



## CONSERVATION MANAGEMENT PLAN

CARETAKER'S COTTAGE  
ELKINGTON PARK  
BALMAIN NSW 2041

4 November 2015  
FINAL

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## 1.0 SUMMARY DESCRIPTION

<i>Name</i>	<i>Caretaker's Cottage, Elkington Park</i>
<i>Address</i>	<i>Glassop Street, Balmain, NSW, 2041</i>
<i>Land Title</i>	<i>Lot 1 DP724787</i>
<i>Original Owner</i>	<i>William Balmain</i>
<i>Present Owner</i>	<i>Leichhardt Council</i>
<i>Local Government Area</i>	<i>Leichhardt Council</i>
<i>Construction Date</i>	<i>1884-85</i>
<i>Architect</i>	<i>Unknown – possibly Council engineers</i>
<i>Builder</i>	<i>unknown</i>
<i>Summary History</i>	<p><i>In January 1884, Balmain Council ordered plans be prepared of a cottage of about four rooms and kitchen for a residence for the caretaker of the Elkington Park Baths. The plans were approved one month later but a decision to proceed was deferred in March pending a report of the Reserves Committee. In September, the Council decided to invite tenders for the erection of the cottage. Fresh tenders were invited after the Council rejected the first round.</i></p> <p><i>Construction of the cottage was underway at the end of January 1885 and nearing completion in March. Following an inspection of the building that month, orders were given in April to add a front verandah and side fence to the yard. The first occupant of the cottage was JA Ferguson.</i></p> <p><i>The cottage has continued to be occupied by the caretaker of the Baths to the present. Minor repairs and internal refurbishment of the building occurred in the 1980s.</i></p>
<i>Heritage Status</i>	<p><i>Listed on the Leichhardt LEP 2013, Schedule 5 Environmental heritage, Part 1 Heritage items as part of the a landscape heritage item of local significance as follows:</i></p> <ul style="list-style-type: none"><li><i>Elkington Park, Glassop Street, Balmain (Lot 1, DP 724787; Lots 1 and 2, DP 797906; Lot 1, DP 952059; Lot UNUM) – Item No: I238.</i></li></ul>

*Summary Description*

*The Caretaker's Cottage is located at the western end of Fitzroy Avenue. The road provides a vehicular service road to Elkington Park and Dawn Fraser Baths. The cottage has fences surrounding the property with a small front garden bounded by a low brick fence.*

*The facebrick Caretaker's Cottage is designed in the Victorian period with traditional bearing walls, timber floors and roof construction. The Caretaker's Cottage is a single-storey, freestanding residence constructed in polychromatic brickwork with gabled roof finished in slate. The main entry to the cottage is located on the western side and faces onto a small front garden, fenced off from Elkington Park. A verandah is located across the western elevation, with returns to the northern and southern elevations. The northern elevation is located on the property boundary and looks out to Dawn Fraser Baths and the Parramatta River. A weatherboard addition with corrugated metal roof is located on the eastern side of the cottage and contains the bathroom, laundry and WC.*

*A horizontal, rendered plaster band is located at window sill height. Horizontal brickworks bands in a lighter colour decorate the facebrick walls. The North Elevation has a decorative timber screen and finial that contribute to a prominent gable feature.*

*Summary Statement of Cultural Significance*

*The purpose-built Caretaker's Cottage, set within the grounds of Elkington Park, Balmain, has cultural significance at local level for historic, aesthetic and social values. Since 1885, the Caretaker's Cottage has been the residence of the overseer of Elkington Park and harbour baths (now known as Dawn Fraser Baths). The place has aesthetic significance as a substantially intact, single-storey, Late-Victorian cottage with polychrome face brickwork, prominent gables with decorative barge boards, slate roof and chimney, set within a fine Victorian-character recreational reserve, overlooking Dawn Fraser Baths and the Parramatta River. It is one of a diminishing group of caretaker's cottages built by Councils as part of the establishment of public recreational reserves and held in esteem by the local community.*

## 2.0 INTRODUCTION

### 2.1 Introduction

Leichhardt Municipal Council commissioned NBRSPARTNERS Architects to prepare this Conservation Management Plan. The work was commissioned to provide heritage guidelines to assist in the planning for any future development or adaptive re-use of the Caretaker's Cottage, Elkington Park, Balmain. The following tasks formed part of the project brief:

*Consult the community and investigate the feasibility of converting the cottage to a licensed café / restaurant, possibly including a Dawn Fraser Museum and artist in residence... a heritage management document to assess the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item and conservation area...*

### 2.2 Definition of the Study Area

The Caretaker's Cottage is located within the grounds of Elkington Park, Balmain, and at the western end of Fitzroy Avenue (see Figure 1). Dawn Fraser Baths, located on the Parramatta River foreshore, is located to the north of the cottage.

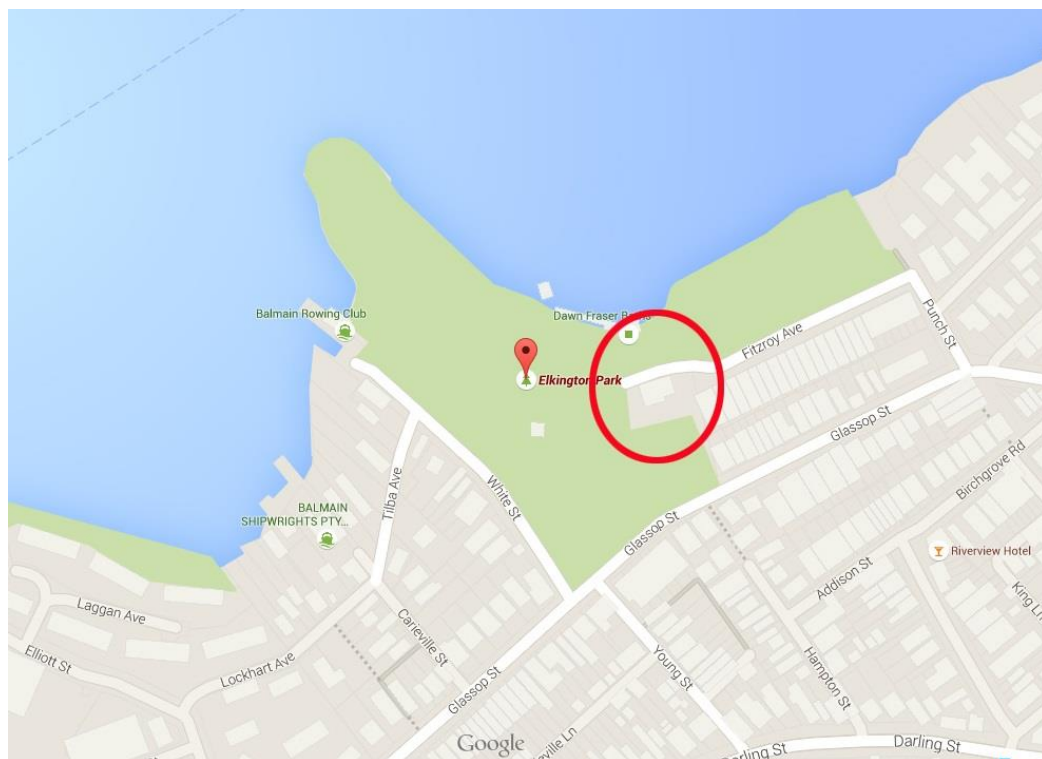


Figure 1 – Location of the Caretaker's Cottage, Elkington Park, Balmain – shown circled in red (Source: Google Maps)

### **2.3 Methodology**

This report generally follows the format set out in the document entitled *The Conservation Management Plan* by Dr James Semple Kerr (6<sup>th</sup> Edition, 2004). The terms *fabric*, *place*, *preservation*, *reconstruction*, *restoration*, *adaptation* and *conservation* used throughout this report have the meaning given them in *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter) 1999*.

### **2.4 Limitations**

Access to the building was provided, although the building was tenanted and furnished at the time. A survey of the physical fabric of the building was carried out without excavation or physical intervention into the fabric. Investigation was taken at ground level with no investigation into the roof space.

### **2.5 Identification of Authors**

This report was researched and prepared by Lynette Gurr, Senior Heritage Consultant, of NBRSPARTNERS. The history was researched and written by Léonie Masson, Historian, of NBRSPARTNERS.

### **2.6 Sources**

The main documentary sources consulted in the research for this report are listed below:

- National Library of Australia – Trove databases;
- Mitchell Library: State Library of NSW;
- NSW Land & Property Information;
- Sydney Water Historical Archives;
- State Records;
- Leichhardt Council - Local Studies Library.

A complete Bibliography is contained in section 3.4 of this report.

### **2.7 Acknowledgments**

The Author gratefully acknowledges the assistance of the following people in the preparation of this report:

- Lyn Gerathy (Leichhardt Council); and
- Amie Zar (Leichhardt Library).

### 3.0 DOCUMENTARY EVIDENCE - THEMATIC HISTORY

#### 3.1 Early Subdivision in Balmain

In 1788, William Bradley, First Lieutenant of the HMS *Sirius*, makes mention in his journal of an area “up the Harbour” known as “Major Ross’s Garden”. A chart surveyed in 1788 by Captain John Hunter of HMS *Sirius* shows the outline of the Balmain headland with “Ross’s Farm” marked over East Balmain. Ross, Lieutenant Governor of the Colony and Commandant of the Marine Detachment, arrived in NSW aboard the First Fleet vessel, *Scarborough*, in 1788. There is no record of any registered grants made to Ross, nor the exact location and size of the “grant” to Ross. There are no details regarding his use of the area. However, Ross did not hold the land for long. In March 1790, he was transferred to Norfolk Island. He arrived back in Sydney in September 1791, but set sail for England only eight days later, never to return.



Figure 4 – Extract from Parish of Petersham PMapMN04 1406221, undated, showing William Balmain’s 550 acre land grant. (Source: NSW Land & Property Information)

“Ross’ Garden” formed part of an official grant by Governor Hunter to Dr William Balmain, Principal Surgeon of the Colony of NSW, on the 26th April 1800. The grant to Balmain comprised 550 acres of land (see Figure 4). Balmain did not, however, occupy the grant for long and transferred the property to Professor John Hay Borthwick Gilchrist, Head of Fort William College in Calcutta, for the sum of five shillings. Gilchrist had attended Medical School at Edinburgh University in 1779-1780, the same years as William Balmain, and like Balmain, Gilchrist entered the Royal Navy in 1782 as an Assistant Surgeon. Meanwhile,

Gilchrist joined the Indian Medical Service, was posted to Calcutta and never came to New South Wales.

In 1823, Gilchrist advertised part of the 550 acres for sale, but without success. In 1833, he gave power of attorney to his Sydney-based agent, Frederick Parbury, who in turn commissioned surveyor, John Armstrong, to commence planning a subdivision of the property in preparation for sale. John Hay Borthwick Gilchrist died in January 1841 leaving the property to his executors and trustees to hold the property in trust, to convert it into money and to invest the proceeds so that it might be allocated to charitable purposes<sup>1</sup>.

Armstrong initially laid out twenty-two lots. In 1840, Paul advertised the new subdivision for sale and sold the entire estate during July and August that year. In 1841, Walter Gilchrist Whicker filed a suit in the English courts claiming he was heir-at-law to John Hay Borthwick Gilchrist and challenging the land sales at Balmain. In 1837, he travelled to New South Wales. When sales of John Gilchrist's Balmain 550-acre grant were resumed in 1852, Surveyor Charles Langley subdivided the remaining land into 46 (later 47) sections, using existing routes such as Darling Street, and other contour-hugging tracks, such as Beattie Street and Mullens Street to delineate the parcels. The sections were purchased over the next thirty years by wealthy investors, local speculators and builders.

### 3.2 Elkington Park

Elkington Park is located on part of Lot 37 of the Balmain Estate, subdivided in 1852 as shown in the plan of survey by Charles Langley (Figure 2). The Trustees of the Gilchrist Estate conveyed Lots 1, 2, 3 and 4 of Section 37 of the Balmain Estate on 11 March 1861 to Ewen Wallace Cameron of Balmain.<sup>2</sup> In separate transactions, Cameron also acquired Lots 1, 2, 3 and part of 4 of Section 36.<sup>3</sup>

In February 1876, Cameron converted Lots 1, 2, 3 and part of Lot 4 of Section 36 and Lots 1, 2, 3, and 4 of Section 37, totalling 10 acres 4 roods and 33 perches of land, to Torrens title by Primary Application 4154. At that date, the land (including all improvements) was valued at £3,000 and described as "unoccupied". The property was registered on Certificate of Title Vol 262 Fol 233 (Figure 3). Following Cameron's death at his home, Ewenton, Darling Street, Balmain, on 25 May 1876, the land passed by transmission to Theodore James Jacques of Sydney, solicitor on 9 July 1878.<sup>4</sup> Jaques re-subdivided Lots 1, 2, 3 and part of Lot 4 of Section 36 (not related to study site) as DP480 and sold allotments in that subdivision commencing in February 1880.

<sup>1</sup> Reynolds, Peter, *William Balmain (1762-1803) and John Gilchrist (1759-1841) family and property*, 2003.

<sup>2</sup> Deed No 778 Bk 71, NSW Land & Property Information.

<sup>3</sup> Outlined in Schedule attached to Primary Application 4154, NSW Land & Property Information

<sup>4</sup> Certificate of Title Vol 262 Fol 233, NSW Land & Property Information.



Figure 2 — Extract from Charles E Langley / Plan of Balmain Estate, 1852. Section 37 circled thereon. (Source: NLA, MAP F 535)



Figure 3 — Block plan of land accompanying Certificate of Title Vol 262 Fol 233, registered in the name of Ewen Wallace Cameron, 9 August 1876. (Source: NSW Land & Property Information)



Figure 4 — Block plan of land accompanying Certificate of Title Vol 485 Fol 87, registered in the name of Theodore James Jaques, 19 February 1880. (Source: NSW Land & Property Information)

On 5 July 1881, Jaques sold Lot 4 and part of Lot 3 of Section 37 of the Balmain Estate to the Borough of Balmain for the sum of £2,401/17<sup>5</sup> (Figure 5).

*All that piece or parcel of land situated at Balmain in the Parish of Petersham, County of Cumberland Colony of New South Wales being part of allotments 3 and 4 of section 37 of the Balmain Estate and containing by admeasurement 3 acres 1 rood 29 perches.*<sup>6</sup>

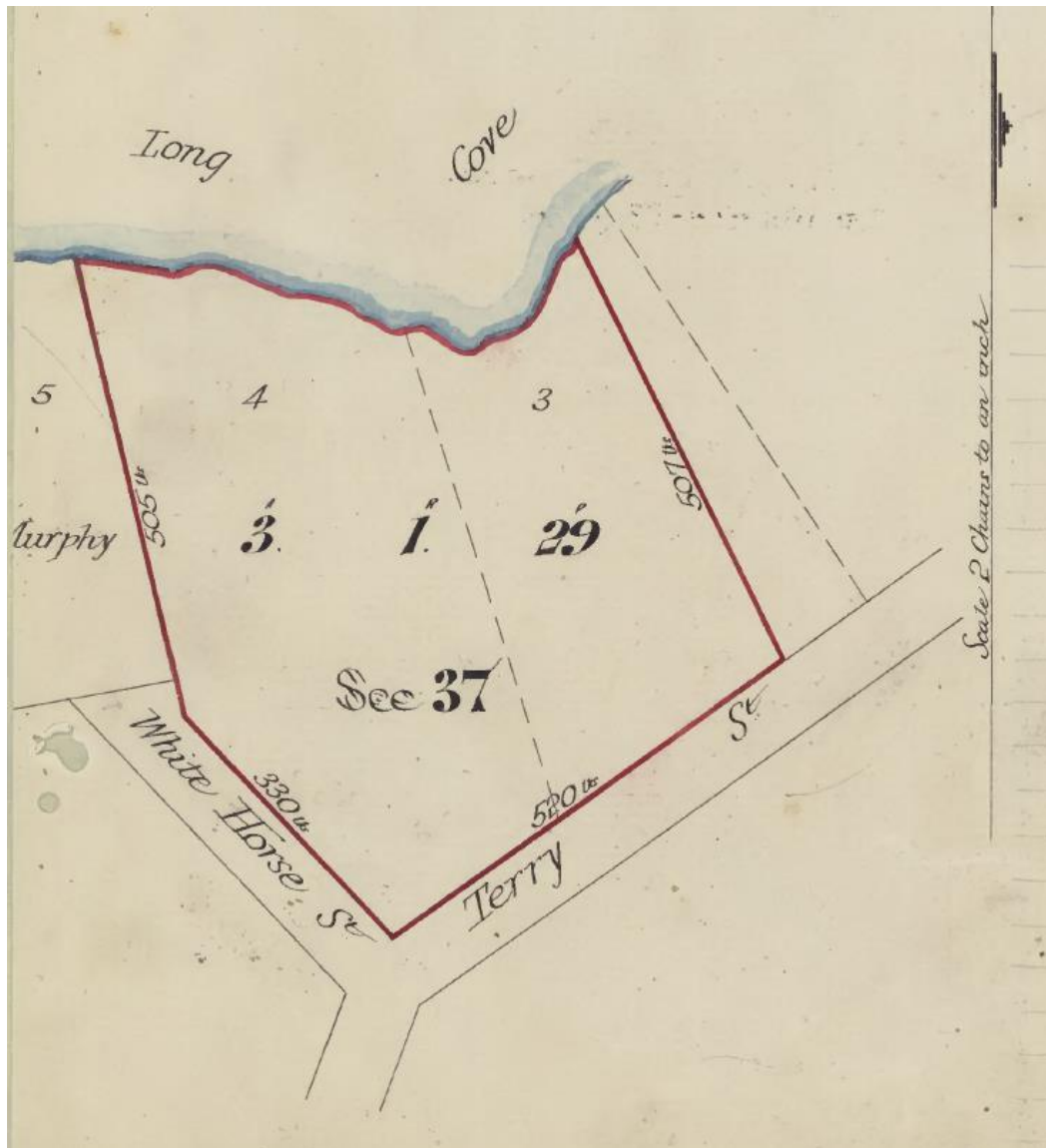


Figure 5 — Block plan of land conveyed to the Borough of Balmain in August 1881. (Source: NSW Land & Property Information, Certificate of Title Vol 540 Fol 76)

<sup>5</sup> Memorandum of Transfer 42966, NSW Land & Property Information.

<sup>6</sup> Primary Application 4154, NSW Land & Property Information.

One of the driving forces behind the purchase of the land near White Horse Point was the *Land for Public Purposes Acquisition Act* (1880) which legislation recognised the need for open space. So-called “wastelands” were dedicated for public recreation.<sup>7</sup> *“The purchase of the area known as White Horse Point was part of Council’s plan to secure waterside property as important recreation grounds for Balmain”.*<sup>8</sup> The Baths (Dawn Fraser Baths) was constructed in 1881 and open to the public from 1882. An early view of the baths is shown at Figure 10. In November the following year, the baths was renamed the “Elkington Park Baths” after Alderman Albert Elkington who was instrumental in acquiring the land from the Cameron Estate. Elkington was Mayor of Balmain in 1880 and served on Council 1876-1882 and 1888-1890.

*During this time there was rapidly increasing popularity in recreational bathing and the Balmain area required suitable accommodation to construct a tidal baths. Other tidal baths in Sydney Harbour included Rushcutters Bay, The Domain and Lavender Bay. None of these baths now remain.*<sup>9</sup>

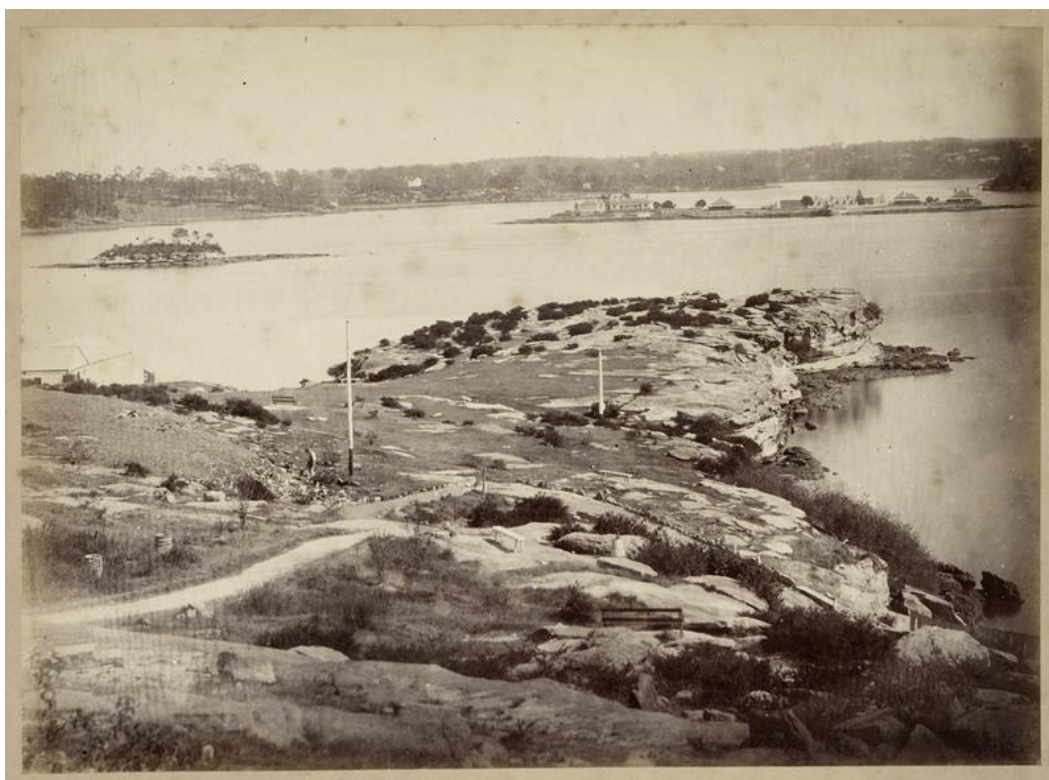


Figure 6 — White Horse Point with Spectacle and Schnapper Island, ca1880s. (Source: State Library of New South Wales, Digital Order No. a679021r)

<sup>7</sup> Reynolds. P. et. al., *Leichhardt: On the Margins of the City*, 1997, p64.

<sup>8</sup> Elkington Park, *Leichhardt Heritage Inventory*, 3 July 2015.

<sup>9</sup> Arterra Design Pty Ltd and CD Recreation Services, *Elkington Park Plan of Management and Masterplan*, 2004, p24.

The Council subsequently erected a cottage for the lessee of the baths (see Section 3.3 below for a detailed history of the building). The lessee of the baths was JA Ferguson. Coinciding with the building of the cottage, the Council invited competitive designs for improving Elkington Park Reserve. The substance and form of the entries received is not known.<sup>10</sup>

As was the practice at the time, Balmain Council used Elkington Park as a refuse dump without regard to environmental consequences. One writer commented: *"How long are the public to suffer from the intolerable nuisance caused by the rubbish and filth which has been deposited in Elkington Park remaining uncovered. Besides the fearful stench and unsightliness of the disgusting heaps, the great danger to the health of the inhabitants is apparent"*.<sup>11</sup> The environmental consequences extended to contaminating the water to the Baths:

*The refuse tipped into the Elkington Park Reserve is at times of such an objectionable nature as to destroy the water draining into the tank of the lessee of the corporation baths, consequently persons attending are precluded from enjoying a shower bath on account of the foul-smelling water.*<sup>12</sup>

Hoping to solve this issue of contaminated water, Tenders were called in December 1885 for the laying on of water to the Baths<sup>13</sup>. The Council continued to use Elkington Park as a refuse tip in February 1887 when an unnamed writer, under the pseudonym "Reform", wrote to the Editor of the *Balmain Observer* on 2 February: *"Elkington Park is another disgrace to civilisation. The street debris has been heaped next the park fence by the corporation labourers, the filth has decayed and the stench in the neighbourhood after the late rains abominable. The park years ago should have been properly trenched and planted with trees, and it would have now afforded a pleasant and shady retreat to the inhabitants"*.

In June 1887, the Mayor hosted a Jubilee Day party at the Town Hall followed by a tree planting ceremony in Elkington Park. On this occasion, a double row of trees, supplied by the Council overseer, was planted in the southern corner of the Reserve along the side of White Street.<sup>14</sup> The event was possibly designed to counter the continuing criticism of the refuse dump and the state of the Reserve. Towards the end of 1887, the Council undertook some further improvements in Elkington Park, namely the laying of an asphalt path from Glassop Street to White Horse Point,<sup>15</sup> and the installation of a fountain and seats and lamps.<sup>16</sup> The following year "Citizen" praised Balmain as "The Model Borough" using the example of Elkington Park to substantiate this claim (Figure 7).

<sup>10</sup> "Current Items", *Balmain Observer and Western Suburbs Advertiser*, 27 September 1884, p2.

<sup>11</sup> "Correspondence, Rubbish in Elkington Park, To the Editor", *Balmain Observer and Western Suburbs Advertiser*, 15 August 1885, p2.

<sup>12</sup> *Balmain Observer and Western Suburbs Advertiser*, 21 February 1885, p2.

<sup>13</sup> Tenders", *Balmain Observer and Western Suburbs Advertiser*, 12 December 1885, p2.

<sup>14</sup> "The Mayor's 'Twa 'Oors Wi' Burns", *Balmain Observer and Western Suburbs Advertiser*, 25 June 1887, p4.

<sup>15</sup> "Balmain", *Evening News*, 1 August 1887, p8.

<sup>16</sup> "Observations", *Balmain Observer and Western Suburbs Advertiser*, 22 October 1887, p1.

works to an incredulous public. We will start first on our Elkington Park. Why it is only ten years ago since this park was purchased by the council; it was then simply a barren waste of rocks and scrub, and now in the short space of ten years what do we find, what a transformation? All the scrub has disappeared but the rocks and stones are left, to lend effect to the background of street rubbish carefully laid out by each successive Mayor for the past ten years. And then the beautiful trees growing in their little casks, what a splendid shade they throw, and how they have grown in such a short time; and then again there is that beautiful fountain lately erected in the centre of the park, it is certainly very picturesque, and is of an original style of architecture. Ab-original is the correct term for this style I believe. And another particular use of this park is that (until lately) it served the purpose of a receptacle for all the house rubbish and night carts of Balmain, and occasionally to bury dead horses in. Our go-ahead aldermen cannot see the force of letting the park ground want fertilizing when they have such splendid material so handy and cheap, and then again their idea of collecting the old boots and such like inflammable rubbish, and lighting it on Sundays was simply grand, as you must know. This kept the people from trespassing on the park and ruining the trees and grass plots. That so much care had been taken to plant and lay out this park, readers, shows the amount of skill and activity displayed by our aldermen in the past 10 years, and is pointed to as one of the Balmainian models.

Figure 7 — Extract from "Correspondence, Our Model Borough", Balmain Observer and Western Suburbs Advertiser, 24 March 1888, p7.

Two early views of Elkington Park, in 1888 and 1889 respectively, are reproduced at Figure 8 and Figure 9. In these two photographs, the parkland appears devoid of vegetation. In the former image, the Balmain Rowing Club and Working Men's Rowing Club are shown on the foreshore of White Horse Point. Owing to the perspective of the views, and the topography, the Public Baths are not visible in either photograph. The subject of the refuse tip died down after 1887, coinciding with the cessation of use of the Reserve as a rubbish tip, as noted in "Citizen's" letter above.



*Figure 8 — View from Elkington Park looking towards Spectacle Island – Balmain, NSW, 1888. (Source: State Library of NSW)*



Figure 9 — View from Elkington Park, looking towards Cockatoo Island - Balmain, NSW, 1889. (Source: State Library of NSW, Digital Order No. bcp\_04430)



Figure 10 — Elkington Park (Dawn Fraser) Baths with Balmain Coal Mine in the distance, c1880s. (Source: Leichhardt Library, 1000005423)

In the detail survey of the locality dated April 1888 (Figure 11), the area then encompassing the “White Horse Point Reserve” is shown with Public Baths and cottage located in the crook of Long Cove. A path and steps is shown extending from the south eastern corner of the site on Glassop Street, past the cottage to the Baths. The cottage occupies its own site with fenced yard. The cottage is located in the reserve adjacent to the western end of Fitzroy Avenue. The Working Men’s Rowing Club and Balmain Rowing Club are shown on the western side of White Horse Point fronting Long Cove.



Figure 11 — Detail Survey Balmain Sheet 27, 1888. (Source: State Library of New South Wales, Digital Order No a1367044)

Further improvements were undertaken in 1897 when the Council voted to plant 60 trees in Elkington Park, to be called Queen Victoria Avenue.<sup>17</sup>

A refuse tip was reopened in Elkington Park in 1902 by Mayor Cox, much to the consternation of residents in the vicinity of the park. In defence of this policy, he claimed that most of the material to be dumped would be gutter sweepings and this material “would produce a great improvement in the park”<sup>18</sup> by filling up the irregularities in the surface of the park. A subsequent report on the matter was prepared by Dr Stokes, Assistant Medical Officer, who recommended that the Council reduce the time between the emptying of the carts and the turning over the matter. Furthermore, he suggested that greater onus be placed on residents to dispose of their own household rubbish, for instance burning paper, cardboard, straw, old rags, etc with the vegetable scraps.<sup>19</sup> One year later, GC Elliott wrote to Council protesting the continuance of the refuse tip, citing the recent typhoid and scarlet fever outbreak in the Municipality as a cautionary warning against continuing to dump refuse in Elkington Park. A lengthy debate ensued in Council on 9 June 1903, but ultimately the Mayor vowed to “*keep the tip on and do his best to keep down any nuisance*”.<sup>20</sup>

The tip remained in operation until 1906 despite receiving numerous complaints from residents and threats of legal action. Following the closure of the refuse tip, the Council considered ideas for improving the park but were hindered by the lack of finance necessary to undertake the works. As George E Young writes in the *Sydney Morning Herald* on 6 January 1911, “*what little has been done at this park in the way of improvement has come out of the rates*” *not a penny of Government money has been available for same, because it is the municipality’s own park...[and] without a special rate the municipal reserves cannot be made what they ought to be*”.

Coinciding with the re-opening of a refuse tip, the Baths was redeveloped in 1902. Two views of the baths after this date are reproduced at Figure 12 and Figure 13. The swimming baths was enlarged again in 1924.

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<sup>17</sup> “Dinners for the London Poor”, *Sydney Morning Herald*, 19 May 1897, p7.

<sup>18</sup> “Elkington Park Tip”, *Balmain Observer and Western Suburbs Advertiser*, 14 June 1902, p6.

<sup>19</sup> “The Mayor’s Tip at Elkington Park”, *Balmain Observer and Western Suburbs Advertiser*, 28 June 1902, p5.

<sup>20</sup> “Balmain Borough Council”, *Balmain Observer and Western Suburbs Advertiser*, 13 Jun3 1903, p4.



Figure 12 — White Horse Point & Drummoyne from Balmaine [sic], 1906. (Source: National Museum)

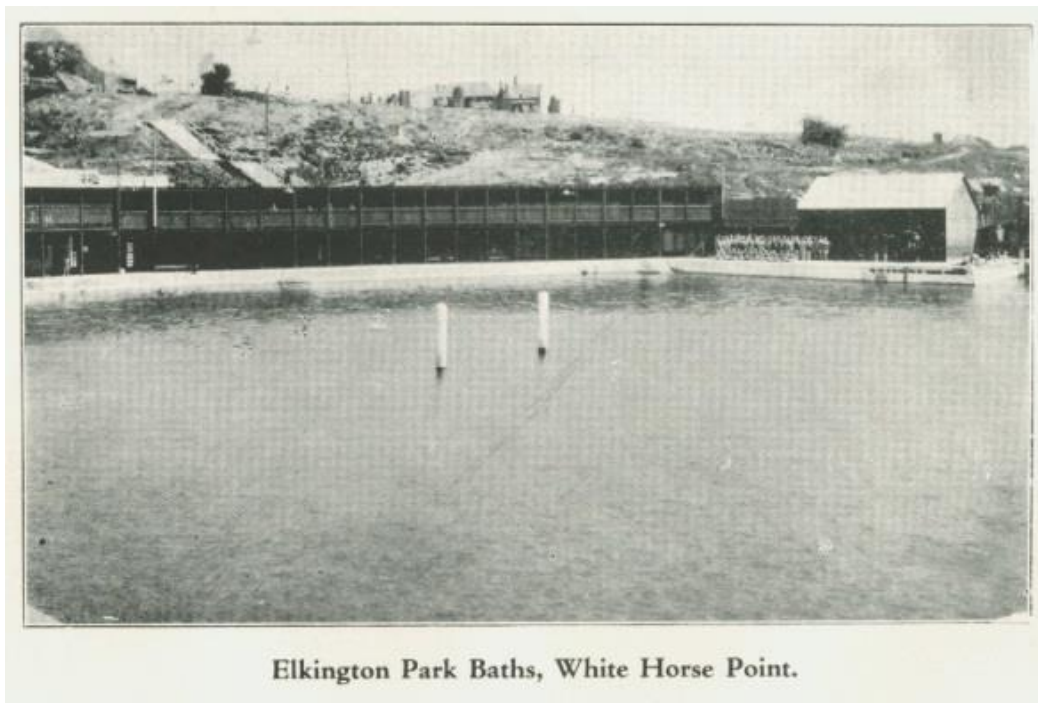


Figure 13 — Elkington Park Baths, White Horse Point, c1910. (Source: Leichhardt Library, 1000005480)



Figure 14 — White Horse Pt, Spectacle & Schnapper Islands, ca1900-10. (Source: State Library of New South Wales, Digital Order No. a116132)



Figure 15 — Planting trees in Elkington Park, Balmain, on [sic] memory of John Booth who was killed in battle at Passchendaele France October 9th 1917, July 1918. (Source: Australian War Memorial, ID number P10419.002)

The extent of works in the park is visible in the photograph of the group of people assembled for the planting of trees in honour of John Booth (Figure 15). As early as September 1923, Balmain Council considered the advisability of erecting a bandstand and toilets in the park. After a delay of 13 years, the AW Sommerville Bandstand was officially opened on 17 December 1936. Some of the tree plantings and park layout date from this era.

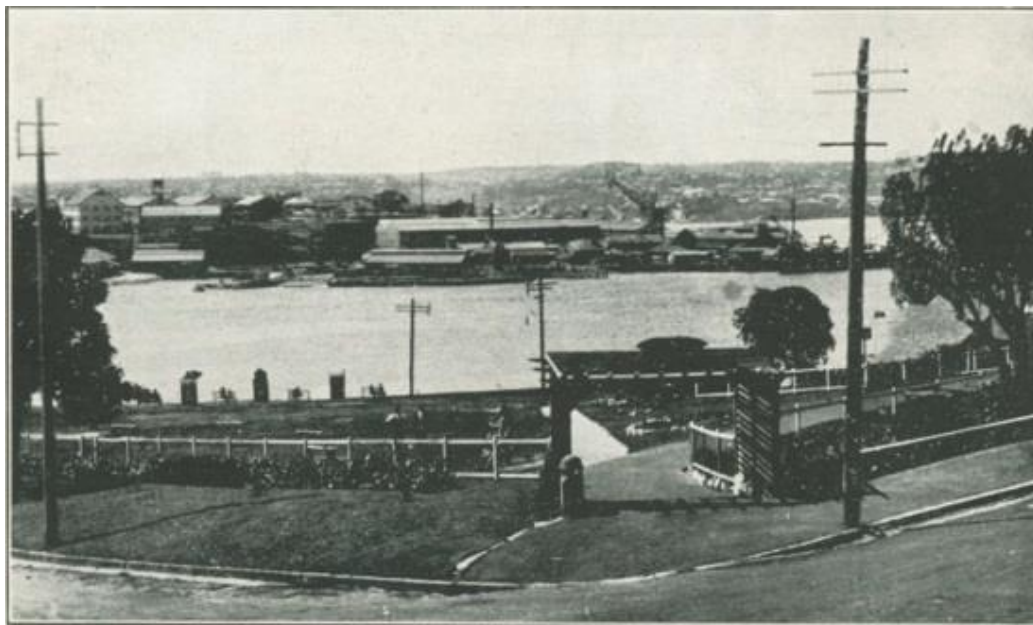


Figure 16 — Elkington Park (Cockatoo Island and Hunter's Hill in background), c1930. (Source: Leichhardt Library, 1000005423)

In 1964, the pool was renamed in honour of Dawn Fraser, local resident and Olympic Swimming Champion at three consecutive Olympic Games. Dawn Fraser learned to swim at the baths and swam with the Leichhardt-Balmain League of Swimmers from age 8 to 13. She then had two seasons with the Balmain Ladies Club and won two New South Wales Championships.<sup>21</sup> Also in 1964, Leichhardt Council received a highly commended award from the judges of the *Sydney Morning Herald* Gardening Competition for Elkington Park. The following year an amenities block was erected.

<sup>21</sup> M Walker, National Trust Classification Card - *Dawn Fraser Swimming Pool*, 1991, as referenced on NSW Heritage Inventory Listing - Dawn Fraser Swimming Pool.



*Figure 17 — Elkington Park, 1976. (Source: Leichhardt Library, 1000000455)*

The park was enlarged in the 1982 when Leichhardt Council acquired land in Fitzroy Street formerly occupied by the National Box Co.<sup>22</sup> During the 1980s, the Council undertook a redevelopment of the picnic area on the upper level of Fitzroy Avenue and a sandstone seawall and foreshore path were constructed. The jetty on this portion of the park site was closed in 1999 over safety concerns and subsequently demolished and replaced with a new floating pontoon in 2002/03.

A plan of management for Elkington Park was adopted by Leichhardt Council in 1996. The amended plan was adopted in October 2004, incorporating the Punch Street Road Reserve into the boundaries of the park.

<sup>22</sup> In 1949, it was merged with the municipalities of Annandale and Balmain.

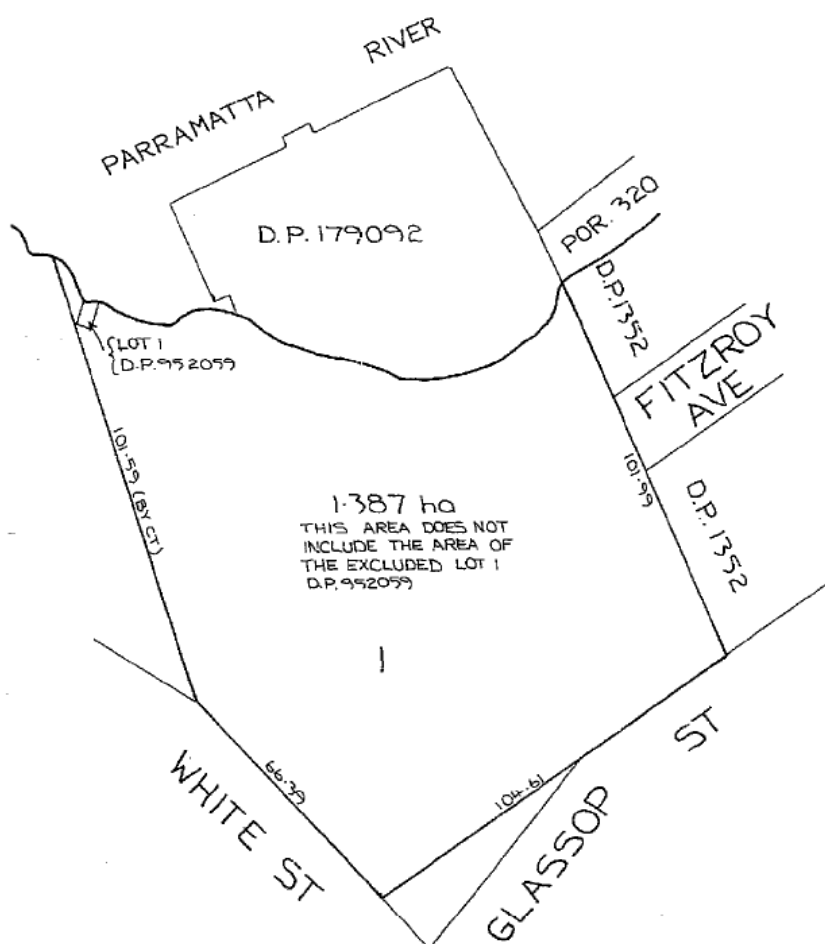


Figure 18 — DP724787, Part of Lots 3 and 4 of Section 37 of the Balmain Estate, being the residue of Certificate of Title Vol 540 Fol 76 after Transfer A226019, June 1987. (Source: NSW Land & Property Information)

### 3.3 Caretaker's Cottage, Elkington Park

At the meeting of the Council on 29 January 1884, a motion was moved and endorsed that “plans giving about four rooms and kitchen be prepared for the purpose of a residence for the lessee of the Baths”.<sup>23</sup> Less than one month later, the plans were approved for the caretaker's cottage.<sup>24</sup> Action was deferred in early March when the Council voted to refer the plans to the Reserves Committee to report on same.<sup>25</sup> On 9 September, Alderman Buchanan moved a motion that tenders be invited at once for erection of the caretaker's cottage. However, on amendment, the Council voted to refer the plans to the Works Committee.<sup>26</sup>

<sup>23</sup> *Balmain Council Minute Book*, 29 January 1884, p210.

<sup>24</sup> *loc. cit.*, 19 February 1884, p221.

<sup>25</sup> *loc. cit.*, 11 March 1884, p239

<sup>26</sup> *loc. cit.*, 9 September 1894, p311.

Coinciding with a letter from JA Ferguson (lessee), confirming he had finished his improvements to the baths, Alderman Buchanan moved a motion of the Works Committee on 25 September 1884 that: “*tenders be at once invited for the erection of caretaker’s cottage in Elkington Park, in accordance with plan approved by the Reserve Committee. Recommended subject to the selection of site by the Council.*”<sup>27</sup> The designer of the cottage is unknown as no plans have survived. However, it was most likely designed by Council’s Engineer’s Department. Tenders were received in October 1884, however, the Council called for fresh tenders<sup>28</sup> as per the advertisement in Figure 19.

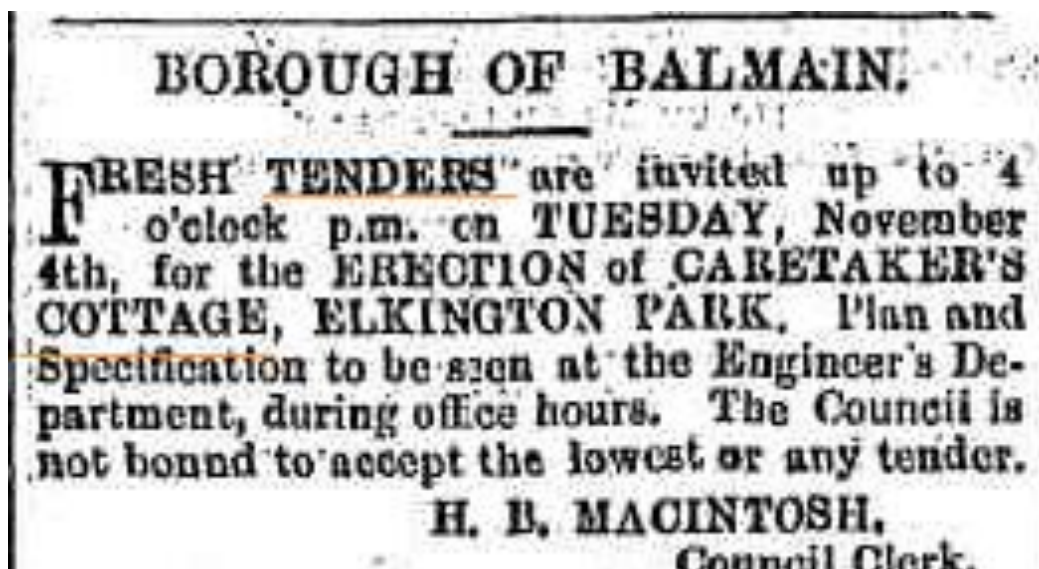


Figure 19 — Tender for erection of caretaker’s cottage, Elkington Park. (Source: *Balmain Observer and Western Suburbs Advertiser*, 25 October 1884, p3)

The successful tenderer is unknown. However, in January 1885, an issue with construction of the cottage (the height of the walls not being in accordance with the plans) was left in the hands of the Mayor and Aldermen Hancock and McDonald. The outcome of this issue is not mentioned in the minute books of Balmain Council or in the local newspaper. In January 1885, the Council authorised expenditure of £221 for Elkington Park and cottage.

The building was completed in late March 1885 when the Mayor and some of the Aldermen, Engineer and Overseer visited the cottage “*and directions were given for some additions to be made to improve the appearance and the comfort of the building*”.<sup>29</sup> The additional works comprised the erection of a front verandah and side fence to the yard, and the removal of a rock at the eastern side, “*at a cost not exceeding £50 at the discretion of the Mayor and Chairman of Works.*”<sup>30</sup>

<sup>27</sup> “Balmain Borough Council Meeting”, *Sydney Morning Herald*, 27 September 1884, p2.

<sup>28</sup> *Balmain Observer and Western Suburbs Advertiser*, 25 October 1884, p3.

<sup>29</sup> *Balmain Observer and Western Suburbs Advertiser*, 21 March 1885, p2.

<sup>30</sup> *Loc. cit.*, 11 April 1885, p2.

Shortly thereafter, JA Ferguson and his family moved into the cottage. In August the same year, Fergusson wrote to the Council regarding the water supply to the cottage and corporation baths, stating that the 600 gallon tank was “insufficient for his family” and though the matter was left in the hands of the Mayor, there is no further discussion about the issue and what action was taken. A tender was advertised in December 1885 for the laying on of water to the baths<sup>31</sup>. It is not known whether this tender included supply of water to the cottage.

The first known survey of the building was undertaken in 1888 by A Peake of the Detail Survey Branch. His field book sketch of the cottage is shown at Figure 20 and the published detail survey sheet for that locality is reproduced at Figure 21. In addition to the cottage, the plan depicts the footpath and steps from Glassop Street to the baths, as well as the rowing sheds on the foreshores of White Horse Point.

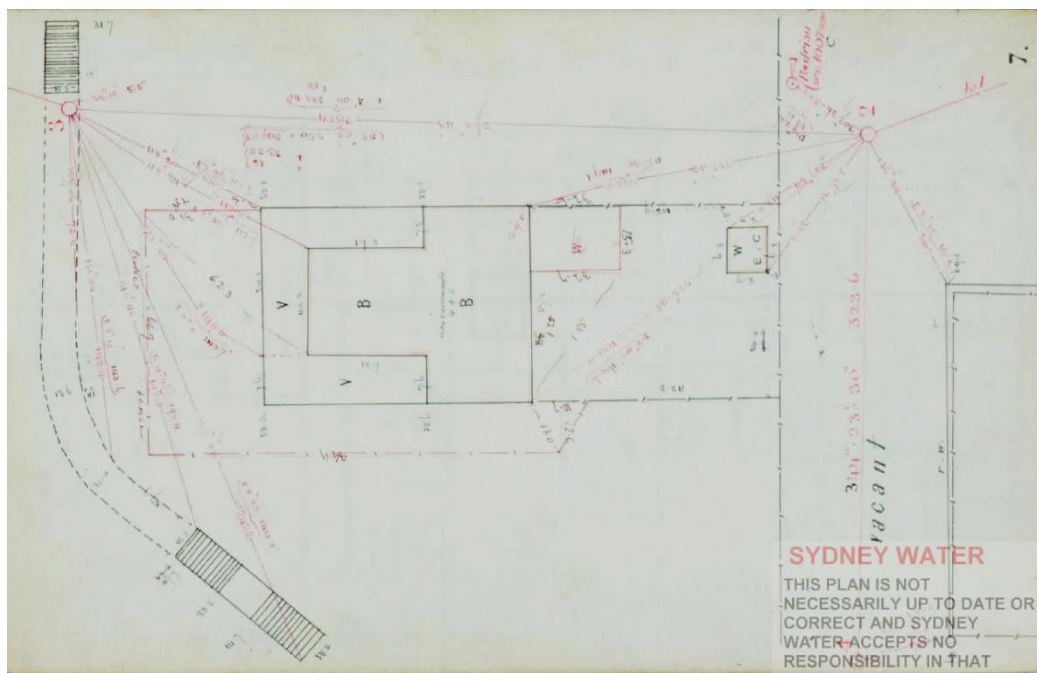


Figure 20 — Survey of subject building on page 7 of Field Book No 1376 Sheets 27 & 38 Balmain, April 1888 / Surveyor A Peake. (Source: Sydney Water Historical Archives)

<sup>31</sup> “Tenders”, *Balmain Observer and Western Suburbs Advertiser*, 12 December 1885, p2.

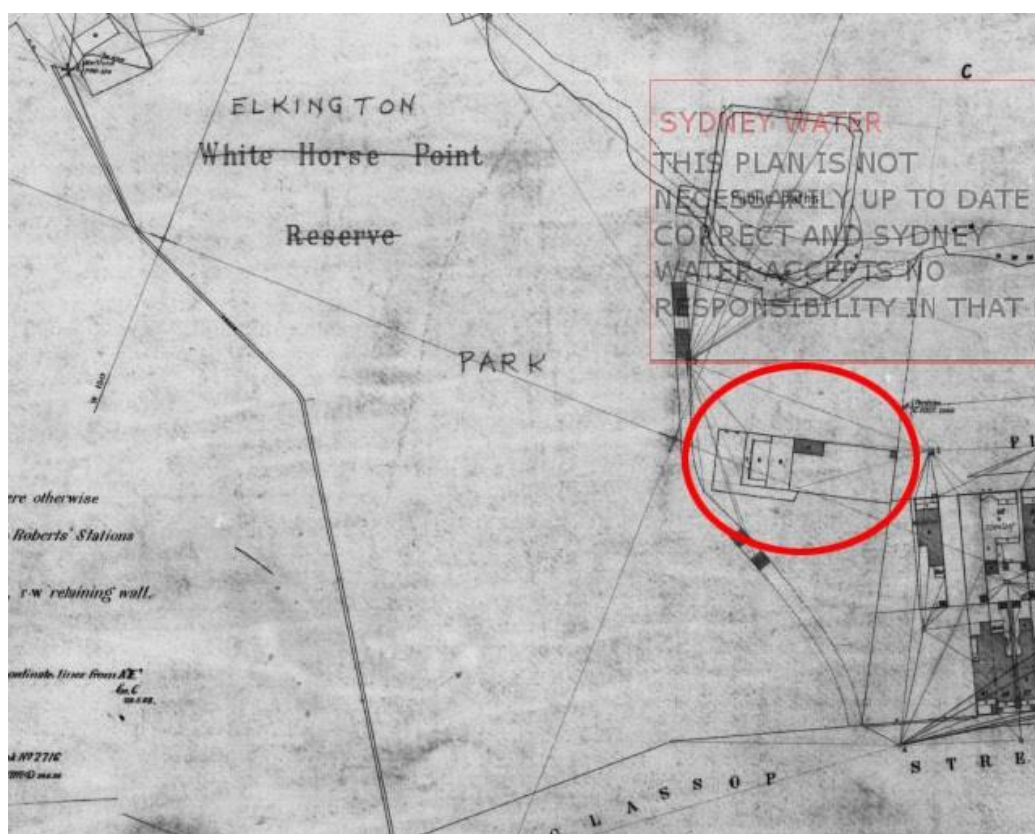


Figure 21 — Extract from PWDS 1544-S342, Balmain Sheet 27, 1888. (Source: Sydney Water Historical Archives)

In May 1887, Baths lessee, JA Fergusson, wrote to Balmain Council seeking a reduction in rent of the cottage in Elkington Park: “now £1 a week, which was high for the accommodation, 3 rooms and kitchen, which was only fixed on trial, asking his reduction because a sufferer through the depression and the wet season and in consideration of services as special constable and caretaker and in repairs effected on the fences of the Reserve. Received and referred to Finance Committee”.<sup>32</sup> The outcome of his request is not known as it is not recorded in the Council Minute Books or in the local newspaper.

Ferguson was succeeded as baths manager in October 1889 by Sid Davis who asked Council to renovate the cottage prior to his taking charge as lessee of the baths.<sup>33</sup> Whether such repairs were effected is not known. The Council did authorise spending in the region of £6 to erect a four feet picket fence in front of the cottage.<sup>34</sup> There are very few photographs of the caretaker’s cottage. The earliest image located to date appears in the following illustrated newspaper article from the *Sydney Mail* in January 1905.

<sup>32</sup> “Balmain Borough Council”, *Balmain Observer and Western Suburbs Advertiser*, 7 May 1887, p2.

<sup>33</sup>

<sup>34</sup> *Balmain Council Minute Book*, 25 April 1893, p35.



Figure 22 — Annual carnival at Mort's Dock Swimming Club, Elkington Baths, January 14, 1905 - showing the Caretaker's Cottage in the background (Source: Sydney Mail, 18 January 1905, p158)



Figure 23 — Enlargement of photograph shown at Figure 15 showing portion of Caretaker's Cottage in background. (Source: Australian War Memorial, ID number P10419.002)



Figure 24 — Blackwattle 137, undated. (Source; Sydney Water Historical Archive)



Figure 25 — Extract from Blackwattle 137, undated. (Source: Sydney Water Historical Archive)



Figure 26 — Detail from 1943 aerial survey of Sydney showing caretaker's cottage, Elkington Park. (Source: NSW Land & Property Information, SIX Maps)

Municipal control of Balmain passed to Leichhardt Council in 1948 when the Boroughs of Annandale and Balmain amalgamated with Leichhardt. Thereafter, Elkington Park was administered by the new Council. There is an absence of information on the cottage prior to this date as, apart from minute books, no other Balmain Council files or records survive. What is known before 1948 is that the lessee/manager of the baths continued to occupy the cottage as per their contract with the council. However, there are no surviving files naming the lessees and the lease period.

Prior to the 1980s, there is no available information on works carried out to the cottage. The engineer, in his report to the Council in April 1981, furnished the following description of proposed renovations to the caretaker's cottage:

*The kitchen is without cupboards and the bathroom has only a bath and gas bath heater. Proposed renovation involves the enlargement of kitchen by reduction in size of the adjoining over large laundry, placement of cupboards in the kitchen, relining walls of kitchen, bathroom and laundry, tiling around new bath and tiling of bathroom floor, provision of vanity basin unit and wall cabinet in bathroom, new tub in laundry, hot water system and installation of power outlets in entailed.*

*The cottage is oddly designed with unsatisfactory room layout, however a satisfactory rearrangement would cost in the vicinity of \$30,000 and require a longer period of vacancy than presently available. Consequently, opening of bathroom door onto kitchen is retained.*

*Some of the work can be carried out with Council staff such as interior painting throughout but plumbing, electrical and tiling, and most if not all of the carpentry work and provision of materials by contractors is necessary, especially if work is to be completed expeditiously.*

The Council voted to authorise expenditure of approximately \$6,100 for plumbing, tiling, carpentry and joinery, the minimal works required to update the kitchen and bathroom in the shortest possible time. Leichhardt Council files record the following works to the cottage since 1948:

- Installation of a gas bath heater (1963);
- Installation of telephone service (1980);
- Partial interior renovation of cottage (1981);
- Pest spray for cockroach infestation, paint peeling in one of the bedrooms, repair roof slates and clean gutters (1982);
- Carpeting throughout, light fittings and some kitchen improvements (1986); and
- White ant damage requiring replacement of lounge room floor (2000).

In 2004, Council voted against a plan to convert the cottage to a kiosk and reinstalled a caretaker in the property. A new proposal has been brought before the Council to investigate possible uses for the cottage as a café/licensed café, Dawn Fraser Museum and / or Artists in Residence. The cottage is currently tenanted by a park caretaker who is an employee of the Council. The tenant provides passive security for Elkington Park, responds to alarms at Dawn Fraser Baths and requests from the Friends of Dawn Fraser Baths for access when the Baths is closed to the public.

### 3.4 Ability to Demonstrate

The Caretaker's Cottage, Elkington Park, demonstrates the following historic Local, State and National themes.

National theme	State theme	Local theme	Demonstrated by
4. Building Settlements, towns and cities	Accommodation	Growth of Balmain	The cottage was built in 1884-85 as a residence for the lessee of the Elkington Park Baths. Since that date, it has been occupied continuously as a residence.
8. Developing Australia's cultural life	Sport	Growth of Balmain	The White Horse Baths was established in 1881/82 by Balmain Council in response to a need to provide baths for recreational purposes. The baths was renamed Elkington Park Baths and later the Dawn Fraser Baths. The caretaker's cottage was built to provide a residence for the manager of this important Municipal recreational baths facility.

### 3.5 Bibliography

#### Primary Sources

##### State Records

- Balmain Council Minute Books
- Index to Balmain Council Minute Books

##### NSW Land & Property Information

- Deeds, Certificates of Title, Deposited Plans, Primary Application, 1943 aerial survey of Sydney

##### Sydney Water Historical Archive

- Detail surveys, field books, Blackwattle series, sewerage and service diagram

##### National Library of Australia

- Trove newspaper database
- Trove pictures database
- Trove maps/plans database

##### Leichhardt Council

- Property Files on Elkington Park and Caretaker's Cottage

##### State Library of NSW

- Picture files
- Map files

#### Secondary Sources

##### Leichhardt Council

- Vertical files

Solling, Max and Reynolds, Peter, *Leichhardt: On the Margins of the City*, Allen & Unwin, 1997

## **4.0 PHYSICAL EVIDENCE**

### **4.1 Generally**

A survey of the physical fabric of the building was carried out by Lynette Gurr, Senior Heritage Consultant of NBRS+PARTNERS. This research was carried out without excavation or physical intervention into the fabric.

### **4.2 Setting and Physical Context**

Located on the Parramatta River foreshore, Elkington Park is one of Balmain's principal nineteenth century recreational reserves. The tidal Dawn Fraser Baths is located on the Parramatta River foreshores at the northern perimeter of Elkington Park. Residential development on Glassop Street to the south and White Street to the west forms the boundary of Elkington Park. The northern and western boundaries are the shores of the Parramatta River.



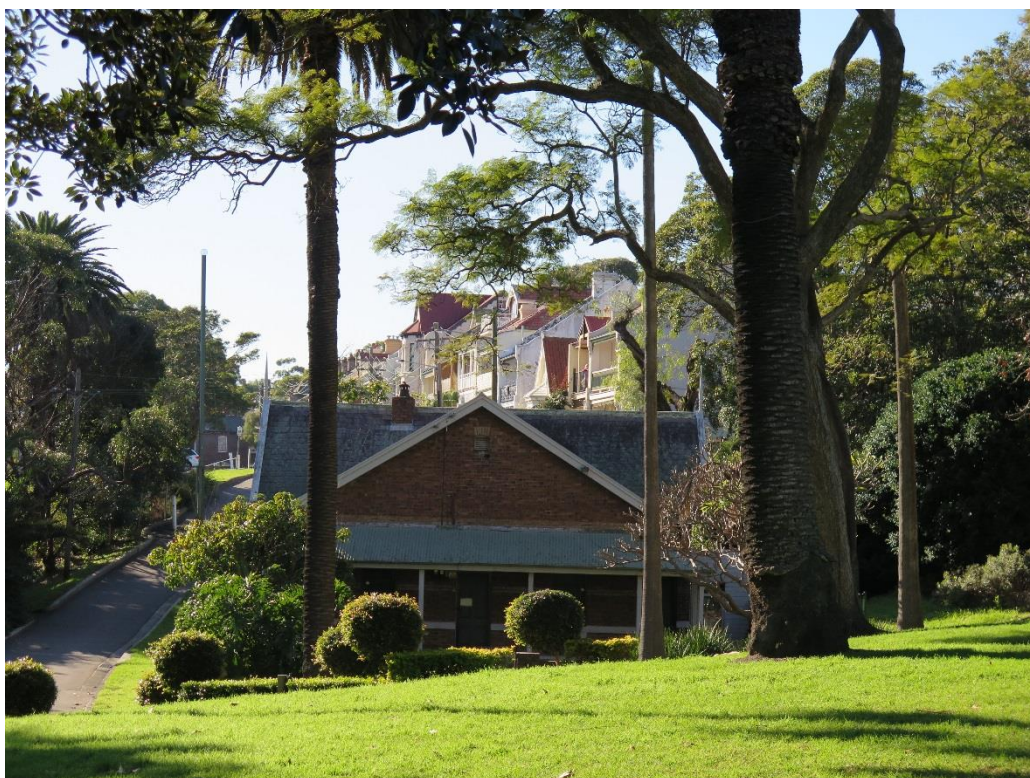
*Figure 27 — View southwest across Elkington Park, showing Victorian and Federation period residential development on White Street (Source: NBRS+PARTNERS, July 2015)*



*Figure 28 — Elkington Park, showing the Bandstand, a central feature of the park, opened in 1936. (Source: NBRS+PARTNERS, July 2015)*



*Figure 29 — View south across Elkington Park, showing Victorian and Federation period residential development facing onto Glassop Street (Source: NBRS+PARTNERS, July 2015)*



*Figure 30 — View east across Elkington Park, showing the Caretaker's Cottage in the middle distance. Visible above the roof of the caretaker's cottage is Victorian and Federation period residential development facing onto Fitzroy Avenue (Source: NBRS+PARTNERS, July 2015)*



*Figure 31 — View north from Elkington Park showing the Caretaker's Cottage sunken within the parklands and surrounded by mature palm trees (Source: NBRS+PARTNERS, July 2015)*



Figure 32 — View north across Elkington Park is the children's play enclosure located under the mature Moreton Bay figs (Source: NBRSPARTNERS, July 2015)

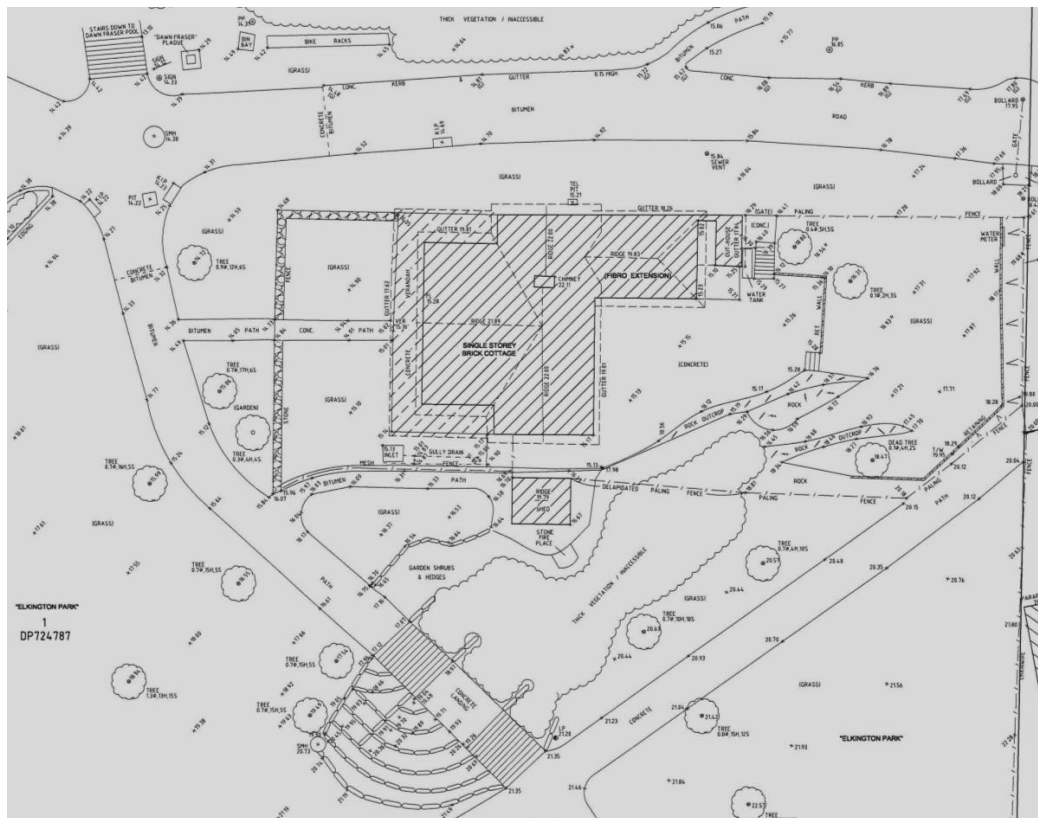


Figure 33 — Plan Showing Selected Detail and Levels Over Elkington Park Cottage, Balmain (Source: Norton Survey Partners, Date 2 February 2015)

## 4.3 Identification of Existing Fabric

### 4.3.1 External fabric

The Caretaker's Cottage is located within Elkington Park at the western end of Fitzroy Avenue. The road provides a vehicular service road to Elkington Park and Dawn Fraser Baths. The cottage has fences surrounding the property with a small front garden bounded by a low brick fence.

The facebrick Caretaker's Cottage is designed in the Victorian period with traditional bearing walls, timber floors and roof construction. The Caretaker's Cottage is a single-storey, freestanding residence constructed in polychromatic brickwork with gabled roof finished in slate. The main entry to the cottage is located on the western side and faces onto a small front garden, fenced off from Elkington Park. A verandah is located across the western elevation, with returns to the northern and southern elevations. The northern elevation is located on the property boundary and looks out to Dawn Fraser Baths and the Parramatta River. A weatherboard addition with corrugated metal roof is located on the eastern side of the cottage and contains the bathroom, laundry and WC.

A horizontal, rendered plaster band is located at window sill height. Horizontal brickworks bands in a lighter colour decorate the facebrick walls. The North Elevation has a decorative timber screen and finial that contribute to a prominent gable feature.



*Figure 34 — View east from Elkington Park to Caretaker's Cottage with Fitzroy Avenue located in the background (Source: NBRS+PARTNERS, July 2015)*



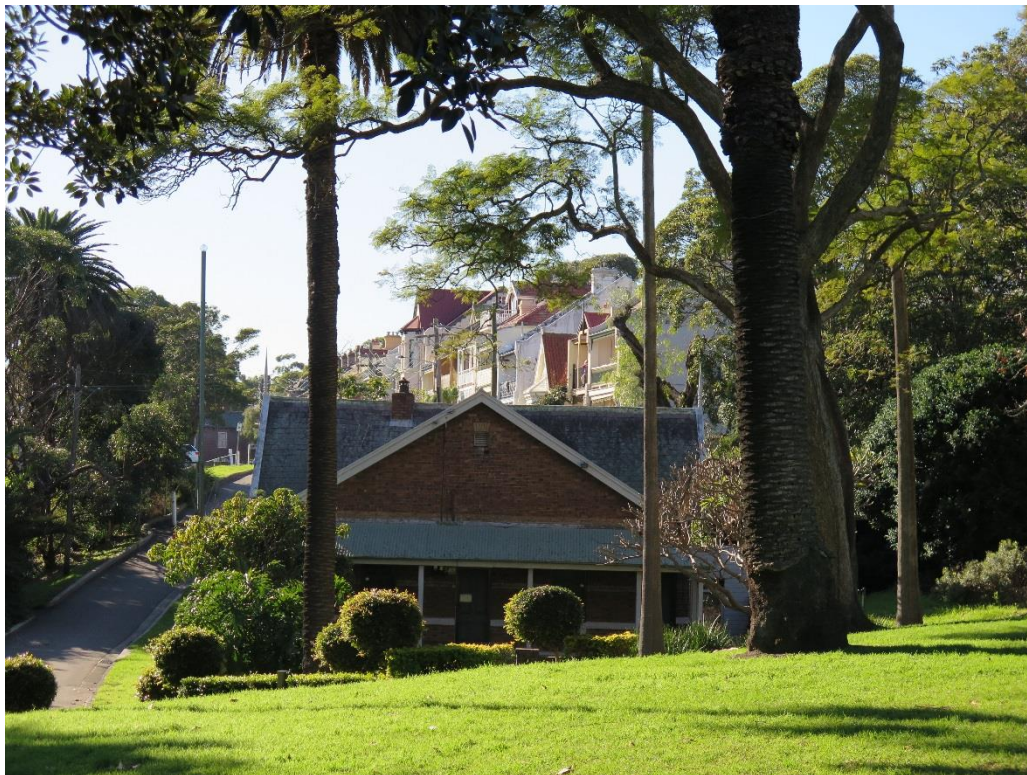
*Figure 35 — North Elevation of the Caretaker's Cottage showing polychromatic brickwork and slate roof with corrugated metal roof to the verandah (Source: NBRS+PARTNERS, July 2015)*



*Figure 36 — North and East Elevations of the Caretaker's Cottage looking west towards Elkington Park. A timber panel addition with hipped corrugated metal roof contains the laundry, kitchen and bathroom adjoins the East Elevation of the cottage (Source: NBRS+PARTNERS, July 2015)*



*Figure 37 — West Elevation of the Caretaker's Cottage, facing Elkington Park, is symmetrically designed, and contains the principal cottage entry (Source: NBRS+PARTNERS, July 2015)*



*Figure 38 — Caretaker's Cottage, West Elevation viewed from Elkington Park, shown located in a valley (Source: NBRS+PARTNERS, July 2015)*



*Figure 39 — Caretaker's Cottage, East Elevation showing the timber-clad utilities addition at right. (Source: NBRSPARTNERS, July 2015)*



*Figure 40 — Caretaker's Cottage, East Elevation with Elkington Park in the background. The utilities addition is shown at right and abuts the slate roof. The facebrick walls of the original cottage has been painted. The rear yard is concrete paved with rock boulders located in the eastern corner of the property. (Source: NBRSPARTNERS, July 2015)*



*Figure 41 — Caretaker's Cottage, brick steps lead from the rear yard to the Fitzroy Avenue service road (left). Timber wall and gate prevent access to the rear of the property (Source: NBRSPARTNERS, July 2015)*



*Figure 42 — Caretaker's Cottage, looking east to the rock outcrop in the rear yard, concrete retaining wall with timber paling fence on the property boundary (Source: NBRSPARTNERS, July 2015)*



Figure 43 — Caretaker's Cottage, looking east from the park to Council garden shed on a raised section, south of the property. A timber partition wall and gate prevent access to the rear of the property. The side door to the hall of the cottage is located at the end of the verandah (Source: NBRSPARTNERS, July 2015)

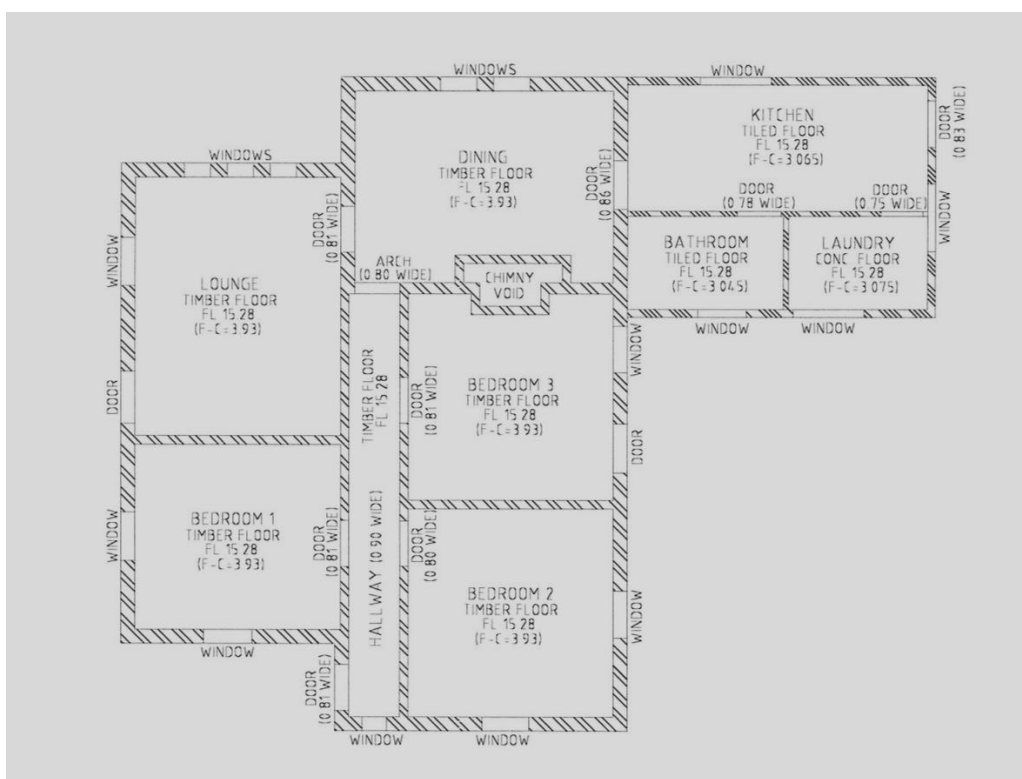
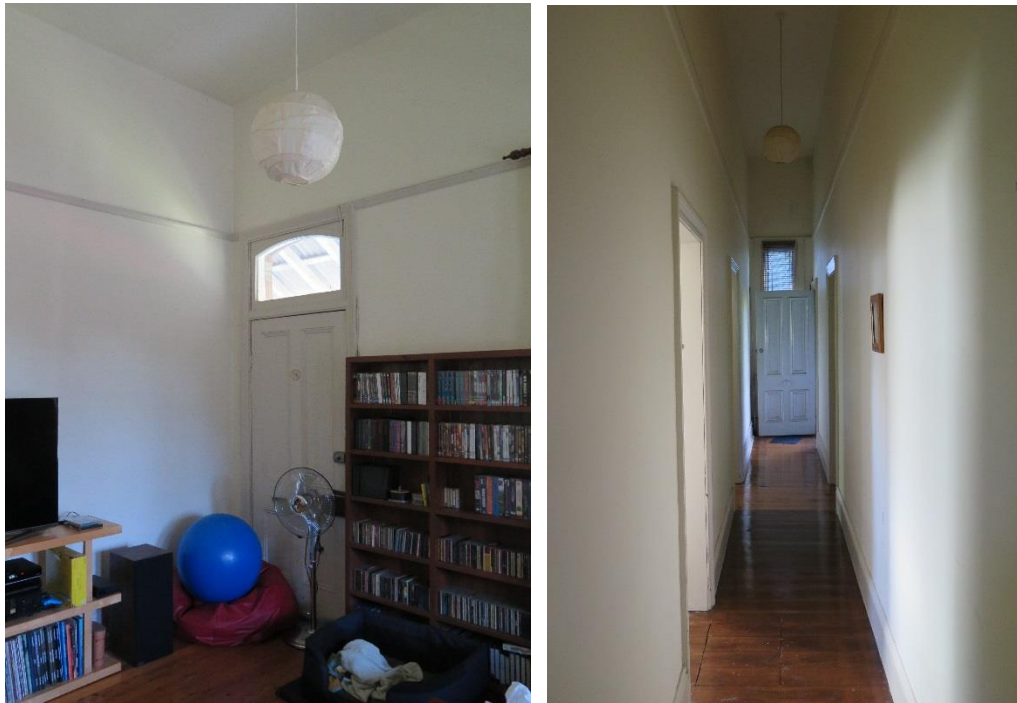


Figure 44 — Plan Showing Internal Layout of Elkington Park Cottage, Balmain (Source: Norton Survey Partners, 3 February, 2015)

#### 4.3.2 Internal fabric

The Caretaker's Cottage comprises five original rooms (three bedrooms, living room and dining room) and hallway. The bathroom, kitchen and laundry comprises a later-addition wing added in two stages - see Figure 44 for the cottage floor plan. The internal walls are masonry with rendered plaster finish. Timber picture rails are located in rooms throughout the cottage. The plaster ceiling is undecorated with no cornice. Some rooms have plaster ceiling roses.



*Figure 45 — Caretaker's Cottage, showing the living room with front door and fanlight over (left). The hall (900mm wide) connects with the side door and provides access to all rooms in the cottage, except lounge room (Source: NBRSPARTNERS, July 2015)*



*Figure 46 — Caretaker's Cottage, living room with north-facing group of three, timber framed sash windows (left). The living room door (right) is narrow and possibly a later addition (Source: NBRSPARTNERS, July 2015)*



Figure 47 — Caretaker's Cottage, former kitchen, now used as dining room showing fireplace with brick surrounds (left). Decorative plaster ceiling roses are located in some of the original rooms (right) (Source: NBRS+PARTNERS, July 2015)



Figure 48 — Caretaker's Cottage, bedroom, located on south-eastern corner of cottage showing timber-framed sash windows on southern and eastern walls (Source: NBRS+PARTNERS, July 2015)



*Figure 49 — Caretaker's Cottage, bedroom adjoining the former kitchen, has a dark marble surrounds to fireplace (covered by furniture), timber picture frames and timber-framed, double-hung, sash window located on eastern walls (Source: NBRS+PARTNERS, July 2015)*



*Figure 50 — Caretaker's Cottage, eastern wall of kitchen shows the original back door and external face brick wall and fanlight over door opening (right). The kitchen, laundry and bathroom are later additions to the cottage. The kitchen ceiling appears to be clad in fibre cement. (Source: NBRS+PARTNERS, July 2015)*

#### **4.3.3 Modifications, Adaptations and Fabric Condition**

The residential building is generally in a good to fair condition. The original external facebrick walls of the South and East Elevations have been painted in recent years. Rear additions adjoin the East Elevation and comprise kitchen, bathroom and laundry. The alterations and additions have been altered in two stages. Wall and floor finishes and fixtures to the later additions form part of recent fitouts and are in reasonable condition.

If the building is to be used as a public or commercial facility there are a number of non-compliance issues that may prevent certain activities. The 900mm-wide

central hall is too narrow and non-compliant for public accessibility. Door openings are also narrow and would be non-compliant and provide a limitation for public accessibility. The external stair from the vehicular service route (western end of Fitzroy Avenue) to the eastern yard is non-compliant. However, given the heritage listing of the Caretaker's Cottage, the building may be eligible for exemptions from the Building Code of Australia (BCA), particularly where upgrading may result in the loss of heritage significance.

Given the Caretaker's Cottage was the first building to be constructed on the site, there is unlikely any other archaeological potential on the site.

## **5.0 ANALYSIS OF CULTURAL HERITAGE SIGNIFICANCE**

### **5.1 Basis of Cultural Heritage Assessment**

This assessment of heritage is based on the methodology and guidelines set down by the NSW Heritage Office, and considers the standard values or criteria which arise from the history, construction and use of the building and its site as well as any levels of esteem by recognised groups for the site.

### **5.2 Evaluation Criteria**

*Heritage significance, cultural significance and cultural value* are all terms used to describe an item's value or importance to our own society. This value may be contained in the fabric of an item, its setting and its relationship to other items, the response that the item stimulates to those who value it now and in the historical record that allow us to understand it in its own context. An assessment of what is significant is not static. Significance may increase as more is learnt about the past and as items become rare, endangered or are found to document or illustrate aspects that achieve a new recognition of importance.

Determining cultural value is the basis of all planning for places of historic value. Determination of significance permits informed decisions on future planning that ensures that the expressions of significance are retained, enhanced or at least minimally impacted upon. A clear understanding of the nature and degree of significance will determine the parameters for flexibility of future planning and development.

The historical analysis provides the context for assessing significance, which is made by applying standard evaluation criteria to the development and associations of an item. The NSW Heritage Manual has produced standard evaluation criteria that are compatible with the criteria used by the Australian Heritage Commission in assessing items for the Register of the National Estate, and with those included in The Burra Charter.

### **5.3 Analysis of Existing Fabric**

The subject property is a single-storey, freestanding Victorian cottage. Over a period of 130 years, much of the original external and internal fabric and internal planning has been retained, with some alterations and additions at the rear of the cottage. Painted face brickwork on the east elevation is intrusive. The service additions has resulted in the removal of some original fabric and external walls now form part of the interior. The slate roof and chimney remains as prominent roof features with some loss of the eastern slate roof due to kitchen, laundry and bathrooms additions. Fireplaces and marble surrounds have been retained in the rooms.

### 5.3.1 Comparative Analysis

#### **Caretaker's Residence, Bathurst Showground**

The Caretaker's Residence at Bathurst Showground is a Late-Victorian house designed in a decorative style. The residence, located at Kendall Avenue, Bathurst, is adjacent to showground pavilions and is a pattern book design and considered a unique addition to the site.

Caretaker's Residence at Bathurst Showground was purpose-built as a residence for the caretaker of the showground. The residence is a two-storey, Victorian Italianate residence of polychrome brick with a metal tiled roof. Asymmetrical massing dominated by a projecting two storey wing terminating in a faceted bay with a hipped roof topped by a wrought iron finial. Bay has D. H. sash windows, round arched to ground floor, flat arched to upper floor. Polychrome brick string courses add interest. Entry porch to side of bay has metal tiled roof and probably originally had decorative iron or timberwork.



Figure 51 — Caretaker's Residence, Bathurst Showground, Kendall Avenue, Bathurst  
(Source: Office of Environment and Heritage, inventory sheet, Database No 1080292)

#### **Caretaker's Cottage, Grafton Showground, Fisher Street**

The following Statement of Significance is taken from the heritage inventory sheet for the Grafton Showground Caretaker's Cottage (Office of Environment and Heritage, Database No: 1640207):

*The former Caretaker's Cottage is historically significant for its association with the Botanical Gardens that flourished in Fisher Park between 1880 and 1910. It is associated with Mr Rudolph Schafer, the son of a successful German migrant who was the caretaker of Fisher Park. It is now significant for its role as the*

*Show Secretaries office. It has technical significance having been built using bricks made on site.*

The single-storey painted brick building is located within the showground site. The cottage has a projecting front gable with steeply pitched iron roof, intact chimneys and decorated barge board. Front windows are of long, narrow traditional proportions with a decorated mould above the windows. A skillion roof covers the front (enclosed) verandah. The cottage contains wall vents and inscribed AD 1882.

The cottage was built in 1882 for Mr Rudolph Schafer, caretaker of Fisher Park and responsible for creating the botanical gardens at the site. Rudolph was the son of Rudolph and Anna Schafer, German migrants who arrived in Sydney in 1855 and who subsequently worked at Kirchner's Soap and Candle Factory. Later Rudolph Snr bought 5 acres of land beyond the Grafton racecourse, grew tobacco and made cigars. Bricks for the cottage were sourced nearby as there was a good supply of clay in Fisher Park and a kiln was established.

The park include the botanical gardens and a small collection of birds, including peacocks, animals and reptiles. The park had an ornamental fountain which was relocated to the Memorial Park on the riverbank. In 1907 the Clarence Pastoral & Agricultural Show Society (C.P.A.S Society) obtained a portion of Fisher Park adjacent to the botanical gardens. Rudolph Schafer died in 1917 and the cottage was taken over to become the show offices. It is still used for this purpose.



*Figure 52 — Caretaker's Cottage, Grafton Showground, Fisher Street, Grafton (Source: Office of Environment and Heritage, inventory sheet, Database No 1640207)*

### **Superintendent's Residence, Centennial Park, Paddington**

A fine example of 19th century Victorian-style residence, the Superintendent's Residence is located at the northern edge of Centennial Park adjacent to the Paddington Gates at the intersection of Oxford Street, Parkes Drive and Carrington Drive.

Originally built in 1890-91 from sandstone quarried from the site, the Superintendent's Residence was built as the home of the senior on-site manager and his family as a purpose-built domestic house. The building offers a superb view down Parkes Drive and across Centennial Park. More recently, the Superintendent's Residence has been used primarily as a temporary exhibition space.



*Figure 53 — Superintendent's Residence, Centennial Park, Paddington Gates, Oxford Street, built in 1890-91 as the principal residence for the park manager (Source: Centennial Parklands website)*

### 5.3.2 Gradings of Significance

Different components of a place may make a different relative contribution to its heritage value. Loss of integrity or condition may diminish significance. In some cases it may be useful to specify the relative contribution of an item or its components.

GRADING	JUSTIFICATION	STATUS
Exceptional	Rare or outstanding item of local or State significance. High degree of intactness. Item can be interpreted relatively easily.	Fulfils criteria for local or State listing.
High	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	Fulfils criteria for local or State listing.
Moderate	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	Fulfils criteria for local or State listing.
Little	Alterations detract from significance. Difficult to interpret.	Does not fulfil criteria for local or State listing.
Intrusive	Damaging to the item's heritage significance.	Does not fulfil criteria for local or State listing.

### 5.3.3 Detailed Identification of Spaces and Fabric Elements

Item	Description	Grading of Significance
1	North Elevation (form / roof / chimney / verandah)	High
2	West and South Elevations	High / Moderate
3	East Elevation (modified)	Moderate / Little
4	East Elevation (eastern wall of existing kitchen)	High / Moderate
5	Later addition paint on East Elevation	Intrusive
6	Slate Roof and Chimney	High
7	Internal planning and configuration (original rooms)	High
8	Additions at the rear of the original house	Little
9	Front garden and setback, with boundary fence	High
10	Rear garden	Moderate
12	Views to and from Cottage to Elkington Park and Dawn Fraser Baths	High

## **5.4 Curtilage**

### **5.4.1 Curtilage Types**

#### **Lot Boundary Heritage Curtilage**

The most common type of heritage curtilage comprises the boundary of the property containing the heritage item, or items. The property may also contain associated buildings, gardens and other significant features, including walls, fences, driveways or tennis courts, all which may contribute to the heritage significance of the property.

#### **Reduced Heritage Curtilage**

This type of heritage curtilage is less than the lot boundary of the property. It arises where the significance of the item may not relate to the total lot, but to a lesser area, and is often only defined when development occurs.

#### **Expanded Heritage Curtilage**

There may be circumstances where the heritage curtilage may need to be greater than the property boundary. Depending on the topography, an expanded curtilage may be required to protect the landscape setting or visual catchment of a heritage item.

#### **Composite Heritage Curtilage**

This type of curtilage applies to heritage conservation areas and defines the boundaries of land required to identify and maintain the heritage significance of an historic district, village or suburban precinct.

### **5.4.2 Establishing Curtilages**

The Caretaker's Cottage and garden have retained the original historic allotment and lot boundary that identify its historic relationship with Elkington Park and Dawn Fraser Baths.

The visual links between the caretaker's cottage and Elkington Park and Dawn Fraser Baths are of historic significance to the place and the function of the place as the residence of the custodian of the park and pool.

Surrounded by parklands and shoreline, only growth of trees and vegetation has occurred in the immediate vicinity of the Caretaker's Cottage. Only modest development has occurred within the immediate vicinity. Alterations and additions to the eastern portion of the cottage has provided upgrades to amenities, but has not interrupted any views or vistas required for the historic role of park surveillance.

## **5.5 Archaeological Potential**

In 1880, White Horse Point was transformed from a "wasteland" to a recreational reserve (later named Elkington Park). In the early years, the area was at times used for tipping municipal waste. In the light of this there may be limited potential for fill to have archaeological potential.

By 1885, the Caretaker's Cottage was completed on the eastern edge of Elkington Park. Prior to the construction of the cottage, the only development on the site was the establishment of Elkington Park as a place of passive

recreation. In the light of this, there is little archaeological potential within the lot boundaries of the Caretaker's Cottage site.

## **5.6 Assessment of Cultural Significance**

### **5.6.1 Criterion (a) Historical Evolution**

**An item is important in the course, or pattern, of the local area's cultural or natural history.**

- The Caretaker's Cottage within the grounds of Elkington Park, has historic associations with the development of the Balmain municipality in the late-nineteenth century. In 1880, White Horse Point was purchased by Balmain Municipal Council as a reserve for passive recreation. A harbour-side swimming pool was constructed in 1882 on the shores of Parramatta River. The single-storey, purpose-built caretaker's cottage, possibly designed by Council engineers, was constructed in close proximity to the baths as a residence for the caretaker of the park and baths.
- The Caretaker's Cottage has been used as a residence for the caretaker from 1885 until the present. The caretaker's cottage is substantially intact with some alterations to the eastern elevation and rear wing. Council approved modifications were undertaken to the rear of the cottage (c1988) and were associated with requirements for a kitchen, laundry and bathroom.

**The Caretaker's Cottage, Elkington Park, Balmain, fulfils the criterion for historical evolution.**

### **5.6.2 Criterion (b) Historical Associations**

**An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area.**

- From 1885 until the present, the Caretaker's Cottage has been used as a residence by various caretakers who have occupied the place. The historical overview has not identified an occupant of importance who has contributed to the significance of the place.

**The Caretaker's Cottage, Elkington Park, Balmain, does not fulfil the criterion for historical associations.**

### **5.6.3 Criterion (c) Aesthetic Values**

**An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.**

- The Caretaker's Cottage within Elkington Park is a good example of a single-storey, polychrome facebrick Victorian cottage with slate roof and decorative barge boards to gable. Painted face brickwork on the east elevation is intrusive. The service additions have resulted in the removal of some original fabric and external walls now form part of the interior. The slate roof and chimney remains as prominent roof features with some loss of the eastern slate roof due to kitchen, laundry and

bathrooms additions. Fireplaces and marble surrounds have been retained in the rooms.

- The Caretaker's Cottage is set within Elkington Park, a public reserve with Victorian tree plantings, Inter-War band rotunda, views to Dawn Fraser Baths and across the Parramatta River. This setting contributes to the aesthetic character of the Caretaker's Cottage.

**The Caretaker's Cottage, Elkington Park, Balmain, fulfils the criterion for aesthetic values.**

#### **5.6.4 Criterion (d) Technical / Research Value**

**An item has strong or special association with a particular community or cultural group in in the area for social, cultural or spiritual reasons.**

- Much of the original fabric is retained on the property. There are many intact Victorian cottages located within the local area that will provide technical information about construction practices and domestic detailing similar to the Caretaker's Cottage within Elkington Park, Balmain.
- Prior to the construction of the Caretaker's Cottage, the only development on the site was the establishment of Elkington Park as a place of passive recreation. In the light of this, there is little archaeological potential within the lot boundaries of the Caretaker's Cottage site.

**The Caretaker's Cottage, Elkington Park, Balmain, does not fulfil the criterion for technical / research value.**

#### **5.6.5 Criterion (e) Social Value**

**An item has potential to yield information that will contribute to an understanding of the area's cultural or natural history.**

- The Caretaker's Cottage within the grounds of Elkington Park, is a heritage listed property within a recreational reserve and conservation area. Retention of early residences within the suburb indicates the local community holds the Victorian and Federation development in high esteem. The local community takes pride in the suburb's history, early development which provide a sense of place.

**The Caretaker's Cottage, Elkington Park, Balmain, fulfils the criterion for social value.**

#### **5.6.6 Criterion (f) Rarity**

**An item possesses uncommon, rare or endangered aspects of the area's cultural or natural history**

- The Caretaker's Cottage within the grounds of Elkington Park, is one of a diminishing group of residences built in the Victorian period that provided by caretakers of public recreational facilities. It is one of the only remaining caretaker's cottages in the local government area associated with a public reserve and baths.

**The Caretaker's Cottage, Elkington Park, Balmain, fulfils the criterion for rarity.**

#### **5.6.7 Criterion (g) Representativeness**

**An item is important in demonstrating the principal characteristics of a class of the area's cultural or natural places; or cultural or natural environments.**

- The Caretaker's Cottage within the grounds of Elkington Park, belongs to a group of caretaker's cottages built in the Late-Victorian period to support recreational reserves and amenities within the Sydney. This period of suburban growth coincides with the development of parklands and facilities that catered for a community with increased leisure time to engage in passive and active recreation.

**The Caretaker's Cottage, Elkington Park, Balmain, fulfils the criterion for representativeness.**

#### **5.7 Statement of Cultural Heritage Significance**

The purpose-built Caretaker's Cottage, set within the grounds of Elkington Park, Balmain, has cultural significance at local level for historic, aesthetic and social values. Since 1885, the Caretaker's Cottage has been the residence of the overseer of Elkington Park and harbour baths (now known as Dawn Fraser Baths). The place has aesthetic significance as a substantially intact, single-storey, Late-Victorian cottage with polychrome face brickwork, prominent gables with decorative barge boards, slate roof and chimney, set within a fine Victorian-character recreational reserve, overlooking Dawn Fraser Baths and the Parramatta River. It is one of a diminishing group of caretaker's cottages built by Councils as part of the establishment of public recreational reserves and held in esteem by the local community.

## **6.0 DEVELOPMENT OF CONSERVATION POLICY**

### **6.1 Introduction**

This section summarises all the information relevant to the development of conservation policies for the Caretaker's Cottage, Elkington Park. The development of an appropriate set of conservation policies for the place must include consideration of the following key factors including:

- Constraints and Opportunities arising from the Statement of Significance;
- Constraints and Opportunities arising from the owners requirements;
- Constraints and Opportunities arising from the physical condition of the building;
- Constraints and Opportunities arising from adaptive re-use options;
- Constraints and Opportunities arising from Commonwealth, State and Local government requirements; and
- Other statutory requirements.

### **6.2 Constraints & Opportunities arising from the statement of significance**

The significance of Caretaker's Cottage, Elkington Park is, in part embodied in the intact fabric of the building and its setting. The significant components of the architectural character and fabric of the place need to be appropriately conserved.

Decisions about maintenance, repairs or extensive adaptation works to the place, must take into account the impact on the cultural significance of the place. The works should relate to the whole and individual components. The approach and recommendations set out in this report should be used as a guide to future work.

### **6.3 Constraints & Opportunities Arising from Owner / Manager Requirements**

Leichhardt Council is the owner and manager of Caretaker's Cottage at Elkington Park. Currently, the Caretaker's Cottage is leased as a dwelling to a part-time caretaker assisting with out-of-hours duties at the Dawn Fraser Baths. The cottage is underutilised as a resource. The Caretaker's Cottage is neither open to the public, nor available for them to view and enjoy.

Council is looking to adapt the cottage to a café, museum and / or artist in residence. This would require retaining the main rooms for internal dining and museum, and construct a new commercial kitchen with accessible toilets.

Council required advice on the potential to adapt the Caretaker's Cottage for the proposed use as a café with external seating. Brain & Poulter, Food Consultants, advised there is need in the Balmain Peninsula for a "destination café operator". The food consultant looked at the possibility of adapting the Caretaker's Cottage as a café with external seating and provided the following analysis outcomes:

- The use of the Caretaker's Cottage for internal functions was excluded because rooms were considered too small;
- The current kitchen size limits cooking equipment;
- Small rooms within the Caretaker's Cottage will impact on service due to sightlines and travel paths
- Low number of internal seats;
- High number of external seats with no weather protection;
- The Addition of covered courtyard protection will increase seating capacity and amenity.

#### **6.4 Constraints & Opportunities arising from the physical condition of the building**

The Caretaker's Cottage, Elkington Park has small rooms, a narrow hall and narrow door openings. This results in accessibility issues within the cottage. The existing kitchen is inadequate and would not be adequate as a commercial kitchen. Existing bathrooms are not BCA compliant for access issues. There is the potential for WCs to be shared with Elkington Park users.

#### **6.5 Constraints & Opportunities arising from adaptive re-use options**

Leichhardt Council, owner of the site, is looking into the possibility of adapting the Caretaker's Cottage as a café / restaurant and museum for memorabilia associated with Dawn Fraser Baths. Leichhardt Council commissioned Brain and Poulter, to prepare a "Retail Market Analysis & Feasibility Analysis - Elkington Park"

In addition, an accessibility report was prepared to determine any changes of building fabric required for accessibility issues relating to a proposed use of Caretaker's Cottage as a café / restaurant / museum (see Section 6.7 of this report).

#### **6.6 Constraints & Opportunities arising from Commonwealth, State and Local government requirements.**

##### **Commonwealth Government Requirements**

##### Australian Heritage Commission

Inclusion on the Register of the national estate (under the *Australian Heritage Commission Act, 1975*) of private, state or local government properties has no statutory force other than to control the actions of the Commonwealth. It does, however, increase the opportunities for funding under commonwealth and State funded heritage assistance schemes.

##### **New South Wales Government Requirements**

##### NSW Heritage Branch

The NSW Heritage Office State Heritage Inventory identifies buildings that are protected under the *Heritage Act, 1977* or the *Environmental Planning and Assessment Act, 1979*. Heritage items listed in the Heritage Inventory are protected by heritage schedules to local environmental plans (LEPs), regional environmental plans (REP's) or by the State Heritage Register.

Caretaker's Cottage, Elkington Park is not listed a heritage item of State heritage significance and is not listed on the State Heritage Register. The Caretaker's Cottage is located in close proximity to a State heritage listed item identified as follows:

- *Dawn Fraser Swimming Pool, Glassop Street, Balmain (Lot 639, DP 752049; Lot 1, DP 179092, Lease lot Lease Plan PM1054XL) - State Heritage Register Listing No: 01398*

Works to Caretaker's Cottage, Elkington Park, should be aware of its close proximity to this State heritage listed item.

### Local Government Requirements

The Caretaker's Cottage, located within Elkington Park, is not listed individually as a heritage item on the *Leichhardt Local Environmental Plan 2013* (Leichhardt LEP), Schedule 5 Environmental heritage, Part 1 Heritage items. It forms part of Elkington Park which is listed as a landscape heritage item of Local significance as follows:

- *Elkington Park, Glassop Street, Balmain (Lot 1, DP 724787; Lots 1 and 2, DP 797906; Lot 1, DP 952059; Lot UNUM) – Item No: I238.*

There are a number of heritage items of local significance located in the immediate vicinity of the Caretaker's Cottage (see Figure 54). In addition, Elkington Park is located within the following conservation area of Local significance, identified in the Leichhardt LEP, Schedule 5 Environmental heritage, Part 2 Heritage conservation areas as follows:

- *Iron Cove Heritage Conservation Area ("C6")*



Figure 54 — Heritage Map showing the location of the Caretaker's Cottage identified by a blue circle. Heritage items (general) are identified in ochre and given a listing number, heritage items (landscape) are shaded in green and given a listing number and the conservation area is hatched in red (Source: Leichhardt LEP, Heritage Map 006)

### Leichhardt Local Environmental Plan 2013

Leichhardt LEP is the planning instrument relevant to the Caretaker's Cottage, Elkington Park. Leichhardt LEP 2013, Part 5 Miscellaneous Provisions, 35 Heritage conservation, (1), outlines the objectives of the Leichhardt Council as follows (only relevant clauses have been itemised):

**(1) Objectives**

*The objectives of this clause are as follows:*

- (a) to conserve the environmental heritage of Leichhardt,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

**(2) Requirement for consent**

*Development consent is required for any of the following:*

*(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):*

- (i) a heritage item,*
- (ii) an Aboriginal object,*
- (iii) a building, work, relic or tree within a heritage conservation area,*
- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,*

*(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,*

*(d) disturbing or excavating an Aboriginal place of heritage significance,*

*(e) erecting a building on land:*

- (i) on which a heritage item is located or that is within a heritage conservation area, or*
- (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,*

*(f) subdividing land:*

- (i) on which a heritage item is located or that is within a heritage conservation area, or*
- (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.*

**(3) When consent not required**

*However, development consent under this clause is not required if:*

*(a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:*

- (i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and*
- (ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or*

*(b) the development is in a cemetery or burial ground and the proposed development:*

- (i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and*
- (ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or*

*(c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or*

*(d) the development is exempt development.*

**(4) Effect of proposed development on heritage significance**

*The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).*

**(5) Heritage assessment**

*The consent authority may, before granting consent to any development:*

- (a) on land on which a heritage item is located, or*
- (b) on land that is within a heritage conservation area, or*
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),*  
*require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.*

**(6) Heritage conservation management plans**

*The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.*

**(7) Archaeological sites**

*The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):*

- (a) notify the Heritage Council of its intention to grant consent, and*
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.*

**(8) Conservation incentives**

*The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:*

- (a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and*
- (b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and*
- (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and*
- (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and*
- (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.*

## **6.7 Other Statutory Requirements**

Any changes in the use of the building may result in a need to upgrade certain facilities to meet such obligations as may be imposed by Leichhardt Council. Matters may be identified in this study that may require modification includes, but is not limited to, the following:

- Building Code of Australia
- Fire safety requirements
- Ingress and egress from the building
- Disability access code.

Aspects of the building may be eligible for exemptions from the BCA where upgrading may result in the loss of heritage significance.

In 2015, Council engaged an accessibility consultant to assess the Caretaker's Cottage and gardens. The assessment concluded:

- Given the heritage listing of the property, it is not necessary for all areas of the property to be accessible;
- Currently, the route from the front door through to the lounge room and dining room are accessible.
- Modifications will need to be undertaken to provide access from the dining room through to the rear courtyard;
- Requirement for a new accessible WC;
- Access is possible from the courtyard to Bedroom 3;
- An accessible pathway should be laid around the side of the house from the front garden to the rear courtyard;
- There is no requirement for the hallway and bedrooms 1 and 2 to be accessible.

In summary, the consultant concluded that the removal of internal walls within the Caretaker's Cottage is not necessary.

## **6.8 Non Statutory Listings**

### National Trust of Australia

Listing by the National Trust of Australia (NSW) does not impose any statutory requirements on the building. The purpose of the National trust Register is to alert responsible authorities, property owners and the public so that those concerned may adopt measures to preserve the special qualities that prompted the classification.

Caretaker's Cottage, Elkington Park is not listed on the register of the National Trust of Australia (NSW).

## **7.0 CONSERVATION POLICIES AND GUIDELINES**

### **7.1 Introduction**

The purpose of the conservation management policies set out in this section is to provide an in-principle guide to actions to be followed in the development, care, maintenance and long-term use of the property of the Caretaker's Cottage, Elkington Park, Glassop Street, Balmain so that its heritage significance is retained, restored or reinstated, recorded and presented for future generations.

The conservation management policies have regard to the significance of the Caretaker's Cottage, Elkington Park, and the constraints arising from and associated with that significance. They provide the objectives for future planning for the appropriate conservation of the Caretaker's Cottage, Elkington Park, in line with its heritage significance.

### **7.2 Conservation Principles**

The following general conservation policies are made as a guide to the care of the Caretaker's Cottage, Elkington Park, so as to enable the quality and significance of the place to be retained, and where possible recovered, while maintaining the usefulness and viability of the building. The intention of the policies is to:

- Retain, restore and reinstate significant heritage character and quality of the building and its various elements;
- Permit alterations, adaptations and new works which are compatible with the above and which will make the place more effective in its principal intended use;
- Identify elements which adversely affect the place and which are in need of modification or removal;
- Provide an approach to the replacement of deteriorated fabric;
- Draw attention to the need for coordination of the conservation needs of the place both in the short term and over the longer life of the building with other functional and technical aspects and requirements for the place; and
- Observe and comply with legislative requirements.

Discussion of the preliminary information necessary for the preparation of the conservation policies and recommendations is set out in Section 8.0 – Development of Conservation Policies.

### **7.3 Definitions**

The treatment of existing component spaces, fabric and contents of the building should be in accordance with their assessed level of significance and generally as set out in the following table. The definition of terms set out below have the meaning given them in *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance* (Burra Charter).

Level of Significance	Acceptable Action
Exceptional significance	<b>Preservation, restoration or reconstruction.</b> Adaptation in accordance with the Burra Charter guidelines may also be acceptable provided the change is compatible with retaining the overall significance of the place.
High significance	<b>Preservation, restoration or reconstruction.</b> Adaptation in accordance with the Burra Charter guidelines may also be acceptable provided the change is compatible with retaining the overall significance of the place.
Moderate significance	<b>Preservation, restoration or reconstruction or adaptation</b> to assist in ensuring the continual use and security of the building provided that no adverse effect is created to more significant fabric.
Little significance	More radical <b>adaptation</b> treatment of fabric with some significance may be acceptable to ensure the continual usability and security of the place as a whole.
Intrusive	<b>Modification or removal</b> in order that the significance of the building is enhanced by reduction of adverse effect.

#### 7.4 General Conservation Policy

The Caretaker's Cottage, Elkington Park, recognised as an item of cultural significance at Local level, should be managed and conserved in accordance with the provisions of the *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter)*.

The significance of the Caretaker's Cottage, Elkington Park, is in part reliant on the character and quality of its surviving fabric. Wherever the issue of removing or altering significant fabric from its original form and location arises, a carefully considered study of the effects that such action will have on the overall significance of the place needs to be undertaken. Such an assessment will review the identified significance level of the part to be removed or altered, the impact that the action will have on the element itself and the resulting impact on the place as a whole. Constraints arising from the statement of significance shall aim to reduce any adverse effect to the place as a whole that may arise from the action.

In general terms, an adverse effect on any item or aspect of greater significance may be permitted provided:

- It makes possible the recovery of aspects of greater significance;
- It helps to secure the future security of the place;
- There is no feasible alternative;

- Care is taken to minimise the adverse effect; and
- Recovery of original character of the building should be a high priority.

#### **7.4.1 Use of the Conservation Management Plan Policy**

- The owners and managers of the Caretaker's Cottage, Elkington Park should adopt the policies outlined in the Conservation Management Plan;
- Copies of the endorsed Conservation Management Plan should be lodged with Leichhardt Council Library;
- The Conservation Management Plan should be available on site for the use of all property managers, trades people and sub-contractors; and
- The Conservation Management Plan should be reviewed on a 5-yearly basis, and any changes to the place, or new information revealed during this period should be recorded and attached as an addendum to the document.

#### **7.4.2 Feasible Uses**

The consideration of feasible uses for the property, or portions of it, has to take into account a number of factors that will allow each proposed use to be assessed. These include:

- Statement of Significance;
- Conservation Policy;
- Economic viability;
- Statutory requirements;
- Consideration of historic use patterns of the Caretaker's Cottage, Elkington Park; and
- Interpretation of the Caretaker's Cottage, Elkington Park, and its history.

### **7.5 Policy Recommendations**

The following recommended policies are generally preceded by the information on which they are based. The policies should be read in conjunction with the associated notes, as this will make the context clear and aid interpretation.

### **7.6 Policy - Ownership**

Much of the meaning of the place would be lost if Leichhardt Council were to cease to be the owner of the Caretaker's Cottage within Elkington Park. The primary significance of the place is associated with its continuing associations with Leichhardt Council, Elkington Park and Dawn Fraser Baths. The significance of the place would be substantially compromised should Council's association be removed.

In enabling the acceptable conservation and upgrading of the place, Council needs to retain ownership of the Caretaker's Cottage and establish

management practices to fulfil the owner's requirements and achieve possible future change.

## **7.7 Policy - New Building Design**

All alterations and new work should respect the historical nature of the Caretaker's Cottage, Elkington Park, and should not visually dominate, compete with or be incompatible in character. Nor should new work mimic the original.

Where new services are required, these should be introduced discretely to avoid damage to significant fabric and avoid visual impact on significant spaces.

- No new work should adversely affect spaces of Exceptional or High significance. New work should be identifiable as new work on close inspection.
- Original fabric should be respected in accordance with their level of significance and retained as evidence of our past. Significant elements should not be destroyed and disturbance of historic fabric should be kept to a minimum.
- A full schedule of maintenance and conservation works and priorities should be developed in accordance with the condition and structural report and recommended treatment for the levels of significance.
- Damaged or deteriorated fabric of Exceptional or High significance should be stabilised and conserved where technological means are available.
- Consultant trades-people and supervisory staff should be appropriately qualified in their relevant fields and have knowledge and experience of sound conservation processes.
- Trades people and supervisory staff should take care not to damage significant fabric in maintenance and repair activities. A review of the Conservation Management Plan policies for the area will be made prior to any work proceeding.

## **7.8 Policy – Caretaker's Cottage – Use as a Residence**

Continuing the original use of the Caretaker's Cottage as a residence (for a caretaker) would provide the optimum use in heritage terms. However, this use limits the potential for the public to access and view this publicly-owned heritage building. In the event of the building being used as a residence, there is still the potential to modify the residence and remove later additions, particularly the kitchen, bathroom and laundry at the rear. This could be replaced with a new addition, sympathetic to the original residence in accordance with the Policy – New Building Design.

## **7.9 Policy – Caretaker's Cottage: Future Possible Change and Adaptive Reuse**

Previous alterations may contribute to the building's significance and should be respected. Consideration should be given to removing unsympathetic and intrusive alterations that detract from an intact building.

There is the potential to remove later additions to the Caretaker's Cottage, Elkington Park - particularly the kitchen, bathroom and laundry located at the rear and to the east. These later additions at the rear of the Caretaker's Cottage, Elkington Park, are understood to contain asbestos and will need to be removed should any works be undertaken to the rear of the cottage.

Generally, new additions should be sympathetic to the existing building. There is the potential to develop within the footprint of the existing additions. This is to be in accordance with the heritage significance of fabric located within this area of the Caretaker's Cottage.

The design of any new works at the back of house and within the rear courtyard should be compatible with the character of the original building and its context. The character should include the following:

- materials, bulk, height, set-back, and plan configuration; the materials, surface patterns, texture and colours;
- facade rhythms, geometry of bay dimensions, relationships between openings such as windows and solid walls and the continuation of horizontals such as strong course lines and plinths;
- Dominant or necessary elements in the design (such as roof form, wing walls, verandahs, fences chimneys, parapets, materials, etc) may be identified and their broad form included in the new work;
- The use of contemporary design should be considered;
- A safe approach is for new additions to appear neutral and recede visually from the historic fabric, both in details and overall massing; and
- Introduction of kitchen, bathroom and utilities should be located within the rear portion of the former cottage or built as new additions.

#### **7.10 Policy - Context and Setting**

The early historic context or setting is generally part of the building's significance. If the building is divested of any of its early context, significance may be lost. New works within the setting should be sympathetic and respectful to the Caretaker's Cottage, Elkington Park, and its historic setting.

- The Victorian and Federation streetscape and landscape of the surrounding area should be conserved. Views to other historic properties located on Fitzroy Avenue, Glassop Street and the Parramatta River foreshore should be retained.
- The Caretaker's Cottage, Elkington Park, needs an appropriate physical and visual curtilage. New structures and landscape elements erected in the vicinity of the place should refrain from negatively impact on the historic setting. The significant context and setting of the Caretaker's Cottage, is a free-standing cottage with front and rear gardens, located on the edge of Elkington Park, a public recreational reserve and within the visual catchment of Dawn Fraser Baths.

- Retain the existing bitumen vehicular and pedestrian access route to the property and shared with Dawn Fraser Baths.
- There should be no car parking within Elkington Park as this would compromise the setting of the Caretaker's Cottage.

#### **7.11 Policy – Caretaker's Cottage - Internal Configuration and Planning**

The Caretaker's Cottage is a modest cottage with five relatively small rooms (comprising three bedrooms, living and dining) and narrow central hallway. This is characteristic of its role as a caretaker's cottage built in the late nineteenth century. The significant characteristics of the original configuration, floor plan and internal spaces within the Caretaker's Cottage should be retained.

- Spaces and fabric, identified as having high significance, should be conserved where possible in order to retain the integrity and legibility of the place. Original spaces of the cottage include the two front (western) rooms and the three rear (eastern) rooms, hall, verandahs and primary roof form (including chimneys). No internal walls associated with the original cottage should be removed to open up the space.
- An original fireplace and intact fire surround exists in Bedroom 3 and has high heritage significance. In any works to the Caretaker's Cottage, this fireplace and surrounds should be retained and conserved.
- In the Dining room, a fireplace interprets the original Kitchen space within the Caretaker's Cottage. In any works to the Caretaker's Cottage, this kitchen hearth should be retained and conserved.
- The installation of new services should be carried out in a manner which minimises the impact on the significant character and fabric of the building.
- Should there be any requirement to remove sections of internal walls to open up spaces, there is the potential to provide a wall opening between the existing Bedroom 3 and Bedroom 2. An opening would need to retain ribs and bulkheads to interpret the original planning configuration.

#### **7.12 Policy - Early Windows and Door Joinery**

Much of the original joinery to the Caretaker's Cottage has been retained and expresses the stylistic character of the Victorian cottage. Early extant door and window joinery should be conserved and ensure they are operable.

- Repair, rather than replace, unsound timber e.g. splice new timber into a verandah post. It is often more cost effective to do this repair work rather than complete dismantlement and rebuilding.
- When timber is structurally weakened, e.g. by termite damage, consider the use of epoxy resin repair - this is expensive but it avoids the problems encountered with the removal and replacement of timber.
- Retain all original and early hardware, only replacing deteriorated or missing elements with matching.

- Selection of timber species is not critical where timber is to be painted or stained.

#### **7.13 Policy – East Elevation and Access to Courtyard**

The East Elevation has Little / Moderate significance and has experienced considerable alteration and modification, including the later addition painting of the face brickwork. Due to the nature slope of the land and a sandstone rock shelf located in the rear garden, the East Elevation is not visible readily from Elkington Park. There is the potential to modify this elevation. Works would include the provision of an accessible entry in the external wall between the rear courtyard and either Bedroom 2 or Bedroom 3. Any opening should seek to enlarge an existing opening, rather than create a new opening.

#### **7.14 Policy – East Elevation – Original External Brickwork and Door Opening**

The eastern wall of the existing Caretaker's Cottage, kitchen has retained the original back door with fanlight and external polychrome facebrick wall of the original cottage. This has high / moderate heritage significance. This original fabric should be retained and interpreted as part of any new works undertaken adjacent to the eastern face of the Caretaker's Cottage.

#### **7.15 Policy – Painted Masonry Brickwork**

Original face brickwork has been painted and is intrusive. Paint removal from brickwork is difficult and should only be attempted by experts using appropriate methods which do not harm the masonry. It is unlikely paint removal from face brickwork will provide a successful finish. It may be necessary to continue to repaint the brickwork using a colour consistent with brickwork.

#### **7.16 Policy – Conservation / Reconstruction Works**

Photographic evidence should be used to reconstruct any original elements. Figure 15, Figure 22 and Figure 23 show the decorative timber gable screen and finial on all gables of the Caretaker's Cottage. The decorative gable element and finial is missing from the gable on the west elevation of the Caretaker's Cottage. This should be reconstructed as part of any conservation works to the building.

#### **7.17 Policy - Paint and other Finishes**

Do not paint previously unpainted surfaces. Generally, do not use waterproof or water repellent coatings, which may actually accelerate deterioration.

- Carefully evaluate whether existing early paint finishes are significant and should be retained, before overpainting or destruction by preparation.
- Where there has been overpainting, and it is practical to do so, take paint scrapes to identify the original colours and also any decoration used e.g. stencilling.

#### **7.18 Policy - Drainage**

Ensure the building is water and weather-tight. Stormwater and surface water must be drained well away from the building. Paving must fall away from the building. Prevent rainwater falling from roofs.

#### **7.19 Policy - Site Boundary Markers and Landscape Elements**

Site boundary markers including fences and gates, paving and garden furniture will provide a contextual significance. To conserve the heritage significance of the place, these elements should be conserved / reinstated to be in keeping with the Victorian character of the place.

- Fencing and garden elements should be guided by documentary evidence and characteristic of the Late-Victorian period.
- Consideration should be given to planting a front garden comprising turf, garden beds and paving and provide a traditional Victorian garden layout.

#### **7.20 Policy – Interpretation**

There is the potential to interpret the original function of the Caretaker's Cottage as the residence of the overseers of Elkington Park and Dawn Fraser Baths. Part of that relationship of overseer presents an opportunity to use the cottage for interpretative displays of Dawn Fraser Baths memorabilia and museum collection. This would be in keeping with the significance of the Caretaker's Cottage, Elkington Park.