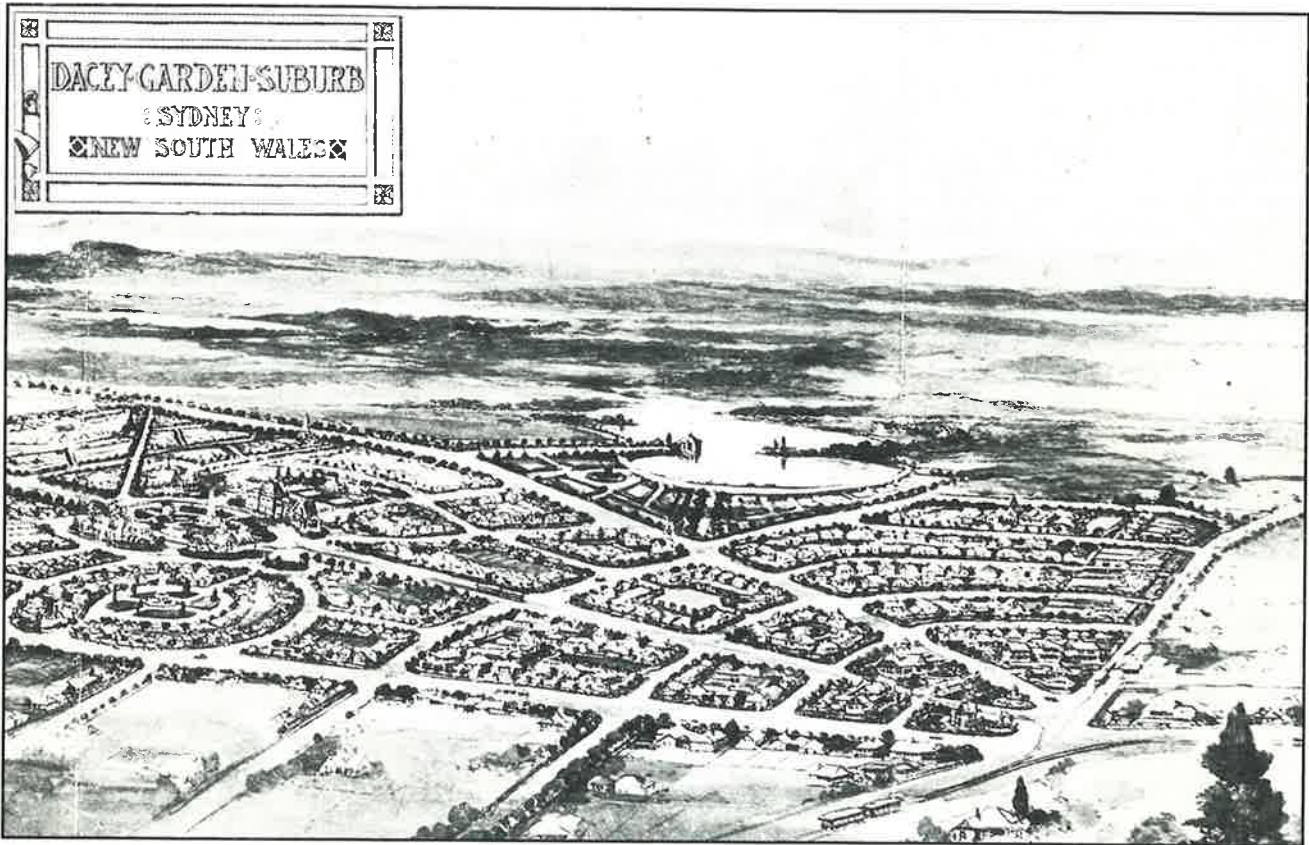


DACEY GARDENS WALK

A WALKING TOUR THROUGH SYDNEY'S FIRST EXPERIMENT IN PUBLIC HOUSING



"Bird's Eye View of Dacey Garden Suburb When Completed"

*Architect's drawing,
Housing Board, Sydney, 1918.*

DACEY GARDENS

In 1912 an ambitious plan for housing working men, based on the principles of Ebenezer Howard's 'Garden City' movement, was launched by the then Colonial Treasurer, J. R. Dacey, as a model solution to the city's housing problem.

A development plan, prepared by leading architects/town planners John Sulman and J. F. Hennessey, covering 336 acres of sandhills was never fully realised. However, 307 cottages, 6 shops, a baby health clinic, public hall and parkland were eventually constructed by the Housing Board, set up to administer the project.

The housing, based on English vernacular cottages and American bungalows with adaptations in the local 'federation' style, were initially of a substantial nature, using some innovative building materials and techniques. However, changing government priorities saw a reduction in the size and quality of the housing and the eventual abandonment of the project, with some dwellings and the remaining blocks being sold for private development.

Following the demise of the Housing Board in 1924 the estate was administered by the Public Trustee, then the Resumed Properties Branch until 1949 when the newly formed Housing Commission, now the Department of Housing, assumed control.

With the announcement of plans to extend the Eastern Suburbs Railway to Kingsford, plans for a comprehensive redevelopment of the estate were prepared. However, bitter controversy over these plans, the abandonment of the railway extension and recognition of the heritage significance of the garden suburb by the National Trust in 1978 led to complete reappraisal of development proposals.

The Department's urban renewal project covers an area of 12 hectares, encompassing about 500 dwellings, the majority of which will be retained for public housing. The project involves the rehabilitation of existing dwellings and the construction of new town-houses and one bedroom apartments. The re-subdivision of existing lots has afforded opportunities to increase dwelling stock through 'backlands' development while preserving the unique streetscape of the garden suburb.



2-8 Cook Avenue

① DACEYVILLE RESERVE

Originally extending to the junction of Bunnerong and Gardeners Road. Both Banks and Cook Avenues were closed in 1948 at General Bridges Crescent to form the present reserve. Rows of Phoenix palms define the original avenue centrelines.

② GENERAL BRIDGES CRESCENT (1915)

Named after the Australian General awarded the Victoria Cross, containing 6 shops and site of the Daceyville Hall. The site between Bunnerong Road and Banks Avenue, originally intended as shops, was developed as 1 and 2 bedroom flats in 1952.

③ 1-11 GENERAL BRIDGES CRESCENT (1916)

Local shops with separate residences above. First let in 1917 to a grocer, butcher, draper, fancy goods merchant, greengrocer and bootmaker at a weekly rental of £2.

④ 19-21 GARDENERS ROAD (1913)

Two semi detached dwellings, originally designed by the Government Architects Office, have been rehabilitated and extended to provide 4 bedroom accommodation. Architectural features include tuck pointed brick work, roughcast rendered walls, tiled roofs and local federation style joinery details.

⑤ 1-7 SOLANDER ROAD (1913)

Semi detached dwellings built from S.G. Thorpe's first prize winning design in a competition initiated by the Housing Board. Unusual in that this arrangement contained both a single storey cottage with adjoining 2 storey dwelling making this the first of such construction in the suburb. One dwelling has been adapted for use by people with disabilities.

⑥ 9-11 SOLANDER ROAD

Site of new pensioner 'backland' infill development containing 22 one bedroom units. Resubdivision of existing lots has provided opportunities for increased dwelling yield.

⑦ 5-7 COOK AVENUE (1917)

Two 2 bedroom semi detached dwellings converted to 5 single bedroom pensioner units in 1987. The conversion complements original design features such as the deep verandah recesses, roughcast render, gable roofs and joinery details.

⑧ COOK AVENUE

Named after Captain James Cook. Both Cook and Banks Avenue were designed as broad avenues incorporating low grassed median strips originally planted with palms.

⑨ 14-16 COOK AVENUE (1915)

Originally 2 bedroom single storey detached cottages. Rehabilitation involved a two storey extension at the rear, while maintaining a single storey appearance towards the street. Each dwelling is provided with rear lane vehicle access off Haig Park (see 25).

⑩ 21-23 COOK AVENUE (1915)

2 bedroom semi detached houses converted to 3 bedroom dwellings in 1985. Concrete kerbs and ornamental wire dividing fences were provided in lieu of traditional front fencing, to maintain the open character of the suburb.

⑪ 25-29 ENDEAVOUR ROAD

Group of 3 and 4 bedroom infill townhouses designed to complement the streetscape.

⑫ 26-32 BOUSSOLE ROAD

Group of 2 and 3 bedroom infill townhouses constructed in resubdivided backyards. Rear vehicle access and an area of landscaped common open space have been provided to new 2 and 3 bedroom townhouses fronting Cook Avenue and Boussole Road.

⑬ 25-39 BOUSSOLE ROAD

This development comprises a total of 76 single bedroom pensioner units and two community rooms. Rehabilitated dwellings account for 17 units while the remaining 59 are new infill buildings in a 'backlands' resubdivision area.

FOR THE SHORTER ROUTE (ONE HOUR TOTAL) GO ON TO ⑭
FOR AN EXTENDED WALK (AN EXTRA 15 MINUTES) CONTINUE TO ①

① 13-23 BOUSSOLE ROAD (1914)

Six semi detached dwellings designed by the Housing Board's architect, W.H. Foggitt.

② 4A BOUSSOLE ROAD

Pensioner infill development consisting of 34 units and community room. Situated in the 'backlands', buildings of two types face each other across landscaped common open space.

③ 47-49 GARDENERS ROAD (1913)

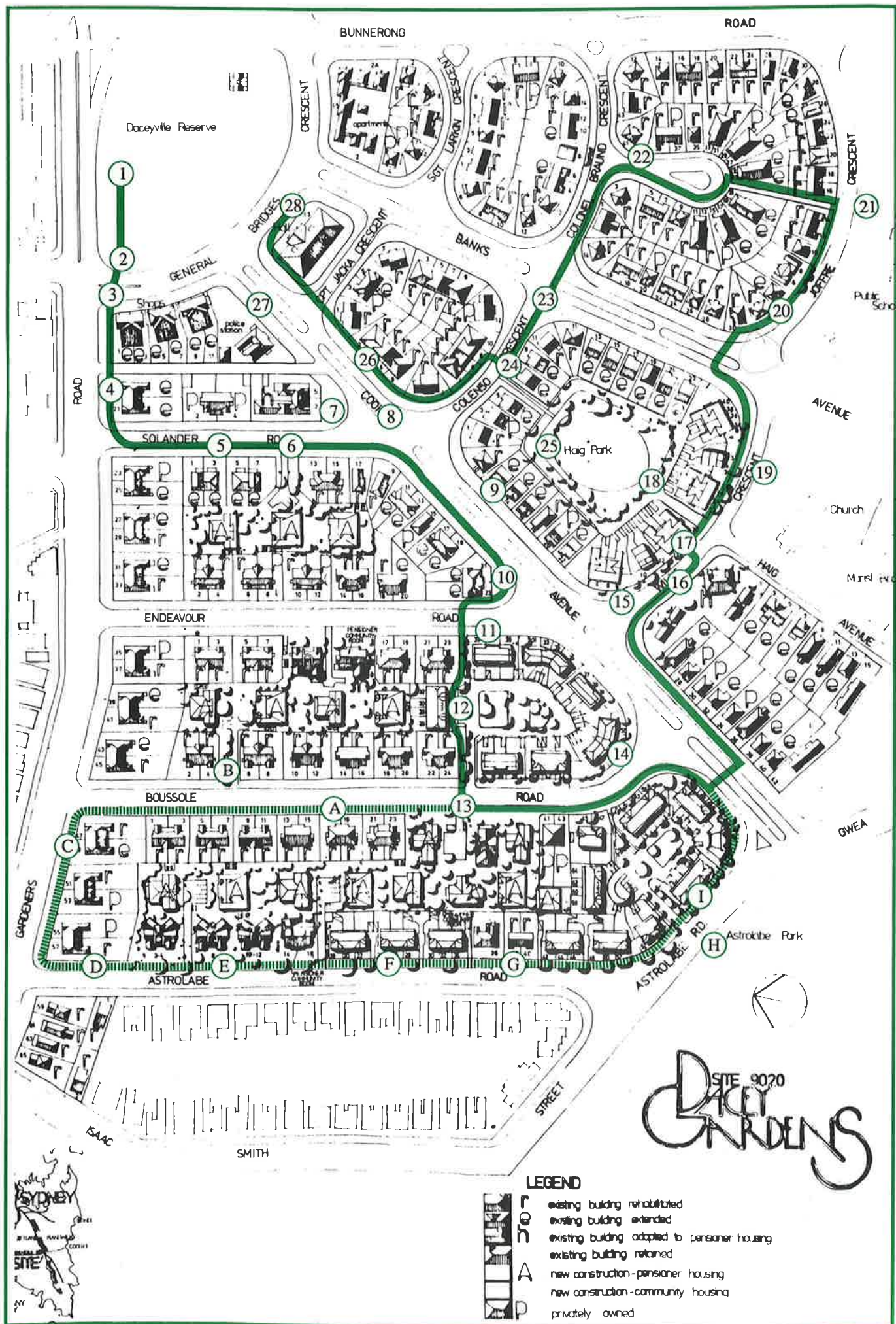
Originally designed by the Government Architects Office, these semi detached dwellings formed part of the first phase of building construction. 3 bedroom and also some 4 bedroom extended versions have been rehabilitated.

④ ASTROLABE ROAD

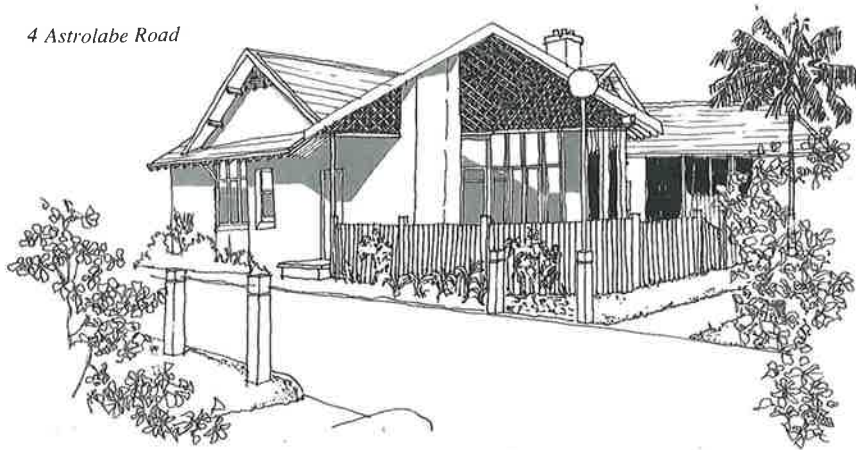
Named after a ship of the La Perouse expedition, as was Boussole Road, Astrolabe Road forms the western border of the estate. The western side remains privately owned and is marked by the introduction of front fencing in contrast to the open nature of the original garden suburb.



Pensioner Development, Boussole Road



Joy Anderson Coll Ave. Ben Solander Rd.
 Clarissa a Banks Ave Betty Mills Cres.



(E) 2-14 ASTROLABE ROAD (1915)

Semi detached houses have each been converted to two 1 bedroom pensioner units by a new rear extension designed to complement the original dwelling. N°14, formerly a 2 bedroom house, includes a community room. New pensioner housing apartment blocks have been constructed in the 'backlands'.

(F) 18-34 ASTROLABE ROAD

Group of infill townhouses each containing two 3 bedroom and one 4 bedroom dwelling. Paved driveways provide vehicle access to the rear.

(G) 36 ASTROLABE ROAD

Originally two houses, joined together in 1983 as part of rehabilitation program and modified as one 5 bedroom house for disabled tenants.

(H) ASTROLABE PARK

Parkland formed an essential part of the original concept of the Garden Suburb which was to extend as far as Pagewood.

(I) 66-72 ASTROLABE ROAD

Group of new townhouses with rear access for parking and landscaped common open space. The adjoining blocks, 74 & 76 Astrolabe Road and 39 Cook Avenue, have been sited to follow the large radii kerbs. All have been designed to complement the existing character of the suburb.

(14) 46-52 BOUSSOLE ROAD

Cluster of new 2 bedroom and two 3 bedroom family townhouses designed and sited to follow the original kerblines.

PLEASE CROSS COOK AVENUE WITH CARE

(15) WILLS CRESCENT

Named after noted explorer. The curvilinear streets to the east of Cook Avenue were introduced in W. H. Foggitt's 1914 revision to the Daceyville plan.

**(16) 1-3 WILLS CRESCENT/
1 HAIG AVENUE**

Pensioner housing scheme containing 12 units. 3 Wills Crescent (1918-1919), originally constructed as a baby health centre at a cost of £2,000, was converted to three pensioner units in 1985.

(17) 2-20 WILLS CRESCENT

Group of new two bedroom townhouses reflects the style of some of the original dwellings.

(18) HAIG PARK

Named in honour of the British Commander in Chief at Gallipoli and part of the original subdivision, it is now dedicated to Botany Council. Relandscaped in 1987 by the Department to provide a central 'village green' with a small oval play area. A perimeter vehicular driveway formalises access for car parking to rear yards.

**(19) ROMAN CATHOLIC CHURCH
(1921)**

7.5 acres of land were allotted for church purposes in the 1913 Daceyville plan. Land for this church was acquired in 1919.

PLEASE CROSS BANKS AVENUE WITH CARE

(20) JOFFRE CRESCENT (1917)

Named after the famous French General.

(21) DACEYVILLE PUBLIC SCHOOL

The existing main building was constructed in 1921 and was 'a commodious 2 storey building with wide verandah and balcony' accommodating 8 classrooms and 4 cloak rooms at an estimated cost of £14,000. Local residents were encouraged to utilise the school for community activities.

(22) COLONEL BRAUND CRESCENT

Australia's first planned cul de sac was introduced in W. H. Foggitt's 1914 revision of the Daceyville plan with the teardrop southern extension of Colonel Braund Crescent. Named after a member of the NSW State Legislature killed on active service.

(23) COLENZO CRESCENT

Originally named after Burke of Burke and Wills fame, but renamed in 1961 to honour a local resident and entertainer.

(24) HAIG PARK

Landscaped northern pedestrian entry to Haig Park between rehabilitated and extended dwellings.

(25) 14-16 COOK AVENUE

From Haig Park, the two storey extensions to houses adjoining the Park can be observed (see 9).

(26) 2-8 COOK AVENUE

One of three identical buildings, containing 4 separate dwellings, identified on amendments to the original plans in 1915. Arched centre access originally led to communal open space now individual private yards. Dominant centre gables are a unique feature of the group.

(27) 3 COOK AVENUE

Daceyville Police Station built in 1920.

**(28) DACEYVILLE PUBLIC HALL
(1917)**

Constructed at a cost of £3,000 and was briefly used as a picture theatre. It also housed the baby health centre until 1919. The original hall was destroyed by fire in 1985.

