



Business Paper

Shire Strategic Planning Committee

Monday, 1 April 2019

6:30pm

**Council Chambers,
Level 2, Administration Building,
4-20 Eton Street, Sutherland**

SUTHERLAND SHIRE

ORDER OF BUSINESS

- 1. ACKNOWLEDGEMENT OF COUNTRY**
- 2. APOLOGIES**
- 3. DISCLOSURES OF INTEREST**
- 4. CONFIRMATION OF MINUTES OF THE PREVIOUS MEETINGS**
- 5. PRESENTATIONS**
- 6. REPORTS FROM OFFICERS**
 - PLN009-19 SSDCP 2015 – Draft Amendment 5 – Boarding Houses
 - PLN010-19 Results of Exhibition of Development Contribution Plans Amendment 2
 - PLN011-19 Planning Proposal to Heritage List 65 Hotham Road Gynea
- 7. QUESTIONS**
- 8. CONSIDERATION OF BUSINESS IN CLOSED SESSION**
- 9. CONFIDENTIAL REPORTS FROM OFFICERS**

**PLN011-19 PLANNING PROPOSAL TO HERITAGE LIST 65 HOTHAM ROAD
GYMEA**

PLN011-19**Attachments:** Appendix A [↗](#) and Appendix B [↗](#)**EXECUTIVE SUMMARY**

- A detailed heritage assessment of the house at 65 Hotham Road GyMEA, by consultants Architectural Projects Pty Ltd, has concluded that the house has local heritage significance (Appendix A).
- Macquarie Health Corporation plans to substantially redevelop the site to meet growing health needs and contend that the retention of the house is problematic (Appendix B).
- The Sutherland Shire Local Planning Panel supports the Planning Proposal proceeding to the Department of Planning and Environment for a Gateway Determination. The Planning Proposal proposes to amend SSLEP2015 by adding 65 Hotham Road GyMEA to Schedule 5 Environmental Heritage.
- If Council wishes to begin the process of listing the house as a heritage item in SSLEP2015, the Planning Proposal must now be forwarded to NSW Planning and Environment for a Gateway Determination.
- This report seeks Council's endorsement to submit the proposed heritage listing for Gateway Determination.

REPORT RECOMMENDATION**THAT:**

1. Council endorses the Planning Proposal to add 65 Hotham Road GyMEA to Schedule 5 Environmental Heritage, for submission to NSW Planning and Environment for a Gateway Determination.
2. Subject to a positive Gateway Determination, the Planning Proposal be exhibited in accordance with Council's policies and the conditions of the Gateway Determination.

PURPOSE

This report seeks Council's endorsement of the Planning Proposal for submission to NSW Planning and Environment for a Gateway Determination

BACKGROUND

A development application DA18/0788, lodged on 3 July 2018 on behalf of the property owners President Private Hospital Pty Ltd, originally seeking demolition of the house at 65 Hotham Road GyMEA to allow the construction of a car park. A total of 84 public submissions to the development proposal were received by Council. Many of these submissions objected to the demolition of the house because of its historical significance.

The house had been previously recommended for heritage listing in the heritage review conducted in 1993 by consultants Perumal Murphy Wu, but Council did not proceed with the listing at that time.

On 5 November 2018, Council considered a preliminary heritage assessment of the house at 65 Hotham Road GyMEA and resolved to apply an Interim Heritage Order (IHO) over the house (PLN049-18). The IHO was published in the Government Gazette on 23 November 2018.

During the period of an IHO, councils are required to arrange for a detailed heritage assessment to determine if the item warrants statutory listing. This assessment has been completed. The Council must then either initiate listing of the item or allow the IHO to lapse.

DISCUSSION

The Heritage Study

Council commissioned consultants Architectural Projects Pty Ltd to do the detailed heritage assessment, which is attached as Appendix A.

The house and site were assessed as having historic significance at a local level:

- for their ability to evidence an early poultry farm in the Sutherland Shire;
- historic associational significance through the associations with Hotham Farm;
- aesthetic significance at a local level as a fine and substantial local example of a late Federation period house;
- social significance at a local level because of its former uses; and
- rarity significance at a local level.

The Assessment of Significance of "Hotham House", concludes that the house and garden meet the threshold for listing as a heritage item of local significance in the Local Environmental Plan (SSLEP2015).

Sutherland Shire Local Planning Panel

At its meeting on 19 March 2019, the Sutherland Shire Local Planning Panel supported the Planning Proposal proceeding to the Department of Planning and Environment for a Gateway Determination, noting that the proposed heritage listing has been subject to independent advice by a heritage expert engaged by Council.

Listing the House as a Heritage Item

Within six months from the date the Interim Heritage Order (IHO) is made (that is, by 23 May 2019), Council is required by legislation to resolve whether or not to place the item on the heritage schedule of SSLEP2015, through a LEP amendment, or the IHO will lapse. Should Council resolve to heritage list the item, the Interim Heritage Order will remain effective for 12 months. By the end of this period, the amendment to the Local Environmental Plan must be prepared, exhibited and gazetted.

The first step in amending the LEP is to refer a Planning Proposal to amend SSLEP2015 to the Department of Planning and Environment to seek a Gateway Determination, which will allow Council to exhibit the proposed draft LEP amendment.

Correspondence from Owner

A letter from the Director of Macquarie Health Corporation Ltd, which owns President Private Hospital, was received on 15th March 2019 (Appendix B). Macquarie Health Corporation plans to substantially redevelop the site to meet growing health needs. With this intent in mind, retention of the proposed heritage house at 65 Hotham Road is problematic. Macquarie Health Corporation contend that the house has significant fire non-compliance and access non-compliance issues. They propose alternative measures to memorialise the history of Hotham House.

Retention of a heritage building can be challenging, expensive, and can, at times, affect redevelopment options. However, many heritage listed buildings in NSW are adapted for reuse. The arguments put are not considered sufficient to not proceed with the listing.

RESOURCING STRATEGY IMPLICATIONS

Management of Council's LEP is conducted within the existing budget and resources of Strategic Planning.

COMMUNITY ENGAGEMENT

Subject to a positive Gateway determination, public exhibition will be undertaken as required by the conditions issued by NSW Planning and Environment. Community engagement is expected to include:

- Public exhibition of the planning proposal on Council's Join the Conversation website with the opportunity for members of the public to prepare submissions in response.
- Publication of an advertisement in a local newspaper prior to the exhibition.

- Exhibition of the planning proposal and supporting documentation at all Sutherland Shire Council libraries and the Administration Building.
- Notification letters sent to the owner of the property and neighbours.

STRATEGIC ALIGNMENT

Community Strategic Plan Strategy	Delivery Program (2017-2021) Deliverables
4.1 Create and strengthen community connections through shared cultural experiences	4C Implement legislative requirements to ensure environmental , archaeological and Aboriginal heritage are conserved and valued
4.1.1 Identify and appreciate places, spaces and stories that contribute to our Sutherland Shire identity.	

POLICY AND LEGISLATIVE REQUIREMENTS

The Environmental Planning and Assessment Act and Regulations require Council to submit all Planning Proposals for a Gateway Determination before placing on public exhibition. The recommendations contained in this report will initiate this process and lead to the amendment of SSLEP2015.

CONCLUSION

An Interim Heritage Order was placed on the house at 65 Hotham Road Gymea in accordance with Council resolution (PLN049-18). A detailed heritage assessment of the house by consultants Architectural Projects Pty Ltd concluded that the house has local heritage significance (Appendix A). It is therefore appropriate to amend SSLEP2015 by adding 65 Hotham Road Gymea to Schedule 5 Environmental Heritage.

Macquarie Health Corporation plans to substantially redevelop the site to meet growing health needs and the retention of the house is problematic. However, many heritage listed buildings in NSW are adapted for reuse.

The Sutherland Shire Local Planning Panel supports the Planning Proposal proceeding to Gateway.

This report seeks Council endorsement to send the Planning Proposal to NSW Planning and Environment for a Gateway Determination, and, subject to a positive Gateway Determination, to publicly exhibit the proposed amendment.

RESPONSIBLE OFFICER

The officer responsible for the preparation of this Report is the Acting Manager of Strategic Planning, Beth Morris, who can be contacted on 9710 0523.

File Number: 2018/319322

Architectural Projects*

Job No. 1810 – 65 Hotham Road, Gynea
Heritage Assessment Review
March 2019

Document

Project: 65 Hotham Road, Gympie

Project No: 1810

Document Control

Version	Date	Document	
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		Author	Jennifer Hill <small>Director Registered Architect 4811</small>
		Verification	Elizabeth Gibson <small>Associate</small>
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TABLE OF CONTENTS

1. EXECUTIVE SUMMARY.....	1
1.1. BACKGROUND.....	1
1.2. HISTORICAL RESEARCH.....	1
1.3. PHYSICAL DESCRIPTION.....	2
1.4. STATEMENT OF SIGNIFICANCE.....	2
1.5. CONCLUSION.....	3
2. INTRODUCTION.....	4
2.1. BACKGROUND.....	4
2.2. SITE LOCATION AND DESCRIPTION.....	4
2.3. AUTHORSHIP.....	4
2.4. LIMITATIONS.....	4
2.5. METHODOLOGY.....	4
2.6. SITE INSPECTION.....	4
3. HISTORICAL CONTEXT.....	5
3.1. HISTORY OF THE AREA.....	5
3.2. TIMELINES.....	5
3.3. HISTORY OF THE SITE.....	8
3.4. HISTORIC THEMES.....	16
4. PHYSICAL DESCRIPTION.....	17
4.1. DESCRIPTION OF 65 HOTHAM ROAD, GYMEA.....	17
4.2. COMPARATIVE ANALYSIS.....	17
4.3. FEDERATION BUNGALOW STYLE.....	18
5. STATEMENT OF SIGNIFICANCE.....	19
5.1. THE SIGNIFICANCE OF 65 HOTHAM ROAD, GYMEA.....	19
5.2. CONCLUSION.....	20
6. BIBLIOGRAPHY.....	21
7. LIST OF ILLUSTRATIONS.....	23

1810 | 65 HOTHAM ROAD, GYMEA**1. EXECUTIVE SUMMARY****1.1. BACKGROUND**

The report, which assesses the property 65 Hotham Road, GyMEA, is currently the subject of a Heritage Assessment Review. Architectural Projects Pty Limited were commissioned by Sutherland Council in December 2018.

In September 2018, Sutherland Council sought an interim Heritage Order to stop demolition of Hotham House, to enable Council to undertake a review of the heritage value of the property for possible listing on the LEP, and to engage in talks with Macquarie Health to seek preservation and adaptive reuse of the house.

1.2. HISTORICAL RESEARCH

In 1912 Isabella Tildesley, wife of Albert Tildesley, leased Lot 7 Section 12 of DP 801 from the Holt Sutherland Estate. The land comprised 5 acres at the corner of Hotham Road and Woronora Road (now President Avenue). Albert Tildesley was Secretary of the Balmain Rozelle branch of Starr Bowkett Society. Albert and Isabella had three sons Ron, Allan and Bert. The house, first known as 'Ron-al-Bert' after the three sons, was built in circa 1912 and the ballroom added soon after. The house was built by an English bricklayer Sid Zealey, who was also resident of Hotham Road.

The importance of the Hotham Poultry Farm is identified in a newspaper article in 1926:

"The Hotham Poultry farm, at Sutherland,... owned and managed by A. H. Tildesley, is probably one of the best, if not the best, equipped establishments of this kind in Australia..."

By 1924, Albert Tildesley said Hotham Poultry Farm, referred to as "Hotham Mammoth Poultry Farm", was largest poultry farm in the State.

A fire at Hotham House in June 1925 began in the office, and spread into the ballroom and other rooms, destroying records of the Starr Bowkett Society. In June 1927, Tildesley was charged with having stolen funds from the Balmain and Rozelle Starr-Bowkett and Building Society. Tildesley was tried and found guilty in September 1927, sentenced to three years hard labour. The property offered for auction sale in June 1928.

The Hotham Farm property was described at the time of the sale as follows:

The area consists of 10 acres. The residence, which is surrounded by its own lawns and gardens, includes tennis court and consists of dining-room, ballroom, or billiard-room, kitchen, breakfast-room, 6 bedrooms, TWO GARAGES. The farm is capable of housing 12,000 head of poultry all netted, connected with water, storerooms, feed houses, and incubator house, are all complete and ready for immediate use. The whole of the area is on the Southern slope of the hill, is well drained and fowl houses all have northerly aspects."

Frederick Thomas Turner purchased Hotham Farm in 1928. Like Tildesley, Frederick Turner was a significant and active figure in the Poultry Farming industry. He was a regular and successful exhibitor at poultry shows, and was responsible for the establishment of the White Campbell duck breed, bred from a white "sport" discovered in a hatch amongst his Khaki Campbells.

A photograph of Hotham Farm dated circa 1930's, shows the house and garden setting.

Turner's wife Bridgette had been Catholic, and so Turner allowed the Church to use the Ballroom to hold parish dances and balls.

In 1946, Lot 7 Sec 12 DP 801 was purchased by Joseph Horace King. King built on Turner's work to refine the breeding of White Campbell ducks. In 1947, the weekly newspaper "Poultry" featured King's Duck Farming innovations. In 1956, Joseph King and Anne McIntyre subdivided the estate, and began to sell off lots for housing.

1810 | 65 HOTHAM ROAD, GYMEA

In 1969, King approached Council with a scheme for a Convalescent Hospital on Lots 24 and 24A DP 26995. Later that year several lots adjoining Hotham House were sold to President Pty Ltd. The estate of the late Joseph Horace King retained ownership of No. 65 (Lot 24A DP 24995). The hospital was under construction in August 1973, in cream brick with concrete roof, sitting low on the adjoining site. Hospital commenced operation in 1975. Numerous extensions to the hospital occurred from that time. Hotham House was purchased by Macquarie Health in 1994, and was used as a Sports Medicine Clinic.

In September 2018, Sutherland Council sought an interim Heritage Order to stop demolition of Hotham House, to enable Council to undertake a review of the heritage value of the property for possible listing on the LEP, and to engage in talks with Macquarie Health to seek preservation and adaptive reuse of the house.

1.3. PHYSICAL DESCRIPTION

A large single storey freestanding residence that dates from the late federation period, predating the vast majority of residential development in the precinct. The building displays features of the Federation Bungalow Style and is set on a wide site that has been subdivided. Originally built on a rural 5-acre block, Hotham House is now located in a suburban setting adjoining President Hospital Building and has partially lost its historic context. The building is setback approximately 16 metres from the street. The site is unfenced, with a driveway on the north boundary accessing a rear parking area. The site is turfed and features a concrete circular path, with a central Norfolk Island Pine, and provides an appropriate setting for the structure. The view of the site has been developed as a bitumen carpark, and the hospital has extended onto the site at the south west corner.

The façade presents an asymmetrical elevation with a tuck-pointed face brick finish on a common brick base course. A recessed panel with roughcast finish features below window groupings and timber balustrading. The roof is gabled and hipped with a medium pitch and has exposed eaves. The roof is clad in Decramastic metal roofing tile sheets, and features face brick chimneys with decorative brick corbelling and battened and shingled gable end details. A decorative timber verandah extends across the original façade and returns to the north side. The verandah features paired timber posts on brick piers with art nouveau timber detail consistent with its late federation period construction date. The entry is marked by a small gablet and central stair. A ballroom has been added to the south. The door is located centrally to the original form, and features sidelights and a fanlight. Fenestration comprises vertically proportioned timber frame casement windows, often grouped in three, with fine leadlight. The rear of the house has a utilitarian character, and comprises a number of additions, linked by a covered walkway accessing the hospital to the south.

The interior features fine decorative plaster ceilings and cornices, decorative ventilators, timber mantelpieces, moulded architraves, picture rails and skirting boards. The ballroom features face brick wall finishes and a timber lined ceiling.

1.4. STATEMENT OF SIGNIFICANCE

The house and site at 65 Hotham Road have **historic significance** at a local level for their ability to evidence an early poultry farm in the Sutherland Shire. It is significant for its associations with the early development of poultry farming. The site evidences the early leasehold rural development, and occupation of the 5 acre lots on the Holt Sutherland estate between Sutherland and Sylvania. The house was built as the homestead to Hotham Farm, where under Tildesley, Turner and King, significant advances were made in poultry breeding and raising.

The house provides a link to the time when poultry farming was the main primary industry in Sutherland Shire. Hotham Farm represents the most successful primary industry in the district, - a landmark business of local and state importance. Hotham House is a reminder of the importance and the relative prosperity of some poultry farmers at this time.¹

¹Curby, Pauline. Submission to Council DA.

1810 | 65 HOTHAM ROAD, GYMEA

The house and its setting reflect the growing affluence of the area during the boom years, the first phase of suburbanisation post 1911. The dwelling, and particularly the ballroom, has **historic significance** at a local level for its ability to illustrate a way of life, and an aspect of social life in Sutherland at the beginning of WWI. Hotham House was an important social centre for local people in an isolated area. Originally built to host Starr Bowkett Society events and parties (Tildesley Period), the ballroom later accommodated Parish Dances and Balls. (Turner period)

The house provides evidence of both the social and economic life of the time prior to the construction of the Sutherland/Cronulla railway branch line.

The house has important **historic associational significance** through the associations with Hotham Farm, and with Arthur Tildesley, and later owners Frederick Turner and Joe King. Tildesley built the house and ballroom and established Hotham Farm, which was at one time the largest poultry farm in the state. Tildesley was well known locally before and after his incarceration. His court case attracted great interest in the press. Subsequent owners Turner and King made significant advances in poultry farming during their time at Hotham House and farm.

The house and garden at 65 Hotham Road have **aesthetic significance** at a local level as a fine and substantial local example of a late Federation period house constructed in the Federation Bungalow style, in a garden setting. The Norfolk Island Pine and circular path contribute to the setting.

The house has **social significance** at a local level, and is remembered well by many older residents, because of its former uses, and rarity. Some community groups have shown interest in the building and site. The history of the building has been recorded in historical society publications. The building was proposed for heritage listing prior to the demolition proposal.

The house has **rarity significance** at a local level. Few original rural homesteads survive in the local government area. The ballroom is a rare element on this type of residence and in the LGA.

The house and garden setting have **representative significance** at a local level as a fine example of substantial and intact federation bungalow.

1.5. CONCLUSION

The Assessment of Significance of "Hotham House", 65 Hotham Road, GyMEA confirms that the house and garden meet the threshold for listing as a heritage item of local significance on the Local Environmental Plan.

1810 | 65 HOTHAM ROAD, GYMEA

2. INTRODUCTION**2.1. BACKGROUND**

The report, which assesses the property 65 Hotham Road, GyMEA, is currently the subject of a Heritage Assessment Review. Architectural Projects Pty Limited were commissioned by Sutherland Council in December 2018.

In September 2018, Sutherland Council sought an interim Heritage Order to stop demolition of Hotham House, to enable Council to undertake a review of the heritage value of the property for possible listing on the LEP, and to engage in talks with Macquarie Health to seek preservation and adaptive reuse of the house.

2.2. SITE LOCATION AND DESCRIPTION

The building is located on the west side of the street. The site, Lot 24A in DP 26995 has been subdivided from the original 5-acre lot of the Holt Sutherland Estate, the site is 1625m².

2.3. AUTHORSHIP

The report has been prepared by a team consisting of the following key members:

Jennifer Hill – Architectural Projects Pty Ltd – Heritage Architect

Elizabeth Gibson – Architectural Projects Pty Ltd – Heritage Architect

2.4. LIMITATIONS

A time frame of 4 weeks was established for the preparation of the Report. No access was given to the building. Interior descriptions rely on a series of detailed photographs provided by Council. Access was given to records held by the Council. No physical intervention was undertaken to prepare this report. No historical archaeological work was commissioned for the report.

2.5. METHODOLOGY

The report confirms whether the Heritage Assessment has been prepared in accordance with the methodology outlined in J. S. Kerr, *The Conservation Management Plan* by Dr James Semple Kerr (7th Edition 2013) and whether the report complies with the principles of the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter) and its guidelines. The methodology used in the Heritage Assessment is that recommended by the NSW Heritage Office.

2.6. SITE INSPECTION

The site was inspected from the street on 15.2.2019. Physical descriptions, condition and integrity assessments were carried out with the aid of a series of detailed photographs taken by Council on 16 August 2018 and an analysis of documentary evidence.

1810 | 65 HOTHAM ROAD, GYMEA**3. HISTORICAL CONTEXT****3.1. HISTORY OF THE AREA**

The site lies on the border of Kirrawee and GyMEA, an area that was part of Thomas Holt's Sutherland Estate.

The northern area of Kirrawee was originally included in Crown land auctions on 13 March 1856, where it was within the area described as being at the GyMEA Ground², but remained unsold until purchased by Thomas Holt on 31 December 1862 as part of his South Botany (later Sutherland) Estate. It is part of the GyMEA Ground described in Walker's 1868 Report on the Sutherland Estate as follows: *"This is a fine square block of high Land and is called the GyMEA Ground on account of the quantity of GyMEA or Gigantic Lilly, which grows on the land, and is very valuable for manufacturing into paper."*

When first subdivided in the "Holt-Sutherland Estate" in 1882 it was included in the suburban portions between townships Sylvania & Sutherland. It was from around that time regarded as part of Sutherland as it was accessed from Sutherland Railway Station.³

By the start of WWII, poultry farming had become the pre-eminent primary industry in the district, particularly on less fertile lots. Curby notes that this occurred as fruit growing in Sydney and adjacent areas declined. An increasing proportion of land in country New South Wales was under agriculture, a trend given impetus by the construction of the Burrinjuck Dam in 1907. Water from this dam helped open up the Murrumbidgee Irrigation Area where fruit and market garden crops were produced. Other areas of the state were also cleared and made into small farms in the wake of the closer settlement movement. Therefore, farmers in Sutherland Shire and in other parts of Sydney gradually turned to poultry farming which could be successfully managed on small holdings with relatively poor soil.^{4,5}

It was not until the 1950s that Kirrawee became heavily settled, with many families looking to resettle after World War II.⁶

3.2. TIMELINES**TIMELINE OF LOT 24A, DP 26995 65 HOTHAM ROAD, GYMEA (ALSO KNOWN AS 63 HOTHAM ROAD, GYMEA)**

1862 (31 December)	Crown grants to Thomas Holt portions 106 and 107 of the Parish of Sutherland
1912	Isabella Tildesley, wife of Albert Henry Tildesley, accountant of Rozelle, leased 5 acres of land from the Holt Sutherland Estate being Lot 7, Section 12 of DP 801
1914 (11 November)	Isabella Tildesley purchased Lot 7, Section 12 of DP 801 (Holt Sutherland Estate) (Vol 2597 Fol 159) [Transfer no: A190749]
1915 (14 August)	Further acquisitions of land by the Tildesleys followed soon after, with the acquisition of Lot 8, Section 12 of DP 801, and Lots 11 and 12, Section 13 of DP 1660.
1920	Tildesley has acquired Lots 5 and 6, Section 12 of DP 801, and Lot 13 Section 13 of DP 1660.
1925 (16 June)	Fire at Hotham House, in office extending to the ballroom and other rooms (Truth, 14 August 1927 plc). Records of Starr Bowkett Society destroyed.
1927 (21 September)	Albert Henry Tildesley was convicted of 3 counts of forgery and uttering

² NSW Government Gazette No 21 of 7 February 1856 folios 411-3

³ "Origin of Suburbs" (PDF). www.sutherlandshire.nsw.gov.au. Retrieved 11 February 2019.

⁴ M. Christie, The Sydney Markets, 1788-1988, Sydney Market Authority, Sydney, 1988, p. 92

⁵ Curby, Pauline Submission to Council DA

⁶ "Origin of Suburbs" (PDF). www.sutherlandshire.nsw.gov.au. Retrieved 11 February 2019.

1810 | 65 HOTHAM ROAD, GYMEA

1928	Albert Henry Tildesley in Bankruptcy
1928 (5 April)	Isabella Tildesley transferred the property to William Harrington Palmer of Sydney, Official assignee (Vol 2591 Fol 159)
1928 (June)	Hotham Poultry Farm offered for auction sale under instructions from W.H. Palmer, Official assignee and passed in. (Daily Telegraph Sat 30 June 1928, p22) Sale to Frederick Thomas Turner, Poultry Farmer of Sutherland
1929 (15 May)	Certificate of Title to Frederick Thomas Turner, Poultry Farmer of Sutherland (4296-59)
1938	Frederick Thomas Turner, Poultry Farmer part Lot 7, Section 12
1938 (20 April)	Sales of Part Lot 7 to Commissioner for Railways (4296-59)
1946 (19 July)	Transfer to Joseph Horace King, refrigeration engineer, and widow Annie Elizabeth McIntyre both of Sutherland
1955 (15 June)	Drainage Easement transferred to Sutherland Council
1956 (3 August)	Joseph H King and Annie Elizabeth McIntyre subdivided part of Lots 7, 8 and 9, Section 12 DP 801, in DP 26995 (DP Registration Book)
1956	Following the death of Annie McIntyre, Joseph H King became sole proprietor
1956	Sale of Lots in DP 26995
1957	Certificate of Title Vol. 7361 Fol 82 Joseph Horace King
1962	Certificate of Title Vol. 8343 Fol 169 Joseph Horace King
1972	Death of Joseph Horace King
1975	Certificate of Title Vol. 12951 Fol 72-82
	Residence – Lot 24A, 34 in DP 26995 Lots 37, 38, 40, 63, A, B, C, D & E in DP 29493
1994 (10 December)	Lot 24A purchased by Macquarie Health Corporation
1995 (24 May)	Registered Owner: - Paul Francis Holdsworth
1995 (25 August)	Refusal of Consent for Physiotherapy and Sports Medicine Clinic Applicant Macquarie Health Corporation
1995	Proposal for Rehabilitation and Sports Medicine Clinic at 63 Hotham Road (24A, DP 26995). Pace Property Management Services (Plans)
1996 (19 April)	Sports Medicine Clinic, President Private Hospital Consent. DA 95/1139
1999	Mirandraft PL – on behalf of President Private Hospital Management Application for approval to construct the carpark and driveway as part of DA 95/1139 approval.
1999 (27 May)	Approval Building Permit 99/0206
2009	Proposed Consolidation of Lot 1 DP 841502 and Lot 24A DP 26995
	Survey 7 May 2009
2018 (20 November)	Interim Heritage Order, House at 65 Hotham Road, GyMEA Lot 24A DP 26995

TIMELINE OF ADJOINING LOTS**PRESIDENT PRIVATE HOSPITAL (FORMERLY PART OF HOTHAM FARM)**

1962	Approval of erection of dwelling at No 61 Hotham Rd (K.G. James, Earlwood Lot 23 DP 26995)
1966 (10 April)	DA – Service Station at corner refused Applicant Joseph Horace King
1967 (2 August)	Lot 23, No 61 Hotham Road Proposed garage and playroom approved
1968	Kenneth George James lodged application for a license under Second Hand Moto Dealers Act In respect 61 Hotham St – Not determined

1810 | 65 HOTHAM ROAD, GYMEA

1969 (13 June)	Photo Council inspection – noting unsightly and dilapidated sheds required demolition. Demolition order issued 5 August 1969 to Joseph Horace King, 63/71 Hotham Rd, GyMEA. No progress at inspection 8 December 1971.
1969	House for sale (61 Hotham Rd)
1969 (25 August)	Applicant for Development Permission Joseph Horace King at 63-65 Hotham Road Existing site was described as vacant, concrete tennis court, old shed Premises was used as a farm.
1969 (3 September)	Approval in principle to erection of Convalescent Hospital. Joseph Horace King
1971 (September)	Sketch Plans Leif Kristensen
1971	Design for Private Hospital by Leif Kristensen and Richard Le Plastrier
1971	Lots 24, 25, 26 DP 26999 (Vol 8343 Fol 769) Dwelling Owner:- Joseph Horace King, GyMEA Purchaser:- John Tracy Hardiman, Sylvania (agent for President Private Hospital)
1972 (16 May)	Approval of 46 Bed Private Hospital
1972 (29 May)	DA Approved
1972 (13 December)	Proposed erection of 1 storey private surgical hospital on Lot 24, DP 26995 (Nos 67/71) and Lots 25/27, DP 26995 (Nos 375/379) Refused by Council
1973	Application for amendments to approved application, Lief Kristensen for President PL Owner Hardiman Hospital under construction
1973 (23 February)	Consent No. 95/73 for erection of Private Surgical Hospital (46 beds) Lots 24-27
1975 (20 June)	Application for Certificate of Compliance
1975	Hospital use commenced
1975	[(Vol 11819 Fol 42,43)-1975]
1976	Proposals to extend application for consent. President PL
1977	Approval extension to existing operating theatre block, Lief Kristensen
1978 (23 January)	Approval extensions for X-ray room
1978 (13 November)	DA Application Proposed extension of theatre block at rear No 65 Plans Lief Kristensen for President PL
1978-1984 c	65 (Lot 24A, DP 24995) Estate Late Joseph Horace King care of Mrs C King, 1/38-40 Talara Road GyMEA
1979 (5 June)	Consent for extension to hospital including additional theatre, recovery ward/amenities. Lief Kristensen
1980/81	Proposed extension of DA 24/78 Proposed lounge room, plans Lief Kristensen
1981 (April)	Application for amendments
1984 (24 May)	Extensions to Hospital, add wards, new theatre and lounge. Amended application approved
1986	Applicant President Private Hospital, Julius Boker architectural Application for 16 additional carparks on President Avenue refused David Nathan & Co Architects

1810 | 65 HOTHAM ROAD, GYMEA

1987 (2 July)	Pool approved at 61 Hotham
1987 (12 November)	Approval Carpark extensions
1992 (12 October)	Refusal DA 841/92
	Alterations and 2 storey additions to President Private Hospital and construction of 2 carparks
1992	Land and Environment Court Appeal 10392/1992. President Private Hospital V SSC re extensions to President Private Hospital.
1999 (31 May)	Consent DA 99/1369
	Enclosed Hydrotherapy /Rehabilitation pool and enclosure at north-west of site.
	Mirandraft for President Private Hospital.
2002 (December)	DA 02/2040
	Alterations and Additions to Hospital – new entry, internal alterations, Pace Property Management, Kennedy Associates Architects
2003	Application for Hydrotherapy pool carparking
	Approved in march, delegated authority
2004 (17 August)	Approval DA 02/1859
	Open carpark to President Private Hospital Pace Property Management Services (No 65 owned by President Private Hospital)
2008 (17 June)	Approval of DA 08 0354. Additions to President Private Hospital, new endoscopy unit
2008 (19 May)	Occupation Certificate DA 08/0354
2009 (2 December)	DA 09/0732 approved
	Coffee shop, Awning, Roof replacement
2009 (25 November)	DA 09/0929 approved
	Access driveways and carpark on President Ave, President Private Hospital

3.3 HISTORY OF THE SITE

Part of Portion 106 and 107 of the Parish, originally granted to Thomas Holt by 2 crown grants dated 31 December 1862. (Fig Parish Map) Part of the Holt Sutherland Estate between the townships of Sylvania and Sutherland, subdivided into suburban portions of 5 acres under DP 801. (Fig 3.1) Hotham Road was first named in 1886 by James Murphy the manager/director of Holt Sutherland Estate.⁷

99 year leaseholds of The Holt Sutherland Estate were advertised heavily in 1894-1896, offering the "best place to make a home and an independent living with the least time and money... cheap rents, good land for market gardens, orchards, poultry bees etc."⁸

Early settlers in the GyMEA area and settlers established the suburb's first orchards and farms on leases. Less arable land was ideal for the establishment of poultry farms. By 1898, the Holt Sutherland Horticultural, Poultry and Progress Society was established and poultry raised on the Estate was exhibited in 20 classes.⁹

ALBERT AND ISABELLA TILDESLEY (1912-1928)

In 1912 Isabella Tildesley, wife of Albert Henry Tildesley who was at that time described as an accountant of Rozelle, leased Lot 7 Section 12 of DP 801 from the Holt Sutherland Estate, at an annual rent of £7 10s, payable in quarterly

⁷ Sutherland Shire Street Names A-Z August 2009

⁸ The Daily Telegraph, 20 Feb 1894, p7

⁹ Australian Town and Country Journal (Sydney, NSW: 1870 - 1907) Sat 1 Oct 1898 Page 25 THE CULTIVATOR

1810 | 65 HOTHAM ROAD, GYMEA

instalments calculated from 1 February 1912.¹⁰ The land comprised 5 acres at the corner of Hotham Road and Woronora Road. (Fig 3.2)

The property was traversed by a creek running from the north west to the south east corner, and a waterfall (now occupied by President Private Hospital). The riparian corridor was vegetated, but the remainder of the site was cleared.

Albert Tildesley was the only son of mechanic Henry Tildesley of Wallsend, from Birmingham, England.¹¹ From at least 1906, Albert Tildesley was Secretary of the Balmain Rozelle branch of Starr Bowkett Society. There appears to have been a family connection as Isabella Tildesley was born Isabel Starr. Albert and Isabella had three sons Ron, Allan and Bert

The house, first known as 'Ron-Al-Bert' after the three sons, was built in circa 1912 and the ballroom added soon after.

Mick Derrey's memories include the construction of the house, which he puts at around 1913, and the establishment of the poultry farm, across the road from his childhood home. Derrey's father was engaged by Tildesley to clear the land on which the house was to be built. Derrey recalls that a corrugated iron shed was erected first and the Tildesley family lived in that for about six months while the house was being built. The house was built by an English bricklayer Sid Zealey, who was also resident of Hotham Road.

The lease was converted to freehold in 1915.¹² A mortgage was taken out on the property in September 1915, and land adjoining the original lot was purchased. The acquisition of Lot 8, Section 12 of DP 801, and Lots 11 and 12, Section 13 of DP 1660 brought Tildesley's holdings to over 12 acres. By 1920, the property was expanded further with the purchase of Lots 5 and 6, Section 12 of DP 801, and Lot 13 Section 13 of DP 1660.

Tildesley dammed the creek to ensure a reliable water supply. Another large corrugated iron shed was built on the north bank of the dam to house a large engine, pump, and electricity generator serving both homestead and farm.¹³

*"For the storage of water Zealey built large round brick tanks plastered inside and out on the high ground in the north-west corner ... about half way between Hotham Road and Bath Road. With the tanks completed Zealey had the task of building brick poultry sheds 50 yards long in the east-west direction with the fronts facing north. Zealey built half a dozen sheds. In the meantime Zealey sent for his brother-in-law, a carpenter ... to assist in roofing the sheds and for general carpentering throughout the farm. With the roofing of the sheds completed, provision was made for lighting of the fowl sheds with electricity and also the walkways where switches were fastened to posts." Tildesley then built a tennis court built on what is now the Hotham Road/President Avenue corner, lit for night tennis. "For the watering of the approximate 5000 fowls he had a ball cock drip system installed, fed from the large tanks in the north-west of his property. His poultry feed came to Sutherland by two or three railway truck loads, namely wheat, pollard, bran and corn. It was usually carted and stacked in the large sheds by the Lovedays and Lyes in their heavy spring carts"*¹⁴

The importance of the Hotham Poultry Farm is identified in a newspaper article in 1926:

*"The Hotham poultry farm, at Sutherland, ... owned and managed by A. H. Tildesley, is probably one of the best, if not the best, equipped establishments of this kind in Australia..."*¹⁵

¹⁰ Lease A147595

¹¹ Newcastle Morning Herald and Miners' Advocate (NSW: 1876 - 1954; Thu 27 Jun 1907 Page 3 DISTRICT NEWS.

¹² Certificate of Title Vol 2597 fol 59

¹³ Hatherley, Kim, 'A History of Hotham House', January 2019

¹⁴ Mick Derrey, "A H. Tildesley's Hotham Poultry Farm", Sutherland Shire Historical Society Bulletin, November 1984, p. 60

¹⁵ Group Settlement Chronicle and Margaret-Augusta Mail (Bassett, WA: 1923 - 1930) Tue 26 Jan 1926 Page 2 A MAMMOTH POULTRY FARM.

1810 | 65 HOTHAM ROAD, GYMEA

A description of the farm follows:

*"The farm comprises over 20 acres, about three quarters of which is covered with poultry houses and runs, and a five acre patch is entirely devoted to the cultivation of green fodders such as rape, barley, oats, and lucerne. The birds are kept on the semi-intensive system, the main laying- sheds "are 230ft. long by 34ft. deep, and Mr Tildesley, being a great believer in bricks and mortar, has had the back walls and ends of nearly all constructed of this material. The runs attached have netting fences 10 to 12 feet high, and many of the smaller breeding pens and chicken runs are completely covered over. Several of these hens carry 1,000 head each," and one large pallet house has accommodation for 2,000 birds....The adult stock comprises 7000 white Leghorns and 1000 black Orpingtons...Starting 12 or more years ago with a few hens for their own use, Mr and Mrs Tildesley have gradually worked up the farm to its present high state of perfection."*¹⁶

By 1924, Albert Tildesley, who was at that time President of the New South Wales Poultry Farmers' Association, said that Hotham Poultry Farm, referred to as "Hotham Mammoth Poultry Farm", was largest poultry farm in the State.¹⁷ Tildesley later claimed that it was largest poultry farm in Australia.¹⁸

For the scattered early residents of GyMEA and Kirrawee, Hotham House was a gathering place on the evenings when the ballroom was used as a dance hall. Unlike Sutherland, Miranda and Cronulla, the area had no School of Arts or other meeting place. Mick Derrey, wrote of how he would never forget hearing Albert Tildesley sing on social evenings and how "his voice would echo down through the gully towards North West Arm."^{19 20}

Hotham House was also an important meeting place for those who were unable to qualify for bank loans to start a business or for a house purchase. As Albert Tildesley was secretary of the innovative Balmain and Rozelle Starr-Bowkett Building Society, draws for loans were held in the ballroom. Society members entered a draw for a loan, rather than applying.²¹

The first sign of trouble in Tildesley's seemingly highly successful venture, was a fire at Hotham House in June 1925. The fire began in the office, and spread into the ballroom and other rooms, destroying records of the Starr Bowkett Society.²² The extent of damage was not reported.

In June 1927, Albert Tildesley aged 47 was charged with having stolen funds from the Balmain and Rozelle Starr-Bowkett and Building Society, the institution where he had been secretary for 18 years.²³ At the trial, it was revealed that society records were destroyed in a fire in the Sutherland home of Tildesley. Tildesley was tried and found guilty in September 1927, sentenced to three years hard labour. (Fig 3.3)

¹⁶ Group Settlement Chronicle and Margaret-Augusta Mail (Bassett, WA: 1923 - 1930) Tue 26 Jan 1926 Page 2 A MAMMOTH POULTRY FARM.

¹⁷ The Register (Adelaide, SA: 1901 - 1929) Fri 26 Feb 1926 Page 14. POULTRY INDUSTRY (The Daily Telegraph (Sydney, NSW: 1883 - 1930) Saturday 7 March 1925 p 7 Advertising

¹⁸ The Australasian (Melbourne, Vic.: 1864 - 1946) Sat 18 Oct 1924 Page 18 Advertising

¹⁹ Mick Derrey, "A.H. Tildesley's Hotham Poultry Farm", Sutherland Shire Historical Society Bulletin, November 1984, p 60

²⁰ Curby, Pauline Submission to Council DA

²¹ Curby, Pauline Submission to Council DA

²² Truth, 14 August 1927

²³ SMH 1 July 1927, p8

1810 | 65 HOTHAM ROAD, GYMEA

Following the conviction and bankruptcy of Arthur Tildesley, Isabella Tildesley transferred the property to William Palmer, Official Assignee in April 1928, and offered for auction sale by Stanton and Son in June 1928, along with other property namely land at Miranda and Gynea Bay and Cronulla.

The Hotham Farm property was described at the time of sale as follows:

"MAGNIFICENT POULTRY FARM

FULL EQUIPMENT. READY TO BE STOCKED IMMEDIATELY

"HOTHAM POULTRY FARM," corner HOTHAM-HOAD and PRESIDENT-AVENUE, 3 minutes from Sutherland to Cronulla tram.

*The area consists of 10 acres. The residence, which is surrounded by its own lawns and gardens, includes tennis court and consists of dining-room, ballroom, or billiard-room, kitchen, breakfast-room, 6 bedrooms, TWO GARAGES. The farm is capable of housing 12,000 head of poultry all netted, connected with water, storerooms, feed houses, and incubator house, are all complete and ready for immediate use. The whole of the area is on the Southern slope of the hill, is well drained and fowl houses all have northerly aspects."*²⁴

*The farm was sold unstocked, and much of the equipment had been removed."*²⁵

FREDERICK TURNER (1928-1946)

Frederick Thomas Turner purchased Hotham Farm in 1928. Frederick Turner had worked for Billy Hughes and had a promising political future, however health issues as a result of time in a prisoner of war camp during WW1, saw him move to the land. Turner, his wife Bridgette (who died shortly after), and their six children relocated to Gynea from a poultry farm in Peakhurst.²⁶ (Fig 3.4)

Turner began with fresh stock and was soon advertising the sale of white leghorn and black orpington chicks and pullets, including 'delivery to farm' or 'freight paid to nearest railway station'. He later moved from egg production into the sale of day-old chicks and ducklings. Turner added duck production to the Hotham operations, building up production "...to be the largest duck hatchery in Australia. This success was largely attributed to his discovery that the fertility and hatch rate of ducklings in incubators was significantly increase by sprinkling water mist over the incubating eggs twice a day when they were also turned (rotated)."²⁷

In 1930 Frederick Turner was elected first president of the Miranda branch of the Poultry Farmers' Union and Miranda's representative on the NSW Union's executive committee.²⁸ The following year he became president of the NSW Union.²⁹ Like Tildesley, Frederick Turner was a significant and active figure in the Poultry Farming Industry. He was a regular and successful exhibitor at poultry shows, and was responsible for the establishment of the White Campbell duck breed, bred from a white "sport" discovered in a hatch amongst his Khaki Campbells.³⁰

A photograph of Hotham Farm dated circa 1930's, shows the house and garden setting. (Fig 3.5) The house is surrounded by a picket fence and a lych gate, with a circular path and central flagpole. A broad set of stairs and central gabled mark entry to the verandah and house. The verandah features paired verandah posts with decorative brackets, on

²⁴ The Sydney Morning Herald (NSW: 1842 - 1954) Wednesday 20 June 1928 p 23 Advertising

²⁵ Weekly Times, Melbourne, 24 Nov 1928, p 34

²⁶ Jack Bouffier, notes made in 1999

²⁷ Hatherley, Kim, 'A History of Hotham House', January 2019

²⁸ The Farmer and Settler, 25 Oct 1930, p 3

²⁹ The Farmer and Settler, 28 Nov 1931, p 8

³⁰ The Farmer and Settler, 9 May 1947, p 16

1810 | 65 HOTHAM ROAD, GYMEA

a brick balustrade with painted panels. The hipped roof appears to be clad in metal sheet. The projecting billiard room disrupts the original symmetrical composition. The billiard room has a gabled roof with battened and shingled gable end and a pair of openings with three stained glass windows with highlights. To the rear a skillion roof brick wing terminates the verandah.

The house and farm are viewed against a backdrop of indigenous vegetation. The tennis court is visible below the house. Rows of poultry sheds to the north are located behind open timber paling fence, and accessed via a driveway immediately north of the fenced house garden. Beyond the yards there are more substantial farm buildings.

Jack Bouffier's recollections are from 1929, when his family moved Hotham Road, and became friends with the Turner children who had also recently arrived in Hotham Road.

Bouffier recalled Frederick Turner as "a man of high principles and strict moral values ... The kids were raised on the work ethic — each one knew what was required of them in the home and on the farm. May, the eldest, did all the office work, packed eggs, did deliveries and helped in the kitchen. John ... studied at Hurlstone Agricultural College and was later trained ... as a chicken sexer — the first in N.S.W. Fred looked after the ducks and ducklings. Jim worked with hens, chickens, cows and the horse. Gladys looked after the house, washing, cleaning and running the kitchen, cooking for the family and four employees, who slept in the back section of the house behind the ballroom. Ted helped his father on the farm and in the incubator room turning eggs. Mr. Turner ran the farm taking care of anything that no-one else had time to do."¹¹

Bouffier noted: "As demand grew, the old, coke-fired boilers could not cope. In 1936, a larger, electric incubator was purchased from F. Gamble in Sydney. This had capacity for 45,000 duck eggs or 50,000 hen eggs. Egg turning was automated, taking 10-15 seconds. At this time, two truckloads of chicks and young ducklings left the farm each week, the chicks to be auctioned off to poultry farmers and the young ducklings, for the restaurant trade."¹²

In 1938 the Railway Department resumed a portion of Hotham Farm for the Sutherland to Cronulla Railway line. The railway opened in 1939. An aerial photograph from 1930, shows the site prior to the construction of the railway through the property. The photograph shows the circular path at the front of the house and tennis court adjoining to the south. There is a driveway to the north of the house providing access to the farm buildings. The vegetated creek bed is evident and the farm sheds are located to the rear (west) and north of the house. (Fig 3.6)

Turner's wife Bridgette had been Catholic, and so Turner allowed the Church to use the Ballroom to hold parish dances and balls. This ceased with the onset of war and rationing.

Aerial photographs taken in 1943 show the farm layout during the war. (Figs 3.7 + 3.8) After the war, with none of the now adult children interested in continuing the farm, Turner sold Hotham Farm and retired to a small grazing property in Robertson.

JOSEPH KING (1946-1984)

In 1946 Lot 7 Sec 12 DP 801 was purchased by Joseph Horace King.¹³ Joe King and his wife Chinita (Nita), moved to the property in the immediate post war period.

¹¹ Jack Bouffier, notes made in 1999

¹² Jack Bouffier, notes made in 1999

¹³ Certificate of Title Vol 49/49 Fol 246

1810 | 65 HOTHAM ROAD, GYMEA

King built on Turners work to refine the breeding of White Campbell ducks.³⁴ Marjorie Hutton Neve described his efforts: *"Mr King brought to duck farming many innovations, and his study and experimentation resulted in increasing both production and generally raising the standard of brooding. Sydney Chinese were among his keenest buyers, saying that his white Campbell ducks had the most succulent flesh of any bird they had ever tasted; and this, Mr. King considered, was the result of his discriminating and hygienic breeding. Although concentrating on Campbell ducks, Mr. King later added Leghorn and Australorp poultry for egg-production. Stock carried at the peak of farming would have been several thousand birds, all housed in hygienically built brick sheds and weed-free netted runs. A small creek on the property was slightly dammed and was kept filled by the overflow of a stream emanating from the nearby Punchbowl Brick & Tile Co. at Kirrawee. From the dam water was pumped up to a head-tank at the highest point on the farm — about where the railway pass-over is at Clements Parade. From here, gravity fed the water to various points on the farm."*³⁵

In 1947, the weekly newspaper "Poultry" featured King's Duck Farming innovations.³⁶ (Fig 3.9).

Hutton Neve noted that King also had white Saanen goats on the property. *"The first, a young nanny, was a gift from Mr. Turner as a 'grass-cutter'. The goats were not selective in their diets — grass, blackberries and Mrs. King's flowers, were all welcome meals."*³⁷ The presence of the goats, gazing at passers-by from the verandah of Hotham House, is remembered by current residents who were youngsters in the 1950's.³⁸

A 1950's photograph shows the façade, framed with a mixed flowering shrub border and the verandah somewhat overgrown with vines, but little changed. A house is just visible to the north on Hotham Ave. (Fig 3.10) The 1955 aerial photograph shows the layout of the farm little changes since the Turner period of occupation (Fig 3.8, and Fig 3.11)

In 1956, Joseph King and Annie McIntyre subdivided the estate, and began to sell off lots for housing. Following the death of McIntyre that same year, Joseph King became sole proprietor. A photograph incorrectly dated 1920-40c., appears to show the ballroom after subdivision. (Fig 3.12)

According to Bouffier, King had the poultry sheds demolished with the bricks, timber and windows salvaged and sold as materials were in short supply. The sheds were removed between 1955 and 1961, when the development of King's subdivision was well underway. The 1961 aerial shows Bidurgal Avenue formed, and many lots fronting Avery and Bidurgal and President Avenues as well as Hotham Road developed with housing. The early internal access road is terminated with a garage located on the new rear boundary. (Fig 3.13) The 1970 aerial shows more consolidation, with Hotham House surrounded by houses to the north and west. The Hotham House lot extended south and west along President Avenue. (Fig 3.14)

In 1966, King applied to Council to erect a service station on the corner of President Avenue and Hotham Road. The application was refused.

In 1969, King approached Council with another scheme, this time for a Convalescent Hospital on Lots 24 and 24A DP 26995. Council gave approval in principle to this scheme. A photograph from the Council file shows the view from President Ave, and the south elevation of Hotham House is visible. (Fig 3.15)

³⁴ Hatherley Kim, 'A History of Hotham House', January 2019

³⁵ M. Hutton Neve, "Hotham Farm and Duck Breeding," Sutherland Shire Historical Society Bulletin, October 1973, p. 54

³⁶ Poultry, Vol 30 No 50, December 13, 1947, p11

³⁷ M. Hutton Neve, "Hotham Farm and Duck Breeding," Sutherland Shire Historical Society Bulletin, October 1973, p. 54

³⁸ Hatherley Kim, 'A History of Hotham House', January 2019

1810 | 65 HOTHAM ROAD, GYMEA

Also in 1969, Council issued King with an order to demolish the dilapidated brick and iron shed located south west of Hotham House. (Fig 3.16)

In 1971, John Tracy Hardiman agent for President Private Hospital, purchased Lots 24-26 DP 26999 from Joseph King.³⁹ Hardiman applied for Development Permission for a Private Hospital. Plans were prepared by Architects Leif Kristensen and Rick Le Plastrier, and consisted of a low scale building with domed roof forms which the Council did not approve. Amended plans with flat roof were submitted and approved in March 1972.⁴⁰

Joe King died in 1972, leaving the property to his widow Chinita King of GyMEA, John Harvey and William Reginald King as joint tenants. The estate at this time included Lot 24A and lot 34 in DP 26995, and Lots 37, 38, 40, 63, A, B, C, D, E in DP 29493.

Later that year the several lots were sold to President Pty Ltd in October 1972. The estate of the late Joseph Horace King retained ownership of No. 65 (Lot 24A DP 24995) however King's widow, Nita is recorded as residing elsewhere.

In October 1972, architect Leif Kristensen on behalf of President PL made a new application to Sutherland Council to erect a one storey private surgical hospital on Lot 24, 25, 26 and 27 of DP 26995, adjoining the site of Hotham House. The application was refused by Council in December 1972; however amended plans were approved in February 1973.⁴¹

The hospital was under construction in August 1973, in cream brick with concrete roof, sitting low on the adjoining site. Hospital commenced operation in 1975. Numerous extensions to the hospital occurred from that time. In 1977, Council approved extensions to the operating theatre block, and in 1978, an X ray room was approved.⁴² Further extensions to the hospital were approved. In 1979 to provide an additional theatre, recovery ward and sitting room.⁴³ An application for additional carparking was refused in 1986. Extensions to the Theatre block and Lounge were approved in 1981.⁴⁴

The aerial photo of 1978, shows the current allotment of Hotham House defined by a fence, separating the house from the newly constructed hospital. (Fig 3.17 + 3.18) Photos of the house from the south appears on the Council file (Fig 3.19 + 3.20)

The property was identified on the Council's first comprehensive heritage review, conducted in 1993 by consultants Perumal, Murphy and Wu. Number 65 Hotham Road, GyMEA was identified as being of heritage significance as part of this study as a good example of a large, individually designed, Inter-War brick house. It was recommended that it be listed as a heritage item in the Local Environmental Plan. The heritage amendment was exhibited for public input and the then owner of the property objected to its inclusion as a heritage item. The report to Council in relation to the submission supported the owner's observation that there were a number of other Inter-War buildings on the heritage list. Without the benefit of a detailed heritage assessment, Council resolved not to pursue the heritage listing of the property.

MACQUARIE HEALTH (1994- present)

³⁹ Vol 8343 Fol 769

⁴⁰ DC 333 67 71, SSCA

⁴¹ DC 333 67 71, SSCA

⁴² DC 333 67 71, SSCA

⁴³ DC 333 67-71 SSCA

⁴⁴ 48 333 67 71 SSCA

1810 | 65 HOTHAM ROAD, GYMEA

Hotham House was purchased by Macquarie Health on 10 December 1994. In 1995 Council refused an application by Macquarie Health for development of Physiotherapy and Sports Medicine Clinic at Hotham House.⁴⁵ (Fig 3.21) A ramp connecting the house with the hospital was proposed at the rear. Approval for a Sports Medicine Clinic at Hotham House was granted in 1996.⁴⁶ (Fig 3.22, 3.23, 3.24)

A survey of the lot dated December 1998 shows the footprint of the house, original driveway and circular path and entry stairs. (Fig 3.25)

An amended application for a Sports Medicine Clinic was approved in 1999, along with a carparking area for 6 cars. A larger carpark and driveway was approved on the site of Hotham House in May 1999.⁴⁷ A landscape plan was also prepared at this time, retaining the circular path and the garage. (Figs 3.26, 3.27)

The 2001 aerial shows this layout constructed. (Fig 3.28)

A series of alterations to the hospital occurred since 2001, some of which have impacted the setting of Hotham House. In December 2002, an application for further Alterations and Additions to the Hospital including new entry, internal alterations for Pace Property Management, by Kennedy Associates Architects was approved.⁴⁸ In 2003, an application for Hydrotherapy pool carparking was submitted and approved under delegated authority. Open carpark to President Private Hospital Pace Property Management Services was approved.⁴⁹ (No 65 owned by President Private Hospital) In 2008, approval of Additions to President Private Hospital, new endoscopy unit.⁵⁰ In 2009, approval of coffee shop, awning, roof replacement⁵¹ and in 2009 access driveways and carpark on President Ave were approved.⁵²

In 2009, consolidation of Lot 1 DP 841502 and Lot 24A DP 26995 was proposed, but did not go ahead. By 2010, the carpark at the rear of Hotham House was extended to the north. (Fig 3.29)

The first version of the current plan, Sutherland Shire Local Environmental Plan 2015 was exhibited in March-April 2013. It did not contain any reference to 65 Hotham Road, GyMEA. A submission was received requesting the heritage listing of the property. Officers did not support the inclusion of the building because it was not supported by sufficient information regarding the significance of the item. However, Council resolved to include the building within the draft plan.

Version 2 of the LEP included 65 Hotham Road GyMEA as a draft heritage item, and was exhibited in August 2013. An Independent Review completed in August 2014 did not support the inclusion of 65 Hotham Road, GyMEA as a heritage item, stating (in part): *"It is not sufficient grounds for listing... that the owner of the property, or a member of the public, has requested it....The properties at ... 65 Hotham Road, Kirrawee should not be listed as heritage items, unless an expert report nominates the criteria that would justify the listing."* The plan was gazetted without 65 Hotham Road on 23 June 2015.

⁴⁵ DA 95 0671 SSCA

⁴⁶ DA 95 1139 SSCA

⁴⁷ BA99 0206 SSCA

⁴⁸ DA 02/2040 SSCA

⁴⁹ DA 02/1859 SSCA

⁵⁰ DA 08 0354 SSCA

⁵¹ DA 09/0732 SSCA

⁵² DA 09/0929 SSCA

1810 | 65 HOTHAM ROAD, GYMEA

In September 2018, Sutherland Council sought an interim Heritage Order to stop demolition of Hotham House, to enable Council to undertake a review of the heritage value of the property for possible listing on the LEP, and to engage in talks with Macquarie Health to seek preservation and adaptive reuse of the house.

3.4 HISTORIC THEMES

NATIONAL	STATE	LOCAL
Developing local, regional and national economies	Agriculture- Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture	Homestead to Hotham Farm, where under Tildesley, Turner and King, poultry breeding and raising was refined.
	Events- Activities and processes that mark the consequences of natural and cultural occurrences	Congregation and Celebration in the Ballroom
	Pastoralism- Activities associated with the breeding, raising, processing and distribution of livestock for human use	Homestead to Hotham Farm, where under Tildesley, Turner and King, poultry breeding and raising was refined
Building settlements, towns and cities	Accommodation- Activities associated with the provision of accommodation, and particular types of accommodation	Grand Homestead of the Boom Years- First Phase Suburbanisation post 1911-
Developing Australia's cultural life	Domestic life- Activities associated with creating, maintaining, living and working around houses and institutions	Homestead
	Leisure- Activities associated with recreation and relaxation	Starr Bowkett Society events and parties (Tildesley Period) Parish Dances and Balls (Turner period)

1810 | 65 HOTHAM ROAD, GYMEA

4. PHYSICAL DESCRIPTION**4.1. DESCRIPTION OF 65 HOTHAM ROAD, GYMEA**

A large single storey freestanding residence that dates from the late federation period, predating the vast majority of residential development in the precinct. The building displays features of the Federation Bungalow Style, and is set on a wide site that has been subdivided. Originally built on a rural 5-acre block, Hotham House is now located in a suburban setting adjoining President Hospital Buildings and has partially lost its historic context. The building is setback approximately 16 metres from the street. The site is unfenced, with a driveway on the north boundary accessing a rear parking area. The site is turfed and features a concrete circular path formerly stained red, with a central Norfolk Island Pine, and provides an appropriate setting for the structure. The view of the site has been developed as a bitumen carpark, and the hospital has extended onto the site at the south west corner. (Fig 4.1.1-4)

The façade presents an asymmetrical elevation with a tuck pointed facebrick finish on a common brick base course. A recessed panel with roughcast finish features below window groupings and timber balustrading. The roof is gabled and hipped with a medium pitch and has exposed eaves. The roof is clad in Decramastic metal roofing tile sheets, and features face brick chimneys with decorative brick corbelling and batted and shingled gable end details. A decorative timber verandah extends across the original façade and returns to the north side. The verandah features paired timber posts on brick piers with art nouveau timber detail consistent with its late federation period construction date. The entry is marked by a small gablet and central stair. A ballroom has been added to the south. The door is located centrally to the original form, and features sidelights and a fanlight. Fenestration comprises vertically proportioned timber frame casement windows, often grouped in three, with fine leadlight. The rear of the house has a utilitarian character, and comprises a number of additions, linked by a covered walkway accessing the hospital to the south. (Figs 4.1.5-13)

The interior features fine decorative plaster ceilings and cornices, decorative ventilators, timber mantelpieces, moulded architraves, picture rails and skirting boards. The ballroom features face brick wall finishes and a timber lined ceiling. (Figs 4.1.14-27)

4.2. COMPARATIVE ANALYSIS

There are no comparable residences in GyMEA that are listed as Heritage Items, only on GyMEA Bay was there significant development from this period. These are not relevant for comparison as the development generally does not relate to rural lots.

Considered below are Heritage Items beyond GyMEA, comparable either as a homestead on a Holt Sutherland leasehold, or as a fine example of a Federation or Interwar Style residence.

In Kirrawee, there is an 1894 cottage on 455 President Avenue, also built on Holt Sutherland leasehold 5-acre lot, however this predates Hotham House and is on the late Victorian style. It is also substantially built and detailed. (Fig 4.2.1)

Botany View house at 94 Acacia Avenue, Kirrawee, is comparable in that it is also an early homestead, also built on 5 acres offered for leasehold from the Holt Sutherland Estate. It is listed as a Heritage Item and is described as a rare example of an important typology in the area- the homestead. The site was a former orchard. However, Botany View is a simple vernacular weatherboard cottage in contrast to the grand scale and finishes of the subject house. (Fig 4.2.2)

Hazelhurst Cottage at 782-804 Kingsway, is included in a heritage listing, however the house dates from 1940's and is not comparable. (Fig 4.2.3)

The house at 16 Bellingara Road, Miranda is comparable, being built on a large rural lot (thought to have been an orchard) that was part of Holt Sutherland Estate, in the early Interwar period. The house is listed as a heritage item and

1810 | 65 HOTHAM ROAD, GYMEA

was owned by Ebenezer Vickery a lawyer and philanthropist. It is a fine, rare example of the Federation period and well known to the local community. (Fig 4.2.4)

189 Acacia Road, Kirrawee is also listed and this is a later date, built on the third subdivision of the Holt Sutherland Estate, -the Township of Sutherland. This residence is a fine example of California Bungalow with a high level of integrity, which lacks the historic values of Hotham house and does not represent a homestead. (Fig 4.2.5)

Walton, at 104 Toronto Parade, Sutherland, is built on a township subdivision, but has similarities in style to the residence at Hotham Road. The building is a fine example of the Federation style in Sutherland, with Arts and Crafts features. The building has a high level of integrity. The building demonstrates principal characteristics of Federation Bungalows in the Sutherland Shire. (Fig 4.2.6)

102 Toronto Parade, Sutherland, is also built on a township subdivision, but is a fine example of the Interwar California Bungalow and garden style. The property has important associations with Brinsley Joinery Works adjacent, and the detailing is particularly fine. The building is of a similar period to Hotham House. (Fig 4.2.7)

Lark Ellen Nursing Home at 133 Jannali Avenue, Sutherland is also built on Township lots however the building is a fine, but altered, example of the Interwar style with some classical features. The building is also well known to the local community; however, it represents a different but equally important typology- that of the grand residential estate. (Fig 4.2.8)

Castlewood at 89 Woollooware Road South, Woollooware is comparable as a substantial residence built at the same time c.1913, and occupied by a series of prominent and successful gentleman. Castleden is a fine example of the Federation Bungalow style and is substantially intact. The house differs from Hotham House in that it was never a homestead, but was constructed on a residential rather than rural block. (Fig 4.2.9)

4.3 FEDERATION BUNGALOW STYLE

The Federation Bungalow style was the Australian response to the bungalow style that was developed in America by people like Gustav Stickley. It can be seen as a transition phase between the Federation Queen Anne style and the California Bungalow style that took on later. Stylistically, it exploited the qualities of the bungalow while frequently retaining the flair and idiosyncrasies of the Queen Anne style, although usually in simplified form. Exemplars are Cassa Tasso, Appian Way, Bunwood, (Fig 4.3.1) and 85 Perouse Road, Randwick. (Fig 4.3.2)

Hotham House exhibits many characteristics of the Federation Bungalow style, including: simple massing, broad simple roof planes, a hipped and gabled roof with the main ridge parallel to the street, the main roof extending over verandah, verandah roof supported by sturdy timber posts, and tuck-pointed face brick and rough cast wall finished. The timber verandah detail and leadlight show art nouveau influence, features of the Queen Anne style.⁵³

⁵³ Apperly et al, Identifying Australian Architecture

1810 | 65 HOTHAM ROAD, GYMEA

5. STATEMENT OF SIGNIFICANCE

5.1. THE SIGNIFICANCE OF 65 HOTHAM ROAD, GYMEA

CRITERION A

The house and site at 65 Hotham Road have **historic significance** at a local level for their ability to evidence an early poultry farm in the Sutherland Shire. It is significant for its associations with the early development of poultry farming. The site evidences the early leasehold rural development, and occupation of the 5 acre lots on the Holt Sutherland estate between Sutherland and Sylvania. The house was built as the homestead to Hotham Farm, where under Tildesley, Turner and King, significant advances were made in poultry breeding and raising.

The house provides a link to the time when poultry farming was the main primary industry in Sutherland Shire. Hotham Farm represents the most successful primary industry in the district, - a landmark business of local and state importance. Hotham House is a reminder of the importance and the relative prosperity of some poultry farmers at this time.⁵⁴

The house and its setting reflects the growing affluence of the area during the boom years, the first phase of suburbanisation post 1911. The dwelling, and particularly the ballroom, has **historic significance** at a local level for its ability to illustrate a way of life, and an aspect of social life in Sutherland at the beginning of WWI. Hotham House was an important social centre for local people in an isolated area. Originally built to host Starr Bowkett Society events and parties (Tildesley Period), the ballroom later accommodated Parish Dances and Balls. (Turner period)

The house provides evidence of both the social and economic life of the time prior to the construction of the Sutherland/Cronulla railway branch line.

CRITERION B

The house has important **historic associational significance** through the associations with Hotham Farm, and with Arthur Tildesley, and later owners Frederick Turner and Joe King. Tildesley built the house and ballroom and established Hotham Farm, which was at one time the largest poultry farm in the state. Tildesley was well known locally before and after his incarceration. His court case attracted great interest in the press. Subsequent owners Turner and King made significant advances in poultry farming during their time at Hotham House and farm.

CRITERION C

The house and garden at 65 Hotham Road have **aesthetic significance** at a local level as a fine and substantial local example of a late Federation period house constructed in the Federation Bungalow style, in a garden setting. The Norfolk Island Pine and circular path contribute to the setting.

CRITERION D

The house has **social significance** at a local level, and is remembered well by many older residents, because of its former uses, and rarity. Some community groups have shown interest in the building and site. The history of the building has been recorded in historical society publications. The building was proposed for heritage listing prior to the demolition proposal.

CRITERION F

The house has **rarity significance** at a local level. Few original rural homesteads survive in the locality. The ballroom is a rare element on this type of residence and in the LGA.

CRITERION G

⁵⁴ Curby, Pauline. Submission to Council DA

1810 | 65 HOTHAM ROAD, GYMEA

The house and garden setting have **representative significance** at a local level as a fine example of substantial and intact federation bungalow.

Integrity:

High, the evidence indicates that the building is substantially intact. The primary hipped and gabled roof form of the building is intact. The interior appears to be substantially intact other than the rear skillion wing, which has a lower integrity. The front garden layout is also intact.

GRADING OF SIGNIFICANCE

The significance attaches primarily to the original hipped roof residence with wrap around verandah and central stair, and to the gabled ballroom addition. The face brick and roughcast wall finishes and verandah detailing contribute to the significance. The fine interior detailing including decorative plaster ceilings, leadlight moulded timber joinery, and fireplace surrounds contribute to the significance. The setting of the house created by the front lawn with Central Norfolk Pine planting and circular path with side driveway is also of significance. The rear skillion wing is of little significance. The rear of the site contributes little to the heritage value.

5.2 CONCLUSION

The Assessment of Significance of "Hotham House", 65 Hotham Road, GyMEA, confirms that the house and garden meet the threshold for listing as a Heritage Item in the Local Environmental Plan.

1810 | 65 HOTHAM ROAD, GYMEA

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1810 | 65 HOTHAM ROAD, GYMEA

DA 02/1859
DA 08 0354
DA 09/0732
DA 09/0929

1810 | 65 HOTHAM ROAD, GYMEA

7. LIST OF ILLUSTRATIONS

1810 | 65 HOTHAM ROAD, GYMEA

7. LIST OF ILLUSTRATIONS

Fig NO.	DATE	DESCRIPTION	SOURCE
1.1	2019	Location Plan	Google Maps
1.2	2019	Current Aerial Photo	Google Maps
3.1	1886c	Deposited Plan 801	New Land Registry Services
3.2	1915	Certificate of Title 2597-159	New Land Registry Services
3.3	1927	Albert Henry Tildesley, Gaol Photographs	NSW State Archives, NRS 2467
3.4	1928c	Turner Family	Hatherley Report, Sutherland Shire Council Archives
3.5	1930's	Hotham House	The Leader, 18.9.2018
3.6	1930c.	Aerial Photograph	Sutherland Shire Council
3.7	1943	Aerial Photograph	SIX Maps
3.8	1943	Aerial Photograph, detail	SIX Maps
3.9	1947	Weaning Pens on "Hotham" Poultry Farm	Poultry Vol.30, no 50., December 13, 1947, p1.
3.10	1950c	Poultry Farm Homestead, Hotham Road, Kirrawee (incorrectly dated)	Sutherland Shire Council MF003297
3.11	1955	Aerial Photograph	Sutherland Shire Council
3.12	1920-40c.	House in Hotham Road, Kirrawee Picture Sutherland Shire (incorrectly dated)	Picture Sutherland Shire MF003949
3.13	1961	Aerial Photograph	Sutherland Shire Council
3.14	1970	Aerial Photograph	Sutherland Shire Council
3.15	1969	View from President Ave, Hotham House on left	DC 333 67 71 Sutherland Shire Council Archives

1810 | 65 HOTHAM ROAD, GYMEA

Fig NO.	DATE	DESCRIPTION	SOURCE
3.16	1969	Brick Shed on Hotham Farm, demolished in 1970's	DC 333 67 71 Sutherland Shire Council Archives
3.17	1978	Aerial Photography	Sutherland Shire Council
3.18	1984	Aerial Photography	Sutherland Shire Council
3.19	1981	View from West, Hotham House in background	DC 333 67 71, Sutherland Shire Council Archives
3.20	1984	View of west (rear) elevation, from President Hospital	DC 333 67 71, Sutherland Shire Council Archives
3.21	1995	Proposed Sport Medicine Clinic (May)	DA950671, Sutherland Shire Council Archives
3.22	1995	Proposed Sport Medicine Clinic (September)	DA PR3081, Sutherland Shire Council Archives
3.23	1995	Proposed Sport Medicine Clinic (September)	DA PR3081, Sutherland Shire Council Archives
3.24	1995	Proposed Sport Medicine Clinic (September)	DA PR3081, Sutherland Shire Council Archives
3.25	1998	Survey, Watson Buchan. Pl.	BA990206, Sutherland Shire Council Archives
3.26	1998	Proposed parking area, Mirandraft	BA990206, Sutherland Shire Council Archives
3.27	1999	Landscape Plan, Brian Lovelock & Assoc.	BA990206, Sutherland Shire Council Archives
3.28	2001	Aerial Photograph	Sutherland Shire Council
3.29	2010	Aerial Photograph	Sutherland Shire Council
4.1.1	2019	Streetscape view from North	AP IMG 6925

1810 | 65 HOTHAM ROAD, GYMEA

Fig NO.	DATE	DESCRIPTION	SOURCE
4.1.2	2019	Streetscape view from South	AP IMG 6931
4.1.3	2019	Driveway at Hotham House	AP IMG 6926
4.1.4	2019	Central path and Norfolk Pine	AP IMG 6928
4.1.5	2019	Hotham House, east elevation	AP IMG 6929
4.1.6	2018	Hotham House, east elevation, verandah	Sutherland Shire Council
4.1.7	2018	Hotham House, north elevation	Sutherland Shire Council
4.1.8	2018	Hotham House, south elevation	Sutherland Shire Council
4.1.9	2018	Hotham House, Ballroom Wing	Sutherland Shire Council
4.1.10	2018	Hotham House, Verandah Detail	Sutherland Shire Council
4.1.11	2018	Hotham House, Verandah Detail	Sutherland Shire Council
4.1.12	2018	Hotham House, Lead light	Sutherland Shire Council
4.1.13	2018	Hotham House, Lead light, Ballroom	Sutherland Shire Council
4.1.14	2018	Interior, Entry Hall	Sutherland Shire Council
4.1.15	2018	Interior, Ceiling	Sutherland Shire Council
4.1.16	2018	Interior, Office	Sutherland Shire Council
4.1.17	2018	Interior, Office, lead light	Sutherland Shire Council
4.1.18	2018	Interior, Ceiling detail	Sutherland Shire Council
4.1.19	2018	Interior, Door hardware	Sutherland Shire Council

1810 | 65 HOTHAM ROAD, GYMEA

Fig NO.	DATE	DESCRIPTION	SOURCE
4.1.20	2018	Interior, Lounge	Sutherland Shire Council
4.1.21	2018	Interior, Lounge	Sutherland Shire Council
4.1.22	2018	Interior, Consulting	Sutherland Shire Council
4.1.23	2018	Interior, Dining	Sutherland Shire Council
4.1.24	2018	Interior, Ballroom	Sutherland Shire Council
4.1.25	2018	Interior Ballroom, Fireplace	Sutherland Shire Council
4.1.26	2018	Interior, Ballroom Ceiling	Sutherland Shire Council
4.1.27	2018	Interior, Door to utility	Sutherland Shire Council
4.2.1	2013	455 President Avenue, Kirrawee	State Heritage Inventory
4.2.2	2013	Botany View House, 94 Acacia Avenue, Kirrawee	State Heritage Inventory
4.2.3	2013	Hazelhurst Cottage, 782-804 Kingsway, Gympie	State Heritage Inventory
4.2.4	2013	16 Bellingava Road, Miranda	State Heritage Inventory
4.2.5	2013	184 Acacia Road, Kirrawee	State Heritage Inventory
4.2.6	2013	Walton, 104 Toronto Parade, Sutherland	State Heritage Inventory
4.2.7	2013	102 Toronto Parade, Sutherland	State Heritage Inventory
4.2.8	2013	Lark Ellen, 133 Janali Avenue, Sutherland	State Heritage Inventory

1810 | 65 HOTHAM ROAD, GYMEA

Fig NO.	DATE	DESCRIPTION	SOURCE
4.2.9	2013	Castlewood, 89 Woolloowave Road, South	State Heritage Inventory
4.3.1	2008	Casa Tasso, Appian Way, Burwood	Federation Architecture, Wikipedia
4.3.2	2013	85 Perouse Road Randwick	Federation Architecture, Wikipedia

1810 | 65 HOTHAM ROAD, GYMEA

Fig no. 1.1 | 2019 | Location Plan | Google Maps

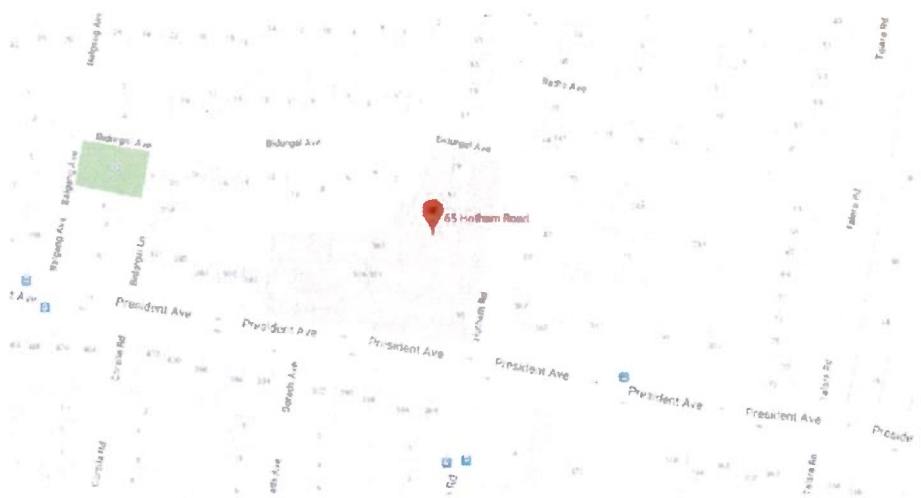


Fig no. 1.2 | 2019 | Current Aerial Photo | Google Maps



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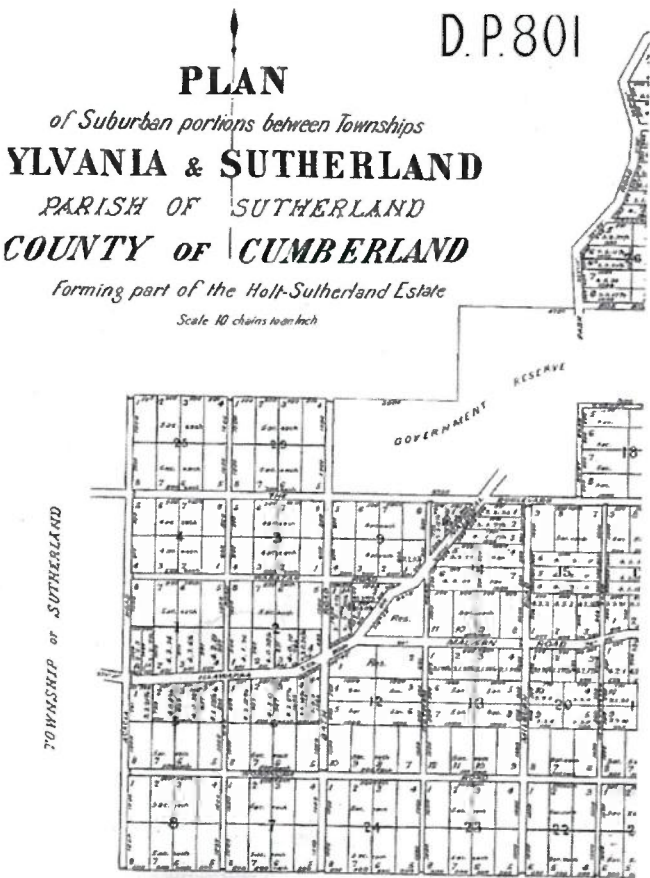
1810 | 65 HOTHAM ROAD, GYMEA

Fig no. 3.1

1886c

Deposited Plan 801

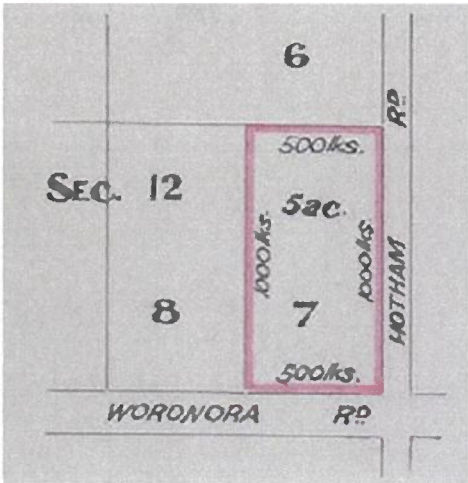
New Land Registry Services



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1810 | 65 HOTHAM ROAD, GYMEA

Fig no. 3.2	1915	Certificate of Title 2597-159	New Land Registry Services
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1810 | 65 HOTHAM ROAD, GYMEA

Fig no. 3.3

1927

Albert Henry Tildesley, Gaol Photographs

NSW State
Archives, NRS
2467

Fig no. 3.4

1928c

Turner Family

Hatherley Report,
Sutherland Shire
Council Archives

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1810 | 65 HOTHAM ROAD, GYMEA

Fig no. 3.5

1930's

Hotham House

The Leader,
18.9.2018

Fig no. 3.6

1930c.

Aerial Photograph

Sutherland Shire
Council

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1810 | 65 HOTHAM ROAD, GYMEA

Fig no. 3.7 | 1943 | Aerial Photograph | SIX Maps



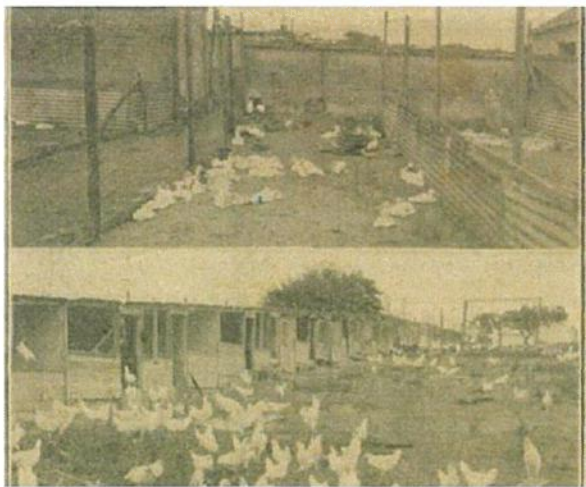
1810 | 65 HOTHAM ROAD, GYMEA

Fig no. 3.8 | 1943 | Aerial Photograph, detail | SIX Maps



Fig no. 3.9 | 1947 | Weaning Pens on "Hotham" Poultry Farm

Poultry Vol.30, no 50., December 13, 1947, p1.



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Fig no. 3.10

1950c

Poultry Farm Homestead, Hotham Road, Kirrawee
(incorrectly dated)Sutherland
Shire Council
MF003297

Fig no. 3.11

1955

Aerial Photograph

Sutherland Shire
Council

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Fig no. 3.12	1920-40c.	House in Hotham Road, Kirrawee (incorrectly dated)	Picture Sutherland Shire MF003949
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1810 | 65 HOTHAM ROAD, GYMEA

Fig no. 3.13

1961

Aerial Photograph

Sutherland Shire
Council

Fig no. 3.14

1970

Aerial Photograph

Sutherland Shire
Council

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1810 | 65 HOTHAM ROAD, GYMEA

Fig no. 3.15

1969

View from President Ave, Hotham House on left

DC 333 67 71
Sutherland Shire
Council Archives

Fig no. 3.16

1969

Brick Shed on Hotham Farm, demolished in 1970's

DC 333 67 71
Sutherland Shire
Council Archives

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Fig no. 3.17

1978

Aerial Photography

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Fig no. 3.18

1984

Aerial Photography

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Council

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1810 | 65 HOTHAM ROAD, GYMEA

Fig no. 3.19

1981

View from west, Hotham House in background

DC 333 67 71,
Sutherland Shire
Council Archives

Fig no. 3.20

1984

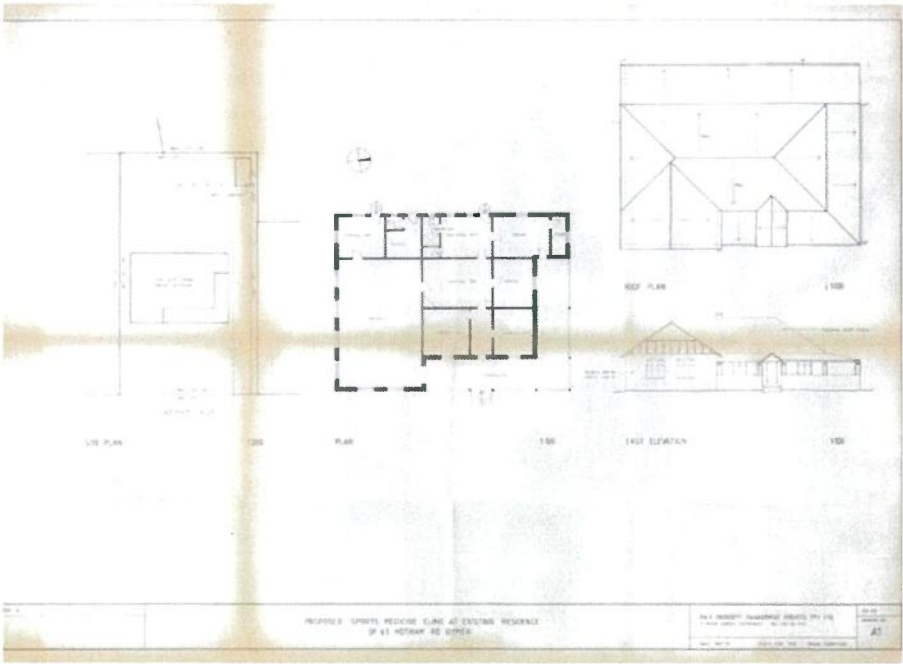
View of west (rear) elevation, from President Hospital

DC 333 67 71,
Sutherland Shire
Council Archives

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Fig no. 3.21	1995	Proposed Sport Medicine Clinic (May)	DA950671, Sutherland Shire Council Archives
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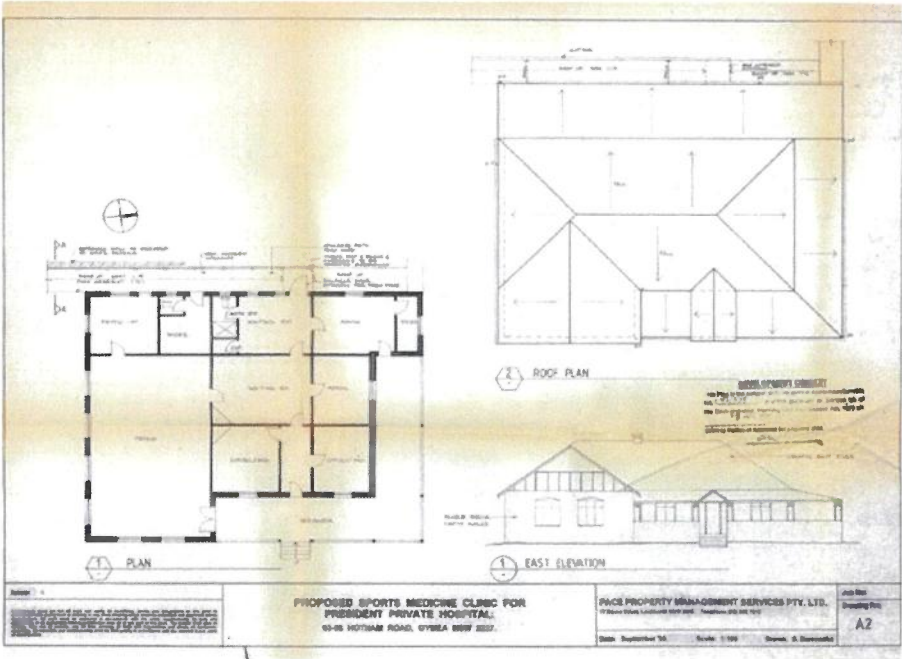
1810 | 65 HOTHAM ROAD, GYMEA

Fig no. 3.22	1995	Proposed Sport Medicine Clinic (September)	DA PR3081, Sutherland Shire Council Archives
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1810 | 65 HOTHAM ROAD, GYMEA

Fig no. 3.23	1995	Proposed Sport Medicine Clinic (September)	DA PR3081, Sutherland Shire Council Archives
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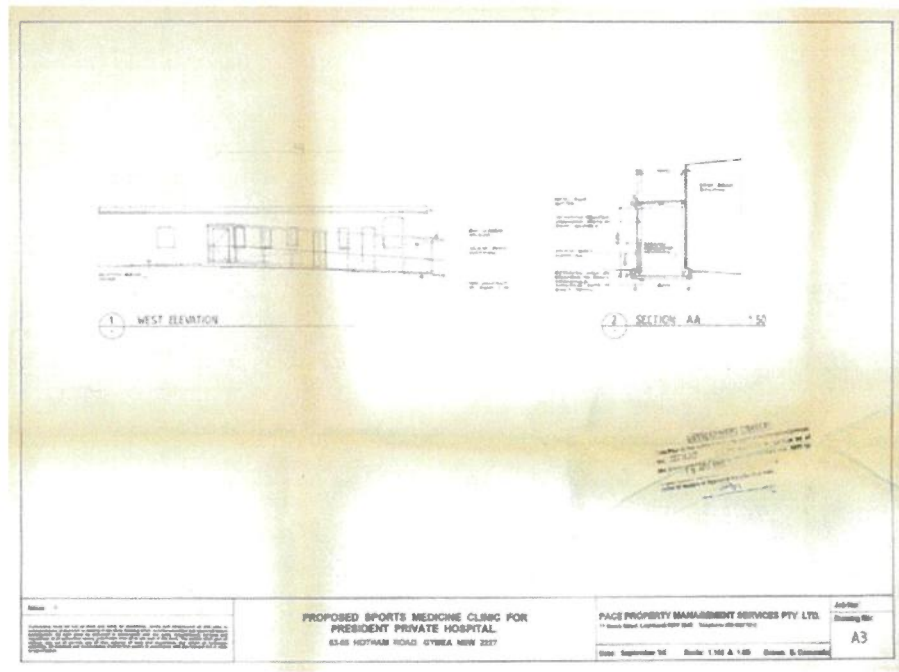


1810 | 65 HOTHAM ROAD, GYMEA

Fig no. 3.24

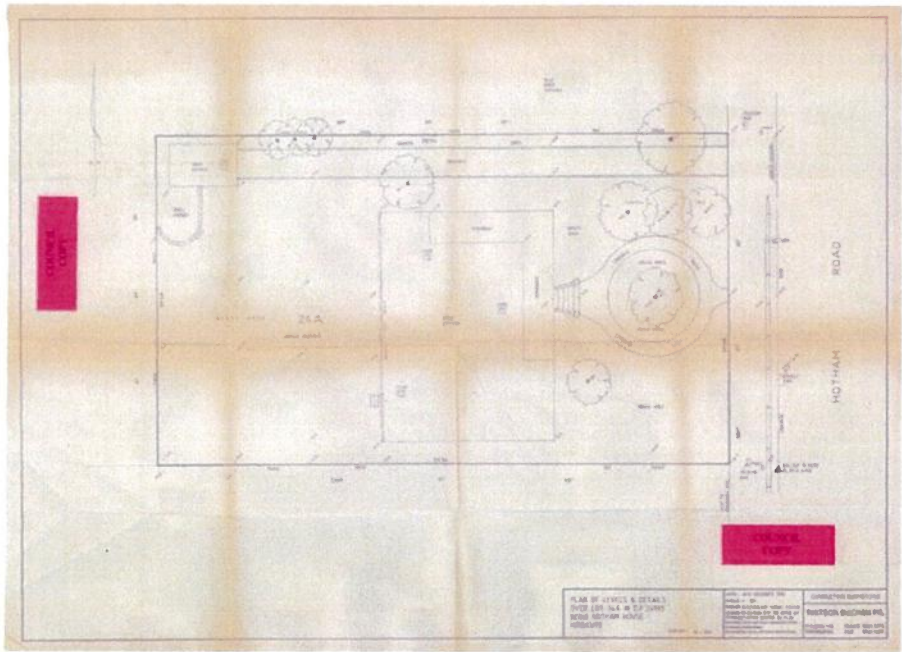
1995

Proposed Sport Medicine Clinic (September)

DA PR3081,
Sutherland Shire
Council Archives

1810 | 65 HOTHAM ROAD, GYMEA

Fig no. 3.25	1998	Survey, Watson Buchan. Pl.	BA990206, Sutherland Shire Council Archives
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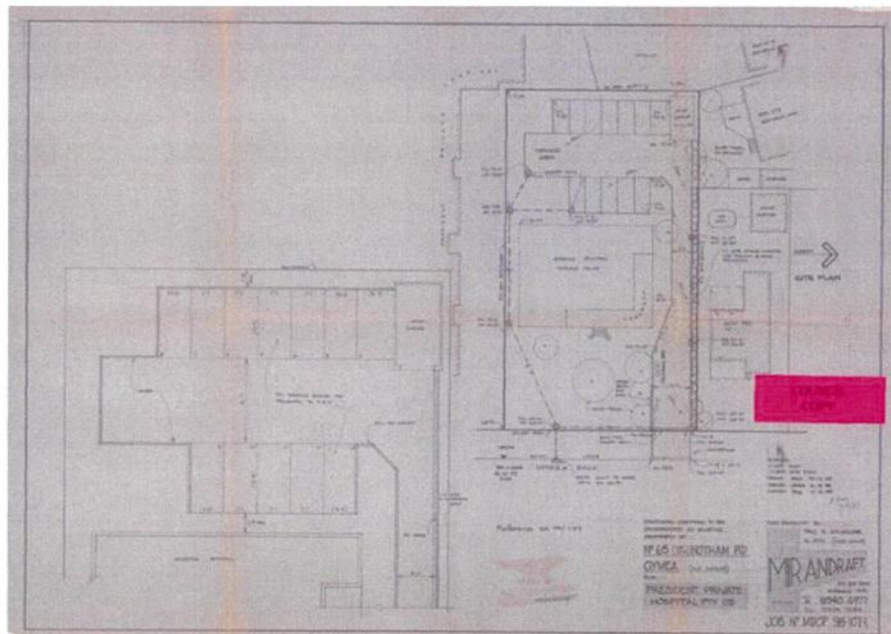


1810 | 65 HOTHAM ROAD, GYMEA

Fig no. 3.26

1998

Proposed parking area, Mirandraft

BA990206,
Sutherland Shire
Council Archives

1810 | 65 HOTHAM ROAD, GYMEA

Fig no. 3.28 | 2001 | Aerial Photograph

Sutherland Shire
Council

Fig no. 3.29 | 2010 | Aerial Photograph

Sutherland Shire
Council

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1810 | 65 HOTHAM ROAD, GYMEA

Fig no. 4.1.1 | 2019 | Streetscape view from North

AP IMG 6925



Fig no. 4.1.2 | 2019 | Streetscape view from South

AP IMG 6931



1810 | 65 HOTHAM ROAD, GYMEA

Fig no. 4.1.3 | 2019 | Driveway at Hotham House

AP IMG 6926



Fig no. 4.1.4 | 2019 | Central path and Norfolk Pine

AP IMG 6928



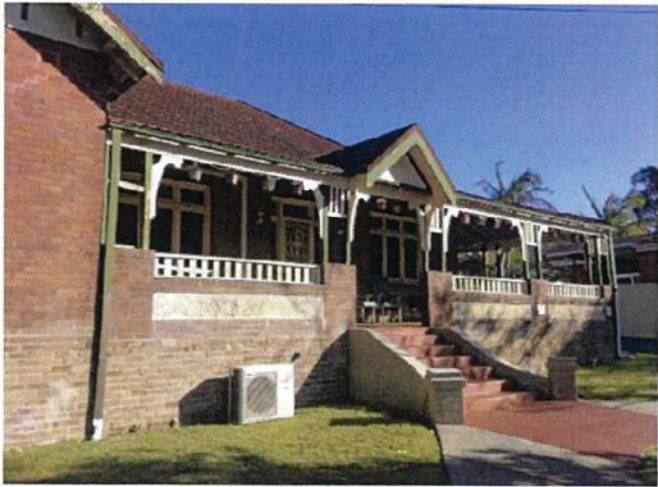
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1810 | 65 HOTHAM ROAD, GYMEA

Fig no. 4.1.5 | 2019 | Hotham House, east elevation | AP IMG 6929



Fig no. 4.1.6 | 2018 | Hotham House, east elevation, verandah | Sutherland Shire Council



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1810 | 65 HOTHAM ROAD, GYMEA

Fig no. 4.1.7 | 2018 | Hotham House, north elevation

Sutherland Shire
Council

Fig no. 4.1.8 | 2018 | Hotham House, south elevation

Sutherland Shire
Council

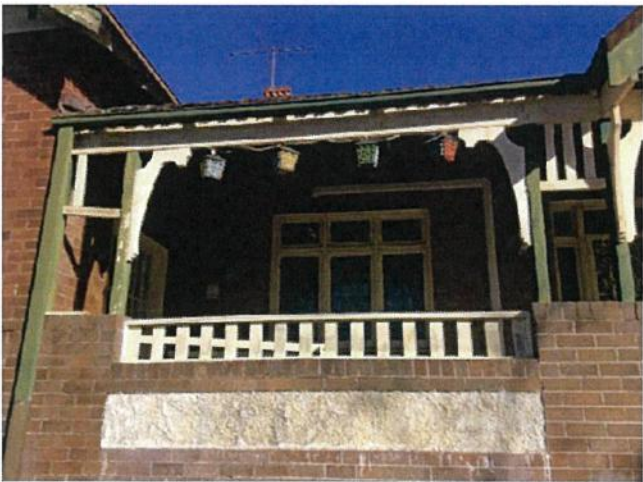
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1810 | 65 HOTHAM ROAD, GYMEA

Fig no. 4.1.9	2018	Hotham House, Ballroom Wing	Sutherland Shire Council
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Fig no. 4.1.10	2018	Hotham House, Verandah Detail	Sutherland Shire Council
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1810 | 65 HOTHAM ROAD, GYMEA

Fig no. 4.1.11

2018

Hotham House, Verandah Detail

Sutherland Shire
Council

Fig no. 4.1.12

2018

Hotham House, Lead light

Sutherland Shire
Council

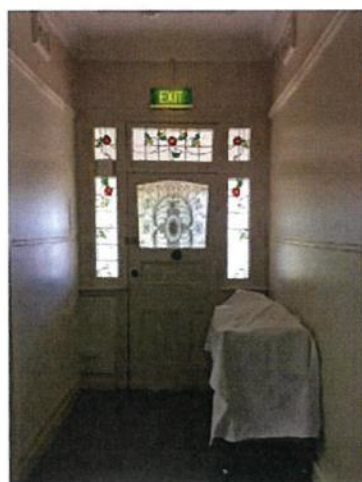
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1810 | 65 HOTHAM ROAD, GYMEA

Fig no. 4.1.13 | 2018 | Hotham House, Lead light, Ballroom

Sutherland Shire
Council

Fig no. 4.1.14 | 2018 | Interior, Entry Hall

Sutherland Shire
Council

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1810 | 65 HOTHAM ROAD, GYMEA

Fig no. 4.1.15 | 2018 | Interior, Ceiling

Sutherland Shire
Council

Fig no. 4.1.16 | 2018 | Interior, Office

Sutherland Shire
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1810 | 65 HOTHAM ROAD, GYMEA

Fig no. 4.1.17 | 2018 | Interior, Office, lead light

Sutherland Shire Council

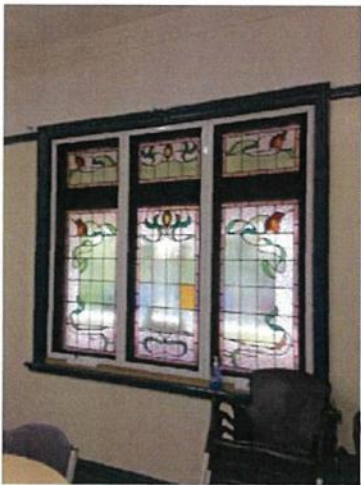


Fig no. 4.1.18 | 2018 | Interior, Ceiling detail

Sutherland Shire Council



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1810 | 65 HOTHAM ROAD, GYMEA

Fig no. 4.1.19 | 2018 | Interior, Door hardware

Sutherland Shire
Council

Fig no. 4.1.20 | 2018 | Interior, Lounge

Sutherland Shire
Council

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1810 | 65 HOTHAM ROAD, GYMEA

Fig no. 4.1.21 | 2018 | Interior, Lounge

Sutherland Shire
Council

Fig no. 4.1.22 | 2018 | Interior, Consulting

Sutherland Shire
Council

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1810 | 65 HOTHAM ROAD, GYMEA

Fig no. 4.1.23 | 2018 | Interior, Dining

Sutherland Shire
Council

Fig no. 4.1.24 | 2018 | Interior, Ballroom

Sutherland Shire
Council

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1810 | 65 HOTHAM ROAD, GYMEA

Fig no. 4.1.25 | 2018 | Interior Ballroom, Fireplace

Sutherland Shire
Council

Fig no. 4.1.26 | 2018 | Interior, Ballroom Ceiling

Sutherland Shire
Council

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1810 | 65 HOTHAM ROAD, GYMEA

Fig no. 4.1.27

2018

Interior, Door to utility

Sutherland Shire
Council

1810 | 65 HOTHAM ROAD, GYMEA

Fig no. 4.2.1

2013

455 President Avenue, Kirrawee

State Heritage
Inventory

Fig no. 4.2.2

2013

Botany View House, 94 Acacia Avenue, Kirrawee

State Heritage
Inventory

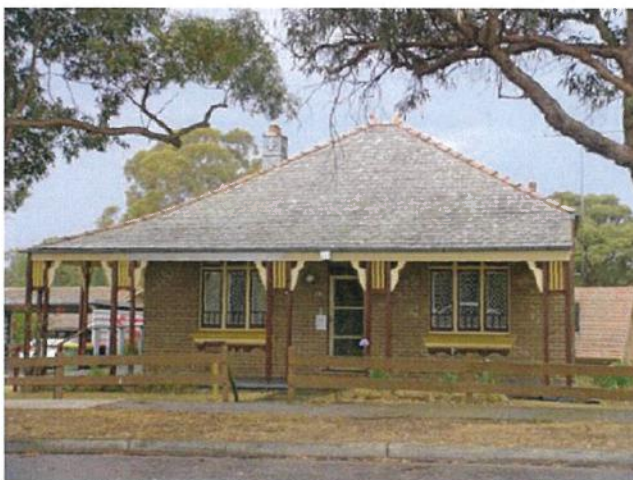
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1810 | 65 HOTHAM ROAD, GYMEA

Fig no. 4.2.3	2013	Hazelhurst Cottage, 782-804 Kingsway, GyMEA	State Heritage Inventory
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Fig no. 4.2.4	2013	16 Bellingava Road, Miranda	State Heritage Inventory
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1810 | 65 HOTHAM ROAD, GYMEA

Fig no. 4.2.5	2013	184 Acacia Road, Kirrawee
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State Hentage
Inventory



Fig no. 4.2.6	2013	Walton, 104 Toronto Parade, Sutherland
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State Heritage
Inventory



1810 | 65 HOTHAM ROAD, GYMEA

Fig no. 4.2.7

2013

102 Toronto Parade, Sutherland

State Heritage
Inventory



Fig no. 4.2.8

2013

Lark Ellen, 133 Janali Avenue, Sutherland

State Heritage
Inventory



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1810 | 65 HOTHAM ROAD, GYMEA

Fig no. 4.2.9	2013	Castlewood, 89 Woolloowave Road, South	State Hentage Inventory
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1810 | 65 HOTHAM ROAD, GYMEA

Fig no. 4.3.1

2008

Casa Tasso, Appian Way, Burwood

Federation
Architecture,
Wikipedia



Fig no. 4.3.2

2013

85 Perouse Road Randwick, Federation Architecture,

Federation
Architecture,
Wikipedia



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15 March 2019

Sutherland Shire Local Planning Panel
Sutherland Shire Council Chambers
Administration Building
4-20 Eton St.
Sutherland NSW 2232

Dear Panel Members,

**RE: SSLPP009-19 Planning Proposal - Schedule 5 'Environmental Heritage' of SSLEP2015 -
List the house at 65 Hotham Road GyMEA as a Local Heritage Item by adding it to Schedule 5**

I am writing to you as a Director of Macquarie Health Corporation Ltd, which through affiliated entities, owns and operates President Private Hospital, of which 65 Hotham Rd. GyMEA forms part of the hospital's land.

Our ownership and involvement with President Private Hospital dates back over 35 years, a history of which we are very proud. President Private is one of 11 private hospitals in the Macquarie Health Corporation Group and it is a facility with immense tradition and history.

The Need for Medical Care in the Sutherland Shire

There is a growing need for proximal access to private health care services in the Sutherland Shire. The Sutherland Shire has one of the highest rates of private hospital coverage in Australia. Our analysis has identified that the area is underserved in a number of specific specialties. These include rehabilitation, medical, ophthalmology, dialysis and general surgical care.

While President Private provides exceptional care to all its patients, we recognise that the standard and capacity of the hospital accommodation is not what it was and requires significant investment and expansion to upgrade it in line with current health facility guidelines. Accordingly, since 2016, we have been preparing a master plan to re-develop and expand President Private Hospital to create a premiere, boutique private hospital facility in the Sutherland Shire.

To date, we have spent several hundreds of thousands of dollars in design and planning costs. Selected perspectives showing the new development are attached to this letter (**see Appendix 1**). We examined several options for development of the President Private Hospital site. These options included retention of the cottage on 65 Hotham Road. Due to the topography of the site on which the hospital lies, available street access, layout of the existing hospital and proximity of surrounding residential properties, we determined that it would be favourable to redevelop the eastern border of the hospital which would necessitate demolition of 65 Hotham Road.

In order to achieve the best outcome for the hospital and the Community, we completed a thorough and extensive review of 65 Hotham Road. We assessed the challenges faced by the current premises and alternative paths of development that could be pursued.

Macquarie Health Corporation Limited
ABN 32 003 531 860
www.machealth.com.au

Contact
Phone: +61 2 9692 7921
Fax: +61 2 9552 1521

Address
301 Catherine Street,
Leichhardt, NSW, 2040

Unfortunately, despite our extensive efforts, we were unable to find a viable alternative to re-developing the 65 Hotham Rd. The reasons for this include:

1. **Fire non-compliance:** Under its current form, 65 Hotham Road does not meet the requirements of a Class 9A premises under the Building Code of Australia, which is the requirement for a private hospital. As such it would be required to undergo substantial modification to comply with the BCA codes. Such modifications include the installation of fire sprinklers, the installation of fire proof doors, removal of combustible finishes and flammable claddings, replacement of ceilings, replacement of balcony balustrades and other extensive modifications. These modifications will be at great expense and degrade much of the heritage value of the cottage. It is unreasonable and impractical to believe that these modifications can be done without disrupting the current look and feel of the cottage.
2. **Access non-compliance:** The existing house is no longer suitable for compliant access as required within the Access to Premises Standards. Access within the existing building is not suitable with access issues including paths of travel and doorways that are not accessible nor compliant. Currently, staff have to push patients up and down a non-compliant access ramp which creates risk for both staff and patients. In addition, the door widths and corridor widths of 65 Hotham Rd. Gympie fail to comply with BCA requirements making it unsafe and restrictive. Finally there are numerous changes of floor level within the building making movement of patients difficult.
3. **Minimise the noise and overshadowing of any new development on local residents:** A key decision in the re-development of PPH has been to maintain the location of the hospital on the South East corner of the block, which will allow us to minimise noise and overshadowing of any adjacent residences while creating an attractive streetscape. Prohibiting the demolition of 65 Hotham Rd. Gympie will require that the re-development of President Private Hospital be shifted to the North West of the site. This will introduce significant noise, privacy and overshadowing impacts for local residents who will not be affected by the current proposed design. Development to the North West side of the site will require vehicular access to Bidural St increasing vehicle movements to this residential street, again negatively impacting on local residents.

Actions to Address Heritage Concerns

We recognise that members of the local community have a strong attachment to 65 Hotham Road. In order to memorialise and acknowledge the history of Hotham House, we propose the following actions be undertaken in association with the new hospital development:

1. **Establishment of a new hospital wing "Hotham House Wellness Centre"**

This new wing will provide accommodation and wellness services to rehabilitation patients of President Private Hospital. The specific area will include a new gymnasium as well as patient wards.

2. **Establishment of an entry wall focusing on the history of Hotham House**

The proposed wall will consist of a photo montage as well as a timeline summarising the history of Hotham House. We will consult with the local community on the best way to present the history of Hotham House.

3. **Retention of the pine tree and path on Hotham Road**

The pine tree and the associated footpath are remnant of the Poultry Farm and is a major feature of the current site. We propose to retain these two elements in the new design.

4. **Complete a photographic study**

A photographic study of the building for record keeping, as well as making it available at the local library, online and in the new hospital. This will preserve the image of Hotham House in perpetuity. It will also allow many more people to experience the heritage of Hotham House, particularly given its access limitations.

5. **Recycle materials used in Hotham House and incorporate period architectural elements**

We also propose to re-cycle some of the old house bricks in the new development for paving, low walls etc. We also propose to incorporate period architecture details in waiting areas, round joinery, and offices.

6. Embellish the site with landscape referenced to the Poultry Farm

Re-furbishment of the site allows for embellishment of the landscaping on site and its presentation to President Avenue and Hotham Road. The landscape can be designed to reference the Poultry Farm with period plant species, trees and planting design.

Conclusion

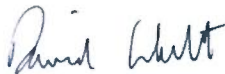
We recognise the community's interest in maintaining an historic building. However, considering the risks posed by 65 Hotham Road, and the broader re-development of President Private Hospital, it does not make sense to not re-develop Hotham House.

65 Hotham Road poses major risks to patients of the hospital and the community. It is not acceptable to the hospital to continue to indefinitely operate a premises that poses potential risks to patients and staff. The building requires modification to be deemed acceptable from both a fire safety and building access perspective. These modifications will be costly and will disturb the current state of the building, detracting from its heritage value.

Given the above concerns, and our objective of delivering high quality health care to the Sutherland Shire, we propose to redevelop demolish Hotham House and pursue a number of initiatives to honour its history in a sustainable manner that will benefit the community.

We appreciate your thoughtful consideration of these issues.

Yours Sincerely,



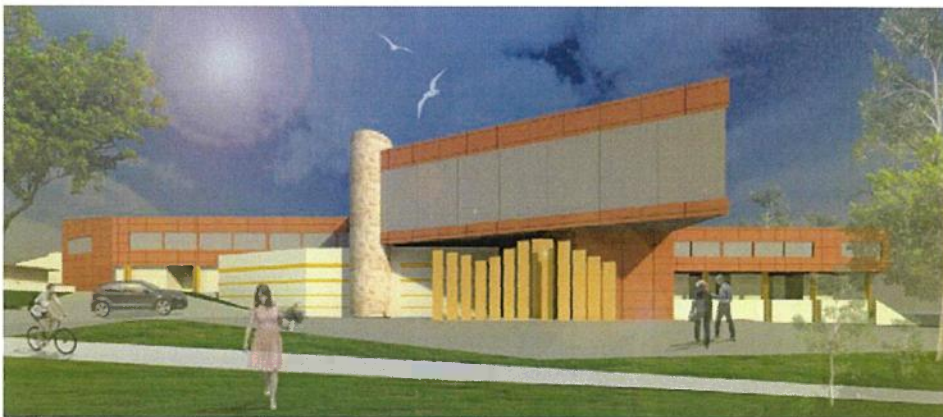
David Wenkart
Director

Appendix 1 – Selected Perspectives of proposed President Private Hospital Development

Perspective 1 – Main Entrance



Perspective 2 – President Ave



Perspective 3 – Outpatient Services and Café

