

CONSERVATION MANAGEMENT PLAN

DAME EADITH WALKER ESTATE

CONCORD



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Cover Image: Main entry drive of Dame Eadith Walker Estate. (Source: Rappoport Pty. Ltd. August 2013)

The following table forms part of the quality management control undertaken by Rappoport Pty Ltd regarding the monitoring of its intellectual property as issued.

Issue	Notes / Description	Date	Initials
1	First draft issued to client for comment.	21.08.13	PD
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APPENDIX 1

SUMMARY OF SIGNIFICANCE AND CONDITION OF BUILDING FABRIC AND PRIORITY OF
MAINTENANCE AND CONSERVATION WORK

EXECUTIVE SUMMARY

This Conservation Management Plan (CMP) update for the Dame Eadith Walker Estate Concord has been prepared by Rappoport Pty Ltd Heritage Consultants on behalf of the site project managers, Blue Visions Management Pty Ltd, acting for the Managers of the Walker Trust, Sydney Local Health District (SLHD), a branch of NSW Health. The site comprises approximately 37 hectares of land fronting the Parramatta River at Concord. The following Statement of Significance summarises the cultural heritage significance of the entire site:

The Dame Eadith Walker Estate is of outstanding cultural significance for NSW. It comprises a unique complex of 19th and early 20th century buildings in an essentially rural landscape setting and is an exceptionally rare complete example of a large Edwardian private residential Estate in Australia and one in close proximity to the city. The Estate has direct historical links with the early days of the colony of NSW and is strongly associated with an important mercantile and philanthropic family.

The Estate contains an exceptional group of late 19th century buildings, some of them rare examples, which clearly demonstrate the workings of a farm of this period. Its core is a substantial Italianate villa, "Yaralla", designed by Edmund Blacket & John Sulman and also of architectural and historical significance for its associations with Thomas Walker, a prominent Australian. It is of great significance for its landscape, as an intact Estate on the Parramatta River, with extensive mature mangroves fringing the shore and mature plantings in an extensive but deteriorated garden. The Estate has a large collection of rare and important trees and shrubs, many over a century old, some of individual botanical and horticultural significance and rarity as well as herbaceous and climbing plant specimens. Whilst not of exceptional design, as a component of the Estate the garden with its extensive late Victorian or Edwardian grotto-work, picking, flower garden and entertaining areas is of much interest, and demonstrates a lost way of life.¹

The Estate has a high degree of historic, aesthetic, architectural, scientific and social significance. The significance of the Estate was recognised by the making of a Permanent Conservation Order under the NSW Heritage Act in 1981. This order recognises the state significance of the site and covers the entire property.

In 1994 a CMP was prepared for the site covering the grounds and all outbuildings, many of which were in poor condition. Conservation works undertaken in the intervening years have seen a considerable improvement in the overall condition of the estate.

¹ NSW Heritage Branch Inventory Sheet – Database No. 5045176 / File No. 09/04421; S90/02002 & HC 30236

The main objectives of this update are as follows:

- To collate and present available and new information pertaining to the Dame Eadith Walker Estate site;
- To update the condition and significance of all built and landscape components on the Estate through analysis of relevant documentary and physical evidence;
- To develop an up to date Conservation Policy for the Estate overall and for individual buildings, structures and landscape precincts including Yaralla;
- To detail currently proposed works and identify required corrective works for buildings, structures and landscape precincts; and,
- To detail an Ongoing Maintenance Strategy to assist in the long term conservation of the Dame Eadith Walker Estate; and,
- To prioritise the conservation in accordance with a schedule of urgent, medium term and long term works (Refer to Appendix 1).

It is noted that currently the estate is well managed by Sydney Local Health District and the buildings are protected. This has been achieved by carrying out regular maintenance to the buildings, regular gardening, the leasing of various residential components to private individuals, the adaptive reuse of Yaralla and Magnolia Cottage as dementia care clinics, and the allocation of professional staff to the ongoing management of the estate. It is also noted that Sydney Local Health District has instigated conservation works in the past ensuring that each proposed modification is thoroughly assessed in terms of impact and is carried out to meet the Office of Environment and Heritage standards and procedures.

The major policy recommendations of this CMP revision are as follows:

- This CMP and its policies should be formally adopted to act as a guide for future management and development of the Dame Eadith Walker Estate.
- This Conservation Management Plan should be reviewed every 5 years or when significant new information is available for the site.
- The statement of cultural significance set out in this CMP should be accepted as the principal basis for future planning.
- Existing uses of the site should continue. Historic uses of the site should be reinstated where possible. Where new uses are proposed they should be compatible with the existing uses of the site and existing buildings to avoid any detrimental impacts on heritage significance.
- Work should be undertaken in accordance with the principles of the Australia ICOMOS Burra Charter.
- Proposed changes and new work must consider the significance of fabric and spaces. As a general guide, fabric identified in this CMP as being of 'Exceptional', 'High', or 'Moderate' significance will need to be maintained and conserved. Fabric identified in this CMP as

being of 'Little' significance may be removed or modified. Fabric identified in this CMP as being of Intrusive significance should be removed (Refer to Part 2, Appendix 1 of this document).

- Conservation works should be carried out by suitably qualified heritage practitioners and tradespeople with a proven track record in heritage maintenance works.
- An ongoing maintenance program for the site aimed at improving all items and areas to a uniform condition of 'Good' or 'Very Good' and maintaining this condition long term should be implemented, using a program of corrective, planned and emergency maintenance.
- Prior to any major changes to buildings or structures taking place, an assessment of heritage impact should be prepared and where relevant, photographic archival recording should take place.
- Records should be kept of all maintenance and repair work conducted on the estate.
- Public access to the estate should be retained and enhanced but not to the health facilities or leased properties (Yaralla, Magnolia, Jonquil, Hyacinth, Woodbine, Boronia and the Stables Complex).
- A comprehensive interpretation strategy should be prepared and implemented for the site in order to enhance an understanding of significance of the place by present and future generations.
- Any significant fabric removed from its original location should be securely stored on site for future reinstatement.
- A Master Plan should be prepared for the Walker Estates to provide cohesive future guidance in terms of the ongoing conservation works, uses and management of the estates.
- A Conservation Management Document for the site should be compiled including this Conservation Management Plan and future documents prepared for the site including an Interpretation Strategy and Master Plan. All persons responsible for the management of the site should have access to the Conservation Management Document.

PART 1 – BACKGROUND AND CONSERVATION POLICY

1 INTRODUCTION

1.1 Brief

At present there are two separate Conservation Management Plans for the Dame Eadith Walker Estate as follows:

- *Conservation and Open Space Management Plan* prepared for the NSW Department of Health by Rod Howard & David White (architects) in association with D.M. Taylor Landscape Architects Pty. Ltd in January 1994; and,
- *Dame Eadith Walker Hospital Conservation Management Plan Review* prepared for Sydney South West Area Health Services by Godden Mackay Logan Pty Ltd, June 2011 (covers Yaralla, Storage Sheds and Laundry).

The purpose of this document is to update and combine the information in the two existing Conservation Management Plans for the site into a single cohesive document to inform and guide future management and works on the estate, including its landscapes and buildings.

1.2 Definition of Study Area

The Dame Eadith Walker Estate comprises approximately 37 hectares of land fronting the Parramatta River at Concord, and is the largest community bequest of its era to survive in an intact form in New South Wales. The site is legally identified as Lots 1 and 2 in DP 231732, the boundaries of which are shown in Figures 1 and 2.

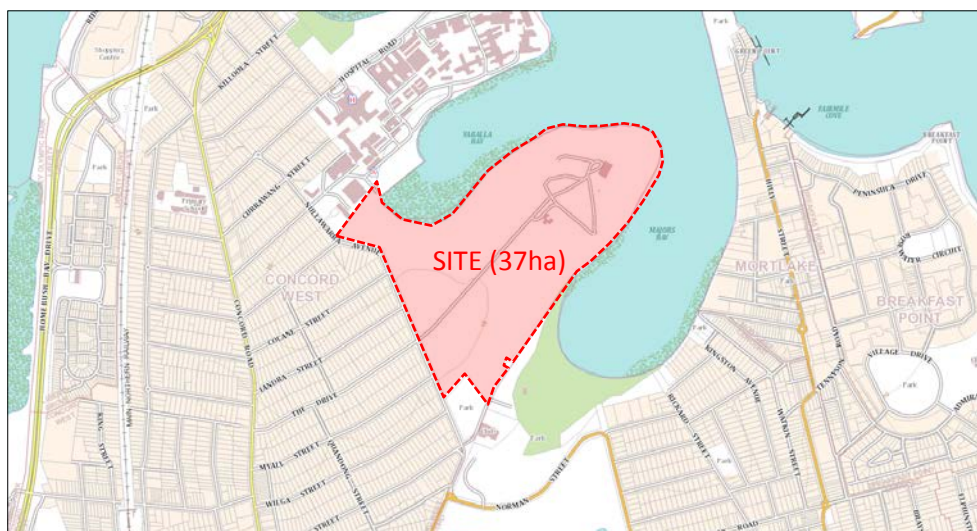


Figure 1-1: Map depicting the location of the subject site in red. (Source: maps.six.nsw.gov.au, accessed 06.08.13).

All boundaries are accessible by the public via Nullawarra Ave and a walking track on each of the remaining three sides. The property is accessible to road traffic via the gates located on Nullawarra Ave only and the paddocks are accessible via a central private road dividing the property. The Estate is divided into 19 landscape precincts and features 32 identified buildings and structures. The study area encompasses the whole of the Estate.

Some historical information, schedules and photographs have been omitted from this document for brevity. Further information can be sought in the following sources, in addition to those listed in the references section in this report:

- *Conservation and Open Space Management Plan* prepared for the NSW Department of Health by Rod Howard & David White (architects) in association with D.M. Taylor Landscape Architects Pty. Ltd in January 1994;
- *Dame Eadith Walker Hospital Conservation Management Plan Review* prepared for Sydney South West Area Health Services by Godden Mackay Logan Pty Ltd, June 2011;
- *Assessment of Outbuildings*, an extract of a report prepared by Andrew A. Layton for Engineering Building and Facilities Services, Central Sydney Area Health Service. (Note: This document was undated, but likely prepared c.1994.); and,
- NSW Office of Environment and Heritage State Heritage Inventory Database, accessible online at www.heritage.nsw.gov.au.

The following items have not been fully assessed due to access limitations:

- B25 – Subterranean tank (concrete tank, not accessible and not assessed)
- B30 – Seawall (not fully accessible – partial assessment only)

The information provided for Yaralla has specifically been relegated to a determination of condition and significance of the individual elements and spaces and a prioritisation of conservation works pertaining to these elements due to the fact that as recently as 2011, Godden Mackay Logan prepared a Conservation Management Plan for Yaralla and most of the works considered in that document have in fact been executed since 2011. This information can be found in Appendix 1.

The recent nature of these works makes a new assessment of conservation works (other than by way of the summary provided in appendix 1 of this document) unnecessary at this time. Appendix 1 requires review every three years to ensure that the assessments are kept up to date. For completeness, aspects of the history, significance and descriptions of Yaralla from the 2011 CMP prepared by Godden Mackay Logan have been reproduced in this document.

1.3 Heritage Listings

1.3.1 State Heritage Register (Statutory Listing)

The State Heritage Register lists items of special significance to the people of NSW. The site is listed on the State Heritage Register as *Dame Eadith Walker Convalescent Hospital* (Database no. 5045176). This listing covers the entirety of the site (37ha) and specifically identifies and number of buildings, structures and landscape features including the main house “Yaralla”, cottages Jonquil, Hyacinth, Boronia, Magnolia and Woodbine with annex, the stables and dairy complexes, squash court, laundry and substation and landscape features and structures including gates, drive, stone wall and seawall. The boundary of the SHR listing is shown in Figure 1-2.

The Statement of significance notes the Estate is “of outstanding cultural significance for NSW”, and “is an exceptionally rare complete example of a large Edwardian private residential Estate in Australia”. The Estate is also “of great significance for its landscape” and “has direct historical links with the early days of the colony of NSW and is strongly associated with an important mercantile and philanthropic family”.

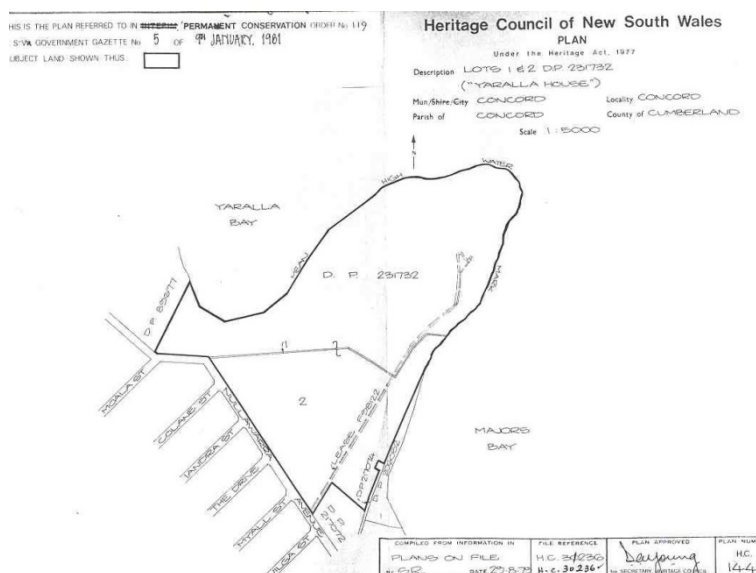


Figure 1-2: State Heritage Register Map of Dame Eadith Walker Estate showing the boundary of the SHR listing. (Source: NSW Heritage Branch State Heritage Register, accessed August 2013.)

1.3.2 Section 170 Register (Statutory Listing)

Section 170 Registers list heritage items owned by NSW State Government Agencies in accordance with the Heritage Act 1977. The whole of the site is included on the NSW Department of Health's *Preliminary Section 170 Heritage and Conservation Register (s.170 Register)* as the 'Dame Eadith Walker Convalescent Hospital Precinct'.

1.3.3 Canada Bay Local Environmental Plan 2013 (Statutory Listing)

Local Environmental Plans (lists items of State and Local significance within a Local Government Area). The site is listed as an item of State significance in the City of Canada Bay Local Environmental Plan 2013, which came into effect on 2nd August 2013. The listing (Table 1-1) covers the whole of the site and identifies a number of significant outbuildings by name. The heritage map identifies the extents of the site as covering the whole of Lots 1 and 2 in DP 231732.

Suburb	Item name	Address	Property description	Significance	Item no.
Concord West	Dame Eadith Walker Hospital Group—dairy, gatehouse, coach house, "Boronia" cottage, timber garages, "Woodbine" cottage, stables, Prince of Wales Squash Courts, "Yaralla House", "Jonquil" cottage, garages, "Magnolia" cottage, hospital grounds	11 Nullawarra Avenue	Lots 1 and 2, DP 231732	State	1444

Table 1-1: Heritage listing for the site (Source: Canada Bay LEP 2013 – Schedule 5)

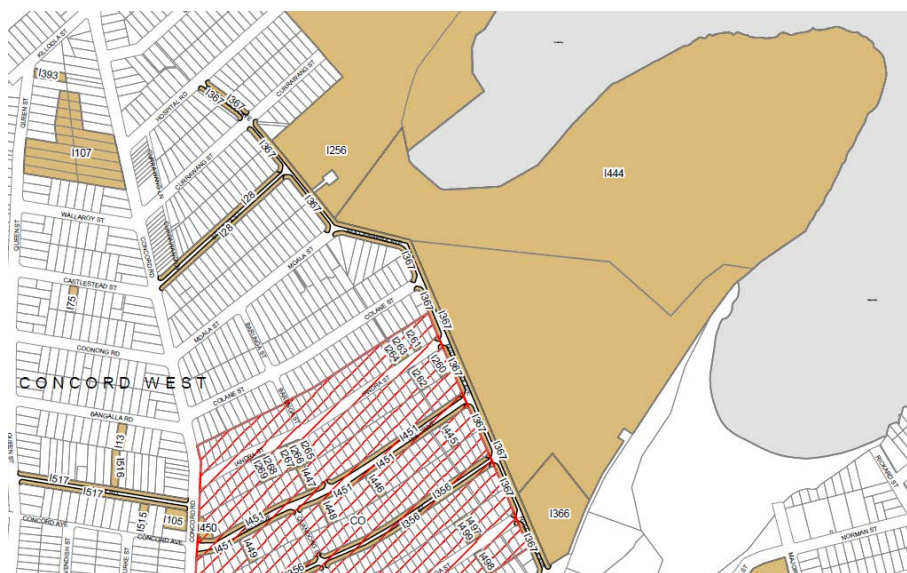


Figure 1-3: The extents of the listing are shown in brown and labelled 1444. (Source: Canada Bay LEP 2013 – Maps)

1.3.4 Non-Statutory Listings

Non-statutory lists do not hold any legal standing; their value is in indicating those items valued by a particular community organisation or group and alerting the community, local council and the

Heritage Council to significant items that may need to be listed in the future. The Dame Eadith Walker Estate is listed on the Register of The National Estate and also classified by The National Trust of Australia (NSW).

1.4 Walker Trusts Act 1938 and funding of conservation works

The Walker Trusts Act enabled the trustees of the Estate to purchase Yaralla and its grounds and established the “Dame Eadith Walker Convalescent Hospital for Men” on the Estate, later renamed the “Dame Eadith Walker Hospital”. The Act also allowed the trustee to lease or licence parts of the land for “for the purpose of public open space or for the purpose of the agistment of horses, or for purposes ancillary to public hospital, public health, public open space or horse agistment purposes”.

Sydney Local Health District (SLHD) has a trust account that holds funds associated with the Walker Trust. The Walker Trust is managed by Perpetual Trustees who allocate an annuity to the District for the estate. The value of the annuity changes each year. Funds are allocated for both the Thomas Walker and Dame Eadith Walker (DEW) sites. These funds are all held in the same SLHD trust account. Site maintenance and conservation activity for both sites is funded from the SLHD trust account.

1.5 Methodology & Terminology

This Conservation Management Plan review follows the methodology outlined in the most recent edition of J.S. Kerr The Conservation Plan, The National Trust of Australia (NSW). It has been prepared in accordance with the principles contained in the most recent edition of the *Burra Charter* (ICOMOS Australia).

The terminology used throughout this report, particularly the words place, cultural significance, fabric, construction, maintenance, preservation, restoration, reconstruction, adaptation and compatible use are consistent with the definitions in Article 1 of the Burra Charter. A glossary of these main terms is included in the Policies in Part 1 Section 8 of this CMP.

1.6 Documentary Sources

This CMP update has been compiled using available resources, in particular the following documents previously prepared for the site:

- *Conservation and Open Space Management Plan* prepared for the NSW Department of Health by Rod Howard & David White (architects) in association with D.M. Taylor Landscape Architects Pty. Ltd in January 1994
- *Dame Eadith Walker Hospital Conservation Management Plan Review* prepared for Sydney South West Area Health Services by Godden Mackay Logan Pty Ltd, June 2011.

- *Assessment of Outbuildings*, an extract of a report prepared by Andrew A. Layton for Engineering Building and Facilities Services, Central Sydney Area Health Service. (Note: This document was undated, but likely prepared c.1994.)

A record of a CMP dated 1996 was found however the existence of this report could not be confirmed. The copy of the 1994 CMP available for review was not of a high enough quality to enable reuse of images. Relevant historic images have been sourced by Rappoport to supplement the written history. Images are referenced in the captions. A complete list of sources is detailed in the References section of this CMP.

1.7 Limitations

Preparation of this CMP review involved collating available documentary and historical research pertaining to the site and multiple site visits to conduct visual investigations of the site and built fabric. This information has been used to formulate revised Conservation Policies for the Estate overall and for significant individual built features and landscape areas.

Preparation of this document has not included the seeking of copyright approval for use of any pictures, or information being used on any site interpretation medium. If, and when, the information is selected for use, as on site interpretation, the necessary copyright must be acquired. The sources of all photographs used in this document are included in the captions.

In general, the research and analysis undertaken for this report is considered to be comprehensive. No physical disturbance of any building fabric or garden area has taken place in the course of investigations.

This report addresses the non-indigenous historical development of the subject property and does not assess Indigenous associations with the place, which is deemed to be beyond the scope of this report. It is beyond the scope of this report to locate or assess potential or known archaeological sub-surface deposits on the subject site or elsewhere.

This update assesses the whole of the estate including all grounds and outbuildings with the exception of the Subterranean Tank (B25)

1.8 Author and Copyright

This Conservation Management Plan (CMP) review for the Dame Eadith Walker Estate (Grounds and Minor Buildings) has been prepared by Rappoport Pty Ltd Heritage Consultants (Rappoport Pty Ltd).

Rappoport Pty Ltd was commissioned by Sydney Local Health District (SLHD) to produce the report.

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1.9 Acknowledgements

The assistance generously provided by the following individuals and organisations during the preparation of this CMP review is gratefully acknowledged:

Sydney Local Health District (Managers for the Trust):

- Deborah Flood – Director Capital Asset & Contract Services
- Deborah Jenkins – Facility Planner/Property Manager

Blue Visions Management Pty Ltd (Project Managers):

- Mariam Moubarak – Project Manager

Canada Bay Heritage Society/Friends of the Walker Estates (local heritage group):

- Lois Michael

2 HISTORICAL ANALYSIS

Note: The contents of this section have been sourced from the Conservation and Open Space Management Plan prepared for the NSW Department of Health by Rod Howard & David White (architects) in association with D.M. Taylor Landscape Architects Pty. Ltd. in January 1994 and the Dame Eadith Walker Hospital Conservation Management Plan Review prepared for Sydney South West Area Health Services by Godden Mackay Logan Pty Ltd, June 2011. The detailed history of the site used in the preparation of both reports was prepared by Terry Kass. Refer to the 1994 CMP for a complete copy of this history. Historic images have been sourced by Rappoport Pty Ltd. Refer to attachments for a complete list of references for figures and tables.

2.1 Chronology of the site

This chronology summarises the effects of European settlement and the development of the Dame Eadith Walker Estate. Entries post-1988 have been added by Rappoport Pty Ltd.

1791	Isaac Nichols, a convict, arrives in Sydney.
1797	December 20. Nichols is granted 50 acres (20.2 hectares) on the Parramatta River at Concord on release from his sentence.
1798-1819	Nichols accumulates and consolidates his Estate to approximately 700 acres (2.9 square kilometres) and farms the land. Nichols dies in 1819. His Estate is bequeathed to his two sons, George and Isaac.
1822	Thomas Walker arrives in Sydney to join his uncle's mercantile firm. He later becomes well known as a merchant, pastoralist and ship owner.
1840	January. George Nichols mortgages the property to Thomas Walker.
1843-1848	Walker initiates an equity court case against Nichols due to non-payment of his loan which is finally decreed in August 1848. Walker is awarded the title of the property.
1857	The architect Edmund Blacket draws plans for "A Cottage at Concord" for Thomas Walker. Tenders appear in The Sydney Morning Herald of 29 September, 1857.
1860	July 25. Thomas Walker marries Jane Hart.
1861	September 18. Eadith Campbell Walker is born.
1870	December 26. Jane Walker (nee Hart) dies.
1886	September. Thomas Walker dies.
c.1890	The Grotto is constructed.
1891-1893	The Thomas Walker Convalescent Home is constructed to the design of John Sulman of the firm of Sulman and Power.
1893-1899	Alterations to 'Yaralla' and construction of the Stable complex are built to the design of John Sulman.
1907	The Indian Room is built to house artefacts brought back by Eadith Walker from India. The Garage is constructed.
c.1912	The Norwegian Cottage is erected prior to 1912.
1917	February. A portion of the Estate is transferred to Concord Golf Club Ltd.
1917-	A recuperative facility is organised for tubercular veterans of the Great war in the grounds of the

1920	Estate.
1919	October. The outer part of the Estate is transferred to Charles King and Frederick Humphrey (the real Estate firm of King and Humphrey).
1920	June 26. The first subdivision of the Yaralla Park Estate is offered for sale by auction.
c.1920	The cottages 'Hyacinth' and 'Jonquil' are constructed. The Squash Court is built in anticipation of the visit by the Prince of Wales.
1921	The Prince of Wales visits the Estate for a week.
1927	The Sunken Garden is constructed.
1937	August 10. Eadith Walker dies.
1938	February 15. The Estate of Eadith Walker is auctioned by James R. Lawson.
c.1938	The Walker Estates Act (No. 31, Geo VI 1938) enables the trustees of the Estate to purchase 'Yaralla' and its grounds for the purposes of a convalescent home. Control is handed over to the Royal Prince Alfred Hospital.
1940	June 29. A sub-acute diseases hospital is opened on the Estate.
1970-1980	Various buildings and structures on the site are demolished, including the Norwegian Cottage; India Room; Gate lodge ('Camellia'); Swimming Pool; 'Dahlia', 'Fuchsia', 'Gardenia' and 'Lavender' Cottages.
1976	April 5. The Estate is classified by the National Trust of Australia (NSW).
1978	March 21. The Estate is registered by the Australian Heritage Commission as part of the National Estate.
1980	December 29. The Estate is granted a permanent Conservation Order by the Heritage Council of New South Wales.
1988	November. The Dame Eadith Walker Convalescent Hospital is closed down. Maintenance works funded by The Heritage Council of NSW were carried out along the Entry Drive and in the former Swimming Pool area.
1994	Conservation Management Plan prepared for outbuildings and landscape areas
1994-1998	Conservation works conducted on Gate to Service Road (B1), Main Gate to Nullawarra Avenue (Item B3), Inner Gate (Item B5), Timber Shed (Item B11), Balustrade to Italian Garden (Item B26) and Four Winds Fountain (Item B26/A). Construction of the Kokoda Track Memorial Walkway between Concord Hospital and Rhodes Station commenced in 1994. The walkway opened in 1996.
2004	Adaptive reuse of Magnolia Cottage as Kalparrin Day Centre. The Centre was officially opened on 20 April 2004 by the Governor of New South Wales, Professor Marie Bashir.
2007	Restoration works to Dairy Buildings
2011	Conservation Management Plan prepared for Yaralla (Main House) relating to refurbishment of the house for a Palliative Care Unit (PCU), incorporating a 20 bed sub-acute inpatient palliative care unit and clinical and non-clinical support services and associated infrastructure. The unit provides services for persons with HIV, Dementia, Cancer and other conditions.
2013	Conservation Management Plan review prepared. New fencing works to Nullawarra Road boundary.

Table 1-2: Chronology of the site. (Source: CMP (1994) with additions after 1988 Rappoport Pty. Ltd.)

2.2 Aerial Photographs

Figures 1-4 to 1-6 show aerial photographs of the Dame Eadith Walker Estate site in 1943, 1970s and present day. These images illustrate changes to the site including changes to garden areas and the demolition of numerous buildings and structures.



Figure 1-4: Aerial photograph of the Dame Eadith Walker Estate from 1943. (Source: NSW Land and Property Information Spatial Information Exchange, accessed August 2013.)



Figure 1-5: Yaralla Mansion and Dame Eadith Walker Estate aerial view, c.1970s, prior to the demolition of the jetty, several cottages and conversion of kitchen garden to lawn. (Source: City of Canada Bay Heritage Society, <http://www.canadabayheritage.asn.au/walker-estates/yaralla-mansion>, accessed August 2013



Figure 1-6: Recent aerial photograph of the Dame Eadith Walker Estate. (Source: NSW Land and Property Information Spatial Information Exchange, accessed August 2013.)

2.3 Historical background for the site

The following information is an extract from the *Conservation and Open Space Management Plan* prepared for the NSW Department of Health by Rod Howard & David White (architects) in association with D.M. Taylor Landscape Architects Pty. Ltd in January 1994:

The Dame Eadith Walker Estate at Concord, or Yaralla as it is known, is probably the last of the great landed estates left in Sydney. Whilst it only maintains a shadow of its former grandeur, it is a very important reminder and example of the home of one of Australia's early wealthy families and one of its most philanthropic.

The Yaralla land was originally known as Nichols Point after Isaac Nichols (1770-1819) whole land grants here in 1797 and 1806, together with other acquisitions, eventually gave his family a parcel of 600 acres (240 ha) around the Peninsula. Although he didn't live here, Nichols' labourers and tenants developed extensive orchards and vegetable gardens.

Nichols, a convict-turned-businessman, became Australia's first postmaster in 1809.

After Nichols' death in 1819, the land remained with his family but was steadily sold off until it was all gone by the depression of the 1840s. By the 1860s most of it had been purchased by Thomas Walker.

In the 1860s Walker began the construction of his mansion, calling it Yaralla, an Aboriginal word for dwelling place. The architect was the eminent Edmund Blacket, and it was designed in the fashionable Italianate style with a four-storey square tower, a two-storey front and a ground-floor veranda with cast iron and columns. Although large, it was a relatively simple, minimally adorned house. The long, tree-flanked road entrance stretching from the gates on Concord Road continues to exist, partly as the Yaralla drive and partly as the wide tree-lined street called 'The Drive' which leads to it from Concord Road.

When Thomas Walker died in 1886, the Estate was left to his only child, Eadith, making her an extremely wealthy woman.

Eadith was an aloof, private person - in some ways a recluse - not often moving beyond the Estate except for a few overseas trips. But the Estate was a lively place. There were large numbers of visitors, including the powerful and wealthy, regal and vice-regal personages and leading political figures. The Prince of Wales, later Edward VII and subsequently Duke of Windsor, spent a week at Yaralla in 1921. Knowing that he enjoyed playing squash, Eadith had a court built for his visit. Possibly NSW's first squash court, it still stands. Eadith Walker often gave lavish balls and parties, especially for

children and charities. Guests arriving by charter ferry were met by a band playing on the wharf.

Parties featured string orchestras playing on the verandas, shooting, croquet, and tennis. The huge swimming pool sometimes had wave making equipment installed in it to provide exciting boat rides.

The grounds were extraordinary. Lawns around the house carried large areas of native and European trees, extensive rockeries, walks, bowers, wisteria trellises, fountains, ornamental urns and statues. To the west of the house was a sunken garden fed by a rivulet, to the right an extensive balustraded lawn led via the tennis court through concrete grottos to the pool and lower walk. Near the front was the croquet lawn and, next to the house, a huge conservatory and hot houses. At the rear were hedgerows and an extensive rose garden. There were more than a dozen cottages including the authentic Norwegian log cabin Eadith had brought home from a visit to Norway and fitted out as a museum. As a result of another trip - to India to the 1907 durbar celebrating Edward VII's coronation - she brought home so many eastern curios that a special Indian House with a red-velvet interior was built to accommodate them.

There was a power-plant the size of a small factory with large generators backed by banks of storage batteries. This was reputedly Sydney's first private power generating plant and it provided electricity and hot water to the house and other serviced buildings along a series of service tunnels.

To the house itself, Eadith made extensive alterations in 1893-99 using the services of architect and relative-by-marriage, John Sulman. A new marble-floored entrance hall overlooked by a balcony was built, and a panelled dining hall with marble and bronze fireplace was constructed by wiping out most of an inner central courtyard. An upper storey was added at the back together with extensive balconies at the front but the effect left the house looking more institutional than domestic. Sulman seemed to have more success with the outbuildings, designing the completely charming brick and tile stables which, with its residence, square towers, ranging rooflines, gables, courtyard, and cupola with weathervane surmounted by a running fox, looks reminiscent of a small English village.

Yaralla at its height was a largely self-sufficient and self-contained Edwardian Estate. Many of its outbuildings were demolished in the 1970s but the manor farm atmosphere remains.

The use of the estate for health services continues with the renovation and opening of Magnolia Cottage as Kalparrin Day Centre in 2004, a respite day care for people with dementia and their carers and carer support. The main house was refurbished c. 2011 as a Palliative Care Unit (PCU),

incorporating a 20 bed sub-acute inpatient palliative care unit and clinical and non-clinical support services and associated infrastructure. The unit provides services for persons with HIV, Dementia, Cancer and other conditions.

The remaining area of the estate is used for a variety of uses including residential accommodation, horse agistment and public parks. It is also regularly used for on-location film shoots.



Figure 1-7: Postage stamp issued in 1959 to mark the 150th anniversary of the establishment of Australia's first post office. It depicts Isaac Nichols boarding a ship in Sydney Harbour to collect mail. Photograph appears in 'Concord, a centenary history' p. 33. Isaac Nichols became Australia's first Postmaster in 1809 and operated the business from his house in Lower George Street, Sydney. Nichols was the original owner of the Yaralla estate at Concord. (Source: City of Canada Bay Museum <http://imagelibrary.canadabay.nsw.gov.au/Library> accessed August 2013)

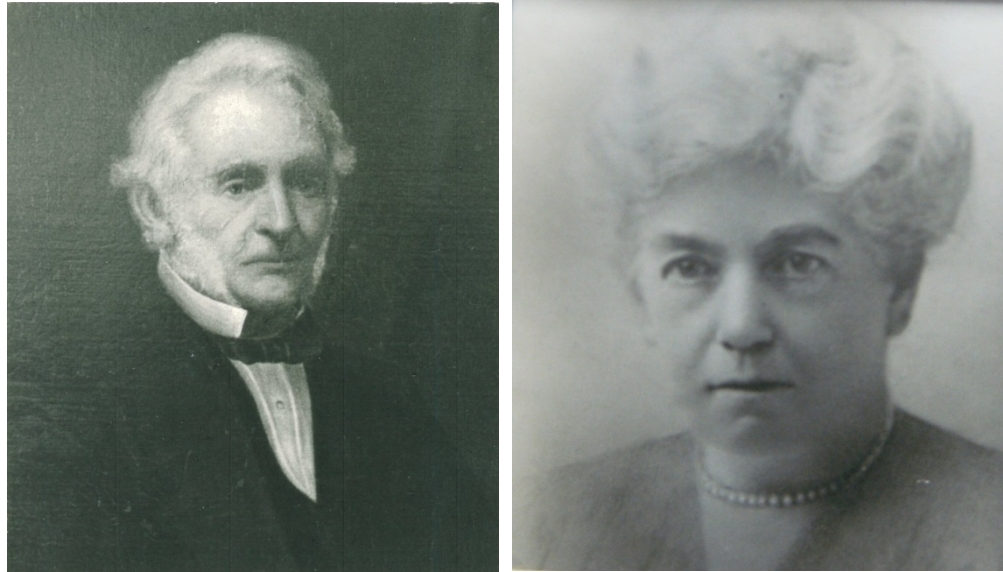


Figure 1-8: (Left) Detail from a portrait of Thomas Walker (1804-1886) of Yaralla house, c.1800 and (right) Dame Eadith Campbell Walker (1861-1937), daughter of Thomas and Jane Walker, philanthropist and owner of Yaralla house, Concord. (Source: City of Canada Bay Museum <http://imagelibrary.canadabay.nsw.gov.au/Library> accessed August 2013)



Figure 1-9: Yaralla house. Photograph from 'Lawson's auction catalogue [of the] estate [of the] late Dame Eadith Campbell Walker' (1938). (Source: City of Canada Bay Museum <http://imagelibrary.canadabay.nsw.gov.au/Library> accessed August 2013)



Saturday 25th September 1909



Saturday 14th September 1910

Figure 1-10: These photographs show the grandeur of the Children's parties held by Miss Walker at the Estate. Entertainment (from top left) included watching the conjuror, a play on the croquet lawn, a slide chute (constructed over the Italian Garden Balustrade), a boat ride in the swimming pool, a merry-go-round in the garden and Miss Walker in a motor car fitted out with aero plane wings arriving with toys for the children. (Source: Photo albums of the Allen family 1909 & 1910, State Library of NSW - PX*D 603)



Figure 1-11: Eadith Walker (fourth from the left) and guests watching a rifle shooting match at a Yaralla garden party to raise funds for the war effort in 1915. (Photograph appears in 'Concord, a Centenary History' p. 86). (Source: City of Canada Bay Museum <http://imagelibrary.canadabay.nsw.gov.au/Library> accessed August 2013)



Figure 1-12: Fundraisers were held on the Estate to help the war effort, and between 1917 and 1920 a recuperative facility was organised on the grounds of the Estate for veterans of the Great War. This photograph shows “Miss Madge Hardy talking to wounded soldier” dated Saturday 27th April 1918 from Album 68: Photographs of the Allen family, February 1918 - September 1918. (Source: State Library of NSW - PX*D 605)

2.4 Edmund Blacket

“There are two important architectural names associated with the Dame Eadith Walker Estate. Edmund Blacket and John Sulman were both involved in 'Yaralla'; as well, Sulman was responsible for other buildings on the Estate, notably the Stable Complex.

Blacket was an English architect who arrived in Sydney at the age of 25 in 1842 and who died in 1883. He is said to have been the pre-eminent architect of his age in New South Wales.² Between 1843 and 1883 he was responsible for a wide range of secular and ecclesiastical buildings, and in the earlier part of his career held positions of responsibility: Diocesan Architect in 1847, Colonial Architect from 1849 and Architect for the University of Sydney from 1854; he also constructed St Andrews Cathedral in Sydney. Although primarily known as ecclesiastic architect practising in an accomplished Gothic manner, in his domestic and commercial work he was capable of producing classical designs. The major classical work produced by Blacket is the wing he designed for Sydney Grammar School after 1855, which is roughly contemporary with his design for 'Yaralla', which dates from 1857.

In the 1870s and 1880s, his practice flourished and he was joined by his sons, Cyril and Arthur, who continued the practice after Edmund Blacket's death and completed a number of major commissions. Notable buildings by Blacket include:

- *St Phillip's Church Hill – 1848*
- *Presbyterian Church, Woolloomooloo – 1856*
- *St Mark's, Darling Point – 1848-75*
- *Great Hall and Main Building, University of Sydney – 1854-60*
- *St Stephen's, Newtown – 1870 “*

2.5 John Sulman

“John Sulman was born in Greenwich, England on 29 August 1849. From 1870 to 1885 he had his own practice in London, which was notable for its large output of buildings. After travelling through the United States of America, Sulman arrived in Sydney in 1885 and subsequently practised in the firm of Sulman and Power. In 1887 he occupied the position of Peter Nicholl Russell Lecturer in Architecture at the University of Sydney which he held until 1912.

² Tanner, Howard, (Ed.), Architects of Australia, p.43.

On 27 April 1893, he married Anne Maisefield. Anne was a relative of Eadith Walker and after the death of her mother, Eadith came under the guardianship of her aunt, Joanne Walker, who adopted Anne to be a sister companion to her. 1893 is also the year from which Sulman became involved in work to 'Yaralla'.

From 1899 Sulman became a trustee of the National Art Gallery and then it's President, from 1919 until his death. In 1908 he retired from his practice to devote more time to his interest in town planning, subsequently becoming Lecturer in Town Planning at the University of Sydney from 1916 until 1927, after an absence of four years from that establishment. 1924 saw his Knighthood for services to the public; in 1928 he retired from architecture. Two years prior to his death, in August 1934, he instigated the Sulman Medal for the design of buildings of exceptional merit. Notable buildings from Sulman's office include:

- *The Thomas Walker Convalescent Hospital, Concord – 1891*
- *The Presbyterian Church, Randwick – 1889*
- *'Ingleholme ', Turramurra – 1898*
- *St Andrew's Church, Manly – 1892*
- *Women's College, University of Sydney – 1892"*



Figure 1-13: Horse drawn vehicle in front of Stables, Yaralla estate, Concord in 1910. The stables complex was designed by architect John Sulman and built between 1893 and 1899. This photograph is from an album of photographs by Samuel Spink held by City of Canada Bay Museum. (Source: City of Canada Bay Museum <http://imagelibrary.canadabay.nsw.gov.au/Library> accessed August 2013)

2.6 Historical background for Yaralla

The following extract is sourced from section 2.5 of the 2011 Conservation Management Plan for Yaralla by Godden Mackay Logan:

“It was about 1857 when architect Edmund Thomas Blacket was engaged by Thomas Walker to draw up a set of plans for 'a cottage at Concord' on the low rise adjacent to the Parramatta River. The term cottage here referred to a small country residence as opposed to a humble dwelling.

Blacket's design was for a house which contained three linked blocks forming a U-shape around a central courtyard. The main entrance block on the western facade was two storeys and featured a central three-storey. Italianate tower with and a single-storey kitchen wing at right angles to this block was a single-storey north facing block and facing east was the third block which contained living and bedrooms and a small glass conservatorium around both the northern and western facades was a hipped corrugated-iron veranda supported by cast-iron columns. No floor plans are known to survive.

Yaralla was designed in the Italianate style a fashion which gained popularity in the boom years following the gold rushes. Eclectic ornate and asymmetrical, the style derived originally from the medieval castles of Italy but had been transformed through the rural mansions of England before reaching Australia in the late 1850s. Yaralla's lack of symmetry, its four-storey tower, bracketed eaves and cement-rendered exterior details are typically Italianate but the use of cast iron posts and concave roofs on the verandas are notable colonial variations.

To the house itself, Eadith made extensive alterations in 1893-99 using the services of architect and relative-by-marriage, John Sulman. A new marble-floored entrance hall overlooked by a balcony was built, and a panelled dining hall with marble and bronze fireplace was constructed by wiping out most of an inner central courtyard. An upper storey was added at the back together with extensive balconies at the front but the effect left the house looking more institutional than domestic. Sulman seemed to have more success with the outbuildings, designing the completely charming brick and tile stables which, with its residence, square towers, ranging rooflines, gables, courtyard, and cupola with weathervane surmounted by a running fox, looks reminiscent of a small English village.

After 1910 Eadith made few major changes to the exterior form and layout of the main residence other than replacing the single storey veranda (on the north, east and west elevations) and small balcony (on the north elevation) with the two storey veranda ions in its current configuration. This work included new columns, balustrade and configuration of the marble-tiled veranda floor. The earliest photograph of this two

storey veranda is provided in the book 'Our Beautiful Homes' which contains photographs of fine houses in NSW taken c1910 prior to the First World War.

Internally, Eadith continued to make changes to decorative finishes, furnishings and furniture, as shown in various photographic records of the house taken during the first decades of the twentieth century. These included significant upgrades for visiting dignitaries, including particularly the Prince of Wales in 1920 for whom the still intact marble bathroom was installed (on the first floor).

The financial burden of construction work involved in adding to the Yaralla estate, as well as her own contributions to the work at the TWCH also took their toll on her income, as did her numerous benefactions. When her father died in 1886, his estate was valued at £937,984. When Eadith's estate was valued in 1937, it totalled £265,345, which was less than a third of what her father had left behind.

During her later years, Eadith Walker lived in a suite at "The Savoy Residential Apartments", in Hardie Street, Darlinghurst. She returned to Yaralla to die. On the 8 October 1937, she finally passed away. After Eadith's death 'the whole of the costly effects and household requisites throughout the historic mansion' of Yaralla were sold at public action by James R Lawson and FE De Groot, under instructions from the Perpetual Trustee Company, executors of the will of Thomas Walker. The auction was held over 8 days from 15 February to 24 February 1938, and was, at the time, the largest ever held in Australia. Everything was sold, even down to the contents of the broom cupboard and the linoleum and blinds from the eight maids rooms. The contents of the flower pantry and the motor garage were auctioned and even the garden was ransacked to provide a rain gauge, garden seats, tennis net plus pots for the sale.

Yaralla house was transformed into a sub-acute diseases hospital, where patients from the main hospital at Camperdown were sent to recuperate. It was officially opened in its new role on 29 June 1940 and called the Dame Eadith Walker Hospital. Details of the changes in use of the rooms are shown on a number of plans in the Public Works Department dated January 1940.

Significant alterations and additions were made to the main residence when it was first adapted for use as a convalescent hospital, as shown by a detailed set of plans from the period. Externally, the works were generally limited to enclosing a few areas of the verandas (e.g. at northeast corner of the building to ground and first floor levels) and converting the former bay window in the middle of the east elevation to a plain rectangular 'box' to house a utility area. These changes are usefully summarized in plans of the building dating to June 1941.

Internally room usage was altered to meet the needs of the hospital. On the eastern facade the ground floor bathroom and store room were reduced in size to allow the internal corridor to be extended as a continuous corridor around the building. This was mirrored above on the first floor. New reinforced concrete floor slabs were installed in service areas - including the altered bay window on the east elevation and in the south end rooms of this wing. A new hot water boiler system was provided in one of the storerooms in the south/service wing.

Between 1948 and 1950 a large new general ward of two to three storeys was planned for the site. This building was to be located between the main entrance drive and the service drive. Plans for this building, held in the Government Architect's office, show a long narrow building with Wards on the top two floors and storage areas in the basement. This building was never constructed.

Yaralla house was closed as a convalescent hospital by 1988. By this stage the building had become noticeably dilapidated. The house become empty and began to deteriorate. In July 1990 plans were drawn up to convert the house into a training centre for the NSW College of Nursing or the Institute of Psychiatry but neither organisation considered the site necessary and the plans did not proceed. At this time the property was managed by the Central Sydney Area Health Service."

The house was used as a Renal Dialysis Training Centre from 1993 to 2008 in accordance with plans approved by the Heritage Council and Concord Municipal Council. After falling into disuse in 2008 Yaralla was refurbished c. 2011 as a Palliative Care Unit (PCU), incorporating a 20 bed sub-acute inpatient palliative care unit and clinical and non-clinical support services and associated infrastructure. The unit provides services for persons with HIV, Dementia, Cancer and other conditions.

3 LANDSCAPE HISTORY AND ASSESSMENT

Note: The contents of this section have been sourced from the Conservation and Open Space Management Plan prepared for the NSW Department of Health by Rod Howard & David White (architects) in association with D.M. Taylor Landscape Architects Pty. Ltd. in January 1994. The detailed history of the site used in the preparation of both reports was prepared by Terry Kass. The 1994 document includes detailed Landscape and Inventory Sheets, Maps and Schedules of Trees. The Inventory Sheets have been updated in Part 2 of this report; other material has not been reproduced. For the complete history by Terry Kass and all other material refer to the 1994 CMP.

3.1 Introduction

“The landscape history of Yaralla is about a farm established in the early 19th century which when bought by Thomas Walker was developed into a Victorian Estate featuring a large house, garden and extensive paddocks used for grazing purposes. Upon the death of Thomas Walker his daughter, Eadith, inherited the Estate and it evolved into an Edwardian Estate with workers being housed on the property and the landscape featuring Edwardian innovations of grottos and tennis courts. During this time it became a living and working anachronism subsidised by a substantial family fortune. With the death of Dame Eadith Walker in 1937, Yaralla passed into its present institutional health function, valued for location, facilities and extensive grounds.”

3.2 Evolution of the Estate by Owner

3.2.1 Isaac Nichols

“The natural vegetation that existed before Isaac Nichols developed the land consisted of Eucalypt forest with the foreshore characterised by mangroves. This vegetation was typical of that found beside the Parramatta River before European settlement.

The Estate in its original form was developed into a working farm, supplying fruit and other produce to the colony. An emphasis on horticultural themes was made during the period of Nichols' ownership with fruits grown in the open paddock and under extensive glasshouses that were described in the auction of the property in September 1840. An extract of the auction circular notes:

A hothouse, with one thousand nine hundred square feet of glass, furnace and flue complete. Several tropical fruits, especially the Pine Apple grow therein, in great perfection.³

³ Sydney Morning Herald, 14 September 1840.

Nichols had employed a prominent horticulturist, a Mr Miller, to set out the orchard and advise him on the types of fruit to be grown, especially citrus.

Nichols died in 1819 and the land passed eventually to Isaac David Nichols who with his brother mortgaged the property to Thomas Walker in 1840.

The Estate was a working farm focusing on the commercial attributes of the property, with the picturesque Parramatta River providing a backdrop to the activities."

3.2.2 Thomas Walker

"The focus of the property changed under the ownership of Thomas Walker whose interests while of a practical nature, saw the "picturesque" qualities of the Estate's environment as a substantial asset to his purchase.

When Thomas Walker bought the land from Nichols the Estate consisted of a substantial area of the point on which Yaralla now stands, an established orchard, the homestead "Woodbine" and a number of outbuildings.⁴

The established nature of the orchard would probably have appealed to Walker, a practical man, as it indicated the potential of the land but probably due to the protracted nature of the sale of the property the orchard fell into disrepair.

In developing the farm into an Estate Walker in the late 1850s instructed Edmund Blacket, a prominent architect of the time, to design a "cottage" sited on the low rise adjacent to the river. This "cottage" was a rather substantial house built in the Italianate style with a four storey Campanile tower. The house was completed in the early 1860s. It was sited to take advantage of the views both up and down the river and was isolated from the main road to Parramatta, Concord Road being the closest main road. The relationship of the house to the river was critical in its siting, being a short walk down to the river thus encouraging transport to the house by water. A number of other houses built by prominent people of the colony had been located around the waterways of Sydney, such as Carthona at Darling Point and Vacluse House at Parsley Bay and "Yaralla" followed this trend of large estates taking advantage of the natural attributes of the waterways.

At this time, aesthetic principles of garden design were changing from the simple geometry that had characterised earlier colonial gardens which related in the main to the front facade of the house. The new style that took over from this simple geometry was the Picturesque style, which embodied a more studied leisured atmosphere with

⁴ Land Titles Office: Real Property Application 7372, A.O. K260257

*features such as wandering paths, grouped shrubs and trees set in lawn. Leisure time was also increasing and with that the concept of the pleasure garden of annuals hedges and straight walks to the front of the house. (Ref. Australian Gallery Directors Council and Howard Tanner, 1979, *Converting the Wilderness: The Art of Gardening in Colonial Australia*, Sydney, Landridge Press).*

Walker was extremely interested in the development of the garden and orchard as evidenced by correspondence of 1857 written from Fort Street, his residence in the city, to Brent Clement Rodd, a horticulturist, in which he states among other notes:

My object is to ask your advice in regard to orange trees and I am induced to do so in consequence of Joseph Finneman the gardener at Iron Cove Bridge who has trees for sale having told me he had grafts from you.

In the first place I wish to know whether I can depend upon Finneman's Statements as he is a stranger to me; and in the second place whether if he got his grafts from you they of the kind you would recommend me plant. I am going to plant 8 to 10 doz orange trees and I am anxious to get them of a proper kind.

I presume you are an experienced orange grower & shall feel obliged if you can and will tell me the sorts you can recommend and if you will give me any hints as to the best way of planting and treating the tree....I am making an orchard and flower garden, etc., on the Parramatta River at Concord. If you have any spare roots or cuttings of any kinds I should be glad to have them for I much space to fill up.⁵

Walker's keen interest in the garden is displayed here with earnestness for detail and a scale of planting being substantial suggesting broad and extensive plans for the Estate.

The description of the house and garden in the Horticultural Magazine of March 1865, seven years later, presents a picture of a garden being established using the latest techniques:

The passenger up the Parramatta River must have noticed on the southern side, when approaching Ryde, the picturesque Italian looking Villa with its ornamental Campanile Tower.

The main drive, north and north west garden relating to the river were established around the time of the establishment of the house as indicated below.

On account of the house being new the shrubs generally have not attained the necessary altitude to give the proper appearance which landscape: gardening ought to assume, but

⁵ Letter, Thomas Walker, Yaralla, to B.C. Rodd, 27 March 1865, Land Titles Office.

as we near the house we find their growth has been much more rapid, perhaps longer planted, and comprise all the better shrubs used in colonial gardening.⁶

The incorporation of Picturesque landscape principles and the "working" nature of the vegetable garden and paddock areas retained a degree of self-sufficiency, with the Estate always having a "practical" purpose in the cultivation of vegetables and room for livestock.

Consistent with the Victorian interest in horticultural matters, many varieties of plants were established which is reflected in the diversity of planting evident today. The variety of plants included both Australian and exotic plants. Australian plants favoured included figs and Araucarias "whose form was symmetrical and foliage dark hued as they assisted in creating an exotic impression, and both decorative and drought hardy".⁷

There was also a determined attempt to establish deciduous trees, a connection with England, but they also provided a fresh green in spring.

*It is not clear when the original planting of pine trees (*Pinus radiata*) to the drive was carried out but it is probable that the trees were planted around the 1860s in the initial establishment phase of the Estate. The land accrued over time covered most of modern day Concord and had the effect of isolating the Estate.*

By the time of Thomas Walker's death a substantial framework for the garden was established including the "Italian Garden" with the landscape principles of the Picturesque in place creating a maturing landscape curtilage to the "cottage" with the Campanile tower."

3.2.3 Dame Eadith Walker

"Following the death of Thomas Walker in 1886, Eadith, his only daughter, inherited the Estate. Under her guidance the garden became known in Sydney as a garden showpiece and by 1912 employed 24 full time gardeners, with a plant nursery and a watering system to sections of the garden. The Victorian Estate inherited from her father developed into an Edwardian Manor Estate with a substantial vegetable garden, paddocks for livestock and houses for the employees living on the Estate.

Photographs of the time show large and established gardens with extensive beds of flowers and shrubs, with a variety of annuals, perennials and shrubs. These gardens reflected the then current vogue of creating a "show" based on substantial displays of

⁶ Horticultural Magazine, Vol. 2, No. 15, March 1865

⁷ Bligh, *Cherish The Earth – The Story of Gardening in Australia*

colourful plants. Wisteria clothed the eastern elevation around 1900 and violets were established around the house, mimicking a violet walk, a typical Edwardian feature.

By 1937 the Wisteria had been removed. Other changes are indicated in photographs of the house showing many variations of shrubbery to the main north east lawn with small shrubbery in the 1880s, open lawn in 1905 and fairly indistinct shrubbery by about 1910. These changes were fairly typical to the immediate surrounds of the house, various flower schemes being organised on a semi-annual basis.

The development of leisure as a new and important activity resulted in the incorporation of elements such as a tennis court, swimming pool and croquet lawn to the garden. New stables were added with a garage and a number of cottages to house the employees. The orchard was maintained and photographs indicate that protective netting was added.

The improved maintenance techniques of the time including watering systems, and mowers and edgers promoted the dominance of lawns and rose gardens as notable elements of general garden design, this being reflected on the Estate in the extensive rose garden and broad lawns. The Estate incorporated diverse mementos of Dame Eadith's extensive travels including the Norwegian Cottage, Swiss Cottage and garden ornaments such as Japanese stone lanterns. These elements were placed in the garden furnishing the existing spaces, creating further focal points in the overall structure that had been established in her father's time.

With Dame Eadith's benevolent interests, the garden became the centre of many social activities, becoming famous for its garden parties held on a regular basis for various charities. Dame Eadith, despite becoming somewhat of a recluse in her later years, entertained the social elite of Sydney with visitors such as Prince Edward, the future Edward VII, staying at the house in the early 1920s.

*The pine trees to the main drive were replaced in the first quarter of the 20th century with Brushbox trees (*Lophostemum confertus*). They were removed in the section of The Drive that was being subdivided south of Nullawarra Avenue, not without substantial opposition from Dame Eadith.*

A visitor in 1929 described the Estate as:

A gracious oasis in a desert of red brick... It can still look out over the river with the untroubled superiority of its Early Colonial days; can wrap itself in its mantle of wooded acres, serenely oblivious of the indubitable signs of progress which are going on all around it, on both sides of the river; for here a turn in the path, there a sweep of lawn or the branches of some great tree will completely shut out from view everything but a

*vista of garden or parkland, with beyond it a peaceful wooded river prospect, innocent of even a roof.*⁸

There is evidence of more trees, both native and exotic in description and photographs of the time. A number of trees, especially the native trees original to the site, were mature and showing the effects of senescent growth. Dame Eadith, instead of having the trees removed completely, instructed that the trees be "left with a 10 or 20 foot stump, over which a kindly garment of creepers is trained.

Portions of the Estate were sold off in the 1920s to maintain moneys in the upkeep of the Estate."

3.2.4 NSW Department of Health - From 1937 Onwards

*"The change in the Estate's function on the death of Dame Eadith Walker in 1937 has seen the overall form of the Estate remaining fairly intact with a decline, decay and removal of a number of the individual landscape components."*⁹

The high maintenance Estate of flower beds, vegetable garden, orchard and detailed landscape features that characterised the garden of Dame Eadith Walker required a far higher maintenance regime than that required for operation of a health facility. The auction of the house contents in 1938 featured a number of garden ornaments including seats, cement urns, Japanese stoneware, wishing well and the lawn tennis net.

With items such as these being removed, any pretence that the house and grounds would continue to be used as a large private Estate was being removed.

As evidenced in the aerial photograph of 1951, the changing function of the Estate was becoming apparent. The numbers of trees in the orchard were greatly reduced, smaller areas of the vegetable garden were being cultivated and a portion of the foreshore drive was grassed. The overall structure of the Estate was intact but without the need for attention to detail, areas were being gradually run down.

By 1970, bushland to the western and eastern boundaries was greatly reduced, no evidence of the orchard existed, garden beds were reduced, the swimming pool had been partially filled and the main jetty had been demolished. In the next decade a number of the outlying houses were demolished along with the Norwegian House and Power House.

⁸ Nora Cooper, 'A lovely Garden in New South Wales', The Australian Home Beautiful, May 1, 1929.

⁹ Note: Images of Yaralla Estate and Grounds in 1933 (four years prior to the death of Dame Eadith Walker) which appeared in 'Concord Jubilee, 1883-1933' p.157 are included in the attachments to this CMP.

With reduced maintenance and an emphasis on health care, the Estate has been gradually run down, with basic maintenance of mowing, weeding and some watering being achieved with the resources available. Gardening staff have been reduced, shared with the Thomas Walker Estate, with the emphasis on maintaining portions of the existing fabric, ongoing 'regeneration and replanting not being achieved.

The Friends of the Walker Estates have in recent times been responsible for valuable bush regeneration work, particularly in the eastern bushland area. It is the continuing interest by such groups that forms part of the ongoing maintenance strategies for the Estate.

Maintenance works funded by The Heritage Council of NSW were carried out along the Entry Drive and in the former Swimming Pool area during 1988."

3.3 Landscape Investigation

Note: The contents of this section have been sourced from the Conservation and Open Space Management Plan prepared for the NSW Department of Health by Rod Howard & David White (architects) in association with D.M. Taylor Landscape Architects Pty. Ltd. in January 1994. The detailed history of the site used in the preparation of both reports was prepared by Terry Kass. The 1994 document includes detailed Landscape and Inventory Sheets, Maps and Schedules of Trees. The Inventory Sheets have been updated in Part 2 of this report; other material has not been reproduced. For the complete history by Terry Kass and all other material refer to the 1994 CMP.

3.3.1 Regional Setting

"The Estate consists of a unique combination of open paddocks, remnant bushland and extensive gardens in the Sydney Metropolitan area. It is located on the middle reaches of the Parramatta River and covers an area of approximately 37 hectares.

The waterside location and open space of the Estate makes it applicable to compare the site with other areas both in the immediate waterway system and general waterway system which provides a diverse range of recreational opportunities which are accessible by land and water.

Other areas that are comparable to the Estate in the metropolitan area are limited because of the site's unique characteristics. Its stature as a recognised conservation precinct with special qualities and its location close to the geographical centre of Sydney on the major waterway, the Parramatta River combine to produce a site which provides both opportunities and constraints which are unique to the site.

At present public access to the site is restricted to the foreshore walk which runs from public land at Majors Bay around the point to Concord Repatriation Hospital. This

present public access the site is restricted but provides the opportunity to compare this site other public open space systems along the Parramatta River both in a local and regional setting.

The majority of open space systems around the Parramatta River are nominated public recreation areas. These include:

- *Cabarita Park*
- *Mortlake Point*
- *Canada Bay*
- *Smaller public: reserves*

There are a number of large open space areas near or adjacent to the Estate, including Majors Bay Reserve, Concord Golf Course, Massey Park and Queen Elizabeth Park.

The Estate, under the care and control of Sydney Local Health District, is not public land but has a small margin of the foreshore land with recognised public access. The nature of the Estate's open space differs from the surrounding open space as its landscape form is that of an intact farm with noticeably different spatial qualities to those of the surrounding open space areas.

The Estate forms part of the regional open space network of Sydney, focused on the Parramatta River, and in particular the foreshore of the river, linking with Majors Bay and through to Mortlake Point and through to Concord Hospital and The Thomas Walker Hospital."

3.3.2 Local Context

"As described in the Statement of Significance, the Estate is a rare surviving Edwardian Manor farm with many unique characteristics. The Estate is bounded by the Parramatta River on three sides with Yaralla Bay to the west, Majors Bay to the east and the Parramatta River proper to the north. Nullawarra Avenue is located on the southern boundary with Majors Bay Reserve making up the southern portion of Majors Bay.

Major land uses in the area consist of Concord Hospital across Yaralla Bay to the west with Concord Golf Club to the south east and suburban development to the south of Nullawarra Avenue.

The Estate is distinctive in the nature of its open space with established paddocks either side of the main drive which is lined with an avenue of Brushbox trees leading to the established landscape curtilage around the main house located on the northern section of the point. The landscape character is unique in Sydney with a virtually intact fabric of

a working farm, rural in quality which provides a strong contrast to the established open spaces of the public reserves that are present in the locality."

3.4 Landscape Evaluation

3.4.1 Cultural

"The Estate is protected by a Permanent Conservation Order and is recognised for its unique qualities."

3.4.2 Landscape and Visual Character

"The dominant landscape character is a rural quality established by the paddocks to the southern section of the property and the substantial trees located in the garden around the house. This is reinforced by the sense of isolation as the Estate protrudes into the Parramatta River with the river on the north, east and western sides. Nullawarra Avenue forms the southern boundary with bushland to the south east corner which restricts views into the Estate. Views are also restricted into the Estate through the dense mangrove growth along the edge of the River. The paddocks isolate the main house and garden from the housing located south of Nullawarra Avenue. The land is generally low lying being consistent with estuarine nature of the locality with a minor ridge line emphasised by the tree planting to the entry drive which starts at Nullawarra Avenue and terminates at the garden gates."

3.4.3 Landscape Zones

“For the purposes of an overall description, the Estate may be described as consisting of three major landscape zones. These are:

- a) The paddocks*
- b) The garden*
- c) Remnant bushland*

The Paddocks - *The major land use of the Estate, forming approximately 60% of the site area, the paddocks consist of fenced grass with few isolated trees, divided on a north south axis by the entry drive, lined with an avenue of trees. Landscape structures consist of fences which are in main painted white single rail with star picket and 3 strand wire making up the remnant fencing types. Views of the water are gained in areas of higher elevation along the drive.*

The Garden - *A large and established garden centred on "Yaralla" forms the major land use to the northern section of the point and covers approximately 30% of the property. The garden has retained its form as an established curtilage to the house with large, mature trees enclosing and isolating the house. The garden features a number of precincts as outlined elsewhere in this report, including an extensive rose garden and broad lawns with mature trees leading down to the foreshore which is dominated by the mature growth of mangroves. The visual character is semi-enclosed with views of the water restricted mainly by mangroves and the mature trees and shrubs within the garden.*

Remnant Bushland - *Located on the eastern boundary of the Estate adjacent to Majors Bay, and a minor portion to the western section of the site, the remnant bushland covers approximately 10% of the site. The character of the bushland is enclosed with a developed understorey of native shrubs and a canopy of endemic eucalypt trees, varying in height from 10-15 metres. The bushland acts as a visual buffer to the golf course and public open space to the east of the Estate.”*

4 HISTORICAL THEMES

A framework of historical themes has been developed by the Heritage Council of New South Wales which links in with the National framework of themes developed by the Australian Heritage Commission.¹⁰ These themes identify the historical values that might be used to interpret heritage significance. The relevant historical themes for the subject sites are listed below along with site examples.

Australian Theme:	NSW Theme:	Local Themes:	Site examples:
1. Tracing the natural evolution of Australia,	Environment - naturally evolved	There are two aspects to this theme: (1) Features occurring naturally in the physical environment which have significance independent of human intervention (2) Features occurring naturally in the physical environment which have shaped or influenced human life and cultures.	Foreshore location and relationship to the Parramatta River. Presence of endemic bushland and tidal mangroves.
2. Peopling Australia	Convict	Activities relating to incarceration, transport, reform, accommodation and working during the convict period in NSW (1788 -1850) – does not include activities associated with the conviction of persons in NSW that are unrelated to the imperial ‘convict system’: use the theme of Law & Order for such activities.	Isaac Nichols’ arrival in Sydney as a convict in 1791, later granted 50 acres on the Parramatta River at Concord (site)
3. Developing local, regional and national economies	Agriculture	Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture.	Establishment of stables, dairy, orchard and kitchen garden at Yaralla and self-sufficient running of the estate.
	Environment – cultural landscape	Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings.	Extensive clearing and landscaping of the estates for production and for leisure, including avenue of trees, rose garden, themed garden areas, service roads, etc.
	Health	Activities associated with preparing and providing medical assistance and/or promoting or maintaining the well-being of humans.	Historic and ongoing use of first Yaralla and later Magnolia Cottage for health purposes. Adaptive reuse of some buildings for health purposes.
	Pastoralism	Activities associated with the breeding, raising, processing and distribution of livestock for human use	Paddocks, stables, dairy, production of milk, slaughterhouse, showing of prize winning animals at the Royal Easter Show.

¹⁰ New South Wales Historical Themes (Heritage Council of NSW, 4 October 2011).

Australian Theme:	NSW Theme:	Local Themes:	Site examples:
	Technology	Activities and processes associated with the knowledge or use of mechanical arts and applied sciences	Use of the motor car, construction of what was reputedly the first private power generating plant.
	Transport	Activities associated with the moving of people and goods from one place to another, and systems for the provision of such movements.	Horses and carriage house on estate. Presence of multiple jetties and boat houses for water transport. Major road avenues for land transport. Purpose built accommodation for storage and servicing of motor cars.
4. Building settlements, towns and cities	Accommodation	Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	Construction of mansion, cottages and farm collections of buildings over time.
5. Working	Labour	Activities associated with work practises and organised and unorganised labour.	Role of labour on the estate when it was a self-sufficient farm. Accommodation of workers on the estate. Health workers.
7. Governing	Welfare	Activities and process associated with the provision of social services by the state or philanthropic organisations	Philanthropic activities of the Walker Family including creation of Trust and conversion of Yaralla to a hospital.
8. Developing Australia's cultural life	Domestic life	Activities associated with creating, maintaining, living in and working around houses and institutions.	Construction of cottages on and around the estate to accommodate workers after retirement. Function of estate as a working farm with dairy, chicken enclosures, kitchen garden, pet cemetery etc. Creation of career opportunities for women.
	Creative endeavour	Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Design of major buildings on estates by prominent architects of the day including Edmund Blacket and John Sulman. Ornamental gardens and garden features including sundial, balustrade, fountain, sunken garden and grotto.

Australian Theme:	NSW Theme:	Local Themes:	Site examples:
	Leisure	Activities associated with recreation and relaxation	The use of the estate for gatherings, parties and charity events attended, the presence of a swimming pool, bath house, grotto, croquet court, tennis court, squash court, garden walks and conservatory. Variety of sporting facilities on the site for private use.
9. Marking the phases of life	Persons	Activities of, and associations with, identifiable individuals, families and communal groups	Associations with the Nichols and Walker Families, architects Blacket and Sulman, visitation by the Prince of Wales (later King Edward VII) and Duke Mountbatten. Commemorative naming of the sites and wings of the hospitals. Bequests by general members of the community.

5 STATEMENT OF CULTURAL SIGNIFICANCE

5.1 Statement of Cultural Significance for the Dame Eadith Walker Estate site and landscape

The 1994 CMP sets out the Statement of Significance for the Dame Eadith Walker Estate, Concord as follows:

- *The Dame Eadith Walker Estate is a unique complex of buildings and landscape elements which is of outstanding significance as a large self-sufficient private residential estate.*
- *Yaralla house represents the work of two of Australia's major nineteenth century architects, Edmund Blacket and John Sulman. It is evidence of changing living patterns during the nineteenth century and into the twentieth century.*
- *The group of buildings comprising the Dairy Complex, Stable Complex, "Boronia Cottage", "Magnolia Cottage", Pig Enclosure, Chicken Enclosure and Fowl Enclosure, form an exceptional group of late nineteenth century farm buildings which clearly demonstrate the workings of a farm of this period.*
- *The group of buildings comprising the Dairy Complex, Stable Complex, "Boronia Cottage", "Magnolia Cottage", Pig Enclosure, Chicken Enclosure and Fowl Enclosure, are architecturally consistent and unified with strong visual, physical and historical links. [They comprise a unique group of buildings by John Sulman.*
- *The cottage known as "Woodbine" forms a strong link with the early days of the colony of New South Wales by virtue of association with Isaac Nichols, the colony's first post master. It is also important evidence of early settlement in the Concord region.*
- *The Estate has a strong association with an important mercantile and philanthropic family of the nineteenth and early twentieth century.*
- *Many archaeological remains exist on the Estate which have the potential, through archaeological analysis, to provide further information on the cultural heritage and lifestyle of the previous occupants of this important Estate.*
- *The existence of the foundations of demolished buildings is significant in that they help to physically define the extent of the Estate's cultural landscape.*
- *The Estate is significant in the evolving pattern of occupation of the colony starting as a grant to an ex-convict, through to a colonial gentleman's residence and early 20th century residence of an important philanthropic woman, Dame Eadith Walker. The Estate is also important evidence of early settlement in the Concord area.*
- *The Dame Eadith Walker Estate has botanical and scientific significance as a large collection of rare and important trees and shrubs on a large residential estate, many having existed in this location for over a century. A number of species have individual botanical importance for their rarity.*

Having assessed the site including its buildings and landscape, Rappoport support the statements made above concerning the cultural heritage significance of the place with the exception of the third point. In our opinion the buildings comprising the dairy complex have varying levels of significance as set out in Part 2 and Appendix 1 of this report. These buildings display some unity and would better be described as a group of buildings which define the dairy precinct and demonstrate the farming history of the site. Some of the buildings are of architectural and aesthetic significance.

The 1994 NSW Heritage Branch Inventory Sheet for the site provides the following Statement of Cultural Significance for the Dame Eadith Walker Estate, Concord:

The Dame Eadith Walker Estate is of outstanding cultural significance for NSW. It comprises a unique complex of 19th and early 20th century buildings in an essentially rural landscape setting and is an exceptionally rare complete example of a large Edwardian private residential Estate in Australia and one in close proximity to the city. The Estate has direct historical links with the early days of the colony of NSW and is strongly associated with an important mercantile and philanthropic family.

The Estate contains an exceptional group of late 19th century buildings, some of them rare examples, which clearly demonstrate the workings of a farm of this period. Its core is a substantial Italianate villa, "Yaralla", designed by Edmond Blacket & John Sulman and also of architectural and historical significance for its associations with Thomas Walker, a prominent Australian. It is of great significance for its landscape, as an intact Estate on the Parramatta River, with extensive mature mangroves fringing the shore and mature plantings in an extensive but deteriorated garden. The Estate has a large collection of rare and important trees and shrubs, many over a century old, some of individual botanical and horticultural significance and rarity as well as herbaceous and climbing plant specimens. Whilst not of exceptional design, as a component of the Estate the garden with its extensive late Victorian or Edwardian grotto-work, picking, flower garden and entertaining areas is of much interest, and demonstrates a lost way of life.¹¹

The Estate has a high degree of historic, aesthetic, architectural, scientific and social significance. The significance of the Estate was recognised by the making of a Permanent Conservation Order under the NSW Heritage Act in 1981. This Order covers the entire property.

¹¹ NSW Heritage Branch Inventory Sheet – Database No. 5045176 / File No. 09/04421; S90/02002 & HC 30236

5.2 Statement of Cultural Significance for Yaralla (Main House)

The following statement of significance for Yaralla has been sourced from the document *Dame Eadith Walker Hospital Conservation Management Plan Review* prepared for Sydney South West Area Health Services by Godden Mackay Logan Pty Ltd, June 2011.

Yaralla has close links to the prominent nineteenth-century merchant, banker, landowner and philanthropist Thomas Walker and in particular to his only child Dame Eadith Walker, a benefactress renowned for her philanthropic activities and charitable pursuits in the early decades of the twentieth century. Dame Eadith's generous and enthusiastic use of her home and its grounds for balls, lavish parties and other social activities as well as for charity fund-raising events is as much reflected in the character and fabric of the place as the more recent hospital uses.

Yaralla represents the work of two of Australia's most renowned architects Edmund Blacket and Sir John Sulman both of whom formed personal and professional relationships with members of the Walker family and their close acquaintances. John Sulman's influence in particular is reflected in the design of many of the important outbuildings on the estate as well as the major alterations and additions made to the main building in the late nineteenth and early twentieth centuries.

Conspicuously sited within an extensive garden setting that occupies an entire peninsula on the southern foreshore of the Parramatta River, the Yaralla building and its relationship with its surroundings has unique aesthetic qualities. The Italianate tower of the building is a local landmark within a remarkably picturesque riverside landscape.

The building and its site contain a remarkable layering of evidence representing the various phases of occupation and use from the 1850s to the early twenty-first century. It provides evidence of changing living patterns during the nineteenth century and into the early twentieth century, and also of changes that have occurred in medical practice since World War II. For much of the past seventy years, the main building at Yaralla has operated as a hospital and recuperation facility where patients suffering from particular medical conditions have received care and treatment.

6 CONSTRAINTS AND OPPORTUNITIES

6.1 Introduction

Future management of the Dame Eadith Walker Estate should be in accordance with the guidelines of the Australia ICOMOS Burra Charter. The conservation planning process established by the Burra Charter of Australia ICOMOS guidelines requires that:

- The policy for managing a place must be based on an understanding of its cultural significance [Article 6.2]; and
- Policy development should also include consideration of other factors affecting the future of a place such as the owner's needs, resources, external constraints and its physical condition [Article 6.3]

The identified constraints and opportunities for this site are detailed in the following sections.

6.2 Constraints arising from the statements of significance

The Dame Eadith Walker Estate in Concord including its buildings, structures and landscapes is identified as a place of heritage significance to the State of New South Wales. The significance of the overall Dame Eadith Walker Estate site is summarised in Section 5. The significance of its constituent elements is established in the individual Inventory and Policy Sheets in Part 2 of this CMP.

Any future or proposed changes to the site in general or to the individual buildings, structures or landscape precincts must be referred to this document. The following points summarise the constraints arising from Statement of Cultural Significance:

- **Heritage value** – The Dame Eadith Walker Estate at Concord is a place of considerable heritage value and should consequently be treated in accordance with accepted conservation principles and guidelines;
- **Spatial relationships** – The essential spatial relationships between the buildings and landscape elements of major significance on the Estate should not be compromised and must be critically assessed in terms of any new development; and,
- **Visual qualities** – No actions or activities should occur which could detract from the visual qualities of the buildings and their identified cultural heritage landscape setting and curtilage.

Complementing this obligation to conserve the significance of the site is the obligation to communicate it to present and future generations.

6.3 Constraints arising from the condition and significance of the fabric and landscape

This document provides an in-depth analysis of the condition and significance of the Dame Eadith Walker Estate's buildings, structures and landscape precincts in Part 2. The condition of the fabric of the site's individual buildings and structures as at August 2013 is identified in each building or structure's inventory sheet in Part 2 of this CMP. The main house Yaralla, Storage Sheds, Laundry and High Stone Wall were assessed separately in January 2014. It has been determined that the Estate and its buildings, structures and landscape precincts are both significant and in relatively sound condition (exceptions are noted in individual inventory sheets). Given the state significance of the site, there is a clear obligation to conserve the site's physical fabric, landscape character and spatial relationships.

6.4 Constraints arising from statutory requirements under Australian law

6.4.1 Heritage Act 1977

The purpose of the Act is to ensure that the cultural heritage of New South Wales is adequately identified and conserved.

- Section 38A of the Act may require the preparation of Conservation Management Plans for items listed on the State Heritage Register prior to any physical modification taking place.
- Sections 57 and 60 of the Act requires that applications to modify state listed buildings must be lodged with the NSW Heritage Office. This process applies to proposed works on the site as detailed in Landscape Inventory and Policy Sheets in Part 2 of this CMP. If proposed works are of a minor nature, they may qualify for exemption under Section 57(2) of the Act. The Document *Standard Exemptions for Works Requiring Heritage Council Approval* (available online through the Heritage Branch website) explains the nature standard exemptions and lists a schedule of 17 standard exemptions.
- Section 139 of the Act specifically provides protection for any item classed as a relic. A relic is defined in the Heritage Act 1977, Part 1, Section 4, as "...any deposit object or material evidence-
 - a) which relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement; and
 - b) which is 50 or more years old".
- Many relics are located on the Yaralla Estate. If any excavations or alterations are to be undertaken on these relics then application must be obtained for a permit under Section 140 of the Act. Such application should be made to the Heritage Council of New South Wales through the Heritage Branch, Department of Planning.
- Section 170 of the Act requires government agencies to identify, conserve and manage heritage assets owned, occupied or managed by that agency.

6.4.2 Canada Bay Local Environmental Plan 2013 (LEP 2013)

The site is within the Local Government Area of Canada Bay. Canada Bay Council becomes recipient of any application made for work on the site as an intermediary of the NSW Department of Environment & Heritage.

6.4.3 Walker Trust Act 1938

Use of the Estate must comply with provisions of the Walker Trust Act 1938. The Act provided for the establishment of a Hospital on site and gave the Royal Prince Alfred Hospital (now Sydney Local Health District) responsibility for the control, management and administration of the Hospital. The Act allows the trustee to lease or licence parts of the land for “for the purpose of public open space or for the purpose of the agistment of horses, or for purposes ancillary to public hospital, public health, public open space or horse agistment purposes.”

Sydney Local Health District (SLHD) have a trust account that holds funds associated with the Walker Trust. The Walker Trust is managed by Perpetual Trustees who allocate an annuity to the District for the estate. The value of the annuity changes each year. Funds are allocated for both the Dame Eadith Walker Estate site and the Thomas Walker Estate site, located one peninsula to the north. These funds are all held in the same SLHD trust account.

Site maintenance and conservation activity for both sites is funded from the SLHD trust account. These funds are used for a wide range of activities including general maintenance and conservation works. The primary focus is on the buildings used for health care, but funds are expended on other areas. The gardens at DEW are maintained via an annual contract paid through the trust. The most recent conservation works have been the restoration of the Thomas Walker boathouse and the restoration of the Balustrade to the Italian Garden at the Dame Eadith Walker Estate. SLHD general funds also have a maintenance component for each of the services using the sites and these funds contribute to general maintenance of the buildings that are occupied by these services.

Proposed works are assessed by the Capital Works and Engineering Services Departments with recommendations to the Chief Executive on priorities. The Chief Executive authorises all work on both sites and Capital Works and Engineering Services Departments are responsible for organising the works.

6.4.4 National Parks & Wildlife Act 1974

All Aboriginal relics are protected by Section 90 of the National Parks & Wildlife Act which states it is an offence to knowingly deface, damage or destroy a relic or Aboriginal place in New South Wales without first obtaining the written consent of the Director of the New South Wales National Parks & Wildlife Service.

Although Yaralla Estate is not a registered Aboriginal Place, nor were any Aboriginal relics located on the property during survey work undertaken as part of this study, all employees and contractors working on the Estate should be made aware of the above. If they uncover any previously undetected Aboriginal relic, all work must cease immediately in the vicinity of that relic and the Cultural Resources Co-ordinator, National Parks & Wildlife Service should be contacted and advice sought on an appropriate course of action.

6.5 Constraints arising from stakeholders and funding

The Managers of the Walker Trust including the Dame Eadith Walker Estate are Sydney Local Health District (SLHD), a branch of NSW Health. The current site project managers are Blue Visions Management, Level 14, 99 Mount Street North Sydney NSW 2060. Other stakeholders of the site include:

- The Heritage Council of NSW;
- The Heritage Branch of the NSW Office of Environment and Heritage;
- The National Trust of Australia (NSW);
- The Friends of the Walker Estates (volunteer organisation); and,
- The City of Canada Bay Heritage Society (volunteer organisation).

The main source of funding for conservation works is the Walker Trust annuity. Sydney Local Health District charge for photography & filming on the Walker Estates and money raised is credited to the Sydney Local Health District (SLHD) Trust account.

The City of Canada Bay Heritage Society also raises money to help with the preservation and restoration of minor buildings and areas on the estate. The main fund raising effort is the holding of Open Days at Yaralla and Thomas Walker Convalescent Hospital. All money raised in this way is used for conservation of the estates. Volunteers are welcomed to assist as tour guides, to help with Devonshire teas for tours or to assist with labouring work on the estate.¹²

6.6 Constraints and opportunities for use of the buildings, structures and landscape precincts

The Walker Trust requires that the site remains in use for health purposes but allows for lease or license of part of the land for open space or agistment of horses or for purposes ancillary to public hospital, public health, public open space or horse agistment purposes. At the time of preparation of this CMP the main buildings Yaralla, along with the storage sheds, high stone wall and laundry form one health precinct while the cottage Magnolia forms another. Both are used for dementia care.

¹² <http://www.concordheritage.asn.au/walker-estates/overview> accessed December 2013.

Notwithstanding these constraints on the use and the obligation to conserve the Estate's fabric, landscapes and significance, various opportunities may present themselves for the future use of the Estate's individual buildings, structures and landscape precincts provided that the fabric and significance is not negatively affected. Accordingly, any proposed future uses may be entertained but will need to be measured against the conservation policies presented in this Conservation Management Plan.

Since preparation of the previous CMP (1994) a number of buildings have undergone conservation works and adaptive reuse works in accordance with the policies of that CMP. Continuous occupation of buildings by finding appropriate new uses or reinstating prior uses is preferred to allowing buildings to remain vacant for extended periods of time.

The nature of the site and its varied uses also presents an opportunity to interpret the significance of the site to users and people working within the buildings.

Given the extent of the site and its combination of uses and extensive maintenance and conservation requirements, there is also an opportunity to prepare and implement a master plan to guide the long term ongoing use and management of the site.

7 CONSERVATION POLICY BACKGROUND

Conservation Policy refers to methods, principles and procedures involved in the conservation process. The Conservation Policy has been developed from previous policies prepared in 1994 and a careful assessment of constraints, obligations and opportunities relating to the site.

7.1 Objectives of conservation policies

The main objectives of the conservation policies are:

- To maintain the cultural heritage significance of the Dame Eadith Walker Estate in the context of its cultural landscape setting;
- To retain the principal heritage and cultural context of the site;
- To conserve fabric identified in Part 2 of this CMP as constituting ‘Exceptional’, ‘High’ and ‘Moderate’ significance; and,
- To facilitate ongoing appropriate future use of the site.

As a general guide:

- As much historic fabric as is possible should be conserved;
- No activity or intervention should be instigated without an assessment being conducted to ascertain its potential impact upon the significance of individual buildings, building and structural fabric, the setting of the place and the visual curtilage of the Dame Eadith Walker Estate;
- A process of regular maintenance and inspection should be incorporated for significant building fabric and landscape elements;
- Any new internal finishes and introduction of new services to the building fabric should be carefully designed and integrated to minimise potential negative impacts and must duly be assessed in accordance with the principles enunciated in this document; and,
- Reference should be made where possible to original architectural drawings for reconstruction of missing elements.

8 CONSERVATION POLICY

8.1 Policy: This Conservation Management Plan and its policies should be formally adopted

8.1.1 This Conservation Management Plan and its policies should be formally adopted to act as a guide to the future management and development of the Dame Eadith Walker Estate site. The plan should be made available to all relevant consent authorities and stakeholders.

8.2 Policy: This Conservation Management Plan should be reviewed every 5 years

8.2.1 This Conservation Management Plan should be reviewed every 5 years or when significant new information is available for the site.

8.3 Policy: The statement of cultural significance shall be the basis for future planning

8.3.1 The Statement of Cultural Significance set out in Section 5 of this CMP should be accepted as the principal basis for future planning.

8.3.2 All works carried out within the Estate should facilitate and not obscure, confuse or detract from the interpretation of the place as a remnant Edwardian Estate having considerable integrity and cultural significance.

8.4 Policy: Existing uses of the site should continue. Historic uses should be reinstated where possible. Proposed new uses should be compatible with the site.

8.4.1 Existing uses of the site should continue.

8.4.2 Continued use of occupied buildings and finding of compatible new uses for vacant buildings is encouraged.

8.4.3 Historic uses should be reinstated where possible and practical.

8.4.4 Where new uses are proposed they should be compatible with the existing uses of the site and existing buildings to avoid any detrimental impacts on heritage significance.

8.5 Policy: Work on site should be undertaken in accordance with the principles of the Australia ICOMOS Burra Charter

The Australia ICOMOS *Charter for the Conservation of Places of Cultural Significance (Burra Charter)* as revised in 1988 is the nationally recognised benchmark for measuring heritage significance and is accepted by the Heritage Council of New South Wales as providing sound guidelines for conservation work and practices. The Burra Charter consists of thirty-four articles and is available to view online through Australia ICOMOS.

8.5.1 The following definitions from the Burra Charter have been used in this CMP and should be referred to when implementing policies from this CMP and when proposing changes to the site:

- **Fabric** means all the physical material of the place.
- **Conservation** means all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may according to circumstance include preservation, restoration and adaptation and will be commonly a combination of more than one of these.
- **Maintenance** means the continuous protective care of the fabric, contents and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction and it should be treated accordingly.
- **Preservation** means maintaining the fabric of a place in its existing state and retarding deterioration.
- **Restoration** means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
- **Reconstruction** means returning a place as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the fabric. This is not to be confused with either re-creation or conjectural reconstruction which is outside the scope of this Charter. Reconstruction of missing elements of buildings is most desirable where the intended use of the element is compatible with its original use.
- **Adaptation** means modifying a place to suit proposed compatible uses.
- **Compatible use** means a use which involves no change to the culturally significant fabric, changes which are substantially reversible

The following terms used in Table 1-3 have the following meanings herein:

- **Replace** means remove fabric and replace with non-identical fabric that is sympathetic to the existing fabric and readily distinguishable as new work.
- **Replicate** means remove fabric and replace with fabric that is identical in form, size, material, colour, etc.

8.5.2 The future conservation and development of the place should be conducted in accordance with the principles of the Burra Charter. Articles which are of particular relevance to the site are reproduced below for reference purposes:

- Provision should be made for the continuing security and maintenance of significant items. [Article 2]

- All conservation works should involve minimum interference to the existing significant fabric. [Article 3]
- The visual setting for significant items should be maintained and no new construction or other action which detracts from the heritage value of the item should occur. [Article 8]
- Significant landscape features should remain in their existing position unless relocation is the sole means of achieving survival. [Article 9]
- Stabilisation of any significant item should not detract from the heritage value of the item. [Article 12]
- Fabric from all periods should be recognised as contributing to the significance of the item. [Article 16]
- Any fabric of cultural significance removed in the process of adaptation must be kept safely to enable its future reinstatement. [Article 22]
- Existing fabric should be recorded before disturbance occurs. [Article 23]
- Disturbance of fabric may occur in order to provide evidence needed for the making of decisions on the conservation of the place. [Article 24]
- The decision-making procedure and individuals responsible for policy decisions should be identified. [Article 26]
- Appropriate direction and supervision should be maintained at all stages of work. [Article 27]
- A record should be kept of new evidence and future decisions. [Article 27]

8.6 Policy: Proposed changes must consider the significance of fabric and spaces

Different components of a place may make a different contribution to its heritage value. Fabric or spaces comprising built elements on the Estate have been given a grading of 'Exceptional', 'High', 'Moderate', 'Little', or 'Intrusive' (see Part 2 for further explanation).

- 8.6.1 Proposed changes to the place should take into account the significance of Building Fabric. As a general guide, the maximum amount of extant significant fabric should be retained. Table 1-3 describes appropriate conservation action for building fabric according to its cultural significance and condition.

CULTURAL SIGNIFICANCE	CONDITION		
	VERY POOR - POOR	FAIR	GOOD – VERY GOOD
INTRUSIVE	Remove	Remove	Remove
LITTLE	Remove, maintain, replace	Remove, maintain, replace	Remove, maintain, replace
MODERATE	Repair, replace, replicate	Preserve, repair, replicate	Preserve, repair
HIGH	Repair, replicate	Repair, replicate	Preserve, repair
EXCEPTIONAL	Repair, replicate	Repair	Preserve, repair

Table 1-3: Conservation Actions for building fabric based on significance and condition.

8.7 Policy: Proposed new work should consider the significance of fabric and spaces

Different components of a place may make a different contribution to its heritage value. Fabric or spaces comprising built elements on the Estate have been given a grading of 'Exceptional', 'High', 'Moderate', 'Little', or 'Intrusive' (see Part 2 for further explanation). Generally:

- 8.7.1 Proposed new work should take into account the significance of building fabric.
- 8.7.2 New work to highly significant fabric and spaces is only acceptable if the new work will not negatively impact upon the identified cultural significance. Any new work must be sympathetic to the existing highly significant fabric but should not aim to mimic it.
- 8.7.3 New work to moderately significant fabric and spaces may be acceptable where it does not negatively impact upon the identified cultural significance. Any new work should, where possible, be sympathetic to existing fabric.
- 8.7.4 New work to fabric and spaces of little significance may be acceptable as long as any changes are as sympathetic as possible to existing fabric and spaces.
- 8.7.5 New work to fabric and spaces that are intrusive may occur provided that the work is carried out in a way that minimises any potential negative impact on significant fabric or spaces.
- 8.7.6 Any new development should result in the embracement of the cultural significance of the site. Major works should be carried out in areas where little or no significant fabric remains, or in areas deemed to have lesser significance.

8.8 Policy: Conservation works should be carried out by qualified heritage professionals

- 8.8.1 Conservation works are to be presided over by a suitably qualified heritage practitioner who should regularly report back to the relevant authority all works to fabric identified in this conservation management plan as being of 'Moderate', 'High' or 'Exceptional' significance.
- 8.8.2 Conservation works should be carried out by suitably qualified individuals or companies with a proven track record in heritage works, such as those listed on the

NSW Heritage Branch's Directory of Conservation Suppliers and Services. Prior to the commencement of conservation works, evidence must be provided to the Project Manager that all tradespersons who have been appointed to modify identified significant fabric have proof of the necessary qualifications and skills indicated in this Conservation Management Plan. If the appointment of individual tradespersons or companies changes during the conservation works, any subsequent appointments must provide new evidence of the relevant skills and qualifications.

- 8.8.3 Once any proposed physical changes come to fruition, a specification of works needs to be drawn up and submitted for approval in accordance with legislative requirements.

8.9 Policy: Buildings, structures and grounds should be maintained in best possible condition

- 8.9.1 An ongoing maintenance program for the site should be implemented.

- 8.9.2 The ongoing maintenance strategy for the site should consist of a program of corrective, planned and emergency maintenance.

Corrective maintenance refers to work needed to return an element to a stable condition requiring only routine inspection and maintenance.

Planned maintenance refers to ongoing inspections and predictable work required to maintain 'Good' condition. The current program of maintenance of buildings and grounds should continue with reference to the ongoing maintenance strategy in Part 2.

Emergency maintenance refers to unpredictable damage repairs such as those caused by vandalism or storm damage. Emergency procedures should be implemented for the site to ensure prompt response times. Security monitoring of the site should continue to minimise the potential for vandalism.

8.10 Policy: Maintain accurate and up to date records of all work conducted on the estate

- 8.10.1 Records should be kept of all maintenance and repair work conducted on the Estate (see detail in ongoing maintenance strategy in Part 2).

- 8.10.2 Approved alterations to significant items on the Estate should be preceded by detailed recording of the item to be altered.

8.11 Policy: Public access to the estate should be retained and enhanced

- 8.11.1 Retain and facilitate public access to the Estate (but not to the health facilities or leased properties (Yaralla, Magnolia, Jonquil, Hyacinth, Woodbine, Boronia and the Stables Complex).

- 8.11.2 Ensure that access to and from the Estate and its buildings (where applicable) is safe and convenient for employees, residents and visitors.

- 8.11.3 Maintain access for tours and local heritage organisations including the City of Canada Bay Heritage Society and Friends of the Walker Estates.

- 8.11.4 Security monitoring of the site should continue to ensure the safety of all staff, residents and visitors.
- 8.11.5 Access to the site should only be restricted where it is essential for safety, security or effective function of the Estate (e.g. health services areas, residences, off-leash dog park areas, agistment areas).

8.12 Policy: An interpretation strategy should be prepared and implemented for the site

- 8.12.1 An Interpretation Strategy should be prepared and implemented for the whole site detailing its history and uses over time in order to enhance an understanding of significance of the place by present and future generations.
- 8.12.2 Interpretation should be integrated with existing public access strategies, site paths and the existing Kokoda Track Memorial Trail.

8.13 Policy: Removed significant fabric should be stored on site for future reinstatement

- 8.13.1 Any significant fabric removed from its original location should be securely stored on site for future reinstatement. A record of all items stored should be maintained.

8.14 Policy: A Master Plan should be prepared for the Walker Estates

- 8.14.1 A Master Plan should be prepared for the Dame Eadith Walker Estate and Thomas Walker Estate (both covered by the Walker Trust Act) to provide cohesive future guidance in terms of the ongoing conservation works, uses and management.

8.15 Policy: A Conservation Management Document should be prepared for the Walker Estates

- 8.15.1 A Conservation Management Document for the site should be compiled including this Conservation Management Plan and future documents prepared for the site including an Interpretation Strategy and Master Plan. All persons responsible for the management of the site should have access to the Conservation Management Document.

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Documentary sources:

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City of Canada Bay image library <http://imagelibrary.canadabay.nsw.gov.au/Library>, accessed August 2013)

Conservation and Open Space Management Plan prepared for the NSW Department of Health by Rod Howard & David White (architects) in association with D.M. Taylor Landscape Architects Pty. Ltd in January 1994

Dame Eadith Walker Hospital Conservation Management Plan Review prepared for Sydney South West Area Health Services by Godden Mackay Logan Pty Ltd, June 2011.

Assessment of Outbuildings, an extract of a report prepared by Andrew A. Layton for Engineering Building and Facilities Services, Central Sydney Area Health Service. (Note: This document was undated, but likely prepared c.1994.)

Walker Trust Act 1938

Tender Documents for proposed works prepared for Sydney Local Health District

Historic displays at Dame Eadith Walker Estate

Images and tables:

The majority of images used in this report were taken by Rappoport on multiple visits to the site in July, August and December 2013 and in January 2014. All images used are fully referenced in the text.

Information in tables is fully referenced in the text.

Figure and table numbers are preceded by '1' or '2', depending on whether they are found in Part 1, Part 2, or the Attachments section of this report.

ATTACHMENTS:

ATTACHMENT A: HISTORIC PHOTOGRAPHS

ATTACHMENT B: LIST OF EXISTING BUILDINGS AND STRUCTURES

ATTACHMENT C: LIST OF DEMOLISHED BUILDINGS AND STRUCTURES

ATTACHMENT D: LIST OF LANDSCAPE PRECINCTS

ATTACHMENT E: SITE PLANS

ATTACHMENT A – HISTORIC PHOTOGRAPHS

Conservatory (demolished c.1970s)



Figure 1-14: Interior of the Conservatory, Yaralla estate, c.1941. (Source: National Library of Australia <http://nla.gov.au/nla.pic-an12826449> accessed August 2013)

Pool and Bathing House adjacent to Grotto (demolished c.1970s)



*Figure 1-15: Photographs of bathing pool next to grotto, Yaralla, dated 22nd August 1915 from Album 66: Photographs of the Allen family, 14 March 1915 - 25 December 1915. (Source: State Library of NSW - PX*D 603)*

Camellia, Inner Gate House (demolished c.1970s)



Figure 1-16: (Top) Gatehouse, Yaralla estate, Concord in 1910 and again in 1975. The Gatehouse was dismantled in the late 1970s. Photographs are from an album of photographs by Samuel Spink held by City of Canada Bay Museum and 'Concord, a Centenary History' p. 94. (Source: City of Canada Bay Museum <http://imagelibrary.canadabay.nsw.gov.au/Library> accessed August 2013)

Norwegian Cottage (demolished c.1970s)



Figure 1-17: Norwegian cottage at Yaralla estate, Concord in 1910. Photograph is from an album of photographs by Samuel Spink held by City of Canada Bay Museum. (Source: City of Canada Bay Museum <http://imagelibrary.canadabay.nsw.gov.au/Library> accessed August 2013)



Figure 1-18: Interior of Norwegian cottage at Yaralla estate, Concord in 1910. Photograph is from an album of photographs by Samuel Spink held by City of Canada Bay Museum. (Source: City of Canada Bay Museum <http://imagelibrary.canadabay.nsw.gov.au/Library> accessed August 2013)

Pet Cemetery (dismantled due to vandalism risk)



Figure 1-19: Gate, headstones and photograph from former Pet Cemetery, dismantled from former location in Northwest Garden, now part of an historic display prepared by the Friends of the Walker Estates group located within the Squash Court. (Source: Rappoport Pty Ltd, August 2013)

Jetty on Major's Bay side (demolished)



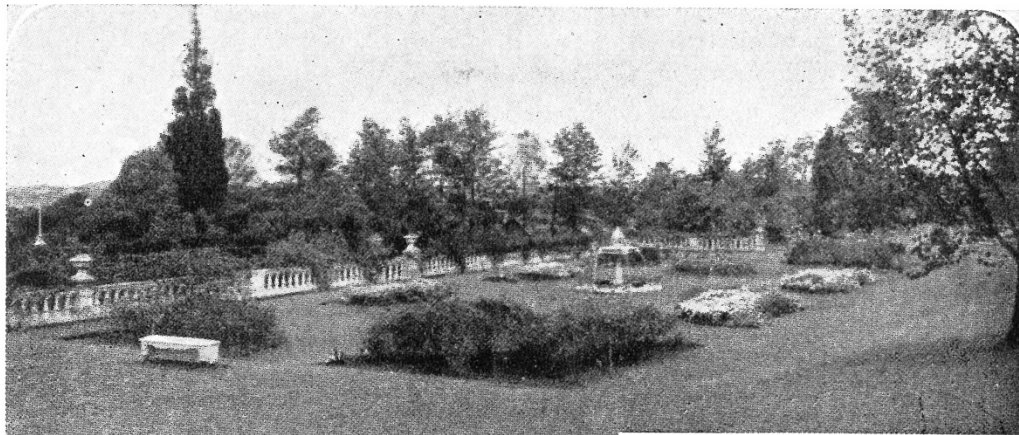
Figure 1-20: Jetty on Major's Bay side (Item D22) (Source: Historic image with stored elements in dairy complex, photographed by Rappoport August 2013)

Powerhouse (demolished c.1970s)



Figure 1-21: Powerhouse, Yaralla estate, Concord in 1910. Photograph is from an album of photographs by Samuel Spink held by City of Canada Bay Museum. (Source: City of Canada Bay Museum <http://imagelibrary.canadabay.nsw.gov.au/Library> accessed August 2013)

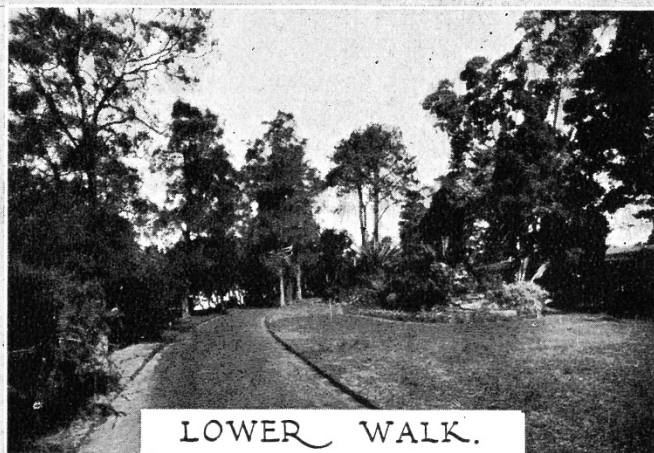
Figure 1-22: (On following pages) Images of Yaralla Estate and Grounds c.1933 which appeared in 'Concord Jubilee, 1883-1933' p.157. (Source: City of Canada Bay Museum <http://imagelibrary.canadabay.nsw.gov.au/Library> accessed August 2013)



BALLASTRADE.

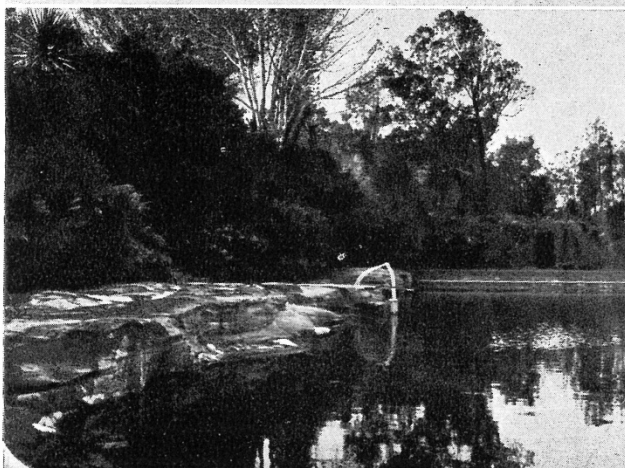


ORIGINAL WHITE GUM.



LOWER WALK.

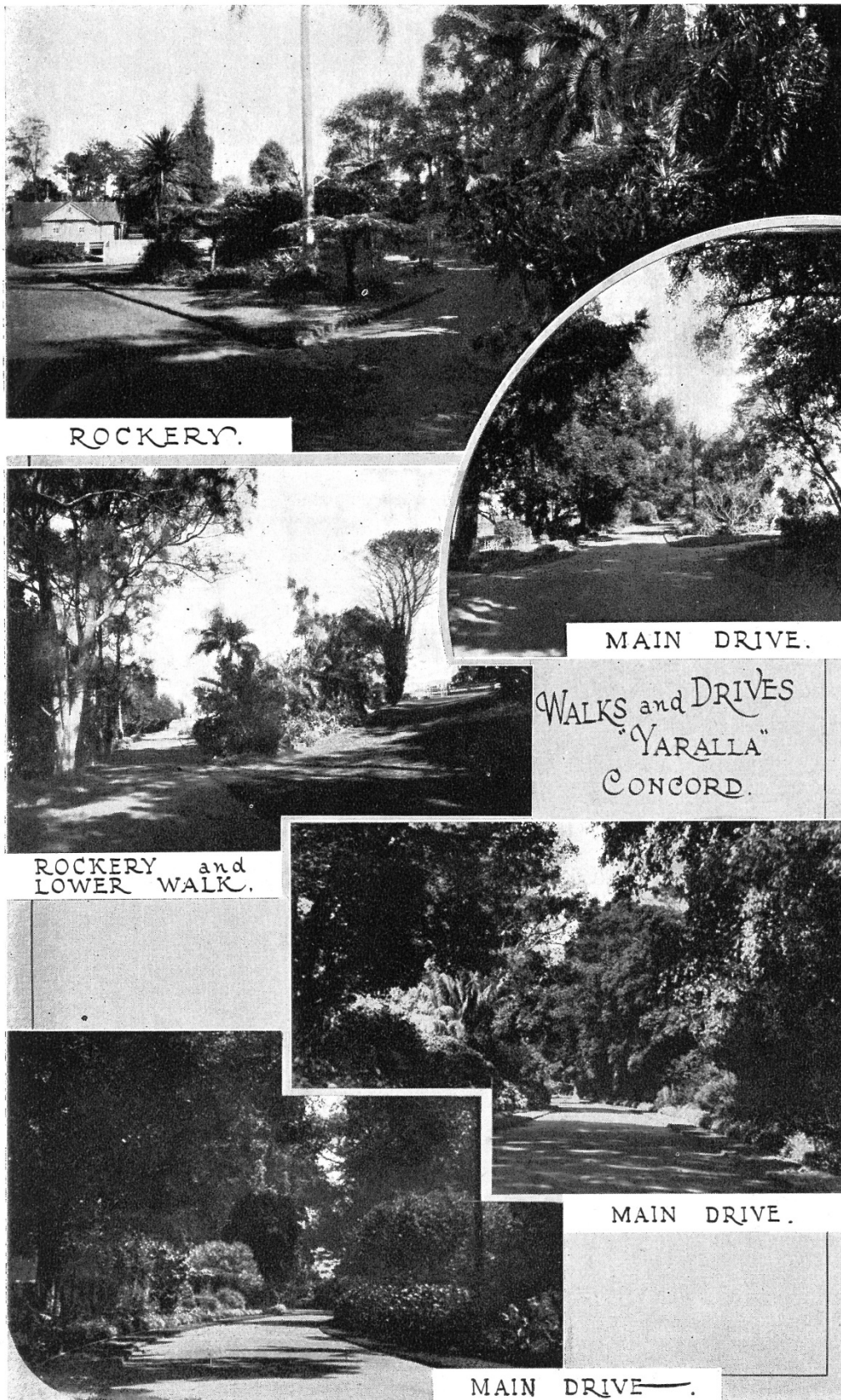
GROUNDS
"YARALLA"
CONCORD.

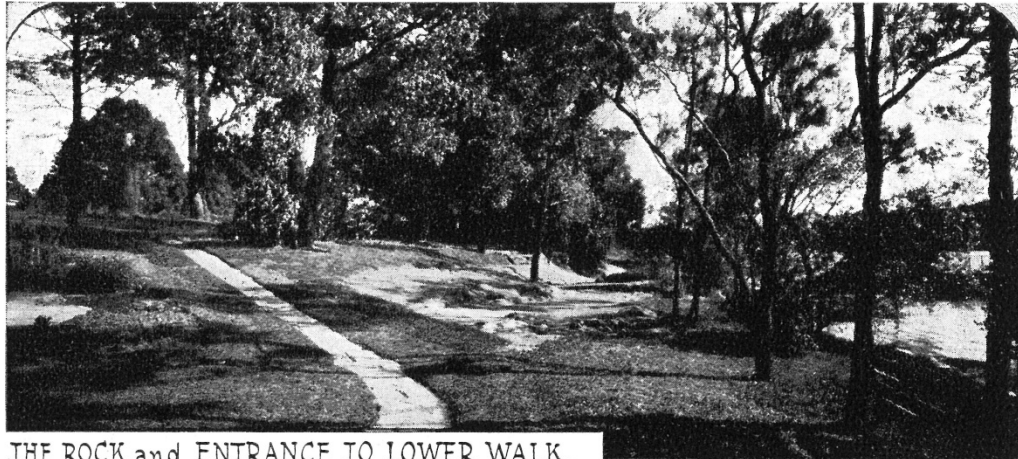


SWIMMING POOL and ROCKERY.



ORIGINAL BLACK BUTT.
ON ESTATE.





THE ROCK and ENTRANCE TO LOWER WALK.

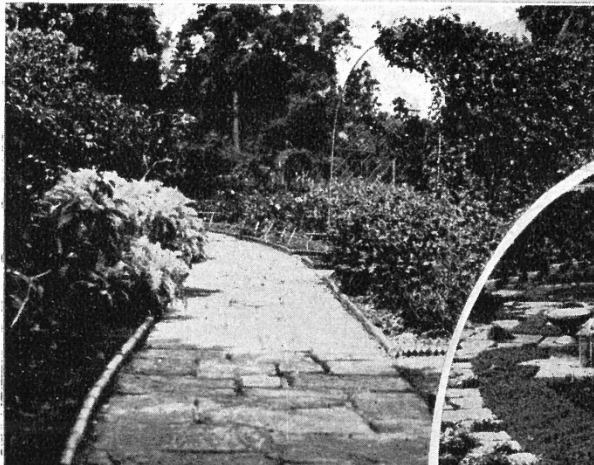


ROSE GARDEN.

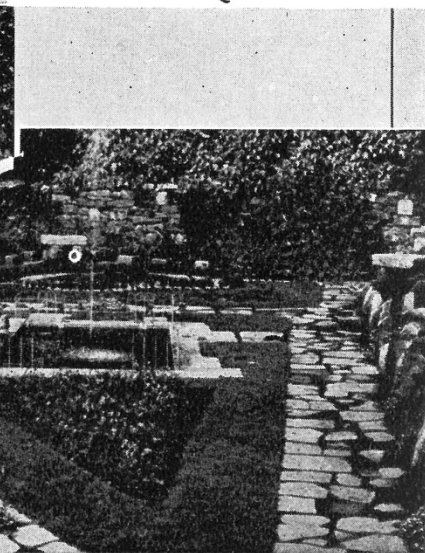


LAVENDER WALK.

GARDEN VIEWS
"YARALLA"
CONCORD.



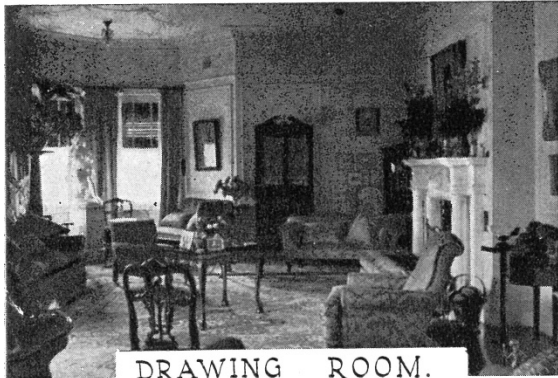
GARDEN VIEW.



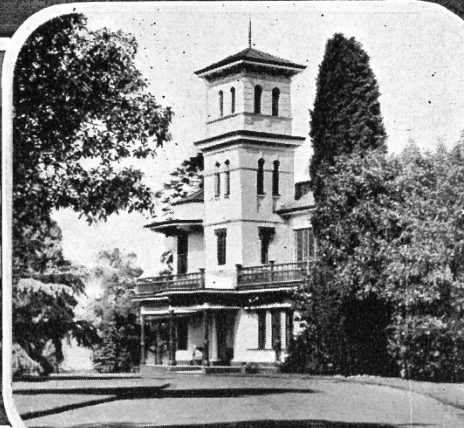
SUNKEN GARDEN



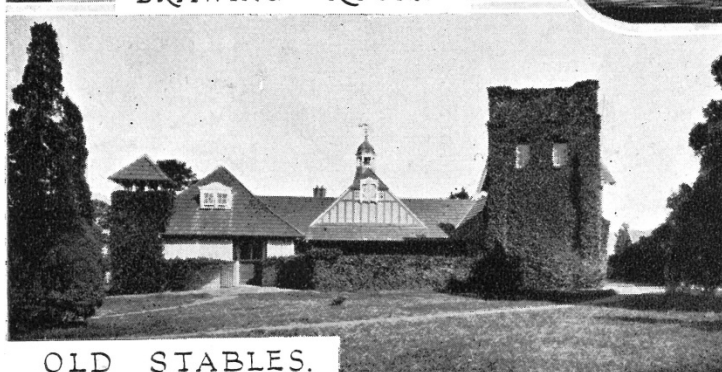
FRONT OF MANSION.



DRAWING ROOM.



DRIVE and
MAIN DOOR.



OLD STABLES.

MANSION
and
GROUNDS.
"YARALLA"
CONCORD.



RIVER FRONT



CONSERVATORY

ATTACHMENT B – LIST OF EXISTING BUILDINGS AND STRUCTURES

REFERENCE ¹³	ITEM NAME	
B1	Gate to service road	<i>Structure</i>
B2	Jonquil Cottage	
B3	Main Gate at Nullawarra Avenue	<i>Structure</i>
B4	Hyacinth Cottage	
B5	Inner Gate	<i>Structure</i>
B6	Stables Complex	
B7	Small Stables	
B8	Boronia Cottage	
B9	Potting Shed	
B10	Garage to Boronia	
B11	Timber Shed	
B12	Former Livestock Ramp	<i>Structure</i>
B13	Former Pig Enclosure	
B14	Former Chicken Enclosure	
B15	Former Fowl Enclosure	
B16	Dairy Building	
B17	Woodbine Cottage	
B18	Annex to Woodbine	
B19	Yaralla – Main House	<i>Not included in this report</i>
B20	Storage Sheds	
B21	High Stone Wall	<i>Structure</i>
B22	Laundry and Substation Block	
B23	Garden Shed	
B24	Squash Court	
B25	Subterranean Tank	<i>Structure; not included in this report</i>
B26	Balustrade to Italian Garden	<i>Structure</i>
B26/A	Four Winds Fountain	<i>Structure</i>
B27	Magnolia Cottage	<i>Now Kalparrin Day Centre</i>
B28	Small Garage	
B29	Garage	
B30	Sea Wall	<i>Structure</i>
B31	Sundial	<i>Structure</i>

Table A-4: List of existing buildings and structures on the Dame Eadith Walker Estate.

¹³ References numbers are consistent with numbers used in the 1994 CMP. See A3 plans for location of items.

ATTACHMENT C – LIST OF DEMOLISHED BUILDINGS AND STRUCTURES

REFERENCE¹⁴	BUILDING/STRUCTURE NAME
D1	Pumping Station
D2	Incinerator
D3	Gardenia Cottage
D4	Fuchsia Cottage
D5	Dahlia Cottage
D6	Camellia Cottage
D7	Weatherboard Stable
D8	Stable Buildings
D9	Filter Tanks
D10	Lavender Cottage
D11	Norwegian Cottage
D12	Swiss Cottage
D13	Pet's Cemetery
D14	Main Jetty
D15	Croquet Lawn
D16	Conservatory/Billiard/Indian Room
D17	Glass Houses
D18	Tennis Courts
D19	Bathing House
D20	Swimming Pool
D21	Engine Room
D22	Jetty

Table A-5: List of demolished buildings and structures on the Dame Eadith Walker Estate.

During the 1970s many of the buildings and structure on site were demolished and the original swimming pool filled in. The losses in this period coincided with a gradual decline in the overall condition of the gardens and landscape, resulting in diminution of the heritage significance of the property. This to some degree adversely affected the potential for the place to be readily interpreted as an almost self-sufficient Edwardian Estate. Several of these structures are visible in the aerial photographs dated 1943 and 1970s in Volume 1, Figures 5 and 6. An Inventory of Demolished Buildings is included in the 1994 CMP prepared for the site.

¹⁴ References numbers are consistent with numbers used in the 1994 CMP. See A3 plans for former location of demolished items.

ATTACHMENT D – LIST OF LANDSCAPE PRECINCTS

REFERENCE¹⁵	PRECINCT NAME
L1	Outer Drive
L2	Inner Drive
L3	Entry Drive
L4	Bushland West / Regeneration Area
L5	Paddock West
L6	Paddock East
L7	Bushland East
L8	Woodbine Service Area
L9	Dairy Orchard
L10	Stables/Kitchen Garden
L11	Rose Garden
L12	Northwest Garden
L13	Sunken Garden
L14	Southeast Garden
L15	Italian Garden
L16	Grotto Pool
L17	Northeast Garden
L18	River Entry
L19	Western Estuarine / Proposed Off-Leash Dog Park

Table A-6: List of landscape precincts on the Dame Eadith Walker Estate.

The site is divided into 19 precincts in the 1994 Conservation Management Plan. Each of these precincts has distinct characteristics detailed in the Inventory and Policy Sheets in this Volume. See Landscape Precincts Plan for site locations.

¹⁵ References numbers are consistent with numbers used in the 1994 CMP. See A3 plans for location of areas.

ATTACHMENT E – SITE PLANS

A3 copies of the following site plans are included on the following pages:

- Drawing 1 – Existing Buildings & Structures
- Drawing 2 – Demolished Buildings & Structures
- Drawing 3 – Landscape Precincts & Kokoda Trail Memorial Walkway