

**The Hunters Hill Trust  
Inc.**

**Established 1968  
Preserving Australia's  
Oldest Garden Suburb**

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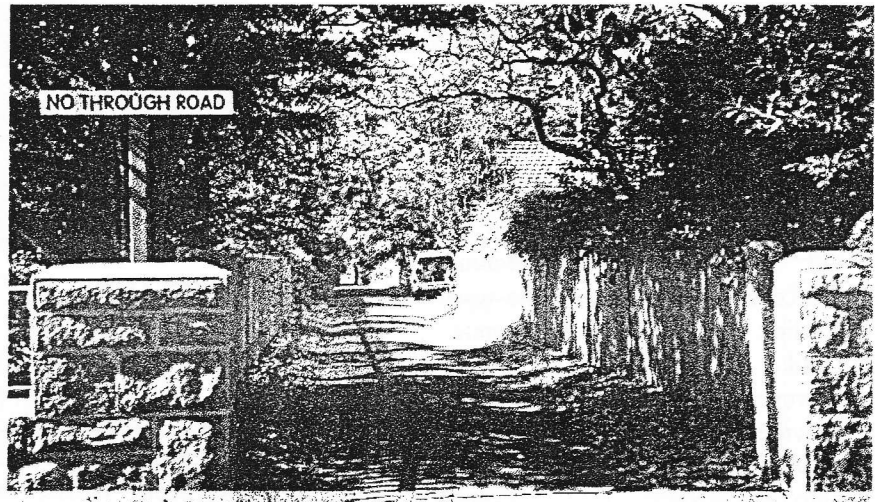
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The Hunters Hill Trust Inc.  
P.O. Box 85,  
Hunters Hill, 2110

## The Hunters Hill

# Trust Journal



## Blake Avenue and Prince Edward Parade

By Robyn Christie

Blake Avenue links Prince Edward Parade to Woolwich Road and retains the picturesque appearance of a private laneway. Research into its history revealed interesting information about Arthur Budden's original subdivision and its relationship to the adjoining subdivision of the Sunnyside Estate.

The land on which Blake Avenue stands was originally granted to Thomas Bray of Concord by Governor Richard Bourke on 16 December 1836. The original Crown grant which comprised 12 acres was purchased for the sum of 31 pounds and 16 shillings.

In 1866 George Charles Bray, the son of Thomas Bray, lodged a primary application to bring the 12 acre grant under the provisions of the Real Property Act. Charles Edward Jeanneret purchased the land from George Bray twelve years later, and the Bank of New South Wales then acquired two portions of the 12 acres, one approximately three acres and the other four acres, in 1877.

Arthur Budden, described on the title deeds of Rockley, bank manager, purchased the four acre portion from the Bank of New South Wales in December 1887. It comprised an elongated rectangle which linked Woolwich Road (then Onions Point Road) to the Parramatta River and abutted John Jenkins Peacock's 15 acre grant to the east.

Twenty five years later, in 1912, Budden created deposited plan 940233,

being the northern section of these four acres. The plan is illustrated: it contained four lots, A, B, C and D, adjoining the north west corner of Prince Edward Parade.

Prince Edward Parade formed part of the Sunnyside Estate which had been created from Peacock's grant in 1882. The Sunnyside Estate included two parades either side of Gladstone Avenue, Prince Edward was on the west and Prince George on the east.

Arthur Budden's 1912 subdivision therefore extended the layout of the 1882 subdivision, stretching Prince Edward Parade to the west to link up with Tirie Avenue. Unlike the Sunnyside Estate, however, Budden's subdivision provided more generous frontages of 90 feet (as opposed to 60 feet) onto the Parade.

Deposited plan 940233 shows lots A & C and B & D paired either side of Blake Avenue. The road links Prince Edward Parade to Woolwich Road and the plan shows the existence of four houses on the lots. The house on lot A is named Wallawa (now 41 Woolwich Road), on lot B is named Gunagulla (now 43 Woolwich Road), on lot C is named Wirringulla (now 2 Prince Edward Parade) and on lot D is named Lucknow (now 4 Prince Edward Parade).

The Sands Directories identify Blake Avenue as a separate street from 1899 onwards and the following sequence of occupants for the four houses was established from the directories. R.R. Jones is listed at Wallawa from 1899 to 1912. This indicates the house was built circa 1898 as information for the directories was collected generally the year prior to publication. J. Fletcher is listed at

Gunagulla from 1899 to 1900 and Mrs R. Stobo from 1901 to 1908. Again this indicates the house was built circa 1898. There is a single entry for M. De Chattenbourg at Wirringulla in 1900 and then from 1902 to 1932/3, when Sands ceased publication, Robert Stobo is listed at the house. This indicates the house was built circa 1899. Lucknow first appears in the directories as Wainui from 1904. James Malcom, an accountant, is recorded there from 1899 to 1904 and Cyril Hungerford from 1905 to 1907. This also indicates a building date circa 1898.

Thus all four houses were built by Arthur Budden within a very short space of time, just prior to the turn of the century. Arthur Budden's son, Henry Budden, is cited as the architect of each house, and stylistic, as well as circumstantial, evidence would support the attribution (Beverley Sherry, "Henry E. Budden and Federation Architecture in Hunter's Hill", *Hunter's Hill Trust Journal*, Volume XI No.2, July 1982). The quality and compatibility of their design is subtly distinguished by their differentiation. Lots A & C (that is, 41 Woolwich Road and 2 Prince Edward Parade) and lots B & D (that is, 43 Woolwich Road and 4 Prince Edward Parade) are paired in terms of their architectural treatment. The latter pair echo typical Federation Queen Anne features and the former adopts the Federation Arts and Crafts style.

The extension of Prince Edward Parade, the generous garden frontages, as well as the provision of a laneway linking the four properties to Woolwich Road, suggest that Henry Budden addressed town planning principles, in addition to the

architecture.

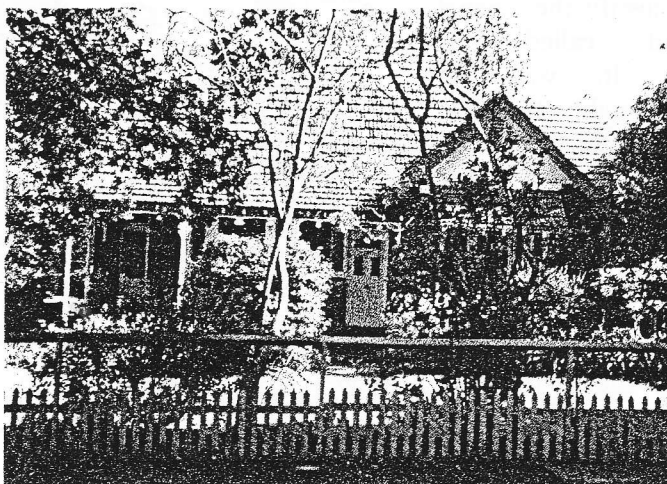
1 and 3 on the southern side of Prince Edward Parade are also attributed to Henry Budden. Although on a separate deposited plan and stylistically later, these houses complete the land and building speculations of father and son which were an enlightened extension of the Sunnyside subdivision.

To date the author has completed a full title search on 2 Prince Edward Parade only. This search indicates that Budden sold the house in 1913 to Arthur Holyrood Booth who, in turn, sold the house to Robert Stobo in 1914. The *Heritage of Hunters Hill* supplies the following information about the sale of the other three houses: 41 Woolwich Road was sold in 1912 to Joseph Holgate; 43 Woolwich Road was sold in 1912 to Alexander Stobo who, in turn, sold to Walter Jeffries in 1914; and 4 Prince Edward Parade was sold to Rider Jones in 1913 (*Heritage of Hunters Hill*, The Hunter's Hill Trust, 1982, pp. 106 & 122).

This information indicates that although the houses were built circa 1899, Arthur Budden did not sell off his investments until 12 or 13 years later. Like a substantial number of properties in Hunters Hill, all of the houses were built originally for rental purposes.

In 1913 Arthur Budden also officially transferred Blake Avenue to the Municipality of Hunters Hill. It was one of three parcels of land that he sold to Council, the other two comprised the public square that was an extension to Prince Edward Parade. A right of way to the four residents fronting Blake Avenue was provided for in the instrument of transfer:

*subject to a right of way thereover at all times to Alexander Stobo of*

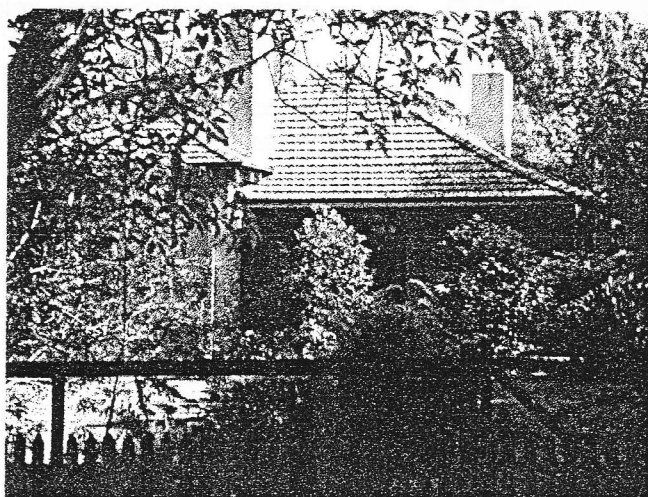


4 Prince Edward Parade

*Balmain Engineer Grace Holgate wife of Joseph Holgate of 3 Doris Street North Sydney block John Rider Jones of Sydney Stock Broker Arthur Budden of Hunters Hill Gentleman and all other persons owning lands adjacent to the lands hereby transferred their respective heirs executors administrators and assigns.*

Prior to 1913 Blake Avenue clearly functioned as a private road. A remaining gatepost at Woolwich Road survives as physical evidence that the road was closed off to the public from time to time. Even though in theory the transfer to Council established a permanent public right of way, oral evidence suggests that the residents maintained the appearance of a private road by way of opening and closing the gates at regular intervals. The practicalities in opening and closing the gates for motor cars no doubt finally eroded this privacy.

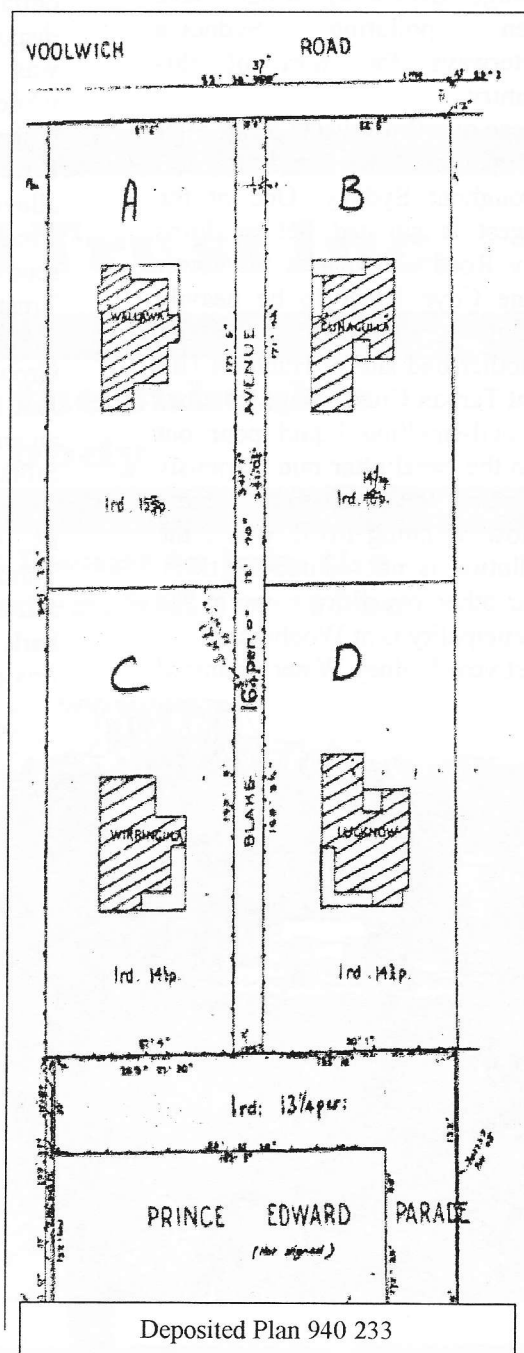
To the present day the road retains its strong relationship to the four houses either side. Visually it provides an enclosed, leafy laneway and remains an important



2 Prince Edward Parade

contribution to the special character of the Municipality.

*2 Prince Edward Parade has been in the ownership of the Stobo family from 1902. Sally Stobo would be grateful to hear from any local residents with memories of Blake Avenue and how it functioned, as well as anyone who might have a photograph that records the road or its gates in more detail. Please contact her on 9817 3009 if you have further information.*





## GOOD NEWS ON SEWERAGE

By Sally Gaunt

Trust members are no doubt aware of Sydney Water's decision to build the Northern Storage Tunnel, designed to run 19 kms from Lane Cove to Manly parallel to the sewer line as a holding tank for raw sewage in rainy weather. They hope this will alleviate the problem of sewage overflows which have been polluting Sydney's waterways for most of this century.

These overflow events occur after heavy rain at thousands of sites throughout Sydney. One of the largest is situated below Burns Bay Road and causes the lower Lane Cove River to be heavily polluted after wet weather. Another bad site in Hunter's Hill is at Tarban Creek. Huge volumes of evil-smelling liquid pour out into the canal after rain, seriously effecting the fresh-water stream below Manning Road, where the pollution is not diluted by tides. The other overflow point in the municipality is at Woolwich. Last year Sydney Water produced

an EIS on Sewage Overflows to explain and justify the Tunnel option and called for submissions. It was an unwieldy and highly technical document but nonetheless drew a lot of critical comment. Many environmentalists are not convinced the Tunnel is a good idea, saying it will be an expensive white elephant, designed to entrench the continued use of deep ocean outfalls for our sewage disposal. At the local level, there was concern that the Tunnel, while substantially reducing the pollution load on the lower Lane Cove River, would do nothing to alleviate the plight of Tarban Creek. Many submissions were sent off, including ones from the Trust, Hunters Hill Council, and Tarban Creek Community Action Group.

Just before Christmas, there was an announcement by the Northern Storage Tunnel Alliance, a consortium of Sydney Water and its project partners, that the Tunnel design had been altered and was now to start at Boronia Park instead of Lane Cove. This was presumably done in response



to the large number of local submissions. The Tunnel will now begin at Thorn Street, next to the existing siphon where the main northern sewer line crosses beneath the Lane Cove River.

This is a relatively inexpensive addition to the work, but provides a real bonus to Hunters Hill. To explain briefly, the existing pipe under the river is of an insufficient gauge to contain the volume of sewage flowing through it in wet weather. This causes a back-up in the pipes and results in the overflows at Tarban Creek and Woolwich. With the Tunnel starting on our side of the river this problem will be ameliorated, and overflow events at Tarban Creek and Woolwich should be reduced to one or two a year, and the actual volume of sewage discharge by about 50%.

The improvement to Tarban Creek will be substantial. The pressure on the riverine ecosystem will be reduced to a level where it may be able to cope. The awful odor should be present only a couple of days a year. Visible pollution will be collected in a Gross Pollution Trap to be installed this year by Hunter's Hill Council. The little stream below Manning Road will become a place of beauty and a valuable community asset, a fitting reminder of the early days





of settlement when small boats would venture up to a jetty below the Priory to load and unload goods for the Sydney markets.

There should also be a substantial improvement in the water quality of the lower Lane Cove River adjacent to Hunters Hill. Bacterial levels will fall and recreational activities such as fishing and swimming may become possible once more.

Work has already commenced at the Thorn Street site, which was, incidentally, a quarry owned by the Marist Brothers and the source of most of the stone used in the construction of St Joseph's College in the late 1880's. Once drilling starts there will be several trucks a day moving through the streets of Boronia Park taking away loads of rock. This will only be from the vertical shaft and will be temporary. The main horizontal part of the Tunnel is being drilled from the other end. During the last couple of weeks, a barge with drilling equipment has been moored in the river adjacent to the Siphon conducting geotechnical investigations. A community liaison group with local representatives has been set up to monitor the impacts of the Boronia Park work, and an info line is available for project information or complaints - 9434 7443. The Northern Storage Tunnel Alliance seems to be bending over backwards to be responsive to local concerns.

Overall, while the Northern Storage Tunnel is probably not the best solution to Sydney's sewage problems from the global perspective, and will also not solve the problem of local sewer overflows entirely, as far as Hunters Hill is concerned it should provide a great benefit,

and we should all look forward to its completion in 2001..

## Where are the council election candidates?

By Gil Wahlquist

Hunters Hill Council elections are due in September and resident groups are looking for candidates.

A meeting has been held in Cowell street West Ward to identify issues of importance.

The precinct is currently being punished by the disruption caused by construction of the Gladesville shopping mall.

The convenor of the meeting, Miriam Kapel said that these points were raised at the preliminary meeting:

1. Environmentally sustainable and appropriate development for this area.
2. Traffic and associated problems - pollution and pedestrian safety.
3. Aircraft noise.
4. General environmental issues such as preserving the foreshore and maintaining access, maintaining and regenerating our bushland.

Those interested in taking part in the election process are invited to phone Miriam Kapel at 9816 4081.

## HERITAGE PLANNING - REVIEW PROCESS

By Robyn Christie

The Hunter's Hill Trust wrote to Council again in September last year pointing out certain loopholes in the heritage planning system. The following is a transcript of our letter which addresses both Statements of Heritage Impact (SOHI) and the lists of Environmental Heritage

Items and Contributory Buildings, Schedules 6 and 7 of the Local Environment Plan.

The NSW Heritage Manual recommends that SOHI reports are prepared to accompany any development application that affects heritage items or conservation areas in local government or regional areas. Traditionally the onus has been on the applicant to provide a SOHI concerning their development proposal, and it is inevitable that the applicant will submit a statement which down-plays any negative impact that the proposed development will have on a heritage item or conservation area. The Trust is mindful as to how this bias can be tempered and propose to Council that it appoint an independent heritage consultant, at the applicant's expense, when any development proposal is submitted. In addition to removing the bias of the current system, the Council, as commissioning agent, can control and improve the quality of SOHIs that are prepared.

Ideally, the first stage to the preparation of a SOHI is an assessment of the significance of a heritage item or conservation area. This process is often compromised and many SOHIs depend on inadequate statements of significance based on thin historical research (if any) and superficial physical investigations. The Trust recommends that Council puts greater emphasis upon the preparation of heritage reports or statements of significance, and that this process occurs prior to the assessment of the impact any new development will have upon a heritage item or conservation area.

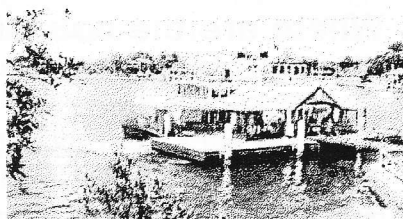
In addition to assessing the impact of new development on the actual heritage item, it is especially

important that SOHIs also analyse the impact on the overall context of a heritage item. The context comprises a number of elements, including the pattern of development, streetscape, plantings, details such as walls and guttering, as well as neighbouring buildings. It also embraces views into and out of an area. A valuable assessment of the impact of the proposed new development depends upon a proper understanding of the heritage building's pre-existing surroundings.

Woollahra Council has issued comprehensive guidelines to the preparation of heritage reports for heritage items and conservation areas which are worth considering as models. The Hunters Hill Trust believe that the Hunters Hill Council should also take the initiative in appointing an independent consultant to comment on new development proposals.

The second matter which the Trust wishes to raise concerns Schedule 6 (the list of Environmental Heritage Items) and Schedule 7 (the list of Contributory Buildings) of the Local Environment Plan. Both of these Schedules are in need of urgent review as the omission of large numbers of important and/or relevant items from these two lists provides an obvious avenue for inappropriate development within the Municipality.

The reasons for a number of omissions are in large part historic. Schedule 6 was based upon the early work of the Hunters Hill Trust and its listings in the *Heritage of Hunters Hill*. There are gaps, however, in the publication and there has also been



a wider reassessment of what comprises "heritage" buildings. While some Federation buildings are included, a number are omitted, and other significant twentieth century buildings were not valued as highly as they are now. The character of inter-war architecture, for example, is being reappraised and while some buildings are singular examples of their time and merit listing as Schedule 6 items, others are more relevant as Schedule 7 items.

Schedule 7 (or the list of contributory buildings) requires wider definition to become more fully representative of this class of building within the Municipality. Historically the list was devised as a means of controlling development in residential zones outside the Conservation Area. There is an urgent need, however, to add to this list buildings within the Conservation Area that similarly, while not of individual heritage significance, make important contributions to the overall streetscape in Hunters Hill. Unfortunately Hunters Hill is fast being eroded by intrusive, disrespectful and over-scaled new development. Like the preparation of SOHIs, these lists are a tool in the heritage planning process, and their urgent review will assist in retaining the traditional pattern of development which make Hunters Hill unique.

## New park at Bedlam Bay can interpret hospital history

By Gil Wahlquist

The Trust welcomed the creation of the regional park on the Parramatta River waterfrontage of the Gladesville Hospital site by submitting development proposals to the consultants Spackman and Mossop.

This firm had produced a draft management plan for the Department of Parks and Wildlife. The new park is part of the Parramatta Regional Park complex. These were some of the points made by the Trust in its submission:

Linkages with other parks, Looking Glass Bay, Banjo Patterson, Gladesville Reserve and Tarban Creek Reserve are supported. The character of adjoining parks, notably Looking Glass and Banjo Paterson, should be taken into consideration to ensure that Bedlam Bay does not repeat the manicured neatness of these two areas.

There is an opportunity for Bedlam Bay to have a character of its own. In these comments we highlight the points of difference. The establishment of Bedlam Bay Park provides an opportunity to interpret an important part of Parramatta River history. The area from The Brothers to both east and west along the River was the birthplace of rowing in the colony.

A summary of the bay history appears in the article *Rowing History at Henley*, from the *Hunters Hill Trust Journal*, April 1997. Sailing was hotly contested along the river, the tricky winds and

tides providing helmsmen with great challenges. The first hospital superintendent Joseph Thomas Digby was a participant in these races, taking part in the regatta held on the Parramatta River to celebrate the first 50 years of the colony of New South Wales. Patients and staff would have been both spectators and participants in harbor activities. The drabness of the present sailing club (sic) building does little to celebrate the rich history of the site. The Trust would like to see interpretive material which recognizes the maritime history of the bay.

In looking for a means of demonstrating the association of the regional park with more than a century of use by mental hospital patients one thing stands out - the food production undertaken by patients in the hospital grounds. This can be effectively interpreted by re-establishing food gardens on the site. Community gardens are popular as part of the suburban scene in Sydney. A part of this area could be made available to a local group to run the garden on lines established in other areas. This would be a non profit venture and would provide for community involvement for residents both from Henley and Gladesville. The companies Materials in the Raw and Australian Native Landscapes are current sponsors of community gardens in some of the 11 Sydney municipalities which have them.

Small vineyards would recall the days when grapes were grown by the hospital. The area was the site of a poultry farm. It is hoped that an enthusiastic participant in the community garden scheme could be persuaded to maintain a pen of fowls. These would be of interest to those using the park. It is expected that walkers will be the most consistent if not the most

numerical users of the new park and this usage will be maximized by promoting a walk which shows routes through adjoining parks. If this isolated park is to be promoted it must be associated at first with adjoining parks which are more accessible.

**Long walk** - Start at Looking Glass Bay and walk through Banjo Paterson Park, Bedlam Bay, Gladesville Reserve, cross Victoria road by the pedestrian footbridge, walk through Tarban creek reserve, cross the Creek footbridge and walk up the hill to the coffee shops at Hunters Hill Village. Return via Manning and Punt roads.

**Heritage walk** - Start at Banjo Paterson, then to Bedlam Bay for a circuit, through hospital grounds back to Punt road and thence to Banjo Paterson. Refreshments at the recently established coffee shop and nursery on Victoria road frontage of hospital.

**Dog walk special** - the important relationship between people and their pets and the health benefits flowing from that can be served in the new park. From the start there must be informed planning and provision for watering and tidiness facilities. A walk could start at Gladesville reserve, to Bedlam Bay via new entrance from Crown Close, circuit Bedlam Bay return through Hospital grounds to Gladesville reserve. The management plan refers in several places to the need for access and walking circuits making use of tracks, paths and roads which are part of the hospital. We note that the hospital is due to produce a plan of management this year.

Lack of access through the hospital would provide the

following adverse outcomes - **Heritage** - walkers shut off from the rich and diverse heritage of the hospital grounds and the unique collection of buildings, described in the Graham Brooks report. **Victoria road** - access would be denied to the walking and vehicle tunnels under the road, themselves unique heritage items **Cafe** - access is needed to ensure the viability of the new restaurant established on the Victoria road frontage of the hospital grounds. This facility and associated nursery were established in 1996 as part of a training program for long-term unemployed.

The Trust supports continued use of the oval for local cricket and winter sports. The amphitheater could also be used for local cultural activities, fairs and so on, provided access could be provided, supported by signage, from Victoria road through the hospital grounds. Without hospital access, this usage would be unlikely to succeed. The Trust has supported the proposal that the whole hospital area be designated as a Park. This was in fact announced as a Government intention in March 2, 1995. This is documented in The Weekly Times The State election occurred three weeks later. The Trust believes that the decision was the correct one. The Government changed. Attempts to revive or restore this proposal have not been successful. The Park would become the curtilage of the buildings. Individual buildings, according to usage, could be accorded reserve areas. The richness of the heritage of the hospital was described by Graham Brooks and Associates Pty. Ltd. Architects and Heritage Consultants in their Heritage



Analysis made available in October, 1998.

The Trust supports archaeology on the site, in particular the eastern waterfrontage. Sandstone ledges at the eastern edge would be worth investigation. This should be followed by the creation of a typical pre-European environment, as an aboriginal meeting place dedicated to an aboriginal whose name has resonance, Pemulwuy for instance. Much of the work would be carried out by regeneration volunteers with help from local Aboriginal Land Council representatives. They have been called in for advice at other sites in the municipality. An attempt should be made to provide interpretive signage. Participation in this project could be sought from the Hunters Hill Primary School. The school specializes in the study of aboriginal culture.

## Trust favors dig for rowing relics at 15 Dick Street

An archaeological excavation of the riverfront at the site of a unit development on the Parramatta River at Henley is welcomed by the Hunters Hill Trust.

The dig, recommended by the Hunters Hill Council, is to establish the location of the Mercantile Rowing Club buildings 100 years ago at 15 Dick street, Henley.

The site owners are required by the council to undertake the investigation.

The rowing heritage of this site has concerned the Trust ever since the Department of Housing announced it was going to sell it

off to private enterprise in November, 1996.

It is an original stretch of beach, backed by outstanding trees, which had been left untouched when the Department of Public Housing built 30 one-bedroom flats on the site in 1938.

As far as local residents can remember, visitation to the beach has been continuous since the Mercantile Rowing Club had their training camp there in the 1880s.

Men who trained on this site competed in the first international eight-oared rowing event in Australia which took place in 1878 on the Melbourne Yarra River.

The beach was auctioned with the site in March, 1997, despite a request by the Trust to the Department of Housing to exclude it from the sale.

The Minister for Urban Affairs and Planning ignored our request and sold the beach while at the same time his Department was working on a draft plan for the Parramatta River which recommended the retention of all existing waterfront land.

The Hunters Hill Council has the option of acquiring the land but this would not be necessary if the developers, Erinet, decided to preserve it and allow public access.

Erinet offered public access as part of its negotiations for planning on the site but withdrew access when council rejected aspects of their plans last year.

We have kept Erinet informed of the heritage value of the site and we hope that they will permit access. The beach is an exceptional setting for the proposed development. Association with such an attractive heritage item will

enhance the value of the investment in the site.

We have suggested to Erinet that they take up the rowing theme in naming the site. This would be a fitting recognition of the sporting endeavor which surrounded the bay a century ago - G.W.

## About the Trust

Meeting dates:

Annual General Meeting  
**Thursday, May 20**

General meetings - the following dates have been booked. The meetings will be held if a public issue warrants it.

**Thursday, June 17**

**Thursday, September 16**

**Christmas Party,  
Thursday, November 25**

Committee meetings are held on the second Thursday of the month at Vienna Cottage at 8 p.m. and members are invited to attend. Please ring the secretary or president in advance.

President - Gil Wahlquist, 9816 2627; Vice president - Sally Gaunt; Treasurer - Andrew Yew; Secretary - Len Condon, 9816 2796;

Committee - Robyn Christie, Tony Coote. Jennifer MacDonald, Chris Rumble

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