frederick J, solicitor
1885-1895	273 Glebe Road ('Bidura')	
1896	329 Glebe Road ('Bidura')	
1897-1905	335 Glebe Road ('Bidura')	
1906-1908	357 Glebe Point Road ('Bidura')	
1909	Not listed	
1910-1912	357 Glebe Point Road ('Bidura')	Burfitt, WF, physician
1913-1914		Burfitt, WF, physician and McPhee, VJ, physician
1915	357 Glebe Point Road	McPhee, VJ, physician
1916-1917	Not listed	
1918-1920	357 Glebe Point Road	Walker, Rowley
1921	Not listed	
1922-1933	357 Glebe Point Road	Depot for State Children

Appendix 3: Architectural Drawings, 1930-1978

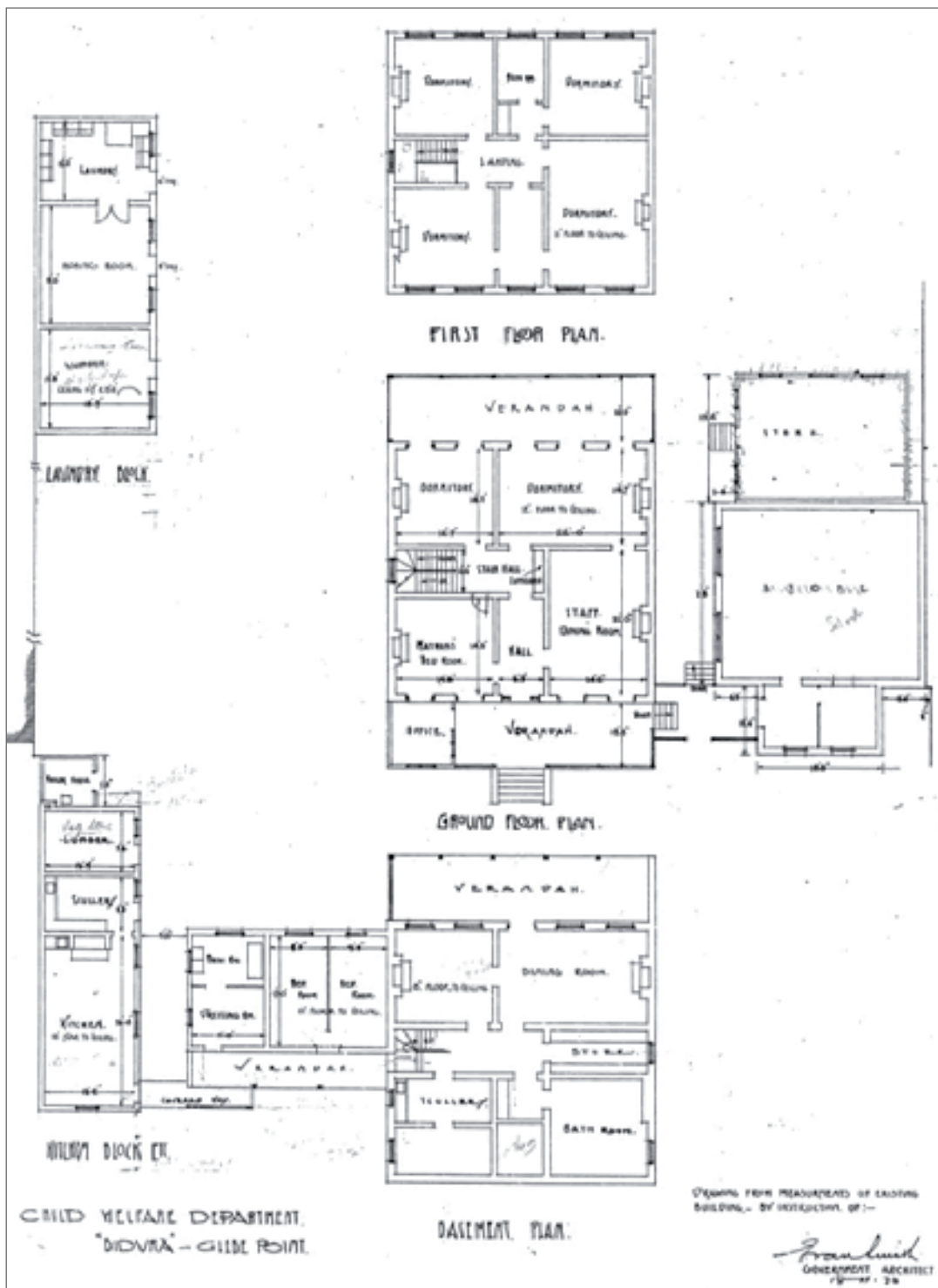


Figure A3.1
Plans of Bidura by Government Architect for Child Welfare Department, 1930

Source: Plan Services, NSW Finance & Services (Drawing CW20-1)

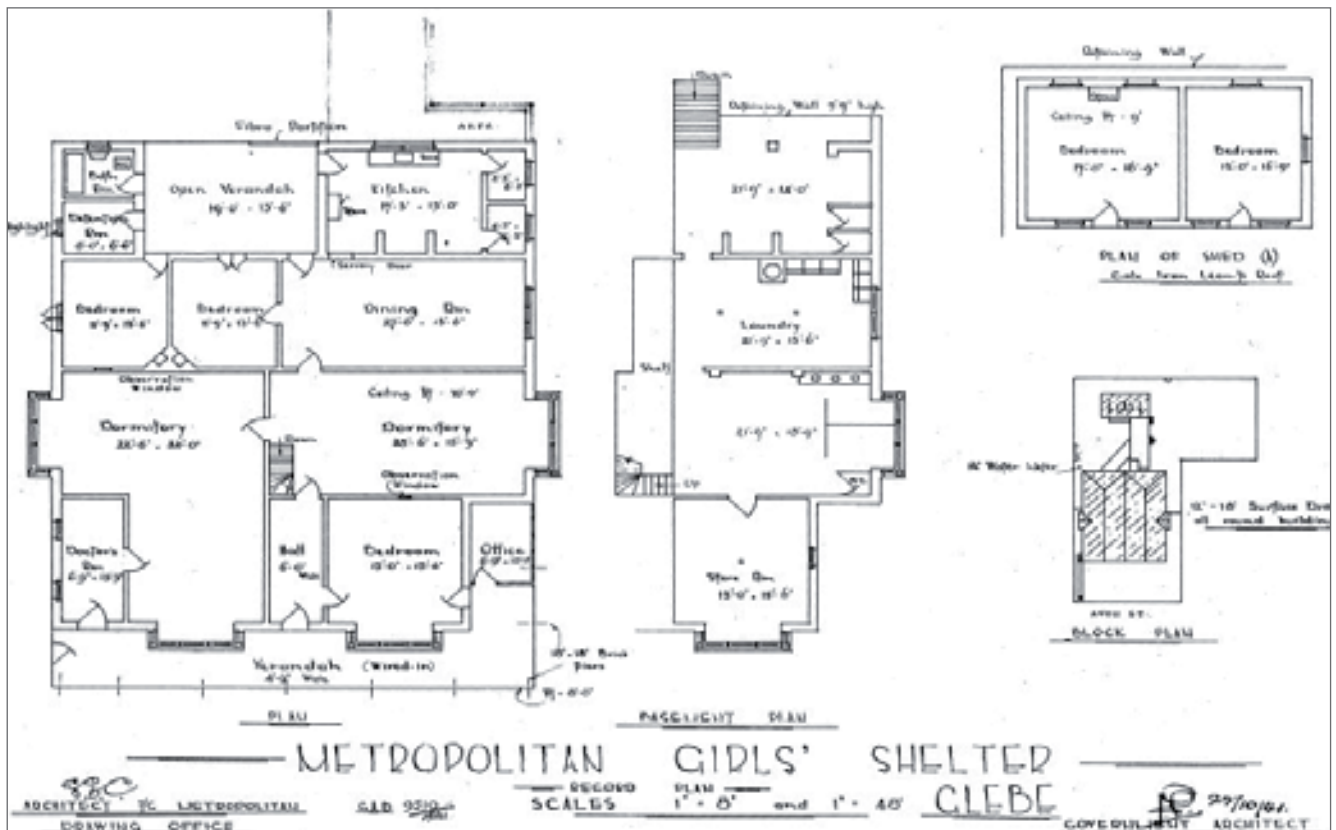


Figure A3.2
Plans of Metropolitan Girls' Shelter and shed, by Government Architect, 1941, showing location at rear of subject site. The building was completed c.1925 and is visible in 1930 aerial photography.

Source: Plan Services, NSW Finance & Services (Drawing CW20-23)

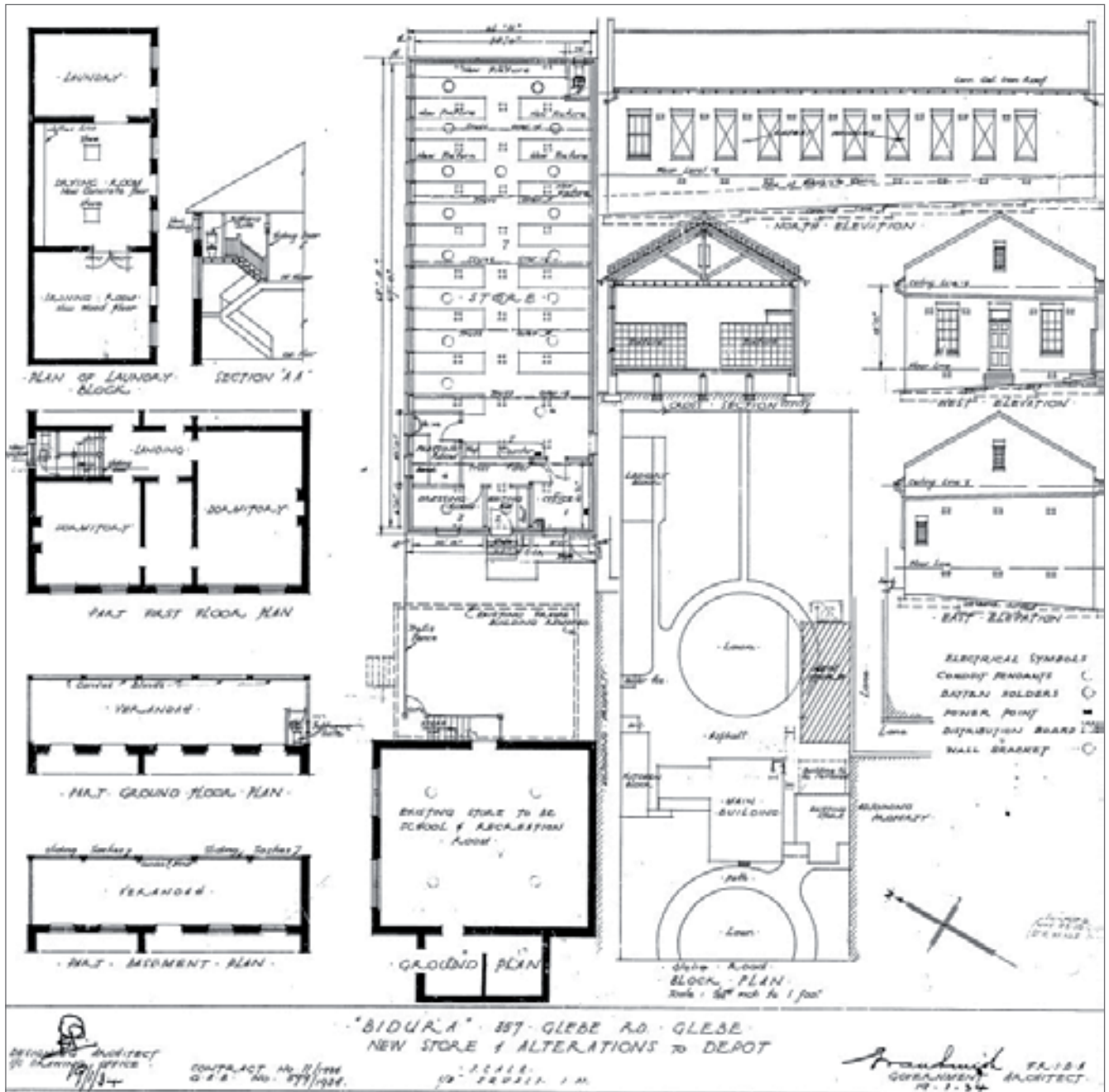


Figure A3.3

Plans for proposed new Store, demolition of rear addition to ballroom and minor alterations to residence, by Government Architect, 1934. Note installation of new stairs and WC at first floor of residence.

Source: Plan Services, NSW Finance & Services (Drawing CW20-2)

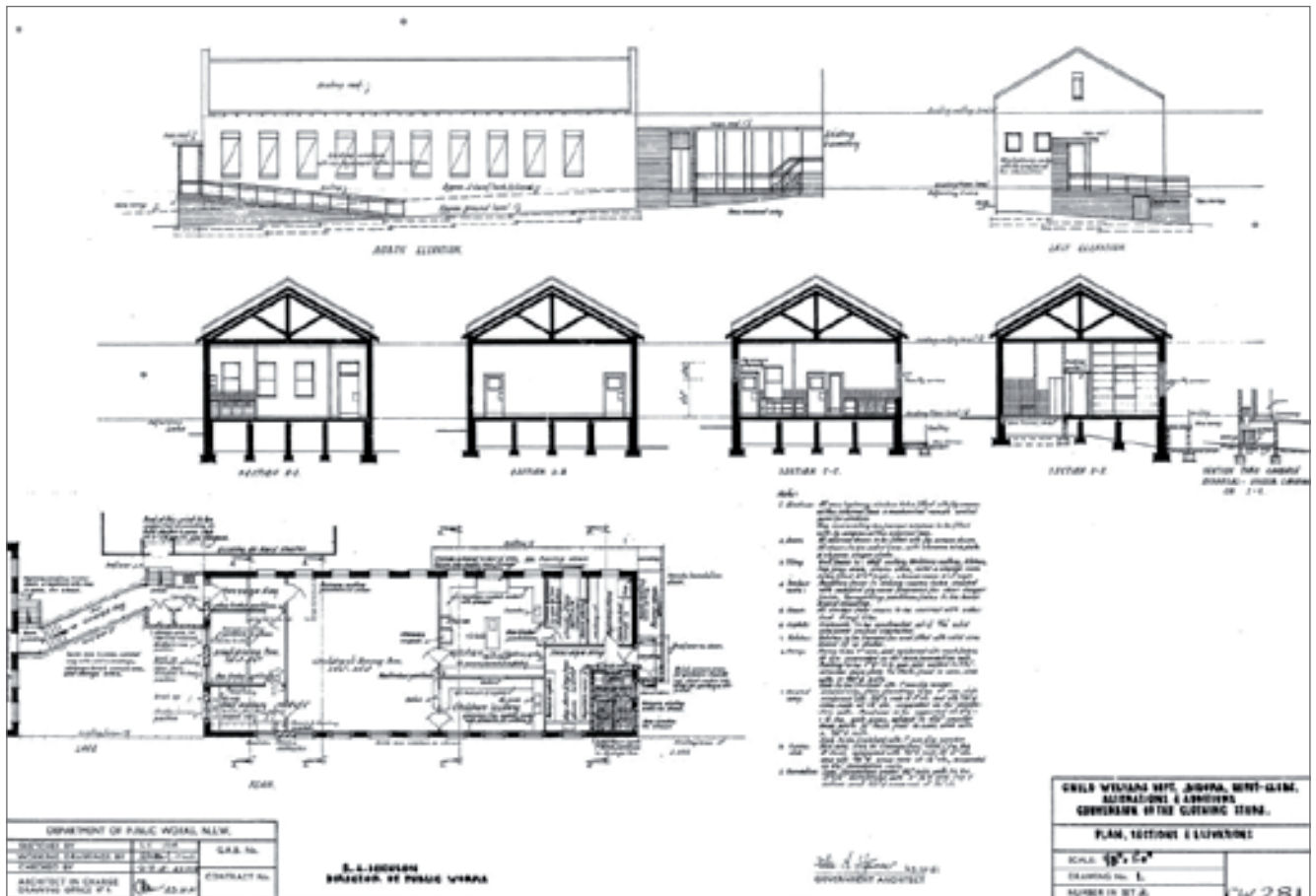


Figure A3.4
Plans for conversion of the Store to dining facilities, by Department of Public Works, 1961.

Source: Plan Services, NSW Finance & Services (Drawing CW20-7)

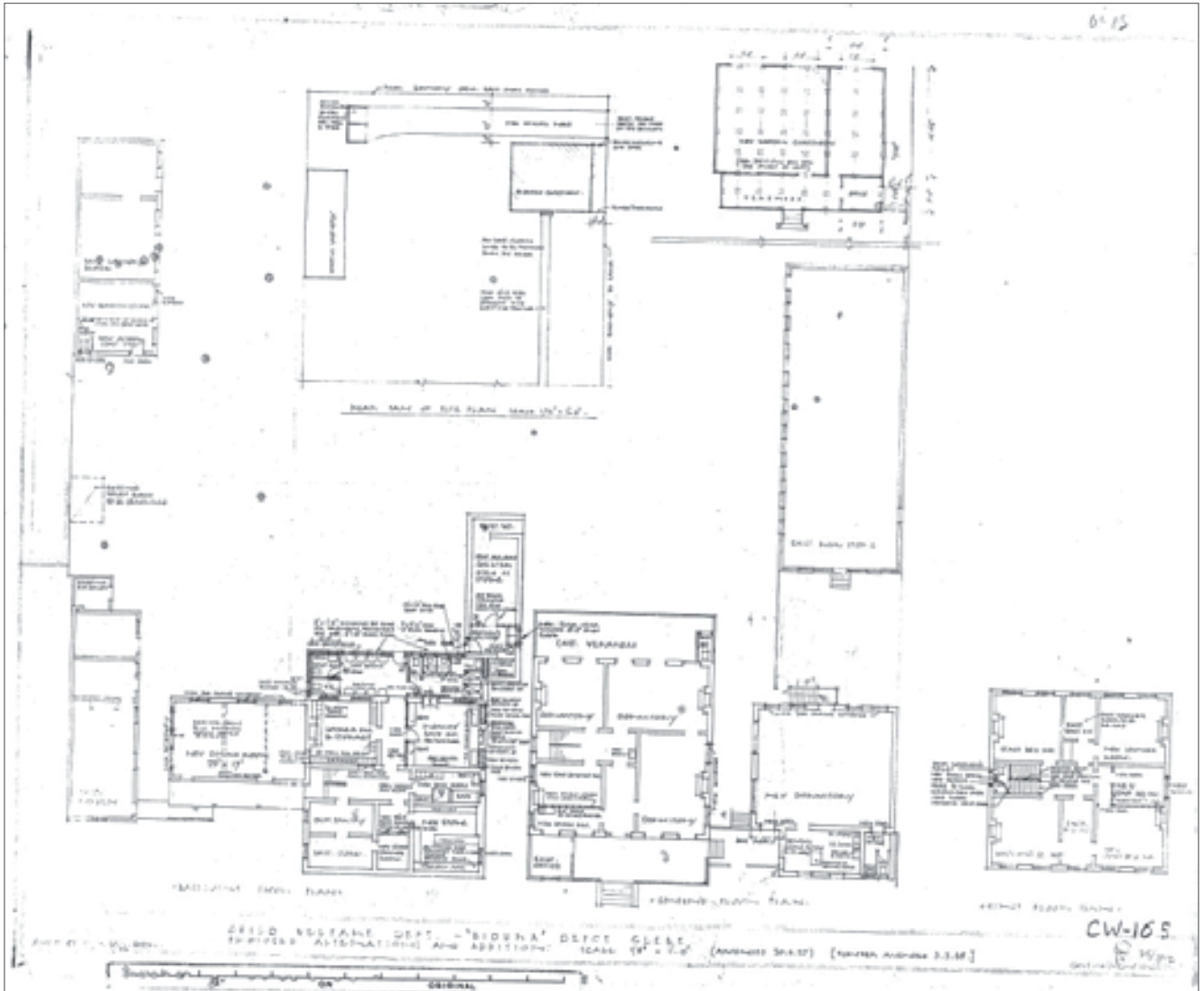


Figure A3.5
Plans for alterations and additions to residence, conversion of ballroom to dormitory and construction of school ('new timber classroom'), by Government Architect, 1956. Details of this drawing follow below, with main alterations identified.

Source: Plan Services, NSW Finance & Services (Drawing CW20-6)

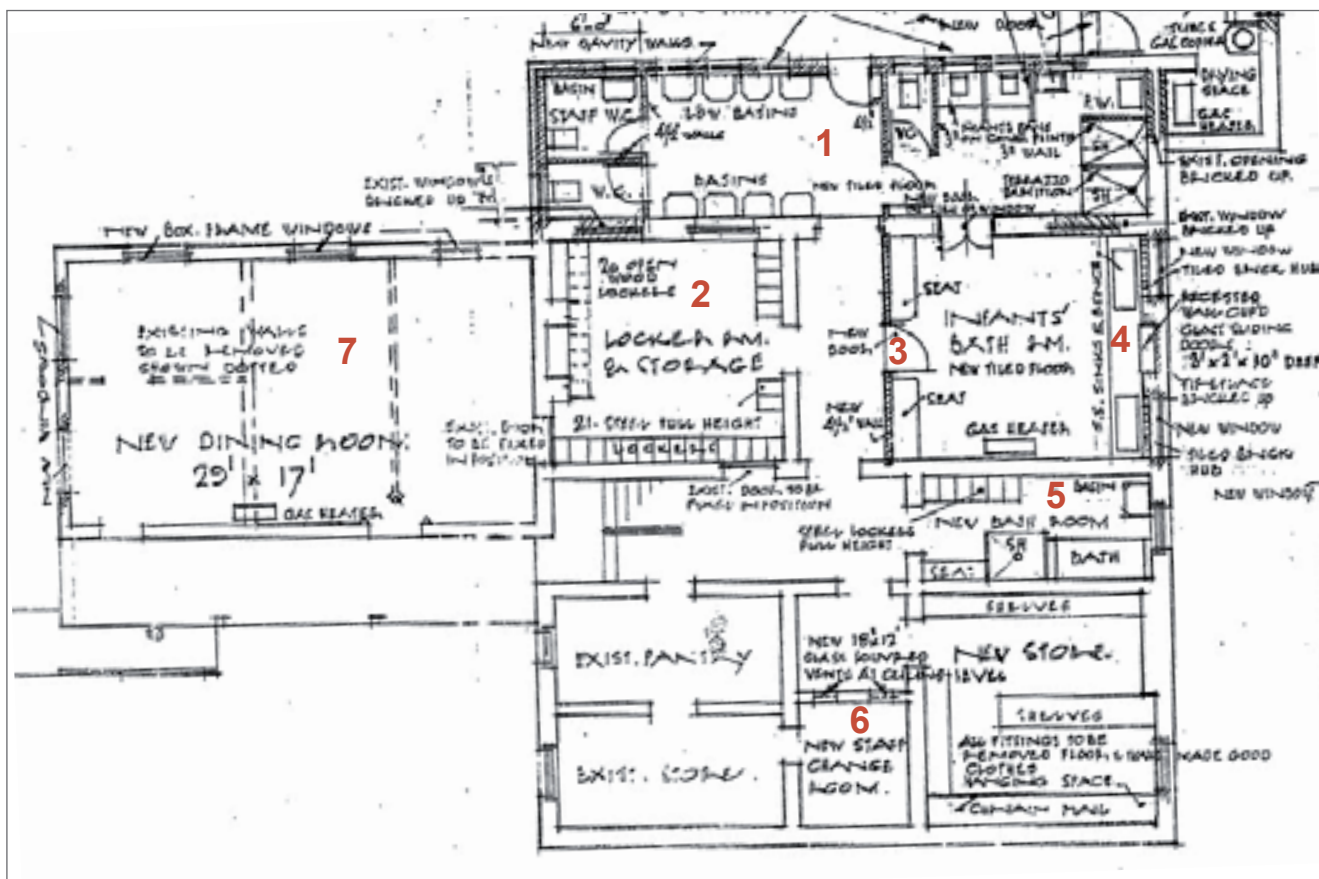


Figure A3.6
Detail of Figure A3.5, showing basement level of Bidura House. Numbers in red refer to Table X below.

TABLE A3.1 : ALTERATIONS SHOWN ON DRAWING CW20-6, BASEMENT LEVEL	
Item	Description
1	Back veranda: new cavity brick enclosing walls with windows, new internal brick walls, terrazzo partitions and WC equipment, 3 windows on house rear wall bricked up, 4th converted to doorway, new tiled floor
2	Lockers installed
3	New brick wall with doorway
4	Fireplace bricked up and recessed cupboard installed, new windows either side of chimney, new sinks, gas heater and new tiled floor
5	New bathroom fittings
6	New glass-louvered vent at ceiling level
7	Internal walls removed, new window frames

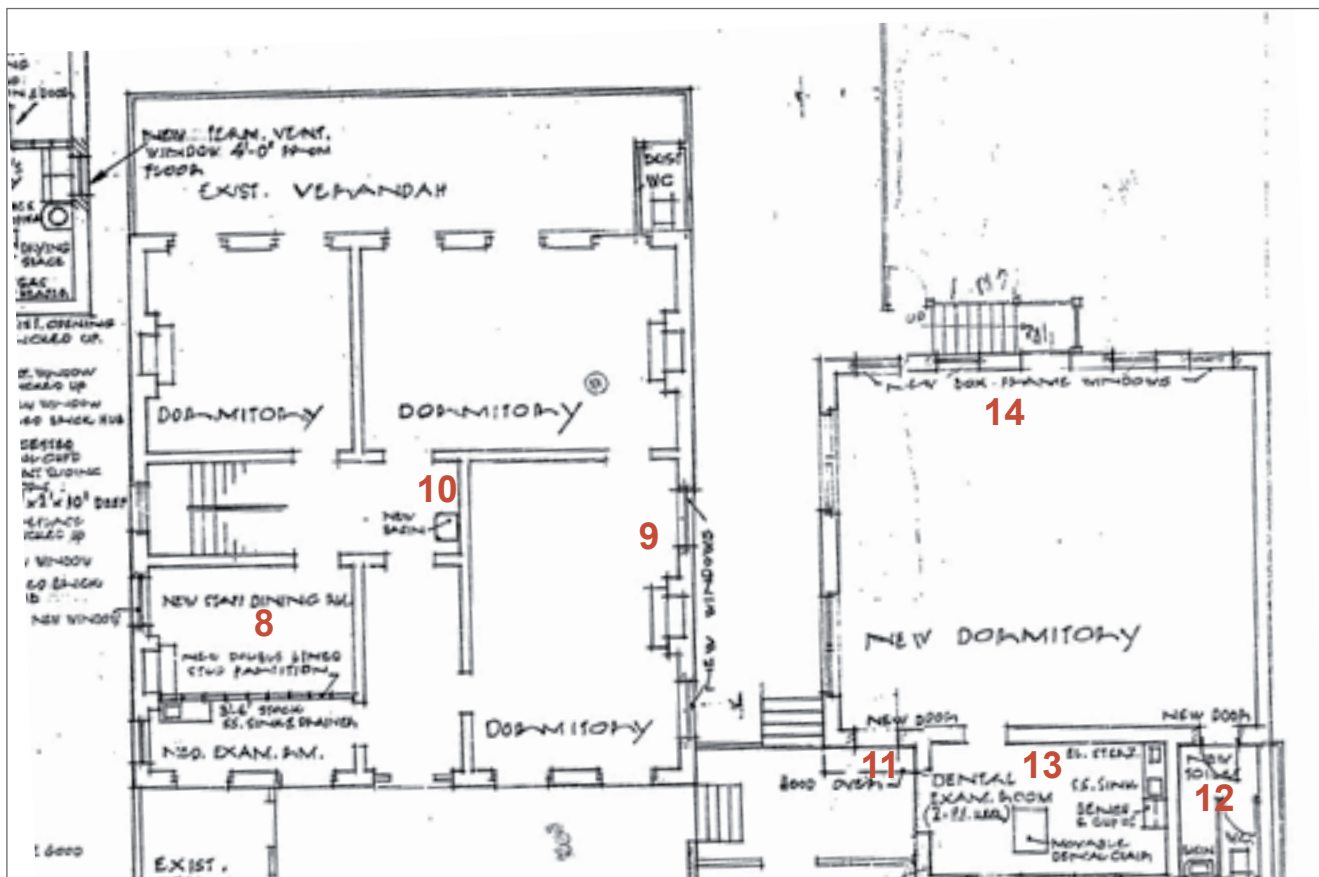


Figure A3.7
Detail of Figure A3.5, showing ground level of residence and ballroom. Numbers in red refer to Table X below.

TABLE A3.2 : ALTERATIONS SHOWN ON DRAWING CW20-6, GROUND LEVEL	
Item	Description
8	New stud wall dividing room, new window in house side wall, new sink
9	Two new windows in house side wall
10	New basin
11	New door with external hood over
12	New toilet addition, new door into ballroom/dormitory
13	New sink and dental surgery equipment
14	New windows to rear wall

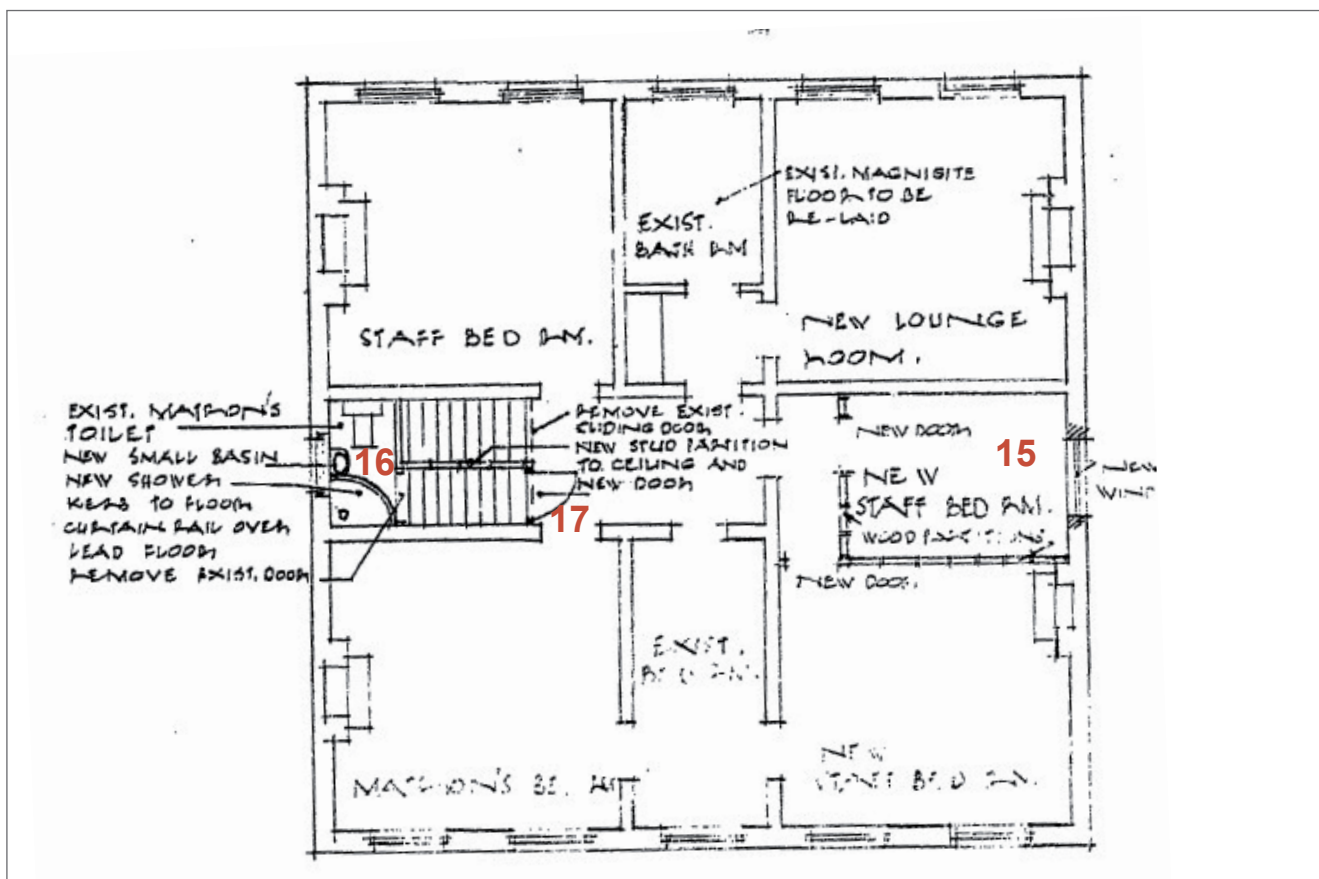


Figure A3.8

TABLE A3.3 : ALTERATIONS SHOWN ON DRAWING CW20-6, FIRST FLOOR LEVEL

Appendix 4: Conservation Works, 1980-1983

The drawings below, by consulting architects Behne Ritchie and Hart Pty Ltd for the Public Works Department, show restorations to the Bidura House group. They are undated but presumed to date from 1979-1980 when the Public Works Department is known to have been planning restorations to Bidura. (Not shown are similar drawings detailing electrical, lighting and ventilation plans.¹)

The drawings are followed by a table detailing the changes shown.

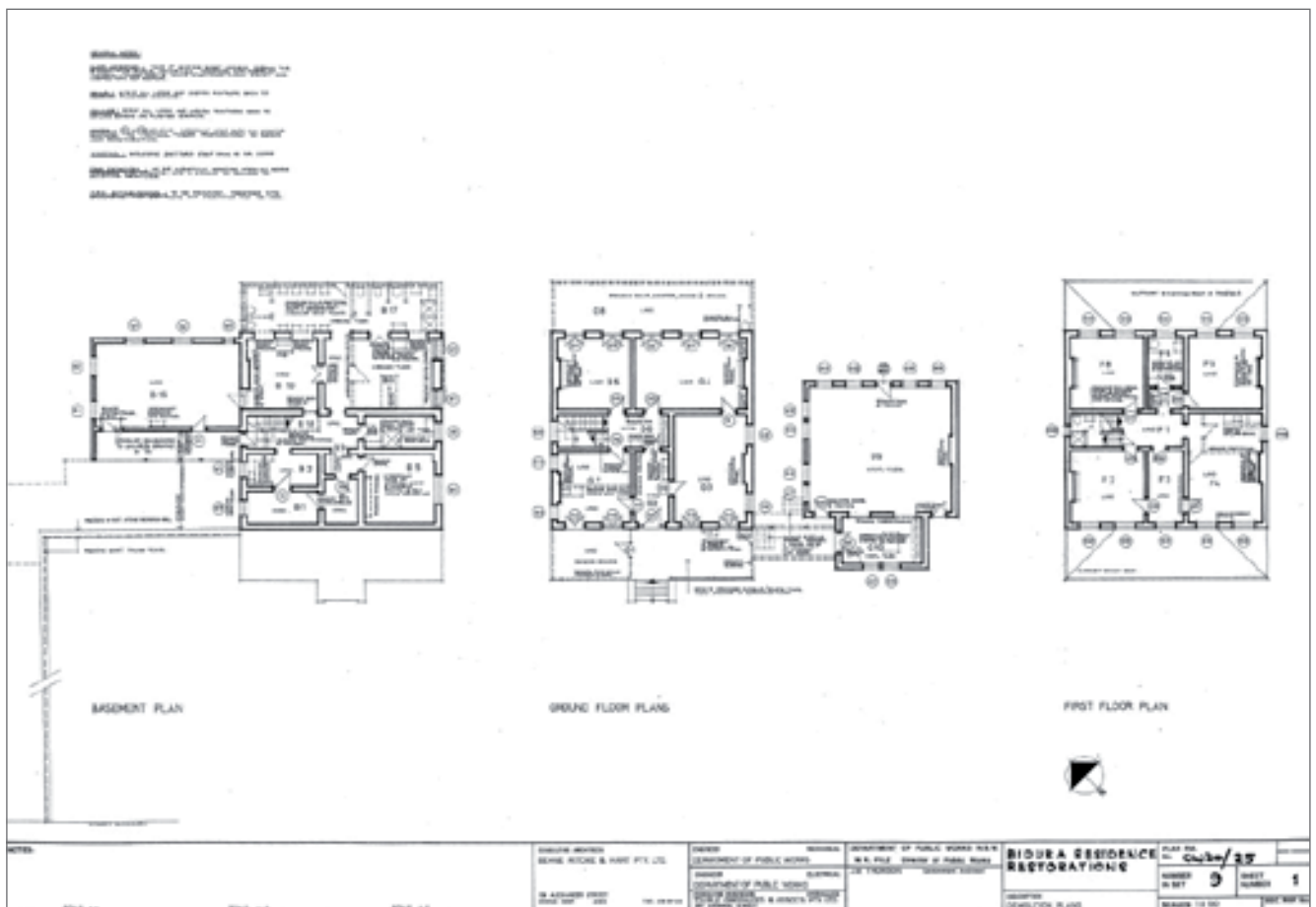


Figure A4.1
Demolition plan for restoration of the Bidura House group, by Behne Ritchie and Hart Pty Ltd, consulting architects, for Public Works Department, undated. Details of this drawing follow below, with main alterations identified.

Source: Plan Services, NSW Finance & Services (Drawing CW20-25)

¹ Drawings CW20-13_43 and CW20-13_44, Plan Services, NSW Finance & Services

TABLE A4.1 : ALTERATIONS SHOWN ON DRAWINGS CW20-25 and CW20-26	
Item	Description
Lower ground floor	
1	Demolish enclosure and WCs including walls, partitions, fittings, floor, etc. In rear wall of house reinstate windows previously bricked up and window previously converted to doorway. Construct new stone floor, timber posts on stone plinths, brick wall at south-east end of veranda.
2	Remove benches, bath, existing windows to side wall, brick internal wall and doorway. Brick up windows.
3	Widen doorway to annex and remove doorframe, remove doorframe to understair area. Construct internal partitions, brick up doorways in south-western and south-eastern walls.
4	Remove understair enclosure. Construct electrical cupboard.
5	Convert bathroom to kitchen, removing partitions, replacing fittings etc.
6	Remove slate and marble paving and set aside, construct two WCs and cleaner's store.
7	Brick up doorway in north-western wall.
8	Remove sink etc. Construct laundry with shower, tubs, etc, and tile floors.
9	Widen north-westernmost doorway. Construct new bathroom, kitchen, cupboard, install new double doors.
10	Demolish concrete pavement in yard. Install new stone flagging to veranda and yard. Replace doorway from house to veranda with window.
Ground floor	
11	Remove veranda walls, windows, floor, ceiling, retaining roof. Remove WC. Install new timber balustrade, posts, floor and boarded wall at south-eastern end.
12	Dismantle marble fireplace mantel and retain, install new kitchen.
13	Remove fireplace enclosure, retain cupboards.
14	Remove dividing wall, fireplace enclosure, sink, wall tiles. Install marble mantel from back room.
15	Remove fireplace enclosure, install marble mantel from first floor.
16	Remove telephones, railings, lino. Install carpet.
17	Remove front veranda office walls, windows, ceiling, lino. Remove electrical/security panels and door and screen to south-eastern end. Install new columns and balustrade to north-western end, remove steps at north-eastern end, install new slate and marble floors, new boarded walls to both ends.
18	In ballroom, remove doorframes to three external doorways, fireplace enclosure, and steps, screens and posts from covered way while retaining roof. Brick up three external doorways, install marble fireplace mantel from first floor.
19	Remove sink, cupboard, etc from vestibule, and timber panels from arches between ballroom and vestibule.
First floor	
20	Retain existing roof structure, install new cladding.
21	Remove bathroom fixtures and vinyl tiles, install new fixtures and ceramic tiles.
22	Dismantle and retain marble fireplace mantel, replace lino with carpet.
23	Remove partitions, sink, cupboard, dismantle and retain marble fireplace mantel.
24	Remove Matron's WC, fixtures, floor, walls and steps. Install new balustrade to stairs.

357 Glebe Point Road, Glebe
Conservation Management Plan
September 2015
Graham Brooks & Associates Pty Ltd

[illegible]

Architectural floor plan of a house with 19 numbered rooms. The plan includes a Verandah (G1), Study (G7), Kitchen (G5), Dining (G4), Living (G3), Hall (G2), Star (G6), and a large Convention Room (G9). It also features a Balcony (G8) and a Verandah (G1). Rooms are numbered 1 through 19 in red. The plan shows various architectural details like doors, windows, stairs, and furniture.

357 Glebe Point Road, Glebe
Conservation Management Plan
September 2015
Graham Brooks & Associates Pty Ltd

First floor level

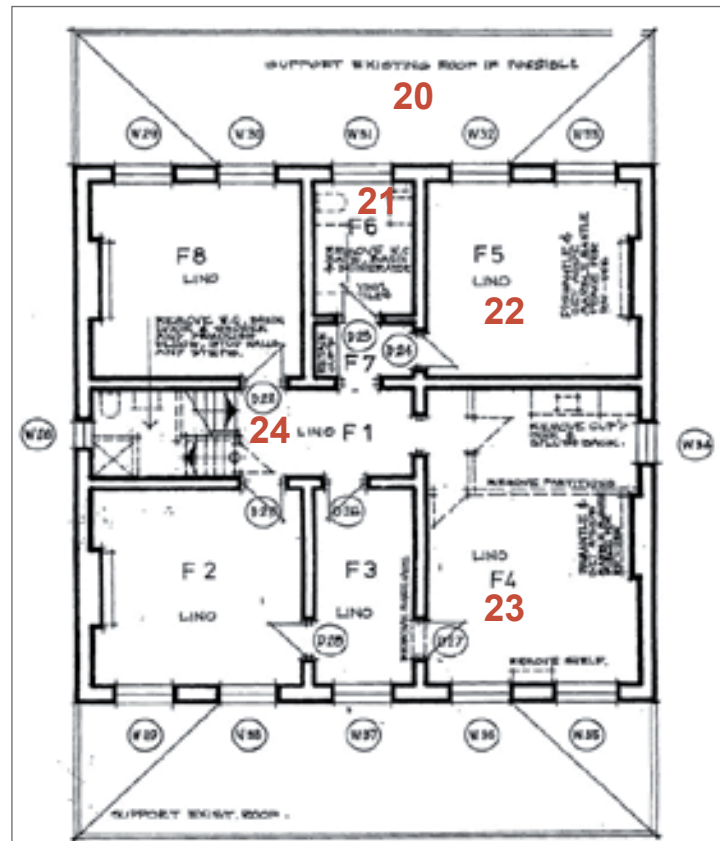


Figure A4.7
Detail of Figure A4.1
showing first floor level
demolition.

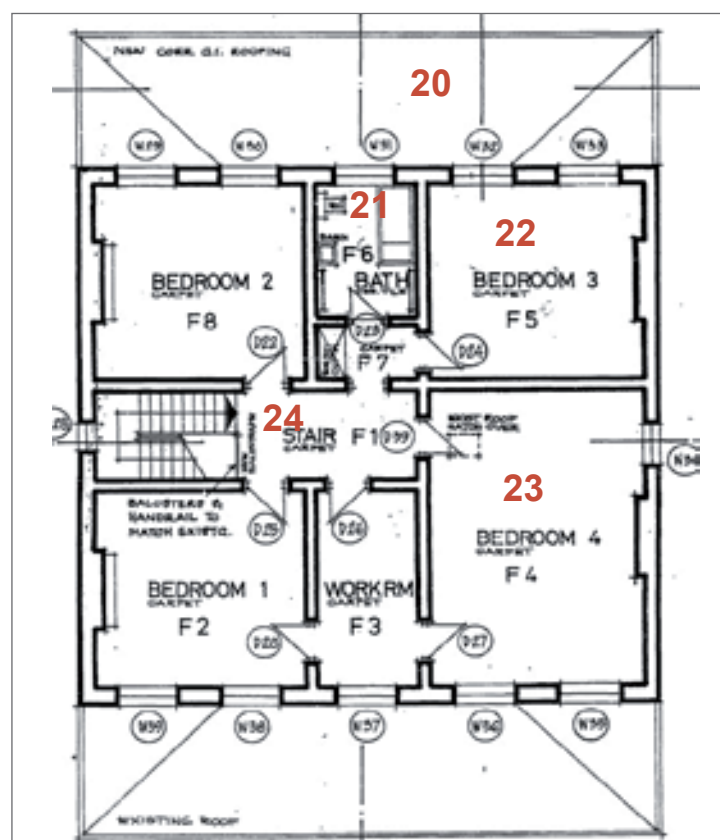


Figure A4.8
Detail of Figure A4.2
showing first floor level
construction.

Appendix 5: Photographic Analysis of Curtilage



Figure A5.1
View looking north-west along Glebe Point Road from the south-western side off the street, south-east of the subject site, with the location of Bidura marked with an arrow



Figure A5.2
View to Bidura House from the opposite side of Glebe Point Road showing that the adjoining development to the south-east, built in close proximity to the street alignment, obscures views to the former Ballroom



Figure A5.3
View to Bidura from Glebe Point Road directly opposite the site. Views to the house from the opposite side of the street are largely screened by the established planting in the front garden



Figure A5.4
View looking north-west along Glebe Point Road, showing that views to Bidura House are obscured by buildings at 355 and 353 Glebe Point Rd when approaching from the south-east. The fence at the front boundary of Bidura can be seen in the background



Figure A5.5
Photograph showing the view to Bidura that is available when approaching from the south-east, only when past the building at 355 Glebe Point Road



Figure A5.6
View to Bidura from the south-eastern entry gate from Glebe Point Road



Figure A5.7
View to Bidura from Glebe Point Road slightly north-west of the site showing views to the house from the opposite side of the street are largely screened by the established planting in the front garden



Figure A5.8
View to Bidura from Glebe Point Road, north-west of the site, showing there are limited views to the north-west and south-west elevations of the house from some locations



Figure A5.9
View to Bidura (behind trees) from Glebe Point Road, north-west of the site, showing that views to the house from the opposite side of the street when approaching from the north-west are largely screened by the established planting in the front garden and the adjacent buildings, which have a zero setback



Figure A5.10
View to the former Ballroom and part of Bidura House from the south-eastern entry gate from Glebe Point Road



Figure A5.11
View to Bidura House and the former Ballroom from the footpath



Figure A5.12
View to Bidura House from the opposite side of Glebe Point Road



Figure A5.13
View south-east along Glebe Point Road showing Bidura House (arrow) obscured by trees and neighbouring buildings



Figure A5.14
View from closer to Bidura from north-west, with Bidura obscured behind trees and neighbouring buildings



Figure A5.15
View from closer to Bidura on north-west side, with partial view available



Figure A5.16
View north-east along driveway from Glebe Point Road, with Bidura House garden behind fence on right and Remand Centre beyond



Figure A5.17
View into subject site from north-west entrance at Glebe Point Road



Figure A5.18
View north-east from inside front fence, showing Remand Centre partly visible beyond



Figure A5.19
View north-east along Forsyth Street from corner of Glebe Point Road, showing apartment buildings located to north-west of Bidura House



Figure A5.20
View west from Forsyth Street at corner of Arden Lane; the apartment building on the left is directly adjacent to the north-western boundary of Bidura.



Figure A5.21
View south-east along Arden Lane, showing rear of Bidura House visible beyond private garage



Figure A5.22
Closer view towards south-east in Arden Lane, showing rear of Bidura House



Figure A5.23
View south-east from corner of Forsyth Street and Avon Lane, with section of Remand Centre boundary wall visible beyond



Figure A5.24
View north-east along Forsyth Street from corner of Avon Street, indicating the mixed character of the Glebe Point Heritage Conservation Area



Figure A5.25
View north-east along Forsyth Street, north-east of Avon Street



Figure A5.26
View south-east along Avon Street near Forsyth Street



Figure A5.27
View west along Avon Street



Figure A5.28
View west in Avon Street, showing no. 10 Avon Street, part of the Bidura property until 1904



Figure A5.29
View west in Avon Street, showing no. 8 Avon Street, part of the Bidura property until 1904, and on the left, the well-treed publicly accessible area at the rear of the subject site



Figure A5.30
View south-west in Avon Street, showing rear landscaped area and rear of Remand Centre



Figure A5.31
View south-west from corner of Avon Street and Ferry Lane,
showing rear of Remand Centre



Figure A5.32
View west from corner of Avon Street and Ferry Road, with rear of
Remand Centre visible between houses



Figure A5.33
View west from slightly further south on corner of Avon Street
and Ferry Road; the Remand Centre is no longer visible past the
temporarily de-roofed house.



Figure A5.34
View west from Ferry Road



Figure A5.35
View north-west from Ferry Road



Figure A5.36
Contextual view south-west along Ferry Road



Figure A5.37
View north from corner of Ferry Road and Ferry Lane, showing Remand Centre in distance



Figure A5.38
View north-west from Ferry Lane, showing rear of Bidura House and Ballroom



Figure A5.39
View north-west along Ferry Lane, showing rear of Bidura House and Ballroom



Figure A5.40
View west from Ferry Lane, showing rear of Bidura House, with boundary wall of Remand Centre on right.



Figure A5.41
View south-west along Ferry Lane, showing Bidura Ballroom and part of House, with boundary wall of Remand Centre on right.