

**Dacey Garden Suburb.**

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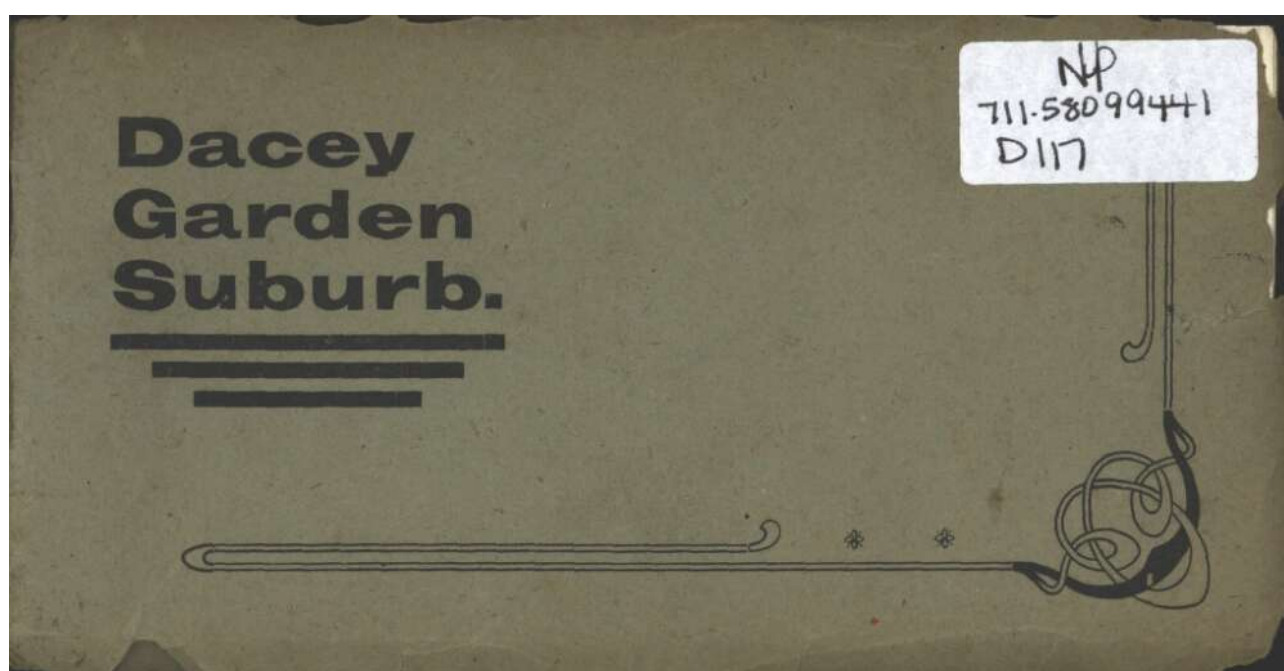
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Dacey Garden Suburb.





# *Dacey Garden Suburb.*

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ISSUED BY THE HOUSING BOARD.

F. F. HALL, Manager.  
W. H. FOGGITT, Architect.

HON. J. S. T. MCGOWEN, CHAIRMAN.  
HON. J. D. FITZGERALD, } MEMBERS.  
J. W. HOLLIMAN, I.S.O.. }

SYDNEY :  
WILLIAM APPELGATE GULLICK, GOVERNMENT PRINTER.  
1918.

Dacey Garden Suburb.

9.11.64

## *Dacey Garden Suburb.*

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THE proposal to establish a Garden Suburb was first made by the Hon. A. C. Carmichael, who was at that time Assistant Treasurer in the McGowen Government. The matter was subsequently taken in hand by Mr. Carmichael's successor in office, the late Hon. J. R. Dacey, and finally took shape by the appointment of the Housing Board on the 24th April, 1912; although work had actually been commenced on the proposed site some time previously under instructions from Mr. Dacey. It was decided that the name of the new suburb should be the Dacey Garden Suburb, out of compliment to the Minister.

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The suburb is situated about 5 miles from the centre of the City of Sydney, and adjoins the suburb of Kensington. The land appropriated comprises a total area of 336 acres, and is situated in the Municipalities of Mascot and Botany.

At the time of appropriation the greater part of the area was vacant Crown land; the remaining portion having previously been resumed for the conservation of water, and in connection with the preservation of the Botany Dam.

The contour of the land is of a more or less undulating character, the soil being of a light sandy nature with an almost entire absence of rock or clay.

The value of the land at the time of appropriation for purposes of the suburb was fixed by the Government, on the advice of the Government Land Valuer, at £65 per acre.

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The original lay-out plan was prepared by Mr. John Sulman, F.R.I.B.A., and Mr. John Hennessy, Architects, with Mr. J. D. Fitzgerald, barrister-at-law, first Chairman of the Housing Board. This first hastily-prepared plan has been varied in the light of experience, though its main features have been retained, and a new lay-out plan was prepared in 1917 by Mr. W. H. Foggitt, the Board's Architect. A copy of same is appended hereto. This is apportioned as under :—

	Acres.
Roads ... ..	70
Parks and open spaces ... ..	21½
Allotted to houses and shops ... ..	169½
„ to public buildings and churches ...	7
„ to Public School ... ..	5
Total ... ..	273

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leaving an area of 63 acres yet to be dealt with.



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The total number of houses on the 273 acres will be 1,673, averaging 6.65 to the acre, including roads, but excluding parks and open spaces.

Before the Board could do much in the way of building cottages, a large concrete drain had to be constructed through the area, and this was completed at a cost of £11,080 14s. 2d.

The actual operations, as far as the building of cottages was concerned, were commenced on the 6th June, 1912.

The names adopted for the first streets were those historically associated with the Captain Cook's and La Perouse expeditions, viz., Solander, Banks, Endeavour, Boussole, Astrolabe and Cook. Later on names of Generals and others engaged in the great war have been used.

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Corporal Jacka\* avenue was named after the first Australian awarded the Victoria Cross ; Sergeant Larkin Crescent and Colonel Braund avenue being named after two gallant members of the New South Wales Parliament who were killed on active service.

Burke and Wills Crescents are so named after two of the early explorers of the Continent.

The size of the building allotments was at first fixed at 45 feet frontage, with an average depth of 133 feet; but later on experience showed that these allotments were too large, in the majority of cases, for tenants to keep up effective gardening, and in subsequent sub-

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\* JACKA, Lance-Corporal Albert, V.C., 14th Battalion, Australian Imperial Forces. Received the V.C. for most conspicuous bravery on the night of May 19-20, 1915, at "Courtney's Post," Gallipoli Peninsula. While holding a portion of the British trench with four other men he was heavily attacked; when all except himself were killed or wounded the trench was rushed and occupied by seven Turks; he at once most gallantly attacked them single-handed, and killed the whole party, five by rifle fire and two with the bayonet. Has been awarded the £500 and the gold medal offered by John Wren to the first Australian to win the V.C.

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divisions the allotments have been reduced to as low as 35 feet frontage with varying depths, but the land saved has been thrown into parks and open spaces.

Designs of the first houses erected were prepared by the Government Architect, Mr. G. McRae, the work of construction being carried out by the Department of Public Works under the day labour system. As the cottages erected in this way cost more than the Board considered desirable, the system of erection by contract was resorted to, which resulted in a considerable saving; and a further saving was effected by the Board themselves undertaking the erection of the cottages under the day labour system. All the cottages are erected in a substantial manner, either in brick or concrete, with roofs of tiles or slates.

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The largest type of cottages have approximately 910 superficial feet of floor space, with back yard space of 2,750 superficial feet, and

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front and side garden 1,670 superficial feet. In the smallest type there are approximately 700 superficial feet of floor space, back yard 1,750 superficial feet, and front and side garden 1,580 superficial feet.

Each cottage contains in addition to the ordinary living rooms, laundry, bathroom, pantry, W.C., fuel-shed, &c., with verandahs suitable for sleeping out. The height of all rooms is 10 feet. The cottages are lighted throughout with electricity, and gas is laid on for cooking purposes. Fuel stoves are also provided in the majority of the cottages.

The dwellings are let on weekly tenancies under an agreement; and as the good appearance of the suburb largely depends on the manner in which the gardens are looked after by the tenants, the Board considered it advisable to include in the tenancy agreement a condition that the gardens should be kept in good order to the satisfaction of the Board.

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As a further incentive to the tenants to maintain their gardens in a satisfactory and pleasing condition, the Board gives prizes annually for the best-kept gardens, with a champion prize for the whole village.

At the end of the financial year terminated on the 30th June, 1918, the total number of cottages erected was 267, the rentals for which range from 12s. 9d. to 18s. 9d. per week; the average rental for the whole of the suburb being a little less than 15s. 6d. per week, producing a gross annual rental of £10,933.

In addition to the cottages, the Board has erected six shops and dwellings at a cost of £5,950, which are let at rentals ranging from £2 to £2 12s. 6d. per week. A picture theatre has also been erected, and is let under lease for a term of five years at a rental which gives a satisfactory return on the cost.

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The amount expended to date is £164 050 ; £117,204 being absorbed on cottages; £8,944 on shops and picture theatre, and the balance £37,902 in construction of the storm-water channel, road formation, kerbing, guttering, &c.

It is estimated that a total expenditure of £877,000 will be required to complete the suburb, so far as the area of 273 acres covered by the lay-out plan is concerned.

The birth and death rates for the suburb have been very satisfactory. For the year 1917, only five deaths took place at the suburb, for an estimated population of 1,170, equalling 4.2 per 1,000. The number of births for the same year was 28, equalling 24 per 1,000.

These figures compare more than favourably with the vital statistics for Sydney and Suburbs for the same year, which were 26.30 per thousand for births, and 9.75 per thousand for deaths.

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The streets are all planted with avenues of trees, and in the main streets provision has been made for garden plots in the centre.

Flowering trees and shrubs will be the main feature of the adornment scheme.

The appreciation by the tenants of the general conditions obtaining at the suburb, is borne out by the fact that in a number of cases in which tenants have had to give up their cottages owing to the acceptance of employment in other States, they have, on their subsequent return to this State, at once re-applied for houses at the suburb.

It is seldom that there are less than 300 names of applicants on the Board's register, awaiting their turn for consideration for houses.

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In fixing the rentals, the Housing Act requires that the following shall be provided for :—

- (a) Interest at not less than £4 per cent. on the capital value of the land and buildings.
- (b) Cost of insurance, rates, taxes, repairs and maintenance.
- (c) The proportionate part of the expense of management which is payable out of the Housing funds.
- (d) Sinking fund in respect of the capital cost of the building.

Each year's operations has shown a surplus after providing for the above fixed charges. For the year ended 30th June, 1918, the surplus was £428 4s. 1d.

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Under the Housing Act the Board is not empowered to exercise any discrimination as to the class of persons to whom the cottages may



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be let; the only disqualification being the possession of land in the State of New South Wales having a dwelling thereon. The tenants, as may be expected, include representatives of practically every occupation in the State, not omitting a member of Parliament, and a policeman.

Some fifty cottages are occupied by soldiers' widows or returned incapacitated soldiers. The rents of these cottages are paid by the Government, the occupants of these premises living rent free.

The first Board consisted of Mr. J. D. Fitzgerald as Chairman, with Mr. T. H. Nesbitt, Town Clerk of Sydney, and Mr. J. W. Holliman, I.S.O., Under Secretary for Finance and Trade, as members. The present Board consists of the Hon. J. S. T. McGowen as Chairman, and Mr. Fitzgerald and Mr. Holliman as members.





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Road-making, levelling, and building in progress, 1913.



6 ft. diameter Storm Water Concrete Drain, in course of construction.

18



19]

View of Suburb down Cook Avenue, from Entrance.



View down Cook Avenue, showing Picture Theatre and Social Hall.

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31

View showing Curved Subsidiary Street.



Six Shops with Dwellings.

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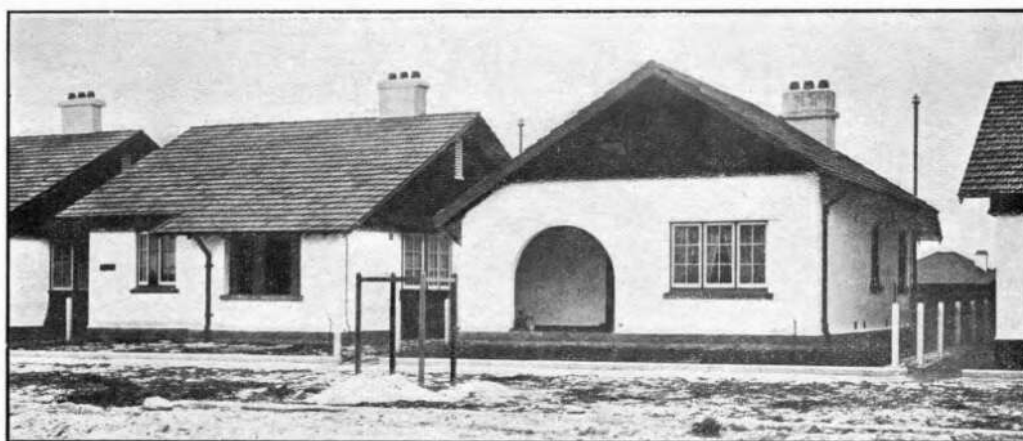
Detached 4-room Cottage (no hall), Cement Tile Roof. Cost, £300; Rent, 14/- per week.





Semi-detached Cottages, 4 rooms. Rent, 14/6 per week.

[24]



25] Detached Cottages, 4 rooms and hall, &c. Cost, £325 Rent, 15/6 per week.



Semi-detached Cottages, 4 rooms &c., Hall. Rent 15 6 per week.

[26]



27] Semi-detached Cottages 4 rooms &c hall. and big verandahs Rent, 16/- per week.



Detached Cottage, 5 rooms, showing a well-kept front garden. Rent, 17/6 per week.



29]

Semi-detached Cottages, 5 rooms. Rent, 18/3 per week.



Group of 2 Houses and 2 Cottages. Cost, £1,380 Rents 18/6 and 16/- per week.



31

A Living-room Interior.





Cottages, with Pot Plants on Verandahs.

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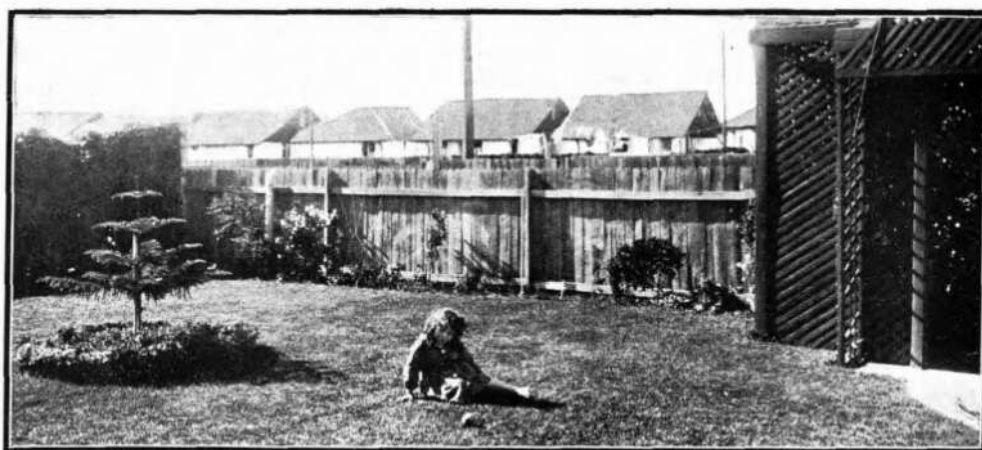
33]

*Front Gardens on Main Avenue*



A Well-kept Back Yard.

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A Back Garden and Fernery.



Girls at the Temporary Public School, 1917.

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Boys at the Temporary Public School, 1917.

