

INTERPRETATION PLAN

65 Hotham Road, Gymea

February 2026



65 HOTHAM ROAD, GYMEA

ISSUE	DESCRIPTION	DATE	ISSUED BY
A	Draft for Review	21/06/2023	LS
B	Issued for LEC submission	05/07/2023	LS
C	Draft Interpretation Plan for Review	11/02/2026	LS
D	Issued for Project Team Review	13/02/2026	LS
E	Issued for Department Submission	16/02/2026	LS

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1.0

INTRODUCTION

1.1 REPORT OVERVIEW

1.1.1 BACKGROUND

This report has been prepared in accordance with Condition of Consent B9 for approved Development Application Number SSD-10320. Consent for the redevelopment of the site, known as the President Private Hospital, was granted on 16 April 2024.

1.1.2 HERITAGE CONTEXT

The approved development at 369 - 381 President Avenue, 61 - 65 Hotham Road and 2 - 4 Bidgural Avenue, Kirrawee includes the demolition of a building located at 65 Hotham Road. The building, known as Hotham House, is identified as an item of environmental heritage in Schedule 5 of the *Sutherland Shire Local Environmental Plan 2015* (LEP).

In conjunction with the Land and Environment Court proceedings (Case Number 2023/51612) and draft Conditions of Consent, GBA Heritage had prepared an *Interpretation Strategy*, dated July 2023, and a *Salvage Schedule*, dated July 2023. Previous reports prepared by GBA Heritage for the site include a *Statement of Heritage Impact* (SHI), dated May 2021.

1.1.3 CONDITION OF CONSENT B9

Condition of Consent B9 outlines the following requirements for the Heritage Interpretation Plan, to be submitted prior to the issue of a Construction Certificate:

Heritage Interpretation Plan

B9 Prior to the issue of a construction certificate, the Applicant must submit a Heritage Interpretation Plan addressing Hotham House, to the satisfaction of the Planning Secretary. The plan must be prepared in general accordance with the recommended mitigation measures described in the Statement of Heritage Impact by GBA Heritage, Rev D and dated 7 May 2021 and must:

(a) be prepared by a suitably qualified and experienced expert;

(b) apply best practice measures described within the Australia ICOMOS Burra Charter;

(c) where appropriate, include engagement of local community artists or organisations to assist with development of the interpretation material in a culturally appropriate manner;

(a) include provision for naming elements within the development to acknowledge the site's heritage;

(d) incorporate interpretive information into the landscape design for the site;

(e) outline all interpretation measures to be implemented that acknowledge the heritage values of the heritage item described as 'Hotham House' - house and garden under the Sutherland Shire Local Environmental Plan 2015.

(f) provide for the retention of the large araucaria columnaris tree identified as T7 in the Arbocultural Impact Assessment prepared by Rennie Bros. Tree Surgeons and dated 30 November 2020;

(g) provide an inventory of all items to be salvaged or retained (as appropriate) and describe the construction methods to be used to prevent damage to any items selected for re-use; and

(h) provide details of any associated physical works including any relocation of building materials into the landscaping scheme and provide updated landscape plans accordingly.

This report has been prepared to address the requirements of Condition of Consent (B9) comprising the development of the *Interpretation Strategy* by GBA Heritage dated July 2023.

This report should be read in conjunction with the *Salvage Schedule* by GBA Heritage, dated July 2023, which is also included in Appendix 3.

1.1.4 CONDITION OF CONSENT E26

The Notice of Determination also includes the following Condition (E26) which requires that the Department be provided with confirmation of the implementation of the interpretation plan prior to the issue of an occupation certificate.

Heritage Interpretation Plan

E26 Prior to the issue of an occupation certificate, the Applicant must submit evidence of the implementation and completion of the Heritage Interpretation Plan to the satisfaction of the Planning Secretary and must demonstrate to the Certifier that the Heritage Interpretation Plan has been implemented to the satisfaction of the Planning Secretary.

GBA Heritage will provide a verification letter regarding the implementation of the interpretive elements identified within this report, to address this Condition of Consent. The letter will either confirm that the interpretive elements have been implemented within the site, or advise the Department if the Interpretation Plan has not been implemented to a satisfactory standard.

1.2 REPORT OBJECTIVES

This Heritage Interpretation Plan has been prepared to outline the interpretive elements that will be incorporated within the site and to address the relevant requirements of Condition of Consent B9.

The following definition is sourced from the NSW Heritage Council endorsed publication *Interpreting Heritage Places and Items Guidelines* (2005):¹

Interpretation Plan is a document that provides the policies, strategies and detailed advice for interpreting a heritage item. It is based on research and analysis and plans to communicate the significance of the item, both during a conservation project and in the ongoing life of the item. The plan identifies key themes, storylines and audiences and provides recommendations about interpretation media. It includes practical and specific advice about how to implement the plan.

¹ NSW Heritage Office, *Interpreting Heritage Places and Items Guidelines*, 2005.

1.3 SITE IDENTIFICATION

The President Private Hospital site is located at 369-381 President Avenue, Kirrawee. The amalgamation of three smaller sites is included as part of the redevelopment. The site is described by NSW Land Registry Services (LRS) as Lot 1, DP 841502; Lot 24A, DP26995, Lot 23 DP26995, Lot 53 DP29493 and Lot 54 DP29493.

The subject building, referred to as Hotham House, is located at 65 Hotham Road, which is defined as Lot 24A, DP 26995. The subject building was included in Schedule 5 of the *Sutherland Local Environmental Plan 2015 (LEP)* as an item of environmental heritage on 3 April 2020.

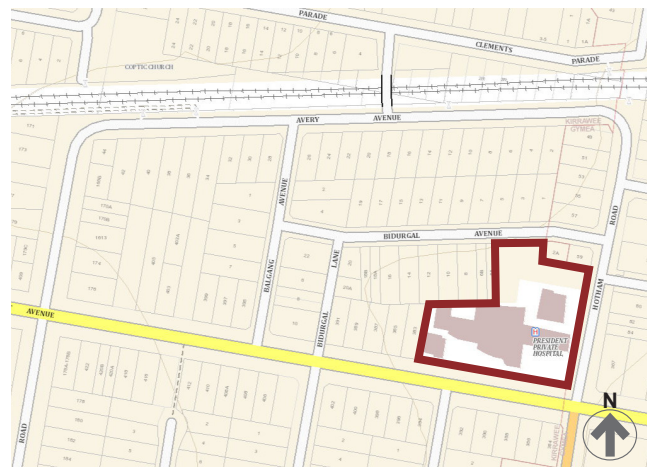


Figure 1.1
Location Map. The boundaries of the subject site are outlined in red.
Source: NSW LRS SIX Maps, January 2026.



Figure 1.2
Aerial of the immediate context. The boundaries of the subject site are outlined in red.
Source: Nearmap, December 2025.



Figure 1.3
 Close-up aerial. The boundaries of the subject site are outlined in red. The location of the subject building, Hotham House, is indicated by the blue arrow.
 Source: NearMap, December 2025.

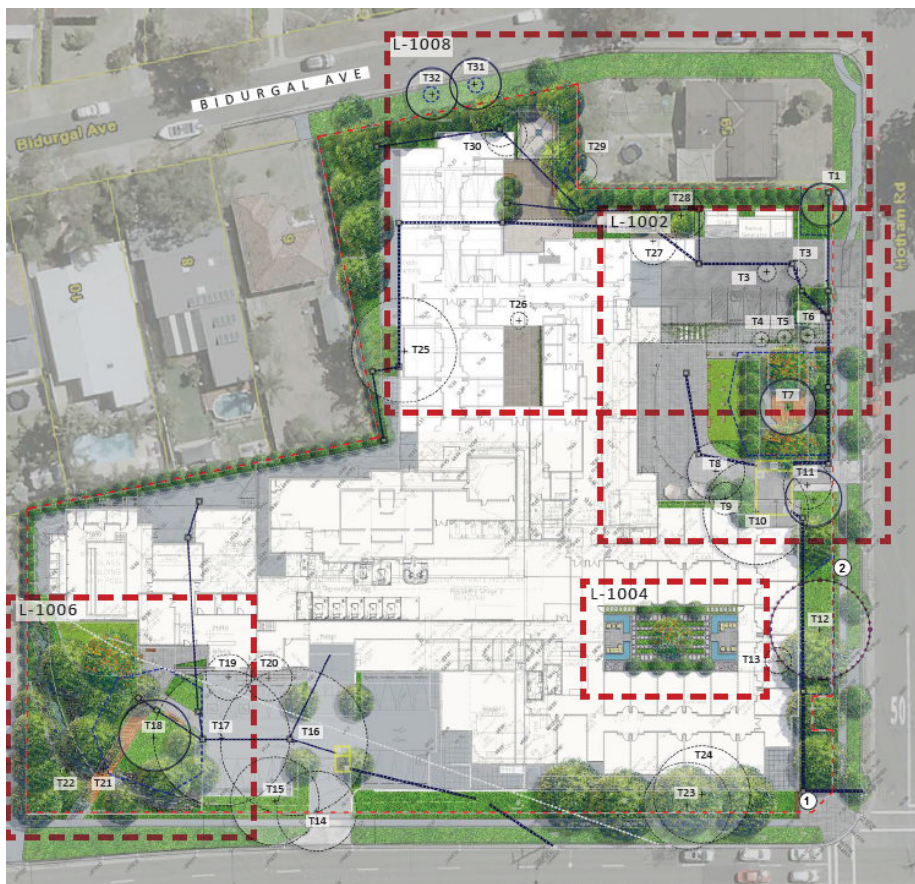


Figure 1.4
 Approved Landscaping Masterplan, L-1001.
 Source: Habit8, Issue K, January 2021.

1.4 METHODOLOGY & STRUCTURE

Effective interpretation is based on a sophisticated understanding of the significance of the site, a detailed knowledge of the needs and desires of potential audiences, and sound communications skills.

For the purposes of this Interpretation Plan we have established a methodology, based on the NSW Heritage Office publication *Interpreting Heritage Places and Items Guidelines* (2005). The methodology set out in the *ICOMOS Charter for the Interpretation and Presentation of Cultural Heritage Sites* (2007) has also been adopted.

INTERPRETATION - THE INGREDIENTS FOR BEST PRACTICE

The following guidelines have been extracted from the NSW Heritage Office publication, *Interpreting Heritage Places and Items* (2005).²

Ingredient 1: Interpretation, People and Culture

Respect for the special connections between people and items

Ingredient 2: Heritage Significance & Site Analysis

Understand the item and convey its significance

Ingredient 3: Records and Research

Use existing records of the item, research additional information and make these publicly available (subject to security and cultural protocols)

Ingredient 4: Audiences

Explore, respect and respond to the identified audience

Ingredient 5: Themes

Make reasoned choices about themes, stories and strategies

Ingredient 6: Engage the Audience

Stimulate thought and dialogue, provoke response and enhance understanding

Ingredient 7: Context

Research the physical, historical, spiritual and contemporary context of the item, including related items, and respect local amenity and culture

Ingredient 8: Authenticity, Ambience and Sustainability

Develop interpretation methods and media which sustain the significance of the items, its character and authenticity

Ingredient 9: Conservation Planning and Works

Integrate interpretation in conservation planning and in all stages of a conservation project

Ingredient 10: Maintenance, Evaluation and Review

Include interpretation in the ongoing management of an item; provide for regular maintenance, evaluation and review

Ingredient 11: Skills and Knowledge

Involve people with relevant skills, knowledge and experience

Ingredient 12: Collaboration

Collaborate with organisations and the local community

ICOMOS CHARTER FOR THE INTERPRETATION AND PRESENTATION OF CULTURAL HERITAGE SITES

This *ICOMOS Charter* defines the basic objectives and principles of site interpretation in relation to authenticity, intellectual integrity, social responsibility, and respect for cultural significance and context. It seeks to encourage a wide public appreciation of cultural heritage sites as places and sources of learning and reflection about the past as well as being valuable resources for sustainable community developments and intercultural and intergenerational dialogue. The Interpretation Strategy will be guided by the following principles outlined in the *ICOMOS Charter for the Interpretation and Presentation of Cultural Heritage Sites* (2007).³

Principle 1: Access and Understanding

Principle 2: Information Sources

Principle 3: Attention to Context and Setting

Principle 4: Preservation of Authenticity

Principle 5: Planning for Sustainability

Principle 6: Concern for Inclusiveness

Principle 7: Importance of Research, Training and Evaluation

The definitions adopted in this report are those defined in the *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance*, 2013, also known by its more common title *The Burra Charter*, and the NSW Heritage Office publication *Interpreting Heritage Places and Items Guidelines* (2005).

³ ICOMOS, https://www.icomos.org/images/DOCUMENTS/Charters/interpretation_e.pdf

² NSW Heritage Office, *Interpreting Heritage Places and Items Guidelines*, 2005, <https://www.environment.nsw.gov.au/publications/interpreting-heritage-places-and-items-guidelines>

1.5 SOURCES

The following reports directly address the historical development of the subject site and have informed the preparation of this Interpretation Plan:

- *Sutherland Shire Heritage Study* by Perumal Murphy Wu Pty Ltd, dated April 1992.
- *Heritage Data Form* by Architectural Projects Pty Ltd, dated February 2019.
- *65 Hotham Road, Gymea, Peer Review* by GBA Heritage, dated May 2019.
- *65 Hotham Road, Gymea, Heritage Assessment Review* by Architectural Projects Pty Ltd, dated March 2019.
- *Environmental Impact Statement: Redevelopment of President Private Hospital* by Imagescape Design Studios, dated November 2020.
- *Statement of Heritage Impact: 65 Hotham Road, Gymea* by GBA Heritage, dated May 2021.
- *Heritage Interpretation Strategy* by GBA Heritage, dated July 2021.
- *Salvage Schedule* by GBA Heritage, dated July 2021.
- *Photographic Archival Recording* by GBA Heritage, dated February 2025.

1.6 AUTHORSHIP

This report has been prepared by Lauren Schutz, Senior Heritage Consultant and Land & Environment Court Case Manager (B.A. (Hon.), MMHS, M.ICOMOS), of GBA Heritage and has been reviewed by the Director, Graham Brooks. Unless otherwise noted, all of the photographs and drawings in this report are by GBA Heritage.

1.7 REPORT LIMITATIONS

This report provides a strategic framework for interpretation of the subject site. Details of the design, construction and installation of interpretive material, including obtaining permission to use copyrighted material (images, photographs, plans, drawings, etc), are outside the scope of this report. This report has been developed in order to identify the interpretive elements that will be installed within the site, in accordance with Condition of Consent B9.

Interpretation of the Archaeological and Indigenous significance of the subject site has not been included in this report. Appropriate consultation should be undertaken.

1.8 ACKNOWLEDGEMENT OF COUNTRY

GBA Heritage acknowledges the Gadigal people as the Traditional Custodians of the land on which this report was written, as well as the Dharawal people on which the subject site is located. We recognise their connection to Country, and pay our respects to Elders, past and present.

1.9 REPORT COPYRIGHT

Copyright of this report remains with GBA Heritage.

2.0

HISTORICAL DEVELOPMENT

2.1 BRIEF HISTORY OF THE LOCALITY

The Sutherland Shire was home to the Dharawal speaking people, comprising a number of smaller clans, for thousands of years. Freshwater creeks flowing from the high ground of the Georges River to the north and Port Hacking to the south, the area was well-wooded and provided ample food supply, sustaining a rich indigenous culture. The disruption of the Dharawal peoples began with European arrival in 1770 when the Endeavour landed at Kurnell.

The subject site is located on the border of two suburbs, being Gymea and Kirrawee. Gymea was named in 1855 after the Aboriginal name for the tall-stalked lilies (*Doryanthese excelsa*) growing in the area. The Railway line from Hurstville to Sutherland opened in 1885; however, regular trains did not run until 1886. Kirrawee was initially known as Bladesville and was part of Sutherland, named after early residents.¹ However, it changed to Kirrawee in 1931 with the Railway Station's opening.² Gymea railway station did not open until 1939.

In 1906, the Sutherland Shire was declared, with a population of approximately 1,500 consisting of commercial fisherman, fruit, vegetable, and poultry farmers. Substantial development of the area did not commence until after WWII.

2.2 EARLY OWNERSHIP OF THE SITE

The subject site was initially part of Crown Land granted to Thomas Holt in 1862 (portions 106 & 107). Thomas Holt was a wool merchant, real estate speculator, financier, magistrate and politician, who in the early 1860s secured large portions of land between the Georges and the Hacking Rivers. He attempted to raise sheep and then cattle on the land. However, both attempts failed tragically due to dingoes, snakes, and the land being unsuitably wet for sheep. Profit was made from timber ventures with high yields.

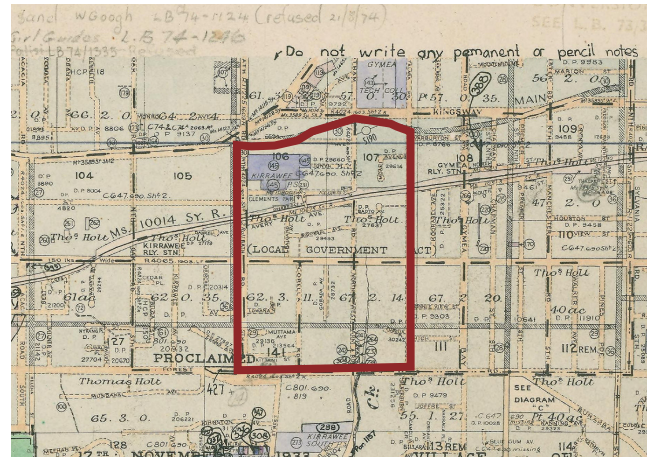


Figure 2.1
Crown Land granted to Thomas Holt in 1862, which was subdivided as part of the Holt-Sutherland estate. The boundaries of the grant are outlined in red.
Source: HLRV, *Historical Parish Maps, 1880*.

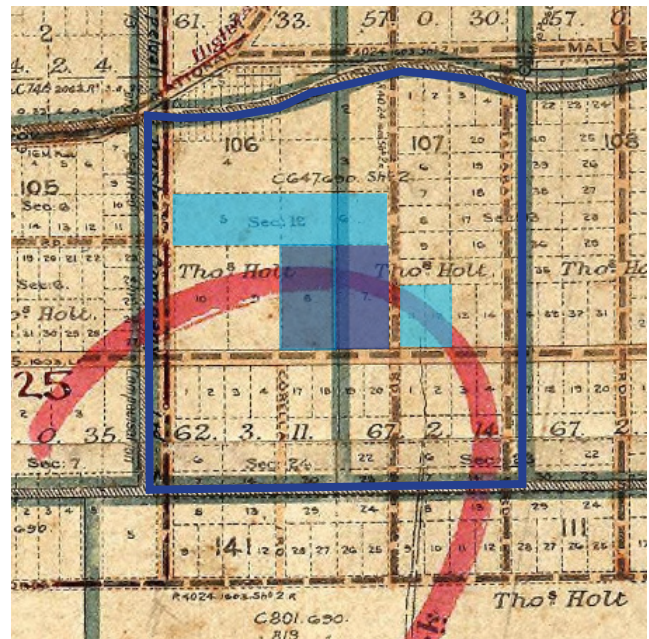


Figure 2.2
Crown Land granted to Thomas Holt in 1862, which was subdivided as part of the Holt-Sutherland estate. The boundaries of the grant are outlined in blue. The medium & dark blue shading indicates land acquired by the Tildesley family in 1915. The light blue shading indicates additional land purchased in 1920.
Source: HLRV, *Historical Parish Maps, 1913, Sheet 2, Edition 4*.

1 Sutherland Shire Library, <https://localhistory.sutherlandshire.nsw.gov.au/nodes/view/6078>
2 Lawrence, Joan, *A Pictorial History of Sutherland Shire*, 1997, Kingsclear Books, Crows Nest, pp.2-3.

The accumulated holdings surmounting to approximately 12,000 acres and two waterways was identified as the Holt-Sutherland Estate.³

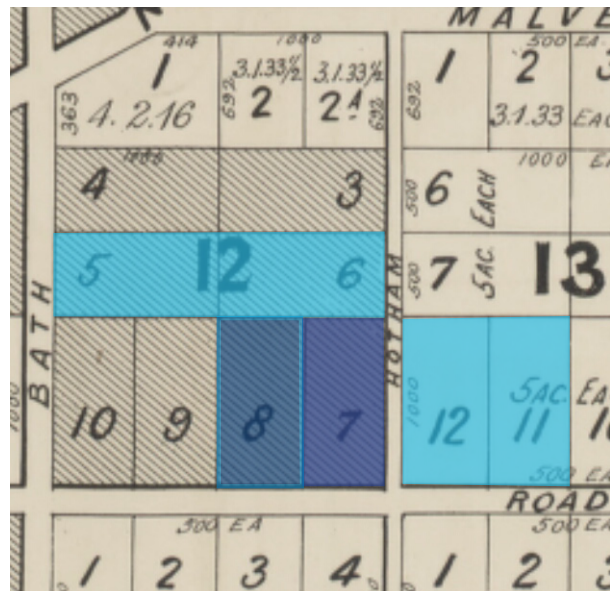
The second subdivision of the Holt-Sutherland estate in 1882, shown in Figure 2.3, describes the estate as 5-acre suburban blocks. Interestingly, on the 1882 advertisement for Holt-Sutherland Estate, the subject site (Lot 7), is shown as already sold. However, in 1915, the Certificate of Title (Vol.2597 Fol.159) indicates that this was the first free-hold purchase of the subject land.

2.3 TILDESLEY OWNERSHIP (1912-1927)

2.3.1 LAND ACQUISITION

The Tildesley family initially leased the 5-acres (Lot 7, Section 12) of the Holt-Sutherland estate in 1912 with all land registered to Isabella Tildesley. The land was cleared and Hotham House, then known as Ron-Albert was constructed c.1912. A room was added to the southern side of the house around 1915, at which time Lot 8, was also acquired. Further leases occurred including 2 acre, 3 rods and 12.5 perches each for Lots 11 and Lot 12, Sec. 12 DP 1660. By 1915, Isabella also owned land in Hurstville, Manly, Heathcote, Katoomba, Gunnamatta, Cronulla & Wallsend. Around 1920 Lots 5 & 6 Section 12 (10-acres) were acquired. It is revealed within the 1927 court case, that Albert used Isabella's accounts and his own to misappropriate funds from the Starr-Bowkett Society, and these funds were used to purchase the land (detailed in Section 2.3.2 below).

Mick Derrey's account of Hotham Poultry Farm includes a description of land clearing and details of the house, dam and shed construction, as well as glimpses of the Tildesley family.⁴ The account is written from the point of view of a young boy, excluded from any association with the high society Tildesleys. Mick Derrey also references the "Ballroom" and Ballots for Starr-Bowkett society.⁵ However, additional sources refer to the southern addition as a "Billiard room" as described by Albert Tildesley during his court case.⁶



Figures 2.3 & 2.4
1882 advertisement for the five acre suburban blocks. The subject lots appear to have already been leased (shown shaded). A closer view shows the lots owned by the Tildesleys.
Source: Richardson & Wrench & Gibbs, Shallard & Co. (1882). Second subdivision Holt-Sutherland estate, 5 acre suburban blocks, Illawarra railway line. Retrieved March 30, 2021, from <http://nla.gov.au/nla.obj-230502741>

³ Ibid., pg 19

⁴ Derrey, Mick, *J.H. Tildesley's Hotham Poultry Farm*, Sutherland Shire Historical Society Quarterly Bulletin, issue 50, 1984_november, p 60.

⁵ Curby, Pauline, Submission to Council on behalf Sutherland Shire Historical Society regarding DA 18/0788; 63-65 Hotham Road, 7 August 2018.

⁶ THE STARR-BOWKETT SENSATION (1927, August 14). Truth (Sydney, NSW : 1894 - 1954), p. 14. Retrieved April 1, 2021, from <http://nla.gov.au/nla.news-article168685212>.

The southern addition is referred to as a ballroom in the advertisement for the Farm.⁷ A surprise party was held at the home for Miss Corrie Starr, Mrs Tildesley Sister, and likely other family celebrations.⁸

2.3.2 THE STARR-BOWKETT BUILDING SOCIETY

Albert Tildesley was the secretary for The Starr-Bowkett Building Society, Balmain and Rozelle branch, from at least 1905. The Starr-Bowkett society ran by selling shares with a monthly subscription fee (paid relative to the number of shares held) after which shareholders would go into a draw, with the chance to win an interest-free loan for a period of four years. The society was described as a benevolent society; however, its benefit to its members was questioned as early as 1902.⁹ Evidence has been found to indicate that the Ballots for the Balmain and Rozelle Starr-Bowkett Society were held at St Paul's Hall, Rozelle, in newspaper articles dating from 1908¹⁰ and February 1925¹¹ (prior to the fire).¹²

The 1925 article "A Mammoth Poultry Farm"¹³ is referred to as evidence to the previous Farms' scale, innovation and success. However, Albert Tildesley's description of the farms' success, "money invested from the commencement has been returned with good interest" is proven false by his sentencing the very next year due to the misappropriation of funds; much of which was shown to have been spent on the Farm. Although it does appear that Hotham Poultry Farm was one of the largest in the Sutherland Area at the time, this appears to be largely due to Albert Tildesley's criminal activities and does not represent the success of Poultry Farming in the area during Tildesley's ownership.

An advertisement for Hotham Farm in 1923 (Figure 2.6) and claims that is larger than all others for Poultry Farms, prompts "send for publication descriptive of farm", explaining the comprehensive and repetitive nature of later articles describing the Farm; even by those who never visited.¹⁴

7 The Daily Telegraph, *Real Estate Auctions*, 16th June 1928, nla.news-article246778710.3_p24.
 8 Surprise Party, St George Call (Kogarah, NSW : 1904 - 1957), Friday 30 March 1923, page 8, nla.news-article163240559.3
 9 The advance Australia. Vol 06, No 10 (15th Oct 1902) Page 19 <http://nla.gov.au/nla.obj-804196452>
 10 STARR-BOWKETT SOCIETIES. 1908, October 25. Sunday Times, p. 2. <http://nla.gov.au/nla.news-article126738774>
 11 STARR-BOWKETT 1925, February 7. The Daily Telegraph, p. 13. <http://nla.gov.au/nla.news-article245274922>
 12 The potential use of the ballroom for holding ballots has not been verified and is unlikely due to the travel required from the Rozelle/Balmain area to Gympie for the monthly ballot draws.
 13 A mammoth poultry farm, Group Settlement Chronicle and Margaret-Augusta Mail (Busselton, WA : 1923 - 1930), Tuesday 26 January
 14 Mammoth Poultry Farm Margaret Augusta Mail, 26th January 1926, p2, nla.news-article232729630.3_

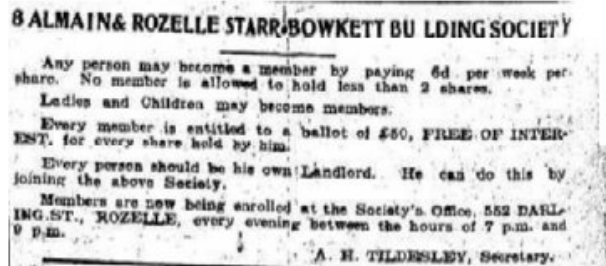


Figure 2.5
 Starr-Bowkett advertisement, by A.H Tildesley, dated 1905.
 Source: BALMAIN & ROZELLE STARR-BOWKETT BUILDING SOCIETY (1905, December 23). *Balmain Observer and Western Suburbs Advertiser* (NSW : 1884 - 1907), p. 6. Retrieved April 6, 2021, from <http://nla.gov.au/nla.news-article132450290>



Poultry, Birds, and Dogs.

A FACT.

HOTHAM POULTRY FARM, SUTHERLAND,
 is one of the Largest and best
 Equipped Farms in New South Wales.

BOOKING ORDERS NOW for
 Day-old Chicks for delivery up to October next.
WHITE LEGHORNS: Under 50, 1/3 each; 50
 and over, 1/ each.
BLACK ORPINGTONS: 1/6 each.

All Chicks Guaranteed Hatched
 from eggs produced on farm.

FEBRUARY TO OCTOBER.

White Leghorns: 1/ each. £2 for 50, £3/10/
 per 100. £33/10/ per thousand.
Black Orpingtons: 1/ each, £2/5/ for 50, £4
 per 100. 500 or more £3/15/ per 100.

We deliver to farm or pay freight to your nearest
 station. 10/ per hundred deposit with order.

Pullets.
White Leghorns, 8 weeks old, 5/ each, 50 or more
 4/6 each. **Black Orpingtons,** 10 weeks old, 7/6
 each, 50 or more 6/8 each.

Custom Hatching.
 10/ per 100 eggs. Payment with eggs.

F. T. TURNER,
"HOTHAM" Mammoth Poultry Farm,
Hotham-road, Sutherland.
Phone, LY2374.

Figure 2.6
 Expansive advertisement for Hotham farm, printed in the Daily
 Telegraph in 1923.
 Source: Advertising 1923, August 18. *The Daily Telegraph*, p. 4.
 nla.news-article246071149.3

2.3.3 NSW POULTRY FARMERS ASSOCIATION

Albert Tildesley was president of the NSW Poultry Farmers Association from its formation in November 1925 until after the fire that led to his downfall. Albert Tildesley set up the Association as a co-operative society, establishing shareholders, with a minimum buy in of £50¹⁵. By January 1927, Albert Tildesley was requested to “resign immediately” from his position as secretary and treasurer. An explanation for this reaction is not provided, though articles indicate accusations towards Tildesley in regards to “mistakes” and “talks of a compulsory pool”.¹⁶

Articles from August and September 1927 detail the forgery case that resulted in Albert Tildesley being sentenced to 3 years of hard labour, leaving his family bankrupt and the house and farm were sold. A government official was due to examine the Books on the 8th of June 1925, at which point Tildesley took the books home with him, and a fire broke out, started by a ‘kerosene heater on in his office’, and that the society’s papers ‘were destroyed’. The fire also “extended to other rooms, including the **billiard room**”.¹⁷ Some remittances were found proving Tildesley had been forging loans under names of unknowing residents in his handwriting.¹⁸ These articles describe a huge sum of £39,000 misappropriated by Ex-Secretary of Balmain and Rozelle Starr-Bowkett Society, Tildesley; and as being used to acquire the poultry farm¹⁹, with more funds being appropriated as the Farm grew in size.

The Farm was transferred to William Palmer, as an official assignee in April 1928, this transfer appears to be linked to the Co-operative Starr-Bowkett Limited, presumably as part of fund recuperations.



Figure 2.7

Albert Henry Tildesley, as photographed in conjunction with the gaol sentence.

Source: Architectural Projects Pty Ltd., 65 Hotham Road, GyMEA: Heritage Assessment Review, March 2009, Figure 3.3. Accessed via the NSW State Archives, NRS 2467.

15 POULTRY FARMERS. 1926, June 4. The Propeller, p. 8. <http://nla.gov.au/nla.news-article236996776>

16 POULTRY NOTES 1927, January 22. The Labor Daily, p. 9. <http://nla.gov.au/nla.news-article239928087>

17 THE STARR-BOWKETT SENSATION (1927, August 14). Truth (Sydney, NSW : 1894 - 1954), p. 14. Retrieved April 1, 2021, from <http://nla.gov.au/nla.news-article168685212>

18 Truth, Sunday 25 September 1927, Pg24, <http://nla.gov.au/nla.news-article168686302>

19 Ibid



Figure 2.8

Photograph of Hotham Farm, c.1930. Note the original corrugated iron roof. The House, garden path and approximate driveway location are all that remain.

Source: *The Leader*, 18.09.2018, <https://www.theleader.com.au/story/5577743/should-this-house-be-demolished/>.
Image provided by Larry Humphrey, r352_84_2696_1072_w1200_h678_fmax

2.4 TURNER (1928-1946)

Fredrick Thomas Turner made an offer on the property in 1928; the offer was all but accepted in October, and Turner was allowed to relocate to the property paying weekly tenant fees until the purchase was finalised. The transfer papers are not dated but the sale was finalised by May 1929.²⁰ A newspaper article states the purchase price of £4,500, the highest at the time for an unstocked farm. By this time, the Farm had been reduced to 10 acres (not an uncommon poultry farm size), being Lots 7 & 8, Section 12 of DP 801.

Turner was the 1930 Poultry Farmers Union president for Miranda, and by 1931 Turner also become the Poultry Farmers Union President for Merrylands.²¹ Turner does comment in some articles in *Farmer and Settler*, discussing falsities in chicken farming and how to make general improvements in the health and success of one's farm.²²

Reportedly the "Ballroom" was used to hold Church parish dances and balls. However, no evidence has been located to substantiate these claims.²³

²⁰ Vol 3075 Fol 119, Vol 4296 Fol 59

²¹ *New President*, 1931, November 28. *The Farmer and Settler*, Sydney, NSW, p. 8. [nla.news-article117355654.3](https://www.nla.gov.au/news-article/117355654.3)

Note: The article referenced in the Architectural Projects Pty Ltd report does not indicate that Turner was President for NSW as suggested.

²² *Autumn Chicks*, *The Farmer and Settler*, 5th March 1932, p11
[.nla.news-article117359525.4](https://www.nla.gov.au/news-article/117359525.4)

²³ Included in the Architectural Projects Pty Ltd report dated March 2019.

In 1931 an advertisement for the farm only references the presence of chickens. However, by 1935, Turner had introduced ducks to Hotham Farm. The list of duck breeds included in the advertisements does not include the White Campbell breed until 1939.

An article written in 1947 indicated that T.F. Turner was the origin of the White Campbell Duck breed.²⁴ However, this claim is undermined by an article that pre-dates F.T. Turners association with White Campbells and originates the breed's development to Captain F.S. Pardoe of Melbourne in 1928.²⁵

In April 1938, a small portion of the rear of the properties were transferred to the Transport Department for the new railway line extension.

In 1941, a substantial sell-off of stock occurred at Hotham farm, indicating that it was due to the ill-health of F.T. Turner dubbed "well-known duck breeder". The sale included 1440 Ducks and 450 Chickens, as well as a vast array of farming equipment.²⁶

2.5 KING & MCINTYRE (1946-1971)

Joseph Horace King, a "refrigeration engineer", and Annie Elizabeth McIntyre (widow), purchased Hotham Farm as joint tenants in 1946.²⁷ Joseph and his wife Chinita were residing at the property.

An article published in 1947 describes Kings previous ventures from tobacco, to goldmining in New Guinea, to escaping the Japanese and trekking across New Guinea to safety. He explains that little knowledge exists for the unique requirements of raising ducks and then describes some of the techniques he has employed regarding the successful raising of the ducks.²⁸

In 1955 an easement for drainage was introduced, controlling the flow of the previously dammed creek across the southern side of the lots.

Within a period of 5 years following WWII, the population of the Shire had doubled. It was around this time that most of the Shire was rezoned, from rural to residential, which led to the closing of many farms in the area.

24 1947 05 09 Profitable White Campbell Ducks 1947, May 9. The Farmer and Settler Sydney, NSW, p. 16. nla.news-article117340854.4
 25 WHITE CAMPBELL DUCKS 1936, November 28. The Australasian Melbourne, Vic, p. 42. nla.news-article141782297.4
 26 1941 02 28, Advertising 1941, February 28. The Land, p. 13. nla.news-article104233603.4
 27 Vol 4949 Fol 245
 28 Poultry, Vol 30 No 50, December 13, 1947, p1



Figure 2.9
 Image of Hotham farm 1947, of "Weaning pens", Top White Campbell Ducks, bottom White Leghorn and Austrlorp Chickens.
 Source: *Duck farming for profit, Poultry Vol.30- No.50, 13th December 1947.*



Figure 2.10
 1930 aerial with the approximate boundaries of Hotham Farm outlined in red (Lots 7 & 8, Section 12, DP 801).
 Source: *Sutherland Shire Council, 1930 Aerial, https://maps.ssc.nsw.gov.au/ShireMaps/*



Figure 2.11
 1943 aerial with the approximate boundaries of Hotham Farm outlined in red. The dashed line indicates the approximate area reclaimed for the railway line (Lots 7 & 8, Section 12, DP 801).
 Source: *SixMaps 1943, https://maps.six.nsw.gov.au/*

In 1956 the land passed to solely Joseph Horace King, after Annie McIntyre's passing.²⁹ By the end of the same year, much of the farmland had been subdivided (DP 26995) and lots were being sold. The aerial from 1965 shows the fast suburban development of the land on which the farm had stood; the remaining house, garden and tennis court appear to no longer contain any evidence of Poultry farming.

Architectural Projects Pty Ltd describes King's development process:

In 1966, King applied to Council to erect a service station on the corner of President Avenue and Hotham Road. The application was refused.

In 1969, King approached Council with another scheme, this time for a Convalescent Hospital on Lots 24 and 24A DP 26995. Council gave approval in principle to this scheme... Also in 1969, Council issued King with an order to demolish the dilapidated brick and iron shed located south west of Hotham House.

2.6 PRESIDENT PRIVATE HOSPITAL DEVELOPMENT

In 1971, Lots 24-26 of DP 26999 were purchased from Joseph King, by John Tracy Hardiman, an agent for President Private Hospital, and the application was sought for initial construction.

In 1972 Joseph King passed away, leaving the remaining portions of the property to his widow Chinita King, John Harvey, and William Reginald King, as joint tenants. President Pty, purchased much of these remaining blocks, with Lot 24A containing Hotham House, remaining in Chinita Kings' ownership.

Construction started for the Hospital in 1973; with multiple extensions being added shortly thereafter in 1977, 1978, 1979, and 1981.

Sutherland Shire Council first recognised the subject house in an inventory sheet prepared by Perumal Murphy Wu, Heritage Consultants, in 1992. The statement of heritage significance for the house contained in the 1992 inventory sheet concluded:

A good example of a large, individually designed, Inter-War brick house. Essentially unaltered. Local Significance.

The LEP heritage schedule which was developed by Council based upon from the 1992 Heritage Study did not include the house or its garden.



Figure 2.12
1956 aerial of Hotham Farm, the boundaries are outlined in red. Note sheds to the northern side of the property have already been demolished, ready for development.
Source: Historical Imagery Viewer, 02/07/1956 - 240_31_071



Figure 2.13
1965 aerial with the boundaries of Hotham Farm outlined in red. Hotham Farm itself no longer exists at this point, with only the house and land remaining.
Source: Historical Imagery Viewer, 15/11/1965 - 1416_03_091



Figure 2.14
1978 aerial with the boundaries of Hotham Farm outlined in red. Note the reduced garden around Hotham house, and newly built Hospital.
Source: Historical Imagery Viewer, 14/05/1978 - 2714_24_134.jp2

²⁹ Vol.4949 Fol.245

Macquarie Health purchased Hotham House in 1994, with the first application for its use as a physiotherapy and sport medicine clinic being refused (1995). Subsequently, approval for a sport medicine clinic in the building was obtained in 1996; with later applications approved for the construction of the carpark at the rear of the house.³⁰

In 2009, approval for the demolition of Hotham House was granted by Sutherland Shire Council, via a Complying Development Certificate.

Hotham House was again raised for possible heritage listing in 2013, Architectural Projects Pty Ltd, Heritage Assessment, describes these events:

The first version of the current plan, Sutherland Shire Local Environmental Plan 2015 was exhibited in March-April 2013. It did not contain any reference to 65 Hotham Road, Gymea. A submission was received requesting the heritage listing of the property. Officers did not support the inclusion of the building because it was not supported by sufficient information regarding the significance of the item. However, Council resolved to include the building within the draft plan.

Version 2 of the LEP included 65 Hotham Road Gymea as a draft heritage item, and was exhibited in August 2013. An Independent Review completed in August 2014 did not support the inclusion of 65 Hotham Road, Gymea as a heritage item, stating (in part): "It is not sufficient grounds for listing... that the owner of the property, or a member of the public, has requested it.... The properties at ... 65 Hotham Road, Kirrawee should not be listed as heritage items, unless an expert report nominates the criteria that would justify the listing." The plan was gazetted without 65 Hotham Road on 23 June 2015.

2.7 RECENT BACKGROUND

In 2018 - 2019 public interest was stirred when Macquarie Health Corporation announced plans for the comprehensive redevelopment of their aged care facility on the corner of Hotham and President Avenue (DA 18/0788). Council placed an Interim Heritage Order over the property and commissioned Architectural Projects Pty Ltd to prepare a Heritage Assessment of the property.

Architectural Projects Pty Ltd reported to Council on 19 March 2019, recommending that the property be heritage listed.

Macquarie Health Corporation subsequently commissioned GBA Heritage to undertake a detailed, independent Peer Review of the *Heritage Assessment* by Architectural Projects Pty Ltd. The aim of the Peer Review was to ensure that Council had a comprehensive understanding of the place.

This *Peer Review* concluded that the *Heritage Assessment* had NOT identified any of the required "special", "strong" or "important" attributes that would otherwise justify the inclusion of this house on the LEP. The critical flaw in the logic of this *Heritage Assessment* is that there is no remaining tangible evidence of the former poultry farm, which is identified as the main reason why this house might otherwise be significant.

Nevertheless, Council proceeded to include the "Hotham House - house and garden" at 65 Hotham Road, Gymea on Schedule 5 of Sutherland Shire LEP 2015, as item No. 1510.

Although alternative solutions were sought to retain the building within the broader redevelopment scheme of the President Private Hospital site, its retention was not deemed possible and a development application was lodged in November 2020 which included its demolition. Approval for the redevelopment of the site was granted on 16 April 2024 in conjunction with Land and Environment Court Case number 2023/00051612.

³⁰ Plans included in Architectural Projects Pty Ltd report, dated 2009.

3.0

SITE DESCRIPTION

3.1 URBAN CONTEXT

Hotham House is located west of the GyMEA railway station and the neighbouring shopping precinct. The House is located on a slight rise, on the western side of Hotham Road, off President Avenue. The Avenue is a main arterial road running east to west from Old Princess Highway, and joining the Kingsway to Cronulla. Prior to President Private Hospital's construction in 1973, Hotham House could be viewed from President Avenue.

Hotham House, built in the federation bungalow style in c.1913, was originally constructed on a 5-acre block. Described as a "suburban block," additional blocks were accumulated to form Hotham Poultry Farm. In the period after WWII, the farm was subdivided to form the suburban neighbourhood that now defines GyMEA.

The majority of the surrounding dwellings date from the late 1950s to early 1960s. However, there has been some recent higher density residential redevelopment closer to President Avenue.

3.2 THE EXISTING BUILDING

The subject site on which Hotham House now stands has an area of 1625sqm, only 8% of the original 5 acre holding, or 2% of the 20 acres that the Farm included at its prime. Hotham House now forms part of the larger President Private Hospital site.

The single storey house sits 16m back from Hotham Road. The circular path and lawn leading to the House, and the driveway to the houses northern side are the only historical elements that remain.

The original dwelling would have presented as a typical four room configuration, with a wrap around verandah and centralised entry feature. The large southern room addition has diminished the symmetrical presentation of the original dwelling. The exterior features tuck-point face-brick with polychromatic brickwork features to the window and door segmental arches and sills, sitting on a common-brick course base.

The southern addition does not feature polychromatic brick detailing. Only one brick chimney remains externally, of the three visible from early records. The central sweeping entry stairs appear cast in situ with rendered brickwork stringers.

The roof is a medium pitched hip, with bell-cast verandah and exposed eaves. A gable feature highlights the entry and a large gable to the southern addition dominates, with timber battens, shingle and ventilator features. The original corrugated iron roof was replaced several decades ago with a profiled metal sheeting to replicate tiles, marketed as "Decromatic".

The verandah features half-height brick piers with double timber posts with simple art nouveau timber detailing. Centred within the existing balustrades is an infill rough-cast panel to half-height, later topped with slatted timber handrails. This rough-cast panel is continued below the windows on the southern addition.

The front door features sidelights and transom windows over, with leadlight glazing. The street-facing windows also feature matching leadlighting in 3 vertically proportioned casement with transom window configuration. This window configuration is continued to the southern addition; however, the leadlighting changes to a simple geometric form. The windows to the northern and rear elevation are mixed configurations and do not feature any lead-lighting.

The rear lean-to appears to comprise a number of additions, all of utilitarian character; these additions all occurred pre-1925. The lean-to includes a covered walkway that links Hotham House to the Hospital by a series of steep ramps. These elements were added around the time it was converted to a sports medicine clinic. Other minor alterations have occurred to enable improved accessibility to the building including; a ramp and handrail leading from the front verandah into the double doors of the southern addition and a balustrade on the northern side of the verandah, connecting to the added covered walkway.

The following photographs were taken by GBA Heritage in April 2019, unless otherwise stated.



Figure 3.1
Primary elevation of the dwelling, originally built as a four room dwelling with verandah around three sides.



Figure 3.2
Skillion-roofed, single storey wing stretching across the back of the house, containing a number of services rooms and a covered walkway.



Figure 3.3
Polychromatic brickwork, and leadlight windows of the front verandah.



Figure 3.4
One of the internal rooms with access to the entry corridor from the front verandah.



Figure 3.5
Internal view of the southern addition with facebrick internal walls and undecorated ceilings. The room is also referred to as a billiard room in the 1928 auction sale advertising.



Figure 3.6
Room within the rear addition contains a decorative fire surround, relocated from elsewhere in the house.

4.0

THE INTERPRETIVE APPROACH

4.1 INTRODUCTION

Interpretation of heritage places and items of significance is a way to facilitate the dissemination of information into communities and cultures, and allows the values and physical fabric of items, buildings or landscapes to be explored, understood and appreciated in an appropriate and respectful way by both the local community and by visitors.

A forecast of the potential audience helps to direct the media choices for the interpretive message. This audience assessment guides the use of the interpretive resource material. Successful interpretation of appropriate material increases accessibility, reinforces cultural significance, and promotes a sense of respect and appreciation.

A vital tenet of heritage principles relating to conservation and interpretation is access to the cultural significance of the places we seek to protect. Publicly accessible interpretation of the cultural heritage significance of the site is crucial to providing an understanding of, and access to, the place.

Interpretation seeks to be:

- *Entertaining* – it seeks to hold the audience’s attention
- *Relevant* – it seeks to make connections with the audience’s knowledge, interests, concerns and experience
- *Organised* – it will be structured in a way that makes it easy for the audience to follow
- *Thematic* – it will be structured around a central message or series of message
- *Best Practice* – it will be based on the best contemporary research in interpretation and scholarship
- *Consultative* – it will involve former staff, community interest groups and other stakeholders in planning and delivering interpretation

- *Audience focused* – ongoing audience research and evaluation will contribute to planning and delivery of interpretation

Interpretation of the subject site should focus on the variety of historical uses of the land and link into the wider historical context of the area. Typically, interpretation generally falls into one of two categories:

1. Primary Interpretation Sites

These may include heritage buildings, residence-based museums, relics, memorials or sites of significant natural history where the heritage item or landscape is the reason for visitation. Such sites may contain interpretive centres, education units, or exhibition spaces where diverse interpretive strategies may engage the audience, that is multimedia, signage, printed materials and public programmes. Equally, they may be simply interpreted with signage or a plaque. The key factor is that the built, movable or natural heritage element is interpreted for its significance, with no other purpose associated with it.

2. Secondary Interpretation Sites

This group comprises sites where new or adaptive reuse developments occur. While there are significant layers of history which require interpretation, the primary purpose of visitation is for purposes not usually associated with the history of the site. For this reason, interpretation should be uncomplicated, without high maintenance requirements nor too many themes and stories, which result in an overload of information and waste of resources.

The subject site is a secondary interpretive site, and is representative of the evolution and development of the Sutherland Shire. Interpretation of the site should highlight its role, significance and place within its historical context.

4.2 AUDIENCES

The effective interpretation and presentation of the cultural significance of a place or item through the identified interpretive themes is dependent on the accurate identification of target audiences. The identification of a particular audience will influence the choice of media for interpretation of the place and the content of the information provided. Identifying multiple audiences may necessitate multiple strategies in order to target those audiences in different manners.

Interpretation programmes can inform audiences about the background characteristics and history of the place, thus creating a distinctive difference from other sites and contributing to a sense of place. Appropriately engaging interpretive elements will contribute to the identity, character and meaning of a place in people's minds, and thus to their personal image of the site, its context and their place within it.

Likely audiences at the President Private Hospital site are:

- **Site users and visitors, including patients and medical staff**

The staff, patients and visitors, will form a short to long-term local audience, some of whom will be interested in appreciating, and have many opportunities to appreciate, the history and significance of the site. The role of heritage interpretation, however, is not only to satisfy but to arouse curiosity, and to provide an alternative experience from the medical purposes of the site.

- **Local residents, passersby and the general public**

The local context of the site is primarily residential in nature. Thus local residents, passersby and the general public are likely to seek, or will form a receptive audience for, further information about the site.

The local community interest in the site was also reflected in the submissions made to the Department and Council regarding the development.

However, interest levels and the time available to absorb such information will vary. The conveyance of significance to such audiences needs to be pleasurable, entertaining and brief, while deeper enquiry should also be possible, encouraged and rewarded.

- **Architectural, historical and heritage professionals, academics, students**

Professionals, students, researchers and other enthusiasts in these fields, primarily local to the area, will be interested in this new contribution to the Sutherland Shire, and the stories giving it significance.

It is primarily online materials and external elements such as outdoor displays, presented in exciting and useful forms and catering to various levels of enquiry, that will best respond to the needs of this audience.

4.3 INTERPRETATION GUIDELINES

The interpretation for the site should be guided by the condition of consent, as detailed in Section 1.0 of this report, in addition to the *Interpretation Strategy* by GBA Heritage, dated July 2023.

The *Salvage Schedule* for the site, by GBA Heritage dated July 2023, should be considered when making decisions on the design and placement of interpretive media for the site.

4.4 CONSIDERATION OF THE USER NEEDS

The needs of the users of the site should be considered when formulating interpretive options for the site. It is an essential requirement of Macquarie Health Corporation to ensure that the dignity of patients and accessibility are at the forefront of the design of the redevelopment.

4.5 SITE CONSIDERATIONS

An Interpretation Strategy for the subject site entails selection of the most likely effective methods with which to convey information about the history or meaning of the place. Effective interpretive devices act as a positive marketing tool, with more deliberate and dramatic devices commonly being a popular talking point and even serving as a reference point by which people identify the site.

Interpretation of the building must seek to inform effectively, without complex devices that will prove intrusive in the open or built space, including the reception area. A pragmatic approach to the issue of interpretation will clearly impart the necessary information to target audiences without obstructing traffic, obscuring significant fabric or otherwise proving detrimental to the site.

The publicly accessible spaces of the proposed new hospital buildings comprise only a small foyer and cafe that will need to predominantly focus on ensuring accessibility and wayfinding. Interpretive devices must therefore be realistic and compatible with the building.

Potential interpretive strategies are outlined in Section 7 of this report. The selected elements are detailed in Section 8.

5.0

ESTABLISHED CULTURAL SIGNIFICANCE OF THE SITE

5.1 INTRODUCTION

Heritage, or “cultural” value, is a term used to describe an item’s value or importance to our current society and is defined as follows in *The Australia ICOMOS Burra Charter*, 2013, published by Australia ICOMOS (Article 1.0):

Cultural significance means **aesthetic, historic, scientific or social or spiritual value** for past, present or future generations.¹

This section documents the heritage status of the site, its established heritage significance and its thematic context.

5.2 HERITAGE MANAGEMENT FRAMEWORK

The subject site at 65 Hotham Road, GyMEA, is listed in Schedule 5 of the *Sutherland Shire Local Environmental Plan (LEP) 2015*, as an item of local heritage significance.

The listing was formalised in 2020, following the introduction of an Interim Heritage Order in 2018 and the subsequent assessment of the historical evolution and significance of the building. Previous investigations into the heritage significance of the site had been undertaken in 1993 and 2013, to assess the potential listing of the site. However, these studies resolved that the site did not demonstrate the requisite standards of heritage significance to attain heritage listing at a local level.

¹ *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, 2013, p.2

5.3 STATEMENT OF SIGNIFICANCE

A Statement of Significance has been extracted from the *Heritage Inventory Listing* of Hotham House by Architectural Projects Pty Ltd, dated February 2019.

Statement of Significance:

The house and site at 65 Hotham Road have historic significance at a local level for their ability to evidence an early poultry farm in the Sutherland Shire. It is significant for its associations with the early development of poultry farming. The site evidences the early leasehold rural development, and occupation of the 5 acre lots on the Holt Sutherland estate between Sutherland and Sylvania. The house was built as the homestead to Hotham Farm, where under Tildesley, Turner and King, significant advances were made in poultry breeding and raising.

The house provides a link to the time when poultry farming was the main primary industry in Sutherland Shire. Hotham Farm represents the most successful primary industry in the district, - a landmark business of local and state importance. Hotham House is a reminder of the importance and the relative prosperity of some poultry farmers at this time.

The house and its setting reflect the growing affluence of the area during the boom years, the first phase of suburbanisation post 1911. The dwelling, and particularly the ballroom, has historic significance at a local level for its ability to illustrate a way of life, and an aspect of social life in Sutherland at the beginning of WWI. Hotham House was an important social centre for local people in an isolated area. Originally built to host Starr Bowkett Society events and parties (Tildesley Period), the ballroom later accommodated Parish Dances and Balls (Turner period).

The house provides evidence of both the social and economic life of the time prior to the construction of the Sutherland/Cronulla railway branch line.

The house has important historic associational significance through the associations with Hotham Farm, and with Arthur Tildesley, and later owners Frederick Turner and Joe King. Tildesley built the house and ballroom and established Hotham Farm, which was at one time the largest poultry farm in the state. Tildesley was well known locally before and after his incarceration. His court case attracted great interest in the press. Subsequent owners Turner and King made significant advances in poultry farming during their time at Hotham House and farm.

The house and garden at 65 Hotham Road have aesthetic significance at a local level as a fine and substantial local example of a late Federation period house constructed in the Federation Bungalow style, in a garden setting. The Norfolk Island Pine and circular path contribute to the setting.

The house has social significance at a local level, and is remembered well by many older residents, because of its former uses, and rarity. Some community groups have shown interest in the building and site. The history of the building has been recorded in historical society publications. The building was proposed for heritage listing prior to the demolition proposal.

The house has rarity significance at a local level. Few original rural homesteads survive in the local government area. The ballroom is a rare element on this type of residence and in the LGA.

The house and garden setting have representative significance at a local level as a fine example of substantial and intact federation bungalow.

5.4 AMENDED STATEMENT OF SIGNIFICANCE

An updated Statement of Significance has been extracted from the *Statement of Heritage Impact* by GBA Heritage, dated April 2021, based upon a review of the 2019 report by Architectural Projects Pty Ltd.

Statement of Significance:

Hotham House is a fine and relatively intact example of a federation bungalow, which holds aesthetic significance at a local level. Its front circular pathway and lawn contributing to its streetscape setting. It has associations with the previous Hotham Farm, one of the larger poultry farms located within Sutherland Shire.

5.5 THEMES

The NSW Heritage Office (now Heritage NSW of the Department of Planning and Environment) has developed a series of themes from which key historical activities can be grouped to better contextualise their role in the cultural development of Australia.² Historical themes are considered at national, state and local levels.

The 38 State themes, sub-classified under the National themes, address the following:

- (Australia's natural evolution) the natural environment;
- (peopling the nation) Aboriginal, convict and ethnic origins, and migration;
- (developing a range of economies) agriculture, commerce, communication, the cultural landscape, events, exploration, fishing, forestry, health, industry, mining, pastoralism, science, technology and transport;
- (settling the country) urbanisation, land tenure, utilities and accommodation;
- (work) labour;
- (education) education;
- (government) defence, government and administration, law and order and welfare;
- (cultural development) domestic life, creative endeavour, leisure, religion, social institutions and sport; and
- (the phases of life in Australia) birth and death, persons.

² Heritage Council of NSW, *New South Wales Historical Themes*, <https://nswdpe.intersearch.com.au/nswdpejspui/bitstream/1/12619/1/new-south-wales-historical-themes.pdf>

Localised themes reduce the National and State themes to their association with and/or impact upon the activities of local society and the inter-relationships between people, social groups, the environment and their cultures and values.

Interpretive themes and messages that can be derived from the physical and documentary evidence available for the subject site are identified in the following table.

AUSTRALIAN THEME	NSW THEME	SITE SPECIFIC THEME
Developing local, regional and national economies	Agriculture	The development and use of the site as Hotham Poultry Farm
	Environment - cultural landscape	Clearing the site for farming activities associated with Hotham Poultry Farm, followed by the development of the residential garden setting of Hotham House
	Health	Development of the building as part of the President Private Hospital site by Macquarie Health
	Events	Potential use of the southern addition for social events
	Transport	Further subdivision of the site for the construction of the railway
Building settlements, towns and cities	Accommodation	The residential dwelling constructed c.1912
Working	Labour	Poultry Farm across the subject site. Adaptive reuse of the building for rehabilitation and administrative purposes as part of the President Private Hospital by Macquarie Health
Developing Australia's cultural life	Domestic Life	Remnant fireplaces and internal decorative elements reflecting the style and design of residential dwellings constructed during this period
Marking the phases of life	Persons	Associated with Thomas Holt, the Tildesley family, Frederick Thomas Turner, Joseph Horace King, and Annie Elizabeth McIntyre

6.0

AVAILABLE RESOURCES

6.1 PHYSICAL EVIDENCE

The available physical evidence that can be used as an interpretive resource includes salvaged fabric. No moveable heritage items have been identified within the subject site.

Reference should be made to the *Salvage Schedule* by GBA Heritage, dated July 2023, included as an attachment to this report. The schedule identifies elements of Hotham House that could be retained and incorporated within the site.

6.2 DOCUMENTARY RESOURCES

6.2.1 PREVIOUS REPORTS

The development of this Interpretation Plan has been based on the historical evolution of the site detailed in the *Statement of Heritage Impact* by GBA Heritage, dated May 2021, and the *Heritage Assessment Review* by Architectural Projects Pty Ltd, dated March 2019.

6.2.2 SUBMISSIONS

Numerous submissions were made by the public to the Department of Planning during the assessment process of application SSD-10320. This included a submission by the Sutherland Shire Historical Society. The submissions provide useful insight into the significance of the site to the local community.

6.2.3 HISTORIC IMAGES

Sample images for possible use in the preparation of the interpretive media have been included in Appendix 2 of this report.

6.3 HIGH RESOLUTION IMAGES

The images, plans, drawings and other archival material included in this report are generally available as small to medium sized jpeg files.

GBA Heritage is not responsible for obtaining high resolution images for inclusion within the final interpretive devices. The graphic designers and/or panel manufacturers are to organise any high resolution images, if required. Such material can generally be ordered directly from the relevant archives and/or libraries (charges may apply).

A number of archives and libraries provide specific information on how to obtain high resolution images from their institutions, including the following:

- State Library of New South Wales - <https://www.sl.nsw.gov.au/research-and-collections-using-library/ordering-copies-library-material>
- National Library of Australia - <https://www.nla.gov.au/content/copies-and-interlibrary-loans>

High quality images from the State Records NSW can be ordered directly from their online image database 'Photo Investigator' (<http://investigator.records.nsw.gov.au/asp/photosearch>).

To obtain a high quality reproduction of an image from any Local Council Archives or Library (Local Studies Section), these libraries/archives can generally be contacted directly with the relevant title and file number on hand.

6.4 COPYRIGHTED MATERIAL

Images, photographs, plans, drawings, logos and other archival records are generally subject to copyright and require permission from the copyright owner before they can be reproduced on interpretive devices.

The provisions regarding the term of copyright are set out in the *Copyright Act*.¹ The Australian Copyright Council provides up to date information on copyright laws in Australia, including specific information pertaining to graphic designers.²

GBA Heritage is not responsible for obtaining the reproduction rights for any material included in this report. The graphic designers and/or device manufacturers are to obtain the required copyright clearances and permissions to reproduce the selected material. The graphic designers are also responsible for appropriately referencing the material they are using on any interpretive device(s).

1 Australian Copyright Council, *An Introduction to Copyright in Australia, Information Sheet*, G010v18, March 2014

2 See their website www.copyright.org.au

7.0

INTERPRETATION STRATEGIES

7.1 INTRODUCTION

The approved development includes the demolition of the existing building. A *Salvage Schedule* has been prepared for the subject building, identifying existing fabric of Hotham House that can then be incorporated within the proposed development in an appropriate way so that the historical context of the site is not lost.¹

The following interpretive works are recommended to be undertaken as part of the approved development:

- Retention of existing building fabric, to be incorporated within the new development;
- Retention of the existing garden setting, as presenting to Hotham Road;
- Naming of building or elements within the site; and
- The introduction of physical displays, including interpretive panels.

Refer to Section 8 for the details of selected elements.

7.2 SELECTED STORYLINES

Based on the established significance of the site and the available resources, the following storylines have been selected from primary interpretive themes identified in this report. These will include a primary focus on the following historical themes outlined in Sections 7.2.1 - 7.2.4 below.

National Theme	State Theme
Developing local, regional and national economies	Agriculture
	Environment - cultural landscape
	Health
	Events
	Transport
Building settlements, towns and cities	Accommodation
Working	Labour
Developing Australia's cultural life	Domestic Life
Marking the phases of life	Persons

¹ <http://www.environment.nsw.gov.au/heritage/research/historical.htm>

7.2.1 THE DEVELOPMENT OF GYMEA

From the traditional owners of the Dharawal people, to European arrival in 1770 and the first colonial land grants in the local context from 1862, the development of GyMEA reflected the clearance of the land following European arrival for agricultural purposes.

7.2.2 AGRICULTURE AND THE ESTABLISHMENT OF THE HOTHAM POULTRY FARM

The construction of Hotham House coincided with the development of the Hotham Poultry Farm and occupation by the Tildesley family.

7.2.3 HOTHAM HOUSE, THE RESIDENTIAL DWELLING

The history of Hotham House as a residential dwelling is associated with the families that occupied the site since its construction c.1913.

7.2.4 PRESIDENT PRIVATE HOSPITAL

In 1971 the site, and adjacent sites, were acquired by Macquarie Health Corporation as the President Private Hospital and by 1973 extensive development began within the site. This included alterations and additions to the subject building, used for rehabilitation and administrative purposes.

7.3 INTERPRETIVE STRATEGIES

Considering the identified themes and storylines, available resources, identified audiences and site considerations, a number of potential heritage strategies have been developed.

STRATEGY	APPROACH	AUDIENCE
1. Landscaping Design	The landscaping design should incorporate the retention of the existing Norfolk Island Pine tree as a landmark representation of the location of the former Hotham House, and signage that interprets the former location and siting of Hotham House following demolition.	Staff, site visitors and locals
2. Naming Strategy	Incorporate naming devices associated with the historical development of the site, including families and farming activities.	Staff, site visitors
3. Webpage	A QR code should be included on the signage within the site, to direct users to an electronic resource that includes additional information on Hotham House.	Staff, site visitors and locals
4. External Display Panels	Display panels should be incorporated within the landscaping plan, with a particular focus on the former location of Hotham House.	Staff, site visitors and locals
5. Internal Display Panels	The ground floor reception area and cafe, will be the key locations in which the history of the house and site could be displayed for visitors, incorporating images and text. Additional displays can be incorporated within the first floor lounge.	Staff, site visitors and locals
6. Salvage and reuse of redundant materials	A salvage schedule has been prepared, highlighting the fabric and elements of Hotham House that could be incorporated within the new development.	Staff, site visitors and locals
7. Public Artwork	Any artwork integrated within the landscaping or public displays within the site should include the work of local artists and where possible, integrate the history of the site.	Staff, site visitors and locals

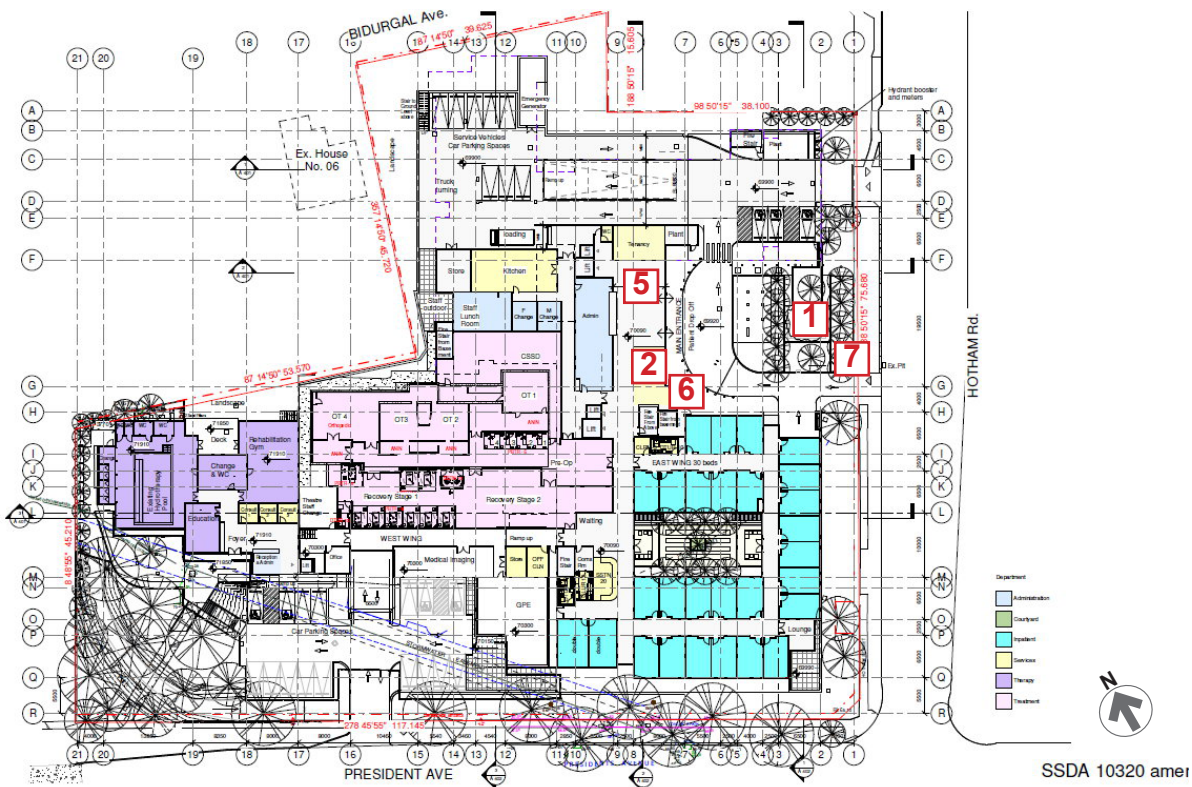


Figure 7.1
 The proposed ground floor plan, indicating the proposed location of interpretive elements identified below.
 Interpretive Elements: 1 Landscaping Design, 2 Naming Strategy, 3 Webpage, 4 External Display Panels, 5 Internal Display Panels, 6 Salvage and reuse, 7 Public Artwork.
 Source: Imagescape Design Studios, mark up by GBA Heritage, June 2023.

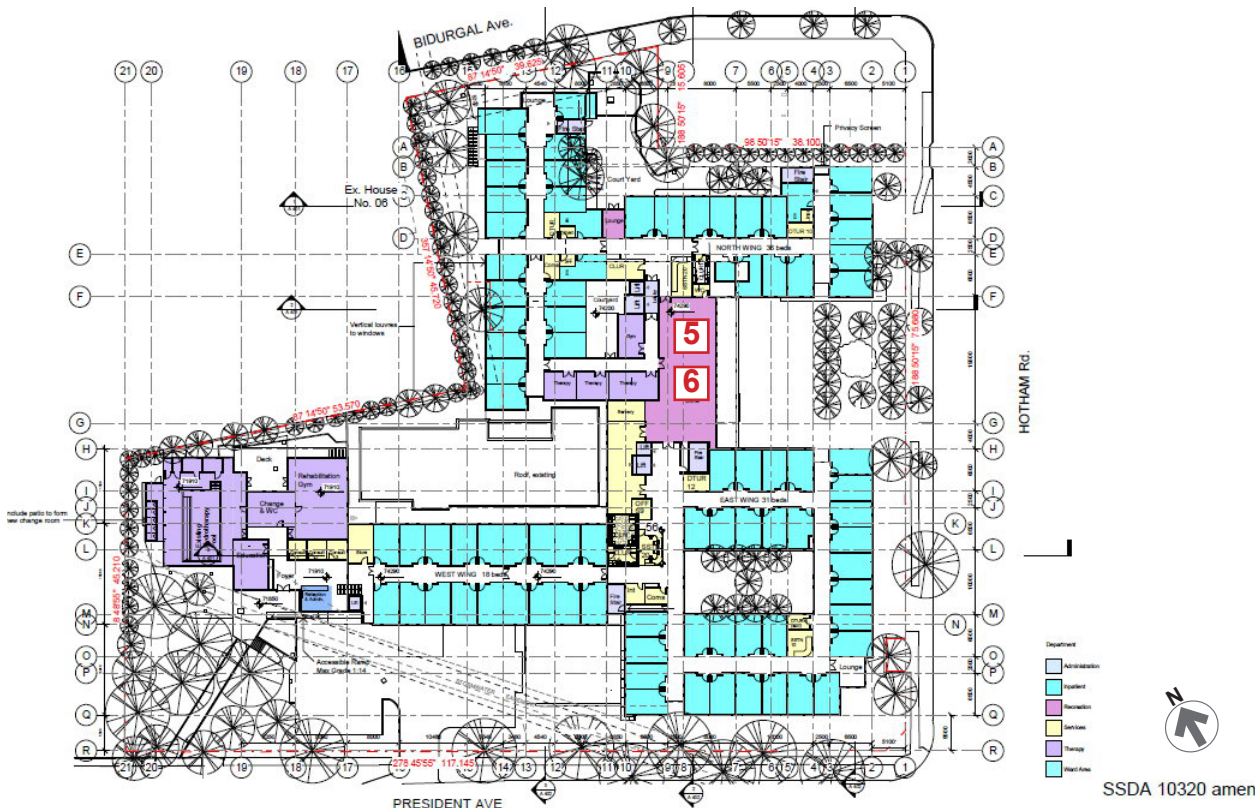


Figure 7.2
 The proposed first floor plan, indicating the proposed location of interpretive elements identified below.
 Interpretive Elements: 1 Landscaping Design, 2 Naming Strategy, 3 Webpage, 4 External Display Panels, 5 Internal Display Panels, 6 Salvage and reuse, 7 Public Artwork.
 Source: Imagescape Design Studios, mark up by GBA Heritage, June 2023.

ELEMENT 1 LANDSCAPE DESIGN

Background Landscaping can be a successful means to convey various aspects of a place, including the main features of the local geology and geography, the local flora and fauna, and the spatial arrangement of historic buildings and structures. Interpretive landscaping may include interpretive text or images incorporated into landscaping elements such as large sandstone blocks, paving or planting, to represent, commemorate or explain some activities/aspects connected with the property and the wider context.

Proposed Use The new landscaping within the site should incorporate elements associated with Hotham House, including salvaged fabric such as bricks, and other items identified within the *Salvage Schedule*, including doors and windows.

Interpretive panels, including photographs and text, are to be incorporated within the landscaping, particularly along the Hotham Road frontage of the site, near the retained pine tree.



Figure 7.3
Outdoor interpretation display incorporated within the landscaping design.
Source: <https://www.frd.com.au/burrawang-walk-heritage-interpretation>

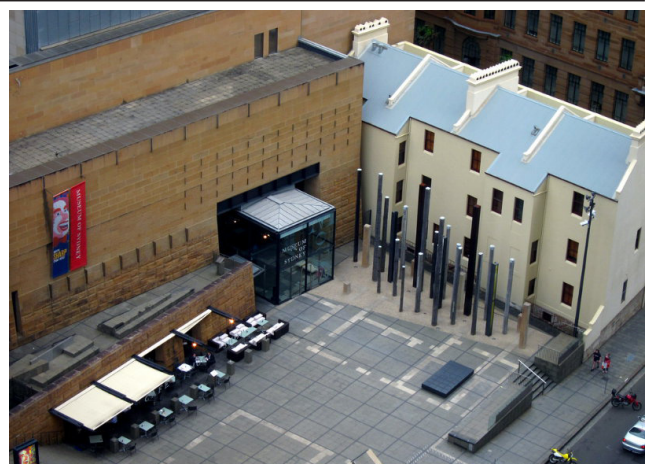


Figure 7.4
Footpath inlay indicating the footprint of the former government house, integrated within the broader site landscape.
Source: <https://www.flickr.com/photos/hyperbolation/5479427458>



Figure 7.5
Outdoor interpretive panel incorporated within the landscaping.
Source: *Garden Interpretation*, <http://www.telltale.co.uk/what-we-do/heritage-and-wildlife-interpretation/garden-interpretation/>



Figure 7.6
Footpath inlays reflecting the history of the site .
Source: Author, March 2023.

ELEMENT 2 NAMING

Background Naming is a means by which the historical components and associations of a place can be clearly linked to the present day site. The actual name of a new development or structure can be chosen to reflect or celebrate some aspects of the significance of the place. This could be a significant historical figure or a name which reflects the historical use of the place.

Proposed Use Naming may be used by the hospital for meeting rooms or other spaces deemed appropriate by hospital management. The future cafe operators may also consider to interpret the heritage values of the former Hotham House by using a name that has associations with:

- The Indigenous history of the site and the local area;
- The European history of the site, including the families that occupied the site, including Thomas Holt, Albert and Isabella Tildesley, Frederick Thomas Turner, Joseph Horace King and Annie Elizabeth McIntyre; and
- The poultry farming origins of the site.



Figure 7.7
Restaurant signage reflecting the history of the site.
Source: <https://www.broadsheet.com.au/sydney/enmore/restaurants/bar-louise>



Figure 7.8
Unique board room signage.
Source: <https://blog.liquidspace.com/news-stream/cool-meeting-room-names>



Figure 7.9
Restaurant name reflecting the history of the site in which it is located.
Source: <https://www.broadsheet.com.au/sydney/food-and-drink/article/sydneys-old-government-house-stables-have-been-transformed-raphael-place-new-two-restaurant-food-hub>

Proposed Use The development of a webpage as part of the President Private Hospital website can be used to convey vital historic information. This would include text and images, and potentially links to other resources, such as the local historical society and Council’s heritage database. The information can be concise and added to the pre-existing website, as a separate webpage.

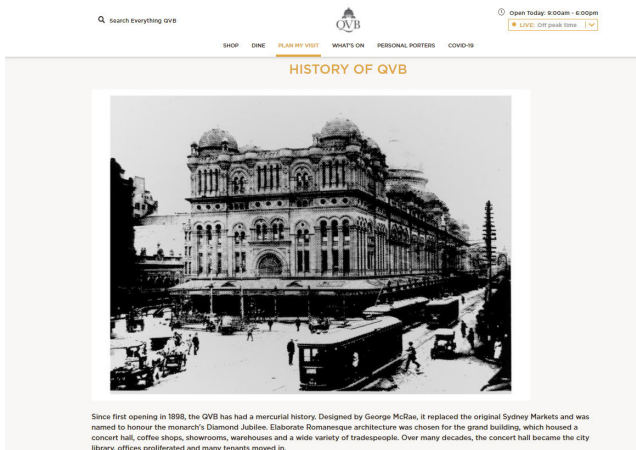


Figure 7.10
History of QVB webpage, incorporating a historic photo and text.
Source: <https://www.qvb.com.au/centre-info/history-of-qvb>

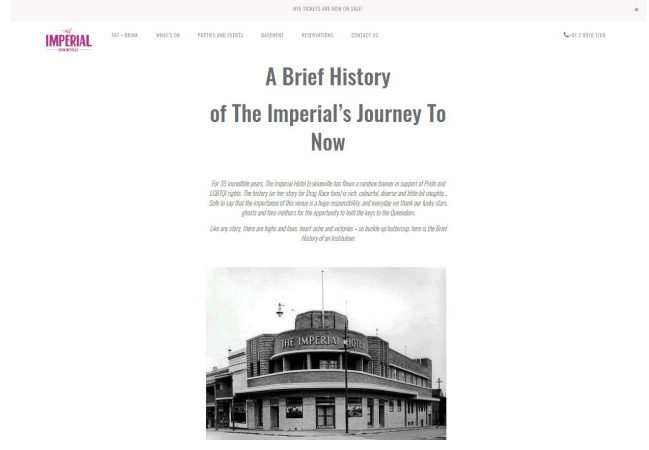


Figure 7.11
History of the Imperial Hotel webpage, incorporating a historic photo and text.
Source: <https://imperialerskineville.com.au/about-us/>



Figure 7.12
History of the Imperial Hotel Clifton webpage, incorporating historic photos and text.
Source: <https://theimperialclifton.com.au/>



Figure 7.13
History of the Imperial Hotel Clifton webpage, incorporating historic photos and text.
Source: <https://theimperialclifton.com.au/>

ELEMENT 4 EXTERNAL DISPLAY PANEL

Background As a method of interpretation that incorporates text and imagery, an interpretive display is an effective and straightforward device to present information, particularly in the public realm and in open spaces.

Proposed Use This should include the use of external display panels to Hotham Road, to interpret the history of the building and its use. Sample Images are included in Appendix 2.

- Guidelines for the Design of the Display Panels**
- Panel should be of a high quality material (glass, stainless steel, etc.) that is durable, suitable for external spaces and resistant to graffiti
 - Panel should be securely and permanently fixed within the landscaping
 - Information should be clearly legible in appropriate font and size
 - Panel should be designed by an experienced interpretation designer
-



Figure 7.14
External metal signage, fixed to concrete platform.
Source: <https://interpretivedesign.com.au/portfolio/historical-heritage/interpreting-rail-heritage/>



Figure 7.15
Outdoor interpretation display demonstrating historical event through imagery and accompanying text.
Source: https://twitter.com/James__Dixon/status/1314910035231887360

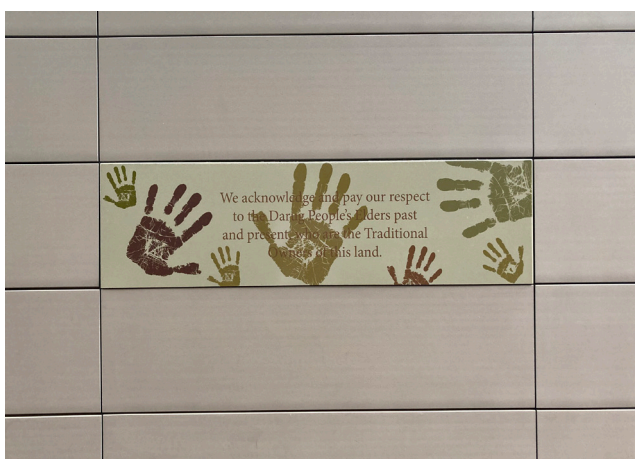


Figure 7.16
Interpretive signage integrated within the external cladding of a building.
Source: Author, April 2023.

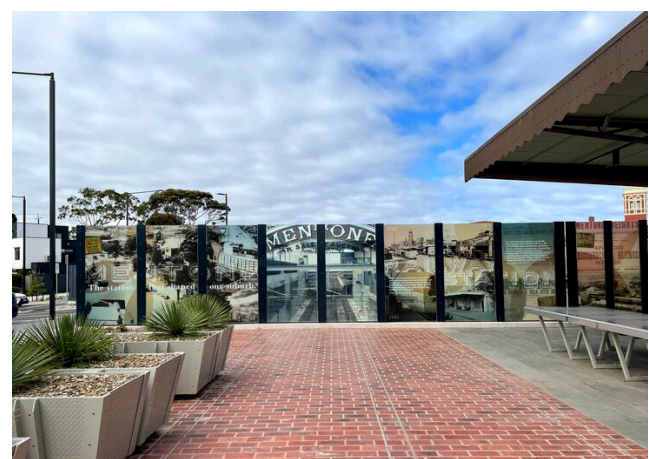


Figure 7.17
Outdoor safety barrier incorporating photographs and text at Mentone Railway Station.
Source: <https://gjmheritage.com/services/heritage-interpretation-1>

ELEMENT 5 INTERNAL DISPLAY PANEL

Background As a method of interpretation that incorporates text and imagery, an interpretive display is an effective and straightforward device to present information, particularly in the public realm and in open spaces.

Proposed Use Internal panels should be displayed within the main entrance of the building, including photographs (refer to the appendices for examples).

Guidelines for the Design of the Display Panels

- Panels should be of a durable material that is suitable for internal spaces
- Panels should be securely and permanently fixed to the wall
- Fixing should be flush with the surface of the panel and pinned off the wall
- Information should be clearly legible in appropriate font and size
- Panel should be designed by an experienced graphic designer



Figure 7.18
Internal interpretive display, including historic photographs.
Source: Author, 2022.



Figure 7.19
Internal signage, including QR link to an online resource.
Source: Author, January 2022.

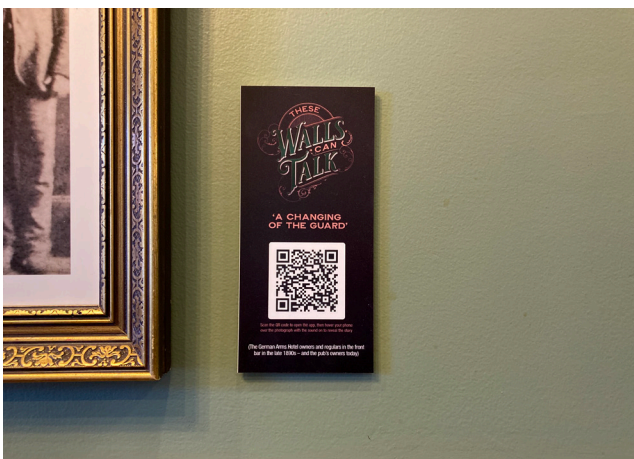


Figure 7.20
Historical photograph, displayed with adjacent QR link to online resource.
Source: Author, May 2022.



Figure 7.21
Internal display panels incorporated within an entrance foyer.
Source: <https://www.wcia.org.uk/heritage-interpretation/>

ELEMENT 6 REUSE OF SALVAGED MATERIALS

Background The reuse or interpretive display of salvaged components from the original building is an effective means to create interest and convey the history of the site.

Proposed Reuse of Fabric/Material Remnant fabric, including timber framed windows, doors, decorative plaster ceilings are to be integrated within the design of the lounge of the mental health unit, to contribute to the homely feeling of the space. Additional spaces, such as the cafe and foyer, may also offer the potential to integrate remnant fabric, as shown within the example images below. This includes the cafe and the outdoor landscaping.

For items specific to Hotham House, refer to the *Salvage Schedule* by GBA Heritage, dated June 2023.



Figure 7.22
Internal interpretive display, incorporating historic doors.
Source: <https://www.internaldoors.co.uk/blog/creative-ways-to-upcycle-old-doors>



Figure 7.23
Historic door adapted into table.
Source: <https://www.pinterest.com.au/pin/392657661239047009/>



Figure 7.24
Cafe incorporating historic windows and display.
Source: https://www.babbaan.in/2017/09/blog-post_7.html



Figure 7.25
Historic door repurposed as sliding door within contemporary fit out.
Source: <https://id.pinterest.com/pin/423971752403957935/?ip=true>

ELEMENT 7 PUBLIC ART

Proposed Use Any artwork integrated within the landscaping or public displays within the site should include the work of local artists and where possible, integrate the history of the site. This includes the history of the poultry farm, and the residential dwelling.



Figure 7.26
External interpretive display, incorporating artistic elements and structures.
Source: Author, January 2022.



Figure 7.27
Framed historical photograph, displayed with QR link to online resource.
Source: Author, May 2022.



Figure 7.28
Interpretive display at St Barnabas Church, Broadway, including the use of salvaged elements.
Source: <http://www.gbaheritage.com/heritage-interpretation-strategies/>



Figure 7.29
Artwork "Luminescent Breeze" installed at Macquarie Park in conjunction with a residential redevelopment.
Source: <https://www.linkedin.com/in/kyliechristian/recent-activity/all/>

8.0

INTERPRETATION PLAN

8.1 SELECTED INTERPRETIVE STRATEGIES

A number of potential interpretive strategies are outlined in Section 7 above. The following strategies have been selected to be integrated within the development and will be installed within the site with confirmation provided by Macquarie Health. This includes:

- Item 1 - Landscaping Design
- Item 2 - Naming Strategy
- Item 3 - Webpage
- Item 4 - External Display Panels
- Item 5 - Internal Display Panels
- Item 6 - Salvage and reuse of redundant materials

8.2 LANDSCAPING DESIGN

8.2.1 INTERPRETIVE ELEMENTS

- Retention of the Cook Pine tree (T7) within the site.
- External signage panels, to be installed within the entrance courtyard to be named 'Hotham Garden'.
- Salvaged bricks are to be incorporated into the landscaping design.

8.2.2 SELECTED LOCATION

Proposed location of 'Hotham Garden' indicated in Figures 8.1 & 8.2.

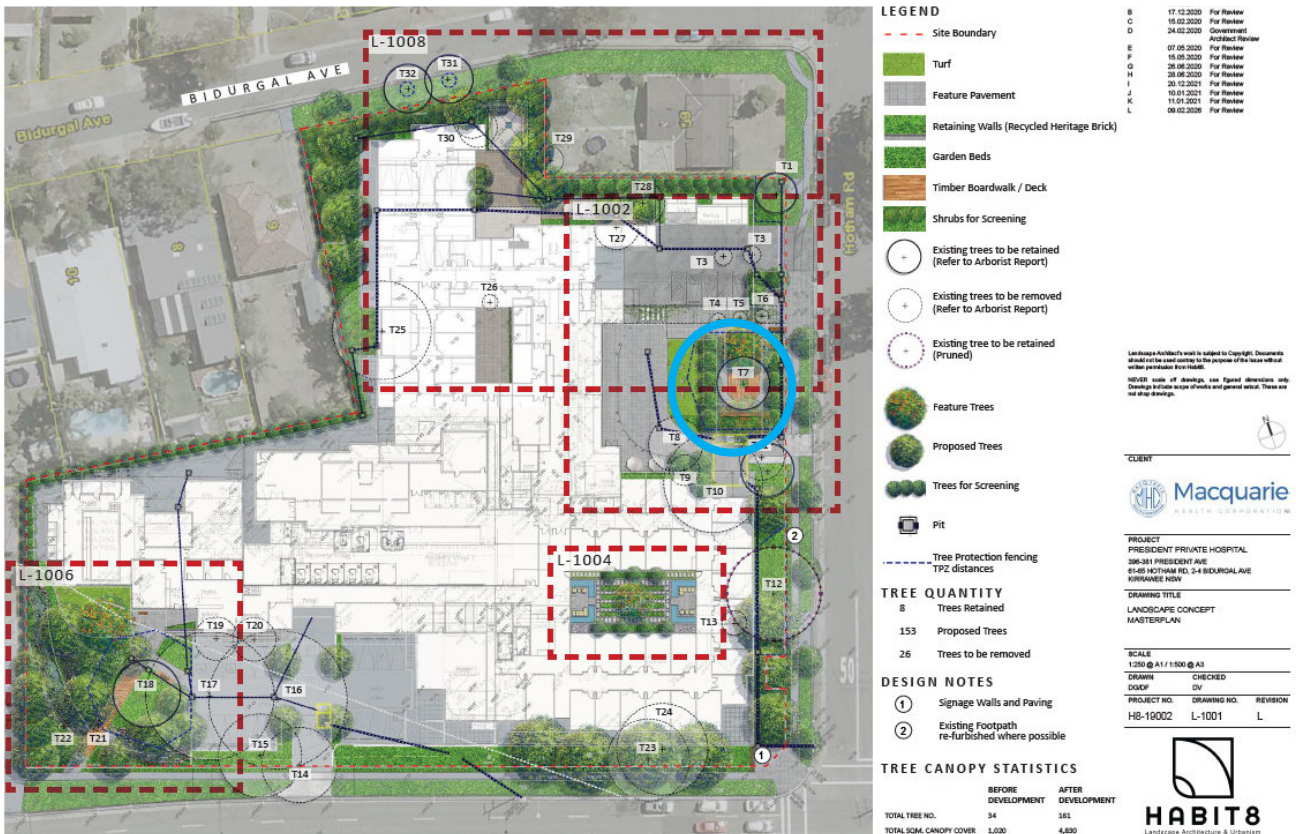


Figure 8.1
Updated Landscaping Plan, L-1001. The location of 'Hotham Garden' is circled in blue.
Source: Habit8 Landscape Architecture & Urbanism. Issue L, February 2026.

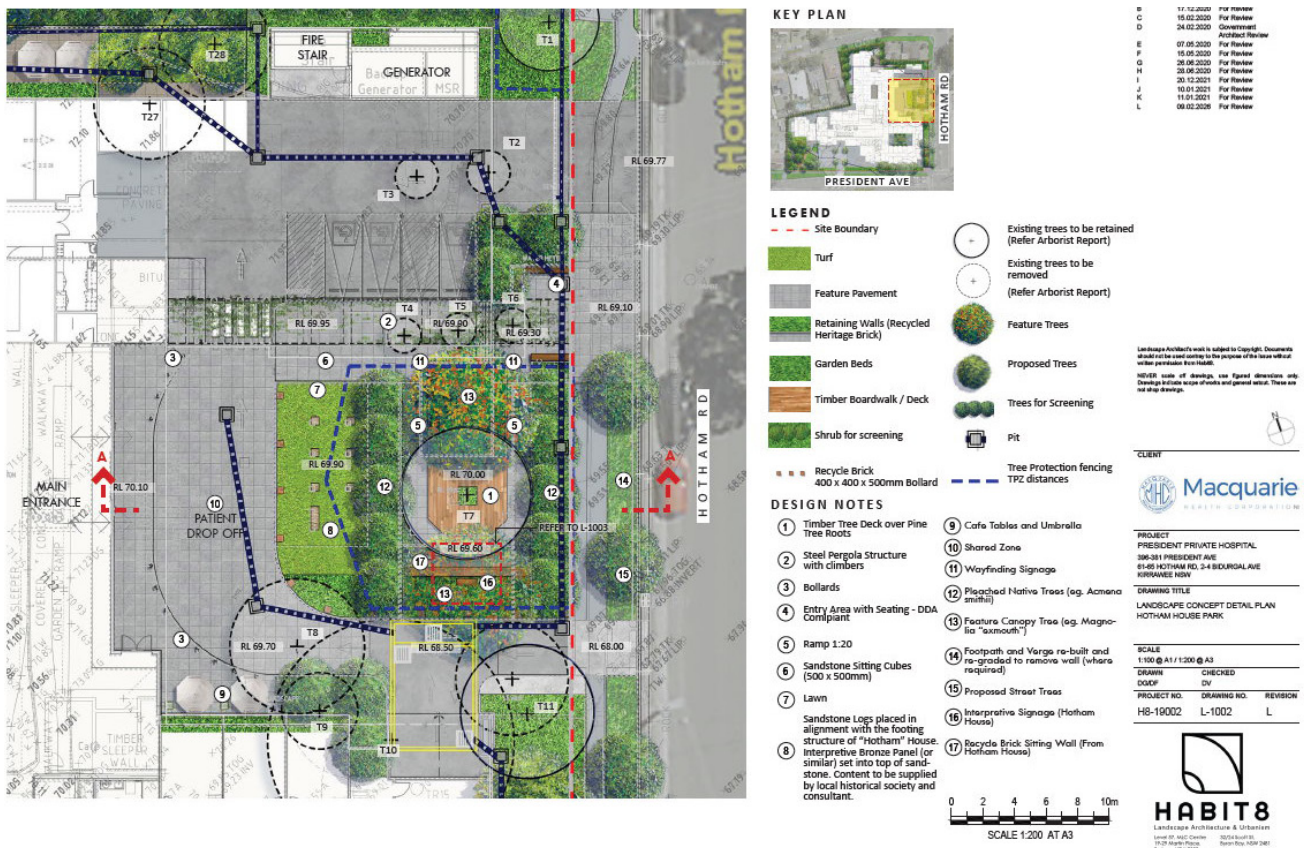


Figure 8.2
Updated Landscaping Plan, L-1002. Close up details of 'Hotham Garden', including the location of retained tree T7.
Source: Habit8 Landscape Architecture & Urbanism. Issue L, February 2026.

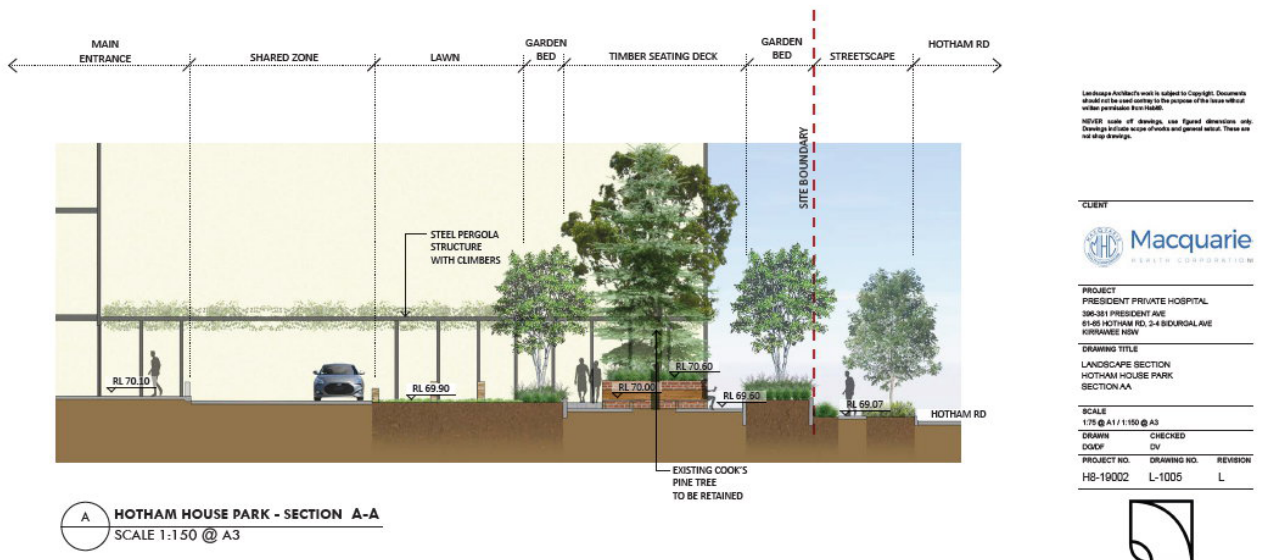


Figure 8.3
Updated Landscaping Plan, L-1005. Section A-A of 'Hotham Garden'.
Source: Habit8 Landscape Architecture & Urbanism. Issue L, February 2026.

8.2.3 DESIGN DETAILS

The proposed form, scale and location of the interpretive signage and recycled brick wall elements included in the landscaping design are detailed in Figures 8.4 - 8.8 below. Additional details to be confirmed by manufacturer prior to production.

Sample text for the external display panels included in Appendix 5, to be developed in conjunction with the sample images included in Appendix 2.

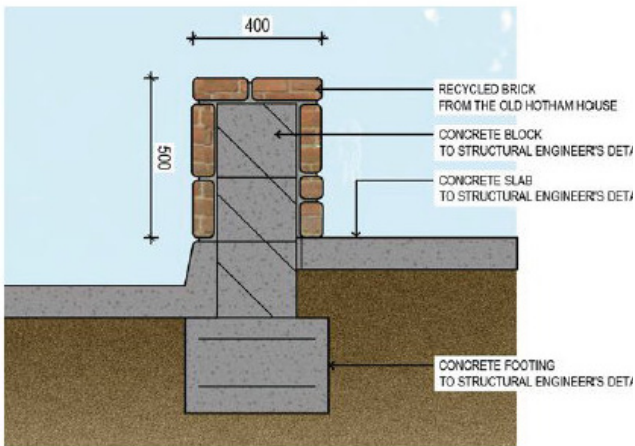


Figure 8.4
 Recycled brick bollard section, to be installed within 'Hotham Garden'.
 Source: *Habit8 Landscape Architecture & Urbanism*.

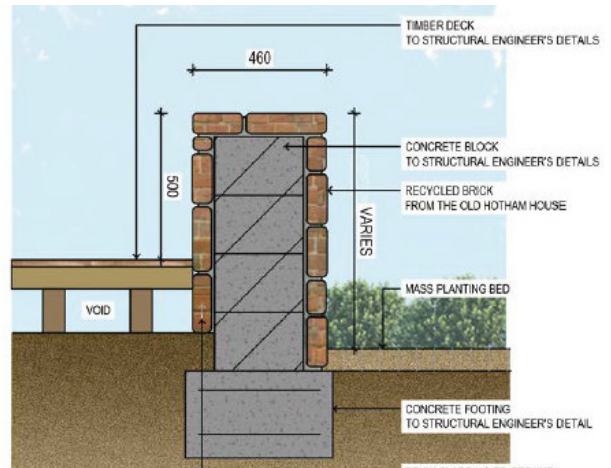


Figure 8.5
 Recycled brick bollard section, to be installed within 'Hotham Garden'.
 Source: *Habit8 Landscape Architecture & Urbanism*.

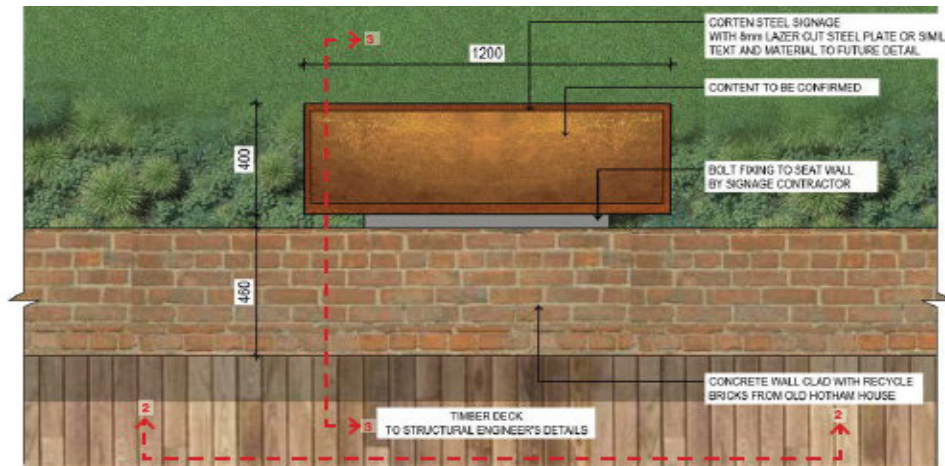


Figure 8.6
 Interpretive Signage Plan, to be installed within 'Hotham Garden'.
 Source: *Habit8 Landscape Architecture & Urbanism*.

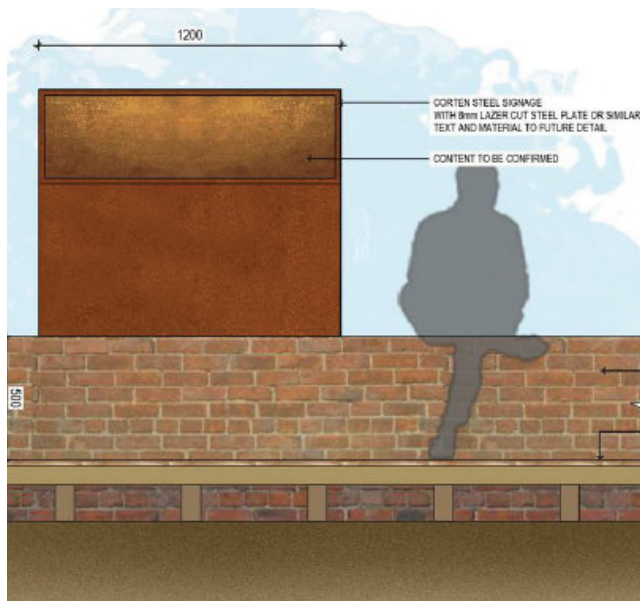


Figure 8.7
 Interpretive Signage Section, to be installed within 'Hotham Garden'.
 Source: *Habit8 Landscape Architecture & Urbanism*.

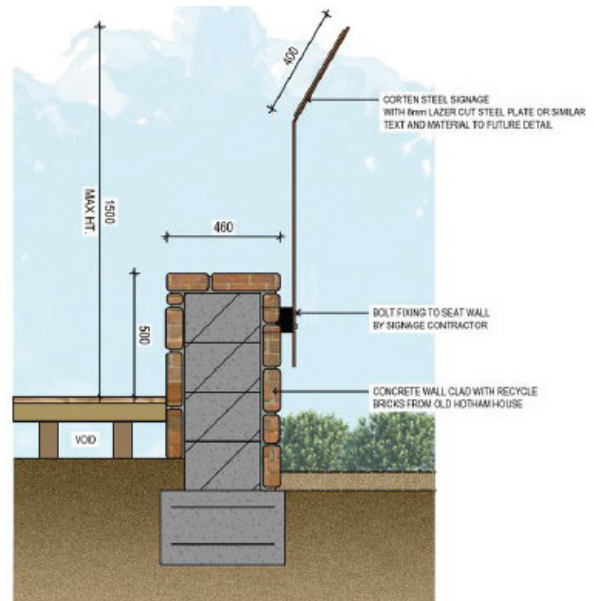


Figure 8.8
 Interpretive Signage Section, to be installed within 'Hotham Garden'.
 Source: *Habit8 Landscape Architecture & Urbanism*.

8.3 NAMING STRATEGY

8.3.1 INTERPRETIVE ELEMENTS

- The site entrance from Hotham Road, which will include the installation of salvaged elements and external signage within the landscaping, will be named Hotham Garden, to reflect the earlier location of the house.
- A naming strategy has also been developed by GBA Heritage for reference, included in this report as Attachment 4. The strategy identifies key figures and events associated with the history of the site that could be used by management for naming purposes within the site.

8.3.2 DESIGN DETAILS

- The Hotham Garden name is to be incorporated into the external design panels. Details of the external display panels are included in Section 8.5.

8.4 WEBPAGE

8.4.1 INTERPRETIVE ELEMENTS

- Webpage to be included in the President Private Hospital website detailing the history of the site.
- QR Code to be incorporated into the external and internal design panels, to enable direct access to the webpage.

8.4.2 DESIGN DETAILS

- Sample text included in Appendix 5, to be developed further for specific online purposes, in conjunction with the sample images included in Appendix 2.
- The text and images are to be provided to a web developer and/or graphic designer for the development of the design and approval.

8.5 EXTERNAL DISPLAY PANELS

8.5.1 INTERPRETIVE ELEMENTS

- The site entrance from Hotham Road, which will include salvaged elements and external signage, will be named Hotham Garden, to reflect the earlier location of the house.

8.5.2 SELECTED LOCATION

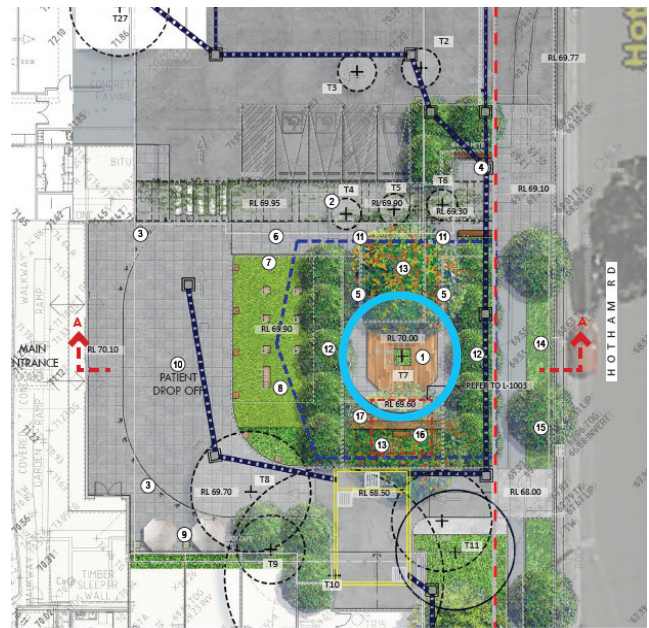


Figure 8.9
Plan of 'Hotham Garden'. The location of the external display panel is circled by blue.

Source: *Habit8 Landscape Architecture & Urbanism.*

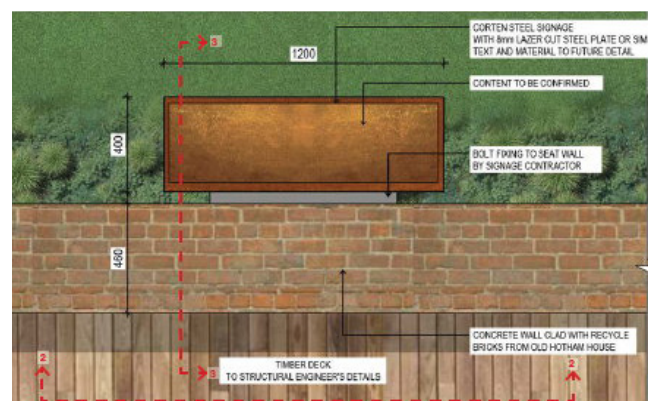


Figure 8.10
Interpretive Signage Plan, to be installed within 'Hotham Garden'.
Source: *Habit8 Landscape Architecture & Urbanism.*

8.5.3 DESIGN DETAILS

- The name 'Hotham Garden' is to be incorporated into the external design panels.
- Sample text included in Appendix 5, to be developed in conjunction with the sample images included in Appendix 2.
- The text and images are to be provided to a graphic designer for the development of the design and approval.

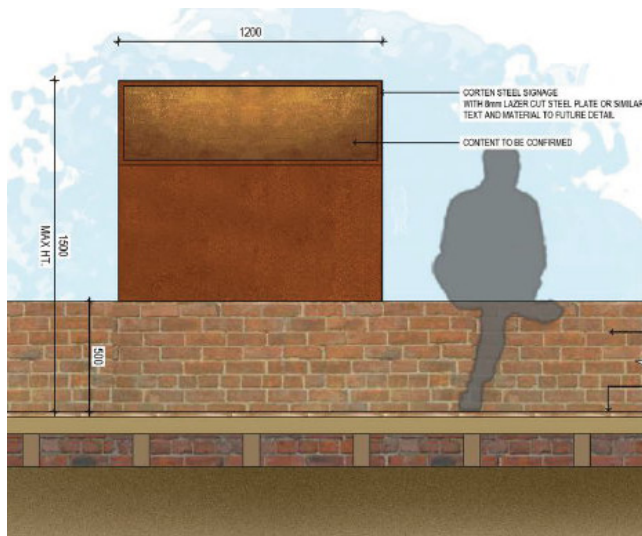


Figure 8.11
Interpretive Signage Section, to be installed within 'Hotham Garden'.
Source: Habit8 Landscape Architecture & Urbanism.

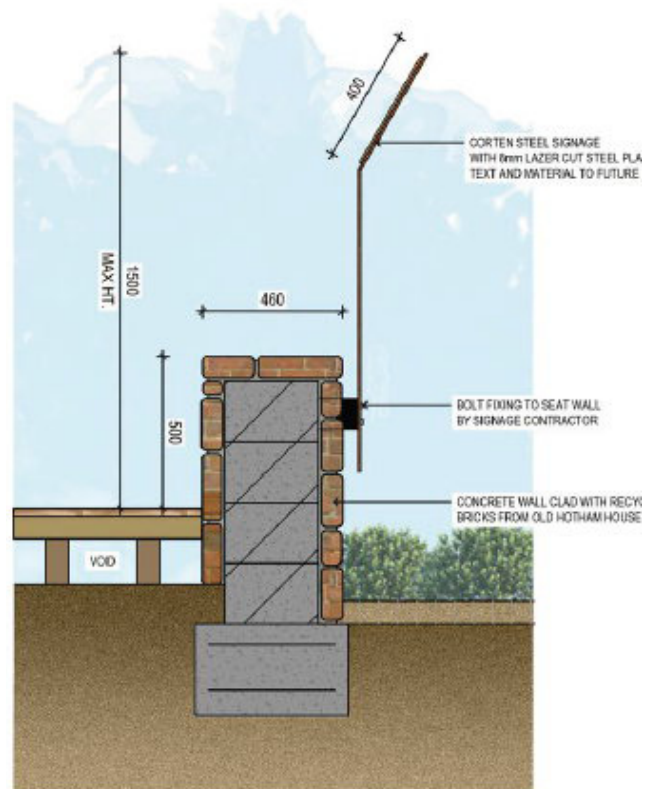


Figure 8.12
Interpretive Signage Section, to be installed within 'Hotham Garden'.
Source: Habit8 Landscape Architecture & Urbanism.

8.6 INTERNAL DISPLAY PANELS

8.6.1 INTERPRETIVE ELEMENTS

- One internal display panel is to be installed within the ground floor lobby.
- An internal display is to be installed within the first floor lounge.

8.6.2 SELECTED LOCATION

- Ground floor lobby indicated in Figure 8.13.
- First floor lounge indicated in Figure 8.14.

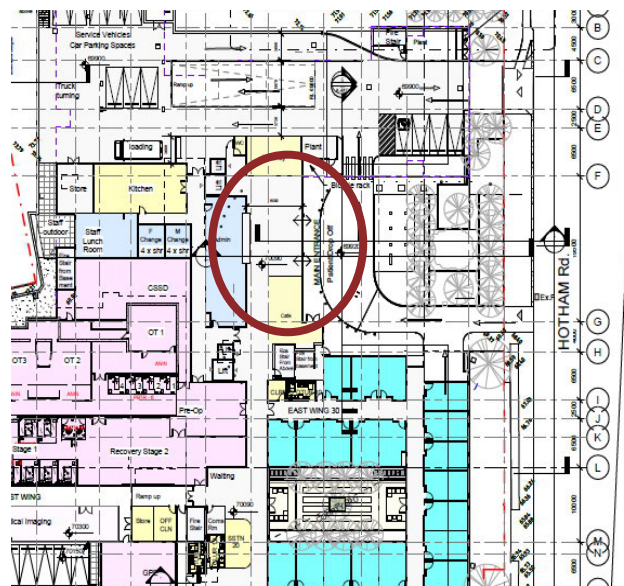


Figure 8.13
Approved Ground Floor Plan, A107. The ground floor lobby is circled in red.
Source: Imagescape Design Studios.



Figure 8.14
Approved First Floor Plan, A108. The first floor lounge is circled in red.
Source: Imagescape Design Studios.

8.6.3 DESIGN DETAILS

- Internal display panel for the ground floor lobby to incorporate both text and images (refer to Figures 8.15 & 8.16).
- Historical photographs to be displayed in the first floor lounge (refer to Figure 8.17).
- Sample text included in Appendix 5, to be developed in conjunction with the sample images included in Appendix 2.
- The text and images are to be provided to a graphic designer for the development of the design and approval.



Figure 8.15
Internal interpretive display, including historic photographs.
Source: Pinterest, 2026.



Figure 8.16
Internal interpretive display, including historic photographs.
Source: Pinterest, 2026.



Figure 8.17
Internal interpretive display, including historic photographs.
Source: Author, 2022.

8.7 SALVAGE AND RE-USE OF REDUNDANT MATERIALS

8.7.1 INTERPRETIVE ELEMENTS

- Salvaged bricks are to be incorporated into the landscaping design.
- The potential for the installation of salvaged elements, such as door and window frames, within the ground floor cafe is to be explored by the architects during the detailed design development stage. Elements to be stored with salvaged bricks during the construction works.

8.7.2 SELECTED LOCATION

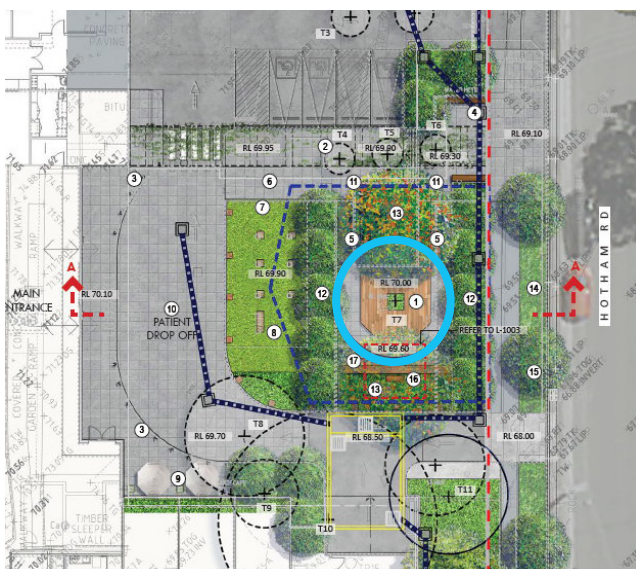


Figure 8.18
Plan of 'Hotham Garden'. The location of the external display panel is circled by blue.
Source: *Habit8 Landscape Architecture & Urbanism*.

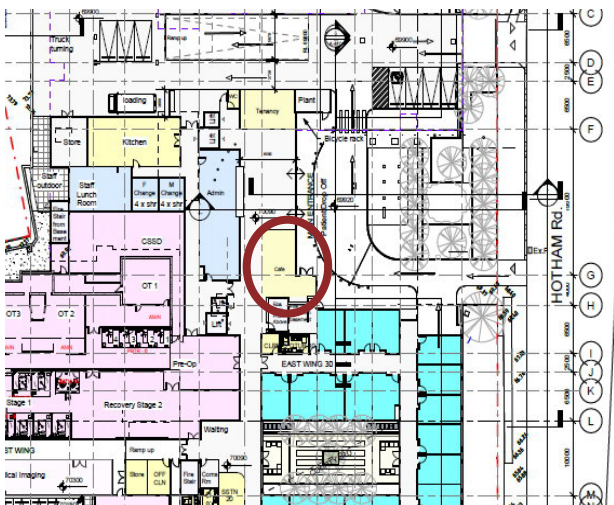


Figure 8.19
Approved Ground Floor Plan, A107. The ground floor cafe is circled in red.
Source: *Imagescape Design Studios*.

8.7.3 DESIGN DETAILS

- The proposed form, scale and location of the recycled brick bollard elements are included in Figures 8.18 - 8.21. Details to be confirmed by manufacturer prior to production.
- The exact location and details of the salvaged elements are to be confirmed by the graphic designer and architecture team, prior to the CC stage.
- Sample text for the salvaged elements included in Appendix 5.

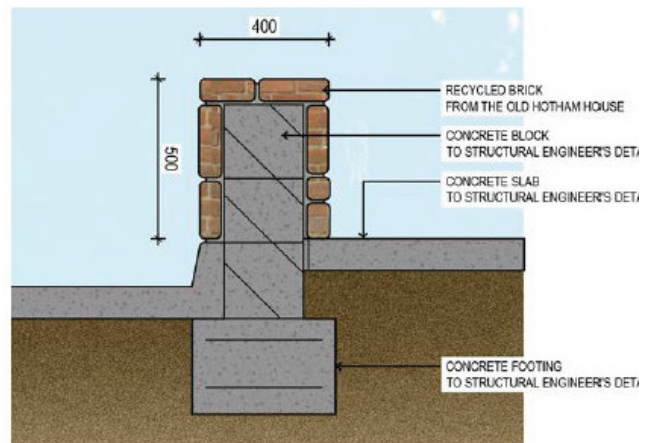


Figure 8.20
Recycled brick bollard section, to be installed within 'Hotham Garden'.
Source: *Habit8 Landscape Architecture & Urbanism*.

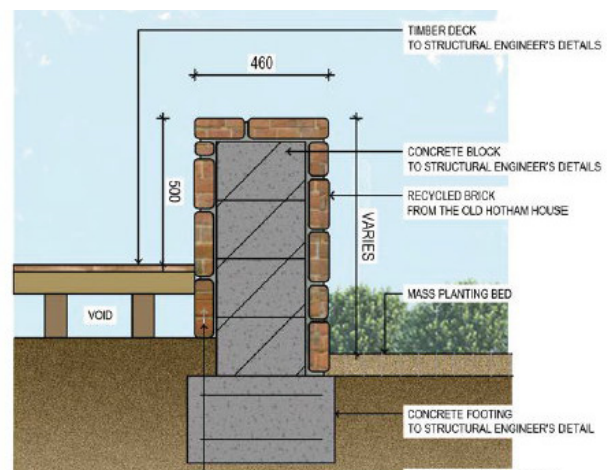


Figure 8.21
Recycled brick bollard section, to be installed within 'Hotham Garden'.
Source: *Habit8 Landscape Architecture & Urbanism*.

9.0

MAINTENANCE AND EVALUATION

9.1 DEVELOPING MAINTENANCE CONSIDERATIONS

The NSW Heritage Council endorsed publication *Heritage Interpretation Policy* notes that interpretive planning should “develop interpretation that strengthens and sustains the significance of the item, its character and authenticity”.¹

In order for interpretive material to meet this goal, review, maintenance and refurbishment of interpretation media and programs should be an integral part of ongoing heritage management. Further historical research should be periodically integrated into the interpretation on the site and regular maintenance should ensure that the interpretive devices are kept in good condition. Periodic audits of audience groups and site users will also ensure that the interpretive material continues to be relevant. This process can aid in reaching new audiences that may have emerged since the initial development of the interpretation policies, and update the information presented to the audience.

With a focus on maintenance and sustainability, this strategy has considered the following:

- Durability of the proposed devices
- Longevity of the interpretation message
- Longevity of social context/approach to interpretation
- Opportunities for periodic revision/updating of content

The points below demonstrate this assessment process in relation to the recommended devices in the Interpretation Strategy for the subject site.

MAINTENANCE

- Repair and maintenance of any signage or display panels
- Maintenance of the webpage
- Maintenance of the timber window and door elements

¹ *Heritage Interpretation Policy*, endorsed by the Heritage Council of NSW, August 2005.

EVALUATION

- Survey for target audience feedback, carried out in the vicinity of the site, to determine success of interpretive displays
- Updating of historical information as additional details become available
- Ensure captioning and presentation remains culturally appropriate and target-oriented
- Install new interpretive elements when opportunities arise.

10.0

RECOMMENDATIONS

- The design and manufacture of the markers and interpretive panels is to be prepared by professional graphic designers and manufacturers experienced in heritage interpretation. These elements are to be developed following the finalising of the Interpretation Plan.
- The design and development of the webpage is to be prepared by professional graphic designers and developers experienced in website development.
- A mock-up of the proposed markers and panel designs should be reviewed by GBA Heritage prior to production and implementation.

11.0

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APPENDIX 1

GLOSSARY

The definitions adopted in this report are those defined in the *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance*, 2013, also known by its more common title *The Burra Charter*, and the NSW Heritage Office publication *Interpreting Heritage Places and Items Guidelines* (2005).

The Burra Charter Definitions

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

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

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

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

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

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

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

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

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

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

Compatible use means a *use* which respects the *cultural significance* of a *place*. Such a *use* involves no, or minimal, impact on cultural significance.

Setting means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.

Related place means a *place* that contributes to the *cultural significance* of another *place*.

Related object means an object that contributes to the *cultural significance* of a *place* but is not at the *place*.

Associations mean the connections that exist between people and a *place*.

Meanings denote what a *place* signifies, indicates, evokes or expresses to people.

Interpretation means all the ways of presenting the *cultural significance* of a *place*.

Heritage Office Definitions

Aboriginal people(s) with cultural association – means Aboriginal people(s) with a cultural or historical association with an area not necessarily deriving from descent from original inhabitants. Consideration must also be given to Aboriginal people who reside in an area where there are no identified traditional owners or Aboriginal people who have traditional association to that country (see also Traditional owner).

Aboriginal Culture – The culture of a group of people or groups of peoples comprising of the total ways of living built up and passed on from one generation to the next, and evolving over time.

Aboriginal Heritage – The heritage of a group of people or groups of peoples is represented in all that comes or belongs to them by reason of birth and includes their spirituality, language and relationship to land.

Associations mean the special connections that exist between people and an item.

Conservation management plan (CMP) means a document that identifies the heritage significance of an item and sets out policies for retaining that significance and is prepared in accordance with Heritage Council guidelines.

Conservation Management Strategy (CMS) means a document that identifies the impact an activity may have on a heritage significance of an item and sets out measures to minimise the impact of a proposed activity on the heritage significance of the item and is prepared in accordance with Heritage Council guidelines.

Environmental heritage means those places, buildings, works, relics, infrastructure, movable objects, landscapes and precincts, of State or local heritage significance.

Fabric means the physical material of the item including components, features, objects and spaces.

Heritage Impact Statement (HIS) means a document that records the heritage significance of an item by using a Heritage Data form and sets out broad strategies for retaining that significance and is prepared in accordance with Heritage Council guidelines.

Heritage significance refers to meanings and values in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic importance of the item. Heritage significance is reflected in the fabric of the item, its setting, use, associations, meanings, records, related places and related objects. Items may have a range of values and meanings for different individuals or groups, over time.

Interpretation means all the ways of presenting the significance of an item. Interpretation may be a combination of the treatment and fabric of the item; the use of the item; the use of interpretive media, such as events, activities, signs and publications, or activities, but is not limited to these.

Interpretation plan is a document that provides the policies, strategies and detailed advice for interpreting a heritage item. It is based on research and analysis and plans to communicate the significance of the item, both during a conservation project and in the ongoing life of the item. The plan identifies key themes, storylines and audiences and provides recommendations about interpretation media. It includes practical and specific advice about how to implement the plan.

Interpretation policy: consists of clauses and guidelines that provide an intellectual and conceptual framework for communicating the significance of an item. Policies may deal with fabric, setting, history, archaeology audiences and other people, contents, related places and objects, disturbance of fabric, research, records.

Meanings denote what an item signifies, indicates, evokes or expresses.

Media means the tools, techniques and technologies used to convey the interpretation. These can include signs, orientation, notices, guided and self guided walks, audio guides, installations, displays, models, dioramas, exhibitions, lighting, street naming, holograms, films, video, soundscapes, oral history, maps, brochures, books and catalogues, public art, writers and artists in residence programs, events, activities, role play, demonstrations, educational programs, websites, CD ROM programs, reconstructions, sets, and replicas and other means of communication.

Traditional owner – an Aboriginal person directly descendent from the original inhabitants of an area who has cultural association with the area deriving from traditions, observances, customs, beliefs or history of the original Aboriginal inhabitants of the area. Authorisation to obtain or document information about Aboriginal heritage may be obtained from an Aboriginal person or people who have traditional association to country; these may include traditional owners.

APPENDIX 2 SAMPLE IMAGES

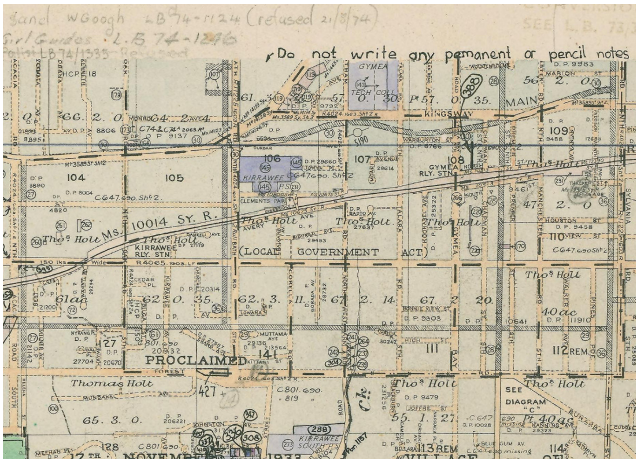


Image 1
Crown Land granted to Thomas Holt in 1862, which were subdivided as part of the Holt-Sutherland estate.
Source: HLRV, Historical Parish Maps, 1880, Parish of Sutherland



Image 3
Expansive advertisement for Hotham farm (much larger than others for poultry).
Source: Advertising 1923, August 18. The Daily Telegraph, p. 4. nla.news-article246071149.3

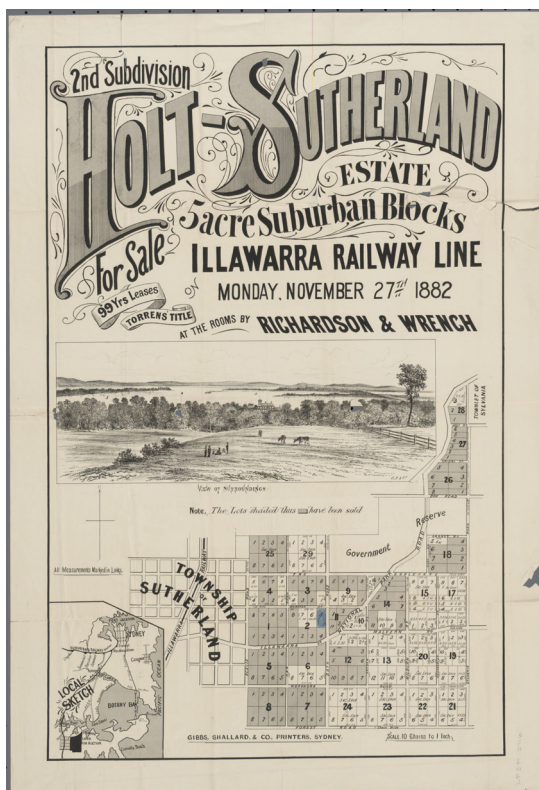


Image 2
1882 Advertisement for the five acre suburban blocks.
Source: Richardson & Wrench & Gibbs, Shallard & Co. (1882). Second subdivision Holt-Sutherland estate, five acre suburban blocks, Illawarra railway line, <http://nla.gov.au/nla.obj-230502741>



Image 4
Image of Hotham Farm, c.1930. Note the original corrugated iron roof of the house, in addition to the garden path and driveway.
Source: The Leader, 18.09.2018, <https://www.theleader.com.au/story/5577743/should-this-house-be-demolished/>.



Image 10
 Albert Henry Tildesley, as photographed in conjunction with the criminal convictions. Included in the NSW State Archives, NRS2467.
 Source: Architectural Projects Pty Ltd., 65 Hotham Road, GyMEA: Heritage Assessment Review, March 2009, Figure 3.3.



Image 11
 The Turner family, as photographed c.1928. Included in the Hatherley Report, Sutherland Shire Council Archives.
 Source: Architectural Projects Pty Ltd., 65 Hotham Road, GyMEA: Heritage Assessment Review, March 2009, Figure 3.4.



Image 12
 Photograph of the dwelling, date unknown. Included in the Sutherland Shire Council Archives, MF003297.
 Source: Architectural Projects Pty Ltd., 65 Hotham Road, GyMEA: Heritage Assessment Review, March 2009, Figure 3.10.



Image 13
 Brick shed within the site, demolished during the 1970s. Included in the Sutherland Shire Council Archives, DC 333 67 71.
 Source: Architectural Projects Pty Ltd., 65 Hotham Road, GyMEA: Heritage Assessment Review, March 2009, Figure 3.16.



Image 14
 Photograph of the rear of Hotham House, as viewed from the Hospital in 1984. Included in the Sutherland Shire Council Archives, DC 333 67 71.
 Source: Architectural Projects Pty Ltd., 65 Hotham Road, GyMEA: Heritage Assessment Review, March 2009, Figure 3.20.

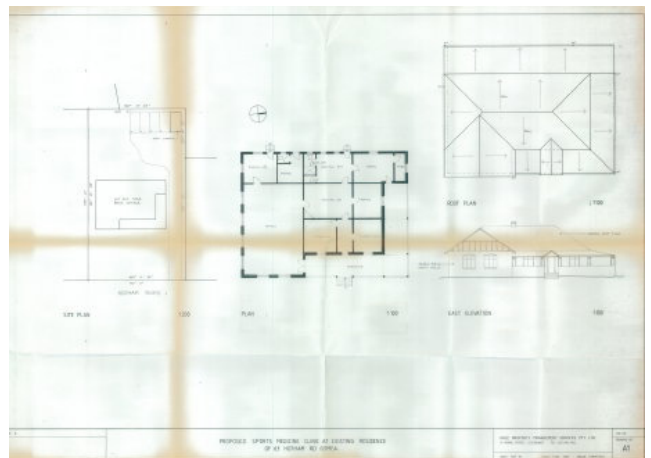


Image 15
 Proposed modifications for the Sports Medicine Clinic, 1995. Included in the Sutherland Shire Council Archives, DA PR3081.
 Source: Architectural Projects Pty Ltd., 65 Hotham Road, GyMEA: Heritage Assessment Review, March 2009, Figure 3.23.

APPENDIX 3 SALVAGE SCHEDULE

Salvage Schedule by GBA Heritage, dated July 2023.

SALVAGE SCHEDULE

65 Hotham Road, Gymea

July 2023

Issue B

GBA
Heritage



65 HOTHAM ROAD, GYMEA

ISSUE	DESCRIPTION	DATE	ISSUED BY
A	Draft for Review	21/06/2023	LS
B	Issued for LEC Proceedings	05/07/2023	LS

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1.0

INTRODUCTION

1.1 BACKGROUND

This Salvage Schedule for Hotham House has been prepared to accompany Land and Environment Court proceedings regarding case number 2023/00051612, concerning the redevelopment of the President Private Hospital site. This proposal includes the demolition of the existing building at 65 Hotham Road, also known as Hotham House, and concerns the broader redevelopment of the President Private Hospital site at 369-381 President Avenue, 61-65 Hotham Road and 2-4 Bidguralg Avenue, Kirrawee.

This report provides information on the existing fabric and components of Hotham House to be removed and salvaged, with regard to their nature, location, significance, intended reuse and new location. The proposal includes the demolition of the existing building. Note that elements of poor condition and little significance that are not deemed worthy of retention have not been included within this report. This report should be read in conjunction with the *Interpretation Strategy* by GBA Heritage, dated July 2023.

This report has been prepared in accordance with Court's Practice Note Class 1 development appeals, Division 2 of Part 31 of Uniform Civil Procedure Rules and the Expert Witness Code of Conduct in Schedule 7 of the Uniform Civil Procedure Rules.

1.2 THE SUBJECT SITE

The President Private Hospital site is located at 369-381 President Avenue, Kirrawee, with three smaller sites to be amalgamated as part of the redevelopment. The site is described by NSW Land Registry Services (LRS) as Lot 1, DP 841502; Lot 24A, DP26995, Lot 23 DP26995, Lot 53 DP29493 and Lot 54 DP29493.

The subject building, referred to as Hotham House, is located at 65 Hotham Road, which is defined as Lot 24A, DP 26995.

1.3 AUTHORSHIP

This report has been prepared by Lauren Schutz, Senior Heritage Consultant, of GBA Heritage and has been reviewed by the Director, Graham Brooks. Unless otherwise noted, all of the photographs and drawings in this report are by GBA Heritage.

1.4 ACKNOWLEDGEMENT OF COUNTRY

GBA Heritage acknowledges the Traditional Custodians of the land that includes the subject site, and pay our respects to Elders past, present and emerging.

1.5 COPYRIGHT

Copyright of this report remains with the author, GBA Heritage Pty Ltd.

2.0

GUIDELINES FOR SALVAGE

2.1 GENERAL

All salvaged fabric or components are to be carefully removed with hand tools in order to avoid damage, and appropriately wrapped or otherwise protected during transport and storage. All material is to be tagged with information about its use (if unclear) and original precise location within Hotham House.

Salvaged material should be viewed and its condition and storage method approved by the Heritage Consultant.

Any disposal of salvaged material or its reuse other than as described herein is to be approved by the Heritage Consultant.

2.2 TIMBER WINDOWS

Windows are to be carefully removed so as to avoid damage to brickwork, timber or glass. Existing hardware should be retained.

Windows may be repainted in colours approved by the Heritage Consultant, after careful stripping, sanding, repair (as required) and preparation of the timber. Any repairs or reconstruction are to be undertaken by joiners experienced in heritage timberwork and approved by the Heritage Consultant.

2.3 STORAGE

Due to the staged nature of the development, the storage location of salvaged materials is to be determined in the Construction Management Plan and the Heritage Interpretation Plan, which formalises the interpretive elements outlined in the *Interpretation Strategy*. The storage location will need to be confirmed by the Heritage Consultant.

2.4 SALVAGED ELEMENTS

Refer to the *Interpretation Strategy* by GBA Heritage dated June 2023 for the suggested integration of salvaged fabric within the redevelopment of the site. The Strategy will undergo further review prior to the finalisation of the Interpretation Plan.

3.0

SALVAGE SCHEDULE

3.1 PLANS AND PHOTOGRAPHS

The following photographs provide a brief overview of the remnant elements of the existing building. The floor plan has also been included, to indicate the exact location of rooms and spaces being assessed.

Unless otherwise noted, all photographs were taken by GBA Heritage in April 2019.



Figure 3.1

The subject building, as viewed facing north-west towards the primary facade. Note the existing brickwork (Item 1).



Figure 3.2

The existing brickwork (Item 1), as viewed facing the junction between the eastern and southern elevations. Note the later brickwork evident at the base of the elevations, as indicated by the red arrow. The later bricks do not require retention or reuse.



Figure 3.3
Close up view to the existing eastern elevation, including the stained glass windows (Item 2).



Figure 3.4
The primary entrance to the dwelling, including the timber framed openings and door (Item 3).



Figure 3.5
Internal view of the primary entrance door and stained glass elements (Item 3).



Figure 3.6
View to the timber framed swing doors providing access to the former gym, as accessed via the ramp.



Figure 3.7
The existing timber framed windows (Item 4), located within the former gym.



Figure 3.8
The interior of the existing timber framed windows (Item 4), including the architraves, located within the former gym.



Figure 3.9
View to existing internal timber doors (Item 5).



Figure 3.10
Existing decorative plaster ceiling within the entrance hall, note the pendant lighting (Item 6A).



Figure 3.11
Existing decorative plaster ceiling within the office space, note the later addition ceiling fan and fluorescent lighting fixed into the panels (Item 6B).



Figure 3.12
Existing decorative plaster ceiling within the lounge space, note the fluorescent lighting and fixed services (Item 6C).



Figure 3.13
The existing chimney breast and fireplace (Item 7), located within the office.



Figure 3.14
The existing chimney breast and fireplace (Item 8), located within the lounge area.



Figure 3.15
The existing chimney breast and fireplace (Item 9), located within the former gym area.



Figure 3.16
The relocated chimney breast and fireplace (Item 10), located within the rear later addition.



Figure 3.17
Existing decorative plaster air vents (Item 11), evident in the front portion of the building.

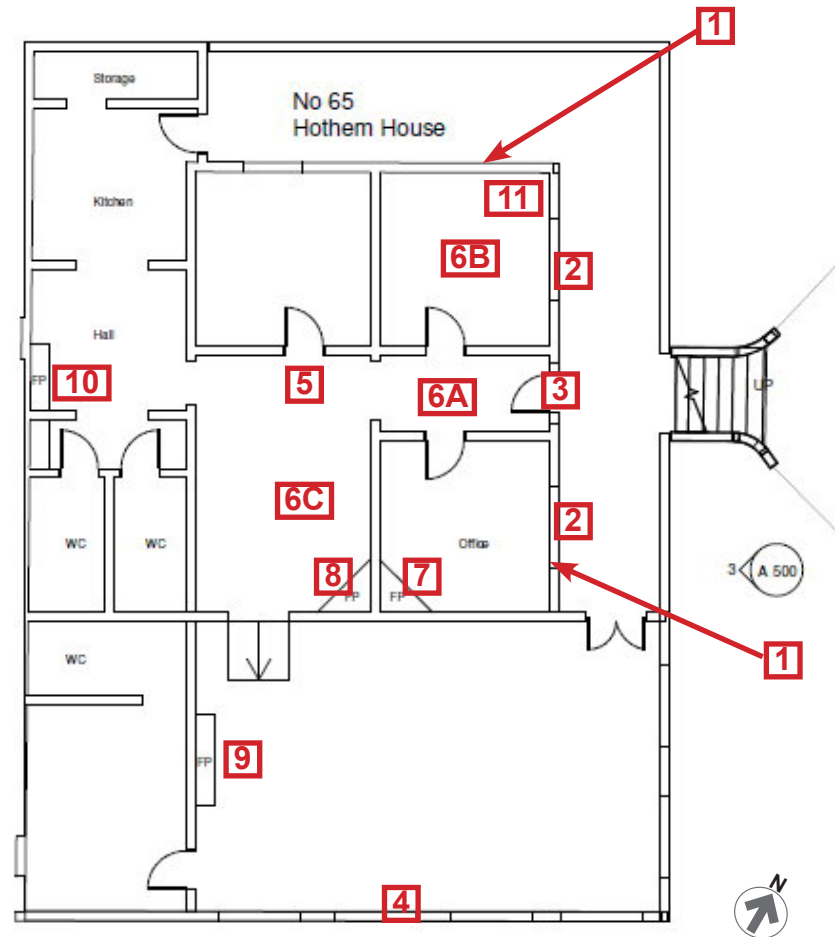


Figure 3.18

The existing floor plan of Hotham House, with the approximate location of items identified in the schedule below marked on the plan.

Source: *Imagescape Design Studios, May 2019. Mark Up by GBA Heritage, June 2023.*

3.2 SALVAGED FABRIC

The below table summarises the extent and nature of the salvage and reuse of existing fabric and components, as identified in the images below.

ITEM NUMBER	MATERIAL	SIGNIFICANCE & CONDITION	EXISTING LOCATIONS	POTENTIAL USE, LOCATION & COMMENT
1	Brickwork (Refer to Figures 3.1 & 3.2 above)	Significance: Moderate/Little Condition: Fair/Poor	Northern, eastern and southern elevations of the existing building constructed in brick with sections of later brickwork evident along the basecourse of the elevations.	Incorporate original brickwork within the proposed development, including the potential use of brickwork within the landscaping plan, to line the driveway or create paths within the site. Later brickwork, including the basecourse and painted sections, do not need to be retained within the site and can be donated to a salvage yard such as the Brick Pit, for the reuse of recycled bricks. Refer to the Interpretation Strategy.
		Significance: Little Condition: Fair/Poor	The existing western elevation is a later addition and comprises later brickwork which does not need to be retained. Internal brickwork, formerly an external elevation, has been painted and undergone additional modifications and does not need to be retained.	
2	Timber framed stained glass windows (Refer to Figure 3.3)	Significance: Moderate Condition: Fair	Two sets of three timber framed stained glass sash windows within the eastern elevation, including fanlight above.	Incorporate within the broader interpretation strategy, including potential use within the mental health unit lounge or within the cafe or reception area, to be determined in conjunction with the architect. Refer to the Interpretation Strategy.
3	Primary entrance timber door and stained glass openings (Refer to Figures 3.4 & 3.5)	Significance: Moderate Condition: Fair	Timber entrance door, and stained glass elements, located within the eastern elevation, as accessed via the wraparound verandah.	Incorporate within the broader interpretation strategy, including potential use within the mental health unit lounge or within the cafe or reception area, to be determined in conjunction with the architect. Refer to the Interpretation Strategy.

ITEM NUMBER	MATERIAL	SIGNIFICANCE & CONDITION	EXISTING LOCATIONS	POTENTIAL USE, LOCATION & COMMENT
4	Timber framed stained glass windows (Refer to Figure 3.7 & 3.8)	Significance: Moderate Condition: Fair	Three sets of timber framed openings, including stained glass elements, located within the southern elevation of the addition.	Incorporate within the broader interpretation strategy, including potential use within the mental health unit lounge or within the cafe or reception area, to be determined in conjunction with the architect. Refer to the Interpretation Strategy.
5	Internal timber doors (Refer to Figure 3.9)	Significance: Moderate/Little Condition: Fair/Good	Numerous internal timber doors, located throughout the existing building. Varying degrees of condition, detailing and integrity.	Incorporate within the broader interpretation strategy, including potential use within the cafe or reception area, or donate to a salvage yard such as Chippendale Restorations if reuse is not deemed possible. Refer to the Interpretation Strategy.
6 (A, B, C)	Decorative Plaster Ceilings (Refer to Figures 3.10-3.12)	Significance: Moderate/Little Condition: Good/Fair	Numerous decorative plaster ceilings evident in the original portion of the building, including the office spaces. Lighting and services have been fixed into the ceilings, diminishing the integrity of the ceilings.	Incorporate within the broader interpretation strategy, including potential use within the mental health unit lounge. However, note that the re-use of ceilings may not be possible due to the fragile nature of the fabric. Refer to the Interpretation Strategy.
7	Timber mantelpiece, glazed tiles and cast iron fireplace (Refer to Figure 3.13)	Significance: Little Condition: Good	The fireplace is located within an office space.	Incorporate within the broader interpretation strategy, including potential use within the mental health unit lounge. Refer to the Interpretation Strategy.

ITEM NUMBER	MATERIAL	SIGNIFICANCE & CONDITION	EXISTING LOCATIONS	POTENTIAL USE, LOCATION & COMMENT
8	Timber mantelpiece, glazed tiles and cast iron fireplace (Refer to Figure 3.14)	Significance: Little Condition: Good	The fireplace is located within the lounge area.	Incorporate within the broader interpretation strategy or donate to salvage yard such as Chippendale Restorations if reuse is not possible. Refer to the Interpretation Strategy.
9	Timber mantelpiece, glazed tiles and cast iron fireplace (Refer to Figure 3.15)	Significance: Little Condition: Good	The fireplace is located within the former gym area and has undergone modifications including the introduction of new material.	Incorporate within the broader interpretation strategy or donate to salvage yard such as Chippendale Restorations. Refer to the Interpretation Strategy.
10	Timber mantelpiece, glazed tiles and cast iron fireplace (Refer to Figure 3.16)	Significance: Little Condition: Good	The fireplace has been relocated from elsewhere and installed within the later extension. The fireplace has undergone modifications including the introduction of new material.	Incorporate within the broader interpretation strategy or donate to salvage yard such as Chippendale Restorations. Refer to the Interpretation Strategy.
11	Decorative plaster air vent (Refer to Figure 3.17)	Significance: Little Condition: Good	The decorative plaster air vents have been incorporated throughout the building.	If retention is deemed possible, donate to salvage yard such as Chippendale Restorations.

APPENDIX 4 NAMING STRATEGY

NAME	HISTORICAL CONNECTION TO THE SITE
Dharawal	Traditional Custodians of the Land on which the site is located.
GyMEA	Area named GyMEA in 1855 after the Aboriginal name for the tall-stalked lilies (<i>Doryanthese excelsa</i>) growing in the area.
Thomas Holt	The subject site was initially part of Crown Land granted to Thomas Holt in 1862 (portions 106 & 107). Thomas Holt was a wool merchant, real estate speculator, financier, magistrate and politician, who in the early 1860s secured large portions of land between the Georges and the Hacking Rivers.
Holt-Sutherland Estate	The accumulated holdings surmounting to approximately 12,000 acres and two waterways which included the subject site was identified as the Holt-Sutherland Estate. A sale of allotments occurred in 1882.
Isabella Tildesley	The Tildesley family initially leased the 5-acres (Lot 7, Section 12) of the Holt-Sutherland estate in 1912 with all land registered to Isabella Tildesley. The land was cleared and Hotham House, then known as Ron-Al-Bert was constructed c.1912.
Ron-Al-Bert	The original name given to Hotham House when it was constructed c.1912. The name honoured the sons of Isabella Tildesley being Ron, Allan and Bert.
Hotham Poultry Farm	The original use of the land under the occupation of the Tildesley family.
Frederick Thomas Turner	Acquired the property in 1928, following the legal proceedings against Albert Tildesley for misappropriating funds. Turner was the Poultry Farmers Union president for Miranda in 1930, and by 1931 Turner also become the Poultry Farmers Union President for Merrylands. When the property was sold in 1941 due to the poor health of Turner, the sale included 1440 ducks and 450 chickens.
White Campbell Duck	A breed that had early associations with the farm and Frederick Thomas Turner.
Joseph Horace King	Joseph Horace King, a “refrigeration engineer”, and Annie Elizabeth McIntyre (widow), purchased Hotham Farm as joint tenants in 1946.
Annie Elizabeth McIntyre	
Hotham House	The latest name used to reference the subject house, also used to identify the item in Schedule 5 of the Sutherland Shire Local Environmental Plan.
President Private Hospital	The site was acquired in 1971 by Macquarie Health Corporation, with construction commencing in 1973. Multiple extensions were added in 1977, 1978, 1979, and 1981.

APPENDIX 5 TEXT SAMPLES

EXTERNAL PANEL

Hotham Garden

The Traditional Custodians of this land are the Dharawal people. The GyMEA locality was named in honour of the name given to the tall-stalked lillies that grew in the area by the Dharawal people.

After European arrival, the land was initially registered to Thomas Holt in 1862. The subdivided land was advertised for sale as the Holt-Sutherland Estate in 1882.

This site was registered to Isabella Tildesley in 1912 and a house was built following clearing of the land. Originally known as 'Ron-Al-Bert', in honour of Isabella's three sons; Ron, Allan and Bert. The house was later known as 'Hotham House' and was reportedly the location of numerous parties hosted by the family and local communities over the years.

The land was developed as a Poultry Farm, reportedly one of the largest poultry farms in the Sutherland area at this time. However, financial mismanagement by Albert Tildesley resulted in the sale of the property in 1928, including the house.

Frederick Thomas Turner purchased the property, also undertaking duck breeding. The sale of the property in 1941 included 1440 ducks and 450 chickens.

Following the increase in population the rural area was rezoned for residential purposes. Farms were closed and the land was subdivided.

In 1971 the site was purchased by Macquarie Health Corporation and the President Private Hospital was established in 1973. Hotham House was used as a sport medicine clinic from 1996.

PLAQUES FOR SALVAGED ELEMENTS

Hotham Garden

The bricks used to construct the seating within this garden were salvaged from Hotham House. Originally constructed as 'Ron-Al-Bert' in 1912, the house was later known as 'Hotham House'.

Hotham House

The timber doors and window frames on display were salvaged from Hotham House. Originally constructed as 'Ron-Al-Bert' in 1912, the house was known as 'Hotham House'.

INTERNAL PANEL

Hotham Garden

The Traditional Custodians of this land are the Dharawal people. The GyMEA locality was named in honour of the name given to the tall-stalked lillies that grew in the area by the Dharawal people.

After European arrival, the land was initially registered to Thomas Holt in 1862. The subdivided land was advertised for sale as the Holt-Sutherland Estate in 1882.

This site was registered to Isabella Tildesley in 1912 and a house was built following clearing of the land on this location. Originally known as 'Ron-Al-Bert', the house was later known as 'Hotham House'. The house was reportedly the location of numerous parties hosted by the family and local communities over the years.

The land was developed as a Poultry Farm, reportedly one of the largest poultry farms in the Sutherland area at this time. However, financial mismanagement by Albert Tildesley resulted in the sale of the property in 1928, including the house.

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In 1971 the site was purchased by Macquarie Health Corporation and the President Private Hospital was established in 1973. Hotham House was used as a sport medicine clinic from 1996.

WEBPAGE

*The Dharawal people are the Traditional Owners of the Land on which the Hospital is located. The President Private Hospital site is located on the border of two suburbs, being Gymea and Kirrawee. Gymea was named in 1855 after the Aboriginal name for the tall-stalked lilies (*Doryanthese excelsa*) growing in the area.*

In 1906, the Sutherland Shire was declared, with a population of approximately 1,500 consisting of commercial fisherman, fruit, vegetable, and poultry farmers. Substantial development of the area did not commence until after WWII.

The subject site was initially part of Crown Land registered to Thomas Holt in 1862. Thomas Holt was a wool merchant, real estate speculator, financier, magistrate and politician. Despite attempts at farming on the land, profit was made from timber ventures.

The subdivided land was advertised as the Holt-Sutherland Estate. The Tildesley family initially leased 5-acres of the Holt-Sutherland estate in 1912 with all land registered to Isabella Tildesley. The land was cleared and 'Hotham House', then known as 'Ron-Al-Bert' was constructed c.1912. The house was reportedly the location of numerous parties hosted by the family and local communities over the years.

The site was developed as a Poultry Farm, reportedly one of the largest in the Sutherland area at the time. However, Albert Tildesley was charged with financial mismanagement in 1927. A fire in the home resulted in the loss of a number of key financial records. The conviction resulted in the family being declared bankrupt and the sale of the property, including the house.

Fredrick Thomas Turner purchased the property in 1928 for £4,500, the highest at the time for an unstocked farm. Turner was the 1930 Poultry Farmers Union president for Miranda, and by 1931 Turner also become the Poultry Farmers Union President for Merrylands.

In 1931 an advertisement for the farm only references the presence of chickens. However, by 1935, Turner had introduced ducks to Hotham Farm. The White Campbell Duck breed was recorded in 1939. By 1941, the poor health of Turner led to the sale of the property which included 1440 Ducks and 450 Chickens.

Joseph Horace King, a "refrigeration engineer", and Annie Elizabeth McIntyre (widow), purchased Hotham Farm as joint tenants in 1946. Within a period of 5 years following WWII, the population of the Shire had doubled. It was around this time that most of the Shire was rezoned, from rural to residential, which led to the closing of many farms in the area.

Macquarie Health Corporation purchased the property in 1971 and construction started for the Hospital in 1973. Hotham House was used as a sport medicine clinic from 1996.

Approval for the redevelopment of the Hospital, including the demolition of Hotham House, was granted in 2024.