

**REVISED/ADDITIONAL
DOCUMENTATION
PART 2**

2017SSH019

DA17/0467

1-21 Dillwynnia Grove, Heathcote

**CONSERVATION MANAGEMENT
PLAN REVISED**

HEATHCOTE HALL

1-21 Dillwynnia Grove
Heathcote NSW



Conservation Management Plan

Prepared for Fuzortinn Pty Ltd
by Anne Warr Heritage Consulting

18 July 2017

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Appendix 6: Heathcote Hall Site Survey, Crux Surveying Australia Pty Ltd, 2015
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1 Introduction

1.1 Introduction to Conservation Planning in NSW

The requirement to prepare Conservation Management Plans, CMPs, for places of cultural significance in NSW and Australia, has become a well established practice, the beginnings of which date back to the promulgation of the first NSW Heritage Act in 1977, the writing of the Burra Charter by Australia ICOMOS in 1979, and the publication of the first guide to the preparation of Conservation Plans by James Semple Kerr in 1982. The review of the NSW Heritage Act in 1999 introduced the State Heritage Register and the requirement for local councils to prepare heritage schedules of items of local significance in Local Environment Plans, under the EP&A Act 2000.

This CMP draws on the above and the various updates that have occurred to the Conservation Plan, the Burra Charter, and on guidelines prepared by the NSW Heritage Office and available on their website.

1.2 What is a Conservation Management Plan?

According to JS Kerr:

At its simplest, a conservation plan is a document which sets out what is significant in a place and, consequently, what policies are appropriate to enable that significance to be retained in its future use and development. For most places it deals with the management of change (Kerr 2013: 1).

Conservation is about the care and continuing development of a place in such a way that its significance is retained or revealed and its future is made secure. The objective of the conservation plan is to set out how that aim may best be achieved. In doing so it seeks to relate the proposed conservation action to the procurable resources (Kerr 2013: 2).

The aim of a CMP is to understand the cultural significance of a place and to establish policies to protect this significance. What is cultural significance? According to Kerr:

Cultural significance is a simple concept. Its purpose is to help identify and assess the attributes which make a place of value to us and to our society. An understanding of it is therefore basic to any planning process. Once the significance of a place is understood, informed policy decisions can be made which will enable that significance to be retained, revealed or, at least, impaired as little as possible. A clear understanding of the nature and level of the significance of a place will not only suggest constraints on future action, it will also introduce flexibility by identifying areas which can be adapted or developed with greater freedom (Kerr 2013: 4).

1.3 The Structure of the CMP

Kerr recommends that a CMP be split into two stages in order to maintain the integrity of the process, as shown in Figure 1. Stage 1 is 'understanding the place' and Stage 2 is the 'conservation policy and its implementation'. In this way, the significance of the place can be assessed 'away from extraneous pressures and without regard to those practical requirements which must subsequently be taken into account when developing policies' (Kerr 2013:3).

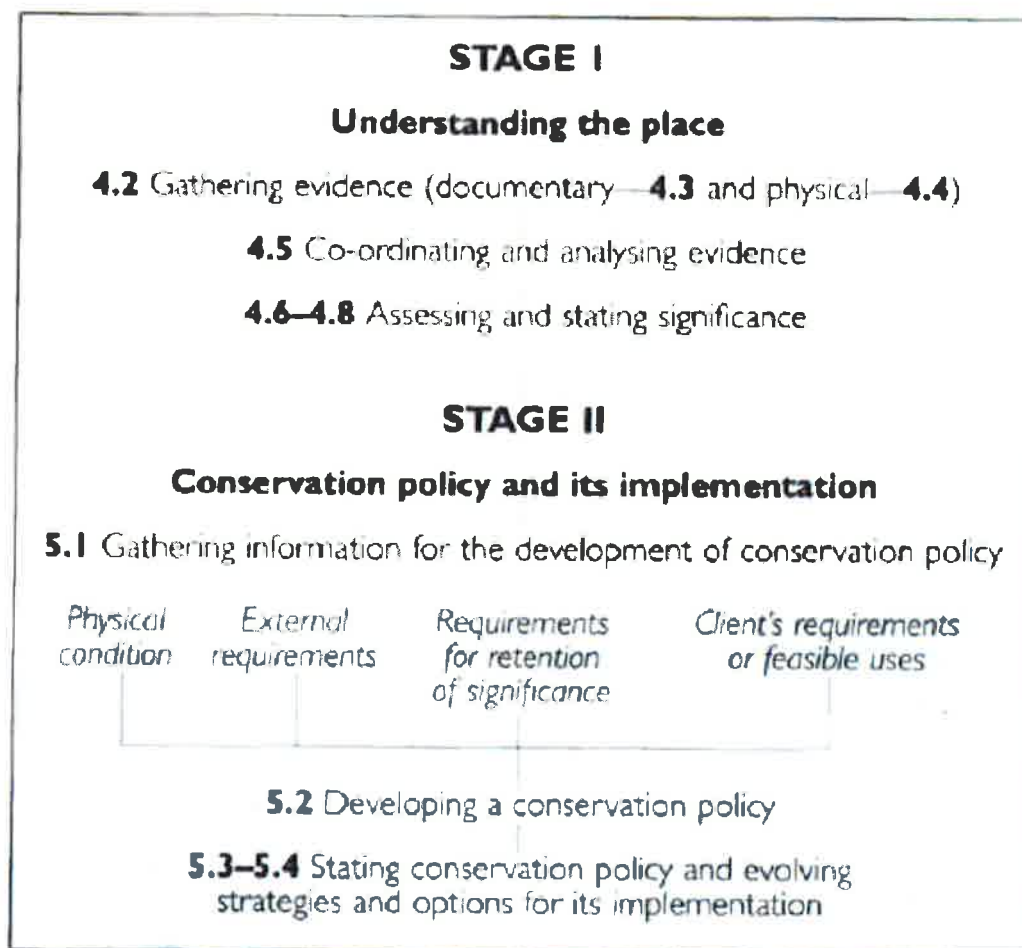


Figure 1: The two stage conservation plan process

This CMP follows this structure, with Section 2.0 Understanding the Place and Section 3.0 Assessment of Significance, preceding the final separate section 4.0 Conservation Policy.

1.4 Definitions

Both JS Kerr and the Burra Charter begin by ensuring that commonly used terms are clearly defined. Listed below are the key definitions that make up Article 1.0 of the Burra Charter. They are listed here, not only as a reference, but because they sometimes differ from the popular definitions of these terms, this being the case with the definition of 'restoration'.

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

1.2 Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.

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

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

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

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

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

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

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

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

1.5 The Place

The suburb of Heathcote is located 36 kilometres south of the Sydney central business district in the Sutherland Shire, New South Wales. Heathcote is bordered by Engadine to the north, Waterfall to the south, the Royal National Park to the east and Heathcote National Park to the west. At the 2011 census, Heathcote had a residential population of 5,977. A train line connects Heathcote to Sydney city to the north and Wollongong to the south.



Figure 2: Location plan of Heathcote, source Google Maps, dated 2016.

Heathcote is situated on an outcrop of Wianamatta shale, which weathers into rich soil. The lower parts of Heathcote are Hawkesbury sandstone. Native plant species include turpentine, grey ironbark, Sydney bluegum, blackbutt, white stringybark on the upper clay soil, with Sydney redgum, scribblygum and red bloodwood in the sandstone soil (Kennedy 1999: 20). In real estate material produced by Peach Brothers, selling agents for Heathcote Hall Estate in 1928, Heathcote is described as being '626 feet (191 metres) above sea level and having semi-mountainous air'. Heathcote Hall is, in fact, built on the highest elevation in the area, evidenced by the fact that water from the Water & Sewerage Board reservoir built in Heathcote in the 1930s could not be reticulated to the Hall.

The study area, Heathcote Hall, located in the south eastern corner of the suburb of Heathcote, east of the Princes Highway and immediately west of the Royal National Park, is sited on a 4 acre lot identified as 1-21 Dillwynnia Grove Lot 2 DP 725184.



Figure 3: Location plan of Heathcote Hall study area (outlined in red and arrowed). Base map is from SIX Maps, LPI. Archaeological Assessment, Casey & Lowe Pty Ltd, dated Jan 2017.



Figure 4: Aerial photograph. Sutherland Shire Council, dated 2006.

1.6 Brief History

Heathcote Hall was completed in 1887 for Sydney businessman, Abel Harber and his family, to a design by the leading Sydney architectural firm of Rowe and Green, for a sum of £7,000.00. Heathcote Hall is described on the State Heritage Register as being 'an imposing two storey building designed in the Victorian Italianate style and is one of the oldest and grandest buildings in the Sutherland Shire.' In 1892 the property was taken over by the mortgagees and offered as first prize in a Queensland lottery. The winner of the lottery, Samuel Gillette sold the property to Mrs Jessie Fotheringham Brown in 1901. In 1927, the fifty acre property was subdivided into 168 suburban lots with Heathcote Hall remaining on a 4 acre block. The blocks sold very slowly, and in 1945, the Heathcote Hall Estate Limited sold the Hall on its reduced 4 acre block to Mrs Mimina Farrelly, wife of Mr Joseph Farrelly. The Farrelly family continued to live in the property until July 2015 when it was sold to Fuzortinn Pty Ltd.

The heritage values of Heathcote Hall as a late nineteenth century grand mansion on a large estate, encapsulating the aspirations of a Sydney businessman, was recognized with a Permanent Conservation Order under the NSW Heritage Act in 1982, with listing on the State Heritage Register in 1999 and listing as an item of local heritage significance under the Sutherland Shire LEP 2000. In 2000, the NSW Heritage Council provided a grant of \$150,000 to undertake emergency works on the property, notably the tower.



Figure 5: Heathcote Hall, AW, dated Sept 2015.



Figure 6: Heathcote Hall, AW, dated Sept 2015.



Figure 7: Heathcote Hall, AW, dated Sept 2015.



Figure 8: Heathcote Hall, AW, dated Sept 2015.

1.7 Site Curtilage

The site curtilage, as set out in the SHR Listing (SHR 00191, Appendix 7), is shown in Figure 9, below. This boundary corresponds to the site boundary as it remained after subdivision of the larger estate in 1928, as shown in Figure 10. Hereafter, the term 'site curtilage' will refer to the curtilage as defined in Figure 9.

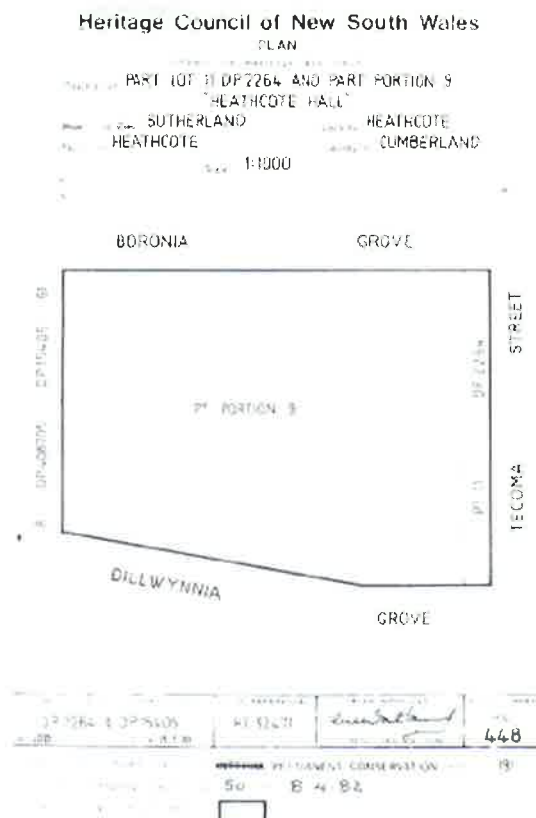


Figure 9: Plan showing the curtilage of SHR 00191, the study area. North is at the top of the plan. Heritage Council of New South Wales, Part Lot 11 D.P. 2264 and Part Portion 9 'Heathcote Hall', dated 1982.



Figure 10: The auction sale litho for Heathcote Hall. Source: Heathcote Subdivision Plans, ML, ZSP H4/6, n.d.

1.8 Background of the Project and Consultant's Brief

In July 2015, Fuzortinn Pty Ltd purchased an option to buy Heathcote Hall from the current owners, Michael, Ramon and Maxine Farrelly – the three children of Mimina and Joseph Farrelly. FPA Architects International Pty Ltd were engaged to prepare initial architectural plans for the property, and later in 2016 Ink Architects were engaged to prepare further design proposals. Heritage Architect, Anne Warr in conjunction with Geoffrey Britton Environmental Design and Heritage Consultant, were engaged in October 2015 to prepare a Conservation Management Plan.

A draft version of the CMP, dated 2 April 2016, was sent to the Heritage Council of NSW for endorsement in late 2016. In December 2016, a Conservation Management Plan Checklist was issued by the Heritage Council of NSW outlining the required changes and revisions to the draft CMP of 02 April 2016. This CMP, dated February 2017, incorporates the revisions as outlined in the CMP checklist. In addition, it incorporates the work of Casey & Lowe Pty Ltd, Archaeology and Heritage Consultants, and Wendy Thorp of Cultural Resources Management.

1.9 Project Team

This revised CMP has been updated during February 2017, by:

Geoffrey Britton	Environmental Design and Heritage consultant
Terry Kass	Historian and Heritage consultant
Anne Warr	Heritage Architect
Anthony Lowe	Casey & Lowe Pty Ltd, Archaeology and Heritage Consultant.
Wendy Thorp	Cultural Resources Management

1.10 Acknowledgements

The authors of this CMP would like to thank the following for their contribution to this report:

- Maxine Farrelly, former owner and lifetime occupant, Heathcote Hall.
- Ramon Farrelly, former owner and lifetime occupant, Heathcote Hall.
- Stuart Read, NSW Heritage Division
- Rebecca Ward, Librarian, NSW Heritage Division
- Rajeev Maini, NSW Heritage Division
- Helen McDonald, Local Studies Librarian, Sutherland Shire Council
- Belinda Hanrahan, Curator, Hazlehurst Regional Gallery and Arts Centre, Gympie NSW
- Carol McDonald, Curator and Archivist, Sutherland Historical Society
- Barbara Mason, resident 29 Dillwynia Grove
- Anna London, NSW Heritage Division

1.11 Previous Reports and Documents

Table 1: Previous reports and documents

25/4/1887	Thomas Rowe house plans for a villa for C. Harber Esq., Heathcote (4; a contract);
1996	Original ceilings consolidation and tower glazing - NSW Heritage Assistance Programme 1999/96 - project no. 96 498 (Q720.388HEA)
Cowell, Glenn, Sept 1999	<i>Draft Conservation Management Plan</i>
Stuart Read & Bruce Edgar 2000	<i>Notes on plants identified on site n.d.</i>
Stuart Read & Bruce Edgar 2001	<i>Additional minor plant notes identified on site n.d.</i>
Tanner Architects, 2004	'Heathcote Hall' Tecoma Street Heathcote NSW, Conservation Management Strategy. Draft. August 2004, Tanner Architects 52 Albion Street Surry Hills 2010. n.d.
Truman, Zaniol & Associates, May 2006	<i>Outline Schedule of Conservation Work, Heathcote Hall</i>
G&C Waller Builders 2006	<i>Variation: Project, Heathcote Hall, Report Number: Hea001, 24.05.06</i>
Truman, Zaniol & Associates 2006	<i>Heathcote Hall: Budget Estimate – Summary of Building and Landscape Works, Tecoma Street, Heathcote, NSW, August 2006.</i>
Tanner Architects, June 2008	Preliminary estimate for conservation works to Heathcote Hall

1.12 Limitations

The identification and assessment in the CMP of removed structures, elements and features (built and landscape) are based on oral, documentary and surviving above-ground physical evidence. Limitations of the Archaeological Assessment are as follows:

It is not the intention of any archaeological assessment to make an exhaustive study of all historical resources but to research enough historical material to make an accurate assessment of the heritage significance of the historical archaeological remains within the study area.

This report is designed to meet the requirements of the NSW Heritage Division and the client's brief. It does not include a research design which should be written for the lodgement of an excavation permit although it does comment on the type of research questions that the site may answer.

This report does not deal with the potential to find remains associated with Aboriginal occupation of the site, both pre and post-European occupation (Casey & Lowe 2017, Archaeological Assessment, Heathcote Hall: 7).

While attempts were made to identify particular community and cultural groups in NSW for whom Heathcote Hall may have a strong or special association, the inability to locate such groups within the time-frame of the study remains a limitation of the report, which could be rectified in the future as Heathcote hall becomes more publically accessible and such groups may come to light.

The draft Heathcote Hall Aboriginal Assessment (Cultural Resources Management) did not encompass consultation with Aboriginal stakeholders regarding Aboriginal cultural heritage values for this project. The process to define a comprehensive assessment of cultural significance is a recommendation of this report.

Anne Warr, Heritage Consultant, and Geoffrey Britton, Landscape consultant, assert their Moral Rights to this work, unless otherwise acknowledged, in accordance with the (Commonwealth) Copyright (Moral Rights) Amendment Act 2000. These moral rights include the attribution of authorship, the right not to have the work falsely attributed and the right to integrity of authorship.

1.13 Abbreviations

Table 2: Abbreviations

ADB	<i>Australian Dictionary of Biography</i> , Melbourne University Press, Melbourne, 1966-2005
CRS	Commonwealth Record Series
CT	Certificate of Title
DP	Deposited Plan
LPI	Land and Property Information
LS	Licensed Surveyor
ML	Mitchell Library
ML.MSS	Mitchell Library, Manuscript
NAA	National Archives of Australia
NRS	State Record Series (State Records of New South Wales)
NSWGG	<i>New South Wales Government Gazette</i>
RPA	Real Property Application
SMH	<i>Sydney Morning Herald</i>
SRNSW	State Records of New South Wales

2 Understanding the Place

2.1 Outline

Section 2.0, Understanding the Place, analyses the available documentary and physical evidence of Heathcote Hall with a view to enabling an assessment of its cultural significance to be formulated.

Section 2.2, Historical Analysis, provides a history of Heathcote Hall and its site from pre-settlement to current day.

Section 2.3, Physical Analysis, examines the current physical condition of Heathcote Hall, covering the house itself, the grounds, the ancillary buildings, fences and gates and the wider curtilage, including the area originally covered by the Heathcote Hall estate before the subdivision of 1927.

2.2 Historical Analysis

For the purpose of this report, Heathcote Hall's history can be divided into 6 broad phases of development, as summarized in Table 3.

Table 3: Historical phases of development

Phase	Dates	Description
A	Pre settlement	
B	1788 – 1880s	Forestry, surveying, road building, initial subdivision
C	1880s – 1900	Railway building, property development, 1890s depression
D	1901 - 1927	Single family occupation
E	1927 - 1945	Leaseholders, subdivisions, 1930s depression
F	1945 - 1999	Single family occupation and some commercial use
G	2000 - 2015	Search for development options, property development

2.2.1 Phase A – Pre-settlement

According to the Gandangara Land Council's Cultural Heritage Officer, Jamie Thomas, it is likely that the Dharawal people were the Aboriginal group living in and around Heathcote before European settlement. Judge-Advocate David Collins, who arrived with the First Fleet, became a close observer of the Aboriginal people and wrote in 1798 that it was the Tagary clan belonging to the Dharawal language group who inhabited the area around Royal National Park. Jason Ardler from the NPWS Aboriginal Heritage Division noted:

There are hundreds of sites in and around Heathcote. In particular there are many sites recorded along Heathcote Creek where Aboriginal people used to live in overhangs and shelters. The sites are clearly recorded in our NSW Sites Register and they are duly protected under the NPW Act.¹

The local Aboriginal people would have consumed eels, fish, platypus, wallabies, kangaroos, possums, many types of birds, lizards, fern roots and other types of food. They would have used the fur for coats and the bones for tools.²

¹ P Kennedy, From Bottle Forest to Heathcote, p 12

² P Kennedy, From Bottle Forest to Heathcote, p13

2.2.2 Phase B – Forestry and initial subdivision: 1788 – 1880s

In the 1800s, European settlers found that the Bottle Forest area had outstanding supplies of first-class timbers such as ironbark and turpentine, as well as rich forest soil that was regarded as some of the best to be found and was well suited for market gardening, farming, fruit growing and timber getting. Early settlers saw it as a profitable area for ventures including farming and timber as well as charcoal burning and honey collection. Of these, timber getting was the most successful and lucrative. Massive loads of turpentine, ironbark and the impressive red cedars were felled and carted away by bullock teams to the George's River for transportation by punt to settled areas. Some farmers in the area also grew tobacco.³

The Parish of Heathcote came into being in 1835. Heathcote was originally known as Bottle Forest. In 1835 Surveyor-General Sir Thomas Mitchell (1792–1855) conducted a survey of the area and named it Heathcote, in honour of an officer who had fought with him during the Peninsula Wars against Napoleon. Bottle Forest became Sutherland Shire's first settlement, although there were probably some isolated farms already existing in the area. However, the road with its steep grades became unpopular and in 1866 the main Illawarra Road was constructed, and subsequently renamed the Princes Highway in 1920.

The Surveyor General, Thomas Livingston Mitchell was responsible for road construction in the 1830s and 1840s. In the 1830s, the two ways of travelling south from Sydney to Wollongong were by ship or by main road via Liverpool and Campbelltown. In 1831 Thomas Mitchell decided to survey a road that would lead directly to the Illawarra. The road, to become known as the (Old) Illawarra Road, was mapped out and built by convicts between 1843 and 1845. On 27 June 1843, Assistant Surveyor Roderick Mitchell drew his plan of the line of road from Woronora to Illawarra, which showed an area marked as 'Bottle Forest'.⁴

On 20 July 1843, Surveyor General T L Mitchell instructed W W Darke, surveying the new road to Illawarra to lay out allotments at Bottle Forest, in response to an application by George Hall to purchase 50 acres.⁵ Mitchell instructed Darke on 26 November 1844 to complete a survey of Bottle Forest. Assistant Surveyor William Wedge Darke, who was in charge of the road party constructing the new road to Illawarra, sent in a plan of part of the road on 10 January 1845 that also showed the portions measured for sale at Bottle Forest.⁶

³ P Kennedy, *From Bottle Forest to Heathcote*, p 15

⁴ SR Map 5275

⁵ Frank Cridland, 'The Old Illawarra Road', *Journal of the Royal Australian Historical Society*, volume 10, No 1, 1924, p 38

⁶ C.525.690, Crown Plan; Surveyor General, Letters from Surveyors, 42/1, Darke, SRNSW 2/1527

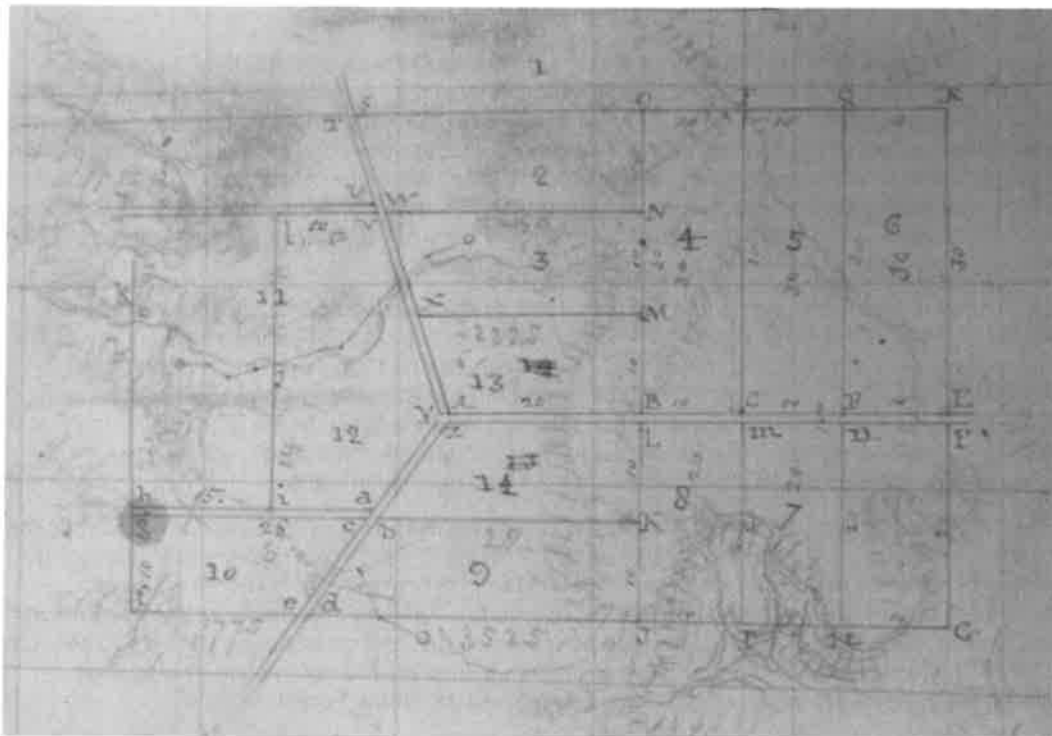


Figure 11: W W Darke's Fieldbook sketched the portions as drawn up by him. Source: W W Darke, Fieldbook 26, ML.MSS 305, p 111, n.d.

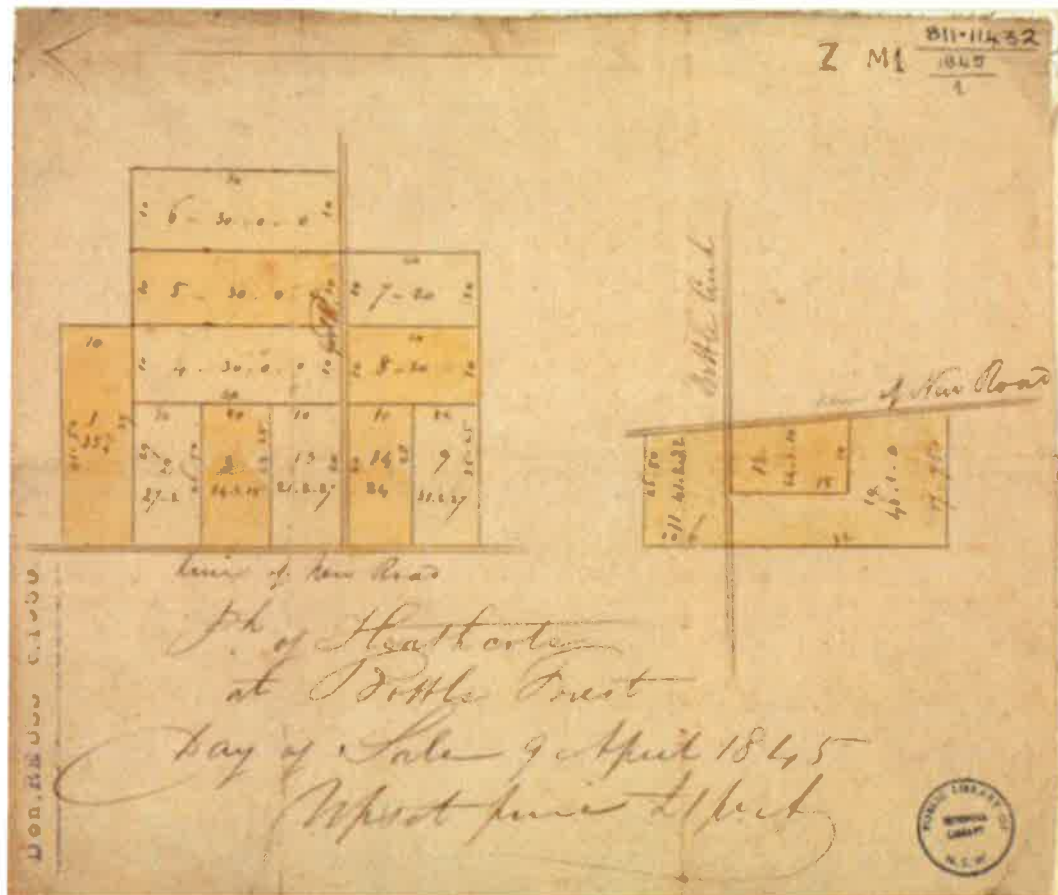


Figure 13: A copy of the Bottle Forest portion survey. Source: Bottle Forest, ph Heathcote, ML Map M1 811.11432/1845/1, dated 1845.

The sale of land at Bottle Forest by auction on 9 April 1845 was officially proclaimed on 11 March 1845. Lot No 17 of the sale became Portion 9 parish Heathcote and Lot 16 became Portion 8.⁸ The lots at Bottle Forest became the only land alienated in the Parish of Heathcote as is seen in a map of the parish from the 1860s-1880s.⁹ Construction of the railway to Illawarra in the 1880s created a string of villages along that line in the Parish of Heathcote.

⁸ NSW Government Gazette, 11 March 1845, pp 270-1

⁹ Registrar General, Parish of Heathcote, SR Map 228



Figure 14: Parish map of Parish of Heathcote. Source – SR Map 228, dated circa 1860s to 1880.

Bottle Forest became a useful site for nefarious activities. It was sufficiently accessible from Sydney to be reached by its citizens but sufficiently remote to evade normal government surveillance. It seems that illegal boxing matches were held there. An oblique report of one such match on 18 March 1851 reported the match was held 'not one hundred miles from Barrack-

square', (the centre for the military) and since the parties had only a few hours run upon "Bottle-forest", they could scarcely be expected to be as fine as stars'.¹⁰

Portion 8

Portion 8 was alienated as a Grant by Purchase on 30 June 1845 to John Annan of Berrima, It was described as 20 acres, Parish Heathcote at Bottle Forest, beginning at the north-east corner of Portion 14, and was bounded on the north by a Government Road 10 chains, on the east by portion 7, 20 chains, on the south by 10 chains and on the west by Portions 9 and 14, 20 chains. It was sold for £20.2¹¹ Annan held it for many years. On 4 May 1887, John Annan of Burton Street, Camperdown originally of Berrima, freeholder, submitted a Real Property Application for Portion 8.¹²

A CT was issued to John Annan on 23 May 1887. It was transferred to The Mercantile Building Land and Investment Co on 12 June 1888.¹³ The land was caught up in the boom in land speculation in the 1880s. A subdivision was registered in 1889 as DP 2264. Lot 11 of DP 2264 was transferred to Abel Harber on 5 January 1889.¹⁴

Lot 11, DP 2264

Harber bought Lot 11 since he had built some of his improvements on the adjacent parcel where he had erected Heathcote Hall. The subdivision plan showed some of his outbuildings had encroached upon lot 11. A CT was issued to Abel Harber, of St Peters, brick manufacturer for 3 roods 39 ½ perches, lot 11 on 26 March 1889.¹⁵ Thereafter, it largely followed the same ownership as the adjacent land on which Heathcote Hall had been constructed. It was mortgaged to Edward Terry, of Eastwood, esquire, on 5 July 1889 followed by a transfer by Harber to the Colonial Finance Mortgage Investment & Guarantee Corporation Ltd on 19 January 1892. Once the mortgage was discharged on 28 January 1896, it was transferred the same day to Samuel Gillett, of Marrickville, builder.¹⁶

Two mortgages were made to James Little, accountant and Jessie Smith, widow, both of Sydney on 20 March 1896 and 20 March 1897. Both mortgages were discharged on 9 May 1901 followed the next day, 10 May 1901, by a transfer to Jessie Fotheringham Brown, wife of Edmund Lamb Brown, of Heathcote, merchant. On 19 October 1908, it was mortgaged to the Savings Bank of NSW followed by a discharge on 3 October 1918.¹⁷ On 2 December 1927 a subdivision registered as DP 14918 by J F Brown of 'Part of lot 11 DP 2264 & land adjoining' included the land.¹⁸

Parts of lot 11 were transferred on 15 April 1929 and 1 May 1932. Like the rest of Heathcote Hall, the residue of Lot 11 passed by transmission to John Hall, of Sydney, chartered accountant on 7 March 1933.¹⁹ The residue was duly transferred to Heathcote Hall Estate Ltd on 21 April 1933 and became absorbed into the overall title.²⁰

Portion 9

Portion 9, which comprised the bulk of the Heathcote Hall estate (along with Portion 14) did not sell at the auction. It was purchased after the auction at the upset price of £31/13/5. On 27 December 1845, a Grant by Purchase of 31 acres 2 roods 27 perches was issued to William Thomas Fleming of Sydney, for Portion 9, Parish Heathcote at Bottle Forest, beginning at the new Illawarra Road, and was bounded on the north by Portion 14, 28 chains, on the east by

¹⁰ Bell's Life in Sydney, 22 March 1851, p2

¹¹ Grants, volume 77, p25

¹² RPA 6965

¹³ CT 836 f 7

¹⁴ CT 836 f 7

¹⁵ CT 918 f 5

¹⁶ CT 918 f 5

¹⁷ CT 918 f 5

¹⁸ Plan Register, LPI

¹⁹ CT 918 f 5

²⁰ CT 918 f 5

Portion 8, 10 chains, on the south by 35 chains 25 links and on the west by the New Illawarra Road.

After holding it for two decades, on 7 April 1866, William Thomas Fleming, of Woollahra mortgaged it to Alfred Joseph, George Street, jeweller, for £16/10/0.²² The loan was not repaid and on 9 May 1882, Alfred Joseph, jeweller conveyed it to Llewellyn Charles Russell Jones of Sydney, esquire for £4,075.²³ The prospect of improved accessibility had greatly enhanced the value of the land. A Contract for Sale was signed on 24 January 1883, between Llewellyn Charles Russell Jones, of Sydney and Abel Harber, of St Peters. The land then measured 31 acres 2 roods 27 perches after part had been resumed by the government for the railway. The contract price was £1,800.²⁴

The formal conveyance was completed on 13 March 1883 between Llewellyn Charles Russell Jones and Abel Harber for £1,800. The original 31 acres 2 roods 27 perches now measured 31 acres 1 rood 3 ¼ perches. Commencing at the National Park boundary, it was bounded on the south by the National Park S 89° 18' E 35 chains 29 links, on the east by Portion 8, N 2° 48' E 9 chains 67 links, on the north by Portion 14 N 88° 42' W 28 chains 34 links and on the north-east by the Government Road S 36° 46' W 12 chains 35 links.²⁵

2.2.3 Phase C – Land speculation, property development, boom and bust: 1880s-1900

Heathcote developed in response to the construction of the Illawarra Railway line and extension of the line to the area in the 1880s. The line was opened up as far as Waterfall in March 1886. The new settlement of Como came alive with the construction of the railway bridge over the Georges River. Soon railway camps were set up at Sutherland township, Heathcote and Waterfall. Construction of the long tunnels near Helensburgh employed skilled contractors and consumed millions of bricks. Many were made at the brickworks established by Abel Harber at Heathcote. At the 1891 census most people lived at Sylvania and settlements clustered along the line at Sutherland, Como, Heathcote and Waterfall.

The establishment of Australia's first National Park (Royal National Park) in 1879 also began to attract people to Sydney's south. Heathcote was one of a number of suburbs within the Shire of Sutherland that were to be established adjacent to land reserved as National Park.

Portion 9

At the age of twenty three, Abel Harber had married Miss Jane Upton, second daughter of Mrs Jeffries of Pitt Street, Sydney on 8 July 1857. The Harbers lived in the Marrickville/St Peters suburbs of Sydney and produced eleven children. Abel Harber, his brother Emmanuel Harber and Elias, Abel's first-born son, were all aldermen on St Peters Council, and Elias later became Mayor from 1892 -1893. Abel commenced brickmaking in 1865 and his yard was situated in Unwins Bridge Road. In the St Peters Anglican Church, Cooks River, Abel Harber and his family are memorialised for their contributions to the district. The stained glass memorial has four circular medallions with symbolic representations of Matthew, Mark, Luke and John.

Abel Harber lived in Chapel Street, Fitzroy Street and Edinburgh Road, St Peters. His bricks carried an 'AH' marking on one side and 'Marrickville' on the other. His company continued at Alexandria until 1893.²⁶

Between 1881 and 1892, five covered shopping arcades²⁷ were built in the central area of Sydney city between George, Castlereagh, King and Park streets, highlighting the intensity of

²¹ Grants, volume 77, p 204

²² Old System Deed, No 988 Bk 98

²³ Old System Deed, No 699 Bk 244

²⁴ Old System Deed, No 146 Bk 266

²⁵ Old System Deed, No 300 Bk 274

²⁶ Richard Cashman and Chrys Meader, *Marrickville: Rural outpost to inner city*, Hale & Iremonger, Petersham, 1990, p 150; *SMH*, 29 Jan 1904, p 4

²⁷ The Strand Arcade, linking George and Pitt streets, is Sydney's only surviving Victorian shopping arcade dating from the late nineteenth century (Dictionary of Sydney)

the 1880s building boom. Thomas Rowe designed three of these arcades - the Royal Arcade in 1881, the Sydney Arcade in 1882, and the Imperial Arcade in 1891. It was the last arcade, the Imperial, constructed at the start of the 1890s depression in which Harber and Rowe had financial interests, which helped to push both Rowe and Harber into financial difficulties.

Evidence of the Harber Brothers' increasingly complicated financial problems is found in a transcript of a suit brought against Harber Brothers by the Sydney Brick Company on 19 December 1893, in which the Sydney Brick Company claimed that the Harber Brothers undertook a sham sale of 5,000,000 bricks on 31 January 1893. The transcript of the suit gives some details about the Harber family and their brick works:

SYDNEY BRICK COMPANY V. HARBER AND OTHERS 19 December 1893.

The statement of claim of the plaintiff company set out that defendant Abel Harber, the father of the other defendants, was one of the promoters of the company, of which he acted as director until the 21st January last, when he resigned his position. He acted as owner of certain brickworks, called the Plastic Brickworks, up to the 20th January, and up to that date defendant Alfred Harber was working as an ordinary workman in the Plastic Brickworks, and Elias J Harber was also employed there as collector and salesman. The Plastic Brickworks, although nominally leased to Alfred Harber, were in reality managed and controlled by defendants Abel and Elias J Harber ... The defendant Alfred Harber accordingly furnished the return, in which the following entry appeared - January 12, 1893- 5,000 000 bricks for E J Harber, Cooks River-road, St Peters.

Despite his difficulties there was no formal bankruptcy of Abel Harber. After suffering significant financial losses in the construction of the Imperial Arcade, in 1892, he moved to Perth where he died on 28 January 1904 aged 70 years.²⁸ He is buried in the Anglican section of Karrakatta Cemetery.²⁹

The architectural partnership of Rowe and Green designed Heathcote Hall. Extant plans of the building signed by them are dated 25 April 1887. Thomas Rowe was born in the United Kingdom in 1829, and at 15 he became a draftsman in his father's building business before the family immigrated to Australia in 1848. From 1857 to 1895 he practised as an architect in George Street, working with successive partners W B Field, Sydney Green and Alfred Spain. His architectural practice became one of the largest in NSW, extending to Bathurst, Orange, Newcastle, Goulburn and Sydney. His landmark buildings included the Presbyterian Church in Bathurst, the Jewish Synagogue in Elizabeth Street, Sydney Hospital in Macquarie Street, Newington College in Stanmore, the Royal Arcade and Vickery's Building in Pitt Street in Sydney. In 1871, he was a founder of the Institute of Architects of New South Wales and served as its President between 1876 and 1889 and 1895 and 1897. At the peak of his career in 1890 Rowe was reputedly worth £70,000 with an income of £14,000. He lost nearly all in the 1893 depression with the collapse of a syndicate, formed to build a natatorium³⁰ in Pitt Street. Virtually penniless, he died of cancer on 14 January 1899 at his lavishly furnished home Mona, Darling Point. Biographer J M Freeland captured the essence of his expertise,

The sheer quantity of Rowe's work had a significant effect on New South Wales cities and towns in the late nineteenth century. He progressed from a certain simplicity to an elaborate showiness in his larger and later works, and became excessively ornate after he visited Europe in 1884 and was strongly impressed by Venice. But his work was always marked by a heavy hand, a ponderous, unimaginative mind and a leaden, even dull, expression.³¹

A call for tenders was issued on 30 March 1887 by Rowe and Green, architects, Vickery's Chambers Pitt Street, with submissions due on 18 April for 'the Erection of a Villa Residence at

²⁸ Richard Cashman and Chrys Meader, *Marrickville: Rural outpost to inner city*, Hale & Iremonger, Petersham, 1990, p 150; *SMH*, 29 Jan 1904, p 4

²⁹ *West Australian*, 30 Jan 1904, p 6

³⁰ A **natatorium** (plural: natatoria) is a building containing a swimming pool

³¹ J M Freeland, 'Thomas Rowe (1829-1899)', *ADB*, volume 6, pp 68-69

Heathcote, Illawarra line' for Excavators, Masonry and Bricklayers work; Carpenters, Joiners' and Finishing Trades; or the whole as a lump sum.³²

Rev. M. E. O'BRIEN, 37, Miles-street, Surry Hills.

T O B U I L D E R S.

TENDERS will be received up to 4 p.m. of the 18th of APRIL for the Erection of a Villa Residence at Heathcote, Illawarra line, as follows:—

- 1st. Excavators, Masonry, and Bricklayers' Work.
- 2nd. Carpenters', Joiners', and Finishing Trades.
- 3rd. The whole in one sum.

Plans, specifications, and full particulars can be obtained at the offices of

ROWE and GREEN,
Architects,
Vickery's-chambers, Pitt-street.

C O N T R A C T O R S.

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Figure 15: Call for Tenders. Source – SMH, page 3, dated 30 March 1887.

Heathcote Hall was believed to have cost £7,000 to build. It has been suggested that Harber supervised the building himself and provided his own bricks.³³ This may have occurred but the call for tenders implies that it was built by others.

On 19 May 1887, a Mortgage was signed with the following parties, 1st Abel Harber, 2nd Thomas Allwright Dibbs, [bank manager] 3rd Commercial Banking Co of Sydney. It was taken out by Harber to cover advances.³⁴

The subdivision of Portion 8 adjacent dated 6 February 1889 showed Tecoma Street and lot 11 west of it adjoining Heathcote Hall. The fence of Heathcote Hall plus a coach house and outhouse were shown as encroaching on the lot, which is probably why Harber bought it.³⁵

³² SMH, 30 March 1887, p 3

³³ P Kennedy, *From Bottle Forest to Heathcote*, p 49

³⁴ Not registered. Abstract of Title in RPA 10026, SRNSW 10/26791

³⁵ DP 2264

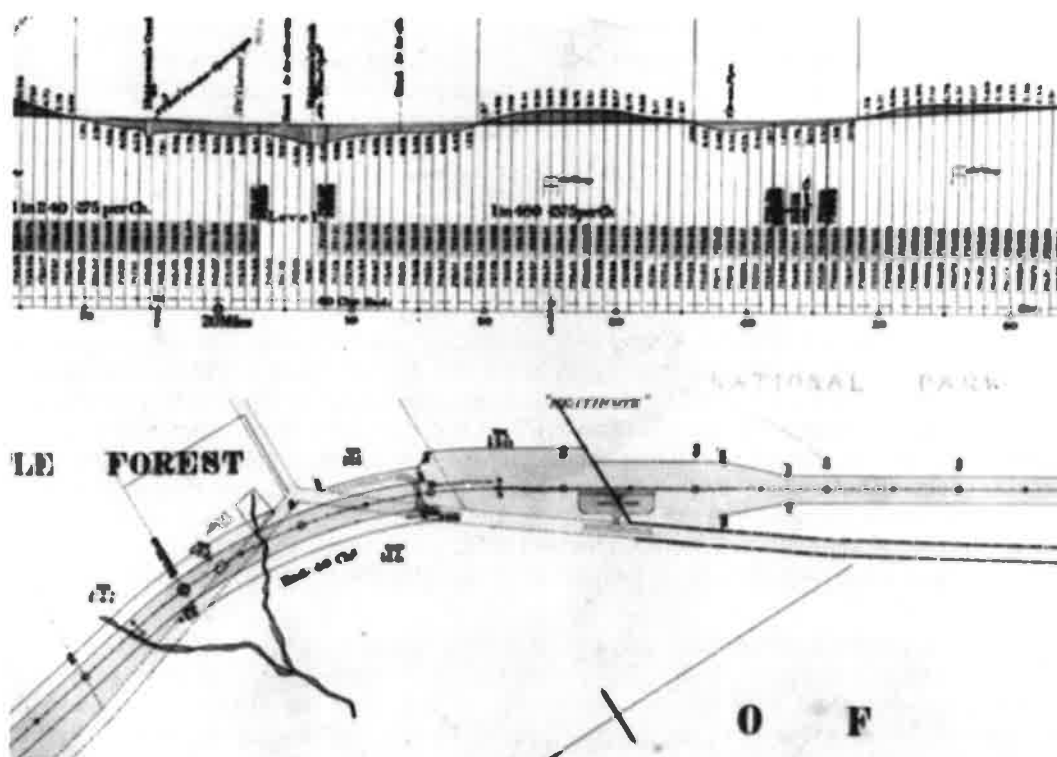


Figure 17: The railway working plan did not show Heathcote Hall. Source – Illawarra railway, working plan, SNSW R 560, No L14, n.d.

After repaying £6,242/9/6 to the Commercial Banking Co of Sydney, the title to the land was reconveyed to Abel Harber on 2 July 1889.³⁷ A mortgage of 5 July 1889 to Edward Terry, of Eastwood, esquire for £6,500 replaced it. The property mortgaged included Portion 14 along with his property at Waterloo.³⁸ Another mortgage of 22 May 1890 by Abel Harber to the Colonial Finance Mortgage Investment and Guarantee Corporation Ltd for £4,500 included the same land as in the other mortgage plus his brickworks. The mortgage of 5 July 1889 remained current.³⁹

On 19 January 1892, a complex set of transactions occurred. Abel Harber conveyed his equity of redemption (i.e. the right to repay the loan and recover possession of the property) to the Colonial Finance Mortgage Investment and Guarantee Corporation Ltd. It included Portion 9 and other land.⁴⁰ An extension of the mortgage for the same property was also signed with the following parties, 1st Colonial Finance Mortgage Investment and Guarantee Corporation Ltd, 2nd Edward Terry, 3rd Sarah Amelia and Alfred Bayly (includes Portion 9 and other land). The Colonial Finance Mortgage Investment and Guarantee Corporation Ltd paid £1,500 to Edward Terry, but £6,500 still remained due.⁴¹

Notices for the sale or lease of Heathcote Hall began to appear. On 9 April 1892, a notice appeared that Heathcote Hall, 'a substantially-built MANSION, 10 rooms and outhouses' was available for sale or letting from Watkin & Watkin. The area was 50 acres 'of which several acres are laid out in garden and splendid orchard'.⁴² On 27 July 1892, Heathcote Hall was advertised as a 'Most complete Gentleman's RESIDENCE, 10 rooms and servants' apartments, splendid garden and orchard'. Applications should to be made to G C Chalmers, 74 Pitt Street

³⁷ Not registered. Abstract of Title in RPA 10026, SRNSW 10/26791

³⁸ Old System Deed, No 638 Bk 418

³⁹ Old System Deed, No 578 Bk 439

⁴⁰ Old System Deed, No 973 Bk 571

⁴¹ Not registered. Abstract of Title in RPA 10026, SRNSW 10/26791

⁴² SMH, 9 April 1892, p 6

or Watkin & Watkin, 323 Pitt Street.⁴³ A sale notice of 1 August 1892 for Heathcote Hall, described it as a 'Most complete Gentleman's RESIDENCE, 10 rooms and servants' apartments, splendid garden and orchard'. Applications should to be made to G C Chalmers, 74 Pitt Street or Watkin & Watkin, 323 Pitt Street.⁴⁴ The property did not sell immediately.

2.2.4 Phase D – Single family occupation: 1901-1927

There is a rather romantic tale that Heathcote Hall was first prize in a lottery arranged through George Adams who controlled Tattersall's lotteries. Since such lotteries were illegal in NSW, it was held in Queensland. This story seems to have first originated in a publication of 1926. The author identified as 'F C' was probably Frank Cridland, a key investor and promoter of the Heathcote Hall Estate.⁴⁵ Cridland was not only a successful master carrier but also an early amateur historian, who wrote about the history of the Old Illawarra Road in 1924 and an early history of Sutherland Shire.⁴⁶ Cridland's carefully researched history of the Old Illawarra Road relied heavily on research into the records of the Surveyor General's Department by Henry Selkirk, a Lands Department official and amateur historian.⁴⁷ Despite Cridland's apparent archival research skills demonstrated in that article, it seems he was not so careful in his other research. There is no evidence to back up the story of the lottery or ballot. There were no advertisements in either the NSW or Queensland press promoting such a lavish prize. The deed of conveyance (see below) makes no mention of such a lottery and records a complex set of payments instead.

On 28 January 1896, a Conveyance was signed with the following parties, which passed the legal title to Samuel Gillett, 1st Edward Terry (mortgagee), 2nd Colonial Finance Mortgage Investment and Guarantee Corporation Ltd (vendor), 3rd Samuel Gillett, Marrickville, builder (purchaser). The sale was for £4,000 paid by Gillett to Terry and £3,000 by him to the Colonial Finance Mortgage Investment and Guarantee Corporation Ltd. The land conveyed was 31.1.3 $\frac{3}{4}$ (Portion 9 minus land resumed) and 24 acres (part of Portion 14).⁴⁸ There was no mention of any lottery or ballot.

⁴³ SMH, 27 July 1892, p 4

⁴⁴ SMH, 1 Aug 1892, p 8

⁴⁵ F C, *Concerning Heathcote Hall, Bottle Forest and Heathcote District, including the story of the Old Illawarra Road*, Arthur Norwood, Sydney, c. 1926, p 2

⁴⁶ Frank Cridland, 'The Old Illawarra Road', *Journal of the Royal Australian Historical Society*, volume 10, No 1, 1924, pp 31-40; Frank Cridland, *The story of Port Hacking, Cronulla and Sutherland Shire*, Angus & Robertson, Sydney, 1924

⁴⁷ Cridland, 'Old Illawarra Road', p 33

⁴⁸ Old System Deed, No 104 Bk 572

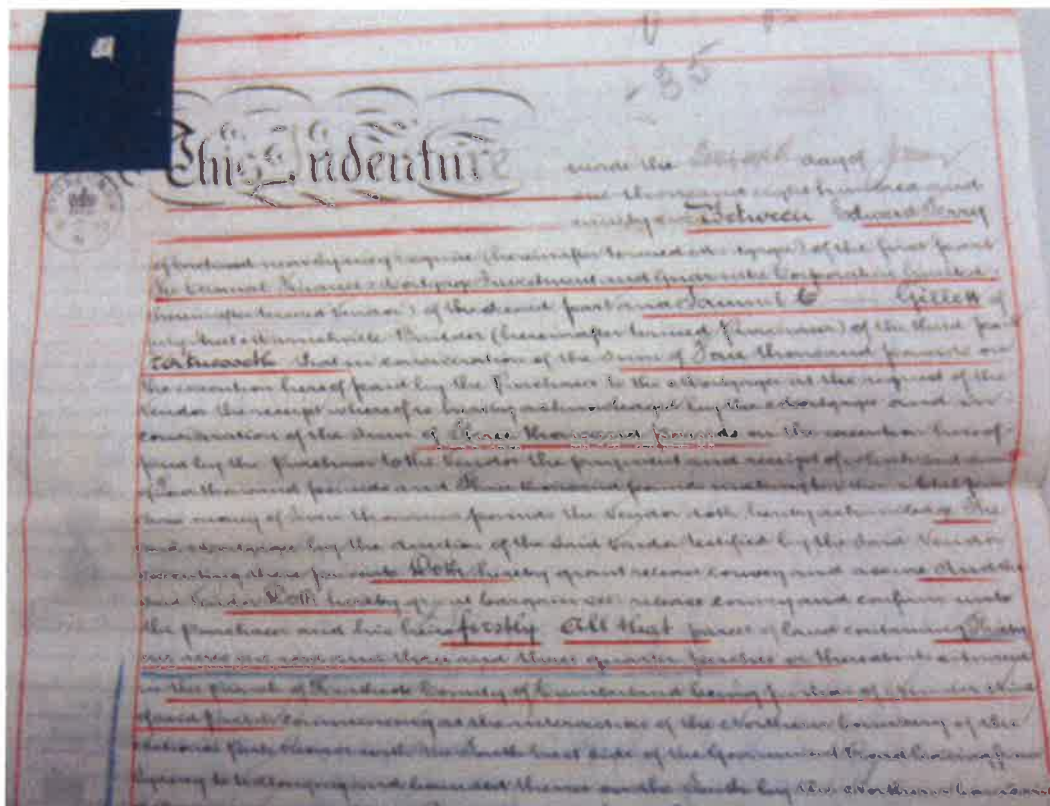


Figure 18: The deed by which Gillett purchased Heathcote Hall did not mention any ballot or lottery.
Source → Old System Deed, No 104 Bk 572, n.d.

Samuel Gillett, of Marrickville, builder mortgaged that land to James Little, of Sydney, accountant and Jessie Smith, of Sydney, widow on 20 March 1896 for £1,000 for three years at 7%.⁴⁹ A Real Property Application survey of the land was completed by LS W A Lewis in May 1896. A 'Large Brick House' was noted on the location of Heathcote Hall.⁵⁰

⁴⁹ Old System Deed, No 801 Bk 574

⁵⁰ DP 60026

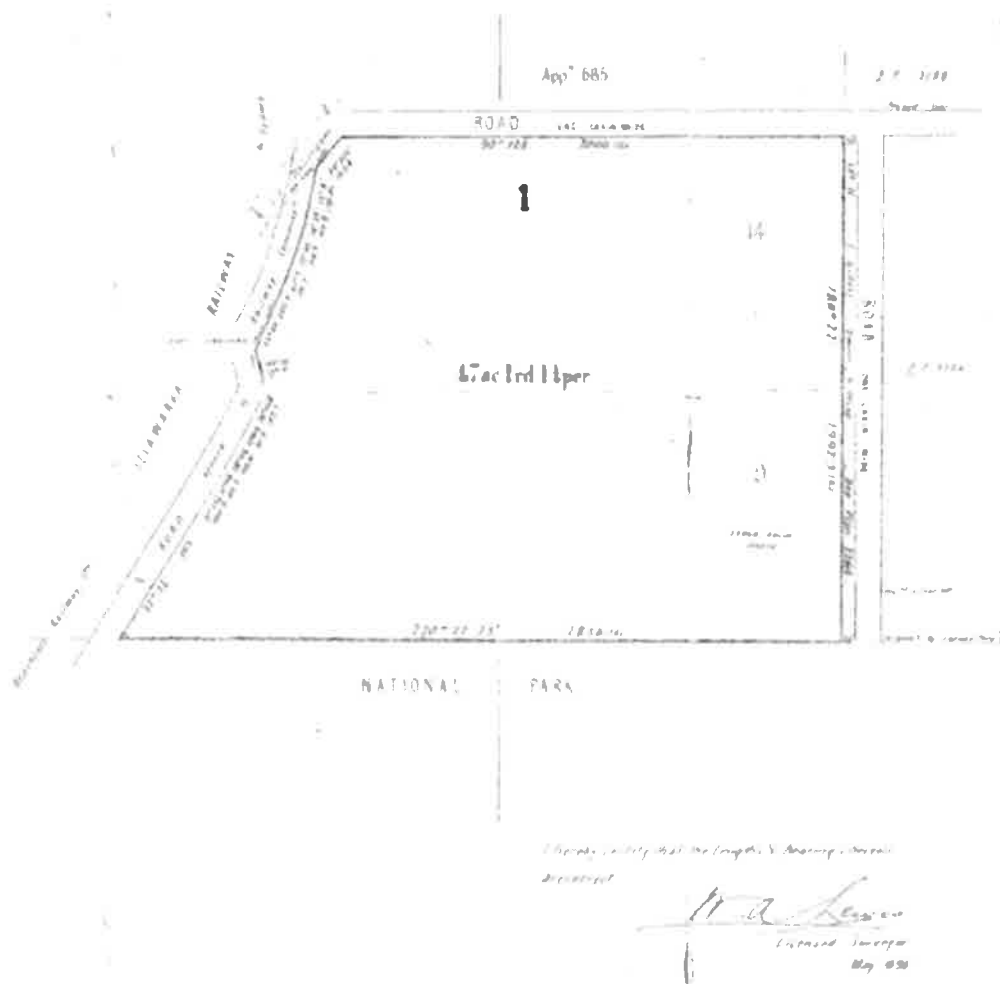


Figure 19: The Real Property Act survey by W A Lewis only showed the position of the house. Source – DP 60026, n.d.

A Real Property Application by Samuel Gillett, of Marrickville, builder for parts of Portions 9 and 14, measuring 47 acres 1 rood 1 $\frac{3}{4}$ perches was signed on 13 June 1896. The value of the property was £3,000.⁵¹ A CT was issued to him on 29 January 1897. Two mortgages to James Little, accountant and Jessie Smith, widow, both of Sydney, were made on 20 March 1896 and 20 March 1897.⁵² In 1900, Samuel Gileet [sic], was listed at 'Heathcote Hall', Heathcote, and was growing potatoes and 'other crops'.⁵³ However, the electoral rolls for the period of his ownership showed he did not live there.⁵⁴

S Gillett of Heathcote, offered Heathcote Hall, Heathcote, for sale or lease on 30 October 1899. It had 10 rooms, kitchen, pantry, cellar, bathroom, laundry, 'kit. Garden', and 48 acres, fenced, and adjoined the Heathcote railway.⁵⁵

Both mortgages were discharged on 9 May 1901 and the property was transferred by Gillett then living at Marrickville to Jessie Fotheringham Brown, wife of Edmund Lamb Brown,

⁵¹ RPA 10026

⁵² CT 1212 f 84

⁵³ *Yewen's Directory of the Landholders of New South Wales, 1900*, Farm & Dairy Publishing Co, Sydney, 1900, p 550

⁵⁴ Electoral Rolls, NSW, Woronora Electorate, 1897-1900

⁵⁵ *SMH*, 30 Oct 1899, p 10

Heathcote, merchant the following day, 10 May 1901.⁵⁶ Jessie Fotheringham Brown later swore that Edmund Lamb Brown had transferred Heathcote Hall with all its furniture and effects to her at this time.⁵⁷ Edmund Lamb Brown, of Park Street had married Jessie Fotheringham Young, the eldest daughter of the late William Young, of Leith, Scotland at Hebron, Hereford Street, Glebe on 8 April 1884.⁵⁸

The Browns are reputed to have purchased Heathcote Hall with the intention of retiring there for a few short months, since leading medical men in Sydney had advised Edmund Lamb Brown that he only had a few months left to live but he lived there until his death in 1925.⁵⁹ The source for the story that Brown had only a short time to live was the booklet by F C.⁶⁰ The Browns mortgaged it to the Savings Bank of NSW on 19 October 1908 and that loan was discharged on 3 October 1918.⁶¹

Heathcote retained its bushland setting for a number of years. It remained relatively undeveloped as a suburb until the 1920s, despite having a station in the vicinity. No doubt the reason for this neglect lay in the fact that the Bottle Forest area, which adjoins the railway and embraces the most fertile soil and greatest elevation, was held by two large family estates.

A letter written to the *Leader* newspaper in 1973 by Mrs I Drury of Toongabbie, ostensibly to refute claims that the Browns were German spies and were sending signals to German raiders off the coast, shed some light on life at the Hall during the time of the Browns,

I spent two and a half years at the Hall as Lady Help to Mr and Mrs Brown, from December 1914 to August 1917. During that time we did have Army officials all about the Tower, which was continuously lit up at intervals. The reason being a flashing lighthouse revolving and the light when it flashed in the Tower, lighted up all the Tower and then darkness until it revolved around again... I came to the Hall in December 1914. It was a beautiful place and the gardens and orchard were beautiful...⁶²

⁵⁶ CT 1212 f 84; Dealing 322714

⁵⁷ Stat Dec, 19 Jan 1926, Stamp Duties Office, Deceased Estate File, Brown, Edmund, pre A No 16007, SRNSW 20/1070

⁵⁸ *SMH*, 23 April 1884, p 1

⁵⁹ P Kennedy, *From Bottle Forest to Heathcote*, p 51

⁶⁰ F C, *Concerning Heathcote Hall, Bottle Forest and Heathcote District, including the story of the Old Illawarra Road*, Arthur Norwood, Sydney, c. 1926, p 2

⁶¹ CT 1212 f 84

⁶² Letter reprinted in *Sutherland Shire Historical Society Bulletin*, April 1973, p 28



Figure 20: Heathcote Hall. Source – Photo held by Margaret Bickle, P Kennedy, *From Bottle Forest to Heathcote*, p 50, dated 1915.

The first valuation of the property by the Valuer General on 1 December 1920 described it as parts of Portions 14 and 9 plus lot 11 DP 2264 with an area of 48 acres 38 ¼ perches. It was owned by Mrs Jessie Fotheringham Brown, Heathcote Hall, and the improvements were 'B house & off [offices i.e. outbuildings] slate rf, WB cott 2 rms iron rf Brick stables etc'. The Unimproved Capital Value was £1,920, and the Improved Capital Value was £3,500. On 1 October 1923, the Unimproved Capital Value was £3,000, and the Improved Capital Value was £4,500.⁶³

Edmund Lamb Brown, gentleman of Heathcote Hall died on 10 November 1925. His real estate, which consisted of some houses in Sydney, was valued at £640.⁶⁴ His wife Jessie owned Heathcote Hall.

2.2.5 Phase E – Leaseholders, subdivisions and public use: 1927-1945

The Memo and Articles of a company to be called Heathcote Hall Estate Ltd were signed on 27 February 1926. The promoters were Frank Cridland, master carrier, of 10 Barrack Street, Sydney; William Henry Peters, vehicle manufacturer, of 144 Phillip Street, Waterloo; William Howie, contractor, of Waratah Street, Cronulla, W D Cridland, licensed surveyor, of 10 Barrack Street; John Dolden, merchant, of Daking House, Pitt Street; Henry E Budden, architect, of 72B King Street; and Thomas K Waldron, solicitor, of 109 Pitt Street. The company was incorporated under the Companies Act, 1899 on 2 March 1926.⁶⁵

It has been claimed that Jessie Fotheringham Brown and a Sydney accountant, John Hall, started the company that owned Heathcote Hall Estate Ltd. This may be the case, since the title to the property remained in her name and the legal matters such as registering the subdivisions were also in her name, but she was not one of the company promoters and does not appear to have held shares in the company. She had no shares when she died. The company carried out its activities under the security of a Contract of Sale from Jessie Fotheringham Brown.⁶⁶

⁶³ Valuer General, Valuation Cards, 1920-23, Sutherland, C Riding, ph Heathcote portions, SRNSW 13/7833, No 2183

⁶⁴ Stamp Duties Office, Deceased Estate File, pre A No 16007, SRNSW 20/1070

⁶⁵ NRS 12951, Company Packet, No 10068, SRNSW 17/8978

⁶⁶ Stamp Duties Office, Deceased Estate File, pre A 71205, SRNSW 20/1708

The company had a number of Directors who were involved in trying to make a success of the venture. They included John Hall, Harry Stork who was not only a Director but also a real estate manager, local building contractor and local resident. Frank Cridland was also a Director and local resident,⁶⁷ and his son, Walter Donald Cridland, was the surveyor for the estate. Frank Cridland is credited with planting the trees - the Australian native boxbrush *Lophostemum* and Western Australian flowering gums - in *Dillwynia*, *Boronia* and *Grevillea* groves as part of a marketing initiative for the estate in the 1920s.⁶⁸

The Heathcote Hall Estate had many marketing ideas to help sell the properties in the estate. At least two issues of a magazine, *The Heathcote Hall Estate Community Club Gazette*, were published in 1928. In 1927, Heathcote Hall Estate published a competition in the *Propeller* newspaper for the naming of Heathcote Estate's third through avenue. The first was already named *Dillwynia* Grove (although the native plant *Dillwynia* is spelt with only one 'n') and the second *Boronia*. There were 6 winners of the competition, all suggesting the name *Grevillea*. It is believed that Bottle Forest Road is the first road in Bottle Forest, being the only road marked on the 1845 map of Bottle Forest.⁶⁹

Peach Brothers Estate Agents, auctioned the Estate on 21 April 1928, after being subdivided into 168 suburban lots, averaging 160 feet by 60 feet, with lots selling for £45, with a £5 deposit. Heathcote Hall was also offered for sale, but the fact that 5 months later in Sept 1928, it was advertised for lease for a period of one to three years indicates that it didn't sell at auction. At the time, the contractor, Harry Stork, was occupying it.

All the subdivision plans were registered by 'J F Brown', not by the company and lots on the estate were sold by her and not the company, until after her death.

A sale brochure of 1927 noted that company had already built two houses, one brick villa and the other 'an economical rustic fibro and timbered "week-ender" of the "Country Club" cottage style'. Heathcote Hall had been opened as tearooms 'and is being extended into a good-class residential' and will serve as a 'community centre'. A golf putting green was being prepared in its grounds. A map showed the position of the estate and nearby attractions. Though not sufficiently advanced for sale as yet the first street to the hall, *Dillwynia* Grove, was being formed and 40 lots along it had been surveyed and were available for inspection. In association with the local Progress Association, the company had formed a track at its own expense from the railway station to 'The Pool' on Kangaroo Creek.⁷⁰

⁶⁷ Conversation between Patrick Kennedy and Frank Cridland Junior, P Kennedy, *From Bottle Forest to Heathcote*, p 75

⁶⁸ Conversation between Patrick Kennedy and Frank Cridland Junior, P Kennedy, *From Bottle Forest to Heathcote*, p 75

⁶⁹ P Kennedy, *From Bottle Forest to Heathcote*, p 72

⁷⁰ Heathcote Hall Estate [brochure], ML Map M1 811.11431/1927/3

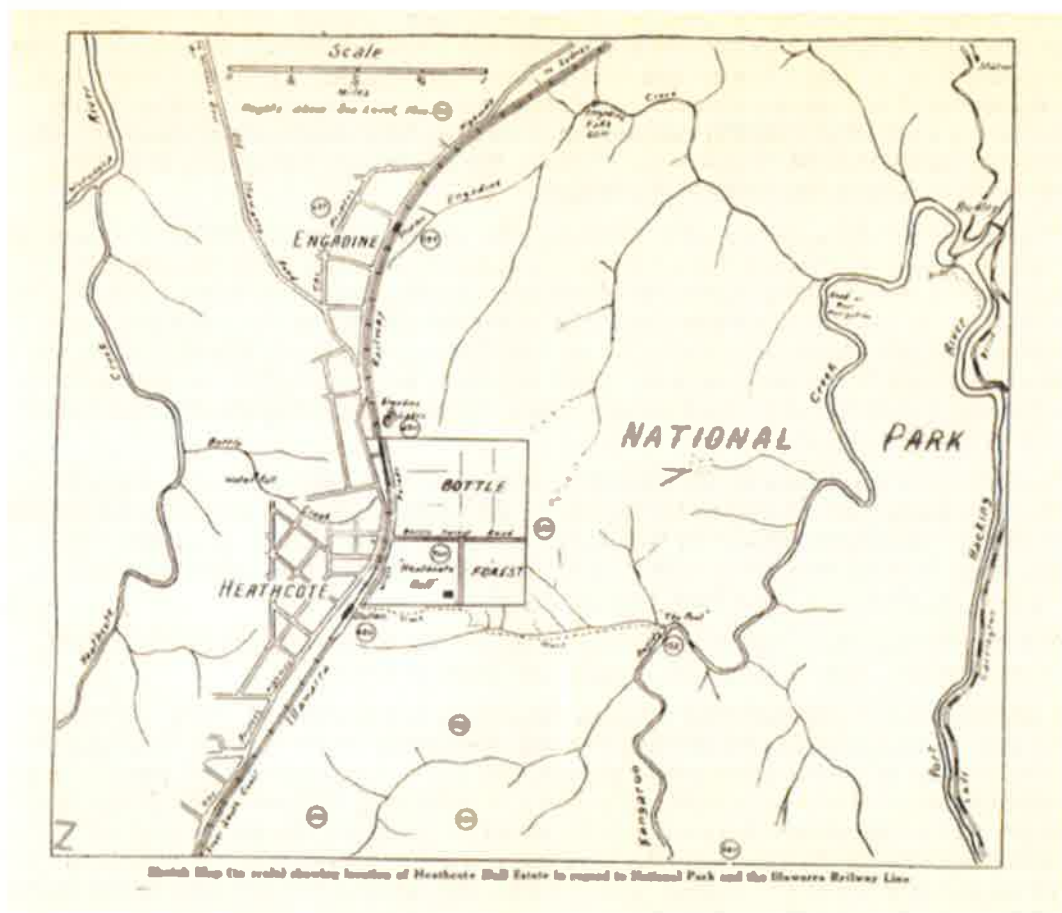


Figure 21: The location map in the sale brochure. Source: Heathcote Hall Estate [brochure], ML Map M1 811.11431/1927/3, dated 1927.

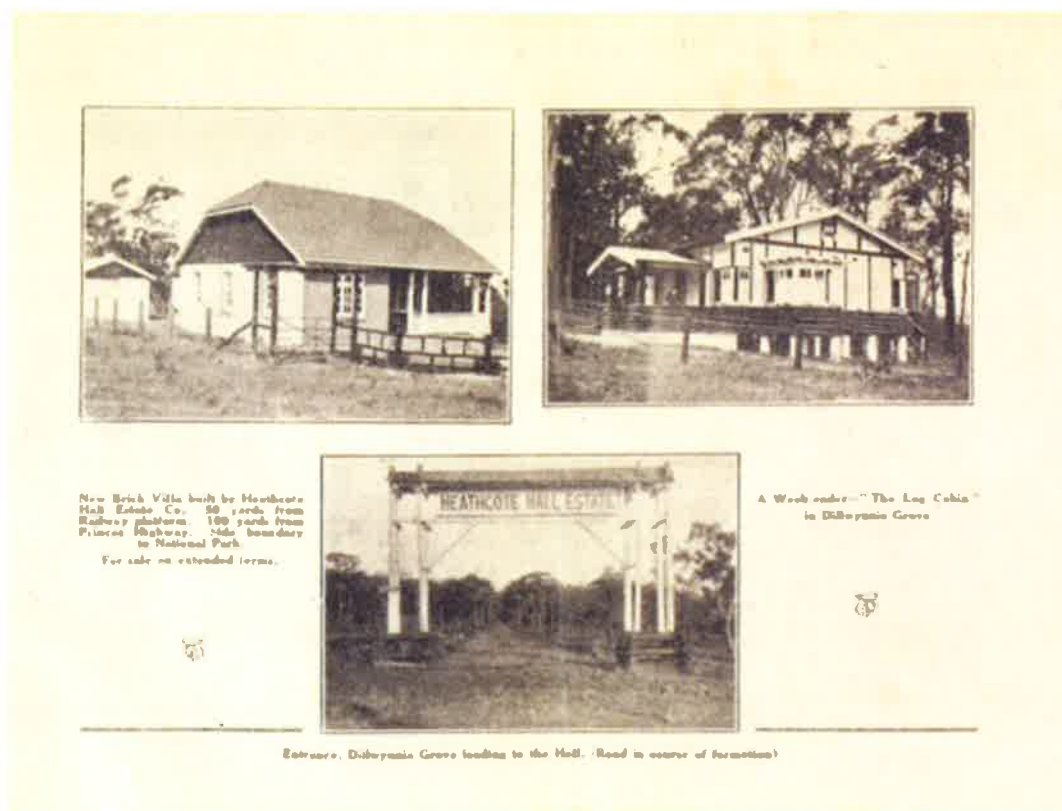


Figure 22: The sale brochure also showed Dillwynia Grove and the two houses built by the Company.
Source: Heathcote Hall Estate [brochure], ML Map M1 811.11431/1927/3, dated 1927.

The subdivision plan of the lots along Dillwynia Grove, which had been surveyed in March 1926 and July 1927, by LS Walter Donald Cridland, was registered on 20 July 1927. It showed Heathcote Hall in outline.⁷¹

⁷¹ DP 14918

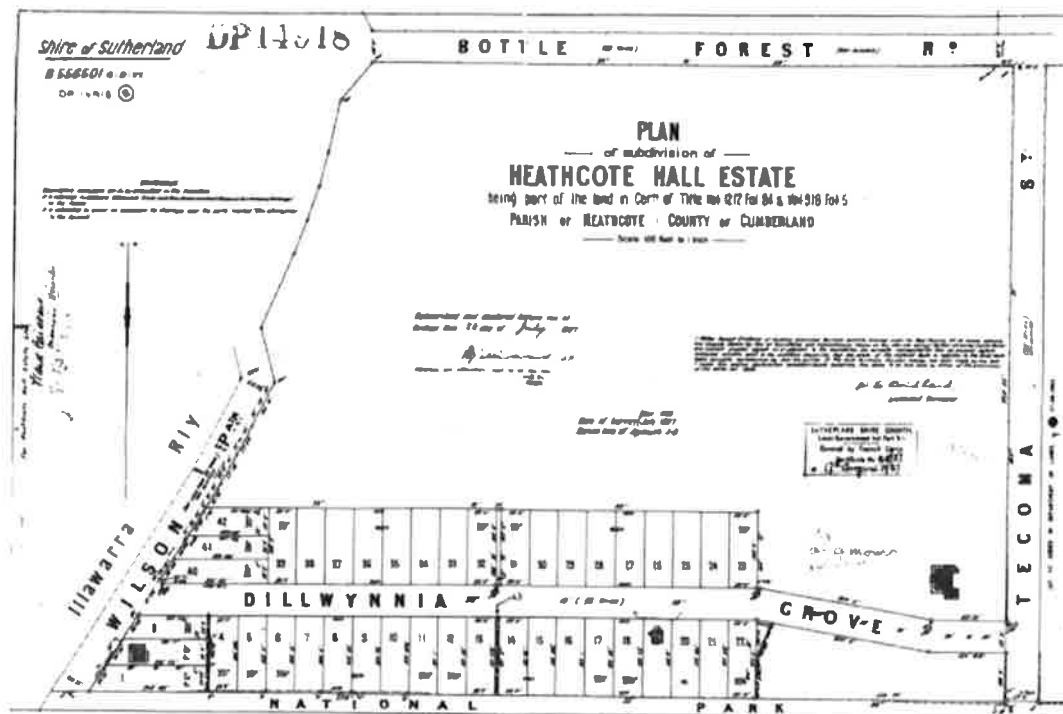


Figure 23: The original subdivision of lots along Dillwynnia Grove. Source: DP 14918, n.d.

That plan formed the basis for a sale plan offering lots for private sale.⁷²

⁷² W D Cridland, Heathcote Hall Estate, ML Map M1 811.11431/1927/1

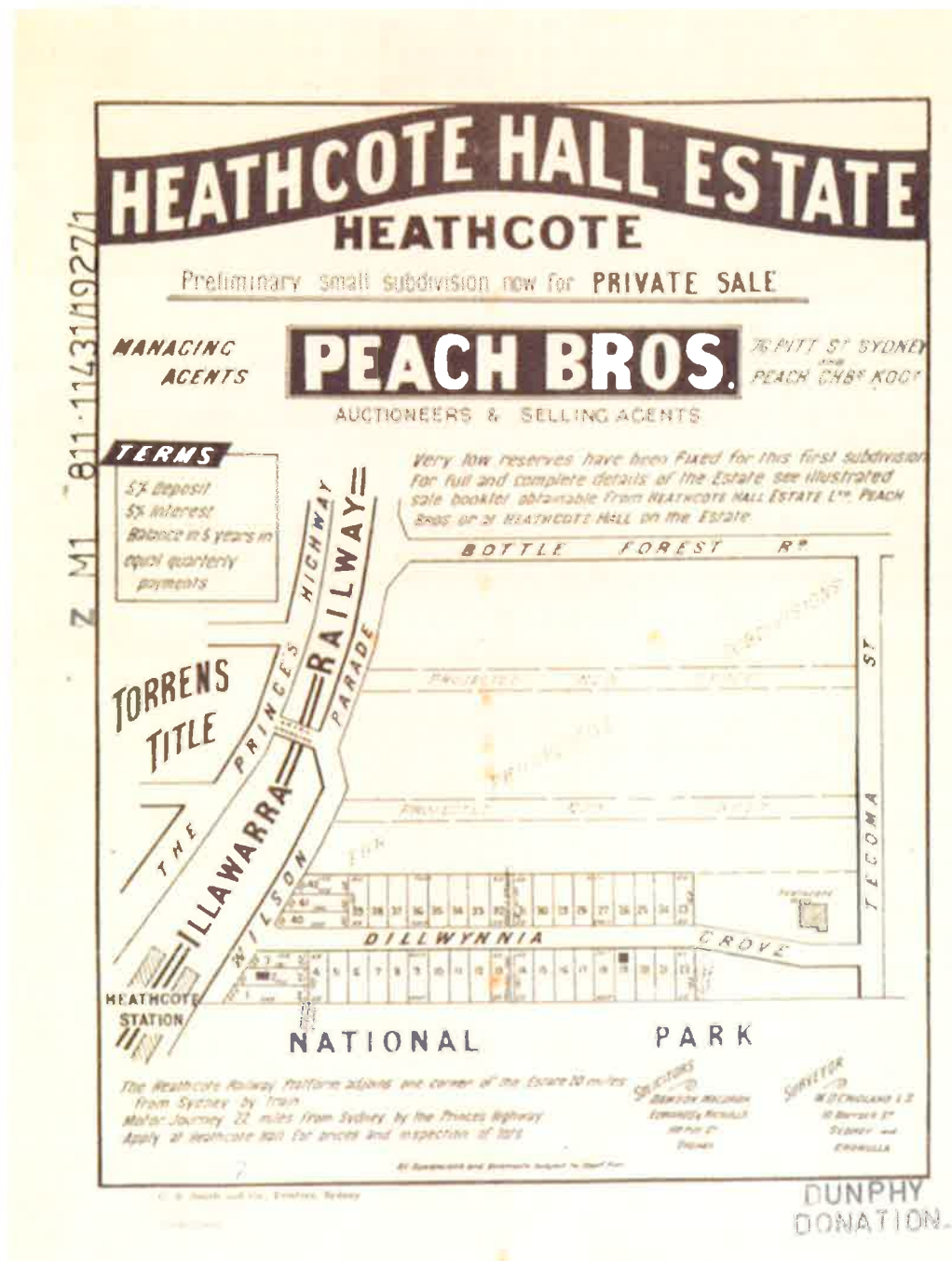


Figure 24: The private sale plan of lots along Dillwynnia Grove. Source: W D Cridland, Heathcote Hall Estate, ML Map M1 811.11431/1927/1, dated 1927.

The first lot of DP 14918 was transferred on 16 December 1927.⁷³ Auction sales soon followed. Advertisements appeared for the auction sale of Heathcote Hall Estate of 168 lots, by Peach Brothers on 21 April 1928. Plans plus a booklet of the 'History of Bottle Forest' were available from the firm.⁷⁴ A lavish sale advertisement for the estate described the building Heathcote Hall,

This fine mansion is structurally in as good order as the day it was built, with an interior layout of quite modern design. Interior furnishings are of cedar. Kauri floorings. Slate roof.

⁷³ CT 1212 f 84

⁷⁴ Evening News, 13 April 1928, p 6

Eminently suitable for a private residence, public or private institution or for continuance as a residential. Recently repainted and renovated. An area of 4 acres, 1 rood, 12 perches is included in the property, with 523 feet frontage to Dillwynnia Grove, 623 feet to Boronia Grove, and 383 feet to Tecoma Street. Golf putting green. Spacious underground tank, connected by electric pump with overhead tanks. Delco Lighting installation and plant with new storage batteries included with the property. Also blinds and floor coverings, and a new cooking range. Buyer may take over the furniture and plant connected with the residential and tearoom at a low valuation. Telephone connected. Dining and Drawing Room, each 20 x 16 feet. Two Bedrooms, same size. Four other Bedrooms, Billiard Room, Cellar, etc. The reserve on the whole property is less than half what it would cost to build the mansion to-day. Exceptionally easy terms to approved buyer.

The present owners of the Estate bought the property at a very reasonable price from its last owner, who had lived on it for a lifetime. They prefer a quick turnover and a reasonable return to waiting a long time for larger profits; also, as sensible business men, they know that their holding will not 'jump' in values until they dispose of a reasonable portion of it to small holders.

Amongst the advantages listed was:

Finally, it has a live, progressive Board of Directors behind it, who intend to develop the Estate into a desirable model village suburb of Sydney, and in their own interest as opportunity offers, service it with all the civic amenities enjoyed in the city and closer suburbs.⁷⁵

⁷⁵ *Illawarra Mercury*, 13 April 1928, p 6