



**HERITAGE REFERENCE COMMITTEE
TO BE HELD ON THURSDAY, 16 SEPTEMBER 2021 AT
12:00PM
LEVEL 3 ANTE ROOM**

AGENDA

**** ** * ** * ** ***

WELCOME BY CHAIRPERSON COUNCILLOR ANDERSON

APOLOGIES

DECLARATIONS OF INTEREST

CONFIRMATION OF MINUTES

Minutes of Heritage Reference Committee

File: CY00413/9

Meeting held 5 August 2021

Minutes numbered –Minutes not uploaded. Enter starting minute number here– to

–Enter ending minute number here–

GENERAL BUSINESS

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File: CY00413/9

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OTHER BUSINESS

**** ** * * * * ***

COUNCIL CHAMBERS FORECOURT PRESENTATION

BACKGROUND:

Council's Operations Department are continuing to carry out repair and restoration works to the Council Chambers building. The majority of the repairs and restoration works have now been completed to the outer skin of the Council Chambers, as well as the underground works to stabilise the building. Repairs need to be made to the waterproofing on the eastern side of the building to ensure the longevity of the sub-surface works that have been carried out. The waterproofing work will require the removal of the planting and paved areas in the existing Chambers forecourt. This presents an opportunity to upgrade the forecourt and to revisit the introduction of universal access to the building.

Previous concept designs have been prepared to provide an accessible ramp to the front entry doors of the Chambers building, however these have not been desirable due to the visual and heritage impact on the building.

Earlier this year, a meeting was held with an independent access consultant regarding options to provide universal access to the Chambers. The access route into the building via the 'balcony' and door on the northern side of Chambers (as suggested in the CMP 2010) was deemed to be acceptable, providing there is enough space for wheelchairs to turn and that the internal layout on Level 4 of Chambers can be altered to provide a dignified entry to the Customer Service Area.

COMMENTS:

A concept sketch plan to upgrade the Chambers forecourt has been prepared and now presented to the Heritage Reference Committee for comment. The Concept plan indicates the proposed location for the access ramp and other proposed changes to the forecourt area. The Concept design has taken into consideration some of the recommendations made in the CMP as well as access, whilst respecting the heritage of the building. The main features of the proposed Concept plan (sketch plan attached) are:

- The war memorial is retained with new rosemary hedges, though reduced in size to both sides of the memorial.
- The heritage lanterns (relocated from Rosedale Road, as recommended in the CMP) are proposed at western end of the rosemary hedges. (see attached photomontage)
- The garden beds at the front of the Chambers (closest to Pacific Highway) are reduced in size to open up views to the Chambers entry (as recommended in the CMP) and to provide clearer sightlines to the accessible route on the northern side of the building. These garden beds will be replanted with low planting and Camellias between the windows as homage to the Camellias that will need to be removed for the waterproofing works near the Chambers entry.
- The footpath along the Pacific Highway will have a minimum width of three metres and will be paved with the new local centre paving that will ultimately be used throughout Gordon local centre.
- A new trench drain will be installed at the base of the walls and across the forecourt to be flush with portico paving. The forecourt paving levels will be raised to improve drainage away from building and to remove the singular step (a trip hazard) to the portico.
- The trench drain will be ductile iron to provide contrast and to be in keeping with the heritage character of the forecourt.
- The sandstone paving will be replaced with new sandstone and will mimic the existing paving pattern, as much as possible.
- The 'balcony' (or walkway) on the northern side of Chambers will be re-graded to provide step-free access into Chambers.
- The existing path that leads to the top of the stairs leading to the 'brickpit' will be relocated to align with the 'balcony' to provide direct access to the ramp. The small wall at the end of the 'balcony' will be removed.
- The gate at the top of the stairs will be replaced with a wall and the entry to the stairs will then be off the 'balcony' entry.

- The garden bed between 818 and 828 Pacific Highway will increase in size and will be the new home for the Capt Arthur Phillip monument.
- The flag poles will be relocated to the corners of the garden beds at the entry to the forecourt.
- Bollards with chains will be positioned behind the kerb of the highway to reflect the width of the forecourt and to provide improved safety along this edge.
- The tree pits along the kerb will be adjusted to be symmetrical about the forecourt.
- The existing sandstone kerbs will be retained where possible or relocated to create the edges of the re-shaped garden beds.

The internal layout of Level 4 will require some adjustments. A simple sketch indicating the proposed adjustments to internal walls and doors is attached.

Additional Note: Could HRC discuss the designer for the Council Chambers, which has been documented over time as Hardy Wilson, Neave and Berry.

A SMH 30 Nov 1927 articles notes only Neave and Berry Architects.

Attachment A3 is extracted from the Tropman CMP noting only Neave and Berry as the designers.

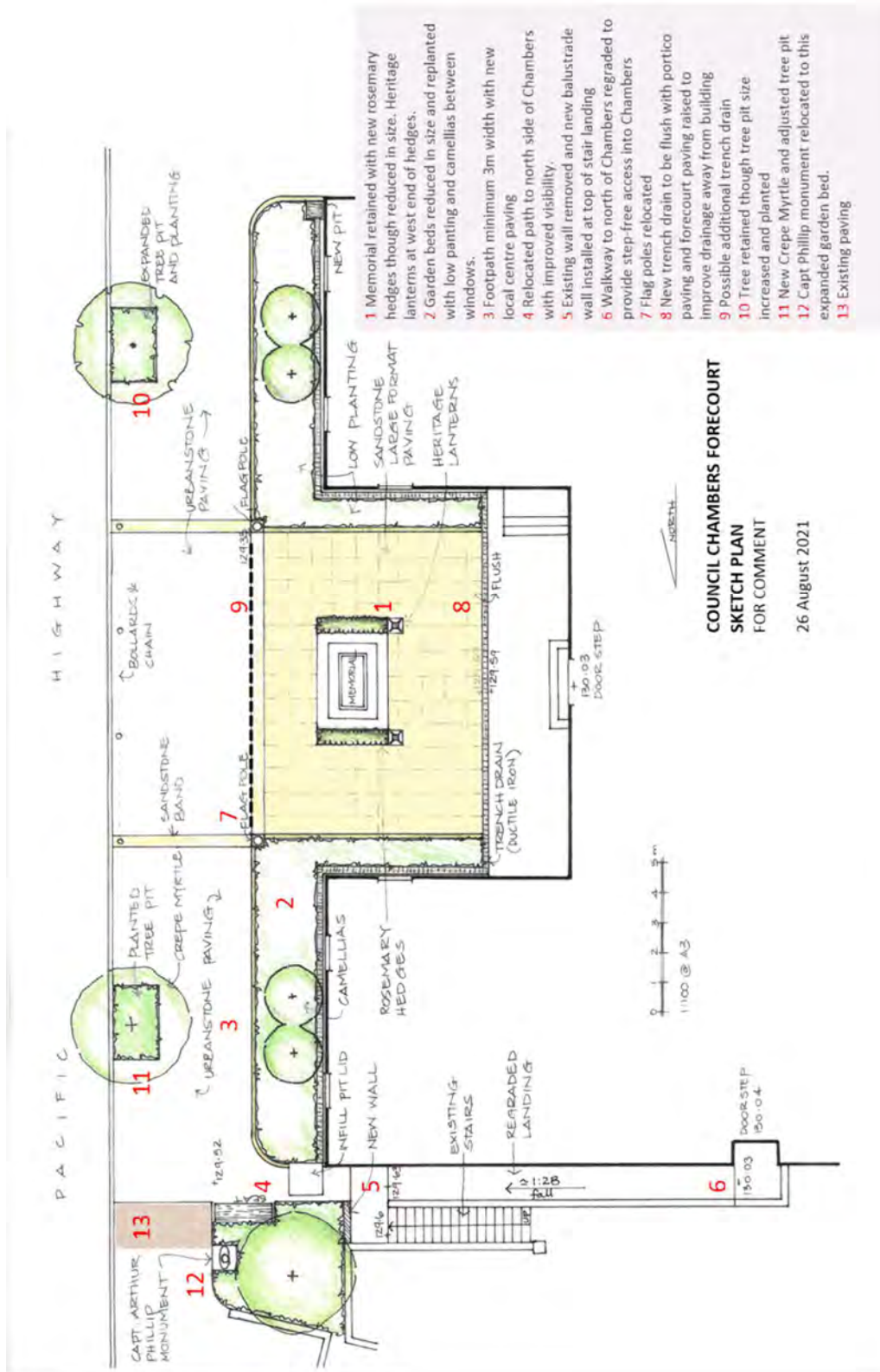
Any comments or discussion from HRC members are welcomed.

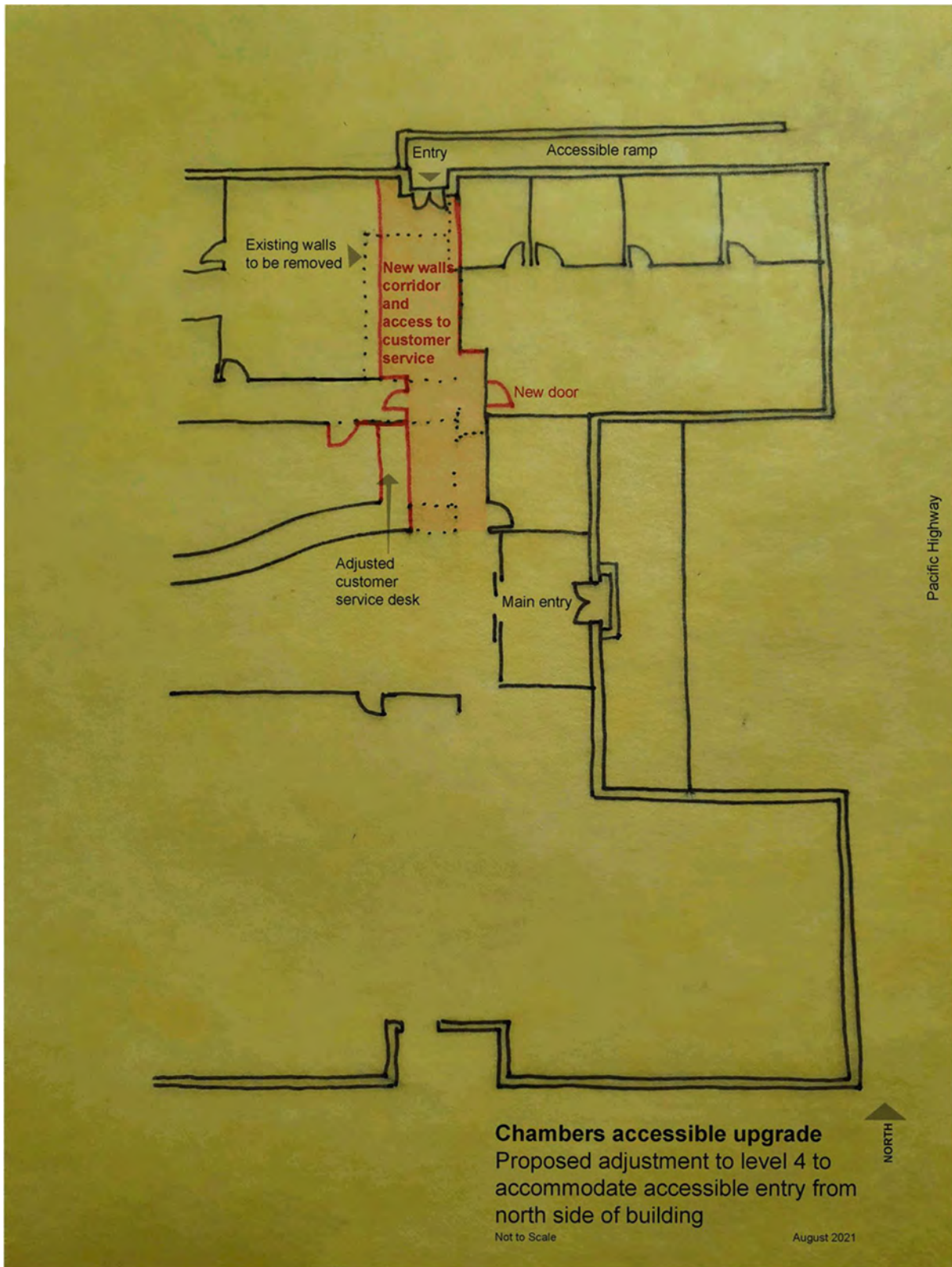
Vanessa Holtham
Heritage Planner Specialist

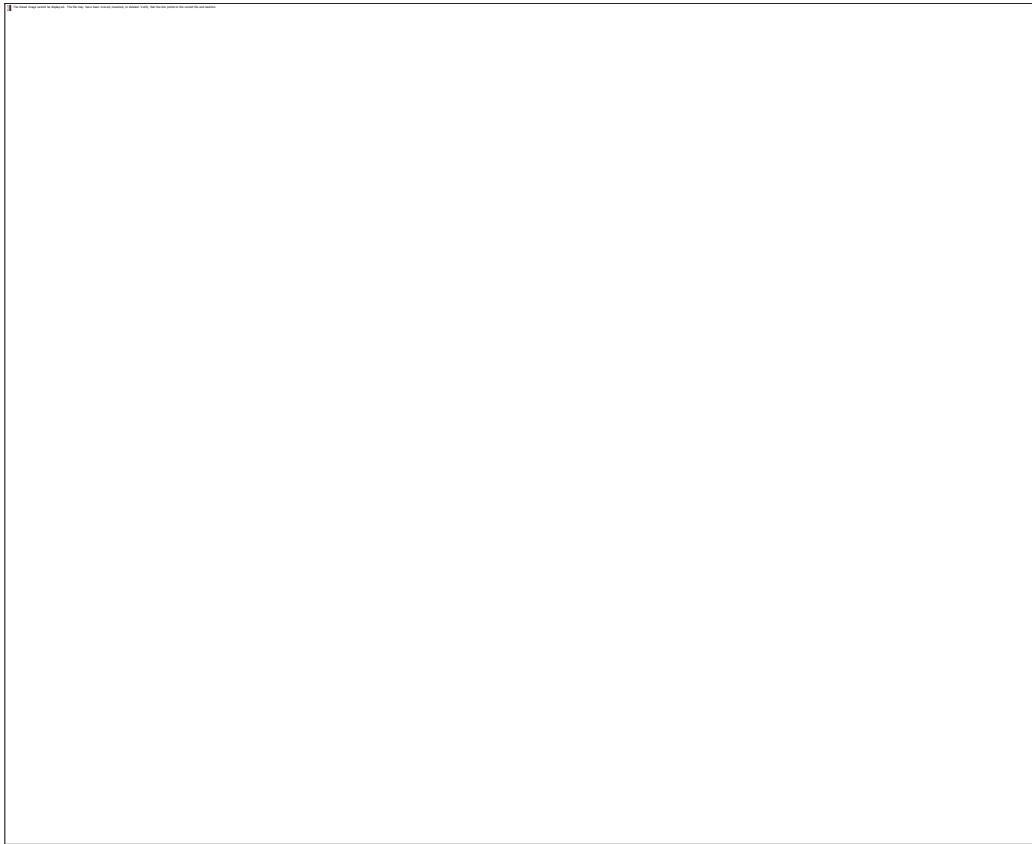
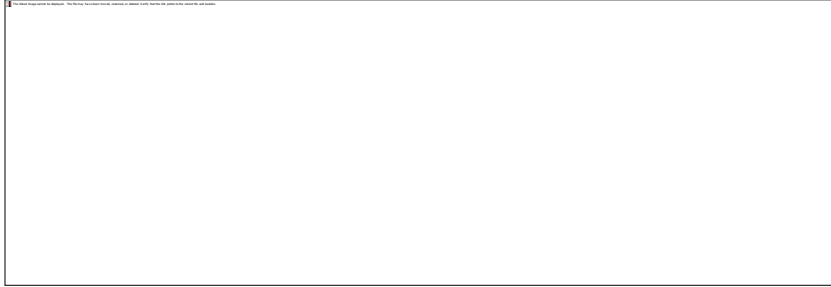
Antony Fabbro
Manager Urban & Heritage Planning

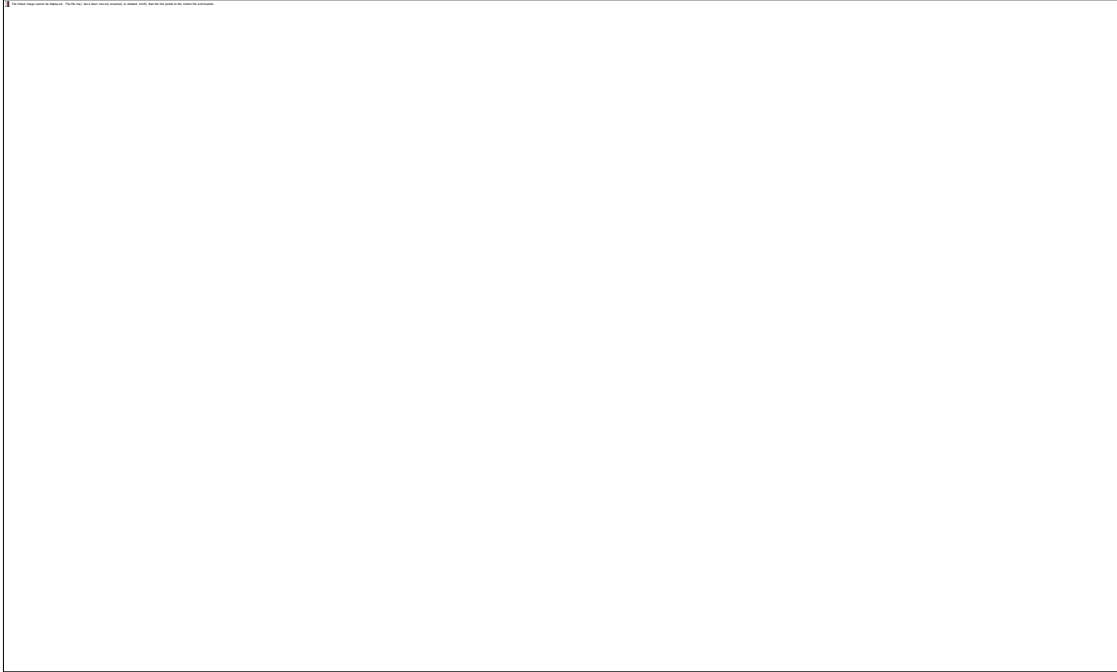
Maria Rigoli
Public Domain Co-ordinator – Local Centres

Attachments:	A1	Chambers Forecourt Concept Sketch Plan	2021/267043
	A2	Chambers Level 4 internal layout proposed change	2021/268441
	A3	Neave and Berry Ku-ring-gai Council Chambers	2021/274015









HERITAGE ANOMALIES PLANNING PROPOSAL

BACKGROUND:

Council staff are in the process of preparing a planning proposal to correct anomalies that have arisen over time and require rectification. This proposal will also include the listing of any properties that have already been assessed and agreed for listing as well as the potential extension of the Powell Street Conservation Area and consideration of other heritage items and conservation areas previously discussed with HRC.

The recommendation will be to amend Schedule 5 – Environmental Heritage and the Heritage Maps of the Ku-ring-gai Local Environmental Plan 2015 to correct various errors and anomalies; add new local heritage items, adjust/add conservation areas and remove the heritage listing from properties where the listing has been identified as incorrect.

Each property or conservation area put forward for amendments will be accompanied by a State Heritage Inventory (SHI) form, which will ensure that appropriate information is available to support the recommendations.

COMMENTS:

Could HRC please provide any comments on this process, suggestions around efficiencies and identify any anomalies that they are aware need correction.

Vanessa Holtham
Heritage Planner Specialist

CURTILAGE: 57 FINLAY ROAD, WARRAWEE

BACKGROUND:

Council staff have had enquiries about the possibility of removing the allotment know as 51 Finlay Road from the heritage listing. The heritage affectations are below:



Council's informal research including historic aerals and plans is at Attachment A1.

The Australian Institute of Architects prepared a submission to Council outlining why the property should be a heritage item. See Attachment A2.

A SHI form was also included see Attachment A3.

COMMENTS:

Comments are sought from HRC specifically in relation to the curtilage of the item and what is appropriate.

Item GB.3

CY00413/9

Vanessa Holtham
Heritage Planner Specialist

Antony Fabbro
Manager Urban & Heritage Planning

Attachments:	A1	51-57 Finlay Road, Warrawee - heritage database research	2020/083257
	A2	Letter from Australian Institute of Architects - KLEP S09563 item 51 Finlay Warrawee	2021/274614
	A3	51 57 Finlay Road Warrawee - Evatt - Rickard House - RAIA AIA heritage inventory sheet	2013/296215

SHI database research

Existing SHI/s: RAIA 2010 [2013/296215](#)

Address: 51-57 Finlay Road, Warrawee.

Description: Lot C, DP 415439; Lot X, 412570; Lot 8, DP 663529; Lot 2, DP 526913

Photographs: From DOCOMOMO repository <https://docomomoaustralia.com.au/dcm/rickard-house-1959-nsw/>



AIA Inventory images:



Living area (Source: Max Dupain
c.1960)



External view (Photo: Max Dupain
c.1960)



Bedroom (Photo: Max Dupain c.1960)



External view (Photo: Max Dupain
c.1960)

Aerial photographs (1943 and present) – marked is 57 Finlay, site also includes lot 2 to the east.



Approx. location of building on site:



Subdivision plans – current

DP526913 dated 1967:

Form 1 OFFICE USE ONLY.

PLAN OF
SUBDIVISION OF LOTS 1 & 2 IN
DP 520363

Mun./Shire/City of Ku-ring-gai

Town or Locality Warrawee

Parish of Gordon

County of Cumberland Scale 80 feet to an inch

DP526913

Registered: *30/3/1968*

C.A.: *67/121* of 3.10.1967

Title System: Torrens

Purpose: Subdivision

Ref. Map: Ku-ring-gai Sh. 14

Last Plan: DP520363 (DP4076)

Signatures, Seals and Statements of intention to dedicate public roads or public reserves or create drainage reserves, easements or restrictions as to user.

Robert Bryan Spyer *John David Best*

W.A. Davies

AND WE HEREBY DECLARE that at the time of the execution by us of this instrument we have the power of the Prothonotary of the Supreme Court of New South Wales in Force of Attorney dated 1st August 1967 from FINANCE CORPORATION OF AUSTRALIA LIMITED to us registered in the Metropolitan Register No. 9476 under the authority of which we have executed the said instrument.

SIGNED in my personal and on behalf of FINANCE CORPORATION OF AUSTRALIA LIMITED by Peter Alfred George Habichtswiler Esq. John David Best Esq. duly constituted Attorneys who are well known to me.

John David Best *Peter Alfred George Habichtswiler*

M.P.D.

Robert Bryan Spyer of West Pymble a surveyor registered under the Surveyors Act, 1925, as amended, hereby certifies that the survey represented in this plan was conducted from information in DP 520363 is accurate and has been made 2411 by me as a duly qualified and licensed surveyor in accordance with the Surveyors Regulations, 1925, and completed on _____

Datum—Sea level Signature: *Robert Bryan Spyer*

Altitude: Surveyor Registered under Surveyors Act, 1925, as amended.

*Strike out either (1) or (2). Insert date of survey.

I hereby certify that— Council Clerk's Certificate.

(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and

(b) the requirements of section 343 of the [Metropolitan Water, Sewerage, and Drainage Act, 1924, as amended, [Municipal District Water, Sewerage, and Drainage Act, 1932, as amended]

Have been complied with by the applicant in relation to the proposed SUBDIVISION (insert "new road" or "enclosed") set out herein.

Subdivision No. *67/121*

Date *3.10.1967*

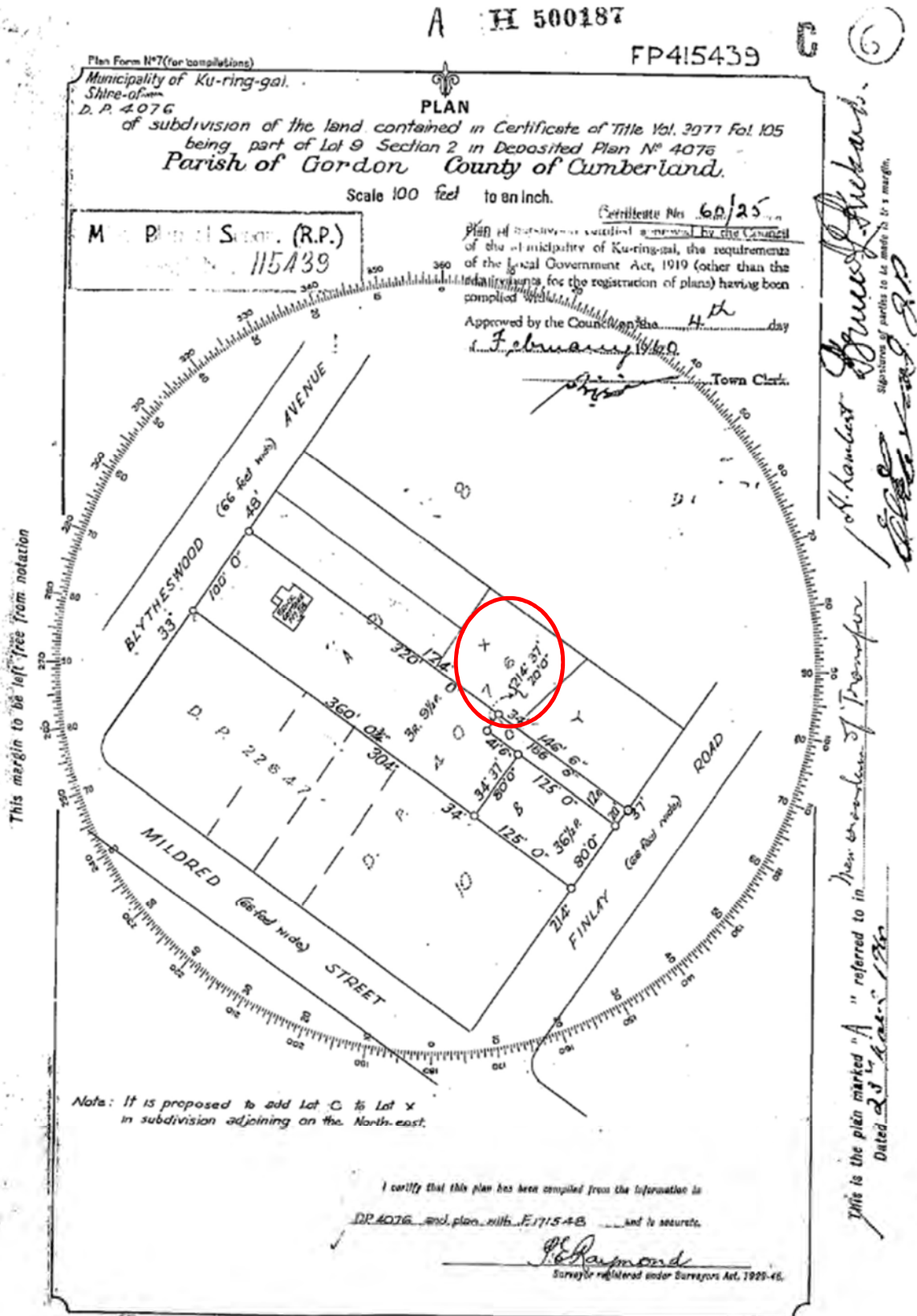
(Signature) *Whiston* Council Clerk.

*This part of certificate to be deleted when the application is only for the opening of a new road: where the land to be subdivided is wholly outside the areas of operations of the Metropolitan Water Sewerage and Drainage Board and the Municipal District Water Board.

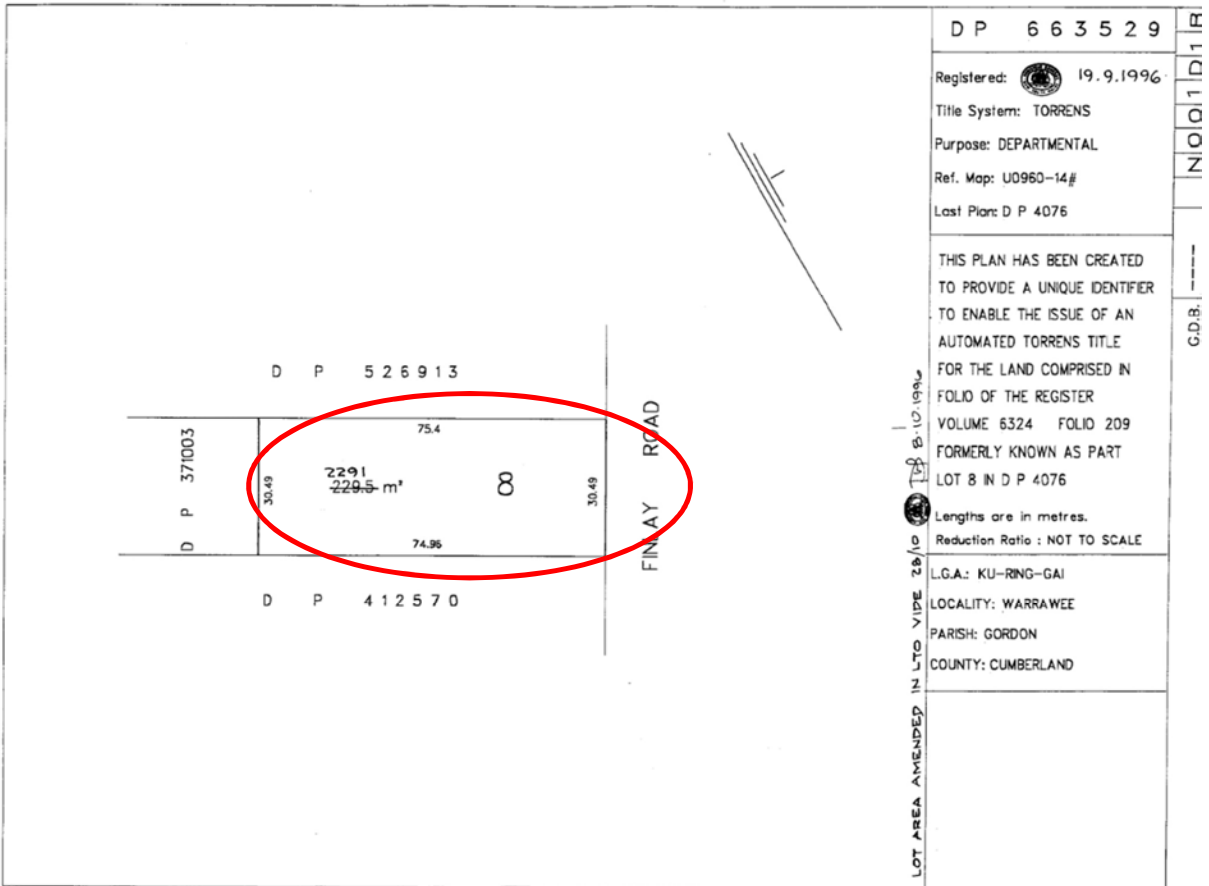
[Delete if inapplicable.]

SURVEYOR'S REFERENCE: 430/67

DP415439 dated 1960:



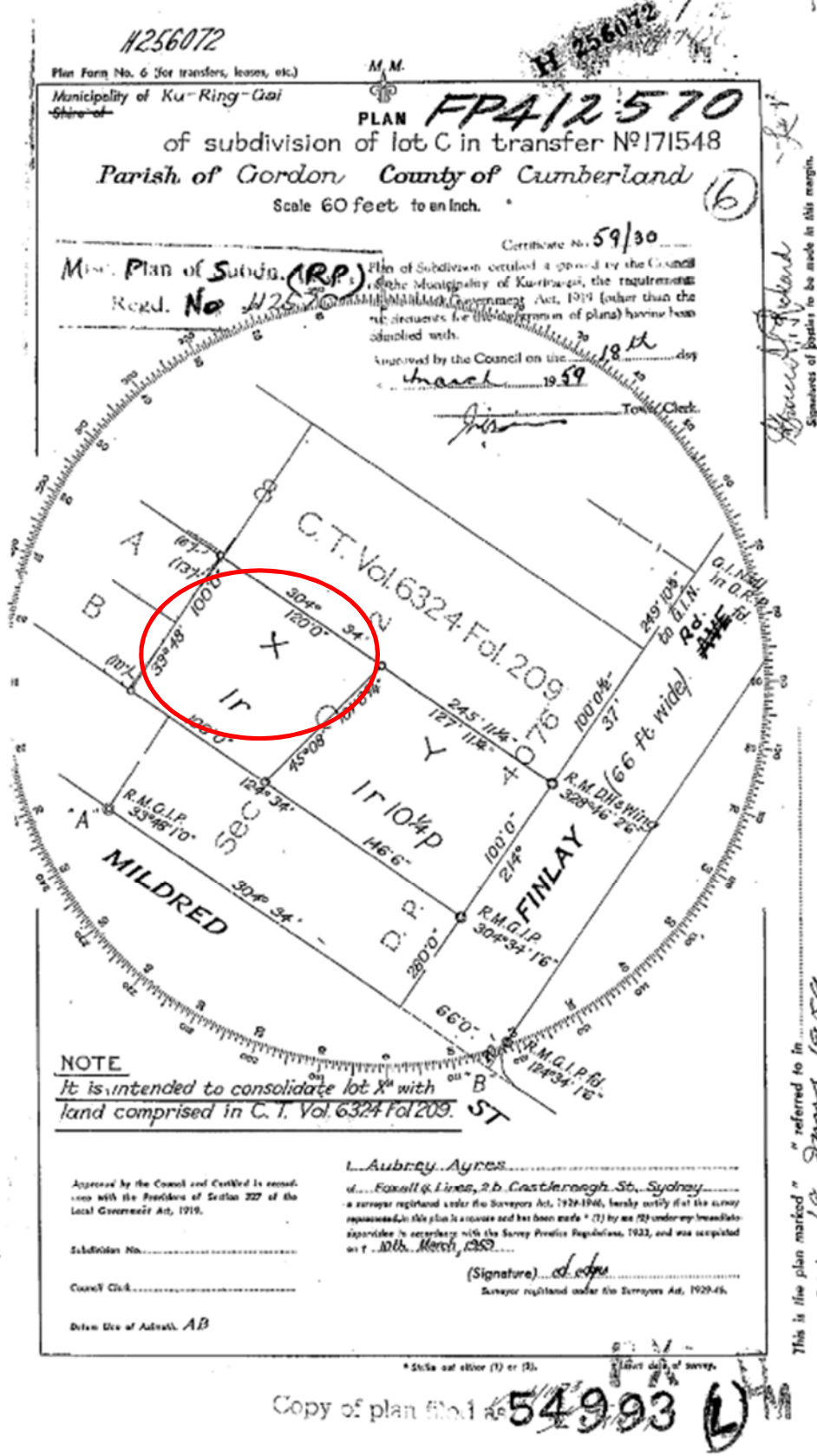
DP663529 dated 1996:



**APPENDIX NO: 1 - 51-57 FINLAY ROAD, WARRAWEE -
HERITAGE DATABASE RESEARCH**

ITEM NO: GB.3

DP412570 dated 1959:



Description

Building: The Evatt House (also known as Rickard House I) is sited to maintain adjacent trees and views of the surrounding bushland. The house is constructed of stone, timber, concrete and glass and planned around a central living room. Wide eave overhangs and surrounding trees provide shade in summer. The house displays Rickard's unique skill in designing a procession of liveable spaces. The living, dining and kitchen areas are one space, visually divided and modulated by timber and stone partition walls which also define cabinets and the fireplace, with each space borrowing from the other. The changes in ceiling levels and the clerestory and roof lights add to the progression of spatial experience.

The house is constructed of Hawkesbury sandstone and Pacific maple timber, with tallowwood floors in bedrooms. The concrete flooring in living areas is waxed a gold yellow. Roofs are clad in Bitumen felt and covered in river gravel. Internal joinery is of Tasmanian blackwood (London et al 2017)

Setting: set on sloped, uneven bushland site. Irregular curtilage on multiple titles, total 4968.90sqm.

Fence: no fence due to location and topography of lot.

Other important features (e.g. outbuildings, garden elements): not clear from aerials.

AIA Statement of Significance:

“The Evatt House is a seminal work in the ‘organic’ stream of modern architecture in Australia. Such architecture has at its core an aesthetic, political and social response to the indigenous natural landscape that is now an integral part of contemporary Australia's sense of national identity. It is the first house designed by Bruce Rickard for his own family in Sydney. Rickard is considered to be one of a handful of architects in the 1960s who responded to both modernism and to the Australian landscape. The house has influenced subsequent generations of architects and architectural patrons in NSW who look to the Australian landscape as an inspiration for architecture, particularly domestic architecture.”

Modifications (DAs, BAs, CDCs)

No BAs or DAs in property and rating.

History

This property contains the first of several houses designed by architect Bruce Rickard for himself. Known as Rickard House I, this dwelling was designed in 1959 and completed in 1960. Rickard designed this house after returning to Sydney from an overseas trip involving study at the University of Pennsylvania and visiting Frank Wright's colony at Taliesin East in Wisconsin. Rickard was inspired by the works of Wright, and this design is considered to be a fitting representation of 'The Natural House' espoused in Wright's work (London et al 2017).

The house played a significant part in launching the architectural career of Bruce Rickard. It was included in an exhibition of 'Modern Sydney Domestic Architecture' held in Melbourne's Museum of Modern Art; and in 1961 in an exhibition (with other Rickard designed houses) at Farmer's Blaxland Gallery in Sydney.

The following biographical excerpt from *Modern House* sheds light in Rickard's philosophy:

Bruce Rickard (1929-2010) is often considered part of the Sydney School of architecture, however, when once asked, he responded: "It is difficult to know what the Sydney School is." Rickard is not an easy architect to pigeonhole because as well as graduating in architecture, he also studied town planning, landscape design and landscape architecture (in Britain and the United States), so his approach to design was entirely holistic.

He was strongly influenced by Frank Lloyd Wright, explaining that "he had principles that made sense. His houses were spacious but not particularly big; they were of a democratic scale. There was also integrity of materials – wood appeared as wood, brick as brick, stone as stone – and I've always tried to follow that." A founding member of the Australian Institute of Landscape Architecture, Rickard designed many houses in the Sydney area, five of which received Royal Australian Institute of Architects design awards. Sixteen of his houses are on the AIA Register of Significant Architecture, including the Allum House.

In 1966, the second owner, Clive Evatt Jr, engaged Rickard to design substantial alterations and additions. Clive Evatt Jr was a prominent defamation lawyer.

Clive Evatt Jr (referred to as such for clarity) was the son of Clive Railegh Evatt, QC a prominent Australian barrister and state government politician. Clive Evatt Jr was also the nephew of Dr H.V. Evatt, a former Australian High Court Justice, and the brother of Penelope Seidler, architect and wife of prominent architect Harry Seidler who was to become one of Clive Evatt Jr's clients. His other sister Elizabeth Evatt was the first chief judge of the Family Court of Australia.

Clive Evatt Jr had a long and varied 60-year career representing a vast array of high-profile clients including Abe Saffron, underworld figure, Harry Seidler, architect, and Gypsy Fire, a dancer for Bob Dylan. His career began with personal injury cases after his admission to the bar in 1956. He had a 13-year break from the legal world after being charged with professional misconduct in 1968, for his involvement in a scheme which charged "extortionate and grossly excessive sums" to clients. Apparently, his primary income during this period was from betting. He devoted much of his time and money during the period to studying fine arts, acquiring valuable paintings and establishing the Hogarth Galleries in 1972. He returned to the bar in 1981, at which point his focus switched to defamation cases, and during which time he gained his prominence and notoriety as a formidable defamation lawyer.

Land title History:

Given the complex nature of this property's identification (on 4 separate lots and titles), the history of the lot which contains the actual building will be explored (lot 8, DP 663529).

The whole of the subject site land was originally contained in a 60-acre crown grant to George Wood in 1831.

In April 1903, Reginald Edmund Finlay of London England Esq consolidated a landholding containing 28 and 26 acres of the aforementioned land. This land represented all of the land to either side of Blytheswood Avenue. It would appear that shortly after Finlay's acquisition, Finlay Road was formed to the eastern boundary of his landholding.

By January 1905, the Mutual Life Association of Australia was exercising their power of sale as mortgagee to transfer portions of the property. In November 1913, the NSW Realty Co Limited was

transferred more than 27 acres of the land around Finlay Road and Blytheswood Avenue, at their southern end.

In April 1919, Herbert James Bonwick of Turramurra, Draughtsman was transferred 1 acre, 19 ½ perches of land between Blytheswood Avenue and Finlay Road. This land was identified as part lot 8 of Section 2, DP4076.

In July 1950, an application by transmission transferred the property to Harriet Eleanor Bonwick of Turramurra, widow. In October 1950, the land was split in two, with the relevant portion transferred to Richard Kenneth Bonwick of Balgowah, Estate Agent.

In September 1957, Bruce Arthur Lancelot Rickard of Turramurra, architect, acquired the subject site (now lot 8, DP 663529). It was a size of 2 roods, and was then identified as part of lot 8, section 2, DP4076. Rickard took out a mortgage on the property in July 1960.

In May 1962, the property was transferred to Clive Andreas Evatt of Wahroonga, Barrister-at-law.

Sources:

Above linked 2010 AIA Inventory Sheet

An unfinished experiment in living: Australian Houses 1950-65 by Geoffrey London, Phillip Goad and Conrad Hamann (UWA Publishing: 2017).

State library material relating to the residence (not digitized):

<https://search.sl.nsw.gov.au/permalink/f/1cvjue2/ADLIB110622889>

<https://search.sl.nsw.gov.au/permalink/f/1cvjue2/ADLIB110622769>

Certificate of title 6324-209 to Richard Kenneth Bonwick, 1957

Certificate of title 2928-55 to Herbert James Bonwick, 1919

High-profile defamation barrister Clive Evatt dies – SMH – Michaela Whitbourn – August 3, 2018:
<https://www.smh.com.au/national/nsw/high-profile-defamation-barrister-clive-evatt-dies-20180803-p4zvf4.html>

Clive Evatt: King of the Plaintiffs' Defamation Bar – SMH – August 9, 2018:
<https://www.smh.com.au/national/clive-evatt-king-of-the-plaintiffs-defamation-bar-20180808-p4zw61.html>

Allum House by Bruce Rickard (biographical excerpt) <http://www.modernhouse.co/listings/allum-house/>

Further reading on Rickard:

InDesign Luminary – Bruce Rickard – by Jan Howlin, 2018, originally published in issues #42 of *InDesign* (2010): <https://www.indesignlive.com/the-peeps/indesign-luminary-bruce-rickard>

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The General Manager
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Locked Bag 1056
Pymble
NSW 2073



Australian Institute of Architects

By email to kmc@kmc.nsw.gov.au

2 October 2013

Dear Sir or Madam,

**Re: Draft KLEP S09563 Item of Environmental Heritage I 1034
Evatt House / Rickard House I, 51 Finlay Road, Warrawee**

I am writing in support of the continued listing of No. 51 Finlay Road, Warrawee as an item of Environmental Heritage in the Schedule of Environmental Heritage that forms part of the Ku-Ring-Gai LEP.

The house in question at No. 51 Finlay Road was designed by the Sydney-based architect Bruce Rickard in 1959 as his own home. Rickard then sold the house to the Evatt family who commissioned Rickard to design extensions in 1966. The Evatt family retains the property today. The Evatt House / Rickard House I has long been recognized as an influential work of the "organic" type of domestic architecture, a type introduced by the American architect Frank Lloyd Wright (whose work Rickard had visited America). Rickard himself is now recognized as being one of the leading exponents of Organic architecture in Australia, designing carefully sited and crafted house of natural materials that are still widely admired today.

Rickard's first house for his family is well known as a significant and influential work of architecture, having been exhibited shortly after its completion. The house was featured in an exhibition of Modern Sydney Domestic Architecture held in Sydney and then in Melbourne in 1961 and was subsequently included in the RAIAs Guidebook to Sydney Architecture : *444 Sydney Buildings* published in 1971.

The Royal Australian Institute of Architects
trading as Australian Institute of Architects
ABN 72 000 023 012

Professor Jennifer Taylor discusses the design in detail in her study entitled *An Australian Identity, Houses for Sydney 1953 – 1963*. Since the mid 1990s Rickard's Sydney houses have been included in international surveys of contemporary architecture.

The Evatt House / Rickard house I was identified as being the work of Bruce Rickard in the 1987 Ku-Ring-Gai Heritage Study by Robert Moore, Penelope Pike and Helen Proudfoot and as such has been included as a Ku-Ring-Gai heritage item since 1989. The house is also listed on the NSW Chapter's Register of Significant Architecture and is an item of Nationally Significant Architecture. A copy of the Nationally Significant Buildings citation for the Evatt House has been included as an appendix and the listing can be found online in the Notable Buildings section of the AIA's website. The Statement of Significance is as follows:

The Evatt House is a seminal work in the 'organic' stream of modern architecture in Australia. Such architecture has at its core an aesthetic, political and social response to the indigenous natural landscape that is now an integral part of contemporary Australia's sense of national identity. It is the first house designed by Bruce Rickard for his own family in Sydney. Rickard is considered to be one of a handful of architects in the 1960s who responded to both modernism and to the Australian landscape. The house has influenced subsequent generations of architects and architectural patrons in NSW who look to the Australian landscape as an inspiration for architecture, particularly domestic architecture.

I urge you to retain this significant work of modern architecture as an item of Environmental Heritage with the Ku-Ring-Gai local government area. In listing the building, it is essential that the bush setting and the landscaped terraces, which are integral to the design of the house, are included in any description.

Yours sincerely



Joe Agius
NSW Chapter President



Revised date 06/04/2010

Evatt House (Rickard House I)

Address 51 Finlay Road, Warrawee, NSW, 2074
Practice Bruce Rickard
Designed 1959 Completed 1960

History & Description
The Evatt House (also known as Rickard House I) is sited to maintain adjacent trees and views of the surrounding bushland. The house is constructed of stone, timber, concrete and glass and planned around a central living room. Wide eave overhangs and surrounding trees provide shade in summer. The house displays Rickard's unique skill in designing a procession of liveable spaces. The living, dining and kitchen areas are one space, visually divided and modulated by timber and stone partition walls which also define cabinets and the fireplace, with each space borrowing from the other. The changes in ceiling levels and the clerestory and roof lights add to the progression of spatial experience.

This house is the first of several houses designed by Rickard for himself. In 1966 the second owner, Clive Evatt, engaged Rickard to design substantial alterations and additions. The house played a significant part in launching the architectural career of Bruce Rickard. It was included in an exhibition of 'Modern Sydney Domestic Architecture' held in Melbourne's Museum of Modern Art, and in 1961 in an exhibition (with other Rickard designed houses) at Farmer's Blaxland Gallery in Sydney.

Statement of Significance
The Evatt House is a seminal work in the 'organic' stream of modern architecture in Australia. Such architecture has at its core an aesthetic, political and social response to the indigenous natural landscape that is now an integral part of contemporary Australia's sense of national identity. It is the first house designed by Bruce Rickard for his own family in Sydney. Rickard is considered to be one of a handful of architects in the 1960s who responded to both modernism and to the Australian landscape. The house has influenced subsequent generations of architects and architectural patrons in NSW who look to the Australian landscape as an inspiration for architecture, particularly domestic architecture.

Criteria Applicable
N1 Significant heritage value in demonstrating the principal characteristics of a particular class or period of design
N2 Significant heritage value in exhibiting particular aesthetic characteristics
N3 Significant heritage value in establishing a high degree of creative achievement
N5 Having a special association with the life or works of an architect of significant importance in our history
N6 Significant heritage value in demonstrating a high degree of technical achievement of a particular period



Living area (Source: Max Dupain c.1960)



Bedroom (Photo: Max Dupain c.1960)



External view (Photo: Max Dupain c.1960)



External view (Photo: Max Dupain c.1960)

HERITAGE STATUS - 16 ROSEVILLE AVENUE, ROSEVILLE

BACKGROUND:

To discuss the heritage status of 16 Roseville Avenue, Roseville.

COMMENTS:

Council staff have had an enquiry about the potential de-listing of a property, which is currently located within the Clanville Conservation Area.

The property was first listed by the KPP in the Town Centres LEP in 2010. A Paul Davies report (July 2009) postdates the final adoption of the Town Centres LEP (May 2009) (Attachment A1). Page 27 states that the property should not be a heritage item

Council reaffirmed the listing when it adopted the Local Centres LEP in 2012. There was a SHI forms for the property attached to the Council report when Council adopted the planning proposal for the draft local centres LEP for gateway and exhibition (Attachment A2). These were prepared by PMA as part of their 2006 study. There were no submissions made on these properties during the exhibition period.

The Clanville Conservation Area was introduced in 2015.

Vanessa Holtham
Heritage Planner Specialist

Antony Fabbro
Manager Urban & Heritage Planning

Attachments:	A1	10 12 and 16 Roseville Ave Roseville - heritage assessment - Paul Davies 21 July 2009 - SHI inventory sheet data form	2009/113346
	A2	Roseville Avenue 16 - Roseville - SHI heritage inventory sheet - Perumal Murphy Alessi 2006	2013/232575

WITH COMPLIMENTS

Anthony
from Ed Booth.

PAUL DAVIES
PTY LTD
ARCHITECTS
HERITAGE CONSULTANTS

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E pdavies@heritage-architects.com ABN 65 074 633 015 Nominated Architects Paul Davies Reg. No. 6653 James Nicholson Reg. No. 7205

Heritage Review

10, 12 & 16 Roseville Ave, Roseville



For
Ku-Ring-Gai Planning Panel

21 July 2009



Paul Davies Pty Ltd
Architects Heritage Consultants
180 Darling St
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E pdavies@heritage-architects.com

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1.0 INTRODUCTION

1.1 THE BRIEF

In June 2005, Ku-ring-gai Municipal Council commissioned Perumal Murphy Alessi Pty Ltd (PMA) and Glen Cowell Heritage Services Pty Ltd, to undertake the assessment of 154 potential heritage items within the Ku-ring-gai local government area. These items were chosen by Council for immediate review, out of a possible 464 items within the local government area which were identified in a study prepared by Council in 2001 (Potential Heritage Item Study) as of potential heritage significance.

Properties at 10, 12 & 16 Roseville Ave were included in the review and PMA have recommended that the properties be considered as potential heritage items. During the Town Centres LEP public exhibition period, submissions were made by the owners of these properties. The submissions were reviewed and considered by the Ku-ring-gai Planning Panel in the Officers report dated 27 May 2009.

The Ku-Ring-Gai Planning Panel requires an independent review of the submissions and the PMA 2006 heritage inventory sheets for the three properties.

1.2 APPROACH AND METHODOLOGY

The methodology used in this report is in accordance with the principles and definitions set out in the Australia ICOMOS Burra Charter, the guidelines of the NSW Heritage Manual and in accordance with the latest version of The NSW Heritage Office Assessing Heritage Significance.

1.3 LIMITATIONS

The properties were visited and photographed by the author on 7 July 2009. The visit included inspection of the exterior of the residences front and rear as well as the gardens. The interiors of Nos. 10 and 16 were not entered. The formal rooms in No 12 were inspected. The inspection was undertaken as a visual inspection only. There was no demolition, opening up or clearing.

Secondary sources primarily used. Early Council's BA registers were the main primary source. A historical title search was not undertaken

Archaeological research and assessment of potential was not included as the residences are likely to be the first and only substantial development on the subject lots.

1.4 AUTHOR IDENTIFICATION

This report was prepared by Paul Davies Pty Ltd, Architects and Heritage Consultants, 180 Darling St Balmain NSW 2041. The main report was authored by Ed Beebe, Heritage Architect and the history by John Johnson, Historian. The report was reviewed by Chery Kemp, Heritage Specialist and Planner and Paul Davies, Principal.

1.5 OWNERSHIP

The sites are privately owned.

1.6 ACKNOWLEDGEMENTS

- Historical Information was provided for this report by John Johnson sourcing Ku-Ring-Gai Council's early BA registers.

- Information about the properties and some historical information was sourced from the inventory sheets for the subject properties dated October 2005 prepared by Perumal Murphy Alessi Pty Ltd.
- Background concerning the Town Centres LEP was sourced from the Council Officer's report dated 15 May 2009.
- The submissions prepared by Godden Mackay Logan on behalf of the property owners dated December 2008 were reviewed.
- Ku-Ring-Gai Town Centre Heritage Conservation Area Review dated 26 September 2008, prepared by Paul Davies Pty Ltd was reviewed.

2.0 BACKGROUND

3.0 LOCATION



Figure 1. Street Plan identifying the properties at Nos 10, 12 and 16 Roseville Ave Roseville. Source: www.google.com

The subject sites have street addresses of Nos. 10, 12 & 16 Roseville Ave, Roseville and are located to the north east of the Roseville shops and the North Shore rail line. The property descriptions are:

- No. 10 Roseville Ave Lot 7 DP 3277
- No. 12 Roseville Ave Lot 8 DP 3277
- No. 16 Roseville Ave Lot 2 DP 1046734

4.0 STATUTORY LISTINGS AND CONTROLS

4.1 ENVIRONMENT PROTECTION & BIODIVERSITY CONSERVATION ACT 1999

The properties are not included on the National Heritage List under the Environment Protection and Biodiversity Conservation Act 1999.

4.2 NSW HERITAGE ACT 1977

The properties are not included in the State Heritage Register (SHR).

4.3 KU-RING-GAI PLANNING SCHEME ORDINANCE

The subject properties are not currently included as heritage items in Schedule 7 of the Ku-ring-gai Planning Scheme Ordinance as amended 31 October 2008. The properties are not currently located in a heritage conservation area.

4.4 DRAFT TOWN CENTRES LOCAL ENVIRONMENTAL PLAN 2008

On 5 November 2008, Ku-ring-gai Planning Panel resolved to prepare and exhibit a new draft Local Environmental Plan (LEP) for 6 town centres in Ku-ring-gai. The draft Ku-ring-gai Local Environmental Plan (Town Centres) 2008 (LEP) is the statutory planning instrument that will control what can be developed on various parcels of land. It will replace all the current planning controls under the Ku-ring-gai Planning Scheme Ordinance (KPSO) within the LEP areas, and guide and direct incremental change over the next 25 years. The draft LEP is to be complemented by a development control plan (DCP) which will provide the controls for the detailed planning and design issues.

The draft Town Centres LEP 2008 included the subject properties in Roseville Ave as heritage items.

The draft LEP 2008 also identifies heritage conservation areas, two of which are in Roseville, one focused on Bancroft Ave and the other on the intersection of The Grove and Clarnville Rd.



Figure 2 Part of the draft Town Centres LEP heritage map showing the subject properties as well as the proposed conservation areas Nos. 13 and 14. Source: Ku-Ring-Gai Council, 2009

5.0 NON-STATUTORY LISTINGS

5.1 NATIONAL TRUST OF AUSTRALIA (NSW)

The properties are located within an area that since 1996 has been identified by the National Trust of Australia (NSW) as demonstrating heritage significance sufficient to be recognised as an Urban Conservation Area.

As part of the review by Paul Davies Pty Ltd in September 2008, sections of the National Trust areas within the Town Centres were assessed and Roseville Ave was not identified as worthy of inclusion as a draft conservation area in the Roseville Town Centre.

6.0 HISTORICAL OUTLINE

6.1 ROSEVILLE

*Most of what is now Roseville was granted to Daniel Dering Mathew, timber-getter, merchant, architect and magistrate in 1819. He named it the Clanville Estate. Here he felled timber and farmed. The name of the estate remains as one of the best known streets in Roseville. His grant covered the area from the present highway east to Archbold Road, and from Boundary Street north to Tryon Road. About 1830, Mathew sold this grant to Richard Archbold, and moved further north to an estate he named Rosedale (consisting of much of the present East Pymble and part of St Ives).

Richard Archbold worked the timber on the Clanville estate till it ran out, then he planted fruit trees. Mrs Hammond, whose husband's family were to own abattoirs and butcheries in Willoughby and Ku-ring-gai, spoke of Aborigines travelling up from Middle Harbour to pick Archbold's fruit. After he died in 1836, Archbold's wife Mary continued to farm the land alone, using assigned convict labourers, until her death in 1850. The estate of over 400 acres was eventually divided between Richard her eldest son, and Gerald her second son. Richard took the northerly section from what is now Clanville Road to Tryon Road; Gerald took the section from Clanville Road to Boundary Street. The Archbold family purchased additional holdings nearby, in what has now become East Lindfield, including the area between the present Tryon, Sydney, Carnarvon and Melbourne Roads, and a section stretching to the north and east from the corner of Boundary Street and Archbold Road. They also bought Fitzgerald's grant, which was developed as an orchard, and this area was later leased to a Chinese market gardener, Ah Coon. In 1896 it was divided into smaller blocks.

The timber and the fruit from the Archbold estate had to be transported to Sydney for sale, and was taken to the Lane Cove River down a track known for a time as Dick's Road, after Richard Archbold. It is now known as Grosvenor Road. In the 1890s, the holdings of both Richard and Gerald Archbold were subdivided into residential blocks." (Ku-ring-gai Historical Society Inc., <http://khs.org.au/local/roseville.html>)

The North Shore railway line, stretching from Hornsby to St Leonards, opened in January 1890 and was extended to Milsons Point in May 1893. One of the original stations on the line was Roseville and there was a flurry of property subdivisions after the opening. On 2 May 1896 the Roseville Station Estate was auctioned. It encompassed both sides of Roseville Avenue and the north side of Lord Street, from Hill Street to Archbold Road. Streets were 66' wide and blocks were deep with up 100' frontages. The estate sold reasonably well, with about half the blocks sold by 1900.



Figure 3 Auction advertisement for the Roseville Station Estate in 1900 showing that Lot 7 (No 10) had been sold but Lots 8 (no 12) & 10 (no 16) are available for sale. Source: Ku-Ring-Gai Historical Society Archives, Gordon Library.



Figure 4 Part of the 1926 Water Board Plan showing Roseville Ave and the subject properties. The verandah and side porch are shown on No 10, which has not been subdivided for No 12 and the return verandah is shown on No 16. Source: Ku-Ring-Gai Historical Society Archives, Gordon Library.

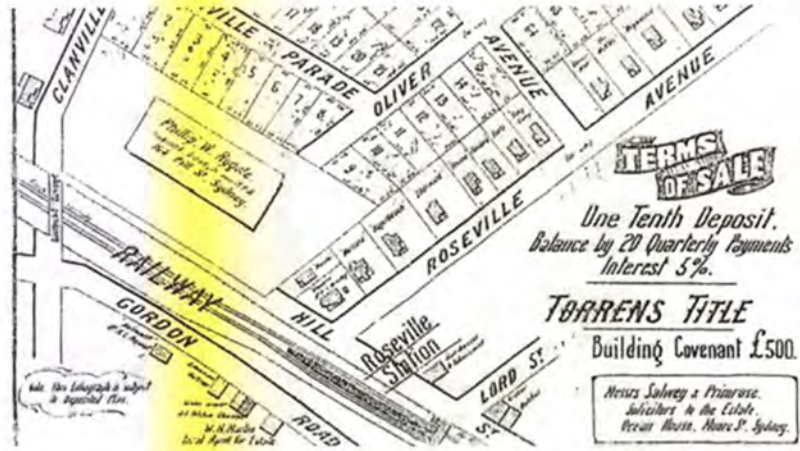


Figure 5 Part of the advertisement for sale of the Roseville Taraville Estate in October 1914 showing No 10 'Sherwood' and No 16 'Pandora'. No 10 still appears to have its single front verandah. Source: Ku-Ring-Gai Historical Society Archives, Gordon Library.



Figure 6 Broadhurst postcard, Roseville Ave in the early Twentieth Century looking north east from Hill St. The subject properties are just out of view on the left half way down the hill. Source: State library of NSW Ref PXA 635/765-766

6.2 THE PROPERTIES

No. 10 Roseville Ave

Lot 7 Section A was purchased by Charles Corbett Cobb in October 1898. In early 1901 the site was transferred to George Young and in March 1901 to analytical chemist Robert Davidson, who was living nearby in Albert Street, Roseville. Robert Davidson had married

Alice Paquita Young in Leichhardt in 1896 and George Young was probably her father. In 1901 Mrs Alice P. Davidson purchased the block next door, Lot 8 Section A, (now 12 Roseville Avenue) and the two sites were amalgamated.

By 1903 the Davidsons were living in a cottage on Lot 7, which was named "Sherwood". It is likely that the cottage was built for Davidson in 1901-02, but could possibly have been built by Charles Cobb. In 1916 the property was transferred to Robert Davidson's wife, Mrs Alice P Davidson, and it was described as a brick double fronted cottage of 6 rooms, kitchen and offices, with a tile and iron roof with a weatherboard laundry.

In 1936 Alice Davidson sold Lot 8 to Mrs Isabel Myrtle Brookman, wife of Alfred Henry Brookman. The Brookmans built a house on the lot in 1937, now 12 Roseville Avenue. Alice and Robert Davidson continued to live at 10 Roseville Avenue until at least 1936. Alice Davidson died in 1943 and the family sold the house in 1949.

No. 12 Roseville Ave

In 1936 Alice Davidson sold Lot 8 No 12 Roseville Ave to Mrs Isabel Myrtle Brookman, wife of Alfred Henry Brookman. Alfred Brookman was a manufacturer's representative and had been born in Melbourne in 1893. He had served as a Lance Corporal in the 21st Battalion, AIF on the Western Front in WW1. By 1923 he was working at the Sydney branch of S.W. Church & Co., a manufacturer's agency at 40 King Street, Sydney. In 1936 the Brookmans were living at 14 Marcel Avenue, Coogee.

J.G. Major & Son, of 3 Illoura Ave Wahroonga, lodged a building application for the property on 27 April 1937. The estimated cost for the 5-roomed house was £1880. John G. Major & Son were prominent builders in this area in the 1930s and built for architectural firms such as Adam, Wright & Apperly, John K Shirley, Vernon & Mills, Budden & Mackey, A.W. Anderson and Robertson & Marks. The firm still (2009) operates at 3 Illoura Ave Wahroonga.

The house was approved by Council on 11 May 1937, the documents collected and signed for by J Major on 19 May 1937. In 1940 it was described as a cottage and garage, with an ICV of £2,850 and a UCV of £825, owned by Isabel Brookman. Alfred Henry Brookman died in 1952 and the Brookman family owned the property until 1953, when it was sold.

No. 16 Roseville Ave

Lot 10, Section A was unsold in 1900, eventually being purchased by leather merchant Percy William Bullock in 1906. Percy Bullock married Milicent Child in 1906 and probably had a house built on Lot 10, Section A. By 1907 the Bullocks were living in a cottage, called "Pandora", now 16 Roseville Avenue. About 1910 William Bullock, Percy Bullock's brother, was living next door in "Levena", now 14 Roseville Avenue. In 1916 "Pandora" was described as a brick double fronted cottage of 4 rooms, kitchen and offices, with a slate and iron roof.

About 1919 the property was transferred to Mrs Mary MacPherson, wife of grazier Allan Hugh Macpherson. Allan MacPherson appears to have had grazing property in the Coonabarabran area and the MacPhersons lived at 16 Roseville Avenue until Allan MacPherson's death in 1959. The MacPherson family retained ownership until the 1970s.

7.0 PHYSICAL DESCRIPTION

The local area is characterised by wide straight streets lined with mature trees fronted by generously spaced mostly single storey Federation bungalow and Federation Queen Anne style detached houses. Some inter war and mid to late Twentieth Century houses are dotted amongst the original houses. Most of the original houses are face brick with prominent Marseille pattern tiled hipped and gabled roofs. The houses are well set back on wide lots and most of the properties feature well planted front gardens with numerous large mature trees. The houses are in good to excellent condition although some feature some form of alteration ranging from cement rendering on the exterior to large rear extensions. Some

completely new houses have been constructed on the original lots replacing the original houses.

7.1 NO. 10 ROSEVILLE AVE

No. 10 Roseville Avenue, Roseville, is a single storey Federation period dwelling constructed of common face brick with red brick detailing, a hip roof clad in terracotta tiles, exposed rafter ends and rendered chimney with corbelled capping on the western roof slope. The front façade features a faceted brick bay with faceted hipped roof, double hung windows to the sides and central pair of casement windows with arched, multipaned toplight over. The window openings also feature contrasting brick arches over the opening. The eastern end of the front façade features a faceted timber framed porch, also with faceted hipped roof clad in terracotta tiles and supported on square timber posts, scalloped frieze and timber picket balustrade between. The porch roof sits below the main eaves line and also features two tall window openings. The main roof extends over a small entry porch on the eastern side of the building. The roof is also supported on square timber posts with same timber details and timber boarding to the skillion end. Tiled and sandstone steps access the porch. A skillion roofed section extends from the rear of the house. The house is setback from the street boundary which features a stepped, low sandstone fence with wrought iron gates. The front yard features stone edging around perimeter planting, including a large jacaranda and shrubs including azaleas and camellias. A large camphor laurel is located adjacent to the stone flagged strip driveway which extends parallel to the eastern site boundary to a timber gate.

Source: Heritage Inventory Sheet dated 2006 prepared by PMA.

The GML report advises that the house is in poor condition with a substantial unsympathetic addition to the rear. It is also suggested that the fabric of the front verandah and the side porch may have been substantially altered and rebuilt and the elements may not be original.

The site was inspected by the author of this report with an eye to the GML advice. The condition of the house suggests that it has been somewhat neglected as the exterior has not been cleaned or had dirt or webs removed. However, this neglect may have saved the house from the results of the gentrification in the area over the last twenty years which has seen substantial alterations and additions affecting most the houses often diminishing their intactness.

Most of the paint work on the exterior joinery is tired but is still reasonably sound despite breaking down in some areas. The external brickwork and the joints are still mostly sound. The line of the roof is still true. The condition of the Marseille pattern tiles could not be assessed closely but they have some lichen growth. The house originally was described with a tiled roof. If the tiles are original they may old and brittle. The rainwater goods are tired but are still intact and there does not seem any evidence on the ground of substantial leaks.

The garden is neglected and overgrown but its condition is not poor. Some of the work may date from the 1930s following the subdivision of the property for the construction of No. 12. The 1943 aerial is not conclusive but the driveway is evident but the garden beds and rear stone walls are not clear. The bed edges, consisting of split stone kerbs and common brick drains, are somewhat askew and the split stone driveway is slumping. The condition of the garden could be improved with pruning and thinning and the failing stone garden elements could be reused and relaid.

The 1926 Water Board plan show the front verandah and the side porch. Close inspection of these elements by the author of this report suggests that these elements seem to be original to the construction of the house as they share the suite of Queen Anne joinery detailing featured on the house itself. The only alterations on either include a section of new handrail on the verandah and new tread and riser tiling on the side porch. In addition, the basement brickwork and mortar colour and texture on the both items match the houses and the brick itself is roughly toothed into the house. The awkward junction of the front verandah roof and

the large double hung windows is unusual as well as the deep eaves on the east side but such junctions and details are found on other houses of a similar date. Further documentary information would be useful to corroborate the origins of these elements particularly the deep eaves which may suggest that the roof has been reworked (if so possibly within the first twenty years of the house's life).

The rear extension consists of an enclosure of the rear verandah and a large hipped roof almost detached building which has been converted to garage. The condition of the work is tired but the structure and details are not failing. The extension appears to date from the mid Twentieth Century and may have been added to the house after sale of the property by the Davidson family after 1949. Future work to the house could include removing the extension and the rear verandah infill and new rear extension could be constructed without impinging on the intactness of the main house.

The interior of the house was not inspected. An inspection of the interior would be advantageous as it is likely to verify the condition and overall intactness, or otherwise, of the house.



Figure 7 View of No 10 from Roseville Ave. Source Paul Davies Pty Ltd July 2009.



Figure 8 View of the front of No 10 showing the front verandah and the side porch. Source Paul Davies Pty Ltd July 2009.



Figure 9 Detail view of the front verandah. The details appear to be contemporary to the construction of the house. Source Paul Davies Pty Ltd July 2009.



Figure 10 Figure 11 View of the interior of the side porch. The details appear to be contemporary to the construction of the house except for the poorly fitted treads and risers. Source Paul Davies Pty Ltd July 2009.



Figure 12 View of the rear of the house showing the verandah infill and the garage which appears to have been a mid twentieth century building converted c1980s. Source Paul Davies Pty Ltd July 2009.

7.2 NO. 12 ROSEVILLE AVE

No. 12 Roseville Avenue, Roseville, is a single storey Inter-war Bungalow with Mediterranean style gables, constructed of red textured brick with hip and gabled roof clad in terracotta tiles, deep eaves and two face brick chimneys with herringbone brick detailing and corbelled capping on the western side of the roof. The front façade is characterised by two

Mediterranean style gabled roofed projections. The central brick gable projects over an open entry porch with a brick arched opening, corbelled brick detailing and plaster floral motif fixed to the gable end. The porch is accessed via curved stone flagged steps and also features terracotta floor tiles and timber door with feature glass panels and two sidelights. The eastern gable features small timber vent and corbelled brick detailing to the gable end and feature window set with fixed window flanked by two double hung windows with diamond pattern leadlight detail. The western end of the front façade features a bay window with small hood over a similar window set over a solid brick base. The western façade of the building is stepped and features exposed chimney breasts and a number of window openings. The eastern façade features wide double hung windows with security bars/grilles fixed to each.

The house is setback from the street frontage which features a low, sandstone stepped fence with wrought iron gates. The gates feature the diamond pattern and bear the name "Lawarra". A stone flagged path extends to the entry porch through the front garden which features ornamental trees and shrubs. Concrete strip driveway runs parallel to the western site boundary to a detached double garage located at the rear of the house with half gabled roof clad in terracotta tiles with lattice details to the gablet and fascia. Tall, dense trees and shrubs occupy the western site boundary.

Source: Heritage Inventory Sheet dated 2006 prepared by PMA.

The GML report advises that the house has been altered including the front porch, the stone path and the gable motif. These changes were identified and verified by the author of this report. The house has also been extended at the rear with substantial suite of new living and family rooms. Notwithstanding the rear extension and the relatively minor alterations to the porch and path, the c1936 part of the house containing the main rooms is in good condition and intact, displaying the range of features typical of a good quality, comfortable middle class interwar home.



Figure 13 View of No 12 from Roseville Ave. Source Paul Davies Pty Ltd July 2009.



Figure 14 View of the front porch where the bay was removed to install stone steps. Source Paul Davies Pty Ltd July 2009.



Figure 15 Detailed view of the front porch showing the stitch marks in darker mortar and bricks where the bay was removed to install the stone steps. Source Paul Davies Pty Ltd July 2009.



Figure 16 View of the rear of No 12 showing the additions. . Source Paul Davies Pty Ltd July 2009.

Figure 17 View of the east side of No 12 showing the joint between the original house on the left and the additions on the right. Source Paul Davies Pty Ltd July 2009



The stone front fence in front of No 12 was noted by the author of this report. Of interest is the fact that the fence fronts 3 properties from No. 8 to No. 12 and features fine metal gates. The fence is approximately 3' to 4' high and consists of large blocks of coursed rockfaced stone stepped down the slope. The fence includes stone piers flanking the driveways and pedestrian entrances of each property each opening which feature wrought and welded metal gates.



Figure 18 Looking west from No 12 showing the stone front fence. Source Paul Davies Pty Ltd July 2009

7.3 NO. 16 ROSEVILLE AVE

No. 16 Roseville Avenue, Roseville, was originally a single storey Federation period residence constructed of red painted common brickwork with a steeply pitched paired hip roof clad in slates with terracotta ridge capping and finials. The eaves featured exposed rafter ends and a brick chimney with render detail. The front façade features a steeply pitched gable end with timber brackets and timber and roughcast rising sun detail. The façade below the gable features a window with toplights and timber bracketed hood clad in slates. The main roofline is broken out over a verandah which wraps around the south eastern corner of the building. The eastern end of the verandah is now infilled with timber framed windows. The verandah roof is supported on paired timber posts on face brick pier with rendered detailing and a full brick balustrade with rendered capping continues around the front and side. The front verandah also features reproduction tessellated floor tiles and original timber door and windows. The main roof now contains an attic floor and features a distinctive paired hip roof with a skillion roofed dormer inserted on the east and west facing slopes. A smaller dormer window also projects from the southern, front roof slope. A large double garage has been constructed to the north eastern corner of the building. The garage features a long hipped roof clad in Colorbond, exposed rafter ends and modern tilt door.

The house is set back from the street frontage which is defined by a timber picket fence, timber pergola and a lynch gate on a painted concrete base. A coloured concrete path extends to the front verandah and bisects the front yard which features ornamental shrubs and lawn. A strip driveway runs parallel to the eastern site boundary to the double garage.

Source: Heritage Inventory Sheet dated 2006 prepared by PMA.

The GML report advises that the house has been altered including work undertaken in 2003 which resulted in the paired hips on the front elevation noted as an unusual feature in the 2006 PMA assessment. The GML report counters the PMA assessment that the house is largely intact. The author of this report inspected the house, principally to ascertain the nature and level of changes to the residence. The advice from GML is verified, the work in 2003 resulted in substantial alterations to the roof, including the addition of the paired hips, the dormers on the east, south and west slopes and the rear gables. It appears that the only

original major element on the front elevation is the fine steeply pitched front gable and its sunburst gable decoration. The 1943 aerial shows that the house featured an unusual roof configuration. However, it cannot be ascertained how the paired ridges shown in the aerial were resolved on the front elevation.

As noted by GML, close inspection of the front verandah indicates that the current timber and brick verandah which returns down the east side of the house is not original to the c1903 house. A silhouette of a curved front verandah roof fanning is evident on the front brick wall. The original front verandah most likely featured turned timber posts to match the style of the surviving timber gable bracket. The original verandah, which was only on the front elevation, was removed possibly after 1919 when the house was purchased by Mary Macpherson and current front verandah constructed. The current verandah is shown on the 1926 Water Board Plan. Notwithstanding the loss of the original verandah, the existing verandah having been built early in the life of the house and being in good condition, still makes a contribution to the house and an understanding of the nature of alterations and changing fashions in the early twentieth century. GML also note that framing for a lower pitched roof was found in the roof space during the 2003 work. The roof space was not inspected by the author and the nature and extent of any framing was not verified.

The interior of the front of the house was not inspected to determine the design of the original formal rooms to ascertain the extent of changes, if any, that may have occurred post 1919. However, the rear of the house was inspected. All evidence of early rear service rooms have been erased by the extensive rear alterations and new family rooms.

The setting of the residence, including fences, gardens and plants also dates from work undertaken during the last 10 to 15 years.



Figure 19 View of No 16 from Roseville Ave. Source Paul Davies Pty Ltd July 2009.



Figure 20 View within the front verandah of No 16 showing the silhouette of the original verandah post and beam. Source Paul Davies Pty Ltd July 2009.



Figure 21 View of the rear of No 16 showing the substantial rear addition and changes to the roof form to create the attic rooms. Source Paul Davies Pty Ltd July 2009.

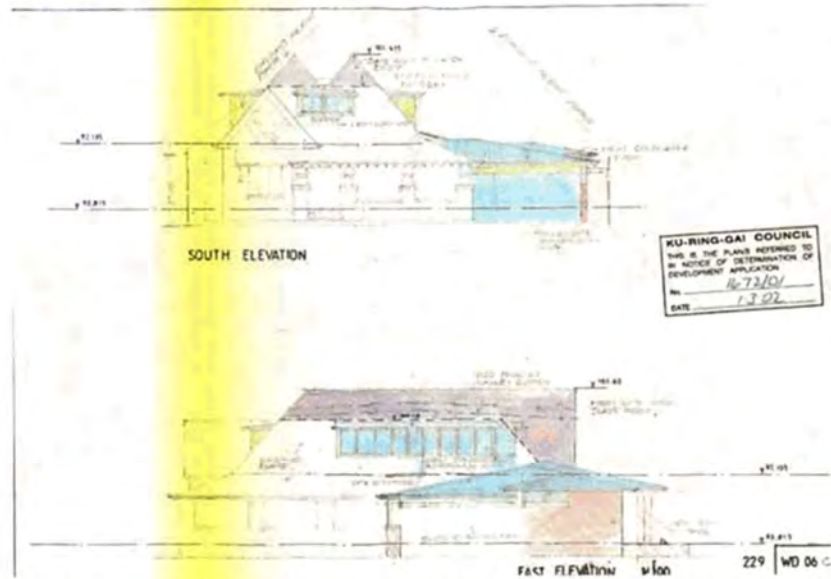


Figure 22 Elevations of the 2003 alterations identifying the changes to the roof. Designed by Michael Robilliard, Woollahra. Source: Property owner No 16 Roseville Ave

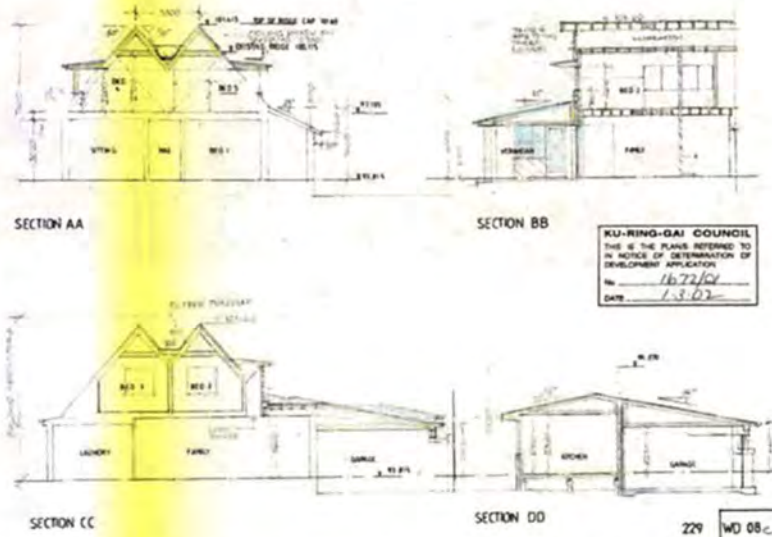


Figure 23 Sections of the 2003 alterations identifying the changes to the roof. Designed by Michael Robilliard, Woollahra. Source: Property owner No 16 Roseville Ave.



Figure 24 1943 aerial of the subject properties prior to their respective extensions, particularly No 10. The Jacaranda is evident in the front garden of No 10 as well as the drive but the garden layout is not clear. The roof over No 16 shows the parallel ridges and unusual detail with the cross ridge at the front elevation which were altered in 2003. Source: www.lands.nsw.gov.au.



Figure 25 2005 aerial of the subject properties. Source: www.lands.nsw.gov.au.

8.0 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

An archaeological assessment was not undertaken for the proposal as it is unlikely that items of state significance would exist at the sites which would come within the scope of the Heritage Act relic provisions. Prior to the subdivision to create the properties, and the construction of the houses, the area was included in the 400 acres granted to Daniel Dering

Matthew in 1819 and was most likely to be woodland for timber getting, orchards and some open pasture with few built structures until the creation of the Roseville Station Estate in 1896. The construction of the houses and later development would have substantially disturbed any former ground levels and any resources that may have existed. Therefore, the properties are assessed to have low archaeological potential and significance.

9.0 ASSESSMENT

9.1 NO. 10 ROSEVILLE AVE

PMA advise that the property at No 10 Roseville Ave should be included as a heritage item as it is:

- *A good and largely intact example of a medium scale Federation Bungalow with Queen Ann timber detailing.*
- *The building is largely intact externally and has retained a high degree of aesthetic significance and contributes to the adjoining group of potential items and items in the immediate area.*
- *The building with its Jacaranda plantings is a positive contributor to the streetscape in the immediate area.*

PMA also provided additional comments:

- *10 Roseville Avenue, Roseville, SHOULD BE INCLUDED as a heritage item as a good and largely intact example a modest Federation dwelling that despite some modifications retain its original character, details and cartilage. In combination with the adjacent 'potential' heritage items this building forms part of a significant grouping which demonstrates the early subdivision pattern and residential development within Roseville.*

GML do not support the recommendation that the house is a good and largely intact example of its type. GML also advise that the house is unremarkable and in poor condition of the house with an unsympathetic rear addition.

Concerning the condition, as a result of the inspection of the property by the author of this report, the main section of the house is considered to be intact along with its front verandah and side porch. The rear additions are tired and untidy but they could be removed and new work added to improve the appearance of the rear of the house without diminishing the legibility of the residence.

The front verandah and side porch appear to be either original to the construction of the house or added before 1926. With that, the elements contribute to the house's picturesque composition. The house appears neglected but the current condition as viewed from the exterior is not so poor as to threaten its future, its structural integrity and weatherproofness. The house, if constructed c1901-3 would have been part of the first wave of development in the Roseville Station Estate following its opening up in 1896. Improbably, the neglect suffered by the house seems to have allowed the main section to retain many of its features which have been removed in most other houses in the area that have been upgraded and/or substantially renovated. This advice should be corroborated by an inspection of the interior, particularly the main rooms to ascertain their intactness and condition.

The garden was not found to be in poor condition, just neglected. If the garden layout and details are found to date from the 1930 to 1940s, its survival is of interest, particularly as most of the other properties in the local area have had their gardens updated. Although the original c1901 property was subdivided for No 12 in the 1930s, the resultant curtilage and garden support the significance of the site.

The house is an intact representative example of the many well built residences constructed in the first half of the twentieth century in the local area following the subdivision and release of land in the late Nineteenth Century. The condition of the property could be easily retrieved and new rear additions could be added to provide additional accommodation for a modern family without losing the intactness of the residence and its presentation to the street. In addition, the house is considered to be unusual in the local area as it does not appear to have been substantially altered or updated in the later part of the twentieth century. Its potential value is supported by its garden.

In light of this, the house could possibly reach the threshold to be considered a heritage item of local significance if this was the best method to protect and manage the characteristics it demonstrates. Because the house is amongst numerous good quality similarly aged residences in the local area, a high threshold should be applied to assessing the level of the property's significance. This is to ensure that a property is not inadvertently elevated from being a contributory item to a weak individual item. To address any historical association, further research was undertaken for this report, to ascertain if the property is linked with persons of local historic interest. However, based on the research to date, the property does not appear have any tangible or significant association.

It is advised that the characteristics of the property are of interest as an intact example of its type. The level of its significance is almost at the level that management as an individual heritage item could be considered. Even though its features are not rare, its intactness is unusual in the local area.

9.2 NO. 12 ROSEVILLE AVE

PMA advise that the property at No 12 Roseville Ave should be included as a heritage item as:

No. 12 Roseville Avenue, Roseville, has some historic significance as part of the residential development of the suburb around the 1930s. The front of the house remains largely intact externally with its original Inter-War Mediterranean stylistic detailing and although it has undergone substantial modification since the 1980, it retains a degree of aesthetic significance as a contributory item to the Federation /Inter-War style dwellings adjacent.

GML agree with the PMA assessment that the property has some historic significance and a degree of aesthetic significance but advise that this level of significance does not meet the threshold for listing the property in its own right. GML note that the front porch and stone path have been altered.

Following the site inspection, it was found that these alterations in the front are fairly minor compared to the rest of the house. However, the rear additions are more substantial and the rear service rooms have been lost. Although, the rear additions do not diminish the legibility of the 1930s work with the line between the original and the extension discernable and the main house in good condition, the house appears less intact than No 10 and other interwar residences elsewhere in the area.

It is advised that the characteristics of the No 12, while of interest as an interwar residence, are not so extraordinary or unusual compared to other properties in the local area that it should be managed as an individual heritage item. The house is a well presented representative example of the many well built residences constructed in the area. However, the loss of the rear service areas and the advent of the rear extension lessen the overall intactness, whereas the form and the areas at the rear of No 10 seem to be more intact. It is clear that No 12 would be better managed as a contributory item within a conservation area.

To address any historical association, further historical research was undertaken for No 12 to ascertain if the property is linked with persons of local historic interest. However, the property

does not appear have any tangible or significant association which would elevate its historical significance.

As part of the Town Centres LEP process, two conservation areas Nos. 13 and 14 have been identified in Roseville which also present the characteristics demonstrated by No 12 in streetscapes and properties which are less altered and fragmented. Also, intact interwar properties include examples in Lord and Bancroft Streets which are now within the draft conservation area 14. These properties demonstrate the aesthetic and historical characteristics evident in No. 12 Roseville Ave. Both these buildings do not appear (as viewed from the street) to have been extended at the rear in a major way.

Also, it is noted that other large examples of interwar residences some of which appear to be intact and/or impressive enough to be considered as individual heritage items are outside the draft conservation areas or have not been identified as potential heritage items.

The PMA recommendation that the significance of the property is co-dependent with other properties in the local area (that is, its qualities support and are supported by the nearby properties at No. 10 and 16) indicates that the formation of a conservation area would be a better method to manage the site's representative qualities. However, the advent of the draft Town Centres LEP has precluded the formation of a conservation area including Roseville Ave which would include the properties. The area was assessed as part of the LEP process and the street's attributes were not considered to be sufficiently significant to be a conservation area. Instead the draft LEP proposes a medium density residential zoning on Roseville Ave with high density opposite No 12.



Figure 26 No 10 Bancroft Ave which has been proposed an individual heritage item but which is now included in the draft conservation area 14. The property appears as an intact representative example of an interwar residence. Source Paul Davies Pty Ltd July 2009.



Figure 27 No 19 Lord St which has been proposed an individual heritage item but which is now included in the draft conservation area 14. The property appears as a intact representative example of an interwar residence. Source Paul Davies Pty Ltd July 2009.



Figure 28 A large and impressive interwar house at 25 Wandella St which has no heritage protection. Source Paul Davies Pty Ltd July 2009.



Figure 29 No 24 Bancroft Ave which has been identified as a rare fine early Twentieth Century house worthy of individual listing. No. 24 demonstrates the high threshold which should be applied to identifying individual heritage items in the locality, noting the quality of the local housing. A high threshold should be applied to ensure that the significance and quality are so obvious that they are not easily challenged. Source Paul Davies Pty Ltd July 2009.

9.3 NO. 16 ROSEVILLE AVE

PMA advise that the property at No 16 Roseville Ave should be included as a heritage item as:

No. 16 Roseville Avenue, Roseville, has historic and social significance as part of the initial residential development of the suburb during the first decade of the 20th Century. Although the house has undergone recent modifications with an attic level in the original roofspace and construction of a garage at the side, the building retains its unusual form and massing with a tall paired hip roofline and the building presents as a rare example of this form of roof remaining within the Ku-ring-gai LGA. The building with its unusual roofline and largely intact original fabric contributes positively to the streetscape character which is enhanced by the original curtilage and mature trees.

GML advise that the residence has been altered and the rare features noted by PMA are actually recent additions. To corroborate this, the alterations were viewed on site and copies of the 2003 designed approval by Council were sought (Figures 20 and 21).

It is advised that the assessment should be revised. The house has been substantially altered in the 2003 with a new roof line and dormers. The house and its garden and setting, while pleasant, is such recent work, that it does not demonstrate sufficient heritage significance to be considered as an individual heritage item.

Further historical research was undertaken for No 16. However, the property does not appear have any tangible or significant association which would elevate its historical significance.

9.4 DRAFT TOWN CENTRES LEP

Since the 2006 assessment of the significance of the subject properties the advent of the Town Centres planning process undertaken by Council has altered the context within which the significance of the properties should be considered. The draft Town Centres LEP 2008 establishes a medium density zone around the properties, the characteristics of which would

not fully support the significance of the sites as contributory items demonstrated by being single detached residences on a spacious, well planted lots.



Figure 30 Part of the proposed Town Centres LEP map showing the properties located in the proposed R3 medium density residential zone and the fact that Nos 10 and 12 will be opposite the easternmost section of the R4 high density residential zone. Source: Ku-Ring-Gai Council, 2009.

Under the draft LEP the properties at No 10, 12 and 16 would be located in R3 zone which would permit medium density residential development. The character of potential development would be on lots no smaller than 1200 sq m, up to a maximum height of 11.5m, with a floor space ratio (FSR) of 0.8:1. Nos 10 and 12 would be located opposite the easternmost edge of the R4 zone which would permit development on lots no smaller than 1200 sq m, up to a maximum height of 17.5m with a FSR of 1.3:1.

Council notes that the R3 zone will provide a transition between the high density R4 zone and the low density R2 zone. Mature trees will provide a visual buffer and the draft Town Centres DCP will establish large landscaped front setbacks to manage the increase in built form permitted in the R4 zone. Notwithstanding this, GML's submission that the proposed zone will impact on the significance of Nos 10, 12 and 16 Roseville is applicable. The significance of a property is most easily managed when the local zoning is commensurate with and supports the site's character. This is valid as any significance that the subject properties demonstrate is dependent on a similar scale in the area, consisting of mostly single storey houses on generous lots with deep setbacks allowing for well planted gardens with large mature trees in both the front and rear.

Under the proposed zoning, the nearby houses will be replaced and the existing scale will alter in time, particularly as the FSR in the R3 zone will be almost three times FSR of the R2 low density zone. While the building height in the R3 zone will only be 2m higher than the R2 zone, the appearance of the R3 zone area is likely to change from being characterised by mostly large spreading roofs sitting low over simply massed single storey buildings to more complex buildings with less visible roofs and more wall height in order to maximise the internal accommodation.

Infrastructure associated with medium density development including fenestration, balconies, driveways, paths, courtyards and their privacy fences as well as bin stores and letterboxes will add to the sense of increased built form in the new development, despite any softening provided by landscaping. The increased sense of built form in the R4 zone opposite Nos 10 and 12 (consisting of maximum building height of 17.5m and FSR over four times the R2 zone) will have a substantial impact on their setting.

It is acknowledged that the part of Roseville east of the railway line has been identified for some time as having the potential to be a conservation area. The character of the properties at No 10 and 12 as contributory items would be well managed within this area. (As the alterations to No 16 have diminished its intactness, the property would be a neutral element in any conservation area). However, as part of the LEP process, Roseville Ave was assessed along with the rest of the area and its housing stock was not found to be sufficiently intact that the street should be a conservation area. Two more rigorous and intact potential conservation areas have been proposed. These areas will protect and manage the characteristics not only demonstrated in the subject properties but also in the wider area which was identified by the National Trust as a potential urban conservation area.

10.0 CONCLUSION

A draft Local Environmental Plan (LEP) 2008 is proposed for 6 town centres in Ku-ring-gai. The LEP will replace current planning controls under the Ku-ring-gai Planning Scheme Ordinance (KPSO) within the affected areas. As part of the draft LEP, 154 properties have been considered as potential heritage items including the properties at 10, 12 & 16 Roseville Ave. During the Town Centres LEP public exhibition period, submissions were made by the owners of these properties disputing Council's assessments. Godden Mackay Logan was commissioned by the owners of the properties to make submissions countering Council's conclusions. This report provides Council with an independent review of the assessments, also considering the current planning processes.

10.1 NO 10 ROSEVILLE AVE

No 10 Roseville Ave has been identified by Council as a potential item as it is "a good and intact residence with high aesthetic significance". "The building contributes to the adjoining group of potential items and items in the immediate area" (PMA assessment).

This report finds that the building, other than showing the evidence of some neglect, appears intact. Improbably, the neglect has meant that the house and its garden have not been altered recently which is a rare attribute in the local area. The house and garden still retain most of the features from the early to mid Twentieth Century.

No 10 could be considered as potentially reaching the threshold to be an individual heritage item of local significance under Criterion G of the NSW Assessment Criteria. It is an intact example of an early Twentieth Century house constructed within the first 10 years after the opening up of the Roseville Station Estate. The house, despite the rear verandah infill and extension, still evidences the form, style and construction typical of middle class Federation period residences.

10.2 NO 12 ROSEVILLE AVE

No 12 Roseville has been identified by Council as having "some historic significance, is largely intact and retains a degree of aesthetic significance as a contributory item to the Federation and Interwar style dwellings adjacent" (PMA assessment).

This report finds that this assessment is inconclusive and does not reach the rigorous threshold needed in Roseville (due to the high number of good quality houses) to elevate the property from being a good contributory item to a heritage item. The characteristics demonstrated by the property are found in a number of more intact properties proposed to be included within nearby conservations areas but not as heritage items.

10.3 NO 16 ROSEVILLE AVE

No 16 has been identified by Council as it demonstrates "historic and social significance as part of the initial residential development of the suburb during the first decade of the 20th

Century". "In particular, the building retains its unusual form and massing enhanced by the original curtilage and mature trees" (PMA assessment).

This report finds that the house and garden have been altered in the last twenty years that the property does not demonstrate sufficient heritage significance that justify inclusion as a heritage item.

10.4 RECOMMENDATION

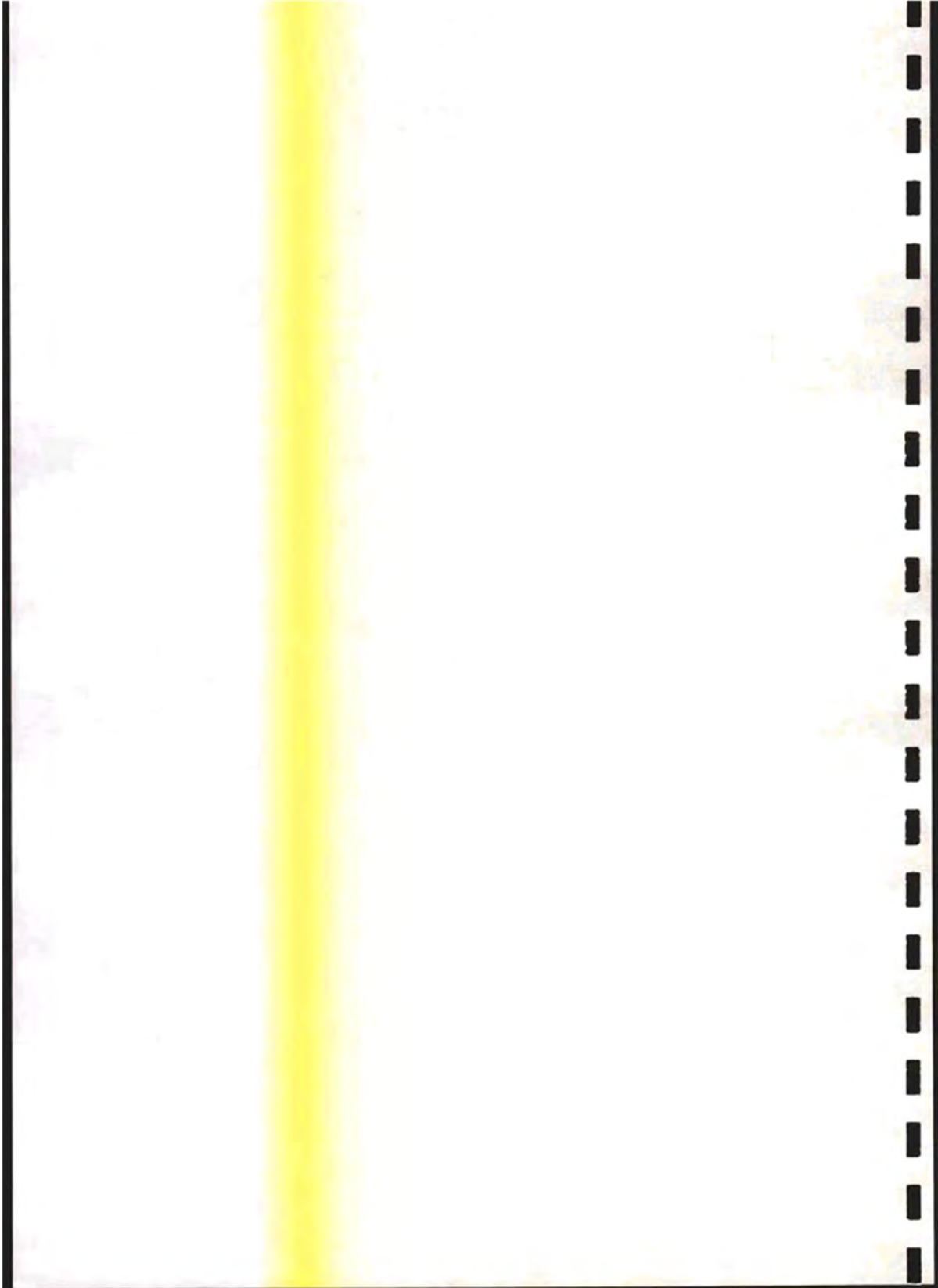
It is recommended that No 10 potentially demonstrates sufficient heritage significance to be an individual heritage item and No 12 would be a contributory item in a conservation area. Both properties would be easily managed with a conservation area. The advent of the draft Town Centres LEP affects the management of any heritage significance demonstrated by Nos 10 and 12 Roseville (No 16 is not included). Prior to the LEP process, Nos 10, 12 and 16 were included in a larger prospective conservation area extending outside the Roseville town centre. The area was identified for its outstanding streetscapes of Federation and Interwar period housing. However, under the draft LEP, Roseville Ave was assessed along with the rest of the area and its housing stock was not found to be sufficiently intact that the street should be a conservation area. Two more localised intact conservation areas have been proposed which do not include the subject properties.

The LEP proposes medium density residential zoning in Roseville Ave and high density residential zoning directly opposite Nos. 10 and 12. These factors weaken effective management of the significance of the properties. Under the LEP, the character of the local area will alter in time. Only a heritage item demonstrating a high level of individual significance exemplified in No 24 Bancroft Ave (Figure 29), rigorously assessed, would be better armed to withstand future development generated by the proposed zonings.

It is recommended that

- No 10 could be identified as an individual heritage item. However, the local zonings under the draft LEP will affect effective management of the site's significance.
- No 12 should not be an individual heritage item.
- No 16 should not be an individual heritage item.

As a postscript, during the site inspections, the stone front fence was noted. Of interest is the fact that the fence fronts 3 properties from No. 8 to No. 12 and features fine decorative gates. The origins of the fence have not been determined. Further research would be useful to shed light on the fence and perhaps some significance, if any, may be identified. If significant, the fence may require safeguarding particularly if the properties it fronts have no heritage protection.





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ITEM DETAILS					
Name of Item					
Other Name/s Former Name/s	"Pandora" (<i>Sand's Directory</i>)				
Item type (if known)	Built				
Item group (if known)					
Item category (if known)	House				
Area, Group, or Collection Name					
Street number	16				
Street name	Roseville Avenue				
Suburb/town	Roseville	Postcode	2069		
Local Government Area/s	Ku-ring-gai				
Property description	Lot 2 DP 1046734				
Location - Lat/long	Latitude		Longitude		
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Private				
Current use	Residence				
Former Use	Residence				
Statement of significance	<p>No. 16 Roseville Avenue, Roseville, has historic and social significance as part of the initial residential development of the suburb during the first decade of the 20th Century. Although the house has undergone recent modifications with an attic level in the original roofspace and construction of a garage at the side, the building retains its unusual form and massing with a tall paired hip roofline and the building presents as a rare example of this form of roof remaining within the Ku-ring-gai LGA. The building with its unusual roofline and largely intact original fabric contributes positively to the streetscape character which is enhanced by the original curtilage and mature trees.</p>				
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>		



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DESCRIPTION				
Designer				
Builder/ maker				
Physical Description	<p>No. 16 Roseville Avenue, Roseville, was originally a single storey Federation period residence constructed of red painted common brickwork with a steeply pitched paired hip roof clad in slates with terracotta ridge capping and finials. The eaves featured exposed rafter ends and a brick chimney with render detail. The front façade features a steeply pitched gable end with timber brackets and timber and roughcast rising sun detail. The façade below the gable features a window with toplights and timber bracketed hood clad in slates. The main roofline is broken out over a verandah which wraps around the south eastern corner of the building. The eastern end of the verandah is now infilled with timber framed windows. The verandah roof is supported on paired timber posts on face brick pier with rendered detailing and a full brick balustrade with rendered capping continues around the front and side. The front verandah also features reproduction tessellated floor tiles and original timber door and windows. The main roof now contains an attic floor and features a distinctive paired hip roof with a skillion roofed dormer inserted on the east and west facing slopes. A smaller dormer window also projects from the southern, front roof slope. A large double garage has been constructed to the north eastern corner of the building. The garage features a long hipped roof clad in Colorbond, exposed rafter ends and modern tilt door. The house is set back from the street frontage which is defined by a timber picket fence, timber pergola and a lynch gate on a painted concrete base. A coloured concrete path extends to the front verandah and bisects the front yard which features ornamental shrubs and lawn. A strip driveway runs parallel to the eastern site boundary to the double garage.</p>			
Physical condition and Archaeological potential	The house appears to be in sound and good condition externally. The archaeological potential is considered to be low.			
Construction years	Start year		Finish year	Circa 1906 <input checked="" type="checkbox"/>
Modifications and dates	<p>1985: Alterations (85/02390) 1999: Additions and alterations to existing dwelling including pool and garage (amended, 99/01885/FB, 2082/99/DB) 2001: Additions and alterations plus pool (1872/01/DB, 03/00123/C2)</p>			
Further comments	Despite the additions of the side roof dormers and garage, the main house generally retains its original scale, form, details and fabric and makes a positive contribution to the streetscape. The building, with its dual hip roofline is an unusual and rare stylistic item within the LGA.			



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HISTORY	
Historical notes	<p>Roseville made up a major part of the DD Mathew grant of 400 acres named 'Clanville' which extended along Lane Cove Road (now Pacific Highway) from Tyron Road in the north to Boundary Street in the south and Archbold Road in the east. DD Mathews worked 'Clanville' as early as 1814, cutting timber and running sheep and cattle before it was sold to Richard Archbold in 1924. Archbold felled timber on the estate and then planted fruit trees using convict labour. Richard and Mary Archbold's home, 'Clanville' reputed to have been built by Mathew. After Richard's wife, Mary died in 1850 the estate passed to the children. The eldest son, Richard took the land from Tyron Road to Clanville Road and the second son Gerald took the land from Clanville Road to Boundary Road. Richard's and Gerald's holdings were subdivided before 1886 into 50 acre lots. Gerald sold off all but 54 acres extending east from Lane Cove Road. In 1890 Gerald also sold six acres fronting Clanville Road and Hill Street to AJ Hordern and this parcel of land became known as Hordern's Bush.</p> <p>Before 1890 Roseville was known for its orchards and Chinese market gardens. Subdivision into residential lots followed the establishment of the North Shore Railway Line in 1890 and the estates fanned out from Lane Cove Road towards Archbold Road following the earlier 50 acre lots subdivision¹.</p> <p>Occupants The site is part of 400 acres originally granted to Daniel Dering Mathew in July 1819. It subsequently became part of the 1896 "Roseville Station Estate" (DP 3277) consolidated by Alexander James Dodds, David Peter Dickson and Richard Jones. In 1906 Percy WT Bullock purchased the site, Lot 10 Section A. Roseville Avenue was first listed in the <i>Sands Directory</i> in 1903. P Bullock is first listed in the <i>Sands</i> in 1907, occupying "Pandora". The property was transferred in 1912, 1914 and in 1919 was purchased by Mary Macpherson. The Macpherson family retained ownership until the 1970s, from which time the property has changed ownership.</p>

THEMES	
National historical theme	
State historical theme	Housing Land Tenure Townships
Local historical theme	Suburban Consolidation

¹ Godden Mackay Logan, Kuring-gai Urban Conservation Area Study, Stage 2 and 2(a) December 2002, PP 27-29



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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The building has historical significance as one of the earliest residences in the immediate area and as a building which reflects the early evolving pattern of subdivision and residential development within the suburb.
Historical association significance SHR criteria (b)	
Aesthetic significance SHR criteria (c)	No. 16 Roseville Avenue has aesthetic significance as a very interesting and largely intact example (externally) of a Federation Period residence constructed as part of the subdivision of the larger holdings in the area. Significant as a positive contributory item to the variety of Federation Period residences within the immediate area.
Social significance SHR criteria (d)	Social Significance as a building which has been part of the character of the immediate precinct throughout most of the 20 th century.
Technical/Research significance SHR criteria (e)	
Rarity SHR criteria (f)	A rare largely intact example of a paired hip roofline to a medium scale dwelling within the Ku-ring-gai LGA.
Representativeness SHR criteria (g)	
Integrity	No. 16 Roseville Avenue, Roseville, retains a high degree of integrity in the original fabric and stylistic detailing of the residence.



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HERITAGE LISTINGS	
Heritage listing/s	Located within the National Trust of Australia (NSW) Urban Conservation Area [(Precinct 3).]

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Written	Godden Mackay Logan	Ku-ring-gai Urban Conservation Area Study -Stage 2 and 2(a)	2002	Ku-ring-gai Council,
		Certificate of Title Volume 1439 Folio 89 Volume 1668Folio 31 Volume 13184 Folio 129		Land and Property Information
		Sands Directory 1858-1932/3		

RECOMMENDATIONS	
Recommendations	<p>No. 16 Roseville Avenue, Roseville, is recommend for listing as a largely intact (externally) and rare example of a Federation Bungalow that retains its unusual original roof form, scale and character. The building makes a strong and positive contribution to the immediate area and the streetscape in general.</p> <p>It is recommended that:</p> <p>1/ the building roofline should be retained intact in its original paired hip form with slate cladding and terra cotta ridge capping.</p> <p>2/ any future redevelopment of, or additions to the extant building should respect the existing character of the building and be located to have the least visual impact from Roseville Avenue.</p> <p>3/ significant details such as the main roofline, the veranda with timber balustrade and posts, and original window and door openings to front façade should be retained in any future modifications to the building.</p>

SOURCE OF THIS INFORMATION			
Name of study or report	Review of Potential Heritage Items in the Ku-ring-gai Local Government Area	Year of study or report	2006
Item number in study or report			
Author of study or report	Perumal Murphy Alessi Pty Ltd in association with Glen Cowell Heritage Services Pty Ltd.		
Inspected by	GC & LA		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	GC & LA	Date	October 2005



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	16 Roseville Avenue, Roseville, location plan			
Image year		Image by	Image copyright holder	KMC





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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	16 Roseville Avenue, Roseville, front view				
Image year	2005	Image by	GC	Image copyright holder	KMC





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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	16 Roseville Avenue, Roseville, east side				
Image year	2005	Image by	GC	Image copyright holder	KMC



CONSIDERATION OF 16 EDENHOLME STREET, WEST PYMBLE AND 16 CURTIN AVENUE, WAHROONGA

BACKGROUND:

Two properties have been brought to our attention recently as being for sale. Neither are listed as heritage items nor are they located within conservation areas.

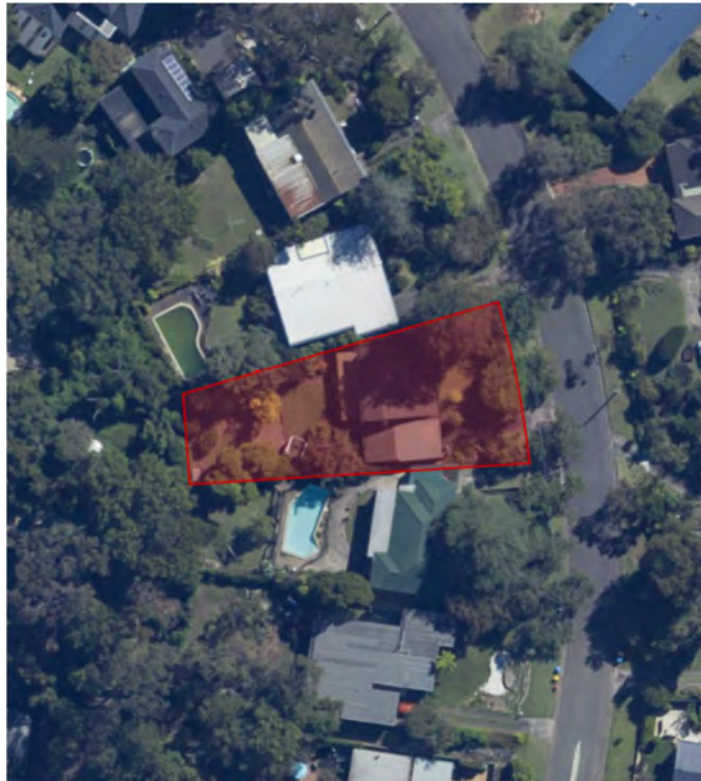
The aerial photo for 16 Edenholme Street, West Pymble:



Please view the link for photos:

<https://www.domain.com.au/16-edenholme-street-west-pymble-nsw-2073-2017213136>.

The aerial photo for 16 Curtin Avenue, Wahroonga:



Please view the link for photos:

https://www.domain.com.au/16-curtin-avenue-wahroonga-nsw-2076-2017204394?qclid=Cj0KCQjw4eaJBhDMARIsANhrQACsYcNeXNUAUHTlvM8FUYsVoQsrfQTd73KhG8W4Xscxw5Qua2NcdXYaAmdQEALw_wcB

COMMENTS:

Comments are sought from HRC in relation to these properties.

Vanessa Holtham
Heritage Planner Specialist

Antony Fabbro
Manager Urban & Heritage Planning

KILLARA BOWLING AND LAWN TENNIS CLUBS - PROPOSED HERITAGE LISTING

BACKGROUND:

The planning proposal for the proposed heritage listing of the Killara Bowling and Lawn Tennis Clubs will be presented to the Ku-ring-gai Local Planning Panel with additional information on Monday 18 October 2021.

The revised Heritage Assessment is outlined at Attachment A1.

The statement of significance for the Springdale Conservation Area is proposed to be revised and this outlined at Attachment A2.

Council staff are also suggesting that the land also be re-zoned from Residential to Private Recreation to support the heritage listing.

COMMENTS:

Comments are sought from HRC members where necessary.

Vanessa Holtham
Heritage Planner Specialist

Antony Fabbro
Manager Urban & Heritage Planning

Attachments:	A1	Heritage Assessment - Killara Bowling and Lawn Tennis Club	2021/271781
	A2	Proposed updated Springdale Conservation Area Statement	2021/271782




KILLARA BOWLING AND LAWN TENNIS CLUB

HERITAGE ASSESSMENT

**PREPARED ON BEHALF OF
KU-RING-GAI COUNCIL**

REVISED ISSUE – SEPTEMBER 2021

1. SITES' LEGAL DESCRIPTIONS AND ZONING:

Address	Lot & DP	Owner	Map
6 Arnold Street, Killara	Lot 3 DP 817195	Killara Bowling Club Pty Ltd	
6 Arnold Street, Killara	Lot 2 DP 817195	Killara Bowling Club Pty Ltd	
Werona Avenue, Killara (Right of Way)	Lot 11 DP 1083606	Killara Lawn Tennis Club Pty Ltd	

6 Arnold Street,
Killara

Lot B DP
380305

Killara
Bowling
Club Pty
Ltd



8 Arnold Street,
Killara

Lot 11 DP
1083606

Killara
Lawn
Tennis
Club Pty
Ltd



Zoning - R2 Low Density Residential

Land Use Permitted with Consent - Bed and breakfast accommodation; Boarding houses; Building identification signs, Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture

History of Zoning – The site has been zoned for a residential use since the 1960s.

- County of Cumberland Planning Scheme 1961 – site was zoned 'Living Area'
- Ku-ring-gai Planning Scheme Ordinance 1971 – site was zoned Residential 2(c2).

When the Ku-ring-gai Local Environmental Plan 2015 was prepared, the residential 2(c2) zone was translated into the equivalent under the Standard Instrument, being R2 Low Density Residential.

2. BACKGROUND

The Killara Bowling and Lawn Tennis Clubs are located within the Springdale Conservation Area. The statement of significance for the Conservation Area is as follows:

The Springdale Conservation Area has historic significance as part of the Jane Bradley's 1839 160 acre land grant whose boundaries are evident through the following streets: Karanga Avenue, Locksley Street, Roseberry Road and Stanhope Rd. The area has aesthetic value for the high number of intact Federation and Inter-war buildings, as well as significant twentieth century development. The area is characterised by medium to large lots with well-established gardens. The houses are almost exclusively detached residences, with only few exceptions. Architectural styles present include Federation Queen Anne, Arts and Crafts and Bungalow, and Inter-war Old English, Spanish Mission, Mediterranean, Californian Bungalow and . Many houses retain period landscape features including sweeping drives, borders of mixed shrubberies and planted out beds.

The significance of the Springdale Conservation area has been previously associated with significant architectural styles and residential allotments only. Whilst the significance of this Conservation Area will be adjusted to include the significance of the Killara Bowling and Lawn Tennis Clubs, this heritage assessment also considers the significance of the Bowling and Tennis Club sites within their own right.

The adjusted statement of significance will be as follows:

The Springdale Conservation Area has historic significance as part of the Jane Bradley's 1839 160 acre land grant whose boundaries are evident through the following streets: Karanga Avenue, Locksley Street, Roseberry Road and Stanhope Road. The area has aesthetic value for the high number of intact Federation and Inter-war buildings, as well as significant twentieth century development. The area is characterised by medium to large lots with well-established gardens. The houses are almost exclusively detached residences, with only few exceptions. Architectural styles present include Federation Queen Anne, Arts and Crafts and Bungalow, and Inter-war Old English, Spanish Mission, Mediterranean, Californian Bungalow and . Many houses retain period landscape features including sweeping drives, borders of mixed shrubberies and planted out beds.

A significant landmark within the conservation area, the Killara Bowling and Lawn Tennis Club sites have strong links to the historical development of the area, notably the work of J G Edwards. They also represent a continued and historic use of the land for recreational purposes.

3. PHYSICAL DESCRIPTION

The subject site comprises of four allotments addressing three street frontages, Locksley Street, Arnold Street and Werona Avenue and comprising the Killara Lawn Tennis Club and the Killara Bowling Club. Collectively, the sites contains a small concentration of buildings located along the common boundary with the tennis building facing east to the tennis courts and the bowling club complex orientated to the bowling greens to the west. The history of both sites provides more information in relation to the evolution of the built fabric and landscape elements on the site.



Aerial photograph of the Killara Bowling and Lawn Tennis Clubs (Source: E Craig Miller).

Despite an inspection of the sites being carried out by Council Staff on 13 April 2021, photographs were not taken due to a children's sport event occurring at this time. Covid-19 restrictions permitting, a further and forensic analysis of the site's built and landscape fabric should be undertaken to determine any heritage significance that exists beyond what is identified in this report. Some images of the club houses, bowling greens, tennis courts and other built fabric contained within the sites, provided by community member Mr E Craig Miller, have been included as appendix 1.

4. HISTORY OF KILLARA LAWN TENNIS CLUB

The following history of the Killara Lawn Tennis Club has been provided by the Ku-ring-gai Historical Society, written by Elizabeth Dokullil (*The Historian* Vol 45.1 2016, pp 43-46):

The area where the Killara Tennis Club now stands was covered with tall trees on the banks of a watercourse.ⁱ By 1893, J G Edwards an enterprising developer, had acquired the whole 160 acres of the Springdale Estate and proceeded to subdivide them into residential blocks. Edwards realised, to the benefit of Killara, that the site bounded by Locksley Street, Werona Avenue and Arnold Street was unsuitable for subdivision, so set it aside for a park, or recreational purposes.ⁱⁱ

Edwards attempted to form a company to clear and drain the site, but as there were no takers. He proceeded to cut a channel to carry away the water, shored it up with timber and bricks, removed trees and stumps and cleared the area. This indefatigable man proceeded to form three tennis courts, again attempted to float a company with no success, so he refunded all money and completed the project himself. By 1910 Edwards had fashioned six tennis courts, a croquet lawn and bowling green, built a small wooden clubhouse and thus his vision of the Killara Recreational Club was born.ⁱⁱⁱ

At first the courts were little used by the residents until 1913, when five enterprising Killara gentlemen, Messrs Lovegrove, Shannon, North, Blackett and Wilkes banded together, took over the project for a nominal rent and established a large popular tennis club with ten or eleven courts.^{iv} A piece of grass on the western side was left aside for bowls or croquet, but there was little interest in Killara for anything other than tennis. Rather than the green deteriorate, Edwards maintained and leased it to the Tennis Club for £12 a year. The tennis players took advantage of the arrangement and it is recorded that some played both tennis and bowls on the same day.^v

In 1916 three men, newcomers to Killara from Marrickville, joined together to form the Killara Bowling Club. Until 1919, the bowlers took over the lease, rented the green from Edwards but remained affiliated with the Tennis Club who also owned the clubhouse. As a direct consequence the tennis players enjoyed being members of both the Tennis Club and Bowling Club.^{vi} The clubs functioned happily alongside each other until 1919. With growing membership the Bowling Club decided to secede from the Tennis Club and stand alone. In 1920 Killara Bowling Club became the Killara Bowling Company with its own Constitution. To be a viable club they needed two greens so commenced to negotiate with J G Edwards to buy his green plus the court that faced Arnold Street and belonged to the Tennis Club, at a cost of £1,185.^{vii} The Title Deed included the 'Rights of Carriageway', with its freehold to be retained by the Tennis Club.

In 1910 the first clubhouse was little more than one room divided into two by a single dividing wall down the middle and owned by the Tennis Club. Each side was approximately 24 feet by 9 feet (7.3m x 2.7m) with a verandah on their fronts, 6 feet by 9 feet (1.8m x 2.7m), with the tennis section facing east and the bowlers, west. When the Bowling Club became a Company, they arranged to buy their side of the joint clubhouse from the Tennis Club. Both clubs embarked on improving their space and it is interesting to note that even though each has been rebuilt, the original back or dividing wall remains and is still the boundary between the clubs today. The affiliation has ceased, but the friendship still remains.^{viii}

From old photographs taken in the mid-1920s, both clubhouses appear remarkably similar. As the bowler's improvements are on record, but as none are known for the Tennis Clubhouse, it is these that have been used in this history. By mid-1920 at a cost of £1,250, the size of each clubhouse

was increased to 59 feet x 27 feet or (17.9 x 8.2m) and the small verandah on either side was enlarged to 32 feet 6 inches x 12 feet or (10m x 3.6m).^{ix}

The tennis clubhouse faced Number 5 court and unfortunately their verandah was not sheltered from the elements. In the 1930's the verandah floor of the tennis clubhouse became 'cupped', or very uneven with many bumps and dips.^x However, with the world in Depression the club's members were not prepared to give funds to fix the problem, so it remained in that state for twenty years.^{xi}

This verandah was the scene of many convivial Killara gatherings until it was demolished in 1953. An early photo dated 1919, depicts the ladies in long white dresses, possibly made of muslin, with wide brimmed hats and presumably gloves, enjoying afternoon tea on the new clubhouse verandah. The women in the photo may not have had a game, but came to socialise with friends and neighbours, bringing the sandwiches, biscuits and sponges as well. The three gentlemen in the picture are in 'whites', the required tennis dress of the day, two wearing dark jackets or blazers, but no sign of any hats.^{xii} In 1919, no man ever went without a jacket and their dress code followed cricketers' attire, of cream shirt and trousers. Men's tennis trousers were fairly narrow, always with a cuff and held up with a brown belt. A close inspection of the above mentioned photo shows the men wearing white sand shoes with black socks. Later the socks were changed to cream.^{xiii} The bowlers next door also wore whites but with waistcoats and either straw hats or boaters.^{xiv} There is a photo of M Lovegrove who won the men's tennis singles in 1918 -19 and in 1920-21 wearing a white shirt, white trousers, white sandshoes, black socks and brown belt, but no hat, so maybe hats were not worn by tennis players.^{xv}

Tennis developed into a popular recreation in Killara and the centrally located clubhouse became the venue for meeting friends and neighbours after a game, or other convivial occasions. From 1913 until 1928-29 there are no women listed on the dark, brown Honour Board situated halfway up the clubhouse staircase. The first lady is recorded in 1930 with Z Edmondson as the first Women's Singles Champion.^{xvi} This is surprising. Tennis was not only considered a suitable sport for ladies, but a social attribute. History records that Mary Queen of Scots played tennis at Hampton Court in 1528.^{xvii} As well, one should also not forget that in 1884, the first Women's Singles Title was competed for at Wimbledon.^{xviii}

The club had strict rules. Afternoon tea on the verandah saw, in the early thirties saw the women taking their tea at one end, with the men at the other.^{xix} In 1936, after receiving verbal complaints, presumably from neighbours, the committee arranged that all games for ladies and men be played on separate courts and absolutely no mixed doubles played without authority. This segregation continued on into afternoon tea time, which indicates an entrenched attitude of the Tennis Club towards any mixing between sexes.^{xx}

The early Constitution of the Killara Tennis Club stated that the players wear white as did the Royal Sydney Tennis Club, not that the club followed their edict as regards dress. This ruling remained firm until 2009 when the club allowed players to wear coloured clothing. Until that date, spare white shirts were kept upstairs in the clubhouse for any men who arrived wearing ones that were not all white. The correct women's attire in 1930 was a knee length pleated skirt, white blouses with white stockings.

After WWII the acceptable men's attire was tennis shirts and shorts in white or cream. The women were also all in white and could wear a dress, skirts or shorts with a shirt. The white stockings had been discarded in favour of white socks with white sandshoes. The stringent dress requirements

remained at Killara but by 1975, some members felt the white ruling was out of date and wished to introduce some pastel shades. Wimbledon, where the 'all white' rule still reigns supreme in 2016, experienced small objections against this, as when in 1949 Gussy Moran wore a daringly short dress with lace trimmed panties. The advent of the 'mini' saw the length of the women's tennis skirts or frocks rise but in the Committee Minutes of December 1975 and February 1977 the vote was for predominantly white or cream gear with a coloured trim, but no tracksuits. However, the thorny problem would not lie down. On 2 April 1979, the committee met but could not reach a decision on the matter so they deferred the decision to the next meeting that was held on 21 May. It was a stormy meeting but the vote for pastel won. It is recorded that the meeting closed at 10.10 pm but was reopened one minute later at 10.11pm. Apparently the vote on pastel was queried, so another vote was taken and this time white won and pastel lost. However not for long, as soon after, pastel but not coloured clothing, was permitted on the courts. Some members suggested that after frequent washing, colour faded to pastel but the idea fell on deaf ears. ^{xxi}

Because of their stringent colour edict, from 1979 to May 1986, neighbouring clubs were sent letters advising them that no coloured clothing was permitted on Killara's courts. To enforce this, players arriving in coloured gear were given white shirts or shirts to change into from clothing pool of old tennis clothes kept by the club who charged \$4.00 for their laundering. ^{xxii} In 1988 further letters were sent out to clubs, again advising them of the rule. A letter to Killara from Manly Tennis Club in 1990 requested that their Badge players be allowed to wear aqua blue when playing at Killara. The committee debated this request and asked for a sample shirt before making a decision. The request failed, the colour was too aqua. ^{xxiii} In 2009 Killara decided to accept coloured clothing, but it is interesting to note, that in 2016 99% of the members still only wear white. ^{xxiv} Maybe this is because white clothes are still the most appropriate clothing worn in hot weather. One only has to travel to India to realise this.

As the tennis dress improved, so did the racquets. Early racquets were made of laminated white ash and strung with cat gut. Their size was limited by the strength and weight of the wooden frame which had to be strong enough to hold the strings and stiff enough to hit the ball. Later manufacturers started adding non-wood laminates to wood rackets to improve stiffness. In the 1930s the pale blue Cressy 'flat top' and Spalding's 'Top-Flite' were the most popular but the £5.00 cost was prohibitive, as at that time it was more than the basic wage. ^{xxv} Jimmy Connors in the 60s used a steel racket. This superseded the one made of aluminium and produced a larger and lighter racquet. Graphite replaced aluminium in the eighties and this lighter and stiffer racquet allowed players to hit the ball harder. However, today graphite is used, often mixed with tungsten, titanium and carbon fibre. ^{xxvi}

During the Depression of the 1930s, the Tennis Club fell on hard times and was forced to sell courts nos six, seven, eight and nine, for £1,550 or \$3,100. Money from their sale allowed the club to reduce their mortgage, pay creditors, clear the overdraft and re-construct court No 6 adjacent to No 5. The cost of the new court was a bargain at £186 or \$372, as the builder needed the work to keep his business afloat. ^{xxvii} The tennis club had lost land, but could afford to retain their six grass courts. ^{xxviii}

On 24 February 1936 the committee incorporated the club. This permitted them to apply to the Rural Bank for a mortgage of £180 at 3% for 10 years on 3 March 1936. A little snippet from the Club Minutes of 11 November 1937 records, that all unfinancial members were referred to the aptly named debt collector, R G Dun & Co. ^{xxix}

In 1936 the club installed hot showers in the ladies' and men's dressing rooms. The cost of £25 10s 0d was met by Mr John (Jack) Shand KC, a noted Sydney criminal barrister, with a passion for the club and where he met his wife Judith. ^{xxx} He was Club President from 1933- 59 and waved all fees for any litigation that involved the club. He died in 1959, still in office. A bronze plaque, placed on the wall to the right of the bar counter, honours this dedication. ^{xxxi}

Sydney Badge, the oldest tennis competition in the Sydney Metropolitan area has multiple grades on offer and caters for over 1200+ players of all ages, levels and abilities. Games are played at either the competitor's home court or at other NSW Member Clubs across the Greater Sydney Metropolitan area. Killara had very successful Badge teams and after the war Killara's top Badge team kept its one-one status up until the 1960s. ^{xxxii}

Several Metropolitan Badge Clubs held Open Grass Championships and in 1914 Killara decided to hold their own championship. From that year until 1957 the club organised the Northern Suburbs Lawn Tennis Championship each February. It became an important fixture and often drew either a Davis Cup player, or one of equal ranking. Names on the honour board, on the landing of the staircase, indicate how the club has been the foundation of many great Australian Tennis Players, such as Ken Rosewall, Lew Hoad, Fred Stolle and Neale Fraser. ^{xxxiii} After 1957 this competition faded from the scene, as players preferred to play in overseas tournaments. ^{xxxiv}

Over the years some members won the Men's Singles Championships several times. Dr Granville Sharp won the club's champion four times, both the NSW Singles and Doubles titles between 1903 and 1906, and in 1909 was the only NSW player chosen for the Davis Cup team. ^{xxxv} During WWII there were no club competitions and these were not resumed until 1946. Perusing a list of winners of the Men's' Singles Championship, some won the title several times. Bill Wallace, both President and Captain, won it ten times with the Epstein brothers, C Balcombe and A Anderson also winning multiple times.

Fred Stolle won the Singles championship in 1955, 56 and 57. ^{xxxvi} He went onto win the French Championship in 1965, the US Championship in 1966 and is remembered as the only male player in history, to have lost his first five attempts at winning a Grand Slam Singles Final. In other Grand Slam Championships he succeeded magnificently by claiming ten Doubles and seven Mixed Doubles Grand Slam Championship titles. Today in 2016, Fred is their Patron of the Killara Tennis Club and the club bar bears his name. ^{xxxvii}

During WWII, Killara extended a welcome to eight US Army servicemen to play on Saturday and Sunday. Two courts were also made available for use on Wednesdays, for those stationed at the RAAF Base at Bradfield Park. In appreciation of this gesture the RAAF presented Killara with a Pennant in 1944. ^{xxxviii} After the war Killara enjoyed an insurgence of players, old and young, seeking sport and social relaxation in their suburb. In the weekend, all courts were occupied. After a game, the players would shower and change, to be ready for a drink at the Bar, which was continuously kept open during the weekend. To cope with demand, it is reliably reported that Jim Carson the barman, who was vertically challenged, slept overnight in the men's change room. As the courts were closed at Christmas for the groundsmen to sprig the courts with new grass runners, the clubhouse became an ideal venue for Killara residents to hold functions. ^{xxxix}

Between 1930 and 1950 all gear, including tennis clothes, were brought into the clubhouse in long, tennis cases. Players took pride in their cases which were often made to measure. The cases were very necessary, as in the days before the prevalence of car ownership, a player did not arrive in

tennis gear, but brought it to change into at the courts. After the game, players would shower and change once more, before repairing with their case to the bar for a drink and a match post mortem. The club has recently painted the dressing room, installed new showers, mirrors and a thick green carpet. The lively atmosphere generated by players vigorously showering and towelling down has been lost. Today, players arrive already changed and depart the same way. ^{xi}

Killara demolished the old clubhouse in September 1953. As the club could not possibly function without poker machines and a bar, the solution was to install both in the shed beside court No 6. During its short merry life, the shed became known as a den of iniquity. ^{xii} *The Tennis and Bowling Clubs rebuilt their clubhouses at much the same time, on either side of the old party wall, or boundary, which remains. During the renovations, the Tennis Club allowed the Bowling Club to buy a strip of land 19 feet (5.9m) x 15 feet (4.9m) on its southern side. This benefitted both, one providing one with much needed funds and the other with a bigger club room.* ^{xiii}

The 60s saw the Tennis Club became the hub of much social interaction between Killara's younger set. Formal dinners, wine tastings, Melbourne Cup and Christmas luncheon parties were held. To entice new members, the club instigated a coaching program. Unfortunately licensing laws forbade any juniors near a bar which was situated in the open area of the clubhouse. The forced the committee to screen off the bar; a most unsatisfactory arrangement, as it prevented junior and senior members from socialising together. When the laws changed there was a sigh of relief, as without the screen all could mix again in their large room. ^{xiii}

Early in the 1970s, the committee realised an upgrade of the bar was essential. The problem was its counters were difficult to serve from, and with no cool room, a half empty beer keg could not be kept fresh overnight. After much deliberation, the committee agreed to arrange a bank loan and employed a member, Don Whitnall a structural engineer, to redesign this important facility. The result was gratifying. The bar sales improved, beer was kept cold, the loan was quickly repaid and the Fred Stolle Bar retained its important position in the social side of the club. ^{xiv}

From 1930 the women were very much part of the club. Some were very good tennis players as recorded by D Keys and J Connolly, both winning the Singles Championship eight times. Those who won the Singles title more than once, include E Dickenson, A Farrally, C Goddard and J Hickey. Many women's lives centred on the club. For example Beryl Turner played tennis continuously for fifty-one years. Molly Brown joined the club as a school girl in the 1920s, was Women's Captain for 28 years, Chairman of the Ladies Committee for a further 20 and was honoured with Life Membership in 1954 for her dedication. Helen Anderson who played tennis at Killara for 50 year, noted as the last to serve underhand, was honoured with Life Membership. She is remembered as being behind the bar after ladies' Badge matches pouring only doubles and was a member until the 1980s. Coral Hatty was Captain for four years from 1988 and organised the re-furnishing of the clubroom in 1991. ^{xv}

Grass requires endless maintenance and due to frequent top dressing over the years, the height of the courts gradually increased. All six courts required re-levelling by the 1970s, so the problem was tackled by removing as much as 30cm in depth from all. This drastic treatment resulted in Killara enjoying excellent surfaces for the next 24 years.

There was a drop in membership in the eighties because many wanted to play all year round. This was impossible because three months had to be set aside for restoring the grass. As a consequence the bar takings were down, but more seriously, promising juniors shifted to clubs with a modern

surface. On 14 July 1986, a special meeting was called to discuss the issue of grass versus synthetic. By 68 votes to 32, grass won. Whether it was due to its grass or high fees, top players continued to avoid Killara. 1994 saw an influx of juniors compete in high Badge Grades which helped Killara regain some of its former status, but they continued to struggle. Finally in 2005, the club capitulated and all courts became synthetic. ^{xlvi}

On 16 September 2008, the Killara Bowling Club next door informed their members that negotiations had been initiated re a possible merger with nearby Killara Golf Club. Two days later Peter Roach, the President of the Killara Tennis Club, wrote to the Bowling Club for verification. Peter stated that if the problem was the predicted demise of the number of bowlers, surely it would be more beneficial and easier for the side by side clubs to merge and outlined three advantages.

The first was to keep the original intent of Edwards, for people to play their sports in perpetuity. So far this had meant only bowls and tennis, but in the future could include a health club, fitness classes or even a swimming pool. Peter pointed out this could never be achieved by either club in isolation. Secondly economies of scale would result from having one bar, one kitchen, and one administration. Finally, tennis players contemplating a move to bowls would feel comfortable to do so, having already met and mixed with the bowlers next door. Nothing came of either merger, so both clubs continued on happily as before, side by side. ^{xlvii}

In 2012 the Tennis Club submitted an application to Ku-ring-gai Council to install lights on four of their courts. The request was vigorously opposed by neighbours, so the application was referred to the Land and Environment Court. Only after an appeal to the High Court was the decision made in the club's favour. The club now awaits approval in 2016 to install lighting on its remaining two courts. ^{xlviii}

Today the club has 125 members, offers one of the finest club facilities for North Shore tennis with six quality, well drained synthetic grass courts in the heart of Killara. The licensed bar/café is open daily, a social program runs on Tuesday, Thursday, Saturday and Sunday afternoons as well as mid-week mornings for ladies and night tennis. The club has a strong focus on competition tennis and enters teams in autumn and spring Badge Competitions as well as the Northern Suburbs Tennis Association mixed doubles competition. An important focus for the club is the professional coaching available to foster juniors and improve the standard of play. During term time and school holidays, ANZ Tennis Hot Shots, runs an excellent children's program.

Killara Lawn Tennis Club has a great history of providing social and competition tennis for the North Shore. The Honour Board in the clubhouse has names of such illustrious players as Jack Crawford, Ken Rosewall, Llew Hoad, Neale Fraser and Fred Stolle. After celebrating 100 years in 2012 it continues to be an operating tennis centre of excellence on the North Shore in Sydney. By day the courts are thronged with players of all ages, while at night the pok, pok, pok of the ball delights passers-by, who delight seeing workers or housebound wives actively enjoying a game.

5. HISTORY OF KILLARA BOWLING CLUB

As noted by E L Sommerlad in *Bowls at Killara, the history of Killara Bowling Club 1916-1990*, 21:

The earliest surviving records of Killara Bowling Club are the Rules adopted on 31 October 1916. The Club, it was noted, was "affiliated with the Killara Tennis Club".

The following history of the Killara Bowling Club has been provided by the Ku-ring-gai Historical Society, written by Elizabeth Dokulil (*The Historian* Vol 44.1 2015, pp 72-77). The footnotes have not been copied from the original article however are relevant to the extract below and must be used for reference purposes.

The Killara Bowling Club, No 6 Arnold Street, is situated on land on land between Locksley Street and Arnold Street with Carriageway to Werona Avenue. It was original part of the Springdale Estate.

JG Edwards proceeded to subdivide the Springdale Estate by realised the area where the Tennis Club and Bowling Club now stand was unsuitable for subdivision. It was a low-lying, sloping block with a creek running through it from a spring in Marian Street. He decided to set it aside for a park and recreation area.

Edwards attempted to form a company to underwrite the scheme but there was little interest and the scheme failed. Undeterred, he dug a channel to drain the block and shored it up with timber and bricks. With the area drained he formed three tennis courts and again attempted to float a company. Few shares were taken up, so Edwards refunded the money and set to work to complete the scheme himself. It appears that in 1910 there were six tennis courts, a croquet lawn, bowling green and small clubhouse.

The idea languished until 1913 when Messrs Lovegrove, Shannon, North, Blackett and Wilkes banded together, took over the project and for nominal rent established a larger popular tennis club. At that time there was little interest in district for bowls, so Edwards maintained the strip of turf he had set aside, kept it playable and leased it to the Tennis Club for 12 pounds a year. During those early years the tennis players would often play both tennis and bowls, sometimes on the same day. Thus the Killara Recreational Club was really only a tennis club, the bowlers or croquet players used the green kept in order by Edwards. There is actually no record of any croquet being played there.

The first clubhouse was a simple weatherboard structure of one room with a party wall down the middle, each side being about 24 feet x 9 feet. Each was completed with a small verandah about six feet wide. The Tennis Club looked east towards their courts while the Bowling Club faced west in front of their one green. In 2015, both clubhouses still face the same way with their boundary being the wall on the boundary line of the two properties.

W R Elston spoke of the early beginnings of the Bowling Club on the occasion of him being made a Life Member on the 19 July 1948:

This club is really an offshoot of the Marrickville Club. Three of us came to live here in Killara in 1915, Alf Gill, G D Wheelan and myself, looking for bowls. To our dismay we found there was no Bowling Club, although there was a green. We collected Frank Rudd, Steve Drummond and some others and rented the green from J G Edwards.

Those three encouraged thirty other residents to sign a document and thus form the Killara Bowling Club on 31 October 1916. The first President was J Neale Breden and solicitor A C Gill, the Honorary Secretary and Treasurer. J G Edwards consented to be their Patron and remained so for many years.

Between 1916 and 1919 the membership was small. There was no entry fee, a small subscription and very little outside help. In 1916 the initial subscription was 4 guineas, plus a capitation fee and green fees. In the same year the club became a member of the Royal NSW Bowling Association.

The club functioned happily alongside the Tennis Club during its early years. However, by 1919 as its membership grew, the club felt they should stand on their own.

At the Annual General Meeting in 1920 the members next felt it was imperative to own their land so the Killara Bowling Company began negotiations with J G Edwards and the Tennis Club. On the 21 January 1921 the Company bought from JG Edwards the Torrens Title lands (the present day No 2 green), the tennis court that faced Arnold Street, an area of approximately half an acre or 2,023.43 square metres in size, at a cost of £1,185.

AC Gill an inaugural member and solicitor, was mainly responsible for the incorporation of the Killara Bowling Company on 8 August 1919.

The Company's Articles included:

...to promote all or any of the following games, bowls skittles and other athletic sports, recreations and pastimes...

...to lease to the Killara Bowling Club the lands or any property of the Company.

The Title Deed included the 'Rights of Carriageway', the freehold retained by the Tennis Club, which it still does to this day. The 'Rights' were the entrances to the Bowling Club from Arnold Street and the laneway behind No 2 green to Werona Avenue.

The Company next turned their attention to the ten year old clubhouse, used by both bowlers and tennis players. Until 1920 both clubhouses were the property of the Tennis Club and in that year the Killara Bowling Company Ltd bought the western facing side, plus a small piece of land to the south. It is interesting to note that the back wall of each clubhouse is the boundary line between them. The affiliation ceased between the two clubs, but the friendship has remained.

Alterations to the clubhouse were completed by mid 1920 at a cost of £1,250. The extension increased the size of the clubhouse from 24ft x 9ft to 59ft x 27ft. The small verandah was enlarged from 6ft x 9ft to 32ft 6 inches x 12ft. (ft = feet, Imperial measurement).

A bank overdraft from the Commercial Banking Company and the issue of 35 debentures solved the immediate financial problem. Donations and a carnival raised £70 which was used to buy furniture and crockery.

By the time of the AGM in 1921 the Killara Bowling Company Ltd owned two greens and a comfortable clubhouse and had 70 members.

In 1921 the former tennis court had three rinks and was known as No 1 green. Top dressing had to be applied before it was playable. The lower green, the one first constructed by JG Edwards over

his drainage channel, was first a three rink green. In 1920 it was enlarged to six rinks and known as No 2 green.

More rink space was needed for the increasing membership, so in 1926 the club extended No 1 green by removing eight feet from No 2 green and building a retaining wall in between.

Previously there had been a rockery between the two greens. They removed it to the north of No 2 green and the same time raised the level of No 2 green by two feet due to drainage problems.

Some fascinating asides come from reading the original documents. These include:

For the opening of the remodelled green in 1922, the President provided the Hornsby Railway Brass Band that marched down Arnold Street to the club. It was considered an important event for Killara, so bunting was strung up, flags flew, the men were in whites with black waistcoats, the Mayor was present and invited ladies wore their wide brimmed hats.

In 1923 electricity was connected to the clubhouse, replacing the hanging kerosene lamps.

The green keeper's pay was four pounds five shillings a week. Instructions were given to umpires or markers to 'Take no notice of remarks and questions by spectators'.

An application was made for the first telephone in 1925. A second telephone was not installed until 1954.

The club was warmed in the winter in 1925 by the donation of a radiator. It came with instructions it only be used in winter.

The same year it is recorded that cider was the drink of the day.

Also the purchase of a flagpole costing 13-10s-6d was postponed due to lack of finance.

In 1926 burglars got away with cash and stock to the value of 18. It was the first of many recorded burglaries.....

In 1927 JG Edwards, the Club's first patron, died.

...

On 27 February 1927 JG Edwards spoke the following words at an address to the Community Service Club.

What we wished had happened. The ground is used and will be employed for recreational purposes, but costs of making it what it is today have been exceedingly heavy and the whole thing represents a loss to the originator.

In 1920 the clubhouse was enlarged, the lower green extended and the upper green built. To maintain the grounds the members gave not only money but also time. Mowers were borrowed; private gardeners loaned, in order to keep the greens and gardens in good condition. Card parties, picture show nights and concerts raised extra funds. The result was a popular club, proudly maintained by its members.

...

In June 1922 the Club registered its colours, a dark bottle green and gold. The blazer was green with piped edges with the KBC monogram on the pocket in gold. Not until 1935 was a badge adopted.

In 1916 with one undersized green there were approximately 25 members. By the 1950's [b]owls had become such a popular activity in Killara that the club had to limit the number to 215, as the capacity of the greens and clubhouse was unable to accommodate any more.

Members were elected to the committee by ballot. They came from many walks of life and were always known to each other by their Christian names. Killara has always been known on the Upper North Shore as the 'Friendly Club' Even in 2015 there is still a particular camaraderie among them, which remains to this day.

As mentioned earlier there was a garden at the northern end of No2 Green but it disappeared when No 3 Green was built. Due to a severe drought in 1941 an underground well was dug under No 2 green, its water coming from the original drainage channel constructed by JG Edwards. During another drought in 1957 it was decided to test this water. Unfortunately it was found to have a high alkaline content, so was only used sparingly.

For bowlers the green is of paramount importance. However, grass culture is not a simple matter. The vagaries of weather, general wear and tear from members, makes maintenance of the greens not a simple matter. Killara found that conscientious green keepers were not always easy to find especially as by the fifties there were many clubs vying for such men. In April 1951 greens, Nos 3 and 4, each with four rinks were opened. This brought the total number of rinks to 22 and provided accommodation for a maximum of 176 players.

From the beginning the greens were sown with Bent, a high maintenance grass. It produces a wonderful playing surface but requires lots of water, a continuing problem, not only during droughts. After much investigation the committee introduced Greenless Park Couch to greens No1 and 2 in 1972/73. This grass was in great demand by other clubs and Killara actually profited by \$2,000 from selling their grass shavings to other clubs. In 1977 No 4 green was changed to Greenless Couch followed by No 3 in 1984.

From the initial 25 gentlemen who formed the Killara Bowling Club the membership grew as the game became popular, indicated by the following table

Year	Ordinary Members
1916/17	25 approx.
1919/20	53
1921/22	80
1926/27	71
1936/37	88

The early members who signed the first Rules of the Killara Bowling Club were –

AC Gill, SJ Channon, Oliver Harley, F Clifford Darby, EA Wells, F Drummond, WR Elston, J Neale Breden, PV Ryan, HL Davis, AW Cornish, AE Spriggs, F Morley, F Rudd, AGH Gardner, WA Gullick, Norman J Wells, ECH Mathews, W J Holmes.

Sixteen of the above lived in Killara and four in Lindfield and four were still members in 1961. Members were elected by ballot by the committee and limited to males under the following categories:

1-Life, 2-Ordinary, 3-Special, 4-Provisional, 5-Associate, 6-Country, 7-Social, 8-Visiting,

Some with a long connection with the Club were given the honour of Life Membership. They include Frank Bower, Keith Harris and Cyril South. Others, as they became less active, maintained their association by becoming Social Members. Death was often the only way that their membership ended.

One who joined in 1921 and maintained his membership until his death in 1955 was George Gissing. He was Honorary Secretary from 1921 to 1923, President for 11 years, and Patron for 12 years. For his Golden Wedding Anniversary the Club presented him with a 'very chaste boudoir clock', an ebony brush and a wallet stuffed with notes. George and his wife kept the clock and the brush, but gave the notes back to the Club. This money became the George Gissing Presentation Shield Trophy, a Singles Handicap competition. On his death his family erected a brick fence on the Arnold Street frontage as a further memorial.

The structure and management of the Killara Bowling Club (1916) and Killara Bowling Company Ltd (1919) existed side by side. The capital of the Company was £2,000 in 200 shares of £10 each and were offered to Killara residents. There was a proviso to shareholders that anyone wishing to transfer their shares had to first offer them to the Club for the above value, or a lesser amount. There were 148 shares taken up, 139 in the first month. In 1923 amendments to the rules allowed the Club to progressively acquire shares. Some were donated and others given back in lieu of the annual subscriptions. By 1927 the Club had the controlling majority. By 1951 only 10 were not in the Club's hands with the added problem that deceased estates held some. It wasn't until 12 March 1976, that the Club had complete ownership. On 25 June 1951 the Club decided to convert the Bowling Company Limited to the Killara Bowling Company Proprietary Limited. Today it is a non-trading company with no income or expenditure but owns all its land and buildings.

From its beginning Killara was a men's club and women were only welcomed on social or special occasions. Such was the case of Saturday 1 January 1921, when Mrs Ryan the wife of the President 'was invited to send down the first bowl'. Not until 27 April 1944 were women again invited to participate in what was reported as 'a most enjoyable function'. So, apart from some missed bowls held at various times, Killara firmly remained a men's club.

This attitude remained so until a meeting by the 'General Committee of the Killara Bowling Club Ltd on 18 October, 1977 decided to call an Extraordinary General Meeting for Friday 2 December, 1977. At that meeting it was recommended that women be admitted and to form Killara Women's Bowling Club'. Before that decision in December, an unsigned document was circulated that cited some of the pros and cons in regard to the admission of women. They included:

The continued existence of the club depends on maintaining a satisfactory level of membership.

The present tendency is for a husband and wife to belong to the same club.

A mixed club could mean increased membership of men as well as of women.

A mixed membership could increase the social life of the club.

Women would never have use on Saturdays, as Saturday is exclusively men's day.

Men's committee would retain control of staffing of bar and kitchen.

But a much more trenchant attitude can be felt by these comments.

The club can survive financially as a male club.

The social life of the club as it exists at present is preferable.

The admission of women will disrupt, alter and affect the traditional nature, activities and tone of Killara Bowling Club.

Then on regarding accommodation for women:

If such rearrangement militated against comfort and efficiency, the plan should not be implemented.

Use of Club House:

Strict control would be necessary to police the times allowed for the women on Tuesdays and Fridays (until 4pm).

And on the effect on present members :Killara could lose members who feel they are losing atmosphere and tone they expected on joining and have enjoyed.

Eight days after the meeting mentioned above, and at the request of Vice President Bob Finlay, Ray Hatton the President on 26 October 1977 typed out a 'recapitulation of the various points raised'. He wrote:

Where would the Treasurer and Secretary be accommodated if there area were allocated to women?

Only the above space given to the women and any furniture required be funded by them.

The men should not forgo any of their present privileges.

There was no indication that wives of the committee wished to join.

Women could only play on Tuesdays and Fridays till 3.30pm, but with unrestricted access on Sundays, be sufficient.

A majority are in favour of the admission of women, but a number do not favour this idea.

He ended with the following:

'I have voluntarily committed myself to the preservation of the existing character and spirit of the Club...I must not lose sight of the right of every member to enjoy what he was led to expect when he joined'...

However, despite all objections the inaugural meeting of the Killara Women's Bowling Club was held in the clubhouse on 24 October, 1978 and the following office bearers were elected:

President: Mrs N Nettlebeck

Vice-Presidents: Mesdames J Wilson, B Wiltshire, J Winkle

Hon Secretary: Mrs N Noble

Committee (6): Mesdames B Harding, E Maynard, S Stanbridge, N Williamson, E Conde, M Wright.

Hon Coach: Don Grant

By 10 November 1978 the women had become affiliated with the NSW Women's Bowling Association, opened a bank account, chosen their club colours of green and gold, and ordered badges and name bars.

Their first playing day was on 16 January 1979 by which time the Club had 28 Full Members, 5 Associates and one Social Member.

During that first year the women participated in mixed Twilight Bowls during daylight saving and the Mixed Bowls held on alternate weekends and their numbers had increased from the original 16 to over 40.

Margaret V Wright, one of the Vice-Presidents, at a luncheon on 26 October 1979 related some of the events on that first anniversary of Killara's Women's Bowling Club:

It was on 24 October last our inaugural meeting was held. I, personally felt like a new schoolgirl and was so relieved to see another prospective pupil, at the gate, who was feeling the same way. She was consoling herself with the fact that her husband had said she could always leave if she wanted to! However a few friendly faces helped break the ice, until the awful truth dawned that the 12 present out of the 16 Foundation Members would all have to form a committee! Nora the first to weaken was elected President and subsequently the rest of us were pulled into line. The men set up the Constitution for us and put through any necessary paper work and thus our Club was set on the road to affiliation which occurred on 10 November 1978...The next traumatic event for the eight beginners was to learn the art of playing bowls. The great day eventually came when we made our debut after a luncheon on 16 January 1979, our first social event, and were allowed to play on No 1 green.

She then asked all to be upstanding and drink to the future success of the Killara Women's Bowling Club.

By 1981 the women were able to enter three pennant teams in the District Competition, held several card days, some raffles and many charity days for 'Bowls for Others'. Their unofficial motto was:

'The sacred ties of Friendship are paramount'.

This attitude of friendship and concern continues to this day in 2015.

It is interesting to read their Annual Reports as they concern details such as:

The beautiful table decorations

Lovely salads

Much admired flower arrangements

Number of Lucky Door Prizes left by the giver, before she left for overseas

Those on the 'sick list'

And who played the piano.

In the women's Half Yearly Report of 1995, it was reported:

'...that there was an experimental period in the running of the Twilight Bowls in November.'

To cut down on work, there was a BBQ without dessert and paper plates to cut down on washing up. The trial was not successful as the men missed 'their pudding'.

Due to the Killara Bowling Club reaching 100 years in 2016, and with much written in those intervening years., this article has only touched on the early days of the Club. However the momentous time when the women were admitted had to be included in this article.

Today the club is depleted in numbers, especially with the women, but is still financially viable. There has been much discussion in 2015 as to its future, but in the words of the Chairman, Dale McBean, 'The club will always be here'.

Over the years a club so closely tied to its community must have had its ups and downs. This article finishes with an aside which illustrates this:

...In 1959 six members wished to play Bowls on a Sunday afternoon. Despite disapproval by the majority of members six men who became known as the 'Sunday Six', enjoyed their afternoon Triples for five years. After an unofficial approach the 'Sunday Six' did consent to confine their games to No 2 and 3 greens, so as not to disturb St Martins church members and the general community.

Such is the spirit of the Killara Bowling Club, ready to comply with convention in the pursuit of enjoyment, but maybe not always.

The Bowling Clubhouse

The following history of the Clubhouse has been extracted from *Bowls at Killara, the History of Killara Bowling Club 1916-1990*, 27-29.

The 1921 Clubhouse served adequately for many years and was progressively improved and extended. Some of it still stands, for example the old party wall with the Tennis Club but it is mostly concealed by later additions. The Annual Reports refer to improvements costing several hundreds of pounds in each of the years 1893, 1935 and 1944. Sewerage was connected in 1932 at a cost of £150 . After obtaining a liquor licence in 1947, the club spent £527 on improvements in order to comply with the Liquor Act.

Membership was increased after establishment of No. 3 and 4 greens and better Clubhouse accommodation became necessary. In 1951-2 major alterations were made, with improvements to the Canteen and the layout of facilities, at a cost of £4500. The locker room was separated from the bar and lounge room.

At this time too, the purchase of additional land was negotiated with the owner of No.11 Locksley Street. An area 36 feet by 12 feet at the rear of the block was bought by the Club to be used for

storage. (In 1981, when No. 11 Locksley Street was in the Club's ownership, a further subdivision was made, adding 20 feet to the Bowling Club property for future Clubhouse extensions).

When the tennis Club built its new brick Clubhouse in 1953 the Bowling Club negotiated the purchase of a strip of land 19 feet by 12 feet at the rear of the block was bought by the Club to be used for storage. (In 1981, when No. 11 Locksley Street was in the Club's ownership, a further subdivision was made, adding 20 feet to the Bowling Club's property for future Clubhouse extensions).

When the Tennis Club built its new brick Clubhouse in 1953 the Bowling Club negotiated the purchase of a strip of land of 19 feet x 15 feet on the southern side of our [sic] Clubhouse which was then extended to provide a card room and lounge. This space is now occupied by the President's table.

The year 1954 saw completion of further improvements including a new toilet and washroom, opening from the Visitors room, and a new change room and hot shower for the greenkeeper. The flight of steps was built at the northern end of No.1 green in 1958. Under plans prepared by Colin Brewster and Brian Wells the kitchen was modernised and extended, and the canteen and toilet accommodation further improved.

The Annual Report declared in that year, "The opinion is now held that our Clubhouse is probably one of the most comfortable Clubhouses in New South Wales". The outside clock on the Clubhouse gable was a gift from the Committee in 1959.

Following celebration of its Jubilee, the Club undertook another building programme in 1967 at a cost of \$16,000. The locker room was enlarged, the verandah was enclosed to make the roll-up room, and a second floor built on the northern end to provide offices and a locker room for visitors. A toilet for indoor staff and a new liquor storeroom were provided. Two hundred steel lockers were installed as well as furnishings and notice boards for the new rooms.

In 1968-9 the bar was renovated and modernised, usable counter area being increased by 30%. New beer plumbing and bar equipment were installed.

The upstairs facilities were used by women members when the Women's Club was formed in 1979 but were soon inadequate for their needs. Through the generosity of members Doug and Kay McGregor a major extension of the ladies' area, providing additional amenities, was carried out in 1984 at a cost of \$26,500. In 1986 a sum of \$18,000 pounds was spent on improving Clubhouse furnishings.

The Club benefited in many ways from gifts from members, not least most of the 19 honour boards in the Clubhouse recording office-bearers and winners of bowls competitions.

Among these is a Life Members Board donated by of their number, Frank Beale, and a Patrons Board presented by the family of Jack Conde who died while he held that distinguished office. These boards are not only decorative but contribute greatly to the traditions and atmosphere of the Club.

The brick fence along the Arnold Street frontage was a gift from the Gissing family in memory of past President and Patron George Gissing. The Arnold Street gates, shared by the Bowling Club and the Tennis Club, were erected in 1963 by Mrs Sheffer in memory of Past President Mel Sheffer. The Memorial Gates in Locksley Street honour Steve Pierce, a Vice-President and Greens Director for

KILLARA BOWLING AND LAWN TENNIS CLUB HERITAGE ASSESSMENT SEPTEMBER 2021

many years, who died in 1950. They were the gift of R. W. Park, an active member and builder, who was the contractor for the new greens built after purchase of No. 7 Locksley Street.

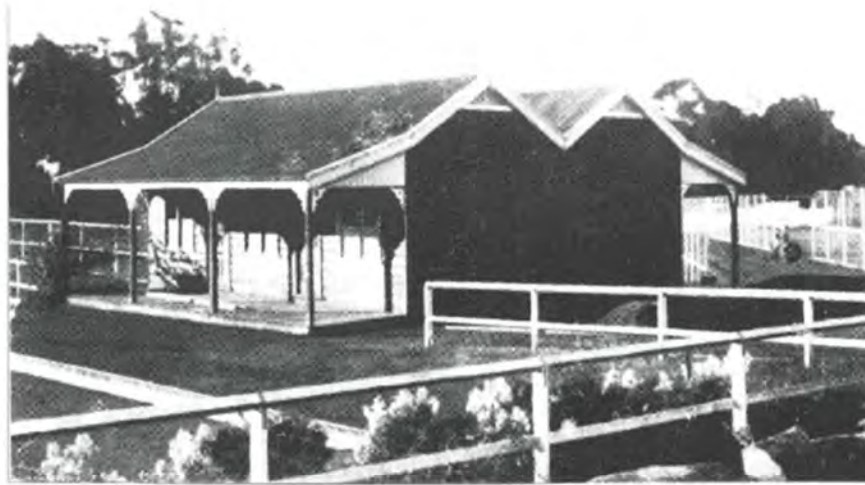
A beautiful camellia at the southern end of the Clubhouse, the gift of George and Sheila Stanbridge, was planted in 1984 in memory of Joan Roberts, a foundation member and singles champion of the Women's Club and its President at the time of her death. Another fine camellia, planted at the south-west corner of No.3 green, is in the memory of Past President Russell Wiltshire – the gift of K.W.B.C member Betty Wiltshire.

The following Historic images have been extracted from the above noted references.

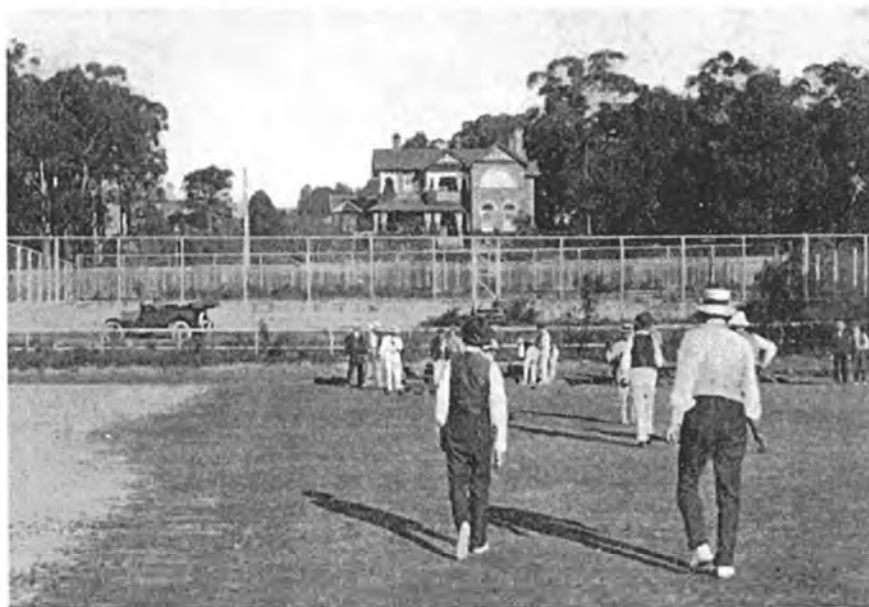


Auction map for the "Nyora Estate" dated March 1923 - showing the Killara Tennis Club, churches, houses etc.

Map: KJIS Collection



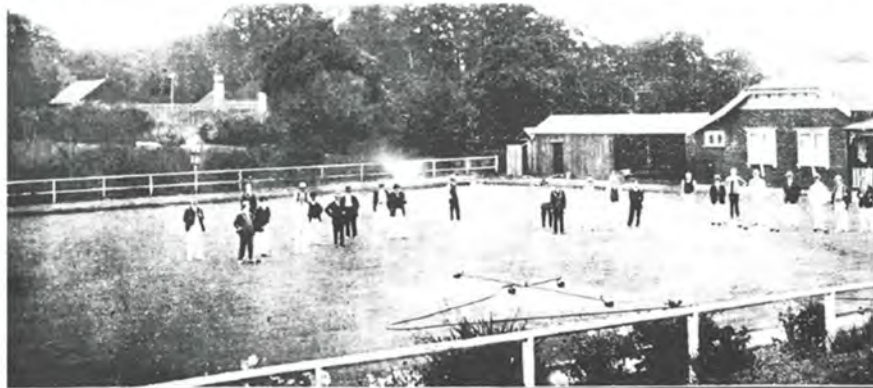
The original Clubhouse, built about 1910, served tennis players on its eastern side and bowlers on the west.



View in 1918 of the Bowling Green and beyond the Tennis Club court - Photo: Club Collection



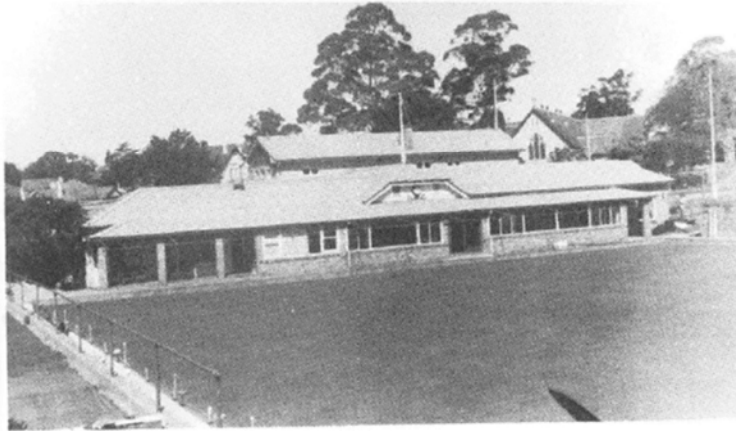
A gala day at Killara Bowling Club about 1919. The "opening of the green" was a special occasion celebrated annually.



This photograph of the Killara green and Clubhouse appeared in a souvenir publication and programme for the 1926 Australian Bowling Carnival held in Sydney.



The Bowling greens flooded in April 1942. A storm-water drain on the southern side of No 2 green collapsed after a storm leaving an opening 6 ft wide and 50 ft long. Photo: courtesy of the Killara Bowling Club



The Clubhouse as enlarged in 1958.



The two-story extension on the left of the Clubhouse, added in 1967, and enlarged in 1984, now houses the women's locker room.

6. COMPARATIVE ANALYSIS

This comparative analysis tabulates the significance of some other similar precincts in greater Sydney, followed by other bowling (and former bowling) club sites within the Ku-ring-gai Area.



Pratten Park is an historic sport and recreation precinct in Ashfield containing a bowling club, lawn tennis club and football oval. The precinct began to be established c. 1908 for football purposes and was used for tennis purposes by 1911, later identified in 1914 as Western Suburbs Lawn Tennis Association. Pratten Park is a local heritage item. (www.pattenparkmagpies.com)
(Image Source: Six maps).



Kyle Bay Bowling Club is historically significant as it represents a good example of a Post-War international style building c1950. It is a later development overlay in the Williams Estate established 1914. It is socially significant as a community focus for the local residents. (NSW Heritage).
(Image Source: Six maps).



The Hunters Hill Recreation Company Ltd was established in 1900 for the purpose of providing a social and general recreation club for local residents. Within 18 months, the company had purchased land in Madeline Street, built tennis courts, a bowling green, croquet lawns and a club house and transferred management to the Hunters Hill Recreation Club, which had a membership of 117 in March 1902. The club is not currently listed as a local heritage item
(Image Source: Six maps).



The Ashfield Bowling Club is the second oldest club in the state and listed as a local heritage item for its association with many notable people and continued use for recreation and entertainment purposes. Located on the corner of Parramatta Road, the precinct makes a strong and positive visual contribution to the locale. (NSW Heritage). (Image Source: Six maps).



Mona Vale Bowling Club is heritage listed for its historical and social values, being in operation since 1954 representing a leisure activity that is central to Australian culture. It is associated with this significant cultural leisure activity, and maintains and shows the continuity of this activity that has been contributing to the community's sense of place for the last 60 years. The Club is also significant due to its association with Albert Namatjira and Aboriginal culture. (NSW Heritage). (Image Source: Six maps).



Newport Bowling Club is listed as a heritage item for its historic and social significance to the Newport community as a place of community gathering and sports activities. Operational since 1943, it represents a leisure activity, central to Australian culture. The significance of the bowling club lies on its historical and social values rather than the building fabric or architectural values of the building. The building is a representative of such club buildings of its period. (NSW Heritage). (Image Source: Six maps).

Former Gordon Bowling Club (4 Pennant Avenue, Gordon)

The former Gordon Bowling Club Incorporated has occupied its current position on Council's land since 1950. The Club was granted a 50 year licence to use the land to build the clubhouse and undertake bowling club activities. Council constructed the first green and the Club was responsible for building the clubhouse and two further bowling greens. Bowls has occurred on the site since 1954 and the clubhouse was officially opened in June 1956.¹ A heritage assessment undertaken by John Oultram Heritage Design in March 2021 considered that the site did not meet the threshold for listing as a place of local significance.



Aerial photograph of Former Gordon Bowling Club (Source: Six maps).



Former Gordon Bowling Club: Looking southwest (Source: John Oultram Heritage Design)

¹ Ordinary Meeting of Council Business Paper – 24 August 2004

Former Roseville Chase Bowling Club

The Roseville Chase Bowling Club was established c1955. The club is not located within a conservation area nor is any research available to suggest that it would meet the threshold for local listing on historic or social grounds.



Aerial photograph of former Roseville Chase Bowling Club (Source: Six maps).



Former Roseville Chase Bowling Club (Source: Ku-ring-gai Council, 2020).

Lindfield Rollers Bowling Club

The Lindfield Rollers Bowling Club was established c1948 and became incorporated in 1950. The club is not located within a conservation area nor is any research available to suggest that it would meet the threshold for local listing on historic or social grounds.



Aerial photograph of Lindfield Rollers Bowling Club (Source: Six maps).



(Source: <https://www.northshore.bridge-club.org>)

St Ives Bowling Club

The St Ives Bowling Club was established c1959. The club is not located within a conservation area nor is any research available to suggest that it would meet the threshold for local listing on historic or social grounds.



Aerial photograph of St Ives Bowling Club (Source: Six maps).



St Ives Bowling Club (Source: Ku-ring-gai Council, 2000)

Turramurra Bowling Club – 181 Bobbin Head Road, Turramurra

The Turramurra Bowling Club was established c1960. The club is not located within a conservation area nor is any research available to suggest that it would meet the threshold for local listing on historic or social grounds.



Aerial photograph of Turramurra Bowling Club (Source: Six maps).



Turramurra Bowling Club Building (Source: <https://www.vennu.com.au>)

7. ASSESSMENT AGAINST THE NSW HERITAGE LISTING CRITERIA

Based on a general review of the documentation and information available for both Clubs, as well as a non-exhaustive inspection of the relevant sites, the significance of the Killara Bowling and Tennis Clubs has been considered against the NSW Heritage criteria as outlined below.

a) an item is important in the course, or pattern, of NSW's cultural or natural history:

The Killara Bowling and Tennis Clubs have continued to demonstrate strong links to the Australian sporting culture for over a century, since the declaration of JG Edwards in the late nineteenth century of the sites' suitability for the purpose of park and/or recreation. Both established by JG Edwards, the sites have continued to function for the purposes of a Tennis Club since 1910 and Bowling Club since 1916 and have had an ongoing affiliation with each other, which formally ended in 1919, but has informally continued as a product of their proximity to one another and symbiotic uses.

b) an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history:

The sites have strong historical links to their founder, JG Edwards, who resided in the area since the 1850s. Edwards demonstrated the qualities of an early Australian entrepreneur, having acquired, established and subdivided 160 acres known as the Springdale Estate in the late nineteenth century. Often referred to as the 'King of Killara', Edwards was known as an instigator in the establishment of the North Shore railway line, including the construction of a station at Killara.

The clubs have provided recreational facilities for the immediate Killara and wider North Shore community for over a century.

The Tennis Club has been associated with notable Australians, including International Tennis players Neale Fraser, Lew Hoad, Fred Stolle and Ken Rosewell.

The Bowling Club has historic links to notable local people such as former President George Gissing who maintained a membership of the club for over 30 years until his death in 1955. The Arnold Street brick fence was later donated in memory of Gissing, by his family.

c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW:

The sites are visually prominent within the Springdale Conservation Area, maintaining landmark qualities through their recreational and open space characteristics, which provide visual distinction within the highly historic and suburban precinct. The regularity and rectilinear nature of the tennis courts and bowling greens, centrally flanked by the clubhouses, which continue to face their respective sporting precincts, conveys an aesthetically pleasing sense of order to the sites.

The existing tennis clubhouse has the potential to display an aesthetically pleasing and distinctive use of brickwork through its apparent high-quality construction and finer detailing.

The garden elements, fencing and historic stone walls are notable.

d) an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons:

The clubs have provided recreational facilities for the North Shore community for over a century and have been associated with prominent Australian Tennis players such Neale Fraser, Lew Hoad, Fred Stolle and Ken Rosewell. The location of the clubs, side-by-side, within the suburban precinct has ensured that strong links with the surrounding community have been maintained since their establishment and the residential subdivision in the early twentieth century.

e) an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history:

Without further research, it is not known whether the site would meet the threshold for this criterion.

f) an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history:

Whilst the sites are associated with lawn bowls, which has continued to lose popularity as a sport within Australian society, without further research or extensive comparative analysis, it is not known whether the site would meet the threshold for this criterion.

The sites represent an early and possibly rare example of a sporting precinct within an affluent residential setting, whose curtilages have not been affected by the pressure of development.

g) an item is important in demonstrating the principal characteristics of a class of NSW's

- cultural or natural places; or
- cultural or natural environments.

Together, the clubs have the ability to represent the early entrepreneurialism of JG Edwards, who had the ability to envisage and manifest the ongoing use of the site for recreational purposes within a wider residential precinct.

The history of the sites and built fabric that has evolved is somewhat representative of economic fluctuations, changing popularities of sports as well as changes in social values, such as the shifting opinions in relation to women.

8. STATEMENT OF SIGNIFICANCE

Individually and combined, the Killara Bowling and Lawn Tennis Clubs demonstrate significance at a local level through their ongoing association with the activities of lawn bowls and tennis within the local area and wider North Shore for over a century.

The sites have strong historical links to their founder, JG Edwards, who resided in the area since the 1850s. Referred to as the 'King of Killara', Edwards demonstrated the qualities of an early Australian entrepreneur, having acquired, established and subdivided 160 acres known as the Springdale Estate in the late nineteenth century.

The sites have continued to function for the purposes of a Tennis Club since 1910 and Bowling Club since 1916 and have had an ongoing affiliation with each other, which formally ended in 1919, but has informally continued as a product of their proximity to one another and symbiotic uses.

The Tennis Club has been associated with notable Australians, including International Tennis players Neale Fraser, Lew Hoad, Fred Stolle and Ken Rosewell whilst the Bowling Club has strong links to prominent local community members such as former President George Gissing.

The sites are visually prominent within the Springdale Conservation Area, maintaining landmark qualities through their recreational and open space characteristics, which provide visual distinction within the highly historic and suburban precinct. The regularity and rectilinear nature of the tennis courts and bowling greens, centrally flanked by the clubhouses, which continue to face their respective sporting precincts, conveys an aesthetically pleasing sense of order to the sites. The garden elements, fencing and historic stone walls are notable.

Upon brief inspection, the existing tennis Clubhouse has the potential to display an aesthetically distinctive use of brickwork with finer detailing that is of interest.

The historical evolution of the Clubs, including the built fabric that physically represents this, has continued to evolve because of economic fluctuations and changes in social values, such as the shifting opinions in relation to women. Together, the clubs have the ability to represent early the entrepreneurialism of JG Edwards, who had the ability to envisage and manifest the ongoing use of the site for recreational purposes within a wider residential precinct.

The configuration of the courts and greens remains intact as well as their relationship to the central clubhouse buildings, which have undergone changes over time. Neither of the original clubhouses remains despite possible evidence of the earlier Bowling Clubhouse within the extant fabric.

9. SUMMARY AND RECOMMENDATION

Based on an initial assessment, the Killara Bowling and Lawn Tennis Club sites, both individually and combined, have high potential to meet the threshold for local listing, based on the standard criteria for listing outlined by the Heritage Council of New South Wales. It is recommended that Council proceed with preparing a planning proposal to list the sites as a local heritage item on Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015.

If in the meantime, there is any threat of imminent harm to either of the precincts, it is recommended that Council request that NSW Heritage make an IHO on both properties to enable them to have protection from that harm until a Planning Proposal can be progressed to Gateway Determination. .

APPENDIX 1 – SITE PHOTOGRAPHS



(Photos of Killara Bowling and Tennis Club, Source: Mr E Craig Miller)



One of the Tennis Club Honour Boards showing renowned players Neale Fraser, Lew Hoad, Ken Rosewall and Adrian Quist



Bowls Club Entrance Way



Tennis Club Lounge



Original Stonework in Bowls Club



Original Stonework between Greens



NW Corner of Greens showing Heritage Dwellings in Locksley Street

(Photos of Killara Bowling and Tennis Club, Source: Mr E Craig Miller)



(Photos of Killara Bowling and Tennis Club, Source: Mr E Craig Miller)



Art Deco Style Gate Pillar

Name Plaque

All Greens named to honour current or deceased members

Bowls Club House

(Photos of Killara Bowling and Tennis Club, Source: Mr E Craig Miller)

¹ *Bowls at Killara*, Lloyd Sommerlad, 1990 p. 3.
² *Ibid*
³ *Ibid* p.9.
⁴ *Ibid*
⁵ *Bowling Club News*, September 1977, p. 1.
⁶ Sommerlad, p.9.
⁷ LTO Transfers A 5346 56/7/8 Plans and Transfers, KBC Ltd Bowling Club News, 3 October, 2003, p.2, McElhone, Deputy Chairman. Investigation reveals that one pound in 1920 gets an approximate value in dollars of what it would be worth in 2015.
⁸ McLean, p.3.
⁹ *Bowls at Killara 1990*, E Lloyd Sommerlad, p.16
¹⁰ *Killara Lawn Tennis Club*, Brian H Ball, June 1995 p. 19.
¹¹ *Ibid* p.19.
¹² *Ibid* p.24.
¹³ *Ibid* p.19.
¹⁴ Sommerlad, p.13.
¹⁵ Ball, p.18.
¹⁶ Ball, p.66
¹⁷ Wikipedia
¹⁸ *Ibid*
¹⁹ Ball, p.21
²⁰ *Ibid*, pp 31
²¹ *Ibid*, p. 42.
²² *Ibid* p. 43.
²³ *Ibid* p. 44.
²⁴ Oral Interview with John Bickmore, October 2016.
²⁵ Ball, p. 21.
²⁶ Wikipedia

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- ^{xxxv} *Ball*, p.31.
^{xxxvi} *Ibid*.
^{xxxvii} *Ibid*.
^{xxxviii} *Slee, John, Australian Dictionary of Biography, Vol.16 2002.*
^{xxxix} *Ball*, p.32.
^{xl} *Ball*, p.23.
^{xli} *KTC Web Site.*
^{xlii} *Ball*, p.30.
^{xliii} *Ball*, p.16.
^{xliv} *Ball*, p.64.
^{xlv} *Ball*, p.30.
^{xlvi} *Ball*, p.34.
^{xlvii} *Ball*, p.27.
^{xlviii} *Ball*, p.30.
^{xlix} *Ball*, p.28.
^l *Sommerlad*, p.27.
^{li} *Ball*, p.38.
^{lii} *Ball*, p.40.
^{liii} *Ball*, pp. 46-53.
^{liiii} *Bickmore.*
^{lv} *Letter sent to KBC from KLTC, 18 September, 2008.*
^{lvii} *Bickmore.*

Springdale Conservation Area - C21 (KLEP 2015)

The Springdale Conservation Area has historic significance as part of the Jane Bradley's 1839 160 acre land grant whose boundaries are evident through the following streets: Karanga Avenue, Locksley Street, Roseberry Road and Stanhope Road. The area has aesthetic value for the high number of intact Federation and Inter-war buildings, as well as significant twentieth century development. The area is characterised by medium to large lots with well-established gardens. The houses are almost exclusively detached residences, with only few exceptions. Architectural styles present include Federation Queen Anne, Arts and Crafts and Bungalow, and Inter-war Old English, Spanish Mission, Mediterranean, Californian Bungalow and . Many houses retain period landscape features including sweeping drives, borders of mixed shrubberies and planted out beds.

A significant landmark within the conservation area, the Killara Bowling and Lawn Tennis Club sites have strong links to the historical development of the area, notably the work of J G Edwards. They also represent a continued and historic use of the land for recreational purposes.



RAILWAY STATION UPDATES - PYMBLE, KILLARA, WAHROONGA, ROSEVILLE

BACKGROUND:Killara Railway Station

Council staff provided comments to TfNSW last week, which further noted concerns relating to visual impacts of the lift shafts, potential anti-throw screens and canopies. The submission re-introduced the idea of a ramp (in lieu of one lift) to the Culworth Avenue entry and minimising the 'secondary' overbridge. Concerns around loss of significant garden setting was also raised.

Friends of Ku-ring-gai Environment (FOKE) recently also approached the Minister for Transport in relation to Killara station, seeking a meeting about the works. A reply from the Minister to FOKE was received on 5 September which included the following:

It is disappointing that you have only now become aware of the plans to improve accessibility at Killara Station. I am advised the Killara Station upgrade was initially announced in November 2020. In May 2021, early engagement was undertaken with the local Killara community. Site investigations and survey work commenced in June 2021 and continued throughout July 2021. From 30 June to 27 July 2021, the community was invited to have their say on the proposed upgrade. Feedback received in response to the Review of Environmental Factors is being reviewed by the project team and considered as part of the planning approval process.

I also note your concerns regarding the ornamental gardens which have heritage significance as one of the most intact railway gardens in the region. Protection of the heritage gardens on the eastern side of the station would be considered to preserve the character of the suburban station within its heritage setting. The majority of the garden will be protected during construction, however a small footprint within the existing garden will be impacted by the construction of the new lift structure on Werona Avenue. Opportunities to mitigate these impacts through the landscape design will be investigated and developed as part of detailed design.

Pymble Station

Council staff provided comments to TfNSW in relation to the works at Pymble station. Summary heritage comments included

- Work method statements and details should be prepared for key junctions between original heritage fabric and the new works, such as where the original handrails will be dismantled. This will ensure that retained fabric can be appropriately conserved.
- An Archival Record of the existing Railway Station should be prepared prior to commencement of works on site.

A TfNSW update is included at Attachment A1.

Wahroonga Station

Works are due for imminent completion although staff have not been able to go to the station at this time due to covid restrictions.

Roseville Station

Council received a TfNSW update on Roseville Station, which is included at Attachment A1.

COMMENTS:

Information is provided for HRC comment.

Vanessa Holtham
Heritage Planner Specialist

Antony Fabbro
Manager Urban & Heritage Planning

Attachments:	A1	Pymble Station Upgrade - project update - September 2021	2021/258351
	A2	Roseville Station Upgrade - project update - September 2021	2021/258354



Transport Access Program

Pymble Station Upgrade

COMMUNITY NOTIFICATION

SEPTEMBER 2021

The Pymble Station Upgrade is part of the Transport Access Program, a NSW Government initiative to provide a station that is accessible to people with a disability, limited mobility, parents/carers with prams and customers with luggage.

Upcoming work

Work will continue in September within and around the station, and the rail corridor to undertake the following activities:

- site preparation work
- constructing new concrete footings within the rail corridor
- excavating and piling in preparation for the new lifts
- site surveys
- underground investigation and core holes
- tree trimming in Pacific Highway car park to allow for the piling for the new lifts to take place

Equipment to be used throughout the month of September includes excavators, piling machines, vaccum truck, road saw, tipper truck, flat bed truck, hi-rail trucks, hydremas, tilt tray, concrete truck and pumps, dump truck, road saw, chainsaw, chipper, lighting towers, various hand and power tools.

Night work

Between 8pm and 5am Tuesday 14 September to Friday 17 September, we will be carrying out construction activities in preparation for the weekend work. These include:

- excavating on Grandview Street to allow for a piling pad to be installed
- removing the rail access gate on Grandview to allow for the piling work to take place
- installing temporary fencing, waterfilled barriers and protective fencing on Grandview Street.

During this period the taxi rank on Grandview Street will be temporarily relocated west of the station entrance.

For more information call **1800 684 490**, email projects@transport.nsw.gov.au or visit transport.nsw.gov.au/pymble
For urgent enquiries or complaints regarding construction activities, please call 24 hours **1800 775 465**

Weekend work

From 2am Saturday 18 September to 10pm Sunday 19 September work will be carried out continuously and includes:

- installing a piling pad
- excavating and piling continues in and around the station
- installing hoarding on the platforms around our work zones
- removing vegetation
- relocating drainage pits
- relocating the rail access gate on Grandview Street
- investigating services within the Pacific Highway car park
- removing cables to allow for piling to take place.

Equipment to be used for the weekend and night work includes excavators, piling machines, vacuum truck, road saw, tipper truck, concrete truck and pumps, dump truck, road saw, chainsaw, chipper, lighting towers, hand and power tools.

Noise reduction measures will be implemented to minimise the impact including noise blankets, turning equipment off when not in use and placing equipment as further away as possible from properties. Shade cloth mesh will be added to temporary fencing to reduce the potential for dust.

We apologise for any inconvenience and thank you for your patience during this important work.

Temporary roads and parking changes

- Approximately **10 car parking spaces** on **Grandview Street** between Alma and Station Street and around **4 car parking spaces** within the **Pacific Highway car park** will be temporarily unavailable during the weekend work to allow for the work to be carried out.
- The taxi rank on Grandview Street will be temporarily relocated west of the work site and the footpath on the station side of Grandview Street will be temporarily closed east of the station.
- The westbound lane on Grandview Street will be closed periodically during the weekend. A contraflow will be in place under traffic and pedestrian control.

Access changes during Weekend work – Map overleaf

For more information call **1800 684 490**, email projects@transport.nsw.gov.au or visit transport.nsw.gov.au/pymble
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Are you studying for the Higher School Certificate?

If a member of your household is studying for the Higher School Certificate (HSC), please contact us as soon as possible. We will make every effort to limit disruption to HSC students during the exam period.

Construction hours

To support the industry and continue the delivery of critical infrastructure, the NSW Government has introduced new rules allowing construction sites to operate on weekends and public holidays. Standard construction hours are now **7am to 6pm every day, including Sundays and public holidays.**

These changes have been made to facilitate social distancing on construction sites and support the health and wellbeing of workers. *This work schedule may be subject to change due to NSW public health orders.*

Keep in touch

We will continue to keep the community informed with regular project updates published on the project website transport.nsw.gov.au/pymble. If you would like to be added to the project distribution list or for more information on the Pymble Station Upgrade, please contact projects@transport.nsw.gov.au or call the Project Infoline on **1800 684 490**.

For all urgent enquiries or complaints regarding our construction activities, please call our 24-hour Construction Response Line on **1800 775 465**.



This document contains important information about public transport projects in your area. If you require the services of an interpreter, please contact the Translating and Interpreting Service on **131 450** and ask them to call Transport for NSW on **1800 684 490**. The interpreter will then assist you with translation.

For more information call **1800 684 490**, email projects@transport.nsw.gov.au or visit transport.nsw.gov.au/pymble
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Transport Access Program

Roseville Station Upgrade

Project update

September 2021

Transport for NSW is upgrading Roseville Station to make it easier to access, especially for people with a disability or limited mobility, parents/carers with prams, and customers with luggage.



Image: Pacific Highway entry to Roseville Station, August 2021

Image: Lift shaft on Hill Street, August 2021

Upcoming work

Work will continue in September and includes:

- installation of the new lifts into the lift shafts
- removal of the temporary access staircase on Hill Street
- installation of anti-throw screens around the lift landing on the pedestrian bridge
- installation of downpipes on the platform

For more information call **1800 684 490**.

Email projects@transport.nsw.gov.au or visit transport.nsw.gov.au/roseville

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- landscaping and paving work along Hill Street, including paving, formation of retaining walls, and installation of tactile ground surface indicators.

Equipment to be used includes trucks, cranes, elevated work platform, excavators, lighting towers and hand tools.

Weekend work

From **6pm on Friday 3 September to 5am on Monday 6 September 2021**, work will take place continuously during a Sydney Trains trackwork weekend, when trains are not running.

Work will take place in the rail corridor, at the station, and on Hill Street, and includes:

- resurfacing of the station platform
- installation of new canopies on Hill Street
- installation of anti-throw screens on the pedestrian footbridge
- removal of the temporary pedestrian crossing on Hill Street
- temporary closure of pedestrian footbridge, detour will be in place.

Equipment to be used includes trucks, cranes, elevated work platform, excavators, lighting towers and hand tools.

Traffic control and signage will be in place to assist pedestrians and motorists around the work area when required. The work activities will be noisy at times. We apologise for the inconvenience and will minimise the impact by turning off vehicles and equipment when not in use, monitoring noise levels, using non-tonal reversing beepers and acoustic barriers. Lighting towers will be solar powered to further reduce noise.

Night work

From **6pm to 7am on Monday 13, Tuesday 14, Wednesday 15, and Thursday 16 September 2021**, work will take place during a Sydney Trains shutdown, when trains are not running.

Work will take place in the rail corridor, at the station, and on Hill Street, and includes:

- installation of structural steel on Hill Street
- installation of canopies and downpipes on Hill Street
- installation of tactile ground surface indicators on the station platform.

Equipment to be used includes trucks, cranes, elevated work platform, excavators, lighting towers and hand tools. The work activities will be noisy at times. We apologise for the inconvenience and will minimise the impact by turning off vehicles and equipment when not in use, monitoring noise levels, using non-tonal reversing beepers and acoustic barriers. Lighting towers will be solar powered to further reduce noise.

Access changes during out of hours work

To carry out this work safely, temporary access changes will be in place each night during these works. Traffic controllers and signage will be in place to assist motorists and pedestrians.

The footbridge and station will be closed during both periods of out of hours work in September, from **10pm on Friday 3 September to 5am on Monday 6 September 2021**, and from **10pm to 5am each night on Monday 13, Tuesday 14, Wednesday 15, and Thursday 16 September 2021**. A pedestrian detour will be in place via Clanville Road. Signage will be in place to direct pedestrians.

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Are you studying for the Higher School Certificate?

If a member of your household is studying for the Higher School Certificate (HSC), please contact us as soon as possible. We will make every effort to limit disruption to HSC students during the exam period.

Construction hours

Standard construction hours are 7am to 6pm Monday to Friday, and 8am to 1pm Saturdays.

Keep in touch

We will continue to keep the community informed with regular project notifications and frequent online updates published to the project website www.transport.nsw.gov.au/roseville.

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