



Burwood
Inc.1874

LANDSCAPE HERITAGE ASSESSMENT THE APPIAN WAY



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1 Introduction

1.1 Scope

Council, at its meeting on 28 March 2023 resolved, in part, the following:

That Council's Heritage Adviser undertake an investigation of the landscape features (significant trees and vegetation) and the Appian Way Recreation Club and if appropriate prepare a planning proposal for the heritage listing of the items.

A heritage significance assessment on the landscape heritage of the Appian Way has been undertaken, and is detailed in this report.

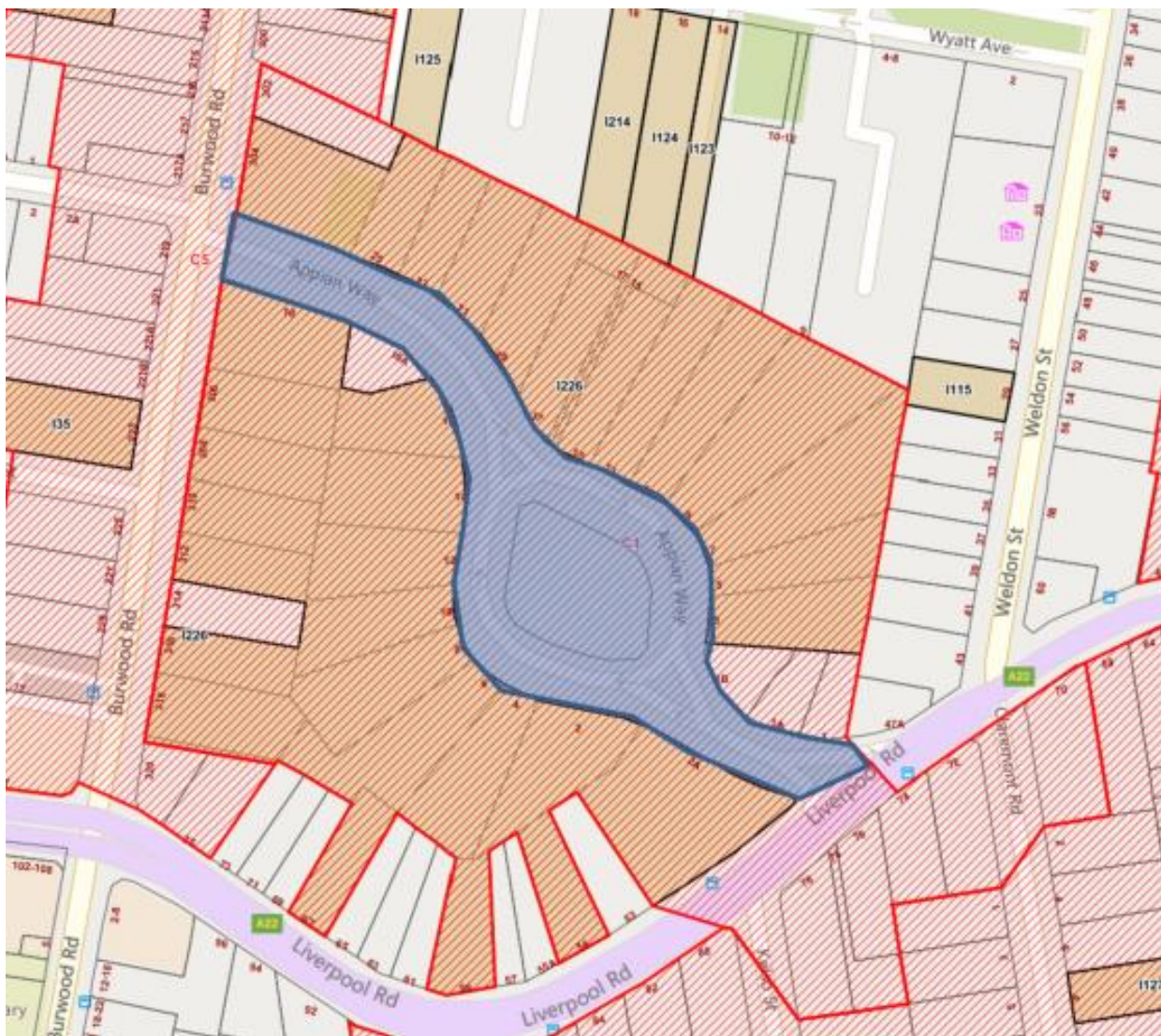


Figure 1 - The subject site – the proposed Landscape Heritage Item in blue.

1.2 Author

This report was prepared by Gavin Patton (Heritage Advisor, Burwood Council) and reviewed by Rita Vella (Manager City Planning).

1.3 Methodology

This review has been prepared in accordance with the heritage significance assessment guidelines published by Heritage NSW in 2001, the updated Assessing Heritage Significance (June 2023) and Investigating Heritage Significance (2021). It is also consistent with the relevant principles and guidelines of the Australian ICOMOs Charter for Places of Cultural Significance 2013 (the Burra Charter).

An independent external heritage consultant was not engaged for this assessment due to the site having previously been recognised as holding heritage significance within the conservation area and the broadly known heritage significance of the Appian Way HCA, its historic significance, its aesthetic significance and its rarity.

1.4 Limitations

No sites internal areas of the club buildings were inspected. The report does not include any Aboriginal or archaeological assessment.

2 The Landscape Elements

Table 1 – Individual Elements Included in this Assessment

Element
Trees <p>The trees which frame the internal and external streetscape are native Brush Box (<i>Lophostemon confertus</i>). It is believed these trees were planted in 1905 (Heritage NSW). It can be demonstrated that the trees have remained the original plantings throughout the 20th Century until today (with some additional planting) via the historical aerial imagery contained in Section 4 of this report. It is noted that severe pruning has previously occurred, particularly noticeable in the 1955 aerial image.</p>
Recreational Area/Reserve <p>The recreational area itself includes the inner area of the Appian Way, and forms part of the original Hoskins Estate. The area has been used as a lawn tennis club since at least 1909¹ with aerial images demonstrating that use has continued to today. The tennis club had a restricted member of 30 men and 15 ladies when it commenced operation.</p> <p>The recreational area/reserve also includes the area surrounding the recreational club ground. This area has shrubbery, along with the Brush Box trees and noticeable shallow guttering. This guttering was likely added in the later 20th Century with little to no guttering in that location prior.</p>
Club House/Pavilion <p>There are two pavilions that form part of the club. These are located on the eastern end of the recreational area. They likely date from c.1909 when the tennis club was created and are likely the outcome of early decisions made by residents of the Appian Way in how to best use the recreational area.</p>

¹ Daily Telegraph, July 1909.

It is clear from aerial images date from the 1930s that tennis has been a prominent recreational use of the site, with three tennis courts visible. Netting equipment etc, remains in place and adds to the ambiance and design intent of the recreational area.
Picket Fence
The existing timber picket fence, while not original, is likely a replacement to an earlier timber picket fence in the same location and of similar appearance. The fence adds to the Edwardian era streetscape and compliments similar fences on the dwellings.
Safety Fence
The safety tennis/ball proof fences located on the northern and southern ends of the recreational area are likely to date from the mid 20 th Century or later. They possibly replaced earlier fences or screens which served a similar purpose. They add to the feeling of the central space being designed for recreational purposes, in particular tennis.
AWRC Gates
It is not possible to completely date the AWRC gate, although it is likely to date from c.1920. The gate adds to the landscaped elements providing a place making nameplate to the recreational area.
Roadway/Carriageway
While the original road way has been resurfaced, the layout and footprint of the road way remain the same as when constructed.
Footpaths
The existing footpath 'footprint' remains the same (or similar) to that shown in the 1930 aerial image with many sections likely original. Overtime concrete needs replacing due to cracking etc, this should be continued, however remain in similar location and constructed in plain concrete.

3 History

3.1 Pre-Contact

The following Pre-Contact history has been extracted from the Burwood Council website.

The story of Burwood commences with the original owners of our island nation – the Aboriginal people. Long before the convict history and early European settlers, Aboriginals lived in complete harmony with nature. Archaeological evidence suggests that Aboriginal people occupied the area in and around Sydney at least 11,000 years ago and they may well have been there much longer.

The Aboriginals in Sydney belonged to two tribes; the 'Kuringal' or 'Eora' tribe who were coastal dwellers, and the 'Dharug' tribe who lived further inland to the foothills of the Great Dividing Range. Within these two tribes were specific clans or extended family groups.

The Aboriginals who lived in our neighbourhood, were known as the Wangal people. The Aboriginal leader Bennelong was a member of the Wangal clan.

Although the Wangal travelled about to trade and search for food, their territory was the land on the southern bank of the Parramatta River. Their boundaries extended to the west of Iron Cove to as far as Homebush Bay, with a southern boundary along the watershed between Cooks River and Sydney Harbour

The British First Lieutenant William Bradley writes in his journal about seeing a number of Wangal people along the banks of the river around Mortlake in 1788. When his exploration party stopped for breakfast on the opposite bank, a group of seven Wangals came over in canoes to meet them. “They left their spears in the canoes and came to us” wrote Lieutenant Bradley. When the Europeans had left, the Wangal people used the Europeans’ fire to cook mussels they had gathered from surrounding rocks.

European invasion forced the retreat of the Wangal into alien territory, depriving them both of their source of food and spiritual connection with their country.

3.2 Development of Burwood

The following historical information has been extracted from the Heritage Impact Statement for 15 Appian Way by John Oultram in September 2021 – with Burwood Council edits. All references are contained in the original document.

The land which now includes The Appian Way, is sited within that part of Sydney granted to William Faithful in 1808. Faithful (1774-1847) was a private in the New South Wales Corps who had arrived in the penal colony in 1792. When discharged in 1799 he became the estate manager for Captain Foveaux. The new road to Liverpool (the Hume Highway) was put through Faithful's grant in 1815. At that time the 200 acres to the north of the road was purchased by Alexander Riley, and the land to the south of the road was re-granted to Simeon Lord.

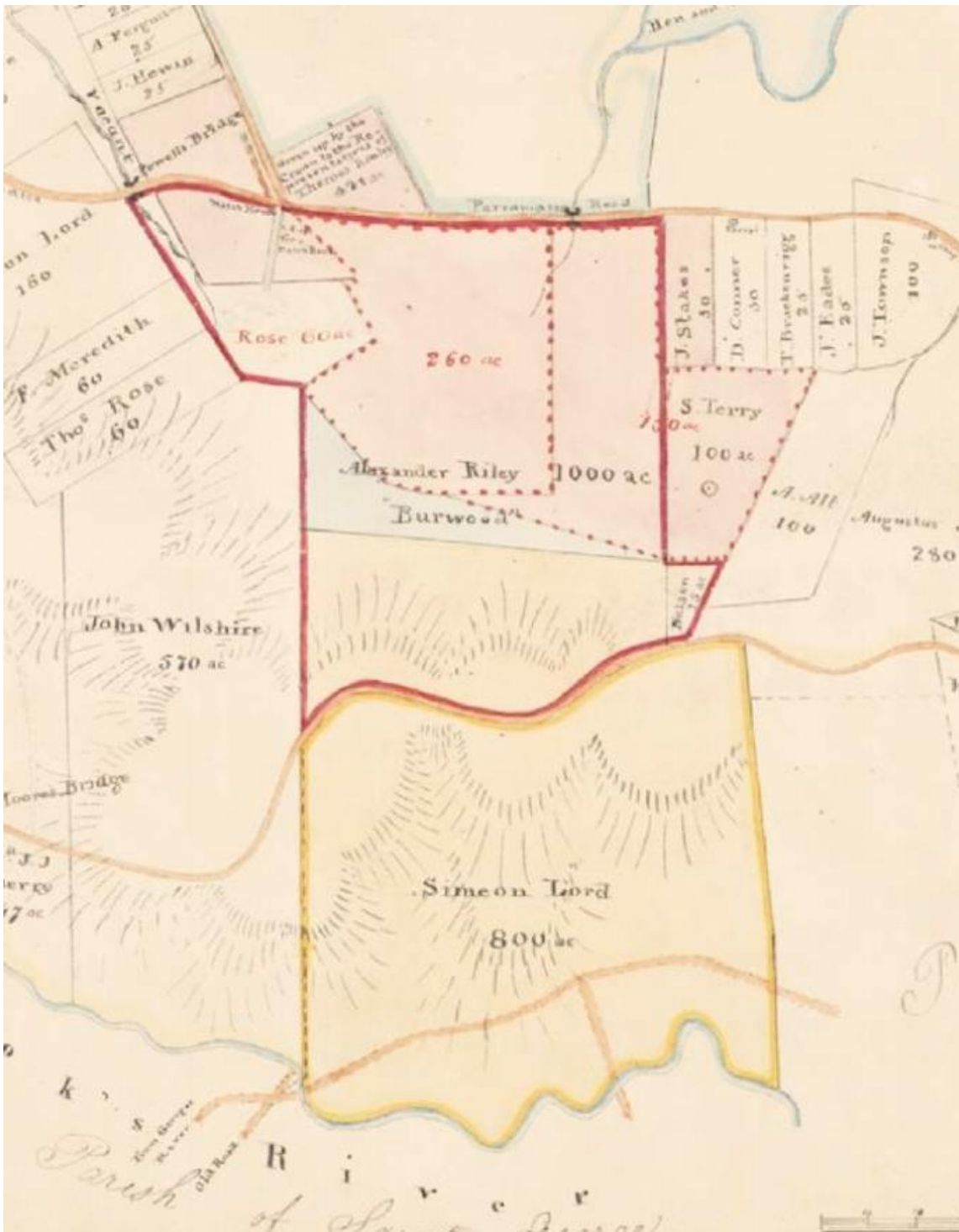


Figure 2 - This sketch survey was drawn in 1840 to show the various exchanges of land at Burwood. It recorded Faithfull's grant in yellow tint showing where Simeon Lord acquired the area south of Liverpool Road, and the area to its north now being Riley's Burwood. SLNSW

Riley (1778–1833) had arrived in Sydney in 1804 and was one of the first of the free settlers with capital to migrate to the colony. By 1809 he had settled on his grant beyond Liverpool named Raby and developed a pastoral industry there based on wool. Riley had purchased the late Captain Thomas Rowley's Burwood estate, then comprising 750 acres, in 1812.

At Burwood, Riley erected around 1812 a bungalow near the Parramatta Road boundary of his estate. The bungalow (demolished in 1937) and its timbered setting were depicted in the well-known painting by Joseph

Lycett published in London in 1825. This vast estate with its extensive tree cover developed into something of a resort for Sydney's bushrangers in the mid-1820s, striking at travellers on the main roads to Liverpool and Parramatta and then retreating into the bush to evade capture.



Figure 3 - Joseph Lycett's painting of Riley's Burwood Villa, published in London in 1825. NLA

Following Riley's death in 1833, Rowley's children successfully claimed entitlement to the aforementioned 750 acres. That estate was divided then between Thomas Rowley (junior), John Rowley, John Lucas (the husband of Mary Rowley), and Henry Sparrow Briggs (the husband of Eliza Rowley), while the 200 acres formerly of Faithful's grant was shared equally between them.

Over the 1830s and 1840s small areas of Burwood were released for sale by the Rowley descendants. These sales were mainly along the arterial roads leading to Liverpool and Parramatta and the purchasers in many instances were involved in trade associated with the road, such as coaching inns and other licensed premises. The bulk of the Rowleys' Burwood was subdivided in 1854 with the release of the Burwood Estate and Cheltenham Estate, with present day Appian Way being located within the Burwood Estate land release.



Figure 4 - This survey is of the Burwood Estate as subdivided. Not dated, after 1854. Marked-up to show the area of the future Hoskins Estate. Image reorientated for reproduction. SLNSW

These land releases were made in anticipation of the opening of the railway station at Burwood, which opened in September 1855 on the line between Sydney and Parramatta; with Burwood being one of four (Newtown, Ashfield, and Homebush) immediate stations at the time of the opening. Prior to the development of the suburban network of railways (and tramways) the population of Sydney was largely confined to the city and surrounding villages.

The population in the city rose markedly in the 1850s owing to the Gold Rush and migration; between 1851 and 1856 the population in the city wards increased by twenty per cent while the number of new houses completed over the same period was twelve per cent.²

The railway provided the means for people to live in suburbs and commute to the city to work.

The allotments in these Burwood land releases were large at between four to 10 acres and intended more for farmlets or subsistence farming. Re-subdivision of these blocks into suburban allotments commenced soon after: in 1858 in the area beside the railway station.

One outcome of this closer settlement was the incorporation of the district as Burwood Council in 1874 after some five years of debate.

Around the railway station and along Burwood Road a commercial and civic nexus soon developed. Being private land releases no reserves were made for civic services and these developed where they could. The site for St Paul's Anglican Church for example was purchased by

the parish in 1872. The local public school, opened in 1871 after a false start in 1858, was located some distance to the west. A local post office opened in 1861, Burwood Park was acquired in 1878, etc.



Figure 5 - Detail from Higinbotham and Robinson's 'Map of the Municipality of Burwood' published in 1893. SLNSW

The map above records the extensive re-subdivision that had occurred following the mid 1850s land releases. However, at the southeast corner of the municipality little development had occurred, and it was in this area that Hoskins developed his model estate. Marked up to show the extent of the Hoskins Estate comprising about 19&12 acres

3.3 Hoskin's Estate/The Appian Way

The developer of this estate, which comprises Appian Way and the original 39 houses, was George John Hoskins. These houses are situated within the 19&12 acres Hoskins purchased in 1903 from the executors of the late Charles Henry Humphrey.

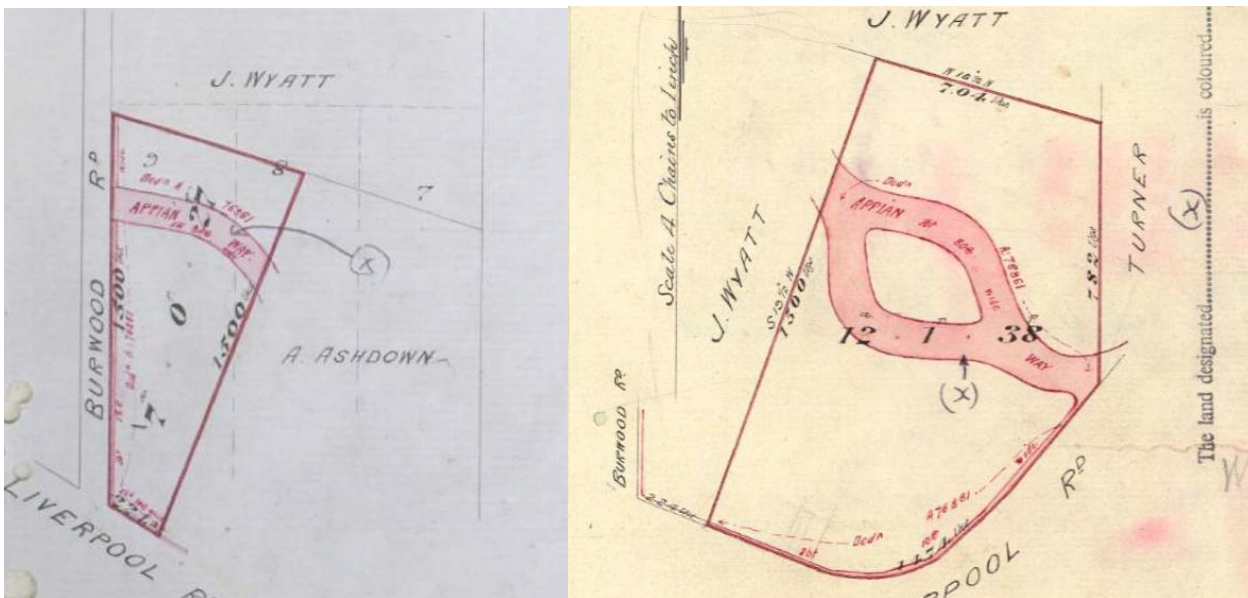


Figure 6 - Plans of the two parcels of land Hoskins purchased in 1903 from the Humphrey family. The total area was about 19½ acres. At a later date the public road of Appian Way was delineated. NSW LRS.

Humphrey (1817-1898) and his family had lived in Burwood since the late 1860s and resided at Luscombe (12 Livingstone Street). His background prior to coming to Burwood and the source of his income have not been reported. He was an alderman for Burwood from its inception in 1874 and was the mayor for 1875. He also was a founder of the Burwood School of Arts, benefactor of numerous charitable institutions, and a local magistrate.

George John Hoskins (1847-1926) was in partnership with his brother Charles Henry (1851-1926) who were manufacturing engineers that commenced trading in 1876 in Ultimo. A move to Blackwattle Bay was made in 1889 and the brothers commenced production of steel pipes. In 1908 the brothers purchased William Sandford's ironworks at Eskbank. After, Charles pursued the business of iron production trading as Hoskins Iron and Steel Co Ltd from 1920, which was developed by his sons in the mid 1920s with a new plant at Port Kembla, and it became a subsidiary of BHP in 1935. George from 1908 pursued other business interests.

Hoskins purchased Humphrey's land with the intention of developing a model housing estate, and he informed Burwood Council of this in June 1903.⁵ By that date a plan had been prepared that has not survived, but by newspaper accounts it depicted an estate comprising 39 houses set within half acre blocks.

By September 1903 the Council had approved Hoskins' scheme and it took on the construction of Appian Way, its connection with Burwood and Liverpool-roads, and laying on the drainage.

There was also a communal space incorporating a tennis court at the centre available for use by local occupiers, much in the manner of a private housing estate in London.

The construction of the houses was staged. By August 1908 a number of cottages had been completed, which were available for lease from 104 pounds per annum (\$16,694 adjusted for inflation). By April 1905 some 15 cottages had been completed.

The full suite of cottages seems to have been completed by 1909.

In keeping with the imagery generated by the name Appian Way, each of these houses was named after a town in Italy see image below.

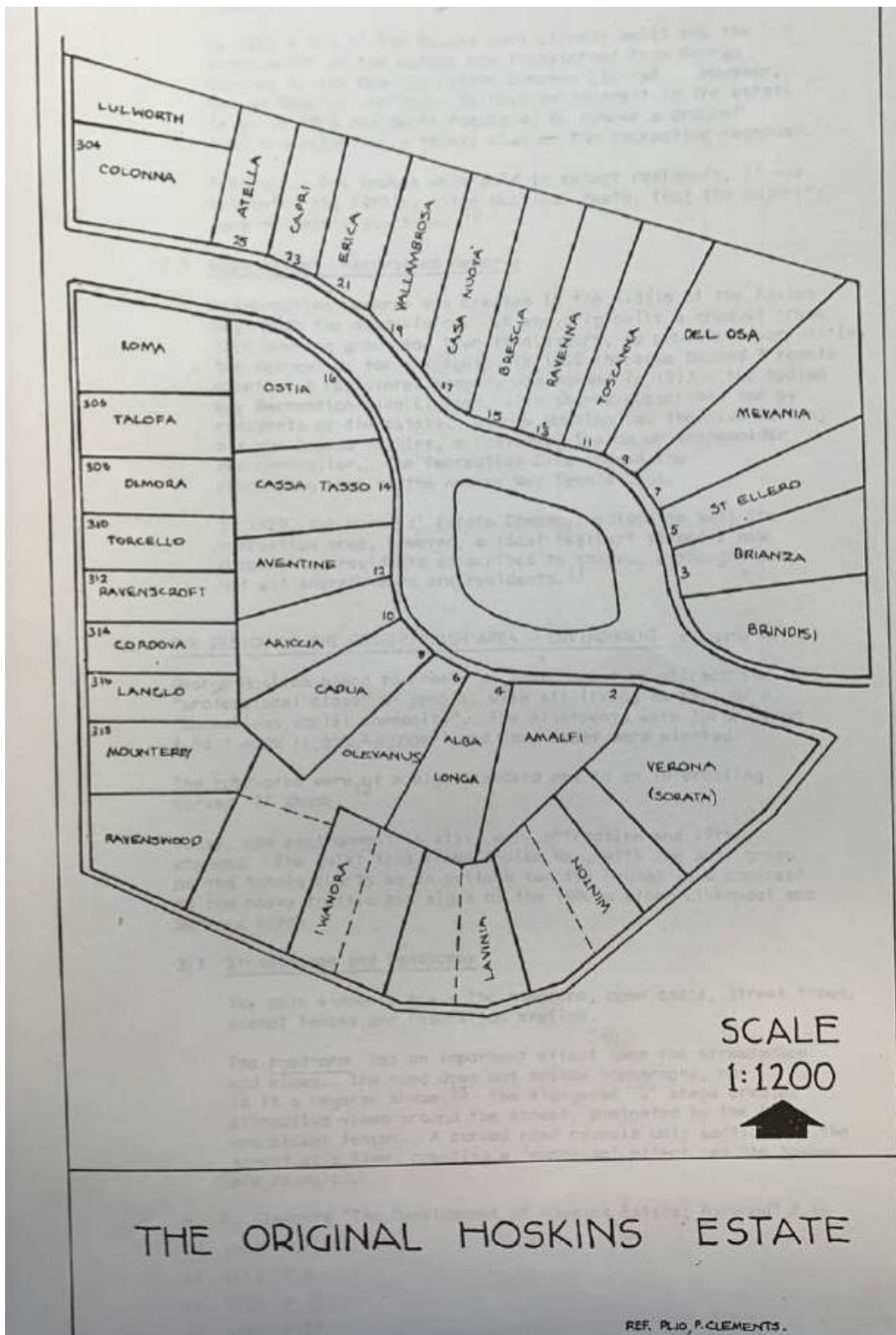


Figure 7 - Layout of Appian Way and original house names.

The builder of these houses was William Richards (?1854-?1944), who also acted as Hoskins on the ground agent. Richards (1854-?1944) worked for other clients, an example being houses in Strathfield designed by architects Morrow and De Putron in 1909, and alterations to one of the Hordern houses at Darling Point also for Morrow and De Putron in 1909.

It has been stated that Richards also designed these houses, however architects Slatyer and Cosh (soon after becoming Spain and Cosh) were involved in some aspect of the development it would seem.

4 Historical Aerial Image Comparison of the Appian Way



Figure 8 - 1930 (Source: NSW Historical Imagery SIXMAPS)



Figure 9 - 1943 (Source: NSW Historical Imagery SIXMAPS)



Figure 10 - 1955 (Source: NSW Historical Imagery SIXMAPS)



Figure 11 - 1971 (Source: NSW Historical Imagery SIXMAPS)



Figure 12 - 1982 (Source: NSW Historical Imagery SIXMAPS)



Figure 13 - 1991 (Source: NSW Historical Imagery SIXMAPS)



Figure 14 - 1998 (Source: NSW Historical Imagery SIXMAPS)



Figure 15 - 2005 (Source: NSW Historical Imagery SIXMAPS)



Figure 16 - 2023 (Source: MetroMap)

5 Existing Statutory Heritage Context

The area for this study is all currently included with The Appian Way Heritage Conservation Area/Precinct, identified as C1 within Schedule 5 of the *Burwood LEP 2012*. Surrounding the Appian Way Landscape road way and recreation club are a group heritage item of a number of Federation era dwellings (I226)

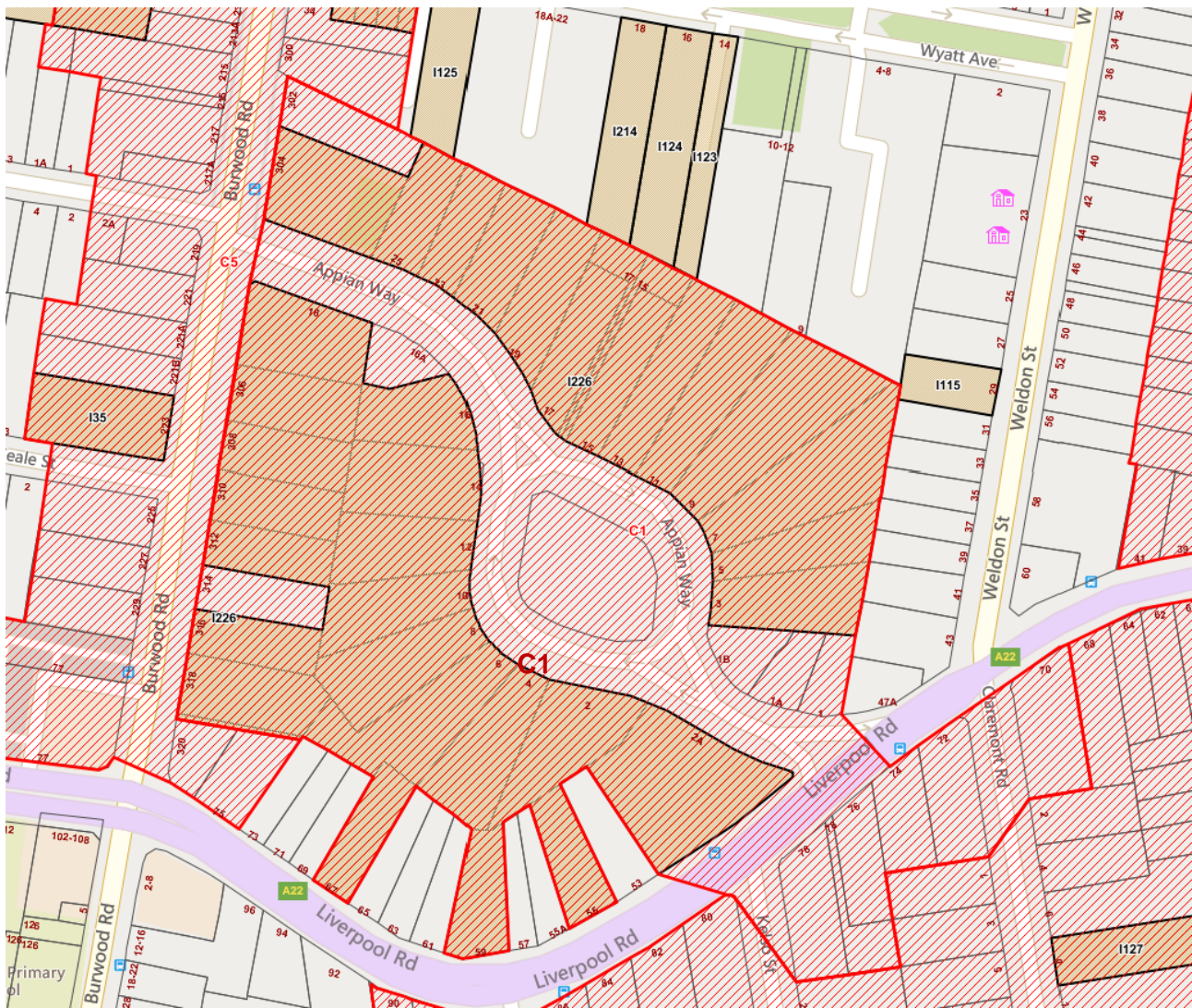


Figure 17 – The Appian Way Heritage Conservation Area/Precinct (C1) and recently listed group houses (I226).

6 Heritage Assessment – Grouped Item

Table 2 – Summary Heritage Significance – Grouped Item

Address/ Name	Historical	Associative	Aesthetic or Technical	Social	Research Potential	Rarity	Representative
The Appian Way Landscape	✓	✓	✓	✗	✗	✓	✓

Table 3 – Grouped Item Heritage Assessment

NSW Heritage Criteria	Assessment
Historical Significance <ul style="list-style-type: none"> important in the course, or pattern, of Burwood's cultural or natural history 	It is a personal and individual interpretation of the architectural and planning styles of the early 1900's by George Hoskins and builder/designer William Richards within the confines of a 'garden city' style suburb within a suburb.

NSW Heritage Criteria	Assessment
	<p>Each original dwelling within the group represent the historical 'garden city' planning movement, but unusually on a smaller scale (as opposed to Haberfield and Daceyville).</p> <p>Likely influences have been the first 'Garden Suburbs' in England at Bedford Park 1876 and in Bournemouth. Ebenezer Howard published a book "Garden Cities for tomorrow" in 1897 promoting integration of recreational and residential areas. Hoskins inclusion of a recreational area may be an idea taken from the Haberfield Estate development of R.Stanton with its provision of recreational facilities including lawns and a community meeting pavilion.</p> <p>There was no regulation regarding sub-divisions in New South Wales until 1906. Although William Richards had migrated from England the designs in the Appian Way are said to be based mainly on local Australian Architecture.</p> <p>The landscape elements, including the club house, picket fence, organic shaped circular street the native Brush Box (<i>Lophostemon confertus</i>) - believed to have been planted in 1905, <u>meet the threshold for Historical Significance.</u></p>
<p>Associative significance</p> <ul style="list-style-type: none"> has strong or special association with the life or works of a person, or group of persons, of importance in Burwood's cultural or natural history 	<p>In 1903 George Hoskins who was founder of Australian Iron and Steel Industries, purchased 8ha of land at the intersection of Liverpool Road and Burwood Road. He conceived a design for a model suburban estate. The design included large houses on expansive grounds arranged around a centre recreation reserve.</p> <p>Mr. Hoskins, from 1893, resided in St. Cloud, No.223 Burwood Road, which overlooked the Appian Way.</p> <p><u>Therefore, landscape elements and streetscape of the Appian Way meet the threshold for Associative Significance.</u></p>
<p>Aesthetic or Technical significance</p> <ul style="list-style-type: none"> important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in Burwood 	<p>The street consists of rare Federation Queen Anne (sometimes referred to as Edwardian Bungalow) precinct of architectural and constructional excellence. The group of dwellings and the landscape elements represents an almost intact, complete Federation streetscape (though not strictly in Federation style) and is a unique part of the development of Burwood, and more broadly, Sydney with exceptionally generous landscaped settings of high quality. The ideas that influenced Richards' design of Hoskins Estate Houses were those of the Federation Queen Anne Style popular from the early 1890's to the start of World War One.</p>

NSW Heritage Criteria	Assessment
	<p>Generally, the houses are of complex, asymmetrical form, being dominated by extensive verandahs and prominent, irregular rooflines. The verandahs often have a corner emphasis and as the houses are placed on wide allotments, they tend to feature carefully designed and executed side elevations as well as street facades.</p> <p>The trees and shrubs used in the gardens have changed over the years, but original planting were probably a combination of Australian natives and exotic species. The landscape and organic shape of the Appian Way streetscape combine with the dwellings to form a particularly aesthetic precinct.</p> <p>The landscape elements and overall streetscape <u>meet the threshold for aesthetic significance.</u></p>
<p>Social significance</p> <ul style="list-style-type: none"> strong or special association with a particular community or cultural group in Burwood (social, cultural or spiritual reasons) 	<p>There is social significance within the landscaped elements, particularly focussed on the recreational area and club house. It is a rare 'garden city' estate whose early residents were likely to have been regular tennis players and/or users of the recreational space. This continues to this day, with the owners of dwellings within the Appian Way also shareholders of the recreational area and club house. However, the site does not meet the criteria as there is no evidence of historically important people being a part of the group.</p> <p>The landscape elements and overall streetscape do not meet the <u>threshold for Social significance.</u></p>
<p>Research Potential</p> <ul style="list-style-type: none"> potential to yield information that will contribute to an understanding of Burwood's cultural or natural history 	<p>There is research potential within the combined landscaped area and grouped heritage dwellings as a rare 'garden city' estate.</p> <p>This is recognised within the Appian Way HCA. However, the potential does not extend to the landscape elements alone. Therefore, <u>they do not meet the threshold for Research Potential.</u></p>
<p>Rarity</p> <ul style="list-style-type: none"> possesses uncommon, rare or endangered aspects of Burwood's cultural or natural history 	<p>The landscaped elements and overall streetscape is a rare example of a garden city with recreational area for residents only.</p> <p>When considered with the surrounding dwellings, it is rare because no two allotments are same shape or size, with complex free standing designs quite different from the average</p>

NSW Heritage Criteria	Assessment
	<p>urban street. No two houses are identical, yet are consistent in their overall Federation era form.</p> <p>The landscape elements and overall streetscape (particularly when considered with the dwellings) <u>meet the threshold for this criteria.</u></p>
<p>Representative</p> <ul style="list-style-type: none"> important in demonstrating the principal characteristics of a class of Burwood's cultural or natural places, or cultural or natural environments 	<p>It is a representative of an innovative approach to residential development that contains outstanding examples of Edwardian and Federation architecture in a garden setting with central recreational area.</p> <p>The landscape elements and overall streetscape of the Appian Way <u>meet the threshold for representative significance.</u></p>

6.1 Statement of Significance

A rare Edwardian 'garden city' bungalow precinct surrounded by excellent Federation Queen Anne and at least one Federation Arts and Crafts architectural and landscape detail. The landscape elements and streetscape are largely intact incorporating significant elements, around an unusual and beautifully landscaped oval, containing a resident-owned recreational and sporting facility.

The design and construction of the estate, including its unique organic street layout, was based on a vision of suburban utopia of its owner George Hoskins who was instrumental in developing the steel industry in NSW.

The concept for the design was based on 'Garden City' ideas being developed in England and USA at the time, for example, "Riverside" in Chicago by Frederick Law Olmstead and Vaux and "Bedford Park", "Port Sunlight" and "Letchworth" in England designed by Barry Parker and Raymond Unwin springing from the 'Picturesque Landscaping Movement' of the 18th Century in England.

The landscape elements and streetscape of the Appian Way (especially when considered with the surrounding heritage item dwellings), have local (and State) significance for their ability to demonstrate early and unique subdivision pattern within Burwood (and more broadly NSW), their unique yet consistent Federation aesthetic, their rarity as a garden city suburb, for their association with George Hoskins and for their representative value as fine planning example of its type.

7 Conclusions and Recommendations

It is recommended that the following allotments be included in Schedule 5 of the *Burwood Local Environmental Plan 2012* as a landscape heritage item. The Inventory Sheet will include descriptions of each element which contribute to the listing.

- DP12249 Lot 44– Recreation Club

- Public Land as indicated in Figure 1 – encompassing the entire Appian Way from Liverpool Road to Burwood Road.