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ITEM DETAILS						
Name of Item	Dickson Estate Landscape Conservation Area					
Other Name/s Former Name/s	various					
Item type	Landscape					
Item group						
Item category	street trees					
Area, Group, or Collection Name						
Street number	Various					
Street name	King St, Ewell St, Stephen St					
Suburb/town	Bondi				Postcode	2022
Local Government Area/s	Waverley					
Property description	Cohesive grouping of Hills fig street trees set among heritage streetscapes of Federation and Inter-War residences.					
Location - Lat/long	Latitude		Longitude			
Location - AMG (if no street address)	Zone	R2 Low Density Residential	Easting		Northing	
Owner	Managed by Waverley Council					
Current use	Landscaped street trees set among Federation and Inter-War speculative housing					
Former Use	Private estate					
Statement of significance	The Landscape Conservation Area comprising cohesive groupings of Hills fig street trees (<i>Ficus macrocarpa</i> var <i>Hilli</i>), has historic significance for their ability to demonstrate Depression-era Unemployment Relief schemes. The plantings are representative of civic beautification and improvement works carried out across the Waverley municipality as part of the Unemployment Relief Works. The Conservation Area also reflects the popularity of Hills Figs as public plantings in the Inter-War Period.					



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	The Landscape Conservation Area has historic significance at a local level as a demonstration of the evolution of Waverley from isolated gentleman's residences and early industrial land uses to close-set suburban housing of the Federation and Inter-War periods. The early 20th century character of the streetscapes are complemented by the 1930s street planting scheme. The streetscapes have aesthetic significance deriving from the cohesive mature plantings of <i>Ficus macrocarpa</i> var <i>Hillii</i> of similar age, form and alignment which creates a distinctive streetscape.					
DESCRIPTION						
Designer	Not Known					
Builder/ maker	Not Known					
Physical Description	Cohesive grouping of fig street trees set among heritage streetscapes of Federation and Inter-War residence.					
Physical condition and Archaeological potential						
Construction years	Start year	1930	Finish year		Circa	
Modifications and dates						

HISTORY	
Historical notes	Timeline History <1789: Occupied by the Gadigal, Bidjigal and Birrieria people, the traditional Aboriginal owners. 1789: Commencement of the granting of land to emancipated convicts and soldiers among the white settler population. 1803: As early as 1803, some form of road had been built by Governor John Hunter to link the colony with the signal station at Watson's Bay, South Head, along an existing Aboriginal track on the ridgeline. 1833: December, Joseph Dickson arrives in Sydney.

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	1830s: Commencement of assisted immigration scheme is funded by sales of land as purchase grants. Much of remaining Crown Land about Waverley is surveyed for sale in medium sized allotments typically of 5 acres. The lots along the south side of Bondi Road in the area later occupied by Avoca, Street, Imperial Avenue and Boonara Streets purchased by speculators R J Want, F Mitchell and CW Cole. 1845: Grant of four 5-acre suburban allotments 1-4 to Joseph Dickson. 1840s: Dickson establishes his soap and boiling down business on Waverley St (Bondi Road) and takes up residence in Waverley. 1850s-80s: Establishment of large 'gentleman's residences' along Bondi Road. These largely incorporate original purchase grants as whole or part of spacious grants. Residences constructed to the south side of Bondi Road included <i>Velette</i>, <i>Shirley</i>, <i>Avoca</i> and <i>Baylesford</i>. 1850s-1890s: Moreton Bay Figs and later Port Jackson Figs had become popular street trees in the second half of the 19th century with the support of Charles Moore, Director of Botanic Gardens (1848-1896), however the Hills Fig did not gain popularity in public plantings until the 20th century. (Armstrong, Helen "<i>Street and roadside landscaping in New South Wales - origins, influences and chronologies</i>" UNSW 1986) 1859: Dickson's soap and candle business was closed by Council after public protest about odour. The site was converted to a timber yard, operated by Dickson and his oldest son Joseph. 1881: Initial sales of this period began with the <i>Bennet</i> Estate to the west of Dicksons land and <i>Greganhurst</i> Estate to the east in February 1885. Subdivision of grounds to the larger residences began in the lead-up to Federation when tram services to Bondi Beach also provided opportunity for speculative housing along the tram route. 1891: Death of Joseph Dickson at his residence on Bennett St, Bondi. At the time of his death he was said to be the oldest inhabitant of Waverley. His villa and grounds fronting Bennett Street were subdivided under DP 3426 by his sons Thomas, Stephen, and Joseph jnr. 1892: Dickson's Estate was offered for sale on December 3, 1892, with frontages to King, Stephen and Ewell streets. 1907: A further sale of unsold lots on Dickson's Estate took place on November 10, in Ewell and Stephen streets. 1900s-1920s: The planting of Canary Island Palms and Brushbox as street trees was strongly encouraged by JH Maiden during his time as director of the Botanic
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	Gardens (1896 -1924) (Armstrong, Helen "<i>Street and roadside landscaping in New South Wales - origins, influences and chronologies</i>" UNSW 1986) 1920s: Hills Figs began to be used for formal avenues in Sydney. (Armstrong, Helen "<i>Street and roadside landscaping in New South Wales - origins, influences and chronologies</i>" UNSW 1986) 1929-1934: The Great Depression. The advent of the Great Depression saw unemployment soar to an unprecedented national level. On 10 December 1929 the federal government announced that £1 million was to be allocated to the states for the provision of relief for the unemployed. NSW received £276 000. The <i>Prevention and Relief of Unemployment Act, 1930-31</i> was gazetted. In July 1930, the prime minister, James Scullin, announced that in addition to the December 1929 allocation of £1 million already made from the Federal Aid Roads Agreement for the provision of relief work for the unemployed, a further commonwealth grant of £1 million would be made to the states. The money was to be allotted on a population basis and state premiers would be required to submit detailed schedules of proposed works to the commonwealth government. Approval would be granted only to those works that could provide a financial return sufficient to meet associated interest charges and statutory sinking fund contributions. The commonwealth government also stipulated that its grants should be used only to provide work for the relief of those already unemployed and that award rates were to be paid to those engaged. (National Archives of Australia, Responsibility for Unemployment Relief, February 2001) In the early 1930s, a series of works in Waverley were gazetted as Unemployment Relief Works, including "... improvements of roads, streets, lanes". (<i>Construction and Real Estate Journal</i>, Sydney, NSW: 1930 – 1938, Wed 27 Jun 1934, page 12 "Unemployment relief works gazetted") 1930s: Fig trees – <i>Ficus macrocarpa</i> var <i>Hillii</i> (Hills fig) – were planted on the Dickson Estate during a Great Depression unemployment relief tree planting program. Unemployed men on relief work or sustenance 'susso' schemes were involved in planting schemes. 1934-1937: Extensive roadside street planting was undertaken by the Department of Main Roads in the mid 1930s. In 1936, Hills figs were listed as a tree suitable for roadside planting In DMR Annual Report. By the end of the 1930s, the use of Hills Figs in street plantings was abandoned due to their rooting habits. (Armstrong, Helen "<i>Street and roadside landscaping in New South Wales - origins, influences and chronologies</i>" UNSW 1986) 1943: The juvenile street plantings are evident in the 1943 aerial.
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National historical theme	3 Developing local, regional and national economies 4 Building settlements, towns and cities 7 Governing 9 Marking the phases of life
State historical theme	Towns, suburbs and Villages Environment – cultural landscape Welfare Persons
Local historical theme	Amenity and Infrastructure Villas and Mansions Speculation and Subdivision

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The street tree planting has historical significance at a local level as a demonstration of Depression-era work schemes for the relief of unemployment in Waverley resulting from the <i>Prevention and Relief of Unemployment Act</i>, 1930-31. The street tree planting is set among the close settlement of Bondi following the late 19th-century subdivision of original grants. The use of Hills Figs reflects the changing trends in street tree planting in the Inter-War period.
Historical association significance SHR criteria (b)	The streetscapes of King St, Ewell St, and Stephen St have historical associations with the Dickson family. Joseph Dickson [1803-1891] was an early resident of Waverley, who was granted four 5-acre allotments upon which he established Dickson's Soap and Candles in the 1840s. Dickson was an alderman on the first Waverly Council in 1859 and first raised the matter of establishing a cemetery at Waverley. Dickson Park at Bondi is named for this family. Two of Joseph's sons, Stephen and Thomas, also served as alderman and mayor on Waverley Council in the 1880s. The streetscapes of King St, Ewell St, and Stephen St were established by the subdivision of Dickson's estate by his sons after his death in 1891.
Aesthetic significance SHR criteria (c)	The fig trees – <i>Ficus macrocarpa</i> var <i>Hillii</i> – have aesthetic significance at a local level for their distinctive qualities within a local context of interest, resulting from its cohesive type, scale, form and alignment.



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Social significance SHR criteria (d)	The Hills Figs plantings have social significance at a local level as an example of improvement works carried out across the Waverley municipality as part of the commonwealth-funded Unemployment Relief Works.
Technical/ Research significance SHR criteria (e)	The Hills figs plantings are representative of a period of significant streetscape development in the municipality, and wider Sydney, as part of the commonwealth-funded Unemployment Relief Works that is yet to be fully researched and documented.
Rarity SHR criteria (f)	Hills Figs are not rare in the Waverley area, but street tree planting funded by the Great Depression Unemployment Relief Works Scheme is rare at a local level. The use of Hills Figs as an avenue planting is rare in Waverley.
Representative ness SHR criteria (g)	The plantings are representative of civic beautification and improvement works carried out across the Waverley municipality as part of the Unemployment Relief Works.
Integrity	The trees, now mature, remain in the same alignment as they were in the 1930s. Integrity has been affected by power line pruning.



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HERITAGE LISTINGS

Heritage listing/s	Waverley LEP 2012
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INFORMATION SOURCES

Type	Author/Client	Title	Year	Repository
	Waverley Council	Waverley Heritage Policy	2007 2022	
	Waverley Council	Waverley Heritage Study	1993	
	Perumal Murphy Pty Ltd	Waverley Heritage Study	1990	
		Responsibility for unemployment relief	2001	National Archives of Australia
	Armstrong, Helen	Street and roadside landscaping in New South Wales - origins, influences and chronologies	1986	UNSW

RECOMMENDATIONS

Recommendations	A Heritage Impact Statement should be provided to accompany any development application affecting the trees. Any works shall be in accordance with the relevant planning controls and TPO.
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SOURCE OF THIS INFORMATION

Name of study or report	Various	Year of study or report	2020
Item number in study or report	N/A		
Author of study or report	Anne McGoverne		
Inspected by			
NSW Heritage Manual guidelines used?			Yes ☒ No ☐
This form completed by	Anne McGoverne Revised by Elizabeth Gibson, Jennifer Hill, Architectural Projects	Date	20/01/2023

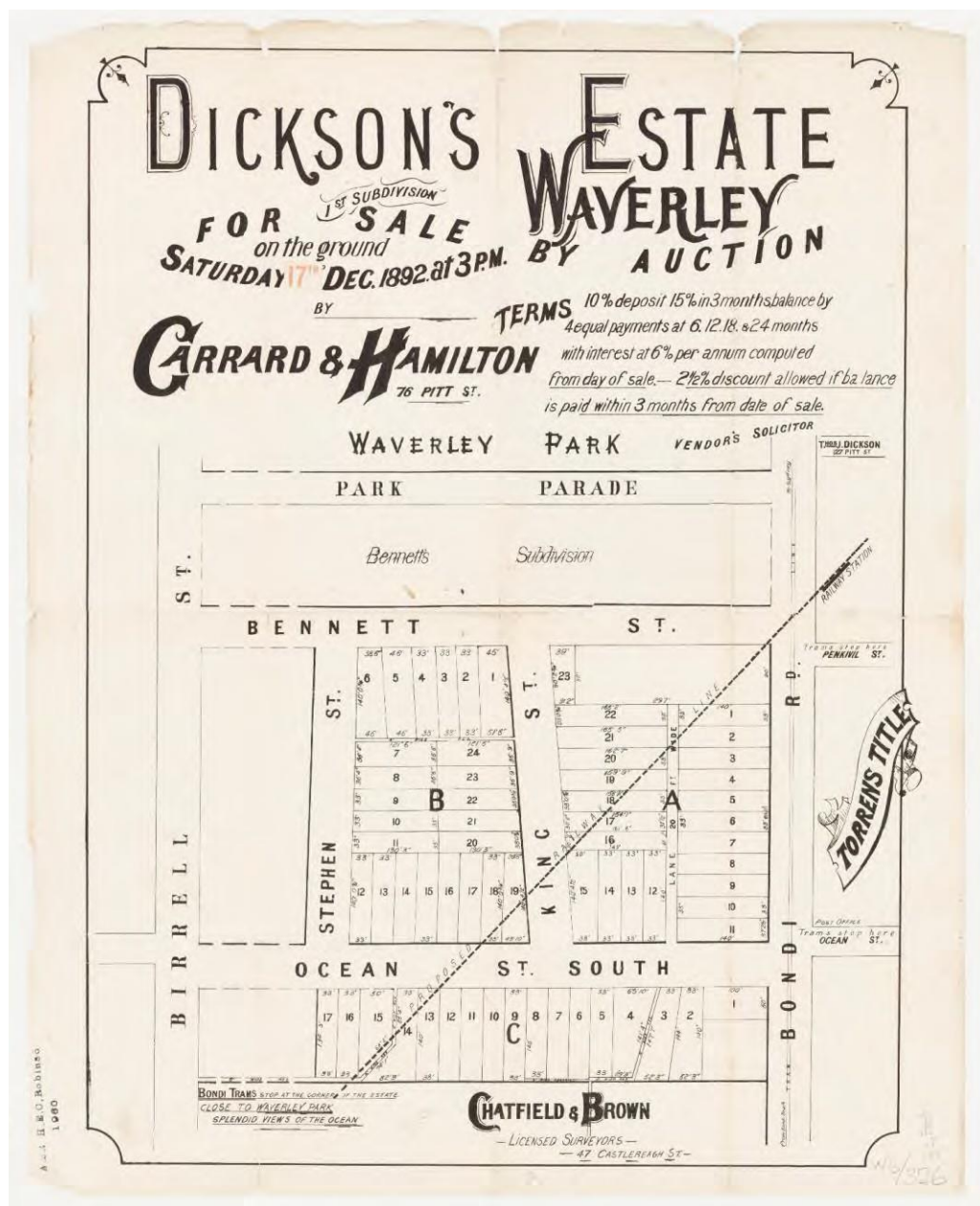


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IMAGES

Image caption	Sale of the Dickson Estate, 1892.				
Image year	1892	Image by		Image copyright holder	State Library of NSW

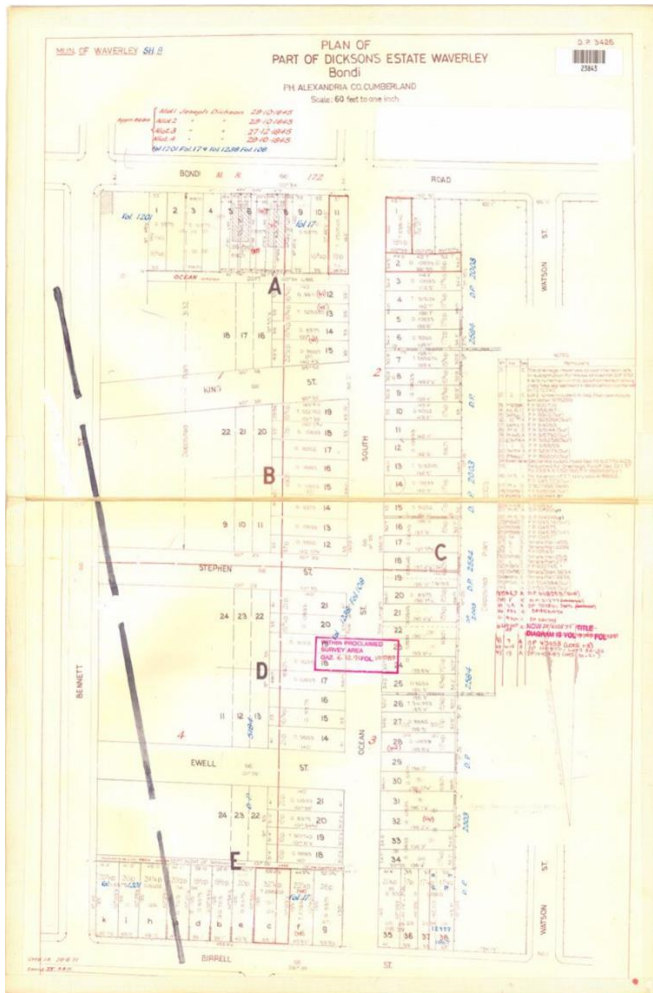




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Image caption	Subdivision of the Dickson's Estate, DP 3426.				
Image year		Image by	Historic Land Records Viewer DP 3426	Image copyright holder	





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Image caption	Sketch of Subdivision of the Dicksons Estate, DP 3426.				
Image year	1894	Image by	State Library NSW Z/SP/W6/99	Image copyright holder	

