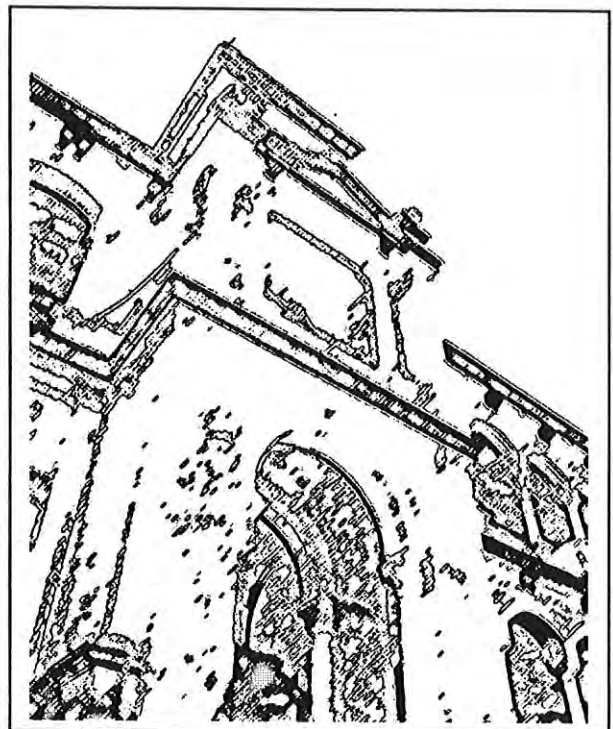


**WAVERLEY WAR MEMORIAL  
HOSPITAL**

**CONSERVATION  
MANAGEMENT PLAN AND  
DEVELOPMENT STRATEGY**



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## EXECUTIVE SUMMARY

The following Draft Conservation Strategy has been prepared to provide a framework for potential development at the Waverley War Memorial Hospital at Waverley.

The report is in the form of a Conservation Management Plan for the place. It includes guidelines for the treatment of the site as a whole, but does not include detailed guidelines for the treatment of the individual elements at the place. It is intended to provide a framework against which development options for the place can be considered and developed.

The report does provide a detailed analysis of the place and an assessment of the site as a whole and the major significant elements. It also identifies the built elements, site features and landscape features on the site and includes data sheets for the built elements that are intended provide some guidance on the treatment of these elements and form the basis for future conservation management plans and conservation guidelines.

The report concludes that:

*...the Waverley War Memorial Hospital is a place of **very high cultural significance** and one that should be conserved.*


The assessment of significance divides the phases of development of the site into two components:

PHASE I	1840-1919	VICTORIAN ESTATE Early Subdivision and Residential Use
PHASE II	1919-	HOSPITAL USE

While each phase is important the report concludes that the later use of the site is the primary consideration in assessing a development strategy for the ongoing use of the place as a hospital/aged care facility and that the site has suffered from a lack of a comprehensive development and conservation masterplan. The ad-hoc nature development of the site has been to the detriment of significance of both historic phases and has hindered the operation of the site. The report also identifies opportunities to enhance the cultural significance and amenity of the place.

The report puts forward an argument for the potential development of the site that can:

- Maintain its cultural significance
- Provide a critical mass of accommodation on the site to allow its feasible use
- Provide the basis for discussions with the statutory authorities for master planning the site
- Allow the opportunities to enhance the cultural significance of the site to be realised



JOHN OULTRAM



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## 1.0 INTRODUCTION

### 1.1 Purpose of the Report

This heritage assessment of the existing buildings and site of the Waverley War Memorial Hospital has been prepared as part of a study for identifying future development opportunities of the site by Morrison Design Partnership, Architects.

### 1.2 Authors

This assessment has been prepared by John Oultram and Susan O'Neill of John Oultram Heritage and Design.

Historical Research was prepared by Nick Jackson. The assessment of the garden setting was done in consultation with Colleen Morris, garden historian. The assessment of the archaeological potential of the site was done in consultation with Dominic Steele, archaeologist.

### 1.3 Research and Limitations

The history is based on secondary source material for the historical development of the hospital and the suburb of Waverley, supplemented by primary sources where required. The secondary sources included D.T. Dowd's, *History of the Waverley Municipal District (1959)* for information about the historical development of Waverley, and Betty Green's *To Minister: the story of War Memorial Hospital, Waverley, 1918-1988 (1990)* for the history to the establishment and operation of the hospital.

### 1.4 Methodology

This report follows the general guidelines of and the structure outlines in J. S. Kerr, *The Conservation Plan, National Trust of Australia (NSW)*, third edition, 1990, and the guidelines to the Australia ICOMOS *Charter for the Conservation of Places of Cultural Significance, The Burra Charter 1999*. (Appendix F)

The assessment of cultural significance is developed along the guidelines contained in the New South Wales Heritage Manual 1996 prepared by the Heritage Office and New South Wales Department of Urban Affairs and Planning.

### 1.5 Study Area

The study area has been limited to the site of the War Memorial Hospital, bounded by Birrell Street, Carrington Road, Church Street and Bronte Road, Waverley Figure 1.1

### 1.6 Limitations

The report has been prepared in the form of a conservation management plan but contains an analysis of the site and its cultural significance in order to give guidance on a development strategy for the site. It is considered important that this be established (and accepted by the statutory authorities) at an early stage to prevent ad-hoc development decisions and a gradual diminution of the significance of the site.

It is intended that the report will form the basis for a conservation management plan for the site as a whole, including detailed guidelines on use, treatment of fabric, interventions etc.

This report also contains detail sheets for the buildings at the site that are individual that can form the basis for smaller conservation plans for individual components at the site.



Waverley War Memorial Hospital Conservation Management Plan

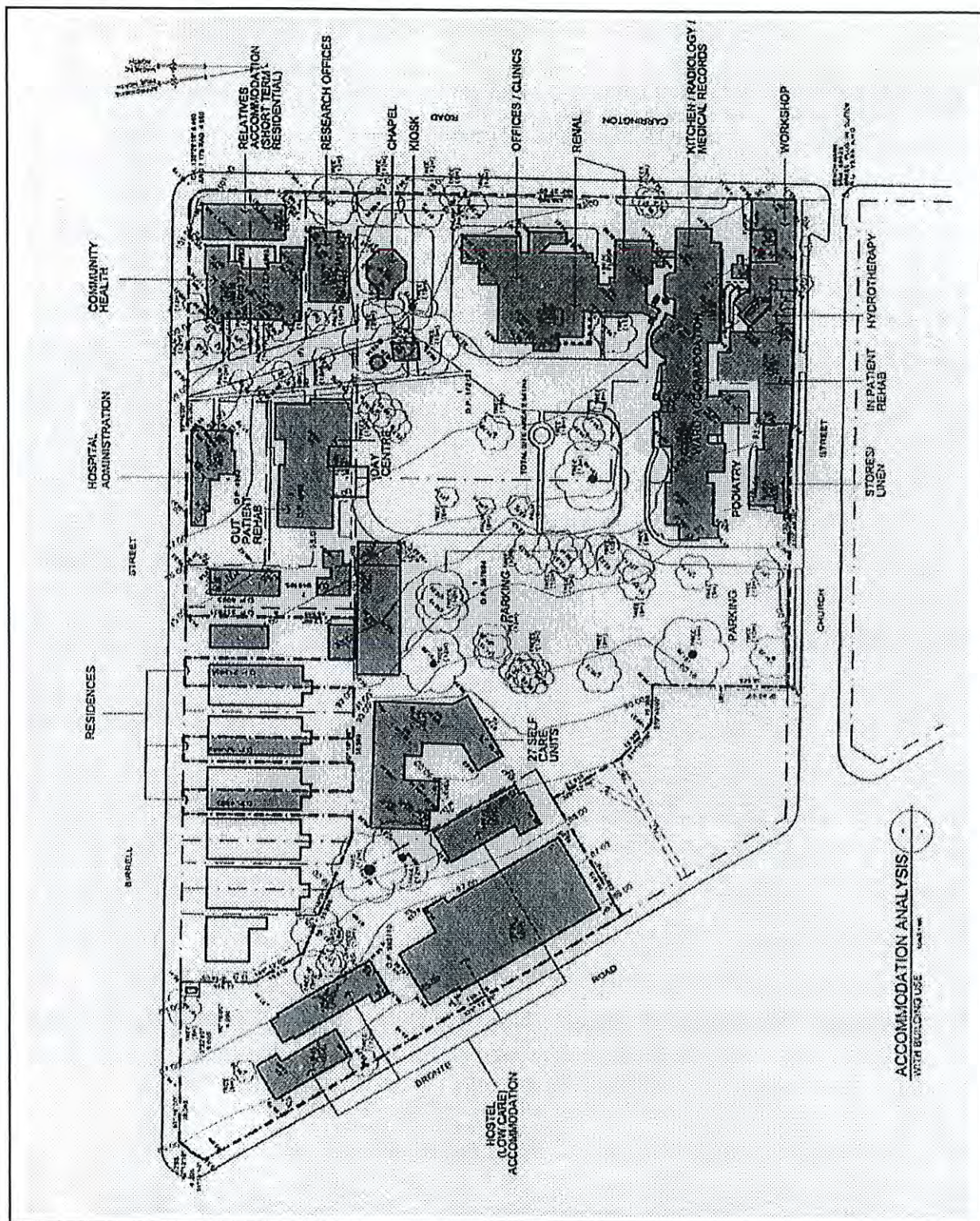


Figure 1.1 The Study Area – Waverley Memorial Hospital

Drawing No. 2210 A02

Source: Morrison Design Partnership



## 2.0 HISTORICAL EVIDENCE

### 2.1 Suburban Context

Waverley is situated east of Sydney on the South Pacific Ocean, about 6.5 km from Sydney's central business district. At the time of European settlement in 1788, the natural topography of the area was characterised by its coastal sand dunes, rocky ridgelines of plateau dividing the ocean and the hinterland of Sydney Harbour with extensive heath and bottle-brush and tea tree covered scrubland, and deep valleys with ferny groves. This is well-drained, but otherwise agriculturally non-productive country. The War Memorial Hospital is located on the sandstone plateau to the west of the rocky scarps above Tamarama Beach.

The indigenous people's use of the area was not noted by the Europeans after their arrival in January 1788, and consequently what is known is derived almost exclusively from the archaeological record. This absence of contact between the indigenous people and the Europeans is no doubt a consequence of the decimation of the local clans through the introduction of diseases such as smallpox. The Europeans noted that the smallpox epidemic of April 1789 killed about 50% of the indigenous population throughout Sydney. Aboriginal society was a highly structured hunter-gatherer society consisting of individual clans of about 50 people. While the European settlers determined that the Aboriginal population comprised a number of clans, no clan was recorded for the Waverley/Randwick area, although the Gadigal clan lived on the southern shore of Port Jackson and the Gameygal clan lived around Botany Bay. The dialect of the area was Darug that was confined to the coastal fringe and hinterland. Aboriginal words for some localities were recorded, for instance Boondi (Bondi) and Cramaramma (Tamarama).

Hunter-gatherer societies are transient, establishing campsites for shelter, ceremonies, etc. The archaeological record for Aboriginal occupation of the area is in the form of rock engravings, middens and excavated campsites. The earliest radiocarbon dated site in the area is the excavated campsite at the Prince of Wales Hospital, which is about 8000 years old. Other sites are the well-known rock engravings at Bondi Golf Course, Ben Buckler Reserve and at Mackenzie's Point. These engravings exhibit a strong association with fish such as whales, etc. The dunes around Bondi (and elsewhere in the eastern suburbs) are associated with the Bondaian series of backed artefacts that are found in large numbers. The sites were probably stone tool manufacturing sites, and are indicative of the fishing technologies developed through the Late Holocene period (5000 to 1600bp).<sup>1</sup>

The municipality of Waverley was established in June, 1858. It is the first local council to have been inaugurated in the eastern suburbs with the councils of Randwick and Woollahra following in February 1859 and April 1860 respectively. At the time of the foundation of representative elected local government in 1858, European settlement of the area was only about 20 years old.

For the first 40 years of European settlement in New South Wales, the Waverley area along with most of the eastern suburbs was an isolated and largely uninhabited locale. The land was retained by the Crown, being released in a piecemeal manner from the late 1820s after an abortive attempt in 1828 to reserve the area as church glebe. By 1870 most of the crown land within the present day municipality of Waverley had been released through land sales undertaken predominantly in the decades of the 1830s, 1850s and 1860s. This contrasts with the neighbouring municipalities of Woollahra and Randwick where vast tracts of land were either locked up by the government for Sydney's metropolitan water supply or in the instance of Woollahra by the Cooper family. With the exception of some crown grants given away between 1828 and 1831, the majority of the land releases in Waverley took the form of public auctions of moderately sized parcels of land, generally between 5 and 10 acres. These land purchases generally had frontage to the small number of public roads that followed the ridgelines such as present day Bondi Road, Bronte Road and Birrell Street.

With the gradual release of the crown land, the residential population of the Waverley area grew, but remained relatively small throughout the nineteenth century. With few exceptions, the early occupation was confined to the elevated, airy plateau lands that offered views of the coast and Botany Bay. The first generation of residences in these areas included a small number of

<sup>1</sup> Attenbrow, V., *Sydney's Aboriginal past: investigating the archaeological and historical records*, UNSW Press, 2002.  
John Oultram Heritage & Design March 2005



substantial villas set within large blocks of land. The precedents for this type of housing included Levey's Waverley House, and the extant and well-known Bronte House, completed in the mid-1840s for Robert Lowe. This second generation of villas of the 1850s and 1860 were erected by the city's professional and merchant classes who had acquired wealth riding the wave of prosperity brought about through the discovery of gold in the colony.

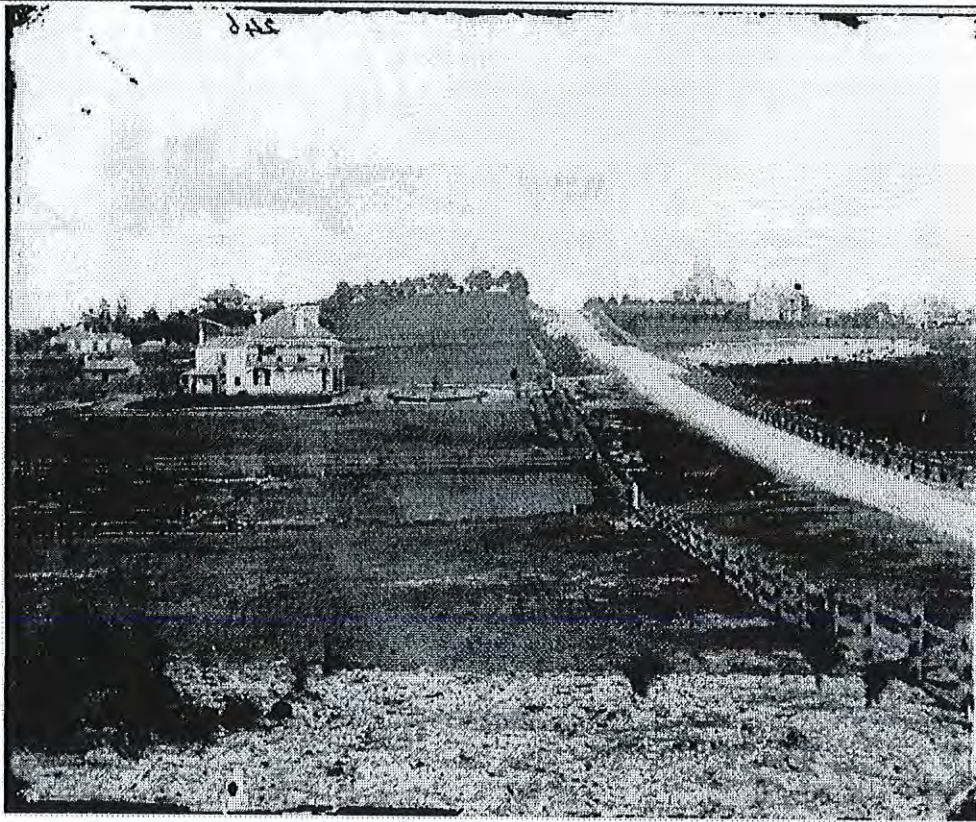


Figure 2.1 – Birrell Street, Waverley looking west from St. Gabriel's School site c: 1870/1875. Note the trees and buildings to the top left that may be on the Edina site. PXA 4999 Source: Mitchell Library Small Picture File

## 2.2 The *Edina* Estate

An extant example of this mid-nineteenth development is Ebenezer Vickery and his villa *Edina* in Bronte Street. Ebenezer Vickery was born in 1827 at London, the son of Joseph Vickery, boot and shoe manufacturer, and his wife Mary. The family migrated to New South Wales in 1833 at the onset of the great pastoral boom of that decade. Joseph Vickery soon established his business and his son was educated at W.T. Cape's exclusive Sydney College. On leaving school in 1843 Ebenezer was apprenticed at Thomas Bowden's ironmongery works and in 1849 joined the mercantile firm of Richard Fawcett. In 1851, at the age of 24, he took over the management of his father's boot factory in George Street. Also in 1851 he married Jane Begg (1826-1904), the fourth daughter of John Elly Begg (1826-1881), tanner of Glenmore at Paddington. In 1864 Vickery moved to larger commercial premises in Pitt Street and entered into general trading and importing. After an unsuccessful venture into local iron product in 1864, Vickery, after a visit to England in 1866, entered the coastal shipping trade. In later decades Vickery acquired interests in seven coalmines, principally in the Illawarra, including Coal Cliff Collieries. Strongly associated with the city's business community, Vickery was the director of banking and insurance companies. While serving as alderman for Waverley Council between 1863 and 1864, Vickery political career is generally remembered for his appointment to the Legislative Council of NSW in 1887. His sons Ebenezer junior (1855-1915) and Joseph (1857-1930) entered into partnership in 1881. The other children were George Begg (1866-1938), Amy Alfreda (1868-1942) and Elizabeth (b.1861-?). In 1902 with changes to taxation laws following Federation, the family company was incorporated as E. Vickery and Sons Ltd. A staunch Methodist, the wealth generated by his business acumen was used to endow Church properties and societies toward the end of his life. This philanthropic work included the establishment of the Vickery Mission Settlement in 1908 in the old Lyceum Theatre in



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Pitt Street.<sup>2</sup> Around the local area, Ebenezer supported the establishment of Methodist churches in Wellington Street, Bondi in 1885 and Lugar Brae in Waverley in 1882.

Vickery came to Waverley initially in 1859 with the purchase for £3,600 of 6 acres 2 roods and 8 perches<sup>3</sup> from James H. Atkinson of the eight acres that formed the grant land by purchase made to Lewis Gordon in April 1840.<sup>4</sup> Gordon paid £80 for the land parcel bounded by the present day streets of Bronte Road, Birrell Street, Carrington Road and Church Street. Gordon was a surveyor in the Surveyor General's Department who having entered employment in this department in 1834 attained the high rank of district surveyor for the South Coast in 1859.<sup>5</sup> He died in Bega in 1873. The eight acres was one of a number of parcels of land acquired by Gordon in the eastern suburbs of Sydney around this time; it being an area he was no doubt familiar with in his duties as a government land surveyor.

By the early 1850s Gordon had erected his residence on the property situated on the Birrell Street frontage, which was named Rockhampton. In 1853, the aforementioned 6 acres 2 roods and 8 perches of the grant, which evidently formed the core of his land holding, was sold to the merchant James Heather Atkinson and his wife Sophia for £1,300.<sup>6</sup> The balance of the grant, being land with a Bronte Road frontage, had been initially subdivided in 1846,<sup>7</sup> and again in 1852;<sup>8</sup> an early survey of the grant, prepared in 1853, indicates three buildings, probably cottages and inclusive of public inn named Cottage of Content operated by John Shay, had been erected on this land.<sup>9</sup> Vickery acquired these smaller allotments in Bronte Road over 1874 and 1875 for a total cost of £770.<sup>10</sup>

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<sup>2</sup> *Australian Dictionary of Biography*, Melbourne, 1966-

<sup>3</sup> Lands Department – Property Deed - Bk 61 No 264

<sup>4</sup> Lands Department – Grant Book 71, no. 69

<sup>5</sup> NSW Public Service List, 1861

<sup>6</sup> Lands Department – Property Deed - Bk 28 No. 21

<sup>7</sup> Lands Department – Property Deed - Bk. 28 No. 138

<sup>8</sup> Lands Department – Property Deed - Bk. 28 No. 139

<sup>9</sup> D.T., Dowd, *The History of the Waverley Municipal District*, 1959

<sup>10</sup> Lands Department – Property Deed - Bk 141 No. 926, Bk 143 No. 413, Bk. 151 No. 814



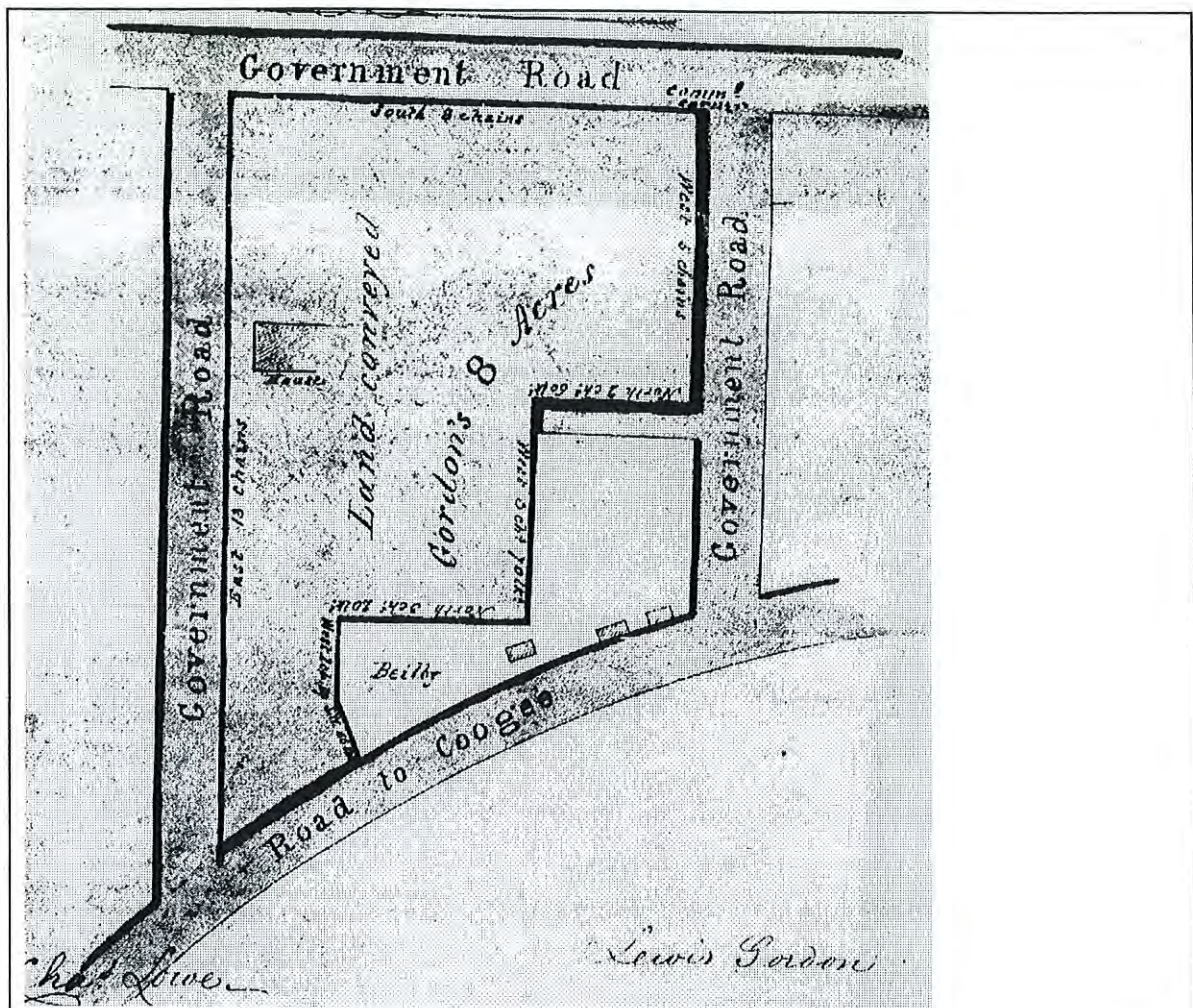


Figure 2.2 – This sketch survey of Lewis Gordon's 8 acres was included in the deed of conveyance of 1853. The survey, probably executed by Gordon, is particularly informative about the original phase of development of the property which later became Ebenezer Vickery's *Edina*. The original house is located with frontage to Birrell Street in the area of present day Ellerslie. There are a number of smaller buildings (cottages?) with frontage to Bronte Road. The respective dates of construction of these cottages are not known. A right of way off present day Church Street has since been removed as have the buildings on Bronte Road. Source: Department of Lands – Property Deed Bk. 28 No. 21



Figure 2.3 John Shay's Cottage of Content public house erected in the 1850s in later years was leased by Henry Franklin as a shop. The site was acquired by Ebenezer Vickery in the mid 1870s and the building later demolished to incorporate into his *Edina* estate. Source: D.T., Dowd, *The History of the Waverley Municipal District*, 1959

In the absence of historical records such as council rate assessment returns for this era, the use of the property by Vickery at the outset of his residency is not clear. Street directories such as Sand's indicate Vickery was resident on his estate at Waverley from around 1859 and it would seem his brother James (d.1914) was also residing there, probably in a separate residence. From 1864 the directory entries indicate that Ebenezer (and his father Joseph) was resident in Carrington Road (formerly Vickery Street) while James' address is given as Birrell Street.<sup>11</sup> As it is believed Vickery undertook building his residence *Edina* (named after the birthplace, Edinburgh, of his first wife) in 1864,<sup>12</sup> it would seem the family may have initially resided in Gordon's old house in Birrell Street,

<sup>11</sup> *Sands Directory*, 1859 and 1864

<sup>12</sup> D.T., Dowd, *The History of the Waverley Municipal District*, 1959



Rockhampton. The appearance of the first *Edina* of 1864 is revealed in a sketch of around 1870 made by a member of the Thorne family (incorrectly named Ellerslie) (Figure 2.4), and a later sketch of 1883 (Figure 2.5). By around 1870 Gordon's house was renamed *Ellerslie* and a sketch of it was made by a member of the Thorne family.<sup>13</sup> *Ellerslie* is extant today although markedly different in appearance than that represented in Rosalie Thorne's sketch.

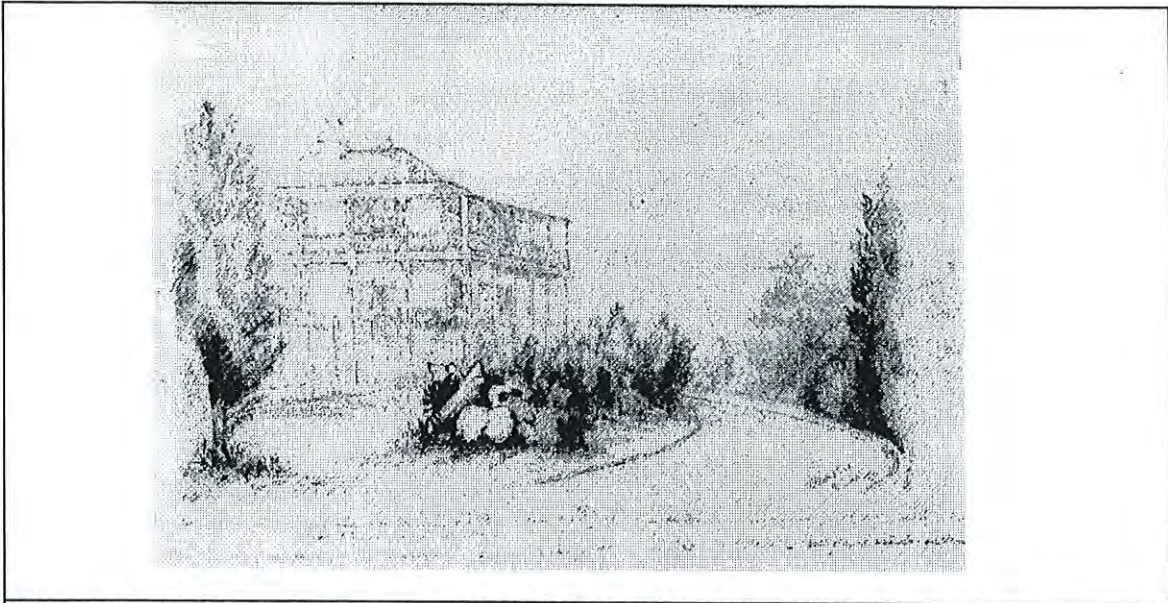


Figure 2.4 This sketch of *Ellerslie* made in 1870 by Rosalie Thorne (1850-1927), daughter of George Thorne of Claremont at Rose Bay (now part of Kincoppal school), and shows a mid-Victorian colonnaded villa that is quite dissimilar to the house seen today, yet such a house is likely to have existed in Birrell Street. Rosalie is reputed to have been taught to sketch by Conrad Martins. Source: Mitchell Library – SPF (ZGA 61 f.5)



Figure 2.5 This poor reproduction of a sketch dated August 1883 shows a house similar to that depicted in Rosalie Thorne's drawing of 1870, but the building is named *Edina* in the drawing's title. Note the building at left of picture which may survive today as the rear wing of *Edina*, while the main house may be the core of the extant mansion. Note the two buildings may represent separate residences inhabited by Vickery family members. Source: Waverley Council Library

The 1860s were a very busy time for Vickery at Waverley for in addition to developing *Edina*, he completed his boot factory and tannery at Glenrock (around High Street) in 1868 and was evidently also involved in the enlargement of the Waverley Wesleyan Methodist church in Oxford Street (now demolished) around this time. As these latter projects were completed under the direction of the

<sup>13</sup> State Library of NSW – Small Picture File  
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architect and fellow Wesleyan Methodist Thomas Rowe,<sup>14</sup> it is therefore plausible the original section of *Edina* may also have been by Rowe. Rowe (1829-1899) was an English born and educated architect who had arrived in the colony in 1848. He commenced his architectural practice around 1857 and developed this business into one of the largest practices in NSW. Closely associated with the Methodist Church he designed numerous churches and chapels across NSW. In addition to the aforementioned, Rowe's close association with Vickery is also demonstrated in his working from Vickery's Chambers in Pitt Street from 1866. Other buildings of this period designed by Rowe in the area included the now demolished Waverley council chambers and extant Randwick council chambers, both completed in 1861.<sup>15</sup>

Over the following decades with the advance of Vickery's social and political status and economic wellbeing, *Edina* was developed into a large Italianate villa set within expansive landscaped grounds, and with a coach house and stables at corner of Carrington Road and Church Street, workmen's quarters and gate lodge. Most of this development would appear to have originated in the 1880s with completion of the villa in 1885. The architect for this work has not been stated, but it was probably Thomas Rowe as Vickery is known to have visited Europe in the company of his architect prior to commencement of the new residence<sup>16</sup>, and Rowe is known to have visited Europe in 1884. After his visit Rowe favoured a more richly decorated style for his buildings as exemplified by *Edina* with its Venetian colonnade.<sup>17</sup> As be fitting the style of the house, the interior was furnished with fittings selected by Ebenezer and his architect in Italy and included marble fireplaces, overmantels, hearth tiles, light fittings, and tiles from the ruins of Pompeii. The ceiling in the drawing room is reported to have been painted by an Italian artist.<sup>18</sup>

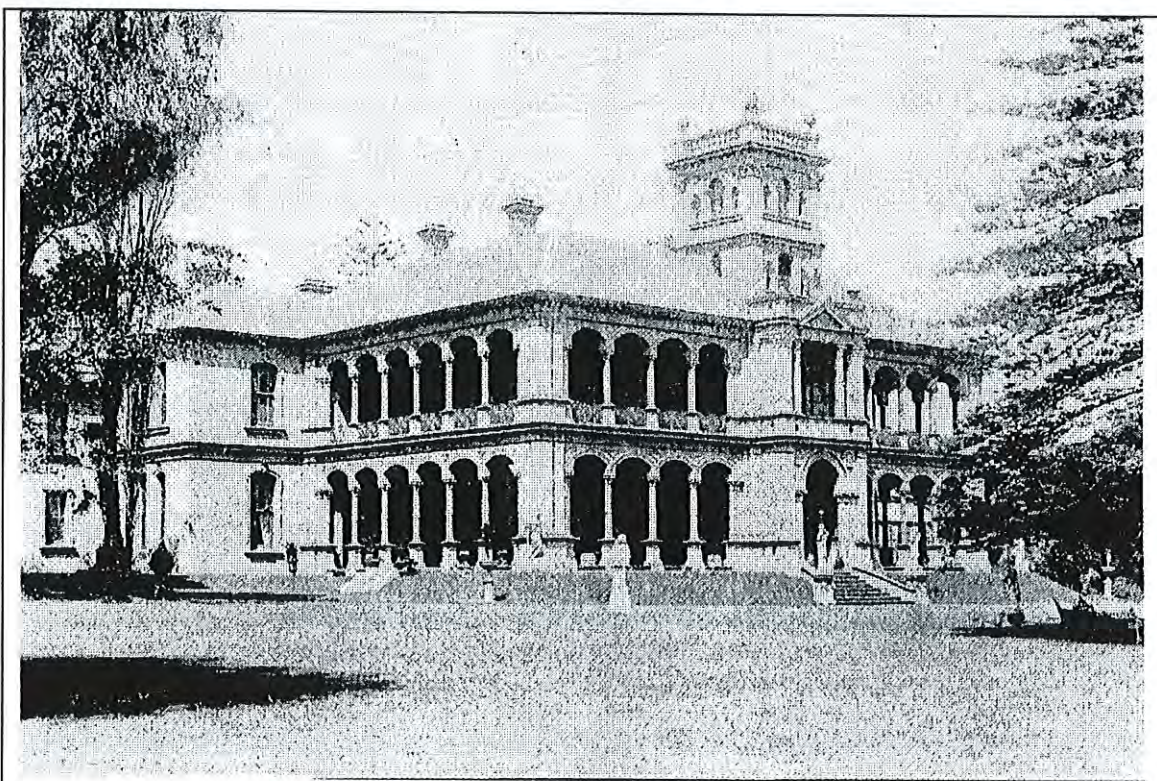


Figure 2.6 The earliest dated photographs of Vickery's *Edina* were made around 1920 for the new owners, the Methodist Church. While taken some 35 years after completion of the house, the photograph probably shows the house in a garden setting that Vickery would have recognised with a house set on a raised platform and within a levelled lawn with stands of mature shade trees and solitary statues. The overall character of the house is derived from the Venetian inspired colonnade and the centred tower facing west to Botany Bay. Source: Anon., *The War Memorial Hospital*, n.d. (c.1921)

<sup>14</sup> Tender notices in the *Sydney Morning Herald* - 15/8/1868 (Church), SMH 26/5/1866 (Glenrock cottages)

<sup>15</sup> *Australian Dictionary of Biography*, Melbourne, 1966-

<sup>16</sup> Green, B., *To minister, the story of the War Memorial Hospital*, 1990

<sup>17</sup> *Australian Dictionary of Biography*, Melbourne, 1966-

<sup>18</sup> Green, B., *To minister, the story of the War Memorial Hospital*, 1990



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Vickery's grandiose statement in rebuilding *Edina* reflects broader changes in the eastern suburbs with the completion of mansions for the city's merchant elite. As these buildings were designed on a vast scale in an era of stable social and economic conditions when changes in society came in favour with the middle class. Vickery's *Edina* was one of the few to survive because it found a new role as a hospital. Many comparable houses were demolished (see Figures 2.7-2.9).

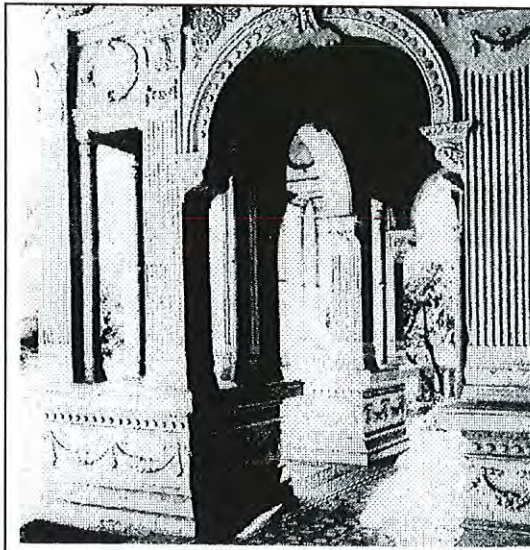


Figure 2.7

Preston in Birrell Street, Waverley was built in the late 1880s and later used as St. Gabriel's School. Demolished in 1966, it is today the site of Waverley bowling club. Source: Broadbent, J., (et al), *For the public good ...*, Historic Houses Trust of NSW, 1988

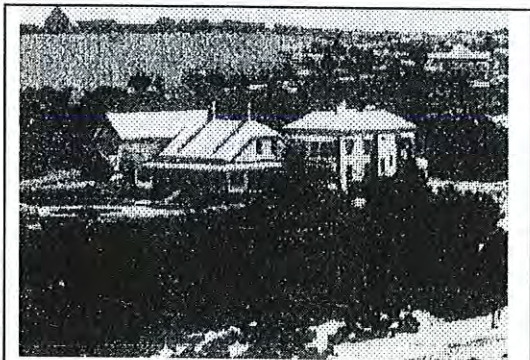


Figure 2.8

R.G. Massie's Chesterfield (now the site of Clovelly public school) in Arden Street, Waverley was built in the 1880s and demolished in the 1920s. Source: D.T., Dowd, *The History of the Waverley Municipal District*, 1959

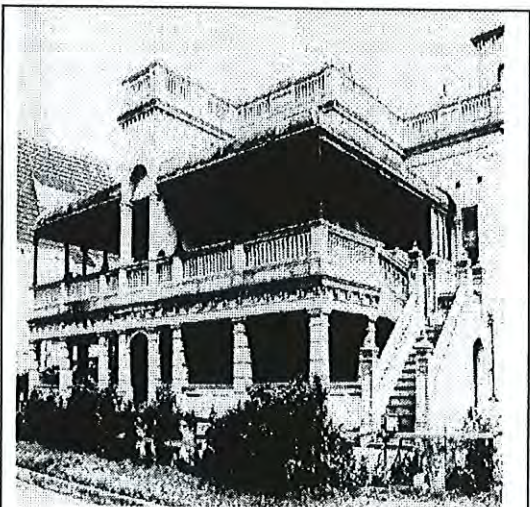


Figure 2.9

Cliffbrook in Gordon Avenue, Coogee was sited within an estate of 14 acres. The house was initially erected in the 1870s and substantially rebuilt in the 1880s. For a period in the twentieth century it was the official residence of the governor of the Commonwealth Bank. The house was demolished in 1976. Source: Broadbent, J., (et al), *For the public good ...*, Historic Houses Trust of NSW, 1988



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To accommodate Vickery's sons, smaller villas were erected adjacent to Birrell Street in the 1880s. In later years Ebenezer Vickery junior on inheriting the estate would state these villas were occupied by members of my own family (on sufferance) without liability to pay rent.<sup>19</sup> The villas were named *Ellerslie*, *Banksia* and *Wych Hazel*. *Banksia* was the home of Ebenezer Vickery, junior, *Wych Hazel* the home of Joseph Vickery, and *Ellerslie* the home of Gustavus John Waterhouse, Vickery's son-in-law.<sup>20</sup>

Ebenezer Vickery, junior, (1855-1915), the resident of *Banksia*, was the eldest son and his father's death in 1906 inherited the *Edina* estate. In 1879 he married Jane Ellen (Nellie) Firth (1861-1932). The children of this marriage were Ebenezer F. (1880-1970), Ethel J. (b.1882-?), Bessie I. (1884-1959), Amy R. (b.1885-?), Kenneth F. (b.1888-?), Edith M. (1890-1957), George R. (1891-1892), Herbert R. (1892-1893), Jeanie N. (b.1894-?), Donald G.R. (b.1896-?), Evelyn M. (b.1898-?), and Redvers E.M. (b.1900-?).

The second-born son Joseph Vickery (1857-1930), the resident of *Wych Hazel*, also entered into the family business. In 1881 he married Emily Annie Lamplough Firth (1862-1939). The children of this marriage were Joseph R. (1882-1904), Lilian E. (1883-?), Mary B. (1885-?), Bessie D. (1890-1929), Sylvia J. (1888-?), Jeannie F. (1892-?), Harland L. (1893-?), John A. (1896-?), Enid Q. (1897-?), and Colin E (1899-?).



Figure 2.10 The semi-detached villas *Banksia* and *Wych Hazel* were erected in the mid-1880s to accommodate Ebenezer Vickery's sons and business partners Ebenezer junior and Joseph. The buildings were later used for nurses' accommodation until completion of the neighbouring Hunter Nurses' Home in 1952. This photograph shows the villas were originally designed to complement the neighbouring *Edina* in their setting on a platform with stone steps, the ornamented pilasters around the windows, and corbelled chimneys. They also share the orientation to the west. In the foreground is a gravel drive that provided access to the greater *Edina* grounds. Source: Anon., *The War Memorial Hospital*, n.d. (c.1921)

*Ellerslie* was the home of Gustavus John Waterhouse (1850-1929) and his wife Mary Jane (nee Vickery) (1853-1935), the eldest daughter of Ebenezer and Jane; the couple married in 1874. Gustavus was a Tasmanian born shipping clerk who shared with his wife interest in scientific pursuits and collection of anthropological artefacts and shells. Waterhouse was active in local politics in being an alderman of Waverley Council from 1891 to 1899, and mayor in 1898. Waterhouse's father was a Methodist minister who in his later years seems to have had some involvement with the Waverley Methodist community.<sup>21</sup> The family is best remembered for their

<sup>19</sup> Lands Department – RPA 9778

<sup>20</sup> *Sands Directory*, 1907

<sup>21</sup> D.T., Dowd, *The History of the Waverley Municipal District*, 1959  
John Oultram Heritage & Design March 2005



sons Gustavus Athol Waterhouse (1877-1950) and Eben Gowrie Waterhouse, (1881-1977). Gustavus was one of Australia's most noted entomologists. Gustavus Athol was born at Ellerslie and spent his formative years there. He married in 1902 and lived at Killara. Despite widespread scientific interests he maintained an association with the running of the Vickery family businesses in being at various times the director of E. Vickery and Sons Ltd. and chairman of Coal Cliff Collieries. Eben was a linguist and camellia expert who is widely known today for the garden he established at Eryldene in the northern suburbs of Sydney.<sup>22</sup> Other members of Waterhouse family born at Waverley were Jeanie Pearl (1879-1880), Ivy Augusta (1882-1882) and Leslie (1886-?).



Figure 2.11 *Ellerslie* is a villa that for many decades was the residence of the Waterhouse family. The house was converted to isolation wards that were the first part of the hospital to open in 1921. It is possible the core of the building was erected by 1853 and was later much altered to consciously form part of a group of like villas addressing each other across a gravel drive; *Ellerslie* is constructed of stone whereas the neighbouring semi-detached villas are built in brick. Source: Anon., *The War Memorial Hospital*, n.d. (c.1921)

Pictorial evidence for the appearance and configuration of *Edina* at the height of this development is available through surveys undertaken by the Water Board in the 1880s and photographs published in the early 1920s by the Methodist Church. No photographs of the house in Vickery family ownership would seem to exist in public libraries. The landscape architect has not been reported but may have been the architect, Thomas Rowe given his interested in parks – he is credited with planting the Norfolk Island pines at Manly in 1877 and was a trustee of Rushcutter's Bay Park.<sup>23</sup> In laying out the grounds the buildings on Bronte Road, which were acquired around 1875, were demolished. The grounds were tended by a gardener who was provided with a cottage (demolished in 1970) formerly located at the intersection of Birrell Street and Bronte Road. In later years the gardener was Charles Bennett, who appears to have had a longstanding relationship with the family.

<sup>22</sup> *Australian Dictionary of Biography*, Melbourne, 1966-

<sup>23</sup> *Australian Dictionary of Biography*, Melbourne, 1966-  
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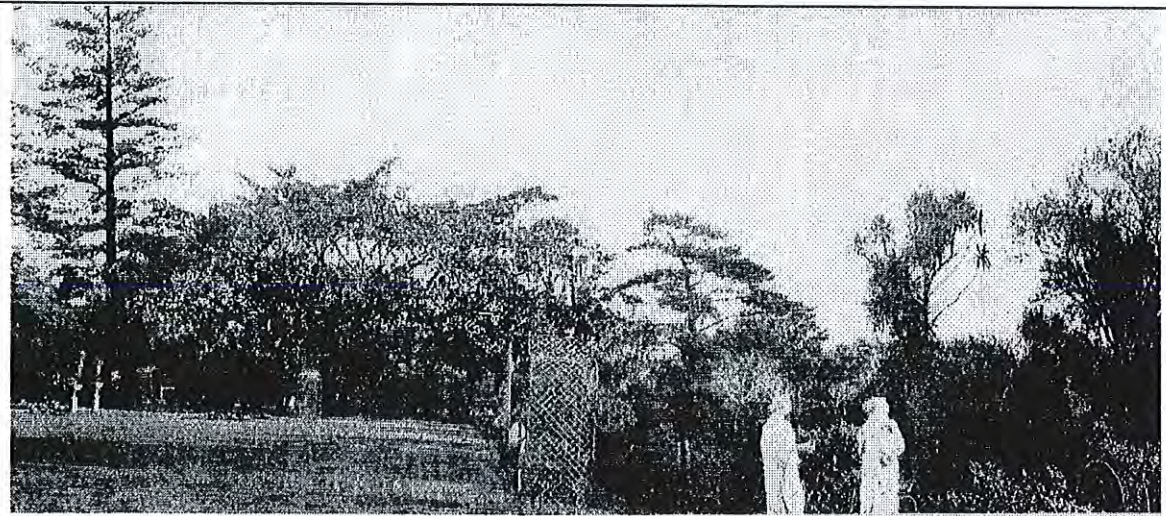
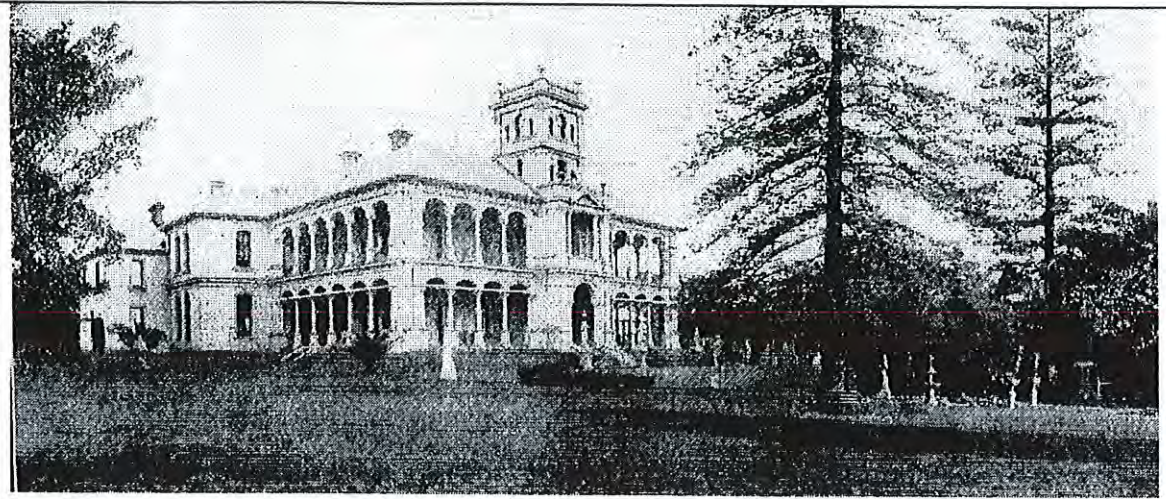


Figure 2.12 This excellent panoramic photograph of the garden foreground of *Edina* illustrates landscape values that contrast the maintained lawn against a 'wilderness' of trees and bushes. The lawn is characterised by its statutory and garden seats that impart a sense of order and provide a place for reflection. Source: Anon., *The War Memorial Hospital*, n.d. (c.1921)



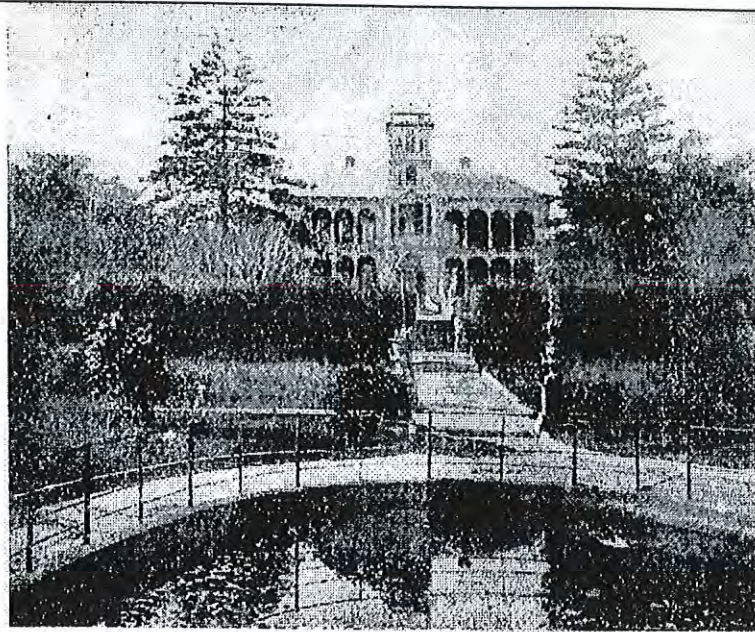


Figure 2.13 A feature of the garden setting of *Edina* was the lake in the foreground of the house and interconnecting paths of the pleasure garden. The conscious planning of the grounds is demonstrated by the symmetrical framing of the paired pine trees already mature by this time. The reflecting pond is enclosed by a wrought-iron fence that may have been erected in response to the large number of young children of the various families residing in the property. The source of the water for the pond and the numerous garden beds and hedges is not known. The pond itself was perhaps on old quarry opened to source building stone. It has since been in-filled. Source: Anon., *The War Memorial Hospital*, n.d. (c.1921)

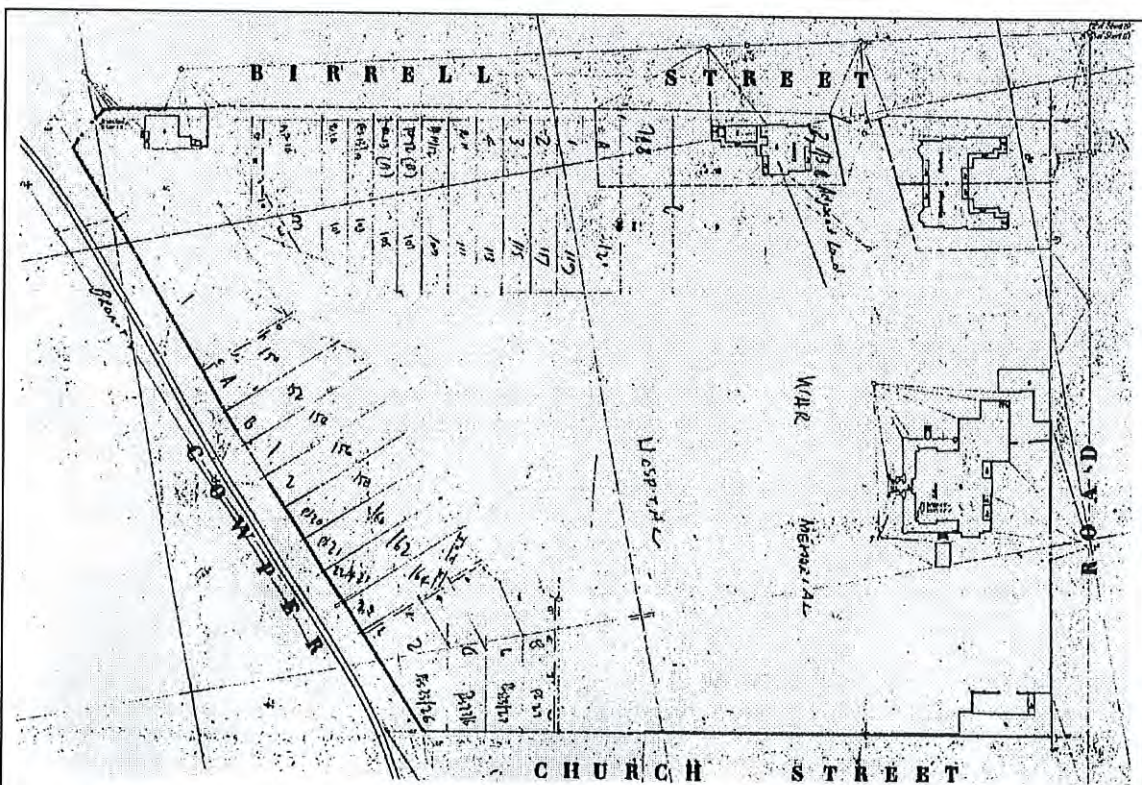


Figure 2.14 1888 Survey – The grounds of *Edina* were surveyed by the surveyors of the Public Works Department in December 1888 prior to the installation of sewage lines in 1890. The survey shows the extent of Ebenezer Vickery's *Edina* with its various buildings occupied by himself and members of his family. The notations are a later amendment. Source: Sydney Water Corporation – PWD 420.1544



Following the death of Ebenezer's first wife in 1904, he remarried in 1905 to Deborah Louise Ellis, a schoolteacher and social worker, at Camden Park. Over the following year the couple undertook a study tour of America and Europe, and whilst in Leeds, England in 1906, died at the age of 79. The body was returned to Australia and was buried in Waverley cemetery. Vickery's estate was sworn for probate at £483,354.

Under the terms of Ebenezer's will *Edina* was bequeathed to the eldest son Ebenezer Vickery junior. Ebenezer junior in turn subdivided the estate between various members of his family, but retaining the bulk of the estate inclusive of the garden and all buildings. To do this, the estate was surveyed and subdivided into allotments in 1907.<sup>24</sup> Ebenezer junior resided at *Edina* until his death in 1915.<sup>25</sup> Ebenezer junior continued to develop *Edina* in erecting cottages in the private right of way off Birrell Street (which is sometimes known as *Edina* Avenue) and along Birrell Street.

## 2.2 The War Memorial Hospital

The idea for a memorial hospital to the sacrifice of the Great War for the Methodist Church was first raised at the Methodist Conference of NSW for 1918 by Rev. James Green (1867-1948). A veteran of the Boer War, Green had served as senior chaplain in the Great War and received the C.M.G in 1918 and V.D. in 1919. The establishment of the hospital was considered Green's major achievement in life and it was to this hospital he returned to die.<sup>26</sup> Green's experience of the conflict would appear to have had a profound effect on his outlook on life. In his book *The Year of Armageddon*, Green evoked the epic battles of the Old Testament to describe the outcome of the war with its conclusion being considered a new epoch in the world history, and marking a new age unhindered by the old Imperial order in Europe.<sup>27</sup> Green's proposal for a memorial was put to the Methodist Conference and a provisional committee was established to investigate and report on the matter. Green headed the committee which also included architect Myra Hadley, medical advisers Dr Chapman and Dr W.C. McClelland, and the government health officer, Dr Paton.

The committee sought premises to establish a general hospital to be known as The Methodist War Memorial Hospital with facilities inclusive of medical and surgical departments and an isolation block. This institution would be managed by a council endorsed by the Methodist Conference, but unsectarian in both operation and appointment of staff. Medical services were to be provided at moderate charge. The establishment of this institution was reliant on public benefaction for individual blocks, wards, beds, etc. and a fund raising campaign was launched in The Methodist.

While the Methodist Church had developed well-respected educational facilities in the late-nineteenth century in Newington College at Stanmore and the Methodist Ladies College at Burwood as well as the then recently opened Wesley College at the University of Sydney (opened in 1917), the hospital project represented a first for the Church. Of the other established religious bodies in Sydney, the Catholics were the first to establish a system of private hospitals and rest homes run by the various charitable orders, the most well known being St. Vincent's at Darlinghurst which dates from the 1870s. The Anglican Church was a late developer in this field, opening St. Luke's Hospital at the more salubrious Elizabeth Bay in 1919.

As the hospital would service city and country people it was initially thought the most suitable location would be the suburbs serviced by the Western or Canterbury railway lines. While a number of sites were inspected by the committee it unfortunately formed the opinion that the cost of such a venture would be prohibitive. At this juncture, on Anzac Day 1919, *Edina* was offered by Jane Ellen Vickery, the widow of Ebenezer Vickery junior, and her family in the following terms:

*In memory of their father and to assist you in your War Memorial Hospital proposal, my children have agreed with me to purchase from the trustees of my husband's Estate, our present house 'Edina', for such a Hospital.*

*The conditions under which we will acquire the House, great lawn, top tennis court and garage for Hospital are those of which you have already*

<sup>24</sup> Lands Department – Property Deed - Certificate of Title Vol. 1817 fol. 22

<sup>25</sup> Lands Department – Property Deed - Certificate of Title Vol. 1817 fol. 22

<sup>26</sup> *The Methodist*, 7/11/1948

<sup>27</sup> James Green, *The year of Armageddon*, Sydney, n.d



*received full particulars.*

*I would like to know definitely within six weeks the views of your Council, as it will be no small thing to start house making after being on their Edina Estate for almost 40 years.*

The offer therefore was dependent on the sale of the adjoining villas and cottages and a large area of land. Financing of land and properties not included in the gift being £7,800 for purchase of the six houses in *Edina* Avenue and Birrell Street (Eilerslie, the detached villas, and the cottages) and £7,500 for purchase of the additional 3 acres of land. The gardener Bennett was to be allowed to use the lodge as long as he required. The conditions were further negotiated by Ebenezer Frank Vickery, Jane Ellen's eldest son and heir to the family fortune, on 30<sup>th</sup> May with the resolution to ensure the gift comprised the main residence together with the area of land occupied by the front lawn, top tennis court, glass house, stables, men's quarter's, etc., but did not include the furniture, fountains, statuary, mantelpieces, etc., although the built garden features and mantelpieces were evidently retained under the new owners. The terms of the family's gift were accepted by the Methodist Church in June 1919 and a board of trustees was established.<sup>28</sup> Jane Ellen Vickery removed to new premises in Bellevue Hill that were also named *Edina*. She died there in 1932. The land surrounding the area not included in the bequest was developed for residential housing.

Rev. Green in 1920 as the representative of the Methodist Conference visited all NSW Methodist circuits to collect funds to acquire the additional properties and to start the hospital. Some £25,000 was required and the Methodist community were extolled to "give freely, give gladly, give till it hurts, give to the point of sacrifice".<sup>29</sup> A War Memorial Hospital Women's Guild was also established to organise fund raising for the hospital.

The first section of the hospital was opened in Eilerslie on the 5<sup>th</sup> February 1921, by Mrs G. J. Waterhouse (nee Vickery), the former occupant. This provided accommodation for 19 patients under the care of Elizabeth Hunter, the first matron, and staff of five nurses. *Edina* was formally handed over to the Methodist Church on Armistice Day, 11<sup>th</sup> November, 1922, with the hospital being officially opened by Governor Sir Walter Davidson. The combined accommodation of Eilerslie and *Edina* was 92 beds. An operating theatre was completed in 1923 with six rooms in a specially built wing extending from the first floor of *Edina*. The theatre was dedicated to the memory of 44 combatants in the Great War.

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<sup>28</sup> Lands Department – Property Deed - Certificate of Title Vol. 2568 fol. 89 – the trustees were: John Cladwell Wheeler, James Edward Carruthers, John George Morris Taylor, Charles John Prescott, Rev. James Green, Joseph Woodhouse, Walter Cecil McClelland, Percy Walton Smith, Frederick Cull, Francis Williamson, Firth Percy Newman Slade, Herbert Middleton Hawkins

<sup>29</sup> Anon., *The War Memorial Hospital*, n.d. (c.1921)





Figure 2.15 – The opening of the main hospital in 1922 was well attended by the public, official dignitaries and the press. This photograph shows Mrs Vickery handing the deeds of *Edina* to the governor, Sir Walter Davidson. Note at this time the building was named 'The E. Vickery Memorial Block'. There were actually two Ebenezer Vickerys, father and son, and the memorial was to the son, Ebenezer, junior. Source: Vickery, E.F., *Nursing at the Methodist War Memorial Hospital*, 1951

The nurses were accommodated in *Banksia*, the original home of Ebenezer Vickery, junior. This accommodation of nurses at the hospital in a detached nurse's home reflects the reforms in the nursing movement of the late nineteenth century, and it was a practice that continued at Waverley until the 1980s.

The hospital was one of a handful of private hospitals in metropolitan Sydney in 1920.<sup>30</sup> These hospitals were licensed under the Private Hospitals Act of 1908 and were independent of the government system of hospital care that operated under the provisions of the Public Health Act of 1896. The growth of medical treatment in specialised facilities was a late nineteenth century phenomena and reflects the willingness of the middle classes to be treated away from the traditional place of care – the patient's home.

The hospital was open to all protestant denominations, and staff appointments were similarly restricted to Protestants. The beds were available on a fee-paying basis with two beds set aside for patients unable to pay. Over the 1920s the hospital catered for some 10,761 patients and 3,373 babies were delivered. To cater for the demands placed on the hospital's services, a cottage in Birrell Street next to Ellerslie, which had housed students from the George Brown Missionary College, was purchased in 1927 to provide 17 additional beds; it was known at first simply as the Annexe.

The hospital was managed by a committee under the Methodist Church which was constituted in May 1919. Herbert Middleton Hawkins (1875-1939) was the first secretary and treasurer, and board included representatives of the Vickery family; Ebenezer Frank Vickery (1880-1970), the son of Ebenezer junior, was associated with the committee for years until retiring in 1960 after serving as secretary since 1951.

Student nurses were initially trained at Sydney Hospital, but in 1921 the hospital was credited as a training hospital for general nurses. It was the first hospital in Sydney to hold graduation ceremonies, held on Armistice Day, for nurses.

Despite the general economic downturn the 1930s proved to be the highpoint in the history of the hospital in the completion of a purpose built ward block and chapel. The Vickery Memorial Chapel was completed in 1933 with a bequest of £1,000 by the Vickery family. The chapel is a memorial to the memory of Jane Ellen Vickery who died in 1932, but its principal intended role was to provide

<sup>30</sup> *Sands Directory*



## Waverley War Memorial Hospital Conservation Management Plan

a place of reflection for staff, patients and family of patients, only in later years (from 1956) was the chapel attended by a hospital chaplain. This role is reflected in intimate scale of the building and its setting within the old trees of the *Edina* estate.<sup>31</sup> The concern with the spiritual wellbeing of those associated with the hospital is representative of the era.

The new hospital block was opened in December 1935 by the Premier, Sir Bertram Stevens. At a cost of construction in the region of £21,000, the new block was one of the largest projects undertaken by the Methodist Church. The possibility of enlarging the hospital had been raised in 1934, with the architect Noel McPherson presenting the board of trustees with a proposal for a three-storey block to provide 40 midwifery beds over the two lower floors, 19 additional surgical beds, a kitchen and pantry, staff lecture room, dining room, and an area for the engineering staff. The new block also incorporated the laundry which had been converted in 1933 from the old coach house and stables. Further additions to the laundry were made in 1937. An X-ray unit and a dispensary were added in 1939 and 1938 respectively.

The design of the maternity block reflects innovations in hospital design that emerged over the 1920s and 1930s both in Australia and overseas, but largely derived from American practice. Typically hospitals of this period provided compact floor plans and avoided long corridors to emphasise centralisation of services. The location of the new block was sensitively sited to the south of *Edina* to provide northern lit wards and balconies, and to retain the garden setting, both important concepts in inter-war hospital planning.

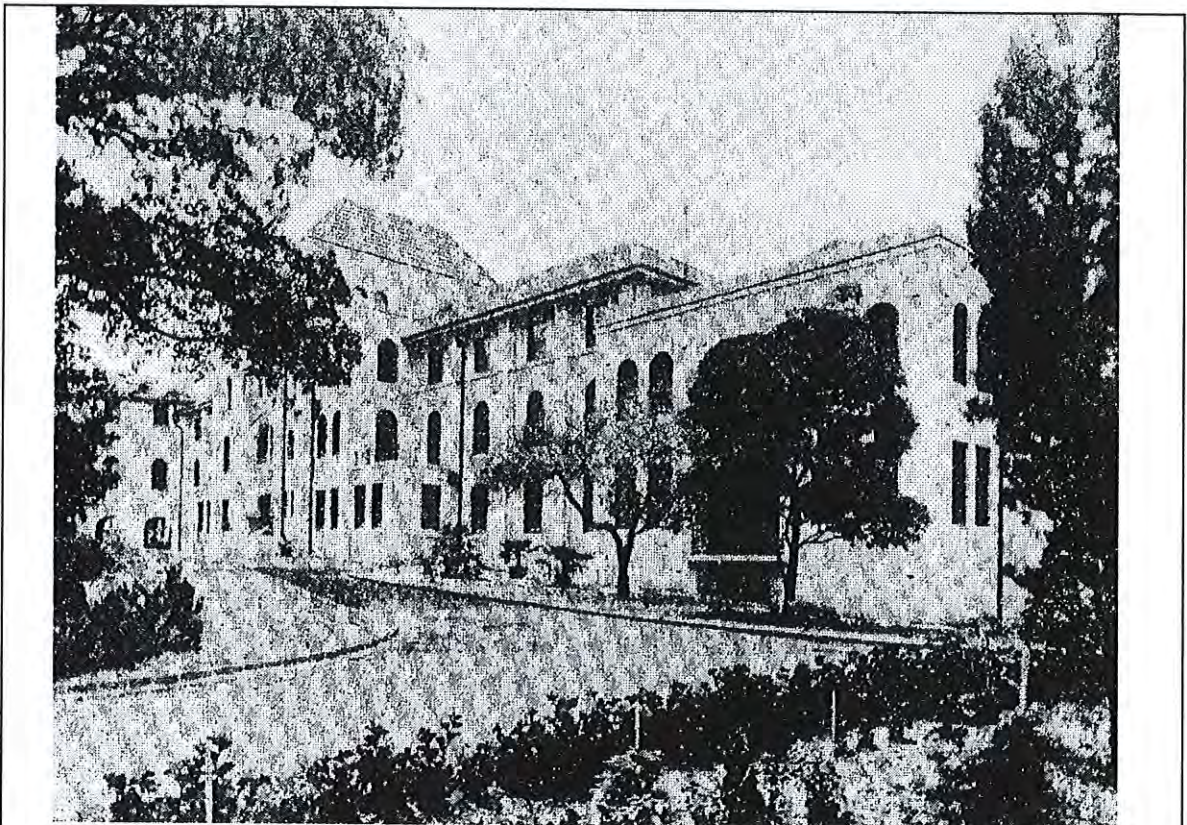


Figure 2.16 The maternity block on completion in 1935. The care the architect has taken to insert this large building complex into the grounds of *Edina* is evident by the retention of semi-mature trees and new landscaping works designed to soften the impact of the new drive. The monumentalism of the principal elevation and its articulated fenestration is typical of the era. Source: *Building*, 13/1/1936

<sup>31</sup> *The Methodist*, 22/7/1933



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The decades following the Second World War were a period of transition for the hospital as it tried to define its role in a society undergoing marked political and social changes. One change of this era was the provision of larger numbers of public hospital beds by the Department of Health through regional NSW and metropolitan Sydney thus reducing demand for private beds. By about 1960 the hospital employed 90 nurses, with 40 staff attending to cleaning, laundry, office administration, kitchen duties and maintenance of the grounds. The daily patient average at this time was 100 with 650 babies being delivered annually.

By the early 1950s the hospital's financial position was under review and a recommendation was made in 1952 to secure government assistance by providing public beds. However, as government funding meant loss of the independence of the management board the move to government assistance was resisted. The hospital sustained its first operating loss in 1958 and this decline in the hospital's financial position became acute by 1966 with operating costs not being met by fees. In 1969, after years of negotiations with the government, the hospital was registered under the Third Schedule of the Public Hospitals Act. The change provided public funding with the requirement to provide 45 public beds and establishment of a psychiatric referral centre for the eastern suburbs for admittance to Callan Park. The role of the hospital as nurse's teaching hospital ceased at this time, but the board of management was retained.

Concurrent with these financial difficulties the hospital continued to upgrade its facilities for staff and patients. In 1952 the long-awaited purpose built nurse's home was completed at the corner of Birrell Street and Carrington Road at a cost of £28,000. This two storey building with its 23 single bedrooms had been planned in 1946 by the architect Noel McPherson. The building was named after Elizabeth Hunter, the hospital's first matron. In 1953 the hospital was partially refurbished at a cost of over £20,000 to provide two modern operating theatres and sterilising room, and was part air-conditioned. While in 1962 five ensuite rooms were created on the top floor of 1930s wing, a workshop was completed to accommodate maintenance staff, and the laundry was upgraded. In the mid-1960s a full-time pharmacist was appointed and the kitchen was upgraded in 1967.

Over the last two decades the hospital has provided geriatric rehabilitation and assessment services. This change was instigated by the government in 1982 and came after a number of years of under-funding. The maternity services for example had ceased in 1979 bringing to a close over 50 years of service resulting in over 30,000 births. The change was co-incidental with the establishment of the NSW Health Department under the Health Administration Act which was intended to create a simpler, more efficient organizational structure, able to meet the changing needs of the community. The change required closure of the hospital for renovations costing \$2.5 million, with the new facility opening in 1985. The old management board was disbanded and replaced by appointees of the Health Commission of NSW. The hospital now provides rehabilitation and respite beds; non-inpatient rehabilitation and podiatry services; dementia and frail aged day care services; an aged care assessment team as well as specialist clinics and health promotion activities. There are strong clinical links with both St Vincent's and Prince of Wales Hospitals. The hospital is affiliated with the University of NSW and supports students from this entity and other colleges and professional institutions in their training and pursuit of qualifications and careers.

The new role of the hospital reflects a change in use of part of the site instigated in the 1960s with the opening of Eastern Suburbs Senior Citizens Welfare Centre on Bronte Road that originally comprised a hostel, nursing home and self-care units. This aged care home is erected on a strip of land donated in 1963 to the Methodist Church. Additional land at the rear of this complex was purchased in 1988 and a new complex of self-care units was completed in 1991.



2.3 Site Development

The grounds of the hospital complex comprise part of the grant of eight acre made to the surveyor Lewis Gordon in 1840. Since that date the grant has been subdivided, re-consolidated, and subdivided again to suit the evolving needs of owners and site uses. This development is illustrated in the following diagrams:

2.3.1 Phase 1 – Victorian Estate

	<p><b>Phase 1A</b> The whole of the eight acre grant to Gordon is defined by the present day streets of Bronte Road, Church Street, Carrington Road, and Birrell Street. Within this area Gordon erected a villa near the Birrell Street boundary.</p>
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	<p><b>Phase 1B</b> Lewis Gordon conveyed a small portion of his grant with frontage to Bronte Road to William Reynolds in October 1846. (Bk. 28 No. 138) Reynolds sold the land to John Shay in June 1853, who in turn sold part of it to Thomas Harpur, butcher of Paddington, in February 1857. The balance of the land was sold by Shay to John Keegan, grocer of Sydney, in 1857. Shay operated a public inn named Cottage of Content, while under Keegan the building would seem to have been leased by H. Franklin as a shop. (D.T., Dowd, <i>The History of the Waverley Municipal District</i>, 1959)</p> <p>Lewis Gordon conveyed an interest in another small portion of his grant with frontage to Bronte Road to James Hallion in June 1852 (Bk. 28 No. 139). Hallion and Lewis Gordon in turn conveyed the land to Edwin Thomas Bilby in the following month for £140. (Bk. 23 No 330). Bilby sold the land to Robert Mailer, master mariner of Balmain, in November 1866.</p> <p>Lewis Gordon conveyed the balance of the 6 acres 2 roods and 8 perches of the 8 acre grant to the merchant James Heather Atkinson and his wife Sophia for £1,300 in August 1853. Ebenezer Vickery acquired this land in May 1859 for £3,600.</p>
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	<p><b>Phase 1C</b> Ebenezer Vickery acquired the land neighbouring his estate over 1874 and 1875 as follows:</p> <ul style="list-style-type: none"> <li>• Mailler sold his land to Vickery in April 1874 for £450 (Bk 141 No. 926 and Vol 182 Fol 56)</li> <li>• Keegan sold his land to Vickery in July 1874 for £100. (Bk 143 No. 413)</li> <li>• Harpur sold his land to Vickery in July 1875 for £220 (Bk. 151 No. 814)</li> </ul>
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	<p><b>Phase 1D</b> Ebenezer Vickery junior subdivided the estate between various members of his family from 1907 as follows (Vol. 1817 Fol. 22):</p> <ul style="list-style-type: none"> <li>• Lots 1-7 and mansion – Ebenezer Vickery junior</li> <li>• Lots 8 &amp; 9 (part) of DP 4993 – Kenneth Firth Vickery</li> <li>• Lots 9 (part), 10, 11, 12, 13, 15, 21 (part) &amp; 22 of DP 4993 – Ebenezer Frank Vickery (1880-1970)</li> <li>• Lots 16, 17 &amp; 18 (part) of DP 4993 – Edith Marjory Vickery (1890-1957),</li> <li>• Lots 18 (part), 19 (part) &amp; 20 (part) of DP 4993 – Amy Ruby Vickery Amy R. (b.1885-?)</li> </ul>
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**Waverley War Memorial Hospital Conservation Management Plan**

	<ul style="list-style-type: none"> <li>• Lots 19 (part), 20 (part) &amp; 21 (part) of DP 4993 – Bessie Irene Hipsley (1884-1959)</li> <li>• Lots 23 , 24, 25 &amp; 26 of DP 4993 – Jane Ellen Vickery (1861-1932).</li> </ul> <p>These allotments were developed in the 1910s and 1920s for residential housing.</p>
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	<p><b>Phase 1E</b> Mrs Jane Ellen Vickery gifted <i>Edina</i> to the Methodist Church for a memorial hospital.</p>
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**2.3.2 Phase II – Hospital**

	<p><b>Phase IIA</b> Jane Ellen Vickery's bequest was dependent on the acquisition of neighbouring properties, which the Methodist Church acquired in 1919. Some neighbouring properties on Birrell Street were acquired also over the following decades.</p>
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	<p><b>Phase IIB</b> Land with frontage to Bronte Road was donated in 1963 to the Methodist Church for the establishment of a Waverley Mission for a Geriatric Centre, the <i>Edina</i> Nursing Home. The construction of this complex required demolition of six cottages.</p>
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Figure 2.17 Aerial - The grounds of the hospital and surrounding suburban residential development in 1930. The stage in the development of the hospital complex evidently evoked Vickery's Edina estate. Source: Lands Department photograph – Sydney, map 3 422, March 1930



Figure 2.18 Aerial - The grounds of the hospital and surrounding suburban residential development in 1951. The grounds by this relatively late stage in the development of the hospital complex evidently still evoked Vickery's *Edina* estate, the major changes being the surrounding suburban development, the maternity block of 1935 and in-filling of the lake for a tennis court. Source: Lands Department aerial photograph – Sydney, Run 14, May 1951



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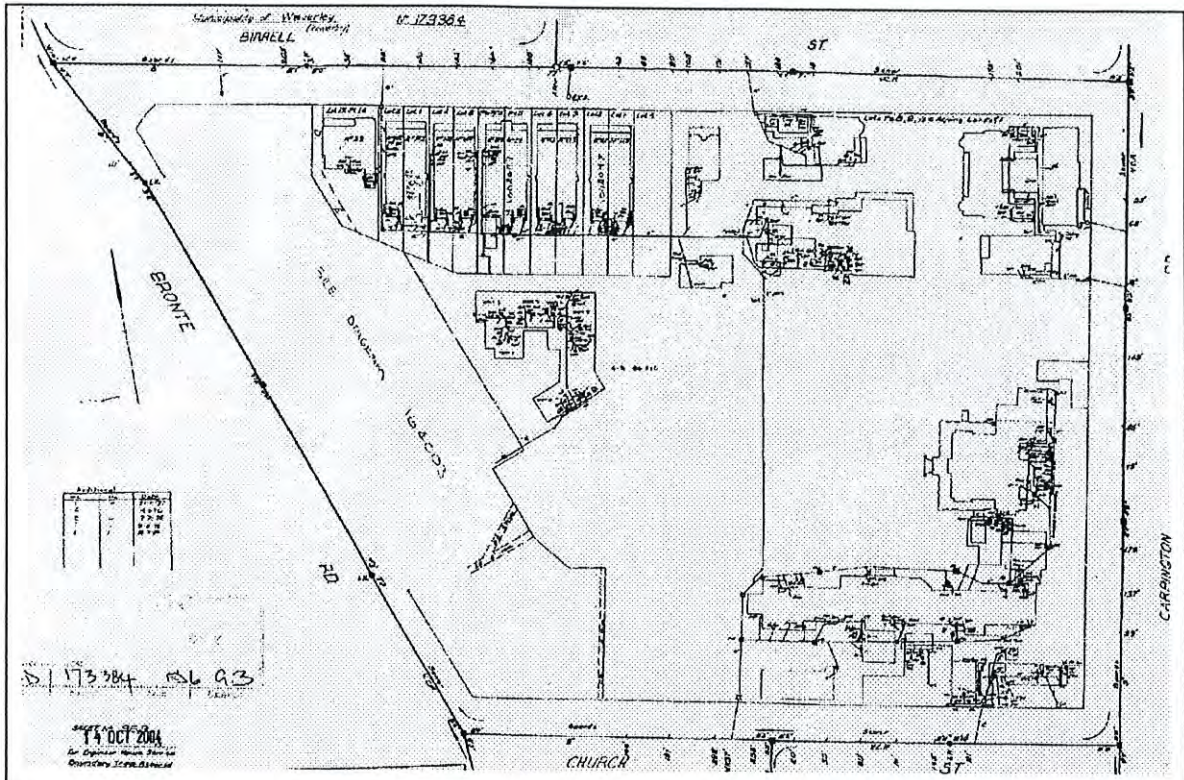


Figure 2.19 The grounds of the hospital and surrounding suburban residential development by the 1940s.  
Source: Sydney Water Corporation – Sewer Detail Sheet 969



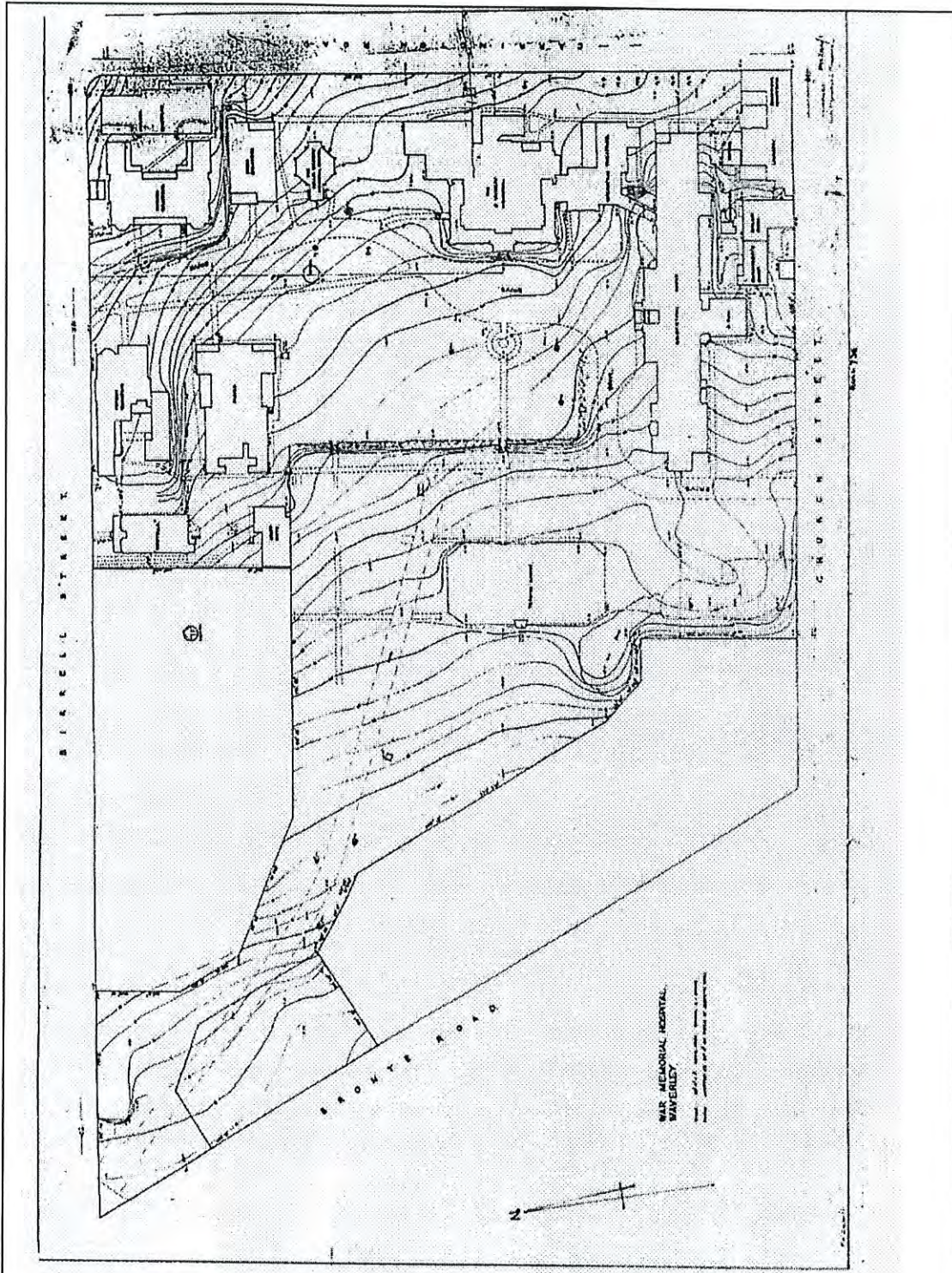


Figure 2.20 – Survey of the Hospital Site prepared in 1972. Note the drive dotted in the lower section PH244/1. Source: Department of Public Works



### 3.0 PHYSICAL EVIDENCE

#### 3.1 Description of the Site

##### 3.1.1 Generally

The War Memorial Hospital is situated on a ridge of the highest point in the eastern suburbs. The site is bounded by Birrell Street, Carrington Road, Church Street and Bronte Road. Portions of this block, including a strip along Birrell Street and the corner site on Bronte Road and Church Street are privately owned. A number of the semi-detached houses along Birrell Street have been purchased by the hospital over the years.

The site contains a very fine group of high Victorian buildings, of which the most elaborate house in the area is *Edina* (Vickery Building), a large two storey Victorian house with a tower. The house has an extant stable block to the south west corner of the site that has now been converted to workshops. The site contains extensive remains of the former Victorian garden and trees, particularly in the terraced lawns near *Edina*. It also retains pathways, steps and drives from that time.

There are also a group of three, two storey, boom period, Italianate/Gothic houses towards Birrell Street that flank an entry drive, *Edina Avenue*, leading from the street to the main house.

There are two smaller house in the Federation/Inter war style along *Edina drive* that have been converted for hospital use.

The grounds have been developed for Hospital use, and latterly aged care and rehabilitation services and contains a large number buildings built for these services. Most prominent is the Morgan Wing, a long, three storey Mediterranean style building to the east of *Edina* with a four storey tower flanked by a decorative terracotta tile roof.

The site slopes from east to west. The lower portion of the site has been heavily redeveloped for aged care accommodation. There are a number of temporary modern sheds and portacabins around the site and a network of drive and parking areas.

Two sections of ornate, original gates and fence sections survive, on Carrington Road behind the Vickery Building and on the corner of Birrell Street and Bronte Road. There is a small section of low sandstone fence to Bronte Road and a higher section along church road that is in part a retaining wall and is incorporated into some of the buildings along this boundary.

##### 3.1.2 Individual Components

The building components have been identified in chronological order and a description of these is contained in Appendix A as an inventory form. The inventory includes:

Waverley Hospital	Edina
	Former Stables (Workshops)
	Ellerslie (O'Reilly Building)
	Banksia and Wych Hazel
	Summer House
	Renal Unit (Edina Extension)
	The Annexe (L. E. King Centre)
	Zante Day Centre
	Morgan Building
	Mortuary
	Vickery Memorial Chapel
	Kitchen
	Hunter House
	Hydrotherapy
	In Patient Rehab



## Waverley War Memorial Hospital Conservation Management Plan

	Linen and Stores Annexe to 123 Birrell Street Kiosk Garden Store and carport
Edina Nursing Home	Edina Nursing Home Bushell & Johnston Units Edina Hostel, Conrad Beard Court
Ancillary Buildings	<i>Windsor</i> , 109 Birrell Street <i>Wyanera</i> , 113 Birrell Street <i>Warrawee Cottage</i> , 119 Birrell Street 123 Birrell Street 135 Birrell Street

These are identified in Figure 3.1

### 3.1.3 Landscape

The site contains extensive landscaping and planting. This has been identified in Figure 3.2 and 3.3.

The site has much of its earlier Victorian garden layout and plantings, though this has been overlaid with plantings from each era of development. The upper portion of the site at *Edina* is laid out with terraced lawns to the front of the house with a turning circle and paths on the central axis of the house. The lawns are planted with mature Figs, two very tall Norfolk Island Pines and later Phoenix Palms. The Norfolk Island Pines are visible from many aspects around the site and beyond.

There are some interesting specimen trees indigenous to Queensland that may have been selected plantings in the lower garden (Queensland Firewheel tree. *Podocarpus Sp.*).

To the north is a drive and pathway that forms the main entrance from Birrell Street that is lined with Phoenix palms and later, low planting.

There are boundary tree plantings to the rear of *Edina* along Carrington Street but this area is largely hardstanding.

The lower portion of the site has been redeveloped for buildings and pathways though there are remnant Victorian plantings along the lower terrace bank and in the section of the site toward the ornate entry gates to Bronte Road. There is a large area of lawn towards the rear of the houses along Bronte Road.

### 3.1.4 Site Features

The site contains extensive remains of the original development of the site and many later site features. These have been identified in Figure 3.4.

The upper portion of the site contains many elements from the Victorian garden including a set of statues on pedestals that appear to represent the arts and industry. The form of the original turning circle is in place, though resurfaced, and the original paths and planters have rolled and roped edges in places.



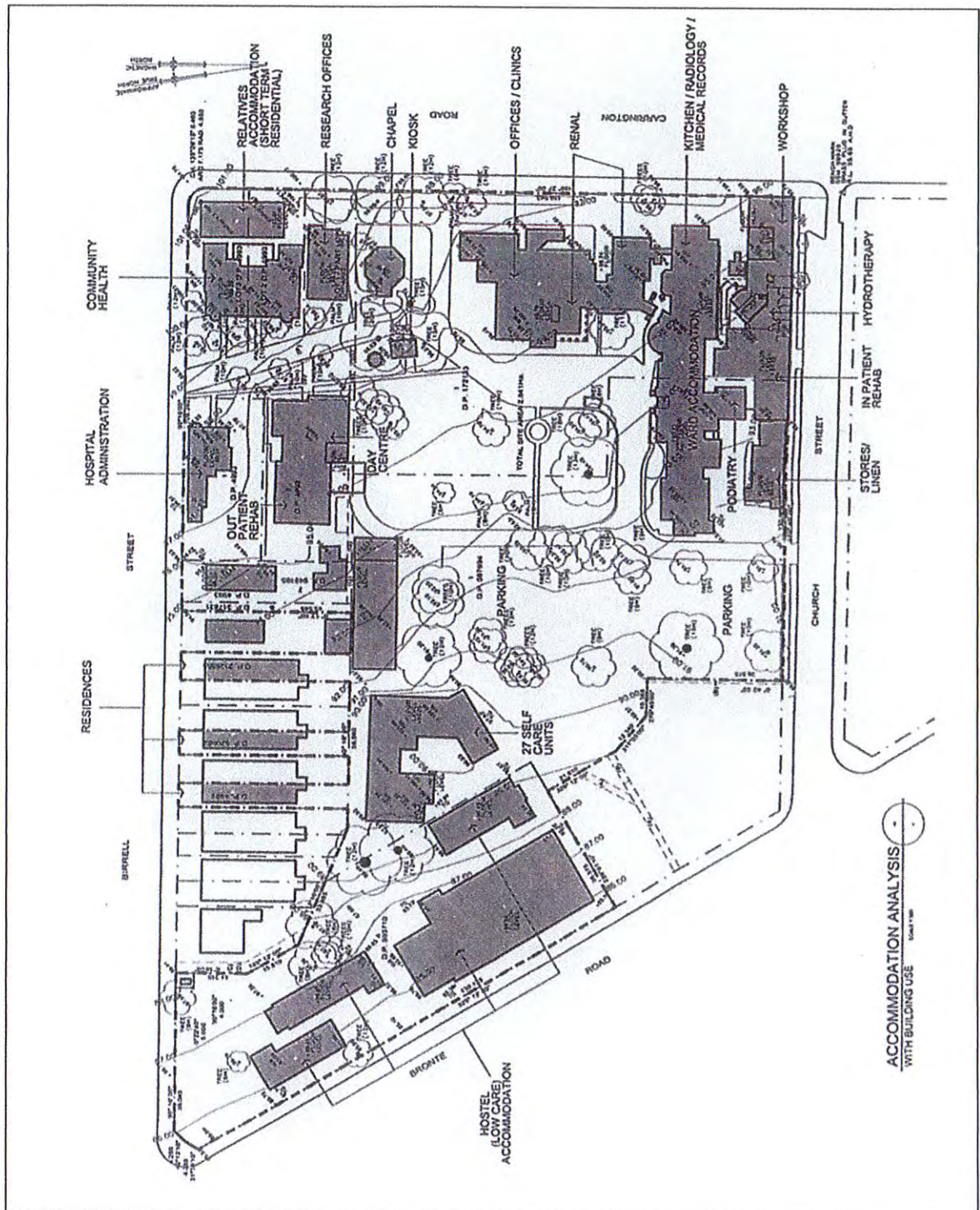


Figure 3.1 Site Plan showing major buildings

Source: Morrison Design Partnership



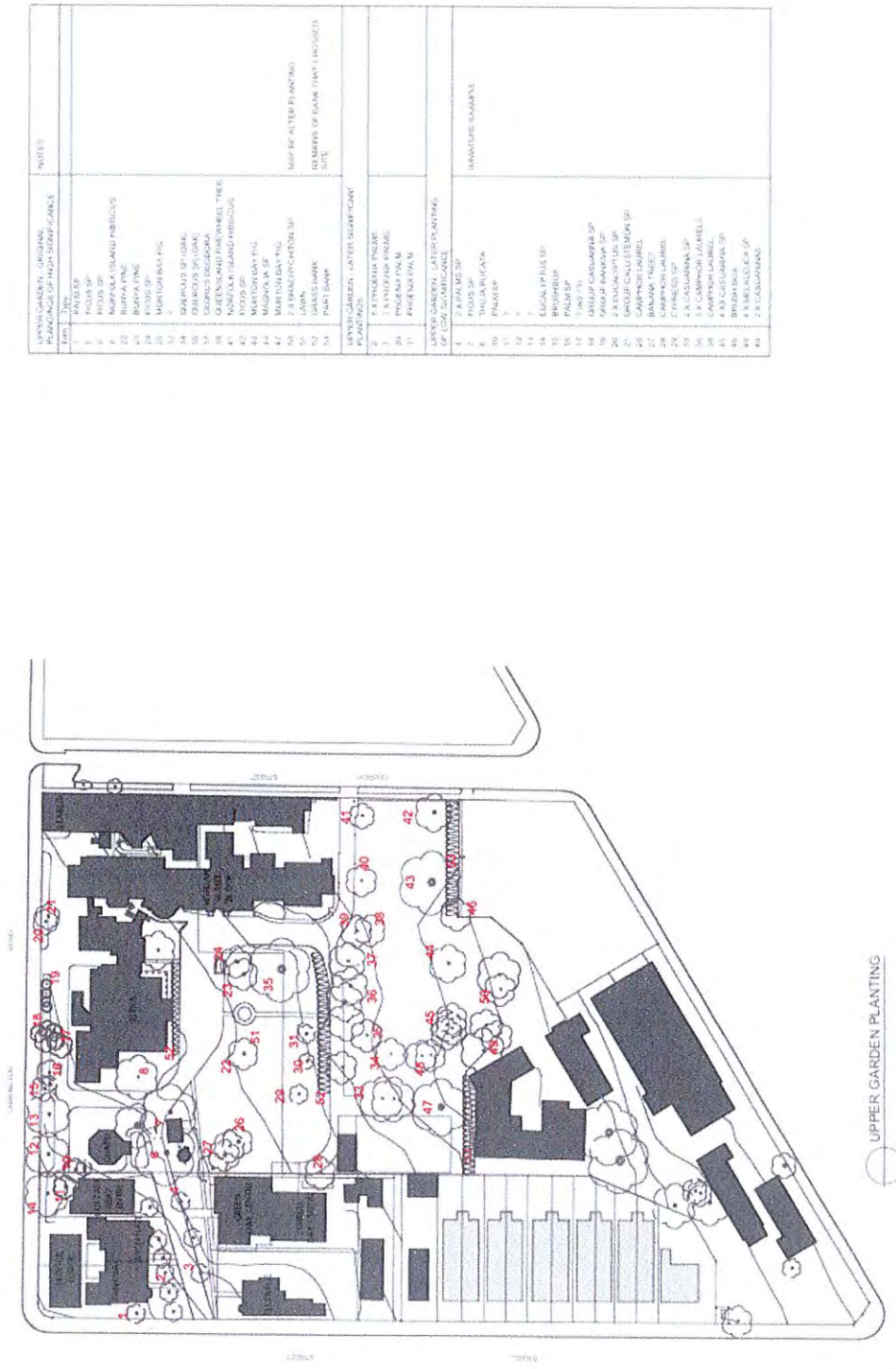


Figure 3.2 Site Plan showing landscape elements – Upper Garden



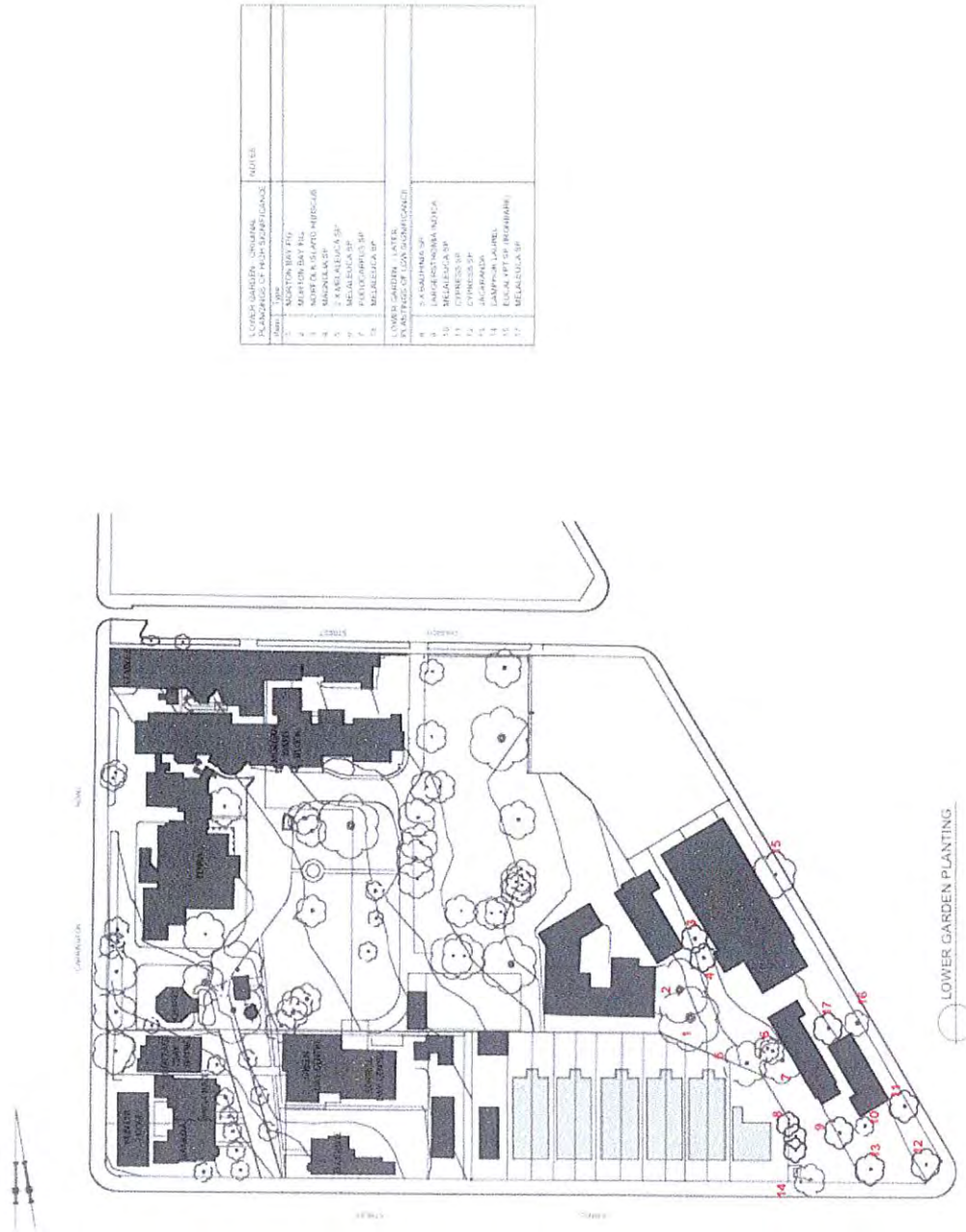


Figure 3.3 Site Plan showing landscape elements – Lower Garden



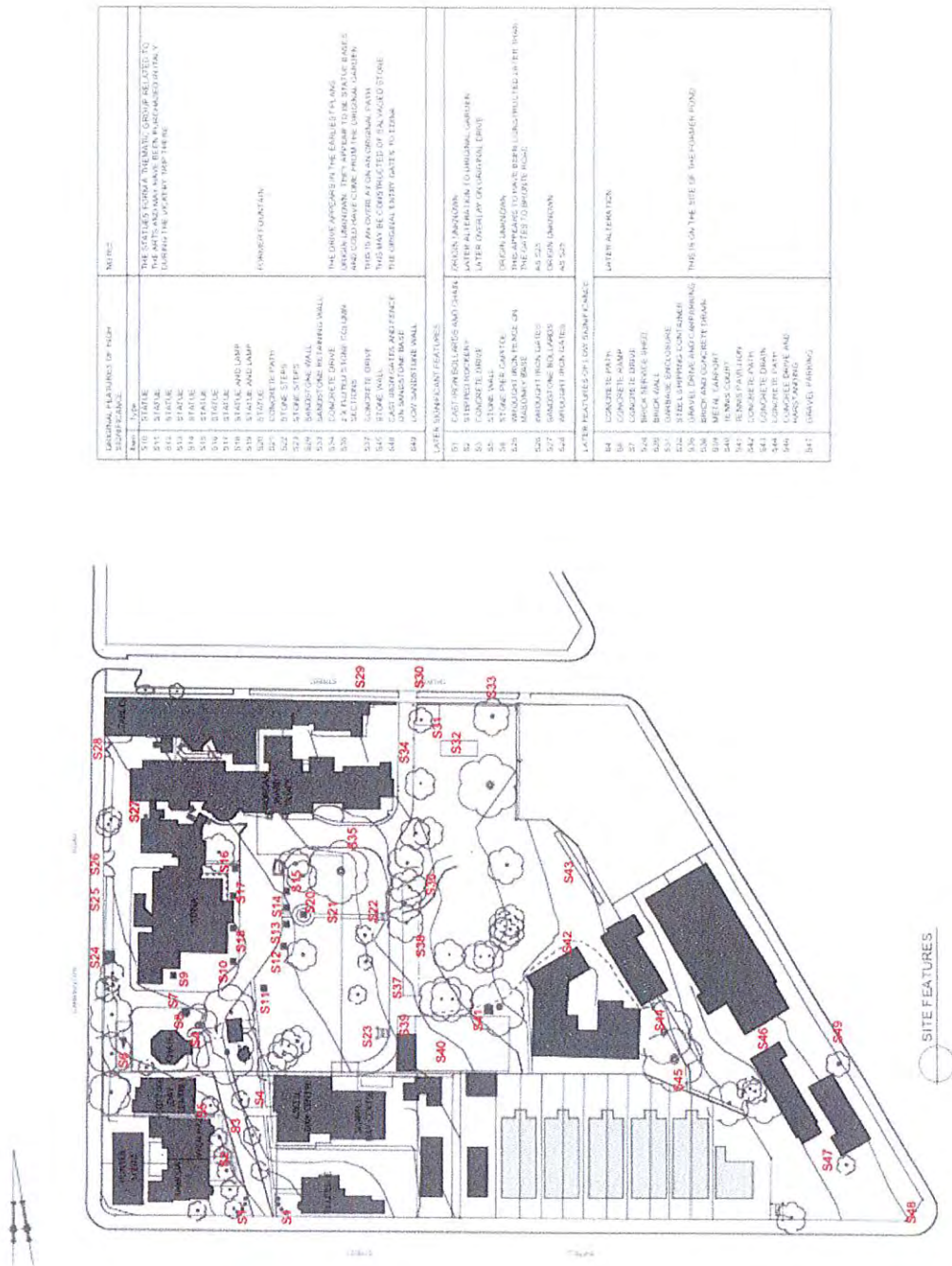


Figure 3.4 Site Plan showing site features



### 3.1.5 Setting and Surroundings

The surrounding area is a mix of commercial and public buildings to the main streets and, generally low scale, residential development beyond. The major street towards Bondi Junction have post war multi unit development. There are some notable public buildings on adjoining streets:

<u>Birrell Street</u>	Former Post and Telegraph Office at the corner of Bronte Road
<u>Bronte Road</u>	Waverley Public School Waverley Police Station and Courts
<u>Church Street</u>	Clare's College including the Victorian Chapel (Reid Hall)
<u>Commercial Road</u>	Waverley College The Grange

The site is also close to the grounds of St. Mary's, a sandstone Victorian church, that is higher up the hill on Birrell Street. The area is dominated visually by a high telecommunications tower at the rear of the houses in Birrell Street.

The roads are quite mixed in the age and style of their residential properties. Of note are the following:

<u>Birrell Street</u>	Post War flats Federation and Victorian residences with some modern infill A very good group of two storey Federation terraces towards Commercial Road
<u>Bronte Road</u>	Post War flats Modern residential units Two Victorian residences backing onto the site that have been heavily altered. There is an interesting Inter War garage to 16 Bronte Road.
<u>Church Street (South)</u>	
1-3 Church Street	A very good example of a pair of two storey Federation terraces
7 Church Street	A rendered masonry Victorian cottage
<u>Church Street (North)</u>	
2-8 Church Street	A good group four Federation/Edwardian semi-detached houses with a Inter War style boundary wall
<u>Commercial Road</u>	
36 Commercial Road	A very good, and intact, example of a large, two storey Federation house with an open verandah to the front
12A Commercial Road	A good example of a large inter war house

The area is distinctly urban, though there are tree-covered sites to St. Mary's Church and Waverley Public School. The views westwards from the corner of Birrell Street and Commercial Road give an idea of the commanding prospect that would have been visible from *Edina* when the house was first built.

Figure 3.5