HERITAGE IMPACT STATEMENT

St. John of God Hospital

177 Grose Vale Road, Richmond

December 2020 | J3780

Weir Phillips
Heritage and Planning

CONTENTS   PAGE

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1   INTRODUCTION

1.1   Preamble

This Heritage Impact Statement (HIS) for St. John of God Hospital, No. 177 Grose Vale Road, Richmond, New South Wales, has been prepared to accompany a Development Application for alterations and additions to the site. It includes the retention of Belmont House, removal of some later buildings and addition of new structures.

St. John of God Hospital is located within the Hawkesbury City Council Area. The principal planning control for the site is the *Hawkesbury Local Environmental Plan 2012* (*LEP 2012*). The site is listed as a heritage item by Schedule 5 Part 1 of the *LEP 2012* (I412), where it is identified as having local significance. Under the provisions of Part 5.10 of the *LEP 2012*, a heritage management document is to be submitted to Council to accompany a Development Application to assess the likely impacts of the proposed works on the site and any nearby items. The most appropriate heritage management document in this instance is an HIS.

This statement has been prepared at the request of the owners of the site and accompanies plans prepared by Silver Thomas Hanley Architects.

1.2   Site Location

St. John of God Hospital is located at No. 177 Grose Vale Road, on the northern side of road. It is located on the outskirts of Richmond, near the Hawkesbury River (Figure 1). The site is identified as Lot 11, D.P.1134453.
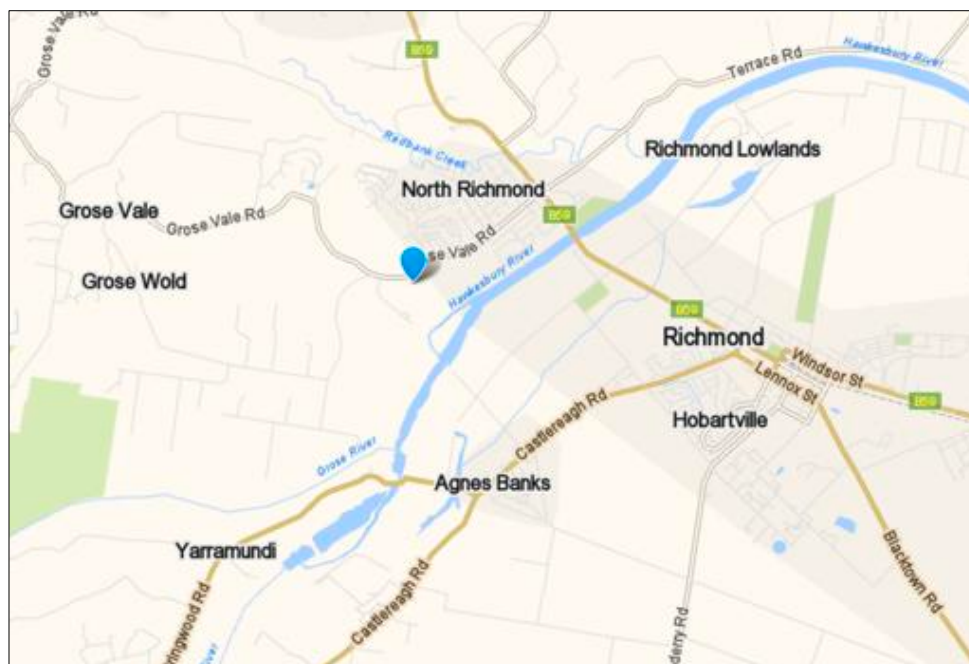

Figure 1: Location of the site within the wider area.
Whereis.com.au.

1.3 Methodology

This HIS has been prepared with reference to the NSW Heritage Office's (now Heritage NSW) publications *Assessing Heritage Significance* (2001 update) and *Statements of Heritage Impact* (2002 update) and with reference to the planning documents listed under Section 1.6.

A site visit was carried out in September 2019. Unless otherwise stated, the photographs contained in this statement were taken by the authors on this occasions.

1.4 Limitations

A land title search has not been carried out. Information about land sales is derived from earlier reports and newspaper sources.

No archaeological assessment has been undertaken.

Community consultation has not been undertaken as part of this Development Application.

1.5 Author Identification and Acknowledgements

This statement was prepared by Patricia Sims, B.Arts, B.Appl.Sc. (Env.Des.), B.Arch., M.Herit.Cons.(candidate), and James Phillips, B.Sc.(Arch), B.Arch., M.Herit.Cons.(Hons), of Weir Phillips Heritage and Planning. Alice Fuller, B.App.Sc. (CCM), M.Herit.Cons.(Hons.), assisted in the preparation of the site history and assessment of significance.

The historical information and assessments of significance contained in this HIS rely on existing studies (refer to Section 1.6 below). Acknowledgment of the authors of these studies is duly given, in particular the research carried out by Graham Edds for the nomination of the site for listing on the State Heritage Register in 2014.

1.6 Documentary Evidence

1.6.1 General Reference

- Bowd, D.G., *Macquarie Country: A History of the Hawkesbury, Australia*, F.W. Cheshire, 1969.
- Cooper, Carolynne (comp.), *'From Heartache to Healing': The Story of Belmont*, NSW, Colo Shire Family History Group, 2017.
- Heydon, J.D., 'Bell, Archibald (1773–1837)', *Australian Dictionary of Biography,* National Centre of Biography, Australian National University, http://adb.anu.edu.au/biography/bell-archibald-1762/text1967, published first in hardcopy 1966, accessed online 11 December 2019.
- *Historic Buildings Windsor and Richmond*, NSW, State Planning Authority of NSW. 1969.
- Martin, Thomas, *The Belmont Park Story*, NSW, St. John of God Hospital, 1980.
- *Our Beautiful Homes, Series 1,* Sydney, Edward Lee Pr., c.1905. Copy held in the State Library of NSW.
- Proudfoot, Helen, *The Hawkesbury: A Thematic History*, NSW, City Council, 2007 (revision).
- Shanley, Richard A., *The Story of Belmont Park*, NSW, Hospitaller Brothers of St. John of God.

1.6.2 Newspapers and Journals

- 'Agricultural College Notes,' *Windsor and Richmond Gazette*, 23 December, 1893, p.10.
- 'At Mr. Henry Fulwood's Studio....', *The Sydney Morning Herald*, 26 June, 1891, p.5.

WEIR PHILLIPS HERITAGE & PLANNING | St. John of God Hospital, Richmond | Heritage Impact Statement | December 2020.

2

- 'Belmont,' *The Sydney Morning Herald*, 8 March, 1851, p.7.
- 'The Belmont Estate,' *The Sydney Morning Herald,* 4 October, 1866, p.7.
- The Belmont Park Mansion,' *The Windsor and Richmond Gazette*, 5 March, 1892, p.4.
- 'Belmont Park Sold,' *Windsor and Richmond Gazette*, 7 November, 1951, p.5.
- 'By Order of the Executors…,' *The Sydney Morning Herald*, 4 February, 1888, p.17.
- Hawkesbury Mourns,' *Windsor and Richmond Gazette*, 10 September, 1937, p.1.
- 'Historic Property: Belmont Park Homestead Sold,' *The Sydney Morning Herald*, 18 November, 1926, p.8; 'Historic Property,' *The Nowra Leader*, 27 November, 1936, p.2.
- 'Hospital for Nerve Cases to Open Soon,' *Catholic Weekly*, 7 August, 1952, p.2.
- 'Hospital for Nervous Cases Will Open on Sunday Week,' *Catholic Weekly*, 11 September, 1952, p.5.
- *'Lancers Camp,' Sunday times, 6 October, 1901, p.7.*
- 'Monthly Meeting,' *Windsor and Richmond Gazette*, 17 September, 1937, p.1.
- 'Rambles through the District,' *Windsor and Richmond Gazette*, 28 February, 1891, p.6.
- 'Richmond,' *Windsor and Richmond Gazette*, 12 March, 1892, p.4.
- 'Richmond,' Windsor and Richmond Gazette, 14 March, 1891, p.4.
- 'Richmond,' *Windsor and Richmond Gazette*, 19 March, 1892, p.4.
- 'Richmond,' *Windsor and Richmond Gazette*, 20 October, 1900, p.3.
- 'Richmond,' *Windsor* and Richmond Gazette, 25 July, 1896, p.4.
- 'Richmond,' *Windsor and Richmond Gazette*, 9 January, 1892, p.4.
- 'Richmond Presbyterian Church,' *Windsor and Richmond Gazette*, 29 April, 1889, p.12.
- 'Tenders,' *Windsor and Richmond Gazette*, 16 January, 1892, p.9.
- 'To Squatters, Graziers and Others…,' The Sydney Morning Herald, 9 March, 1872, p.11.
- 'Trip to Belmont Park, '*Hawkesbury Advocate*, 10 November, 1899, p.3.
- 'Week to Week,' *Windsor and Richmond Gazette*, 20 March, 1936, p.4.

1.6.3   Historic Images and Plans

- *Belmont Park,* c.1900s. Kurrajong-Comleroy Historical Society, Ref. 73600.
- *Belmont Park*, c.1900s. Kurrajong-Comleroy Historical Society, Ref. 096842.
- *Belmont Park property and grounds, North Richmond photographed by George Edward Woodhill (1864-1941).* Hawkesbury Council Library , Woodhill Collection 177.
- *The Courtyard at Belmont Park in c.1951*. Kurrajong-Comleroy Historical Society, Ref. 032504.
- *Dharug memorial in the grounds of St. John of God Hospital*. https://nit.com.au.
- Dwyer and Company, *The Drawing Room, Belmont Park*, c.1899. Kurrajong-Comleroy Historical Society, Ref. 073601.
- *The entrance lodge*, undated. Kurrajong-Comleroy Historical Society, Ref. 032500.
- *The family of Philip George Charley*. Kurrajong-Comleroy Historical Society, Ref, 073602.
- Hall & Co., *House and Grounds, Belmont Park, North Richmond*, c.1892-1914. State Library of NSW, Home and Away- 34723.
- Lloyd, H.G., 'Belmont Near Richmond,' *Volume 2: Sketches of N.S. (New South) Wales, 1857-1888.* State Library of NSW, 1857-1888 DL PX 43.
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- *Paradise for Birds*, c.1899. Kurrajong-Comleroy Historical Society, Ref. 73600.

WEIR PHILLIPS HERITAGE & PLANNING | St. John of God Hospital, Richmond | Heritage Impact Statement | December 2020.

3

- *Philip George Charley*. Kurrajong-Comleroy Historical Society.
- Plan of the Parish of Kurrajong, County of Cooks, New South Wales.
  https://hlrv.nswlrs.com.au; annotation by WP Heritage and Planning.

1.6.4   Heritage Listing Sheets

- *St. John of God Hospital*, No. 177-235 Grose Vale Road, Richmond. State Heritage Inventory Database No.: 1741201.
- SHR nomination listing sheet for St. John of God, Richmond prepared by Graham Edds, January 2014.

1.6.5   Planning Documents

- Hawkesbury Local Environmental Plan 2012.
- Hawkesbury Development Control Plan 2012.

2   SITE HISTORY

2.1   Preamble

A number of the sources footnoted in this history were originally cited in the history prepared by Graham Edds for the proposed nomination of St. John of God Hospital for listing on the State Heritage Register in January 2014. Acknowledgement of this research is duly given.

2.2   Original Occupation

While an Aboriginal history is not provided for it is acknowledged that the traditional owners of the present day Hawkesbury River Council area belong to the Dharug speaking language group. For thousands of years prior to the arrival of European settlers, the Hawkesbury River and its hinter land was a rich source of food and materials. The river was an important source of transport and dreaming.

AAs European settlement spread, conflict followed, a memorial was built in the grounds of St. John of God Hospital to commemorate the massacre of Aboriginal people in the Richmond area in 1795. The memorial is:

> '...dedicated to our Aboriginal Ancestors to acknowledge their sacrifice and the suffering visited upon them during the early years of colonisation.'[1]

The memorial officially opened in 2011. This site is now used by people to pay their respects, as well as for regular Aboriginal ceremonies, including NAIDOC week celebrations. Figure 2.

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[1] Cited in SHR nomination listing sheet for St. John of God, Richmond prepared by Graham Edds, January 2014.

Figure 2: Dharug memorial in the grounds of St. John of God Hospital.
https://nit.com.au.

2.3 Early European History

The Colony of New South Wales was formally established on 26th January, 1788 at a place that the colonists called Sydney Cove. Ignoring the presence of the Aboriginal people, all land as declared to be Crown Land.

The colonists set about exploring the new country. Three months after the Colony was established, Governor Arthur Phillips sighted and named a number of prominent features visible 'from high ground north of Port Jackson.' Phillip named one of the features to the west 'Richmond Hill.' In July 1789, Phillip travelled up the Hawkesbury River from Broken Bay to the junction of the two rivers that are known today as the Grose and the Nepean Rivers. Unable to proceed further by boat, Phillip climbed 'the eminence just westward of this point,' Richmond Hill, and, for the first time, saw the fertile Hawkesbury Valley to the east. The River would be the first important means of travel and communication with the Hawkesbury Valley area.

The Hawkesbury River area was the third area to be settled after Sydney and Rose Hill, (later Parramatta). Grants of land on the eastern bank of the River were made to 22 settlers in 1794 by Lieutenant Governor Grose, who called the district 'Mulgrave Place' in honour of his friend and patron Lord Mulgrave. Grants on the western bank of the river were not made until 1803. Grants made in the ensuing years were mostly modest- between 30 to 100 acres- except for large grants made to the Marsden family and to Governor Bligh's son-in-law Maurice O'Connell.

Prior to Macquarie's establishment of five townships in 1810-11, the first urban nucleus within the Hawkesbury Valley area developed around the wharf at Green Hills (near present-day Windsor), where a grain store, official residence, military barracks and rough dwellings were built.

A track was marked out from the Hawkesbury River to Parramatta. By 1800, there was a European population of 964 people in the area.[2] By 1799 the region was producing about half the grain produced in the Colony. While the returns were good, the region was bedevilled by floods: there were ten major floods between 1799 and 1819. The assistance the settlers gave to each other during the early floods lead to a strong sense of local identity. The floods shaped the area in other ways. In 1804, Governor King established commons in elevated areas; the common in the Richmond Hill District was named Ham Common. In later years, Macquarie followed suit and carefully chose elevated sites for his townships.

2.2 Early Richmond

Richmond was one of five towns in the Hawkesbury River area named by Governor Lachlan Macquarie in 1810, the four other townships being Castlereagh, Wilberforce and Pitt Town. Part of the role of the townships was to provide the farmers of each district with a small town allotment, in addition to their land grants where they could build their houses and store their grain on higher ground safe from the floods. Macquarie chose the names of the new townships carefully:

> 'After viewing the ground and maturely considering the importance of measure, the site and situation of the new town was at length fixed…After dinner I christened the new townships, drinking a bumper to the success of each….the township in Richmond District I have name Richmond from its beautiful situation and as corresponding with that of its district….'[3]

According to Macquarie:

> '…The name of the town (Richmond) was painted on a board and nailed to a strong lofty post, was put close to the beautiful bank immediately above and overlooking Pugh's Lagoon and adjoining rich low lands where it is intended to erect the church of Richmond.'[4]

Richmond township was laid out in 1811. Part of the town plan of Richmond encroached on Ham Common. Land was also resumed from private individuals, who were compensated with land elsewhere.

Macquarie also turned his attention to road building. Having found the original road from Parramatta in a state of disrepair, he constructed a new turnpike road, which rapidly took over from the river passage in popularity (1814). A second road was built from Prospect to Richmond in 1819. During the 1820s, tracks were blazed north to Coal River (later Newcastle), the most important being the Great North Road, and westwards towards the Blue Mountains, later Bell's Line of Road.

Windsor soon developed into the principal township within the area. By 1822, there was a church, parsonage and burial ground; barracks and stockade for soldiers; a walled barracks for convicts; a gaol; several granaries; and courthouse.

Governor Macquarie's activities were investigated by Commission Bigges in 1819-1820. who reported that:

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[2] Helen Proudfoot, *The Hawkesbury: A Thematic History*, NSW, Hawkesbury City Council, 2017, p.38.
[3] Governor Lachlan Macquarie cited in *Historic Buildings Windsor and Richmond*, NSW, State Planning Authority of NSW 1969, p.3.
[4] Macquarie's Journals cited in D.G. Bowd, *Macquarie Country: A History of the Hawkesbury*, Australia, F.W. Cheshire, 1969, p.42.

> '…some of the proprietors of land have begun to build small tenements
> and from there to superintend the cultivation of their farms.'[5]

According to Bigge, a public reserve had been created in the centre of the town and a school house and chapel erected. Lots were given to 'persons who rent low lands' and to 'various mechanics or industrious persons to induce them to settle in the township.' Prior to the land title being confirmed, the grantee was required to erect a house 26 feet (8m) long and nine feet (3m) high, with a shingled door and glazed windows.[6]

A plan of Richmond prepared in 1827 by surveyor G.B. White, shows around 40 dwellings in the township on large lots (around one acre). By 1832, Richmond was said to have 'many ornamental cottages'; by 1848, there were 746 people and 147 houses, a church, burial ground and school house. According to social commentator W.S. Jevons in 1857:

> '…the cottages or houses were large and good and surrounded more
> generally with fine gardens….'[7]

2.4   The Bell Family and Belmont

2.4.1   Archibald Bell

The subject site lies outside of the boundaries of the Township of Richmond and on part of a 500 acre land grant first made to Archibald Bell under the hand of Governor Bligh in 1807.

Bell had arrived in Sydney in July 1807 with his wife and nine children as an ensign in the New South Wales Corps. A tenth child was soon added to the family. Bell arrived with property worth over £500 and was recommended to the authorities as a person of 'great respectability.' He was described as a settler who had come not because of any 'unfortunate antecedents,' but because he hoped that the Colony might offer him better prospects. In addition to his 500 acre grant, he received a town allotment in Richmond and four cows and three oxen. Bell named his Richmond grant 'Belmont.'

Bell was deeply involved in the Rum Rebellion of 1808. After Governor Bligh's arrest, he served as military commandant at the Hawkesbury. He received a further 1,000 acre grant from Lieutenant Governor Patterson for meritorious service. This grant, called 'Wormley Bay,' lay to the north and west of Belmont but, unlike Belmont, lacked river frontage.

Despite his role in the Rum Rebellion, Governor Macquarie confirmed Bell's Richmond grants on 1 January, 1810 (the official date now given for both grants) and later visited the homestead he had erected on his land sometime between 1807 and 1810. Bell expanded his Richmond estate by purchasing the 30 acre grant originally made to Susannah Fowkes, and known as 'Tenbury,' in 1808. Figure 3 shows the location of the three land holdings, Belmont, Wormley Bay and Tenbury. Bell's estate was substantial compared to the other land holdings in the area.

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[5] Helen Proudfoot, *The Hawkesbury: A Thematic History*, NSW, Hawkesbury City Council, 2017, p.26.
[6] *Ibid*, p.26.
[7] Cited in *ibid*, p.31.

Figure 3: Detail of an undated Plan of the Parish of Kurrajong, County of Cooks, New South Wales.

https://hlrv.nswlrs.com.au; annotation by WP Heritage and Planning.

After the Corps disbandment, Bell was permitted to remain in the Colony and was appointed a lieutenant in the New South Wales Veterans Company; between 1812-1818 he commanded a detachment of the 73rd Regiment at Windsor. Bell was also a police magistrate within the Windsor area (appointed 1820), a position he took seriously. These appointments made him a man of great consequence in the district. He was described as a devout 'but broadminded' Anglican and later helped to found the Hawkesbury Benevolent Society.

Although Bell had other residences, Belmont remained his primary residence throughout his lifetime. The estate was a thriving one. The General Muster of 1822, 28 assigned convicts worked the land. Two hundred acres had been cleared, with a further 89 under cultivation growing wheat, maize, oats and bay. There were horse, cattle, sheep and pigs on the property.

During the 1820s and 1830s, Bell greatly expanded the original homestead. By the mid 1830s, there was 'dwelling house, stables, coach house, outbuildings, offices, garden and orchards.' The completed homestead was sketched by Conrad Martens in July 1838 (Figure 4). The sketch shows a large and complex building with a two storey bay and verandah. This

WEIR PHILLIPS HERITAGE & PLANNING | St. John of God Hospital, Richmond | Heritage Impact Statement | December 2020.

8

homestead was later demolished.[8] It is thought to have been located close by the later St. John of God Hospital laundry and linen room.

Figure 4: Conrad Martens, *Belmont*, July 1838.
Sketches in Australia, 1835-1865. State Library of NSW 1835-1865 PXC 295.

Bell was later appointed to the Legislative Council of New South Wales from where he advocated for judicial reforms. He died in April 1837, a wealthy and respected colonist.'[9]

A number of Bell's children achieved prominence, notably Archibald, who joined Robert Hoddle in surveying the Bells Line of Road in 1823. According to the nomination form for the state heritage listing of the site, the younger Archibald Bell led three expeditions to establish the Bell's Line of Road from his home at Belmont.

2.4.2   John Thomas Bell and Francis Little

The homestead at Belmont and 500 acres surrounding it were left by Archibald Bell to his widow Maria for her lifetime. Maria continued to occupy Belmont and run stock. The 1,000 acres of Wormley Bay and the 30 acres of Tenbury Farm were left to his youngest son, John Thomas Bell. John Thomas also inherited the Belmont homestead and its 500 acres following his mother's death in 1841.

John Thomas Belmont occupied Belmont (as the three grants were known) and became a local justice of the peace. He, however, experienced financial difficulties in the general depression of the 1840s and, in 1845, was forced to put his Richmond Estate on the market.

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[8] *Ibid*, with information from Australian Historic Records cited in the SHR nomination listing sheet for St. John of God, Richmond prepared by Graham Edds, January 2014.
[9] J. D. Heydon, 'Bell, Archibald (1773–1837)', *Australian Dictionary of Biography,* National Centre of Biography, Australian National University, http://adb.anu.edu.au/biography/bell-archibald-1762/text1967, published first in hardcopy 1966, accessed online 11 December 2019.

As a result of a series of transactions, his brother-in-law, Francis Little, to whom he had owed £4,000, became the owner of Belmont, Wormley Bay and Tenbury.

Francis Little leased his newly acquired land. Before offering the estate for sale in 1851. While it did not sell, the newspaper advertisements provide a good description of the property at this time. Refer to Figure 5.

Figure 5:
Belmont in 1851.
The Sydney Morning Herald, 8 March, 1851, p.7.

Following Francis' death, Belmont passed to his son, Archibald John Little. Little did not occupy the estate but used it to raise a mortgage in 1863. Three years later, in 1866, the property was again put on the market (Figure 6) and was sold to Henry Newcomen for £4,250, ending the period of Bell/Little family ownership.

Figure 6:
Belmont in 1866.
The Sydney Morning Herald, 4 October, 1866, p.7.

2.5 The Newcomen Family and Belmont

Henry Newcomen was an Englishman who had arrived in Australia as a free settler and subsequently established himself as a successful grazier in far northern New South Wales. In 1855 he married Emily Baldwin. Although having extensive grazing interest elsewhere, the family settled at Belmont in late 1866 or early 1867. Newcomen became a local magistrate and lived primarily at Belmont until his death in 1884. Historic accounts differ as to building that they Newcomen family occupied, with some sources stating that he made no changes to the original homestead and others that he built a new dwelling in a different location. The former is more likely. Whatever the case, his love of the property is demonstrated by the fact that a number of his children had 'Belmont' as a middle name.[10]

Newcomen's first wife, Emily, died in 1871. Newcomen put up the estate for sale the following year, the advertisements for which provide a detailed description of the property at this time (Figure 7).

Figure 7:
Belmont in 1872.
The Sydney Morning Herald, 9 March, 1872, p.11.

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[10] SHR nomination listing sheet for St. John of God, Richmond prepared by Graham Edds, January 2014.

WEIR PHILLIPS HERITAGE & PLANNING | St. John of God Hospital, Richmond | Heritage Impact Statement | December 2020.

11

The estate was not sold. Ultimately Newcommen bequeathed Belmont to his eldest son, William Belmont, with the provision that his second wife, Letitia, be permitted to reside until William's 21st birthday. Consequently Letitia lived at Belmont until she died in 1887, a year before William reached his majority. It would appear that the Newcommens offered the property for ''high class' accommodation, with advertisements appearing in the *Sydney Morning Herald* in 1886 and 1887.

In 1888, William subdivided part of the Belmont estate. The sale notices describe it as 'far famed' and magnificent,' with blocks suitable for orchard, farm and vineyards, with 'plenty of shade and water.'[11] When the sale failed to attract interest, he sold it to Philip George Charley.

Figure 8 provides a sketch of Belmont that most likely dates from the Newcommen period of ownership.

Figure 8: H. Grant Lloyd, *Belmont near Richmond.*
Volume 2: Sketches of N.S. (New South) Wales, 1857-1888. State Library of NSW, 1857-1888 DL PX 43.

2.6   Philip George Charley and the Creation of Belmont Park

2.6.1 A Man of Wealth

The new owner of Belmont, Philip George Charley (Figures 9 and 10), had been born in Victoria in 1863, the fifth of eight children of a English coach painter who had emigrated to Australia. The children lost their mother at a young age and were taken into government care when Philip was eight years old following neglect. He was 'licensed out' to Melbourne lawyer, J.C. Stewart in 1876 and later sent to work at a large sheep station in western NSW called Mount Gipps and owned by the firm of McCulloch, Sellar and Co. When Charley and another boundary rider realized the potential of the mineral resources of Broken Hill, they were encouraged by George McCulloch to form a

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[11] See for example: 'By Order of the Executors...,' *The Sydney Morning Herald*, 4 February, 1888, p.17.

syndicate to secure seven key blocks. The Broken Hill Mining Company was later formed to exploit these resources. Charley held one of fourteen shares in the new company which became smelting in 1886. By the 1890s, he was a wealthy man.[12]
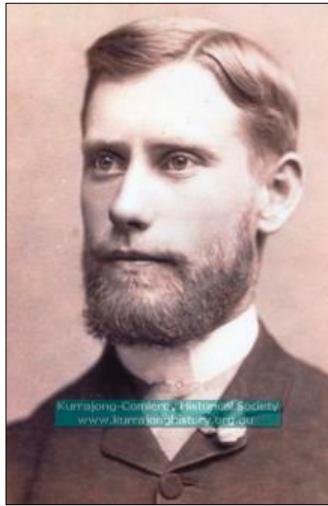
Figure 9: Philip George Charley as a young man.
Kurrajong-Comleroy Historical Society.
Figure 10: The family of Philip George Charley. Back row (left to right): Herbert John (Jack), Vera Agnes, his wife Clara (nee Ewens), Major Philip George Charley (1863-1937), and eldest son Philip Belmont - later Sir Philip Charley (1893-1976). Front row (left to right): Adeline May nursing Adrian Belmont, Wolford Belmont, Clara Belmont (Nell). Sitting on the floor Noel George (Bob).
Kurrajong-Comleroy Historical Society, Ref, 073602.

Charley married Clara Ewens in Adelaide in November 1888. The couple moved into their Bell homestead at Belmont, rechristening the estate 'Belmont Park.' Several of their children would later receive the name 'Belmont' as part of their name. With the aid of his mentor, George McCulloch, Charley began to build up a horse stud and Red Poll cattle herd. He later diversified into sheep. He was a significant local employer; by 1891, there were 70 men at work on the estate.[13]

As had previous owners and occupiers, Charley became a local figure of note. He became, for example, the Vice President (and later President) of the Hawkesbury District Agricultural Association.[14] As a stud, Belmont achieved its highest significance under Philip Charley who, from the 1890s, introduced the highest-quality Red-Polled cattle into Australia. He developed a national reputation as an importer of English hackney stallions.

In 1891, Charley commissioned Henry Fulwood to paint five views of the estate, only two of which are known to survive.[15] Even prior to the construction of his new mansion, Charley embarked on improvements to the estate, with one local reporter noting in February 1891 that

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[12] SHR nomination listing sheet for St. John of God, Richmond prepared by Graham Edds, January 2014.
[13] 'Richmond,' Windsor and Richmond Gazette, 14 March, 1891, p.4.
[14] SHR nomination listing sheet for St. John of God, Richmond prepared by Graham Edds, January 2014.
[15] For further information on these paintings refer to 'At Mr. Henry Fulwood's Studio….', *The Sydney Morning Herald*, 26 June, 1891, p.5.

'....many valuable and expensive improvements have already been effected, and others decided upon, so that in a year or two those who knew only the Belmont of old will scarcely recognize the estate, so altered and improved will its whole appearance be....

Mr. Charley's plans for the future are pretty well matured....'[16]

2.6.2 The New Mansion

Charley appears to have made the decision to construct a new mansion on his estate in 1891. The commission to design the building was given to George Matcham Pitt III, who had trained with the Sydney firm of Morrell and Kemp. Pitt had only just begun his own practice when he was given the commission. He went on to design many private dwellings in Sydney and a number of commercial chambers in the City prior to his early death in 1920. Other prominent commissions include Kamilaroi in Richmond for Ben Richards, the meat magnate, in 1893 and Belmont Chambers in Castlereagh St (also for Charley) in 1907. In early 1892, Archibald Howie was chosen as the building contractor.[17] The firm of Messr. Howie Brothers, later Howie, Moffat & Co., were prominent in Sydney in the first part of the twentieth century.

The foundation stone for the mansion was laid by two and half year old Adelina Charley, on 29 February, 1892 using a silver trowel and mallet donated by Archibald Howie. A glass bottle containing the Sydney newspapers of 29 February, a set of current coins and a document signed by all 60 people present was laid beneath the stone. According to the *Windsor and Richmond Gazette*, the estimated cost of construction was £80,000. Construction was left in the hands of the architect and builder as the Charley family departed on a world tour.[18] Photographs were reportedly taken by Mr. Bayless on the occasion.[19] These photographs have not been located.

The mansion demonstrates the influence of the Victorian Italianate Style, transitional with the emerging Federation Style. Local sandstone was combined with imported materials- sheet marble, terracotta tiles etc.- were used in construction. The mansion had innovative features. The sun parlour, for example, was designed with a glass wall that could be lowered into the sub floor, revealing a space in which amateur theatricals could be staged and viewed from the adjacent courtyard.

The workmen engaged to build the mansion camped on the estate.[20] The bricks for the mansion were burnt on the estate.[21] The 'brickfields paddock' was apparently still in evidence in 1937.[22] By October 1892, the work was reported as being 'well advanced.'[23] In 1893, it was reported that it was intended the light the whole mansion with electricity generated by a dyno. Tenders were advertised in this year for the 800m carriageway and fencing.

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[16] 'Rambles through the District,' *Windsor and Richmond Gazette*, 28 February, 1891, p.6.

[17] 'Richmond,' *Windsor and Richmond Gazette*, 9 January, 1892, p.4.

[18] The Belmont Park Mansion,' *The Windsor and Richmond Gazette*, 5 March, 1892, p.4.

[19] 'Richmond,' *Windsor and Richmond Gazette*, 12 March, 1892, p.4.

[20] 'Richmond,' *Windsor and Richmond Gazette*, 19 March, 1892, p.4.

[21] 'Tenders,' *Windsor and Richmond Gazette*, 16 January, 1892, p.9.

[22] Cited in SHR nomination listing sheet for St. John of God, Richmond prepared by Graham Edds, January 2014.

[23] Windsor and Richmond Gazette, 29 October, 1892, p.3 cited in SHR nomination listing sheet for St. John of God, Richmond prepared by Graham Edds, January 2014.

The grand baptismal party held for the Charley's first son, William Belmont, in the drawing room of the mansion in December 1893 is the first recorded visit to the completed mansion. [24] According to newspaper reports, the mansion was furnished with many costly articles brought back from the family's world tour. Figure 11 provides an undated photograph of the drawing room at Belmont Park showing some of these treasures (Figure 11). It is little wonder that the construction of Charley's mansion was closely followed by the local press. It must have seemed an extravagance in the restrained economic climate of the late 1890s. Although Charley owned other properties, Belmont Park remained his primary residence until the 1930s.

Figure 11: Drawing Rooms, c.1905.
Our Beautiful Homes, c.1905. This publication contains a number of interior photographs of the mansion.

The Hawkesbury Valley had made a number of advances since the Bell's had occupied Belmont in the mid nineteenth century. Local government had been introduced, first in Windsor in 1871 and then in Richmond in 1872. These two borough councils would become municipalities in 1906. Windsor and Richmond townships had reticulated water; outlying properties, such as Belmont Park, relied on their own supplies. By 1892, Richmond boasted a population of 1,400 people, with 3,100 people in the wider district.[25] The area had long been linked to Sydney by the railway. Nine years after the opening of the first railway (the Sydney to Parramatta Line), a branch line had been built out to Windsor and Richmond.

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[24] 'Agricultural College Notes,' *Windsor and Richmond Gazette*, 23 December, 1893, p.10.

[25] Helen Proudfoot, *The Hawkesbury: A Thematic History*, NSW, Hawkesbury City Council, 2017, p.33.

The well-known artist Percy Spence painted the completed Belmont Park in 1896. In this year, Charley also commenced building a new stable block, having previously used Bell's old stone stables.[26]

In addition to constructing the mansion, Charley also improved the grounds. For ornamental and practical reasons, a wind break of pines were planted around all the paddocks in 1897. By 1899, there were extensive vegetable gardens and 'acres' of flower garden, which was 'a mass of choice blooms':

> '……there were in the foreground the closely mown lawns and pleasure grounds, brilliant with flowers and in the distance the vast area of fields, dotted here and there with a homestead…It is impossible for the writer to describe the beauty of the surrounding scene as viewed from this point (i.e. from the roof promenade).'[27]

The final piece to the landscaping was the addition of a fernery and aviary in stone and timber below the front of the mansion in late 1900.[28]

The *Australian Town and Country Journal* published a special feature on the Estate in December 1901:

> 'It is now about eleven years since Mr. Philip Charley purchased the Belmont Estate, and those who knew the place then, and have not seen it since, would scarcely realise the great transformation that has taken place. Not merely the transformation of the land by way of clearing, or a few thousand pounds spent in buildings, but a continual change has been going on, until the place is now one of magnificence, and perhaps equal to anything in the Commonwealth…

> From where the big gates of Belmont are swinging open—leading through the macadamised and well-kept avenue to the portico of Belmont House—until the whole estate is traversed, everything is full of interest. From the promenade on top of the house, capable of accommodating a couple of hundred people, one takes a bird's eye view of the country around ; stretching out to Penrith, Windsor, Richmond, Pitt Town, Wilberforce, and in the dim distance Parramatta and Sydney's suburbs, across the forested valleys, and beautiful orchards and orangeries.

> Strange that only within the past few years did people begin to understand that the southern slopes of the hills of Kurrajong were most desirable dwelling places…'

> …(Charley)… has since surrounded it with a most substantial ring fence that seems good enough for another half-century. Inside the fence round the whole of the property-a matter of miles-ornament trees have been planted out, which are annual beautifying the place more and more. A magnificent mansion, worthy of the beautiful site occupies, was erected by Mr. Charley at a cost of something like £20,000, to which outbuildings have been added since, bringing the total cost buildings, up to date, to nearly £30,000. '

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[26] 'Richmond,' *Windsor* and Richmond Gazette, 25 July, 1896, p.4.
[27] 'Trip to Belmont Park, '*Hawkesbury Advocate*, 10 November, 1899, p.3.
[28] 'Richmond,' *Windsor and Richmond Gazette*, 20 October, 1900, p.3.

> A fair proportion of the land is under cultivation and gives abundant crops, in return for liberal treatment. The great attraction at Belmont the livestock, which are equal to anything found on the leading stud farms in England…'.[29]

Belmont Park was ideal for large scale events, many of which were reported in the local press. After Charley became an officer in the Lancers Regiment in 1900, the Hawkesbury squadron held its parades and military sports at Belmont Park.[30] Presbyterian Church picnics were also held on the site.[31]

The State Library and Kurrajong-Comleroy Historical Society hold a number of photographs of Belmont Park at its height. The property also featured in a c.1905 publication called *Our Beautiful Homes*, c.1905. Figures 12 to 19 reproduce a selection of these photographs.

Figure 12: Hall & Co., *House and Grounds, Belmont Park, North Richmond*, c.1892-1914. State Library of NSW, Home and Away- 34723.

This photograph must have been taken after the construction of the fernery and aviary (the pavilion) in late 1900. This photograph also appears in *Our Beautiful Homes* (published c.1905).

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[29] 'Belmont Park: A Magnificent Estate,' *Australian Town and Country Journal*, 7 December, 1901.
[30] *'Lancers Camp,' Sunday times, 6 October, 1901, p.7.*
[31] 'Richmond Presbyterian Church,' *Windsor and Richmond Gazette*, 29 April, 1889, p.12.

Figure 13: Another view of Belmont Park, c.1905.
Our Beautiful Homes, c.1905.

Figure 14:
Belmont Park property and grounds, North Richmond photographed by George Edward Woodhill (1864-1941).
Hawkesbury Council Library , Woodhill Collection 177.

**Figure 15:
Belmont Park,
c.1900s.**
Kurrajong-
Comleroy
Historical Society,
Ref. 73600.

**Figure 16:
Belmont Park,
c.1900s.**
Kurrajong-
Comleroy
Historical
Society, Ref.
096842.
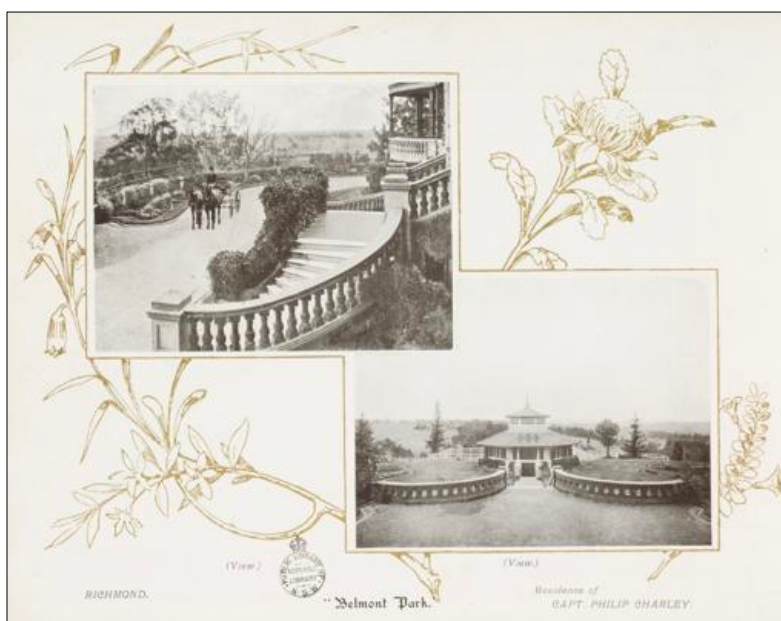
**Figure 17:
Two views
showing the
driveway and
area in front of
the mansion in
c.1905.**
Our Beautiful Homes,
c.1905.

Figure 18:
A photograph of what is said to be the original gate archway to Belmont Park, no longer extant.
C. Cooper, (comp.), *'From Heartache to Healing': The Story of Belmont*, NSW, Colo Shire Family History Group, 2017.

Figure 19:
The Gate House, undated. This building is dated c.1910. The roof to the turret has been completely removed. The shingles on the pitched roof have been replaced with corrugated steel sheeting.
Kurrajong-Comleroy Historical Society, Ref. 032500.

2.6.3 Subdivision and Sale

Charley's fortunes were hit hard by the Great Depression of the 1930s. In 1936, Belmont Park was divided into 55 allotments and put up for sale.[32] The contents of the mansion were auctioned. The detailed catalogue provides an insight into how the mansion was furnished. The mansion itself was described as being 'eminently suitable for a Gentleman's Home, a Golf or Country Club, Scholastic or Ecclesiastical Institution.'[33]

As a result of the subdivision of 1936, the grounds around the mansion were reduced to 115 acres. These 115 acres, together with the home farm, known as 'The Steading,' which was offered as a separate lot of 311 acres, comprised most of Bell's original grant of Belmont. The remainder of the estate was offered in 53 blocks ranging in size from 22 o 67 acres. Nine lots were sold prior to Charley's death at Greystanes in August 1937, including both the mansion

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[32] 'Week to Week,' *Windsor and Richmond Gazette*, 20 March, 1936, p.4.
[33] Windsor and Richmond Gazette, 13 March, 1936, p.11 cited in SHR nomination listing sheet for St. John of God, Richmond prepared by Graham Edds, January 2014.

and The Steading. Charley's death in 1937 was widely reported by the country's newspapers, with a full page obituary in the *Windsor and Richmond Gazette.*[34]

According to local newspapers, the mansion and its 115 acres were purchased by local man, Clifford Graham, who intended to turn the estate into a country club with a golf course. Graham reportedly paid £8,500 for the property.[35] Other histories, however, state that Graham was a leasee only and that the Estate was in fact purchased by the Sydney Assurance Society.[36] A full title search would be required to ascertain this. Whatever the case, an eighteen hole fairways was under construction by September 1937.[37] Graham planned to have a swimming pool in the Hawkesbury River, along with boating and fishing, and horse riding.[38] In preparation for his park, Graham took off the iron lace to the roof promenade of the mansion as a pre-curser to other works that were never carried out.

2.6.4 World War II

The country club never opened. During the early part of World War II, Belmont Park was requisitioned by the military and occupied by a signal unit. Traces of the military occupation can be seen in what are reputedly bullet holes in the fernery's fine glass tiling.[39] The Army's occupation was short-lived; they moved out in 1942.

2.6.5 The McDonalds

The new owner Mrs. Mildred McDonald was the widow of a dairy stud owner near Campbelltown. She moved part of the dairy to Belmont Park, where she lived alone in two rooms of the mansion. The mansion and grounds deteriorated during this period, as demonstrated by Figure 52, a photograph of the internal courtyard.[40] A number of families lived in the other dwellings on the estate, including the gatehouse and coach house.[41] Figure 21 provides an undated photograph of the driveway towards the stables, most likely dating from the c.1950s.

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[34] 'Hawkesbury Mourns,' *Windsor and Richmond Gazette*, 10 September, 1937, p.1.

[35] 'Historic Property: Belmont Park Homestead Sold,' *The Sydney Morning Herald*, 18 November, 1926, p.8; 'Historic Property,' *The Nowra Leader*, 27 November, 1936, p.2.

[36] C. Cooper (comp.), *'From Heartache to Healing': The Story of Belmont*, NSW, Colo Shire Family History Group, 2017, p.44.

[37] 'Monthly Meeting,' *Windsor and Richmond Gazette*, 17 September, 1937, p.1.

[38] Local newspaper articles cited in SHR nomination listing sheet for St. John of God, Richmond prepared by Graham Edds, January 2014.

[39] SHR nomination listing sheet for St. John of God, Richmond prepared by Graham Edds, January 2014.

[40] SHR nomination listing sheet for St. John of God, Richmond prepared by Graham Edds, January 2014.

[41] See C. Cooper (comp.), *'From Heartache to Healing': The Story of Belmont*, NSW, Colo Shire Family History Group, 2017, pp.48 onwards.

Figure 20:
The neglected courtyard at Belmont Park in c.1951.
Kurrajong-Comleroy Historical Society, Ref. 032504.

Figure 21:
Undated photograph of the coach-house or stables leading down to Belmont House, c.195?
'From Heartache to Healing': The Story of Belmont, 2017. Buildings since removed.

2.7   St. John of God Hospital

In January 1951, the Brothers of the Hospitaller Order of St. John of God purchased Belmont Park for £15,000.[42] This was the beginning of a period of change in the surrounding area as rural subdivision increased and Windsor and Richmond became more tightly connected to the web of metropolitan expansion.

The Brothers had been able to move quickly to acquire Belmont Park as a result of a donation from Sir Mark and Lady Sheldon, who were significant patrons of Catholic causes. Cardinal Gilroy, the Catholic archbishop of Sydney, had given strong encouragement to the Brothers to

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[42] 'Belmont Park Sold,' *Windsor and Richmond Gazette*, 7 November, 1951, p.5.

establish a general hospital for men – laity and religious- suffering from nervous and mental diseases. The Hospitaller Order of St John of God had been in Australia only since 1947 (founded by Brother Killian Herbert) and had already established 'the first residential school in New South Wales for the education of intellectually handicapped children' at Kendal Grange, near Morrisset, with a facility for priests suffering 'psychological disorders.'[43] The Catholic Church had had a long presence in the Hawkesbury region; the first Catholic Church in the Hawkesbury, St. Matthew's in Windsor, had been built in c.1836-40, followed by St. Peter's in Richmond in c.1838-41.

On 22 January, 1952, the St. John of God Hospital, Richmond was blessed and the first Mass celebrated in one of the rooms the following morning. Cardinal Gilroy officially opened the new hospital on 12 September, 1952.[44] Gilroy stated:

> 'The foundations for a great hospital for the care and treatment of men who are mentally sick has been laid. The blessing of Almighty God has been involved upon that foundation. From this humble but solid foundation a splendid edifice is destined to rise, a work of charity and mercy.'[45]

The opening ceremony was attended by the Minister for Health, the Hon. W. O'Sullivan and around two thousand people. The *Catholic Weekly* reported that a 'considerable amount of expense' has been incurred to 'modernise and equip' the building for hospital requirements.'[46] Much of the work to prepare the site was carried out by the Brothers themselves.

A week after the hospital was opened, the first patient was admitted. Soon after, the hospital was operating at its, then, full capacity of 44 beds. The Hospital:

> ' ...(took in) palliative care patients, then drug and alcohol. After that they also took in Vietnam veterans, police and fire, emergency services and military, offering help to them with post- traumatic stress disorder as well as follow up programs.'[47]

On 29 November, 1953, the foundations of St. Augustine's Section were laid. First used as a monastery, the building was ready for occupation in August, 1954. In 1957, Cardinal Gilroy blessed a new two storey wing- St. Mary's Section- which brought the hospital up to the capacity of 70 beds. St Mary's Section became the brother's monastery.[48] A 1960s brochure states:

> 'The hospital also has a special geriatric section of 24 beds. At present, it has a capacity of 80 beds and has facilities such as X-ray, Occupational Therapy, recreational facilities and a Chapel..
>
> Admissions are accepted on the recommendation of a Doctor and an application by the patient or relatives. Most administration are of a voluntary nature although the hospital admit patients under certificate.

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[43] SHR nomination listing sheet for St. John of God, Richmond prepared by Graham Edds, January 2014.
[44] 'Hospital for Nervous Cases Will Open on Sunday Week,' *Catholic Weekly*, 11 September, 1952, p.5.
[45] Cited in C. Cooper (comp.), *'From Heartache to Healing': The Story of Belmont*, NSW, Colo Shire Family History Group, 2017, p.34.
[46] 'Hospital for Nerve Cases to Open Soon,' *Catholic Weekly*, 7 August, 1952, p.2.
[47] C. Cooper (comp.), *'From Heartache to Healing': The Story of Belmont*, NSW, Colo Shire Family History Group, 2017, p.56.
[48] C. Cooper (comp.), *'From Heartache to Healing': The Story of Belmont*, NSW, Colo Shire Family History Group, 2017, p.54.

As this is a private hospital, fees for the treatment and care of patients are charged…'[49]

In 1956, the St. John of God Nursing School opened, first training the brothers, and then other students who were interested. Training was taken over by the universities in 1969. On 30 November, 1975 Bishop Edward B. Clancy blessed two new wings flanking the original mansion:

'Architect Gerald Robson designed a beautiful chapel, administration office block and the new wings to blend with the old building. Not only do the new buildings blend in with the fine Victorian edifice, but they enhance it beauty.

Belmont Park is a fitting tribute to the pioneer Brothers of St. John of Gold who literally built this fine hospital up with their own hands. But the Brothers eek no earthly memorial….'[50]

During the 1980s geriatric patients who had been housed within the mansions were moved into the new wings and the present administrative centre was created.[51]

Conservation works to the mansion and greenhouse pavilion was undertaken by Graham Edds and Associates in 1988.

In 2007, the Hospitaller Order of St. John of God Brothers merged with St. John of God Health Care.

The Brothers bid farewell to the monastery on 24 July, 2015.

Figures 22 to 27 provide a selection of photographs taken during the Brother's period of occupation.

Figure 22: A group of Brothers going into the original chapel which was converted from Mrs. Charley's greenhouse, undated.

The building no longer stands

'From Heartache to Healing': The Story of Belmont, 2017.

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[49] The Story of Belmont Park, c.196?
[50] The Story of Belmont Park, c.196?
[51] SHR nomination listing sheet for St. John of God, Richmond prepared by Graham Edds, January 2014.
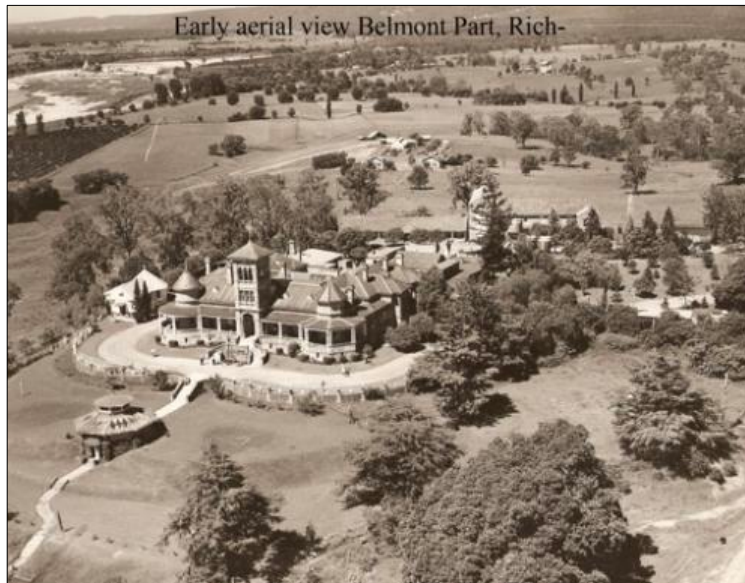
Figure 23: Belmont Park, undated.
The Belmont Park Story, c.1980.

Figure 24: Undated aerial photograph over the site. This photograph dates to the late c.1950s /early 1960s after the construction of St. Mary's Section. From Client

Figure 25: Modern dining room and lounge. Now St. Pauls Gym
The Belmont Park Storey, c.1979.

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25
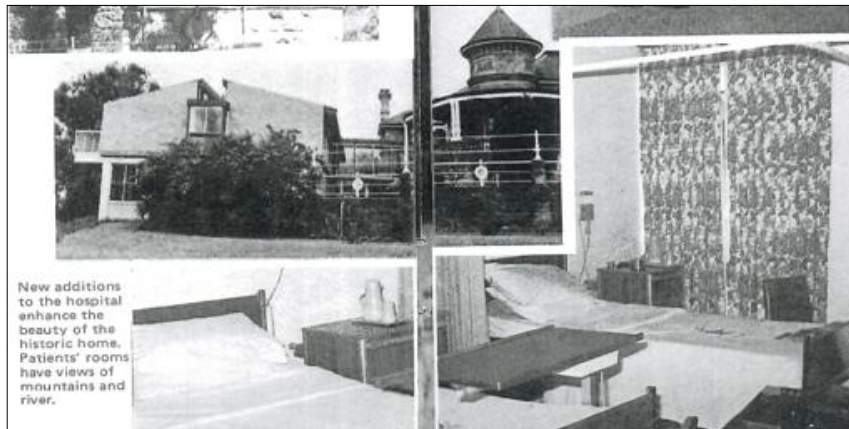
Figure 26:
The additions of the 1970s.
The Belmont Park Storey, c.1979.
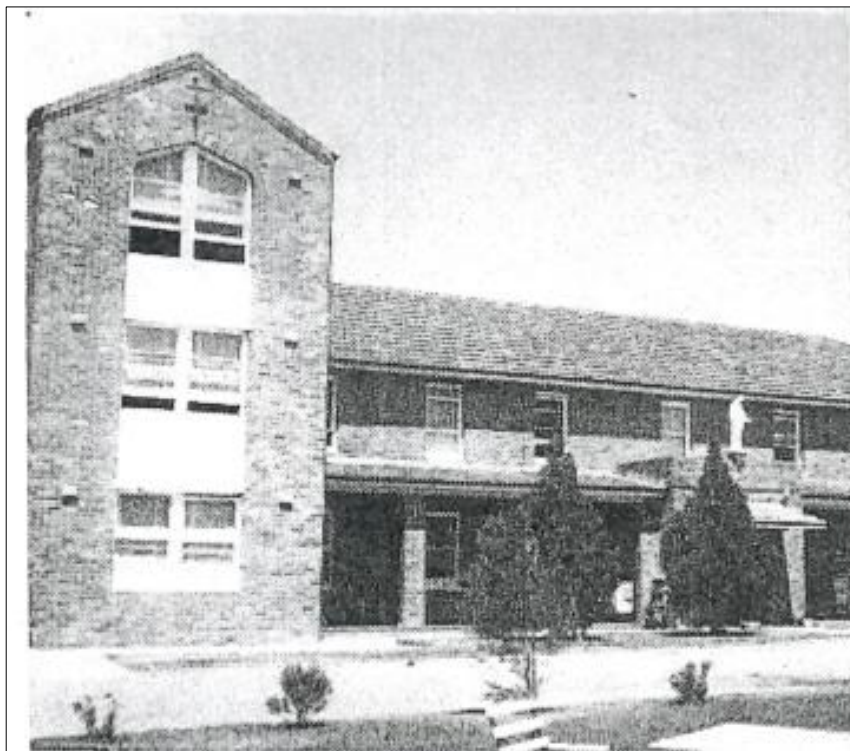
Figure 27:
St. Augustines
The Belmont Park Storey, c.1979.

3   SITE ASSESSMENT

3.1   Preamble

The following section outlines the characteristics of the site. Figure 28 provides an aerial photograph over the entire site. Figure 29 is a site survey. Figure 30 is an enlargement of the site survey which identifies the principal site elements. These figures should be referred to in the following sections.

Figure 28: Aerial photograph over the site.
SIXMaps; annotations by WP Heritage and Planning.
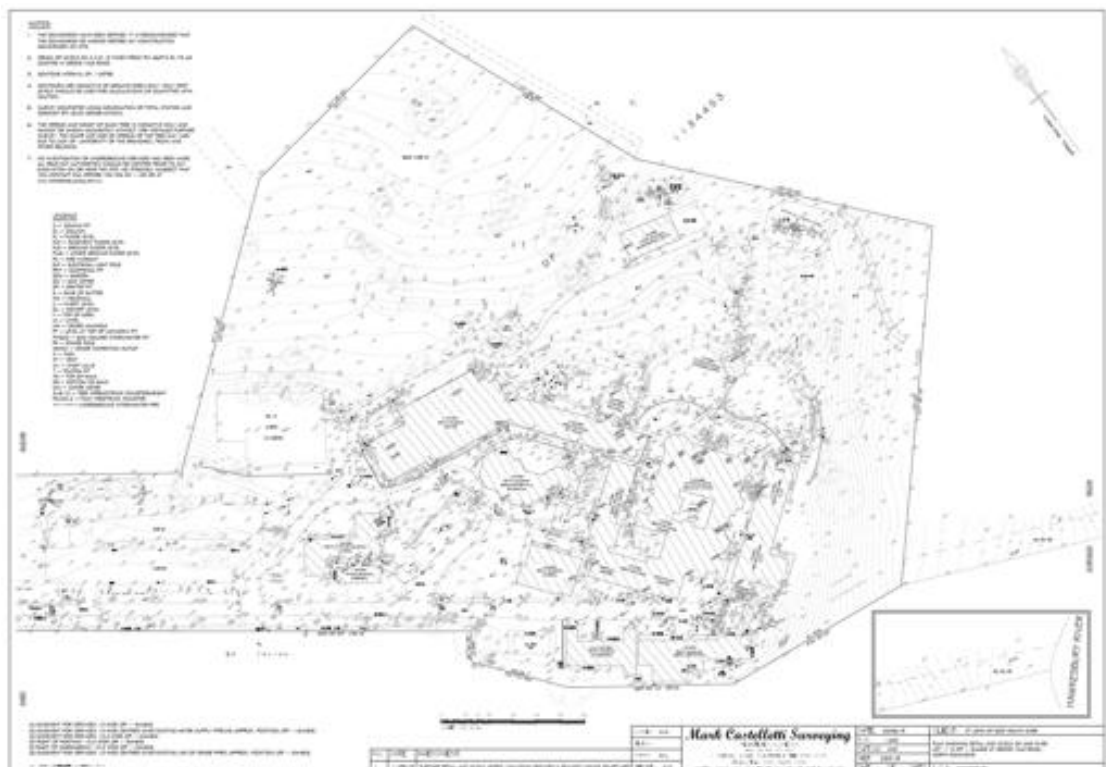
**Figure 29: Survey of the Site Identifying the Principal Built Elements. Mark Castelletti Surveying.
Refer to Table 1 below for the item numbers.**

Figure 30: Survey of the Site Identifying the Principal Built Elements. Mark Castelletti Surveying. Refer to Table 1 below for the item numbers.

Figure 31 Existing site plan – Silver Thomas Hanley.

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28
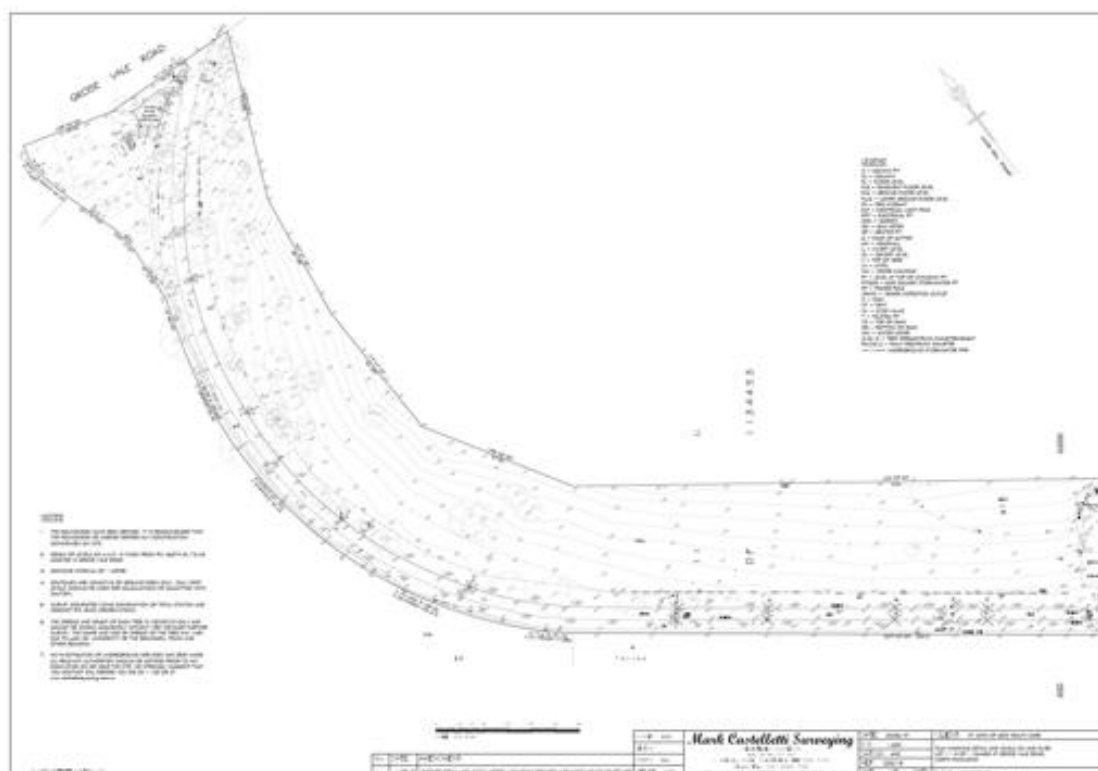
Table 1 below identifies the principal landscape and built elements on the site. Refer to Figure 31 above.

Item No.	Structure/Area	Date of Construction
Landscape Elements		
	Formal driveway lined with trees and Ddte palm; remnant driveway formation with brick spoon drain edging.	C. 1891-1893. Formal driveway with avenue of trees. Bitumen later addition.
	Formal forecourt with remnant driveway; sandstone retaining walls with cast iron and terracotta balustrade and formal stairs leading to the Summer house Conservatory	Original forecourt driveway, (bitumen later addition) which once joined the formal driveway from Grose Vale Road, since truncated by construction of CTC Unit and consulting rooms.
	Terraced, grassed forecourt with feature landscape trees.	C. 1891-1893.
	Sandstone retaining walls, landscaped terracing facing the drop-off to the Hawkesbury River.	C. 1891-1893.
	Grotto of the Lady of Lourdes (reused sandstone)	Constructed within summer house in recent years fusing sandstone from the site.
	Ficus trees dating from the early 19th century developments.	Refer arborist report for tree dates
	Tennis Courts	Later addition
	Small private golf course	Later addition
	Carparks	Later addition
	Maintenance sheds, nursery, compost bins	Later addition
	Richmond Hill Aboriginal Memorial Site	Constructed 2011.
	Potential Archaeological site	Remains potentially relate to Bell.
	Gazebo	??
	Concrete tanks, pump house. Pipe to Hawkesbury River.	Later addition.
Buildings/Structures		
	Gate House, on Grose Vale Road	Early 1900
	Belmont Park House	C. 1891-1893.

	Counselling and Therapy Centre. Linked to eastern side of Belmont House with covered way.	1970's
	Xavier Building	1970's
	St Pauls Unit and Gym	1970's
	Consulting Rooms. Linked to western side of Belmont House.	1970's
	Food Services Unit adjoined to the rear of Belmont House	1970's
	Medical and Education Centre	1970's
	Entry, Administration/Reception	1970's
	Stables, , The Lodge, Squash Court	Stables C. 1891-1893. Lodge and Squash Court later addition.
	St. Augustine's Building, Monastery and Swimming pool.	1950's
	Chapel	1970's
	Pump house located beside the Hawkesbury River.	Various contemporary,

3.2   The Site

The site is irregular in shape. It is defined as Lot 11 of D.P. 1134453. It has a narrow frontage to Grose Vale Road, from which a long access handle leads to the majority of the site area. The site is 10 hectares in size, by survey. It includes a water easement to the Hawkesbury River, which lies to the south east of the site. The site falls approximately 20m from the ridge at Grose Vale Road to the south east where the buildings are located. With the exception of the entrance lodge, the buildings on the site are grouped together towards the south and western boundaries. These buildings are described individually below.

The entrance off Grose Vale Road is marked by low sandstone flanking walls with pillars, set in from the road. On the western side, there is a small single storey gate lodge constructed of sandstone with pitched roofs clad in corrugated iron. This building lies within a small garden defined by a timber picket fence and the stone wall described above. On the opposite side of the driveway, a post of rail timber fence leads from the road to the entrance pillars. The driveway is bituminised; it lies closer to the western than eastern boundary. At the end of the driveway, there are groups of trees to either side. These trees become more widely spaced as the driveway heads further into the site, ultimately a becoming regularly spaced avenue of Canary Island Date Palm as the carpark at the head of the driveway is approached.

As illustrated by Figure 28, the site widens beyond the carpark. The buildings, described below, are clustered close to the southern and western boundaries in this part of the site. To the immediate east of the carpark lies a fenced hard surfaced tennis court. There is a large landscaped area to the north east of the buildings, which is characterised by terraced lawns.

Figures 32-48 illustrate the general character of the site.

Figure 32: Belmont House, north elevation.

Figure 33: Belmont House looking north over conservatory and terraced landscape.

Figure 34: Contemporary building, CTC Unit on eastern side of Belmont House.

Figure 35: View between contemporary consulting rooms and Belmont House to the right.

Figure 36: St. Augustines and Monastery, south of Belmont House.

Figure 37: Chapel and entry undercroft

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32

Figure 38: Consulting rooms.

Figure 39: St John Of God Health entry.

Figure 40: St Augustines on right education centre to left.

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33

Figure 41: Education and medical centre.

Figure 42: Chapel.

Figure 43: St Augustines and monastery with pool in foreground.

Figure 44: St John of God Health Care contemporary buildings.

Figure 45: St John of God Health Care.

Figure 46: Xavier Building.

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35

Figure 47: Stables.

Figure 48: Contemporary building.

A Tree Risk Assessment Report, by Australian Tree Consultants was undertaken in October 2019 and accompanies the application. Three significant trees are noted for removal. The removal of these trees is mitigated by the vast retention of most of the trees on the site. A comprehensive landscape proposal forms part of the application which includes the planting of trees, grasses and shrubs.

3.3 The Buildings and Structures on the Site

Apart from the gate house at the entry to the site on Grose Vale Road, the formal bitumen driveway leads to the cluster of buildings and structures at the eastern end of the site, which comprises the St John of God Richmond Hospital and are outlined in Table One of this report.

3.4 The Setting

For the following, refer to Figure 49, an aerial photograph over the site and the surrounding area.
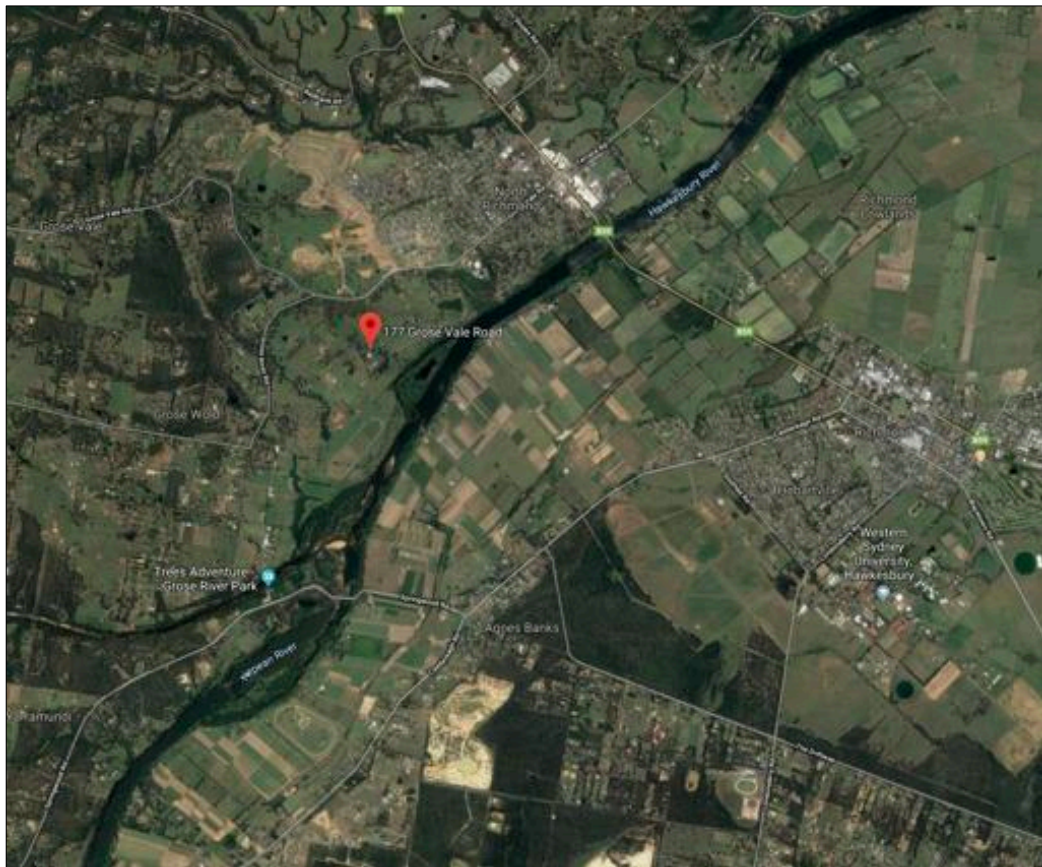
Figure 49: Aerial Photograph Over the Site.

The site is located about 2km west of the North Richmond town centre on the northern side of the Hawkesbury River at the base of the Blue Mountains.

The site is approximately 2.2km from North Richmond commercial centre and approximately 5.5km from the Richmond CBD.

As demonstrated by Figure 49 above, the subject site is surrounded by land that is predominantly used for semi-rural and agricultural activities. As set out below, the State heritage listed property, Yobarnie Keyline Farm, is located south west of the site on the opposite side of Grose Vale Road.

The large area west of the site on the opposite side of Grose Vale Road is identified by the Hawkesbury Council as an urban Growth Area with new housing currently under construction.

4 HERITAGE SIGNIFICANCE

4.1 Existing Statutory Citations and Listings

The site is:

- Listed as a heritage item of local significance by Schedule 5 Part 1 of the *Hawkesbury Local Environmental Plan 2012* (*LEP 2012*). This schedule identifies the building as:

WEIR PHILLIPS HERITAGE & PLANNING | St. John of God Hospital, Richmond | Heritage Impact Statement | December 2020.

37

St John of God Hospital (former "Belmont Park", mansion, garden, building, gatehouse and curtilage), No. 177-235 Grose Vale Road, North Richmond. The listing boundaries are: Lots 11 and 12, D.P. 1134453. The site is ascribed local significance. Listing No.: 1412.

The site is:

- Not listed on the State Heritage Register under the auspices of the *NSW Heritage Act 1977*.
- Not located within a Conservation Area as defined by Schedule 5 Part 2 of the *Hawkesbury LEP 2012*.

4.2   Significant Views and Vistas

The mansion was located in a carefully landscaped setting and sighted so that it had extensive views over the surrounding landscape extending towards Sydney to the east and the Kurrajong hills and Blue Mountains escarpment to the west.

The construction of the later buildings has reduced the east and west views and vista from Belmont House and views back to Belmont House. The northern views and vistas to and from Belmont House have been maintained.

4.3   Integrity

Integrity, in terms of heritage significance, can exist on a number of levels. A heritage item or place may be an intact example of a particular architectural style or period and thus have a high degree of significance for its ability to illustrate this style or period. Equally, heritage significance may arise from a *lack* of architectural integrity, where significance lies in an ability to provide information of a significant evolution or change in use.

4.3.1   The Site

The boundaries of the site associated with Belmont Park House, the most significant building on the site, have changed over time. When first constructed, the mansion stood upon a large estate.

The development of the Hospital over time has impacted on the integrity and character of the Victorian period landscaping in the following ways:

- The overall layout of the grounds have changed as a result of the demolition of outbuildings structures originally associated with Belmont Park House including the grand entrance archway, the fernery, the aviary and the elevated water tanks.
- The driveway access to the original forecourt of the mansion has been severed.
- There has been a loss of views towards the Hawkesbury River.
- Contemporary buildings surrounding Belmont House have impacted upon the setting of Belmont House.

There are remains of the early development on the site above and below ground of , during the Bell and Newcombe family periods of occupation including:

- The single storey sandstone wall and timber structural remains of a former stables building.
- The reuse of sandstone within retaining walling within the Belmont Park terrace forecourt from the former demolished buildings. This re-use as disturbed the archaeological evidence.
- The reuse of sandstone walling materials within the recently constructed 'Grotto of the Lady of Lourdes.'

- Below ground and above ground archaeological potential exists over various locations of the property from demolished out-building structures identifiable from archival pictorial evidence and particularly aerial photography since the c1950s.[52]

4.3.2   Built Elements

4.3.2.1 Belmont Park House

While Belmont Park House can continue to be read and understood as a grand Late Victorian period mansion, alterations and additions have been carried out since the 1950s to facilitate its use as a mental health care hospital. These alterations include:

- Alteration of small sections of verandah, both east and west ends of the hallway, for ramp access into the building.
- Covered walkway linkages to the verandah at those east and west hallway extremities.
- Alterations and additions to the original kitchen and services wing, including alteration of the floor plan into an open and enlarged food services unit and dining room.
- Removal of the slate covered pitched roof formation of the kitchen and its replacement with a flat roof.
- Enlargement/widening of the doorways into those rooms used for hospital dormitories and associated loss of joinery elements, skirtings, architraves, panelled doors and highlights etc;
- Some internal modifications including bathroom and kitchen fitouts, wall layout.

4.4   Comparative Analysis

4.4.1 As a Grand Gentleman's Estate

The following comparative analysis of the site as a gentleman's estate, is provided by the SHR nomination listing sheet for St. John of God prepared by Graham Edds in January 2014:

> 'Belmont Park' mansion, garden pavilion, remnant stables and terraced landscaped located with frontage to the Hawkesbury River compares very favourably with the following places:
> - Retford Park, Bowral.
> - Cintra House Garden and Stables, Maitland.
> - Yaralla, Concord West.
> - Thomas Walker Convalescent Hospital, Concord West.
> - Gowan Brae, North Parramatta.
> - 'Minimbah House' Whittenham.
>
> Each of these historic places have been associated with prominent persons and/or philanthropists, with the design by recognised architects and were created as large mansions with associated out-buildings, on extensive landscaped landholdings, many associated with pastoral pursuits.
>
> The 'Belmont Park' property however is different, both architecturally, in its fine detail, and with the property's long associations with prominent people who played an important role in the establishment of the NSW colony in those early

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[52] SHR nomination listing sheet for St. John of God, Richmond prepared by Graham Edds, January 2014.

years of the 19'" century. Its development is the result of its owner obtaining new-found wealth from the discovery of minerals at a time when the colony was in financial decline. In addition, the property is situated on the site of one of the young colony's confrontations with the Aboriginal people of the area, resulting in a site of cultural significance to indigenous and non-indigenous people alike.

Architecturally, all of the comparative properties above were designed as two storeys, some with a prominent tower. 'Belmont Park' achieves its grandeur as single storey mansion using the slope of the land to enable an extensive basement. Its dominance in the landscape is emphasised by the central tower and two turrets, one conical with candlesnuffer roof and the other of octagonal design with pyramidal roof. Constructed in the Queen Anne architectural style, it surpasses its rivals with its eclectic mix of materials, the fineness of its carved sandstone walling and highly detailed finishes, both externally and internally.

In its heyday, 'Belmont Park' consisted of the mansion, an established garden pavilion with grotto within the terraced forecourt leading to the Hawkesbury River, an impressive driveway encircling the mansion, an unusually designed fernery with aviary, a grand entrance folly with arch over the driveway, a gatehouse, many other farm out-buildings and pleasure ground structures and the pleasure grounds themselves. Unusually, the design of the forecourt terraces mimics the mansion design in plan with prominent landscape plantings reflecting its tower and turrets. It also has rare archaeological potential for study of the property's development during the first half of the 19111 century.'[53]

It is noted that most of the large dwellings listed in the Hawkesbury Local Government Area date from the first part of the nineteenth century. There are other Late Victorian/Federation period dwellings listed under the *LEP 2012*. None, however, approach the size or complexity of the Belmont Park.

4.4.2   As a Catholic Institution

Many former Victorian and Federation period gentlemen's residences were converted for institutional and/or religious purposes during the Interwar and Post World War II periods. These large scale mansions were frequently advertised as being suitable for such purposes once the lifestyle that they were built to support was no longer desirable and/or supportable.

The Catholic Church was one institution that purchased, with the aid of benefactors, a number of these large old estates for uses as school, hospital, monasteries etc. A second example is provided by the State Heritage listed Mount Royal, Strathfield, now the Australian Catholic University Strathfield. Mount Royal Purchased by the Christian Brothers as their headquarters, training school and boys' school. The well-known architects Sheerin and Hennessy (and their successors) designed a range of buildings on the site, including two chapels between 1909 and 1970.

Few examples of Post-World War II monastery/convent/school buildings are listed as heritage items in their own right (as opposed to be listed as part of a larger site), making comparative analysis difficult. Two Post World War II examples, listed on local *LEP*s, are provided by St. Mary's, Armadale (refer to Figure 50) and Hartzer Park Convent, Burradoo (Figure 51). These buildings are architecturally more distinguished than the buildings at Belmont Park.

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[53] *St. John of God Hospital*, No. 177-235 Grose Vale Road, North Richmond. State Heritage Inventory Database No.: 1741201.

Figure 50: St. Mary's Church, School and Convent Group, Armidale. c.1959. Google Maps.

Figure 51: Hartzer Park Convent, Burradoo, c.1964. SHI.

Unlisted examples of a similar scale are provided by some of the building at Canisius College, Mona Vale Road, Pymble and the Benedictine Monastery is Arcadia.

4.4.3 As a Hospital

There are a number of heritage listed sites associated with mental health care, the most notable being the State Heritage listed Gladesville Hospital Precinct in Gladesville. Ryde Hospital, Ryde (locally listed) provides a second example of a hospital developed around a formerly private mansion (Denistone House).

4.5 Significance under Heritage NSW Criteria

The site is assessed for significance under the following criterion of the NSW Heritage Office, now Heritage NSW The Guidelines for Inclusion / Exclusion are as provided by *Assessing Heritage Significance, NSW Heritage Manual Update*.

Given that the nomination for the site for the State Heritage Register was recently rejected, the level of significance assigned in at a local level.

4.5.1 Under Criterion (a)

An item is important in the course, or pattern, of New South Wales' cultural or natural history (or the cultural of natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
• shows evidence of a significant human activity	• has incidental or unsubstantiated connections with historically important activities or processes
• is associated with a significant activity or historical phase	• provides evidence of activities or processes that are of dubious historical importance
• maintains or shows continuity of a historical process or activity	• has been altered so that is can no longer provide evidence of a particular association

St. John of God Hospital, North Richmond, has high significance under this criterion as the central part of the former Belmont and Belmont Park estates, estates that had a commanding economic and social presence in the Hawkesbury Region in the nineteenth and early twentieth centuries. The owners during this period were prominent locals, serving as magistrates, justices of the peace and on local committees, such the agricultural societies. The Charleys were more than regionally significant cattle and horse breeders. There are remains on the site of the homestead built by the Bell family during the early nineteenth century, together with the later stable block they erected. The fine mansion built by the Charley family in the early twentieth century continues to dominate the site. This mansion, constructed towards the end of a decade of widespread financial crisis, demonstrates the wealth of a man who made his fortune as one of the original syndicate members of Broken Hill Proprietary Ltd.

The site has significance under this criterion for its use as a hospital by the Brothers of the Hospitaller Order of St. John of God for seventy years. It is part of a nation-wide pattern of formerly grand estates purchased and then developed by orders of the Catholic Church to further their missions, in the case of the Brothers, of health care. Many of the buildings on the site were erected by the Brothers. The care they provided to their patients echoed wider developments in mental health care.

4.5.2   Under Criterion (b)

An item has strong or special association with the life or works of a person, or group of persons, of importance in New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
• shows evidence of a significant human occupation	• has incidental or unsubstantiated connections with historically important people or events
• is associated with a significant event, person, or group of persons	• provides evidence of people or events that are of dubious historical importance

• maintains or shows continuity of a historical process or activity	• has been altered so that is can no longer provide evidence of a particular association

St. John of God Hospital, North Richmond, has significance under this criterion for its association with a number of prominent people/families/organistions as follows:

- The Bell family, in particularly Archibald Bell, solider, pastoralist and magistrate, and an important figure in the early nineteenth century development of the area. The remains of the Bell family homestead and a later stable block survive.

- The Charley family, in particularly Philip Charley, a penniless boundary rider who became a wealthy man as one the original syndicate holders in BHP. The mansion (and surrounding structures) that he built and still dominates the site was an expression of all he had achieved. Charley went on to established important horse and cattle studs on the property.

- Brothers of the Hospitaller Order of St. John of God. The Brothers purchased the site in 1951 and retained a presence on the site until 2015. The site is an expression of their work among the community in the field of health care. They were responsible for the construction all the buildings on the site during this time.

- The architect George Matcham Pitt III. Belmont Park House is a fine example of the work of this architect. It is likely that Pitt had a great deal of input into the design and finishing of Belmont Park, given that his client was overseas during the period of its construction.

- The builder Archibald Howie. Belmont Park House is a fine example of the work of this builder. The firm of Messr. Howie Brothers, later Howie, Moffat & Co., built some of Sydney's finest buildings.

4.5.3 Under Criterion (c)

An item is important in demonstrating aesthetic characteristics and/or a high degree of technical achievement in New South Wales (or the local area)

Guidelines for Inclusion	Guidelines for Exclusion
• shows or is associated with, creative or technical innovation or achievement	• is not a major work by an important designer or artist
• is the inspiration for creative or technical innovation or achievement	• has lost its design or technical integrity
• is aesthetically distinctive or has landmark qualities	• its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded •
• exemplifies a particular taste, style or technology	• has only a loose association with a creative or technical achievement

Belmont Park House has high significance under this criterion as a highly eclectic example of a late nineteenth century gentleman's mansion with influences of the Victorian Italianate Style and the emerging Federation Style. The building demonstrates an elaborate use of forms, materials and finishes, including twin turrets and a central watch tower. The sun parlour was designed with a glass wall that could be lowered into the sub floor, revealing a space in which amateur theatricals could be staged and viewed from the adjacent courtyard:

> 'The architectural design and combination endangered aspects of building materials utilised within the of the cultural or Belmont Park mansion both externally and internally are extremely rare...The use of freestone and carved local sandstone in combination NSW. with imported profiled and sheet marble, terracotta, painted timber and stained glass/leadlight windows and doors, cast

iron verandah columns and profiled cast iron guttering and decorative rainwater heads and downpipes, mosaic tiles and majolica tiles to floors, slate and lead roll roofing g in combination with timber turned finials externally. Also the eclectic use internally of swan-necked pediments found over many of the chimney pieces is combined with Japanese inspired elements (such as the prunus blossom seen in the leaded glass rooflights of the red and blue rooms, formerly bedrooms), and with such features as inglenook fireplaces, bay windows, high dados with in-laid festoon designs, embossed leather dado panelling, highly decorated frieze and cornices, panelled and decorative ceilings (one of which is embossed leather) together with highly decorative in-laid panelled doors and arches, decorative polished brass door escutcheon plates and handles, as well as carved and highly polished wall to wall timber joinery pieces.'[54]

The mansion was located in a carefully landscaped setting including substantial stone terraces , summer house, tennis court and formal driveways. It was sighted so that it has extensive views over the surrounding landscape extending towards Sydney to the east and the Kurrajong hills and Blue Mountains escarpment to the west. It is a landmark property within the surrounding landscape. The mansion is one in a suite of late Victorian and early Federation buildings. There is a gate house and summer house (c.1910), Gazebo?

It appears the stables dates from the original grant to the Bell Family.

4.5.4   Under Criterion (d)

An item has strong or special association with a particular community or cultural group in New South Wales (or the local area) for social, cultural or spiritual reasons

Guidelines for Inclusion	Guidelines for Exclusion
• is important for its association with an identifiable group	• is only important to the community for amenity reasons
• is important to a community's sense of place	• is retained only in preference to a proposed alternative

The memorial to the Aboriginal people killed in the conflict between the early colonists and the local people, particularly in a massacre of 1795, that lies within the grounds of the Hospital has significance under this criterion.

4.5.5 Under Criterion (e)

An item has potential to yield information that will contribute to an understanding of New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
• has the potential to yield new or further substantial scientific and/or archaeological information	• has little archaeological or research potential

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[54] SHR nomination listing sheet for St. John of God, Richmond prepared by Graham Edds, January 2014.

Guidelines for Inclusion	Guidelines for Exclusion
• is an important benchmark or reference site or type	• only contains information that is readily available from other resources of archaeological sites
• provides evidence of past human cultures that is unavailable elsewhere	• the knowledge gained would be irrelevant to research on science, human history of culture

Belmont Park House and the surviving elements in its landscape setting are capable of demonstrating the life of a wealthy self-made man and his family in the late nineteenth century on a semi-rural estate.

The site has some archaeological potential associated with the nineteenth century development of the property including:

- Remains of demolished structures. The site of the original Bell homestead was not disturbed by the building of the mansion.
- The single storey sandstone wall and timber structural remains of the former stables building.
- The reuse of the sandstone from earlier buildings within the sandstone retaining walls of the Belmont Park terrace forecourt and the recently constructed 'Grotto of the Lady of Lourdes.'

4.5.6 Under Criterion (f)

An item possesses uncommon, rare or endangered aspects of New South Wales' cultural or natural history (of the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
• provides evidence of a defunct custom, way of life or process	• is not rare
• demonstrate a process, custom or other human activity that is in danger of being lost	• is numerous but under threat
• shown unusually accurate evidence of a significant human activity	
• is the only example of its type	
• demonstrate designs or techniques of exceptional interest	
• shown rare evidence of a significant human activity important to a community	

Belmont Park House is a highly electric Late Victorian mansion that, as set out under criterion (c), demonstrates an unusual combination of forms, materials and detailing. Mansions of this period are rare within the local area.

4.5.7   Under Criterion (g)

An item is important in demonstrating the principal characteristics of a class of New South Wales (or a class of the local areas):

- **Cultural or natural places; or**
- **Cultural or natural environments**

Guidelines for Inclusion	Guidelines for Exclusion
• is a fine example of its type	• is a poor example of its type
• has the potential characteristics of an important class or group of items	• does not include or has lost the range of characteristics of a type
• has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique of activity	• does not represent well the characteristics that make up a significant variation of type
• is a significant variation to a class of items	
• is part of a group which collectively illustrates a representative type	
• is outstanding because of its setting, condition or size	
• is outstanding because of its integrity or the esteem in which it is held	

St. John of God Hospital is a fine example of a Late Victorian period gentleman's semi-rural estate. It is outstanding because of its size and setting. It is typical of the many grand estates of this period that were subsequently developed for institutional purposes.

4.6   Existing Statements of Significance

The NSW State Heritage Inventory provides the following Statement of Significance for the site:

> 'An extremely good example of High Victorian domestic architecture at its zenith which retains most of its original fabric and fittings. The building is in an excellent state of preservation together with its remaining grounds and outbuildings. Now fulfilling a useful role in care for the ill, it is to be hoped that recent building additions at the sides will not intrude upon the main elevation and will be screened by judicious plantings.'[55]

The NSW State Heritage Register Nomination Form provided the following Statement of Significance for the site:

> 'It is of State heritage significance because Belmont and the later Belmont Park, constructed on the same property, is one of the few major estates outside the Sydney metropolitan area. Within the Hawkesbury River Valley it had commanding economic and social presence in both the nineteenth and twentieth centuries.
>
> They have inseparable ties to many prominent Hawkesbury and NSW identities: Lt Archibald Bell Snr, commandant of the 73'd Regiment in Windsor and chief police magistrate of Richmond and later NSW; Gov. Lachlan Macquarie who formalized the land grant and socialized with Archibald and Maria on his visit to the Hawkesbury/Nepean in 181 0; Archibald Bell Jnr, pioneered the stock route to the Hunter and a second route over the Blue Mountains; Newcomen, a grazier and government inspector of sheep; Philip George Charley, an illiterate jackeroo turned

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[55] *St. John of God Hospital*, No. 177-235 Grose Vale Road, North Richmond. State Heritage Inventory Database No.: 1741201.

multi-millionaire following the discovery of lead and silver in western NSW and being one of the syndicate who established the Broken Hill Proprietary Company and was the developer of Belmont Park; Sir Philip Belmont Charley, son of Philip George Charley and born at Belmont Park, a renowned agriculturalist; George Matcham Pitt tertius, a young architect attributed to the design of the Belmont Park mansion and a respected citizen of the Hawkesbury, Blue Mountains and the Southern Highlands; and Archibald Howie, the builder of Belmont Park; each of whom have their own story and significance associated with the development of the NSW colony and the mineral exploration, agriculture and wealth of the Nation, including the design and construction of many prominent buildings and structures.

The property, under the ownership of Philip Charley, was developed primarily during 1892/3 extending further within a 10-15 year period at an excessive cost of £30,000, to produce a property of outstanding cultural significance for NSW. It comprised an extravagant mansion in the eclectic Queen Anne style of architecture.

This followed through into the garden pavilion featuring a grotto, a fernery and aviary, an unusual entrance folly structure. The property also featured a central archway over the formal driveway, a substantial gatehouse cottage, other farm outbuildings associated with horse and cattle breeding, and a pleasure ground with other associated finely crafted buildings, all amongst a landscaped garden and terraced forecourt overlooking the Hawkesbury River Valley.

At its core, the Belmont Park mansion must be undisputed as a rare, if not a unique, mansion of exceptional quality built at a time when the Australian economy, late in the nineteenth century, was in decline. The creation of a young architect who had unusually fine attention to its architectural design and detail, together with its curtilage landscaping result in an historic property that can only be described as having exceptional cultural significance in Australia.

Its uniqueness is identified in its recognition, in as early as 1905 within a publication "Our Beautiful Homes", which highlighted pictorially the elaborate fabric detail within the house as well as an unusual and eclectic combination of finishes, both externally and internally. This uniqueness is also reinforced with its remarkable forecourt curtilage, prominent garden pavilion with grotto and landscape plantings, and its grand entrance driveway and gatehouse. Other out-buildings, associated with the horse and cattle stud, are either located on what is now an adjacent property or now only recorded in archival photography within the St. John of God Health Care Inc. archives.

The property contains many and varied, now mature, landscape plantings from the previous early 19111 century Bell homestead period, as well as a remnant of the two storey stables building, providing a property with rare potential for further archaeological and historical study related to this earlier development and the later use of the property during Charley's time as an acclaimed cattle and horse stud.

In addition, the Richmond Hill area was the site of a number of confrontations between the early settlers, who used the fertile le strip around the river to grow the food for the colony, and the local Burruberongal Aboriginal community. In June 179 5, reprisals against the locals resulted in large numbers of the Aboriginal community being killed on the Hill. In 2002, in conjunction with the Brothers of St. John of God, the property's

owners, the area was recognised by the NSW Reconciliation Council as a Place of Remembrance and the memorial is still used regularly as a place of Reconciliation.'[56]

4.7   Discussion and Revised Statement of Significance

It is notable that neither of the existing statements of significance assign any significance to the subsequent use of the site by St. John of God, despite the fact that this has been the use of the site for the past 70 years. The following revised statement of significance is suggested:

St. John of God Hospital, No. 177 Grose Vale Road, North Richmond, has historic, aesthetic and social significance as a fine example of a late Victorian period gentlemen's semi-rural estate. Belmont Park House, which is the most significant building on the site, was designed by George Matcham Pitt III and erected in c.1892 for Philip Charley, one of the original syndicate members of BHP. The highly eclectic mansion, built of local and imported materials, combines elements of the Victorian Italianate Style and the emerging Federation Style and is an expression of all that this self-made man achieved. Like the original owner of the estate (then called Belmont) Archibald Bell, Charley was a figure of note within the local area and a well-respected breeder of horses and cattle. The mansion stood within a carefully landscape setting, which included secondary structures, such as a pavilion (c.1900) and gate lodge (c.1910), some of which survives today.

The site has significance for its association with the Bell family, the original grantees of the land, whose homestead, c.1809-1830s, once stood upon it. There may be archaeological remains on the site associated with their occupation.

The site has significance for its ownership and occupation by the Brothers of the Hospitaller Order of St. John of God from 1951 until 2017. It is part of a nation-wide pattern of formerly grand estates purchased and then developed by orders of the Catholic Church to further their missions, in the case of the Brothers, of health care. Many of the buildings on the site were erected by the Brothers. Few of these buildings have any architectural significance; a number may have social significance. The care they provided to their patients echoed wider developments in mental health care.

The site has significance for the local Aboriginal community. There is a memorial on the site to the Aboriginal people killed during the early conflicts that occurred with the colonists, in particularly the victims of a massacre in 1795.

4.8   Heritage Items in the Vicinity

For the following, refer to Figures 52 - 54, map details from Hawkesbury LEP 2012 and the NSW Planning Portal which shows the location of heritage items in the immediate vicinity of the site. 'In the vicinity' has been determined by physical proximity to the site, existing and potential view corridors and the nature of the proposed works. Heritage items are coloured brown and numbered. Conservation Areas are hatched in red and numbered. The arrow points to the site.

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[56] SHR nomination listing sheet for St. John of God, Richmond prepared by Graham Edds, January 2014.

Figure 52: Heritage map. Hawkesbury LEP 2012
SIX Maps. Site annotated by red arrow. WP Heritage.

Figure 53: Heritage map. Hawkesbury LEP 2012.
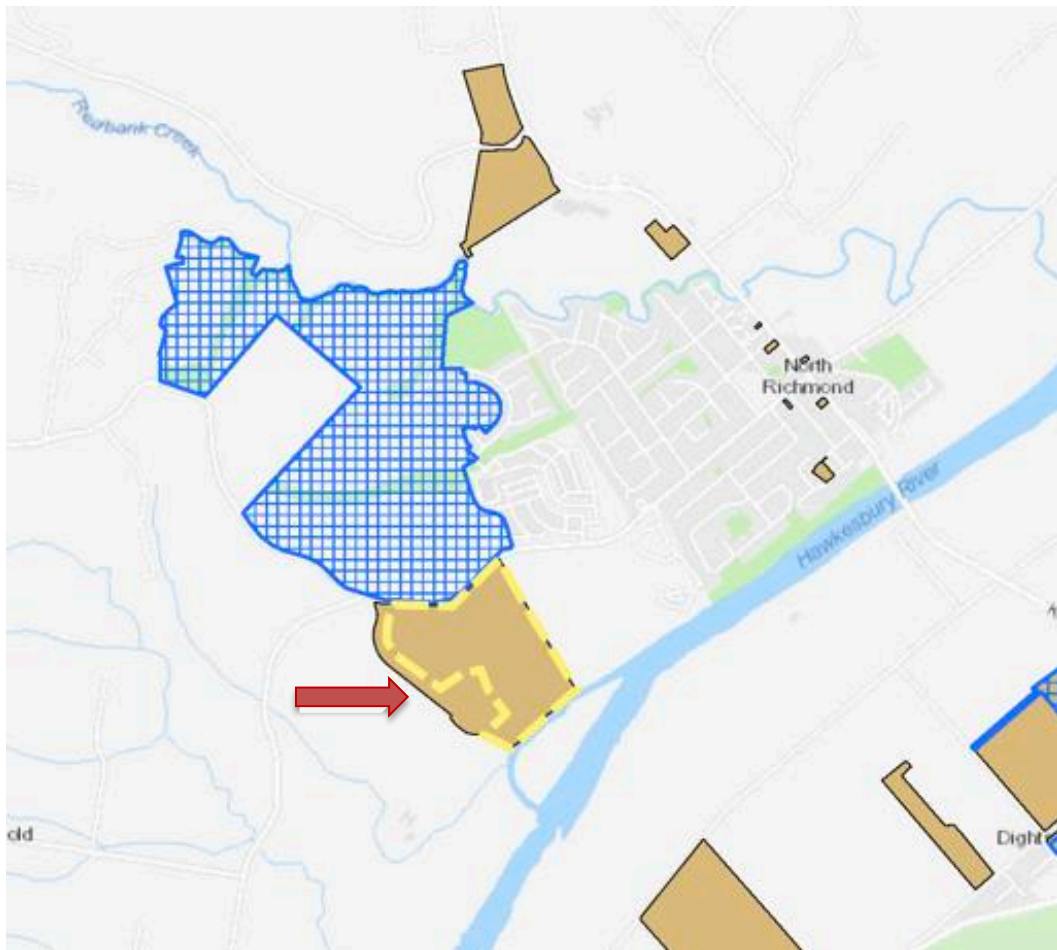SIX Maps. Site annotated by red arrow. by WP Heritage.

Figure 54: Planning Portal. NSW Department of Planning. No.108 Grose vale Road. Blue Hatch. State Heritage item. Site annotated red arrow.

There is one heritage item listed on the State Heritage Register under the auspices of the *NSW Heritage Act 1977* within the vicinity of the site:

• '01826' (Yobarnie Keyline Farm), No. 108 Grose Vale Road, North Richmond. SHR No.: 01826.

This item is north of the subject site on the opposite side of Grose Vale Road. It is hatched in blue in Figure 54 above. There is a new residential housing estate currently under construction on the site.

This item is historically associated with the subject site. Until the subdivisions of later years, this land formed part of Belmont. In 1942, it was purchased by P.A. Yeomans who began conducting experiments in soil conservation and enrichment. His methods were later adopted worldwide.

The item is a pastoral property characterised by undulating topography. The SHI listing sheet describes the item as follows:

'This pastoral property is located on the south side of the Redbank Creek valley. It demonstrates the essential elements of Yeoman's Keyline System: the undulating terrain; the current hydrology of the place, as managed by the Keyline System - i.e. how water behaves there and both the big-picture and fine-grain biophysical effects of this; the dams; the ploughed contours

and the resulting increased, enriched and productive topsoil. Together, these elements form a cohesive cultural landscape.'[57]

This has changed with the construction of a new housing subdivision on the site.

The principal view corridors towards the site are from the entry to the subject site on Grose Vale Road. Due to the fall of the site down to the Hawkesbury River there are no view corridors toward this items and the proposed construction area of the subject site.

This site has a lot boundary curtilage. The State Heritage Register listing sheet provides the following statement of significance:

> 'Yobarnie was one of the properties (the other was Nevallan) on which the Keyline system of soil improvement, erosion control, water storage, cultivation and irrigation on undulating topography was first developed and demonstrated from the mid-1940s. This design approach has since been adopted by farmers in almost every country in the world. These properties are associated with Percival A Yeomans (1905-84), inventor of the Keyline system. Yeomans was the first contemporary Western agriculturalist to take a whole-system approach to sustainable design and management of the landscape. The cultural landscape resulting from this technical achievement is itself aesthetically distinctive and pleasing. The property is held in high esteem by the permaculture and sustainable agricultural community. Yobarnie (with Nevallan) is unique in its ability to demonstrate the principles of the Keyline system of agriculture, on the site where this system was first developed, trialled and demonstrated.'[58]

There are no heritage items or Conservation Areas listed by Schedule 5 Parts 1 or 2 of the *Hawkesbury LEP 2012* within the immediate vicinity of the site.

5   SCOPE OF WORKS

The scope of works listed below should be read in conjunction with the existing and proposed building works drawings by Silver Thomas Hanley which accompany this application. Figures 55-59 provide an overview of the proposal.

- Retain the site as a mental health facility under the ownership of St John of God.

- Retain Belmont House, forecourt, terraced and landscaped gardens, summer house and stables building.

- Paint and recarpet the interior of the Granada Room within Belmont House.

- Paint the walls of the lower basement area.

- Remove later additions at the rear and sides of Belmont House and make good using the construction techniques and materials of Belmont House as a guiding template.

- Remove the following post 1950 structures on the site including:

    o   St. Augustines, the Monastery and pool.

    o   St Pauls Unit, Consulting Rooms, Medical Centre, Education Unit and Food Service Unit.

    o   The Chapel.

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[57] *01220*, No. 108 Grose Vale Road, North Richmond. State Heritage Inventory Database No.: 5061775.
[58] *Ibid.*

- - CTC Units.

- Retain the Xavier Building, administration building and gym. Carry out internal refurbishment of these buildings.

- Extend the existing carpark.

- Carry out new landscape works. Refer to Landscape plan, Figure 61.

- Removal of selected trees.

- Construct new building works including:

  - A series of one and two storey structures adjacent to the southern boundary of the site, noted in blue on the proposed drawings below.

  - A single storey wellness centre located adjacent the western boundary of the site.

  - An underground service corridor joining the existing Xavier Building and proposed buildings.

EXISTING SITE PLAN
ST JOHN OF GOD RICHMOND HOSPITAL

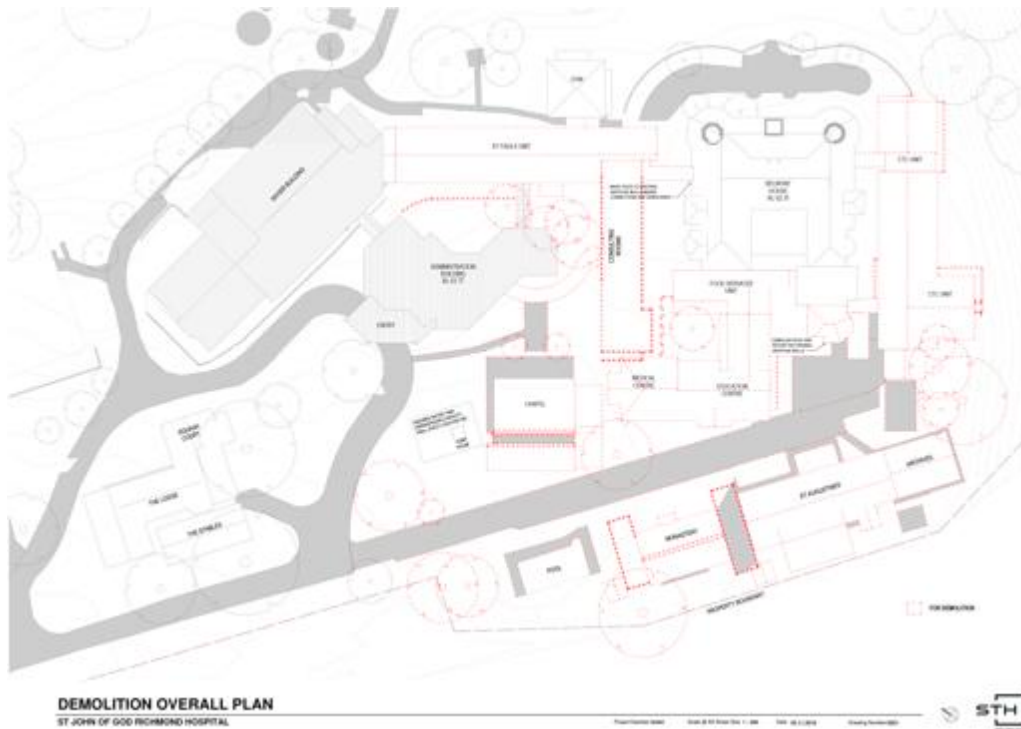**Figure 55: Existing Plan. Silver Thomas Hanley. 2019.**

Figure 56: Demolition Plan. Items to be removed noted in red. Silver Thomas Hanley. 2019.
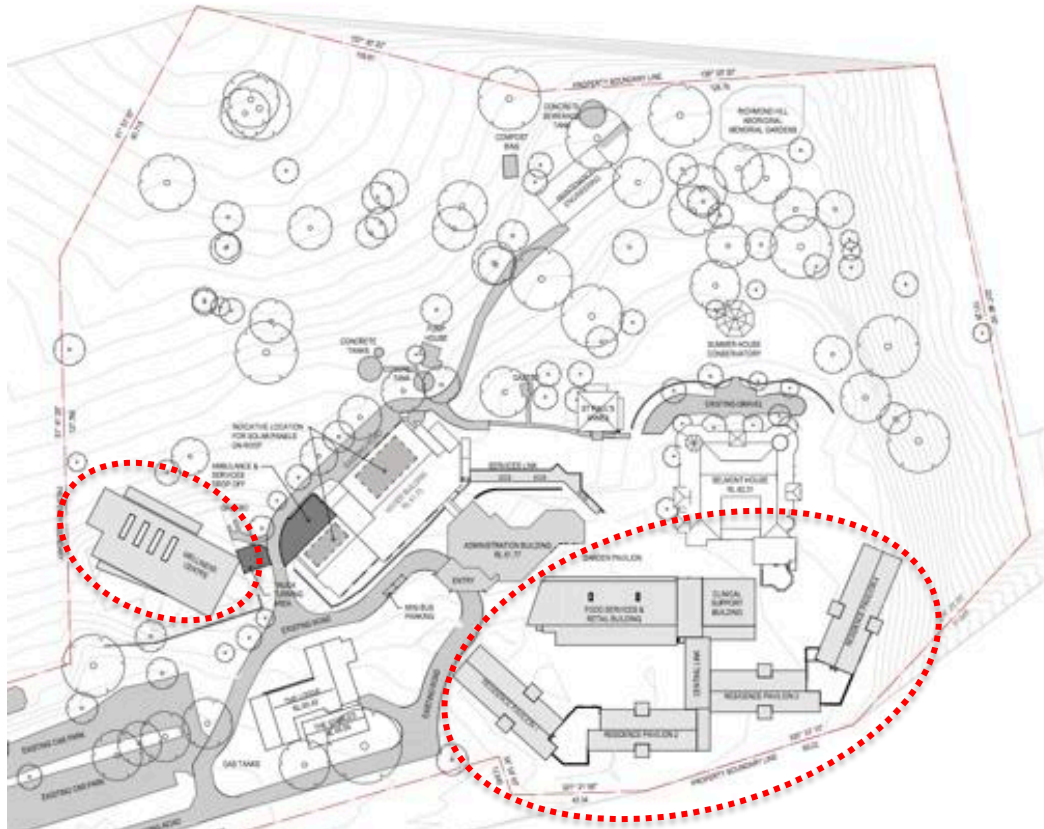

Figure 57: Proposed Site Plan. Silver Thomas Hanley. 2020. Proposed new buildings are outlined in red.

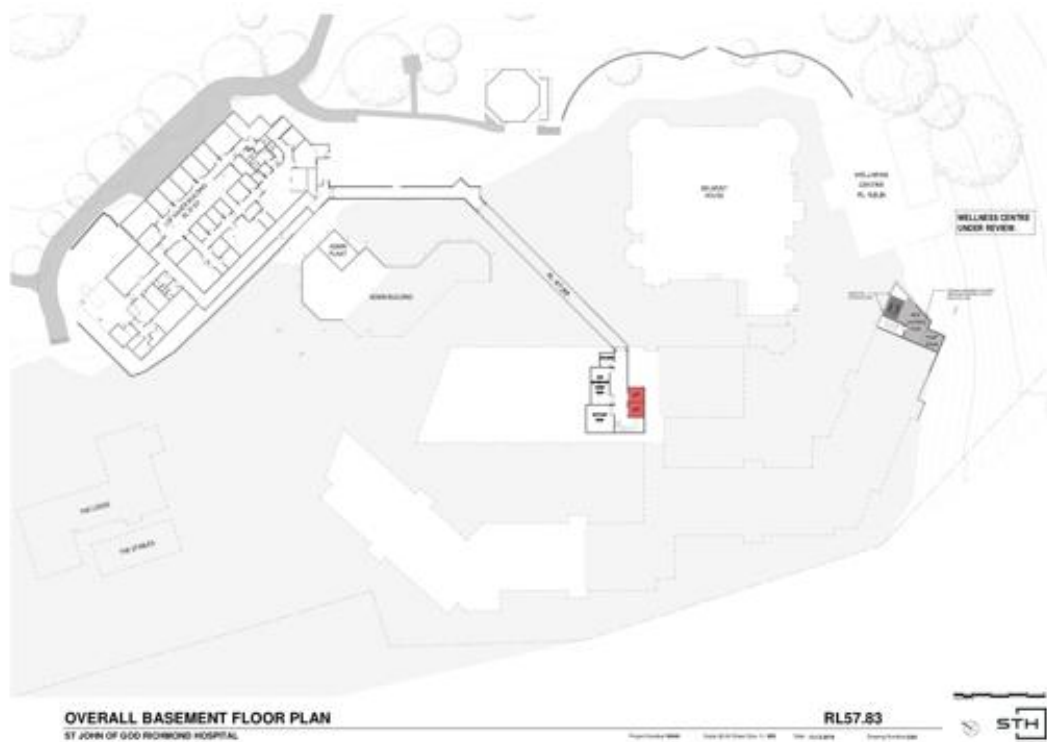WEIR PHILLIPS HERITAGE & PLANNING | St. John of God Hospital, Richmond | Heritage Impact Statement | December 2020.

53

Figure 58: Basement Floor Plan. Underground walkway between Xavier Building and proposed buildings. Silver Thomas Hanley. 2019.

6   METHOD OF ASSESSMENT

The following is a merit-based assessment. It does not consider compliance or otherwise with numerical controls unless non-compliance will result in an adverse heritage impact. Refer to the planning documents that accompany this application.

The impact of the proposed works is assessed by considering three questions posed by the Heritage NSW publication *Statements of Heritage Impact* (2002 update). These questions are as follows:

- The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons.

- The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts.

- The following sympathetic solutions have been considered and discounted for the following reasons.

7   EFFECT OF WORKS ON THE SUBJECT SITE

- The most significant fabric on the site, notably Belmont House, the summer house, associated gardens, terraces, tennis courts, stables, gate house, landscaped grand driveway, is retained.

- The Granada Room will be repainted and recarpeted in finishes to reflect the architectural significance of the building.

- The basement area will be painted to enable more efficient use for storage.

- The site boundaries are not altered.

- Later and intrusive additions to Belmont House will be removed. Restoration works will follow the removal of the intrusive fabric under the guidance of a heritage consultant.

- The removal of intrusive and later fabric and structures attached to Belmont House will improve and help restore the setting, views and vistas to and from Belmont House. The removal of buildings currently surrounding Belmont House will improve the understanding of it as a "Villa" in the round, as it was originally intended. The role the removed buildings have played in the use of the site as a health care facility can be interpreted through the retention of other later buildings on the site.

- The removal of architecturally less significant structures on the site will provide space to construct better designed facilities and landscape areas more conducive to administering mental health care.

- The construction of new and modern health care buildings ensures the ongoing and long term use of the site. Some of the contemporary structures proposed for removal, for example, St. Augustines and the Monastery, are hampered by noncompliance with current access requirements.

- The refurbishment of the site as a state of the art mental health facility will ensure the capital growth required for ongoing repair and maintenance for Belmont House and associated heritage fabric. As noted above mental health care is a historically significant use of the site.

- The proposed works maintain the long association of The St John of God administration with the site. The St John of God have been protective custodians of the site since the 1950's. Their ongoing association with the site ensures the preservation of the heritage significance of the site for future generations.

- The proposed new buildings have been carefully sited behind the primary elevations of Belmont House and its significant landscape, returns Belmont House to its original setting as a villa in the round.

- The proposed new buildings have been carefully designed to be recessive to Belmont House in form, scale and material selection.

- Three significant trees are to be removed to enable the construction of the new buildings. The trees are noted in in the Tree Risk Assessment Report as being medium to high risk. The removal of the trees is mitigated by the vast retention of trees on the site and the inclusion of a detailed and comprehensive landscape plan with the application.

8   EFFECT OF WORKS ON THE HERITAGE ITEM IN THE VICINITY.

The proposed works on the subject site will have no impact on the State Heritage Item in the vicinity, No. 108 Grose Vale Road, North Richmond for the following reasons:

- The proposed works are not visible to or from No. 108 Grose Vale Road.

- No. 108 Grose Vale Road has been substantially altered through the development of a new housing estate. This has resulted in the loss of much of its significance as a pastoral estate that pioneered experiments in soil conservation, erosion control and water management.

9   CONCLUSIONS

This Heritage Impact Statement has been prepared in conjunction with a Development Application for alterations and additions to the St John of God Hospital at No.177 Grose Vale Road, Richmond. The heritage site is significant as the remnant of a large pastoral estate and for the presence of Belmont House with its associated structures and landscape setting is a highly intact and outstanding example of a late Victorian gentleman's mansion. The site is also significant for its seventy year association with St. John of God.

The proposed alterations and additions will have a positive impact on the heritage significance of the site for the following reasons:

o Belmont House, its associated landscape areas, structures, gate house and formal driveway lined with date palms will be preserved.

o Later intrusive additions to Belmont House will be removed, improving the setting of Belmont House. These areas will be made good under the guidance of a heritage professional. The heritage and social significance , as part of the site's use by St. John of God will be interpreted.

o The proposed works strengthen the long and established association of the site with St John of God Health Care who have been sensitive heritage custodians of the site.

o The new buildings have been carefully sited with respect to Belmont House. They will be in dividually smaller in massing and scale, to allow Belmont House to remain the dominant site element with significant view corridors restored.

- o The removal of contemporary structures on the site not purpose built for the management of healthcare and have poor accessibility are to be replaced with customized, state of the art buildings which will ensure the longevity of the site as a sought after mental health facility and provide ongoing capital to maintain and restore the heritage item.

The proposed alterations and additions have been carefully considered to minimise their impact on the heritage buildings on the site and their setting. The proposed new buildings will not overwhelm or block significant view corridors within the site two or from the heritage buildings.