



**HERITAGE REFERENCE COMMITTEE  
TO BE HELD ON THURSDAY, 16 FEBRUARY 2023 AT 12:00 PM  
ZOOM / LEVEL 3 ANTE ROOM**

**A G E N D A**

**\*\* \*\* \* \*\* \* \*\* \***

**WELCOME BY CHAIRPERSON COUNCILLOR WHEATLEY**

**APOLOGIES**

**DECLARATIONS OF INTEREST**

**NOTING OF MINUTES**

**Minutes of Heritage Reference Committee**

File: CY00413/10

Meeting held 27 October 2022

GB.1 to GB.3

**GENERAL BUSINESS**

GB.1 **51-57 Finlay Road, Warrawee, AIA recommendation review** **3**

File: CY00069/15

GB.2 **Headfort House listing update** **70**

File: S13801

GB.3 **Heritage Home Grants overview presentation** **96**

File: S11080

**OTHER BUSINESS**

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## 51-57 FINLAY ROAD, WARRAWEE, AIA RECOMMENDATION REVIEW

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**BACKGROUND:**

This matter was considered at the HRC meeting on 27 October, 2002 and it was resolved that Council should undertake a due diligence heritage assessment to determine the significance of the property and how this should influence the listing, including the heritage curtilage.

Council staff have reviewed the Australian Institute of Architects (AIA) recommendation for the listing curtilage for 51-57 Finlay Road, Warrawee, at **Attachment A1**. This review actions the Heritage Reference Committee recommendation from its October 2022 meeting, in response to owner concerns about AIA impartiality.

**COMMENTS:**

Council staff have now investigated this matter with an inspection and review of available records, including the AIA input. The outcome of this review is attached in the peer review report and inventory at **Attachment A2** for comment.

This review finds that the 2022 AIA recommendations are based on heritage significance in line with industry standards and are therefore accepted. The AIA recommendations support retaining the existing listing curtilage for No. 51 and No. 57 Finlay Road, Warrawee, as shown in the heritage map of Ku-ring-gai Local Environmental Plan 2015. Some updates in Schedule 5 are recommended for consistency and clarity.

As an expert on this type of heritage, the AIA advice does not support removal of No. 51 from the listing because of its contribution to setting. The land of No. 51 is not clearly separated from the history, development and resulting heritage significance of No. 57, in order to justify its straightforward removal from the listing along the existing lot boundary. Should the owners still wish to seek changes to the item curtilage or site development, the attached report outlines two options; an owner-commissioned heritage assessment to propose an alternate custom curtilage, or a development application (DA) to develop or subdivide the land, in a way that maintains the item's significance.

The improved inventory will assist current and future owners with more information. As with other item inventories, this does not assess or grade features individually, which typically occurs when owners propose change, such as in DA documentation.

## RECOMMENDATION

That the Committee receive, note and comment on the attached review findings about the AIA recommendation on the listing curtilage for 51-57 Finlay Road, Warrawee.

Claudine Loffi  
Heritage Specialist Planner

Antony Fabbro  
Manager Urban & Heritage Planning

**Attachments:**

A1  

AIA 2022 recommendation

2022/281450

A2  

Peer review of AIA recommendation and inventory 2023

2022/381739



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10th October 2022

The General Manager  
Ku-ring-gai Council  
818 Pacific Highway,  
Gordon NSW 2072

Attn: Ms. Claudine Loffi  
Heritage Specialist Planner

**Via email:** [krg@krg.nsw.gov.au](mailto:krg@krg.nsw.gov.au)  
cc. [cloffi@krg.nsw.gov.au](mailto:cloffi@krg.nsw.gov.au)

Dear Claudine,

**Re: 51/57 Finlay Rd Warrawee**

---

Following the visit to 51/57 Finlay Rd Warrawee by several members of the Institute's NSW Heritage Committee on 14<sup>th</sup> September 2022, and subsequent discussions regarding the property with the wider Heritage Committee I write to advise of the Committee's view.

As you are aware the house at 57 Finlay Road was designed by Bruce Rickard, the eminent Australian architect and landscape designer for his own family. Rickard was a founding member of the Australian Institute of Landscape Architects and the first Australian to be awarded a Masters Degree in Landscape Architecture. The consideration of landscape is therefore exceptionally important to his architectural work.

We note that there are many aspects to this issue including legal and heritage matters. The Committee only considers the heritage implications of removing the property at 51 Findlay Road from the current heritage protections.

After discussion, the Committee was unanimous in its agreement that the property at 51 Finlay Road should remain within the heritage curtilage for the following reasons:

- The site at 51 Finlay Road provides the 'borrowed landscape' and its relationship with No. 57 illustrates the concept of borrowed landscape which informed Rickard's domestic site planning and design"
- This intent was reinforced by the second owner of the property, Clive Evatt, through the construction of the pool and stone walls that cross the boundary line between the properties.
- The landscape immediately surrounding the house, particularly in the north and east is intrinsic to the setting and orientation of the home. Rickard made a conscious decision to locate the principal living rooms facing toward the natural bushland and tree canopy which is on the neighbouring allotment. It is our understanding after speaking with former occupants of the house, the landscape and tree canopy, particularly to the north and east, has not changed significantly since the construction of the house.

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- Any future development that occurs on the site at number 51 should maintain the 'borrowed landscape' that reinforces and effectively creates the setting of the Rickard-Evatt House and its private living areas.
- Removing the property at number 51 from the heritage curtilage may make it more difficult for Council to maintain protection for the Rickard-Evatt house and its visual setting. Even with the current listing of the property, development of a house upon it could be proposed, and the negotiation of a suitable design would be encouraged by the LEP and DCP provisions.

We would therefore advise that the site at 51 Findlay Road should not be removed from the heritage curtilage of the Rickard-Evatt House.

Sincerely



**Laura Cockburn**  
NSW Chapter President  
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Peer Review  
AIA listing recommendation  
51-57 Finlay Road, Warrawee



Claudine Loffi, Ku-ring-gai Council  
January 2023

## **1.0 Background**

### **1.1 Purpose and methodology**

The purpose of this report is for Council staff to peer review the Australian Institute of Architects recommendation for the listing curtilage for 51-57 Finlay Road, Warrawee, against industry guidelines.

This peer review actions Council's Heritage Reference Committee recommendation from its October 2022 meeting to review the AIA recommendation, in response to owner concerns about AIA impartiality. This is based on a review of existing information, the author's inspection of the subject grounds in September 2022 with AIA and owner representatives.

### **1.2 Site identification and heritage status**

The subject property of 51-57 Finlay Road, Warrawee, is listed as a local heritage item on Ku-ring-gai's Local Environmental Plan 2015.

The mapped curtilage covers multiple land parcels, as shaded brown below.



The property is also recognised for its heritage value through non-statutory listing on the Australian Institute of Architects Register of Nationally Significant Twentieth Century Architecture. The AIA inventory is attached.

The house appears to have been historically known as or referred to by the street address of No. 51, as reflected in past heritage listings or studies. However, the house is located on land now known as No. 57. The house is setback from and raised on a plateau above the street level, accessed from the side by a battle-axe driveway. The building has no street frontage, screened by dense vegetation. It has landscaped grounds to both sides and bushland between the house and street where the land falls steeply.

Photos from the 2022 site inspection are attached.

### **1.3 Background to AIA recommendation**

Prior to 2015, in the Ku-ring-gai Planning Scheme Ordinance, an error in the listing curtilage only identified No. 51, which does not contain the subject house. This narrow curtilage mapping error likely reflected that the house address appears to have been historically known as No. 51, as identified in Rickard's 1965 architectural drawings for house additions, Council's 1986 heritage study inventory and the AIA inventory update from 2010. These earlier inventories are attached.

In 2015, the listing mapping error was corrected in the Ku-ring-gai Local Environmental Plan 2015, as shown above, to include the land for No. 57. The new plan structure also identified the land parcels in the listing for the first time, unlike the earlier ordinance, including the land of both No. 51 and No. 57. The planning process for this update included considering the attached AIA submission on this listing.

In recent years, owners requested Council review the listing of the land of No. 51. Council staff referred the owners' request to Council's Heritage Reference Committee (HRC) to establish an appropriate curtilage for this heritage item. The HRC resolved to await advice on this matter from the Australia Institute of Architects (AIA) heritage committee.

In September 2022, AIA heritage committee members inspected the subject grounds, together with Council staff and owner representatives, prior to recommending a curtilage.

The AIA recommendation was submitted in the letter dated 10 October 2022, attached.

### **1.4 Authorship and limitations**

Claudine Loffi, Specialist Heritage Planner, Ku-ring-gai Council, prepared this peer review for Ku-ring-gai Council, with contributions and review by Ku-ring-gai Council staff. The author has more than 20 years heritage practice experience in local and state government in NSW, primarily in local and state heritage listing, interim heritage orders, development and policy.

Further Council staff contributed to this review. Kirrily Sullivan, Heritage Research Assistant, for Ku-ring-gai Council, contributed to the inventory research. Craig Wyse, team leader, and Antony Fabbro, manager of urban and heritage planning, oversaw and approved this peer review.

This review does not attempt to revise the listing curtilage, but to establish whether the AIA curtilage recommendation accords with industry standards. This review does not assess Indigenous heritage or archaeology.



## **2.0 Peer review**

### **2.1 Industry standards**

The heritage industry standards are set by the NSW Heritage Council and associated government body of different names, formerly the Heritage Office and now known as Heritage NSW. Many of the guidelines produced by these bodies are included in the NSW Heritage Manual.

The NSW Heritage Council establishes seven criteria of local or state significance. As set out in the supporting guideline, Assessing Heritage Significance, at least one of these seven criteria needs to be satisfied to meet the criteria for local heritage listing. These include seven values of local heritage significance:

- (a) Historic significance
- (b) Historic associations significance
- (c) Aesthetic or technical significance
- (d) Social or community significance
- (e) Research significance
- (f) Rarity
- (g) Representative significance

The guideline, Assessing Heritage Significance, defines these criteria with measures for inclusion and exclusion. The significance of a place under each criteria is assessed based on an investigation of the physical and documentary evidence.

The Heritage Office guideline, Heritage Curtilages, contains the methodology for establishing an appropriate listing boundary that captures the significance of an item. The foreword to this guideline quotes the then planning Minister, Craig Knowles:

*“Retaining an appropriate area of land, or curtilage, around a heritage item can be integral and essential in retaining and interpreting its significance.”*

This guideline recommends that “The heritage curtilage should contain all elements contributing to the heritage significance, conservation and interpretation of a heritage item.” This guideline defines curtilage as meaning: “the area of land (including land covered by water) surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance. It identifies different types of curtilages including the ‘lot boundary heritage curtilage’ as follows:

*“The most common type of heritage curtilage comprises the boundary of the property containing the heritage item as shown on the lot plan...The property may also contain associated buildings, gardens and other significant features, including walls, fences, driveways or tennis courts, which contribute to the heritage significance of the property. While this option will not protect heritage significance adequately in all cases, most suburban dwellings of heritage significance will not require any other sort of heritage curtilage..., though the street itself may contribute to heritage significance.*

The Ku-ring-gai Local Environmental Plan 2015 establishes the objective of heritage conservation provisions “to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views” and “archaeological sites”.



## **2.2 AIA curtilage recommendation**

The AIA recommendation of 10 October 2022 is attached. It recommends that No. 51 Finlay Road should not be removed from the heritage curtilage as follows:

*“After discussion, the Committee was unanimous in its agreement that the property at 51 Finlay Road should remain within the heritage curtilage for the following reasons:*

- The site at 51 Finlay Road provides the ‘borrowed landscape’ and its relationship with No. 57 illustrates the concept of borrowed landscape which informed Rickard’s domestic site planning and design”*
- This intent was reinforced by the second owner of the property, Clive Evatt, through the construction of the pool and stone walls that cross the boundary line between the properties.*
- The landscape immediately surrounding the house, particularly in the north and east is intrinsic to the setting and orientation of the home. Rickard made a conscious decision to locate the principal living rooms facing toward the natural bushland and tree canopy which is on the neighbouring allotment. It is our understanding after speaking with former occupants of the house, the landscape and tree canopy, particularly to the north and east, has not changed significantly since the construction of the house.*
- Any future development that occurs on the site at number 51 should maintain the ‘borrowed landscape’ that reinforces and effectively creates the setting of the Rickard-Evatt House and its private living areas.*
- Removing the property at number 51 from the heritage curtilage may make it more difficult for Council to maintain protection for the Rickard-Evatt house and its visual setting. Even with the current listing of the property, development of a house upon it could be proposed, and the negotiation of a suitable design would be encouraged by the LEP and DCP provisions.”*

## **2.3 Review of AIA recommendation**

It is noted that AIA recommendation has been based on the assessed heritage significance of the place. This has been informed by an inspection of the physical evidence of the grounds in question. This accords with the industry standards summarised above, as set out in the guidelines for Assessing Heritage Significance and Heritage Curtilages.

The consistency of AIA submissions on the importance of the setting and landscaping over a period of time and by different AIA Chapter Presidents, supports the impartiality of this advice. In 2013, an AIA submission from a former NSW Chapter President urged continued heritage listing of this “significant work of modern architecture” recommended that “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.”

The AIA is considered an industry expert on modern architectural heritage. The AIA recommendation is informed by experienced members of its NSW Heritage Committee, rather than one individual or firm. The AIA contribution to this listing has not been commissioned by a private interest. For these reasons, the AIA recommendation is considered independent and well informed.

## **2.4 Heritage curtilage and ownership comments**

It is acknowledged that the land of no.51 (to the north-east side of the house) is in separate ownership to the land of No. 57 (containing the house); and has been since the construction of the house in 1959. The owners of No. 51 and No. 57 are related, and have been since at least 1968, possibly from 1967 when the land of No. 51 was first subdivided to its current boundaries.

A listing curtilage is based on the assessed heritage significance of the place, as set out by the industry standards. The significance of the place includes the setting and views. This is not defined by ownership boundaries, which can change over time. Listing decisions based on heritage significance, in line with NSW Heritage Council and associated guidelines, maximises impartiality.

The land of No. 51 is not clearly separated from the history, development and resulting heritage significance of No. 57, in order to justify its straightforward removal from the listing along the existing lot boundary.

No. 51 has not been independently developed to No. 57. The land of No 51 contains bushland, some landscape features at the upper plateau adjoining No. 57, with no boundary fence between No. 51 and No. 57. Landscape features for No. 57 have been constructed on the land of No.51 including the pool, house terrace, associated stone retaining walls and stairs. Some of these features span across the boundary, including the swimming pool and house terrace. The construction materials of these features on the land of No. 51 are consistent with landscaping of No. 57 and appear to have been constructed in the early history of No. 57.

No available records have been sourced to confirm the construction date of these landscape features extending into No. 51, other than a 1981 building application for the swimming pool. It is possible that the house terrace retaining wall extending into No. 51 is original. This is based on the partial original Rickard plan that shows the line of this wall before the drawing is torn off near the boundary with No. 51, together with the consistency of extant fabric with connected walls that are documented as original in this plan and early Dupain photos. These records are attached. There is no evidence in the stonework that this wall has been extended or rebuilt.

Council's research found this quote from Rickard, the architect for the house, describing the blocks of land as *"quite steep, quite deep....with rock outcrops and fantastic trees."* Rickard further described the construction of the driveway up the slope as *"scarring and ruining the whole thing – what a difference – and on the other side it was sort of virgin bush, because it was getting too steep for a sub-division"*. This "other side" appears to be referring to the land of No. 51. It indicates that Rickard designed the house with the land of No. 51 as undeveloped bush, with some expectation that it would remain so because he believed it was incapable of subdivision and presumably development. This is reflected in Rickard's design of the house and the 1965 wing with a strong side orientation to No. 51, as noted by the AIA on land the AIA refers to as "borrowed landscape". It is noted that the land was subdivided in 1967 but not developed, other than for the above-noted landscaping for No. 57, with ownership maintained in the family of No. 57.

As a result, it is agreed with the AIA that the land of No. 51 contributes to the setting of No. 51, particularly for the upper plateau adjoining the house garden.

While No. 51 contributes to the setting of the house, the built and natural features on this site would need further assessment to establish their relative significance, in line with the Heritage Office guideline, Assessing Heritage Significance, for grading of significance. This detailed assessment of individual features typically occurs at the development application stage when change is proposed, in the accompanying documentation, such as a statement of heritage impact, heritage assessment or conservation management plan.

## **2.5 Heritage inventory**

A heritage inventory provides non-statutory supporting information for heritage items. It does not affect the legal extent of listing or direct future changes, which are instead determined by the planning instruments and the development application process.

The existing heritage inventory for this heritage item only contains basic identifying information and generic statements. This is common for many early listings in Kuring-gai which predate the State Heritage Inventory and current listing standards.

For greater clarity and to better assist owners, the inventory for this heritage item has been updated with the information gathered through this process, as confirmed or updated by Council staff, in line with current industry standards. This includes adding the AIA management recommendations about development of No. 51 conserving the setting of the heritage item.

While not altering the curtilage, a completed inventory provides greater clarity for current or future owners about the significant features and some more accessible guidance on management. This acknowledges the history of ownership and development of the land of both No. 51 and No. 57 with available information.

A completed inventory can also reduce costs for owners for development application documentation or as a starting point for preparing further detailed assessment, should the owners wish, such as a heritage assessment or conservation management plan.

## **3.0 Conclusions**

### **3.1 AIA curtilage recommendation**

The AIA recommendation accords with industry standards for assessing heritage significance and listing curtilages. The AIA has supported its advice based on heritage significance. The AIA has raised no issues that would suggest this advice has been influenced by partial or non-heritage concerns.

The recommendations of the AIA letter of 10 October 2022 are therefore accepted. These support the existing listing curtilage for No. 51 and No. 57 Finlay Road, Warrawee, shown in the heritage map of Ku-ring-gai Local Environmental Plan 2015, is appropriate.

As noted in the AIA letter, inclusion of land in the listing curtilage does not preclude development, but ensures impacts of development on significance are assessed.

### **3.2 Listing and inventory updates**

Council should update the details of the listed place entered in schedule 5 of Ku-ring-gai Local Environmental Plan 2015 for consistency with the heritage map in the next housekeeping amendment. This could also update the item name to reflect the significant house name and broadly identify the mapped features of house, interiors and grounds, consistent with current item naming conventions.

As a result of the information gathered through this review, Council has updated the attached non-statutory inventory to include more information about the heritage item and its significance. This is to provide greater clarity and guidance for current and future owners than was available in the previous basic inventory. The inventory can continue to be updated as further information is received, such as through development application documentation or a conservation management plan.

### **3.3 Further review**

As an expert on this type of heritage, the AIA advice does not support removal of No. 51 from the listing because of its contribution to setting. The land of No. 51 is not clearly separated from the history, development and resulting heritage significance of No. 57, in order to justify its straightforward removal from the listing along the existing lot boundary.

#### **Option 1: Heritage assessment and planning proposal to amend listing**

Should the owners wish to seek a more customised amendment to the heritage item curtilage, this would require submission to Council of a heritage assessment prepared by an appropriately qualified and experienced heritage consultant. The heritage assessment would propose a redefined curtilage that maintains the significant setting of the heritage item, informed by a detailed assessment of the significance of built and natural features on the site in accordance with NSW Heritage Council and associated guidelines.

If supported by Council staff as appropriately justified, a change to the listed curtilage would then require a planning proposal to amend the local environmental plan.

Where the amendment is supported by Council staff, Council could consider including this amendment in a general Council planning proposal, without incurring

further costs for the owners. The owner also has the option to initiate Council's consideration of this amendment by submitting a planning proposal application, with the required steps, reports and fees outlined on Council's website.

It is noted that the use and development of the site of No. 51 has geographic and other challenges unrelated to heritage listing. For instance, these include the narrow steep densely vegetated site, without driveway access, and with built structures connected to the adjacent site. These non-heritage issues may only be resolved by land purchase, sale or re-subdivision. These non-heritage constraints are reflected in the similar land parcel to the immediate north, at 44 Blytheswood Avenue. 44 Blytheswood Avenue is not heritage listed and has not been developed, other than as the rear garden to a house facing the street behind. These issues are not addressed by a change to the heritage listing.

**Option 2: Development application**

The alternative to a listing amendment is for the owner to seek Council's consent for a sympathetic development and/or subdivision of the perimeter land of this heritage item, based on advice of a heritage consultant. This is achieved by the owner lodging a development application. Similar heritage assessment documentation would need to accompany the development application as for the above curtilage change, in addition to the documentation describing the proposed development and its impacts.

While taking this to the next step of proposing development, this development application pathway may more effectively address all development constraints on this site, including issues unrelated to heritage listing noted above, to facilitate appropriate future changes on this land.

For greater certainty about appropriate development for heritage and other planning considerations, owners are encouraged to organise a pre-application meeting with Council planners before lodging a development application.

This development pathway would help to inform owners about the opportunities for the undeveloped land and its use with greater certainty than a listing curtilage change alone.

Council can progress a listing curtilage change following an approved and constructed redevelopment of the land, as with other heritage items, after Council confirms that the constructed development has an acceptable impact on the setting of the item.

## **4.0 Attachments**

### **4.1 AIA recommendation, 2022**

Attached as a separate document (reference: [2022/281450](#)).

### **4.2 AIA submission, 2013**

Attached as a separate document (reference: [2013/296220](#)).

### **4.3 AIA inventory, 2010 update**

Attached as a separate document (reference: [2013/296215](#)).

### **4.4 Council's heritage study inventory, 1986**

Attached as a separate document (reference: [2014/111521](#)).

### **4.5 Council's updated heritage inventory, 2022**

Attached as a separate document (reference: [2022/368184](#)).

The attached inventory is entered in the draft heritage data form format, rather than the current online Heritage Management System, managed by Heritage NSW. This is because the inventories entered into this Heritage Management System cannot currently be printed in full for attachment to this report. This is caused by a system error that Heritage NSW is investigating.

The same inventory information has been entered in the Heritage Management System for uploading to the online State Heritage Inventory. The inventory will then be available to the public at <https://www.hms.heritage.nsw.gov.au>.

### **4.6 Site photos, 2022**

Included over the page.





























House terrace wall shown in attached 1961 Max Dupain photo



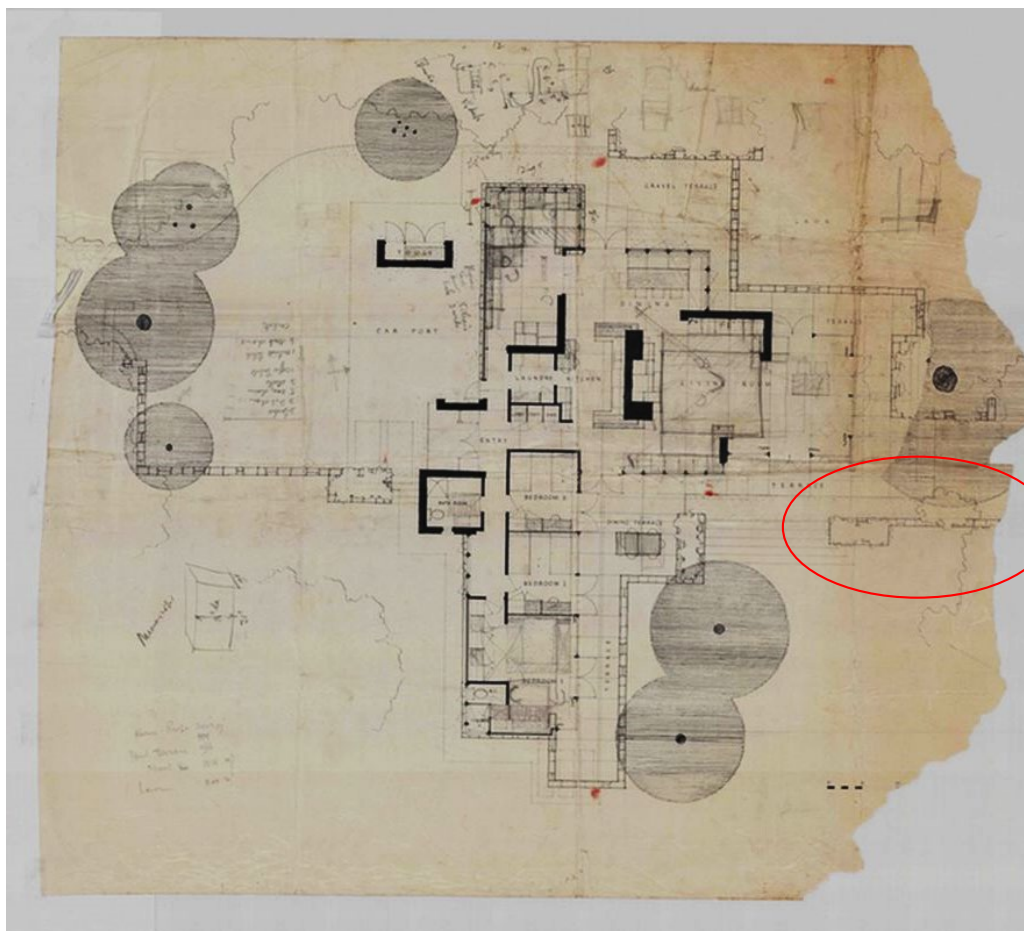






#### 4.7 Historic records

More historic records are included in the inventory. The following are attached because they show part of the house terrace retaining wall that is connected to the part that extends into No. 51.

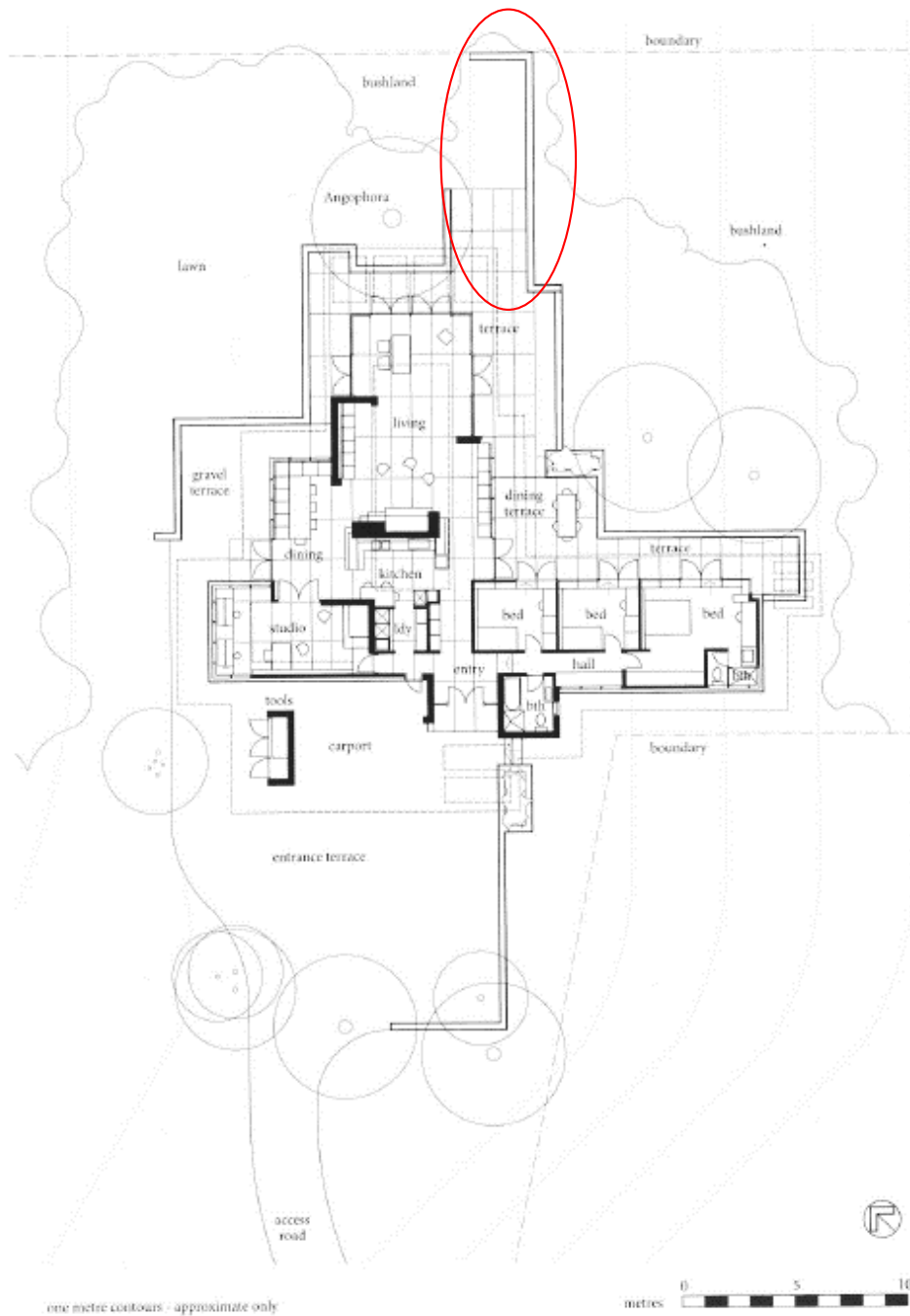


1959 Rickard drawing, showing the subject house terrace wall circled. The continuation of this return wall into No. 51 would be in the location of the torn-off right edge of the paper, assuming the usual paper dimension and based on the surveyed location of this wall (extract below). Full extent of other stone landscaping walls are shown in this drawing.



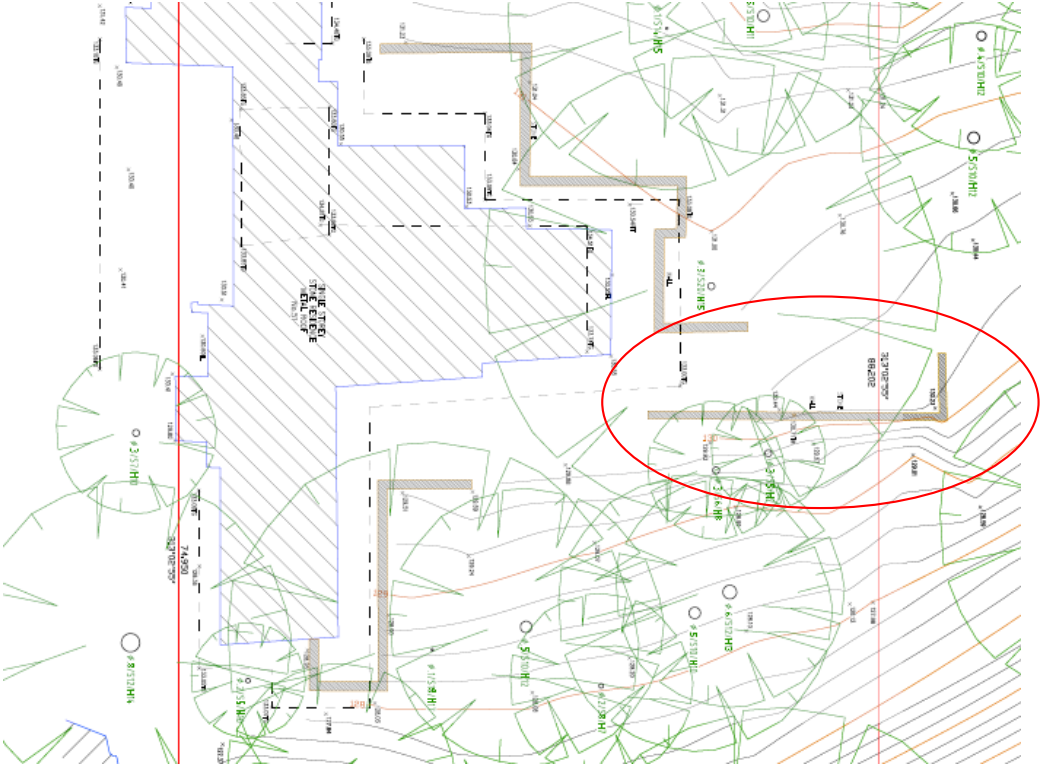


c.1961 Max Dupain photo of the house. The family is sitting on the subject wall. The end of the wall that extends into No. 51 is out of frame to the right. The unformed top of the lower stone wall is extant. It is in the location shown in the 1959 and 1965 Rickard drawings for planned stairs.



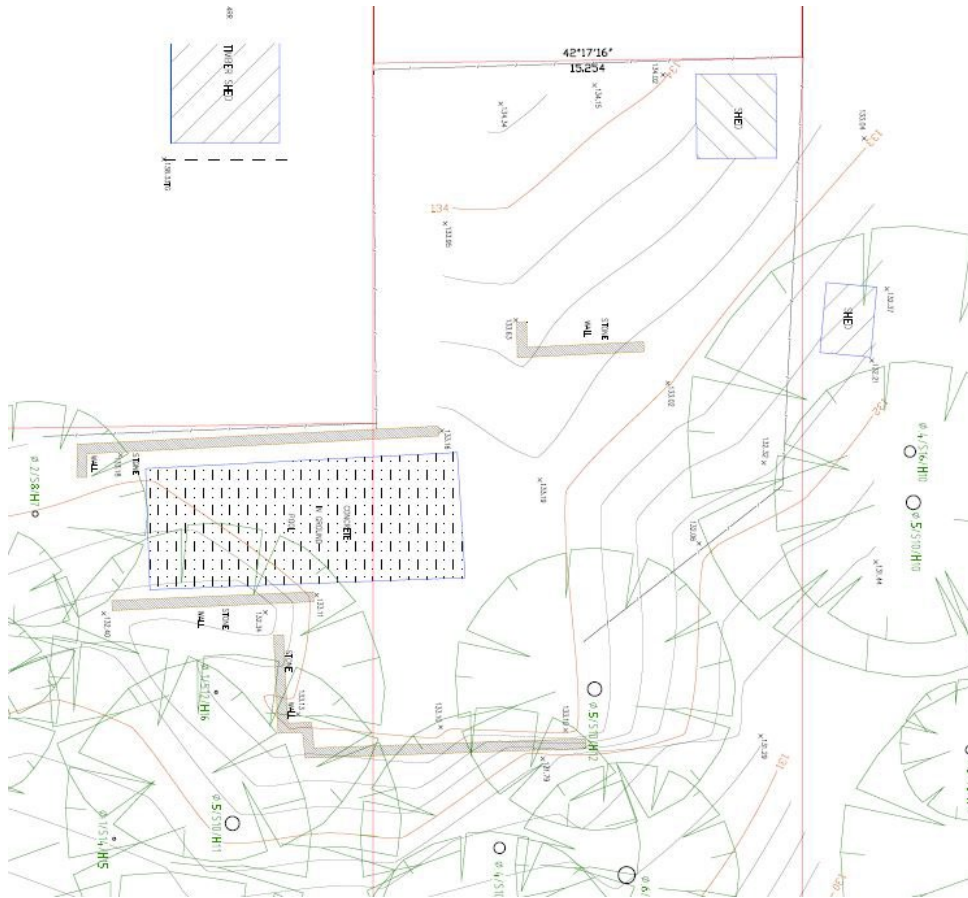
Original plan reproduction of c. 2018, not including the 1965 wing, by John Gamble, from 'Bruce Rickard A Life in Architecture' by Cracknell Lonergan and Rickard. This shows the full return of the house terrace wall to scale, but with the incorrect location for the boundary to No. 51. It also shows the wall configuration as constructed without stairs.

4.8 Existing survey extracts, 2016



Surveyed house terrace wall circled, crossing boundary to No. 51. Note this is missing part of the existing wall to the left, plus the stone barbecue on this terrace shown in above photos.





Other built surveyed features on the land of No. 51 (right) and spanning into No. 57 (left).



**Australian Institute of Architects**

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10th October 2022

The General Manager  
Ku-ring-gai Council  
818 Pacific Highway,  
Gordon NSW 2072

Attn: Ms. Claudine Loffi  
Heritage Specialist Planner

**Via email:** [krg@krg.nsw.gov.au](mailto:krg@krg.nsw.gov.au)  
cc. [cloffi@krg.nsw.gov.au](mailto:cloffi@krg.nsw.gov.au)

Dear Claudine,

**Re: 51/57 Finlay Rd Warrawee**

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Following the visit to 51/57 Finlay Rd Warrawee by several members of the Institute's NSW Heritage Committee on 14<sup>th</sup> September 2022, and subsequent discussions regarding the property with the wider Heritage Committee I write to advise of the Committee's view.

As you are aware the house at 57 Finlay Road was designed by Bruce Rickard, the eminent Australian architect and landscape designer for his own family. Rickard was a founding member of the Australian Institute of Landscape Architects and the first Australian to be awarded a Masters Degree in Landscape Architecture. The consideration of landscape is therefore exceptionally important to his architectural work.

We note that there are many aspects to this issue including legal and heritage matters. The Committee only considers the heritage implications of removing the property at 51 Findlay Road from the current heritage protections.

After discussion, the Committee was unanimous in its agreement that the property at 51 Finlay Road should remain within the heritage curtilage for the following reasons:

- The site at 51 Finlay Road provides the 'borrowed landscape' and its relationship with No. 57 illustrates the concept of borrowed landscape which informed Rickard's domestic site planning and design"
- This intent was reinforced by the second owner of the property, Clive Evatt, through the construction of the pool and stone walls that cross the boundary line between the properties.
- The landscape immediately surrounding the house, particularly in the north and east is intrinsic to the setting and orientation of the home. Rickard made a conscious decision to locate the principal living rooms facing toward the natural bushland and tree canopy which is on the neighbouring allotment. It is our understanding after speaking with former occupants of the house, the landscape and tree canopy, particularly to the north and east, has not changed significantly since the construction of the house.

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- Any future development that occurs on the site at number 51 should maintain the 'borrowed landscape' that reinforces and effectively creates the setting of the Rickard-Evatt House and its private living areas.
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We would therefore advise that the site at 51 Findlay Road should not be removed from the heritage curtilage of the Rickard-Evatt House.

Sincerely



**Laura Cockburn**  
NSW Chapter President  
**Australian Institute of Architects**  
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**Australian Institute of Architects**

By email to [kmc@kmc.nsw.gov.au](mailto: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 RAIA's 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 Presiden



## 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)



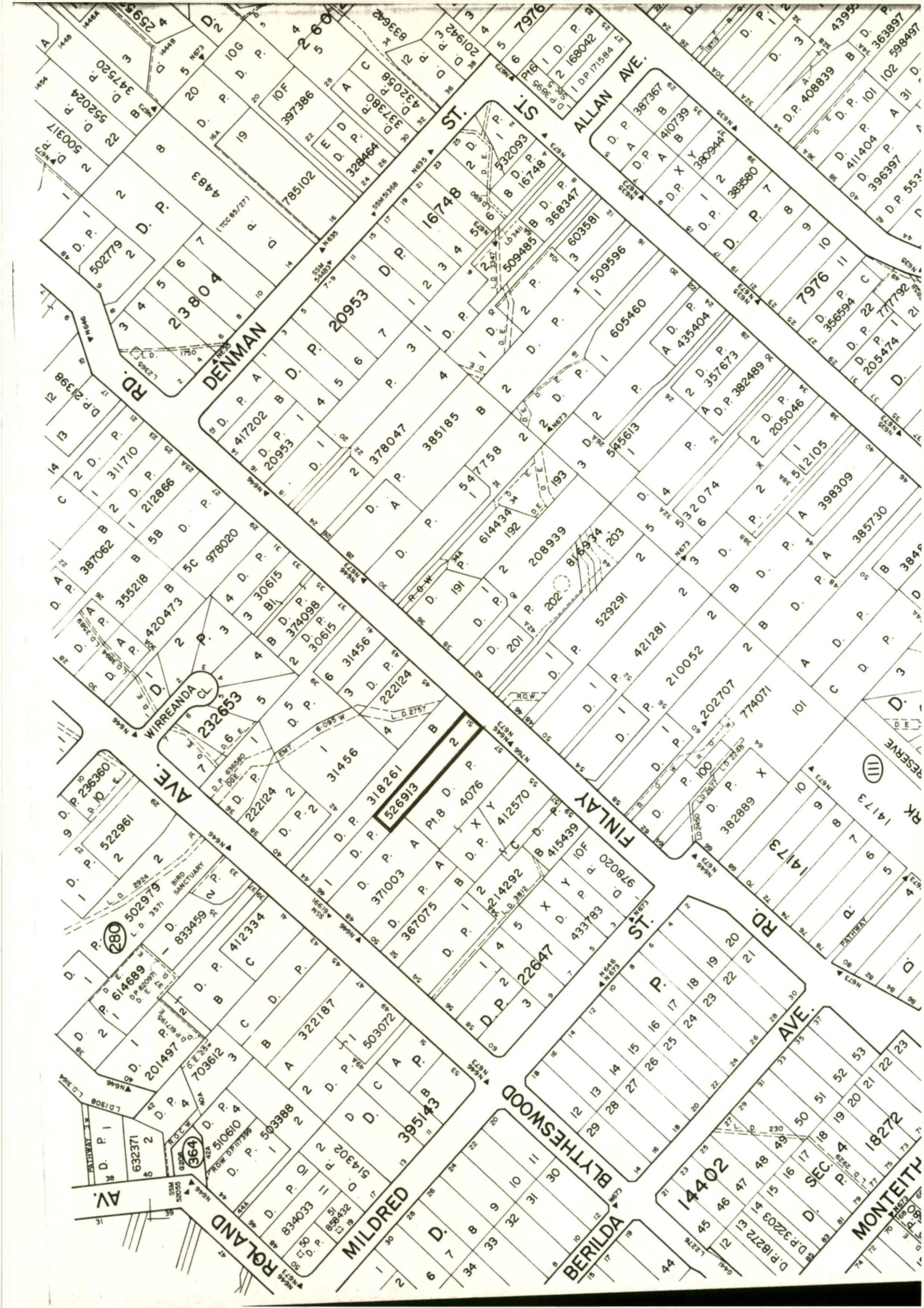
External view (Photo: Max Dupain c.1960)



External view (Photo: Max Dupain c.1960)



HERITAGE STUDY OF THE MUNICIPALITY OF KU-RING-GAI		Item Number
Address: 51 FINLAY RD TURRAMURRA		Map: 15 No: 20
Name:		Land Title K.M.C. Lot 2, DP 526913
Owner: M/s E. M. Evatt & Ors C/ Mr. C. Evatt Jr. K.M.C.		C. A. No. 010353-10000
Description, History 51 Finlay Rd, Warrawee K.M.C.		<p><u>Period</u></p> <input type="checkbox"/> Pre -1900 <input type="checkbox"/> 1901-1920 <input type="checkbox"/> 1921-1940 <input checked="" type="checkbox"/> 1941-1960 <input type="checkbox"/> 1961-1986
References <i>Arch. Bruce Rickard 1960</i>		<p><u>Context</u></p> <input type="checkbox"/> Primary Industry <input type="checkbox"/> Key Residences <input checked="" type="checkbox"/> Suburban Consolidation <input type="checkbox"/> Utilities Infrastructure <input type="checkbox"/> Commercial Development <input type="checkbox"/> Community Services <input type="checkbox"/> Education
Reasons for listing in this Study		<p><u>Significance</u></p> <input type="checkbox"/> State <input checked="" type="checkbox"/> Municipal
<input type="checkbox"/> historic <input type="checkbox"/> archaeological <input type="checkbox"/> rarity value <input type="checkbox"/> scientific <input checked="" type="checkbox"/> architectural <input type="checkbox"/> group value <input type="checkbox"/> cultural <input type="checkbox"/> natural <input type="checkbox"/> landmark value <input type="checkbox"/> social <input type="checkbox"/> aesthetic		<p><u>Integrity</u></p> <input checked="" type="checkbox"/> Substantially Intact <input type="checkbox"/> Altered or extended sympathetically <input type="checkbox"/> Altered or extended unsympathetically
Photograph	Film No.	Neg. No. <i>No photo poss</i>
Prepared for KU-RING-GAI MUNICIPAL COUNCIL by ROBERT MOORE, PENELOPE PIKE, HELEN PROUDFOOT and LESTER TROPMAN & ASSOCIATES, Conservation Consultants in Association		<p><u>Other Listings</u></p> <input type="checkbox"/> National Estate NSW Heritage Act <input type="checkbox"/> PCO <input type="checkbox"/> ICO <input type="checkbox"/> Section 130 <input type="checkbox"/> National Trust Lists <input type="checkbox"/> Local History Sources <input type="checkbox"/> LEP/DCP <input type="checkbox"/> RAI A <input type="checkbox"/> Other
		Date of Survey:
		By: <i>186</i> Checked: <i>1258 RM</i>





15.20



## *Heritage Data Form*

ITEM DETAILS					
<b>Name of Item</b>	Rickard-Evatt House				
<b>Other Name/s Former Name/s</b>	Rickard House I, Evatt House,				
<b>Item type (if known)</b>	Dwelling house				
<b>Item group (if known)</b>					
<b>Item category (if known)</b>					
<b>Area, Group, or Collection Name</b>					
<b>Street number</b>	51-57				
<b>Street name</b>	Finlay Road				
<b>Suburb/town</b>	Warrawee		<b>Postcode</b>	2074	
<b>Local Government Area/s</b>	Ku-ring-gai				
<b>Property description</b>	Lot C DP 415439; Lot X DP 412570; Lot 8 DP 663529; Lot 2 DP 526913				
<b>Location - Lat/long</b>	<b>Latitude</b>		<b>Longitude</b>		
<b>Location - AMG (if no street address)</b>	<b>Zone</b>		<b>Easting</b>	<b>Northing</b>	
<b>Boundary Description</b>	Refer to the Heritage Map of the Local Environmental Plan for the listing curtilage. Historically, the property appears to be known as No. 51 Finlay Road. The house was however constructed on the land that is now known as No. 57. The heritage item includes four land parcels: one containing the house and grounds, two containing the grounds to either side of the house, one containing the driveway.				
<b>Current use</b>	Residential				
<b>Former Use</b>	Residential				
<b>Statement of significance</b>	<p>Rickard-Evatt House is of historical significance as an important work by eminent Australian architect and landscape designer Bruce Rickard, and as an outstanding example of the philosophy of organic architecture in the mid twentieth century.</p> <p>Aesthetically, Rickard-Evatt House demonstrates a finely designed and executed example of residential architecture. It is significant for its integration and dialogue with the rugged site on which it has been constructed, the adaptation of the plan to its terrain and the use of natural materials. The landscape surrounding the house is intrinsic to the setting and orientation of the home in which the principal living rooms face towards the natural bushland and tree canopy on the neighbouring allotment.</p> <p>The house is significant as the home designed by Rickard for himself and his family, and for its long-term association with barrister and art dealer Clive Andreas Evatt Jr, from 1962 until his death in 2018, and the prominent Evatt family.</p> <p>Rickard-Evatt House demonstrates the exploration of modern architecture in the Ku-ring-gai area in the mid twentieth century subdivisions. It is significant for its use of natural materials and their integration with the surrounding bushland.</p> <p>Rickard-Evatt house is representative of the body of work of organic architecture as carried out by Bruce Rickard in the second half of the twentieth century.</p>				

## *Heritage Data Form*

	Rickard-Evatt House is of local heritage significance in terms of its historical, associations, aesthetic/technical, social and representative values. This satisfies five of the Heritage Council criteria of local significance for local listing.	
<b>Level of Significance</b>	State	Local X

## *Heritage Data Form*

DESCRIPTION						
<b>Designer</b>	Bruce Rickard					
<b>Builder/ maker</b>						
<b>Physical Description</b>	<p>The Rickard-Evatt House is located at 51-57 Finlay Road above street level and is accessed from the southwest by a steep battle-axe driveway. It has no accessible street frontage and is screened by dense vegetation. At the top of the steep hillside driveway is a large level entrance terrace. The house is located on a plateau at the rear of the site.</p> <p>The house is constructed of warm natural materials, including recycled sandstock bricks with raked joints and Pacific maple timber. The concrete flooring in the living areas is waxed a gold yellow. The roofs are clad in bitumen felt and covered in river gravel. Wide eave overhangs and surrounding trees provide shade in summer. The house is planned around a central living room. 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. Internal joinery is of Tasmanian blackwood. The changes in ceiling levels and the clerestory and roof lights add to the progression of spatial experience.</p> <p>The house has landscaped grounds to both sides and bushland between the house and the street where the land falls steeply. Low drystone retaining walls have been used to level the terrain. To the north of the internal living spaces is an open lawn space with wide terraces lining the side of the house. The outdoor areas immediately above and below the lawn retain much of their bushland cover as well as several angophora trees.</p> <p>A concrete swimming pool surrounded by mortared sandstone retaining walls is located at the rear boundary of the site, straddling Lot 8 DP 663529 and Lot 2 DP 526913 (known as No. 51). The site also contains several other sandstone retaining walls in order to level the steep terrain and some incorporate steps to allow for movement from one level to another.</p>					
<b>Physical condition and Archaeological potential</b>	The house appears to be in good condition externally.					
<b>Construction years</b>	<b>Start year</b>	1959	<b>Finish year</b>	1960	<b>Circa</b>	
<b>Modifications and dates</b>	1965 - Additions to house for CW Evatt designed by Rickard for 51 Finlay Road (BA 65/2093) 1981 - Swimming pool (BA 81/2193)					
<b>Further comments</b>	<p>These inventories are not comprehensive and should be regarded as a summary and general guide only. Council staff progressively update these inventories as further information becomes available. An inventory sheet with little information may indicate that the place was listed before inventories became common or there has been no building work or updates to the online information recently. It does not mean that the listed place is not significant. Further research is always recommended as part of preparation of development proposals for heritage items. This is necessary for preparing a heritage impact statement and conservation management plan, so that the significance of a listed place can be fully assessed prior to submitting development applications.</p> <p>A heritage item listing generally covers the whole property including buildings, interiors and grounds. While not all listed features will be significant and warrant conservation, the full listing ensures the significance of features and heritage impacts on the whole place are assessed through the development application process before major changes proceed.</p>					



## *Heritage Data Form*

### HISTORY

## *Heritage Data Form*

<b>Historical notes</b>	<p>Early development of the locality:</p> <p>For thousands of years before European settlement, the Ku-ring-gai area was home to the Darramurragal people and other First Nations clans, the traditional custodians of land within the Ku-ring-gai Council boundaries. Due to the impact of colonisation on the Indigenous population and lack of records, the exact clan area boundaries in this region are not known. (Aboriginal Heritage Office, Aboriginal Heritage and History within the Ku-ring-gai local Government Area, 2015)</p> <p>Land Tenure: Given the complex nature of this property's identification (on 4 separate lots and titles), the history will be covered as one until the land was subdivided, then each lot will be covered separately.</p> <p>The whole of the subject site land was originally contained in a 60-acre crown grant to George Wood in 1831.</p> <p>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 (Land Property Information Volume 1462 Folio 204).</p> <p>By January 1905, the Mutual Life Association of Australia was exercising their power of sale as mortgagee to sell portions of the property. In November 1913, more than 27 acres of the land around Finlay Road and Blytheswood Avenue, at their southern end, was transferred to the NSW Realty Co Limited (Land Property Information Volume 2422 Folio 40).</p> <p>Lot 8 DP 663529:</p> <p>In April 1919, Herbert James Bonwick of Turramurra, Draughtsman purchase 1 acre, 19 ½ perches of land between Blytheswood Avenue and Finlay Road. This land was identified as part Lot 8 of Section 2, DP 4076 (Land Property Information Volume 2928 Folio 55).</p> <p>In July 1950, the property was transferred 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.</p> <p>In September 1957, Bruce Arthur Lancelot Rickard of Turramurra, architect, acquired the site on which the house is situated (now Lot 8, DP 663529). It was a size of 2 roods, and was then identified as part of Lot 8, Section 2, DP4076 (Land Property Information Volume 6324 Folio 209). Rickard took out a mortgage on the property in July 1960.</p> <p>The property was sold to Clive Andreas Evatt of Wahroonga, Barrister-at-law on 16 May 1962.</p> <p>Lot 2 DP 526913 (now known as No. 51):</p> <p>In July 1919 Herbert James Bonwick purchased the other half of Lot 8, DP 4076, of 1 acre, 20 perches (Land Property Information Volume 2958 Folio 116). The land was transferred several times before being purchased by John Edward Reid in September 1927. Reid subdivided the land into two long parcels, Lots A and B, of land running from Blytheswood Avenue to Finlay Road.</p> <p>Lot A, the location of the subject site, was transferred several times before further subdivision into two lots, creating DP 526913. One lot fronted Blytheswood Avenue (Lot 1). The other lot fronted Finlay Road (Lot 2), the subject site. This deposited plan 526913 was registered in</p>
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## *Heritage Data Form*

October 1967. It was when the current land boundary of No. 51 was first formed.

In December 1965 Raymond Stewart Moyser and Nancy Moyser acquired Lot 2 DP 526913.

In 1968, the site was transferred to Elizabeth Marjorie Evatt, Mary Frances Evatt, George Felix Evatt and Ruth Lee Evatt, the eldest children of Clive Evatt Jr, as tenants in common. It was purchased for them by their grandparents.

Lot X DP 412570:

The Lot is within the original Lot 9 of Section 2 DP 4076. In March 1920, Part of Lot 9 Section 2 was transferred to Amelia Mary Peddle (Land Property Information Volume 3036 Folio 190). The land was transferred to her daughter upon her death in 1946, then to Trevor Williams who subdivided the land into three lots. Two of these, Lots A and B, fronted Blytheswood Avenue. The third, Lot C, fronted Finlay Road, containing the subject site (Land Property Information Volume 4709 Folio 93). Lot C was transferred to Leo Marks in June 1959. Marks further subdivided the lot into two, Lots X and Y. The subject site of Lot X was transferred to Bruce Arthur Lancelot Rickard on 19 June 1959. The site was transferred to Clive Andreas Evatt on 16 May 1962.

Lot C DP 415439:

The Lot is within the original Lot 9 of Section 2 DP 4076. In July 1920 Part of Lot 9 Section 2 was transferred to John Latimer (Land Property Information Volume 3077 Folio 105). The land was transferred several times between 1920 and 1947 when it was transferred to Harold Frederick Lambert. Lambert subdivided the land and Lots B and C were transferred to Bruce Arthur Lancelot Rickard on 23 March 1961 (Land Property Information Volume 8180 Folio 160). Lot C was transferred to Clive Andreas Evatt on 16 May 1962 and now serves as the driveway access to the property. Lot B was resold.

Evatt House (Rickard House I):

Rickard House I is the first house Bruce Rickard built for his own family. It was built in 1959 on a bushland lot falling southeast towards the street at a steep gradient. A cliff face along the street boundary prevented direct access onto the site so the family purchased the back half of the southwestern neighbouring property (Lot X DP 412570) and the next-door neighbours land, from which a 6-metre-wide strip was designated as a driveway and the remainder resold.

Access into the property is via the 70-metre-long access road, located at the steepest part of the site, illustrating the hillside topography upon entry to, or exit from, the residence. At the end of the road, the entrance terrace is levelled and expansive, providing space for communal gathering and free movement.

The site is on the side of a ravine densely covered in Angophora, Blackbutts and Tallow-wood trees. The house is set in the bush with Rickard causing as little disruption to the site as possible. It is built of materials sympathetic with the site and finished in the same manner inside and out. All major rooms are oriented to get winter sun and to cut out summer sun and they open directly onto a terrace, allowing the greatest opportunity for outdoor living. Wide eaves are provided for sun control and to prevent bad weather from touching the glass areas.

A large entrance terrace is located on the south-western lot at the top of the steep street access. The basic building form of the original house was a single storey T-shape comprising three wings. The communal living wing extends north eastwards, parallel to the site contours, and houses the living room, dining room and kitchen. The alignment of the communal living wing along the contours results in an interruption of the continuity of the hillside, dividing it into uphill and downhill terrains. This interruption is further illustrated in the pitch of the living room's



## *Heritage Data Form*

raised central roof. The living room incorporates a large sandstone fireplace and two built-in seating spaces as well as a clerestory lined raised central roof that extends into the kitchen. From the focus of the massive stone fireplace, the original house spreads out in two wings.

It was in the living room of the house that Rickard created a "Wrightian" space of compelling power (Taylor 1972, p.50). There is a progression of spatial experiences due to changes in height and lighting in the roof as well as change of material treatment and openings in vertical surfaces. Contributing to the overall effect are the varying qualities and directions of light. At the northern end, the living room is glazed from floor to ceiling in all exterior walls, with doors opening to the grounds. The living area is made visibly continuous from the entry to the natural bushland setting of the site (Taylor 1972, p.50).

The north-western wing on the uphill side of the site was designed as the studio – with fireplace and clerestory roof – which originally housed Rickard's architectural practice, the laundry and the carport portion of the entrance terrace. Alterations and additions for 51 Finlay Road were drawn and submitted to Ku-ring-gai Council by Rickard for Evatt in 1965. The work was carried out between 1965-66 and extended this wing further to the northwest. The scope of work converted the original study into a playroom, added two bedrooms, bathroom, sauna bath and study to the original design.

The south-eastern wing is located on the lower, steeper parts of the site and accommodates the bedrooms and bathrooms. It is one step lower than the rest of the interior. The main entry is situated at the junction of the studio and bedroom wings.

### Landscape:

The Rickard-Evatt House is positioned in a deliberate and active dialogue with the existing bushland site, and endeavours to abstract the essence of the nature that surrounds it. Rickard had a great affection and respect for the bush, and this had significant influence of his work. This influence is expressed throughout the Evatt House. Rickard had studied the Indigenous tree types and rock formations of the Turramurra-Hawkesbury region and found organic architecture in nature and the aboriginal rock shelters. He purchased the blocks of land on Finlay Road "to save the bush" (Cracknell et al, p. 144) upon his return to Australia.

In an interview in 2005, Rickard described the blocks of land as "quite steep, quite deep...with rock outcrops and fantastic trees". Rickard described the newly constructed driveway up the slope as "scarring and ruining the whole thing – what a difference – and on the other side it was sort of virgin bush, because it was getting too steep for a sub-division" (Cracknell et al, p. 144). Rickard set the house down carefully within the existing bush landscape with as little destruction as possible to the site, strategically and subtly inserting low drystone retaining walls to level the steep terrain. The landscape surrounding the house is intrinsic to the setting and orientation of the home in which the principal living rooms face towards the natural bushland and tree canopy on the neighbouring allotment, which provides a borrowed landscape which informed Rickard's design. The gravel terrace, the most private of the communal living's exterior spaces, has a pebble ground finish linking it to its bushland surrounds and contains a stacked stone firepit.

### Retaining walls:

Complex articulated masonry walls have been used to retain the site and elevate the house across the site, using an axial arrangement creating separate courtyards spaces responding in different ways to the site and climactic elements. The retaining wall to the northeast terrace in front of the barbeque area appears to be part of the original design based on the original partial drawing by Rickard (Cracknell et al, p. 262) and consistent with construction of the wall with no noticeable breaks. At some stage, the upper coarse of stone was removed. Sandstone mass ascends from the site, holding the house in the landscape and transforming the setting.

## *Heritage Data Form*

### Swimming Pool:

The swimming pool was constructed in 1981. The concrete pool is contained on its eastern and western sides by mortared sandstone retaining walls and is located at the rear boundary of the site, straddling Lot 8 DP 663529 and Lot 2 DP 526913 (now known as No. 51). The ownership of the narrow lot to the northeast now known as No. 51 (Lot 2 DP 526913) by the family provided an opportunity for the extension of the concept of the borrowed landscape, with owner Clive Evatt constructing the pool and stone walls across the boundary line between the properties.

### Bruce Rickard:

Bruce Rickard was born in 1929 and studied architecture at Sydney Technical College in the evenings while working during the day for Sydney Ancher. In 1954 he travelled to the UK where he studied landscape architecture at University College London, and in 1956 received a fellowship to study at the University of Pennsylvania, Philadelphia. In Europe and the US, Rickard had the opportunity to see the work of many of the great modernists of the day, including Le Corbusier and Mies van der Rohe, but it was the houses of Frank Lloyd Wright that he "found staggering". He admired the way they responded to the site, the flowing spaces and the warm feeling, "like the inside of a rum barrel". He saw a lot of Wright's work during his time there and was convinced that architecturally this was the way forward. Coming home to Australia in 1959, he was free to adapt Wrightian principles to the local climate and culture and create from it his own distinctive signature style.

Rickard's designs emphasised living spaces – indoor and out – and the flow between the two; the choice of natural, organic materials, and the desire to add warmth with as much winter sun as possible through sensitive siting. Many of his projects were built on difficult sites, with Rickard having a preference for a narrow block that "allows you [the architect] to extend your wings". Rickard sought visual warmth and comfortable scale, designing buildings "of the site, respecting and responding to their surroundings" (Taylor 1972 p.52).

Articulating the philosophy that has informed his architecture throughout his working life, Rickard, in 1994, described buildings "that allow and encourage people in their everyday life to enjoy and partake of the pleasant sensations emanating from climate and the natural and built environment, such as the wellbeing felt from sun in winter and shade in summer; the delight of seeing trees, plants and the sky". Rickard is now recognised as being one of the leading supports of Organic architecture in Australia, designing carefully sited and crafted houses of natural materials that are still widely admired today.

Rickard was a founding member of the Australian Institute of Landscape Architects, and one of the longest serving Chapter Councillors of the Australian Institute of Architects, from whom he received design awards in 1972, 1977, 1983, 1992 and 2009 (Architecture Bulletin 2010, pp.4-5).

### Clive Andreas Evatt:

Clive Evatt Jr (referred to as such for clarity) was the son of Clive Raleigh 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

## *Heritage Data Form*

	<p>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.</p>
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THEMES	
<i>National historical theme</i>	
<i>State historical theme</i>	

APPLICATION OF CRITERIA	
<b>Historical significance</b> SHR criteria (a)	<p>The site is of historical significance as an important work by eminent Australian architect and landscape designer Bruce Rickard and is an outstanding example of the philosophy of the Organic architecture movement of the mid twentieth century. 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.</p>
<b>Historical association significance</b>	<p>The Evatt House is of significance for its association with the Australian architect and landscape designer Bruce Rickard, designing the house for himself and his family in 1959. Rickard was a founding member of the Australian Institute of Landscape Architects and a long-serving Chapter Councillors with the Australian Institute of Architects, from whom he received design awards in 1972, 1977, 1983, 1992 and 2009.</p> <p>The Evatt House is also significant for its long-term association with barrister and art dealer Clive Andreas Evatt Jr, from 1962 to his death in 2018, and the prominent Evatt family.</p>



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SHR criteria (b)	
<b>Aesthetic/ Technical significance</b> SHR criteria (c)	Evatt House is aesthetically significant as a finely designed and executed example of residential architecture. It is significant for its integration with the rugged site on which it is located, and the skill with which the plan adapts to the terrain, with projecting terraces to connect it to the surrounding bushland. The house is widely regarded as a fine example of domestic architecture in Australia.
<b>Social significance</b> SHR criteria (d)	Evatt House is socially significant for the architectural and local community because of its influence on the development of modern architecture in the Ku-ring-gai area. The built works of Rickard, alongside contemporaries such as Harry Seidler, Sydney Ancher and Ken Woolley, have become synonymous with the bushland areas within the council area. The importance to the architectural community is indicated by the listing of the property on the Australian Institute of Architects Register of Nationally Significant Twentieth-Century Architecture.
<b>Research significance</b> SHR criteria (e)	Evatt House is technically significant as a finely designed and executed example of residential architecture. It is significant for its use of natural materials and their integration with the surrounding bushland.  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
<b>Rarity</b> SHR criteria (f)	Evatt House is rare as it was designed by the architect as his family residence.
<b>Representativeness</b> SHR criteria (g)	Evatt House is of local heritage significance as a representative of the body of work of organic architecture as carried out by Bruce Rickard in the second half of the twentieth century.
<b>Integrity</b>	The building has a high degree of integrity as the residence of Clive Evatt and his family since 1962.

### HERITAGE LISTINGS

<b>Heritage listing/s</b>	Ku-ring-gai Local Environmental Plan Item 1034 Australian Institute of Architects 2010
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### INFORMATION SOURCES

**Include conservation and/or management plans and other heritage studies.**

Type	Author/Client	Title	Year	Repository
Written	Julie Cracknell, Peter Lonergan and Sam Rickard (Eds)	Bruce Rickard: A Life in Architecture	2018	
Written	Jennifer Taylor	An Australian Identity: Houses for Sydney 1953-63	1972	
Written	AIA	Architecture Bulletin November/December 2010	2010	
Written	AIA	Nationally Significant 20 <sup>th</sup> Century Architecture: Evatt House (Rickard House)	2010	
Written	AIA	Rickard House Letter – heritage item curtilage	2022	
Written	Richard Apperly and Peter Lind (AIA)	444 Sydney Buildings	1971	

## *Heritage Data Form*

<b>RECOMMENDATIONS</b>	
<b>Recommendations</b>	<p>Retain and conserve the building in its setting.</p> <p>Conserve original or significant early features, internally and externally. Limit alterations to significant features to maintenance and repair. Consider alternatives to demolition, where-ever possible.</p> <p>Design additions to respect the form and style, without visually dominating, the original building.</p> <p>Before lodging applications for works, contact Council's duty planner for pre-application advice on the most efficient process, information requirements and the planned works.</p> <p>Prepare a heritage impact statement for development applications. When planning more substantial work, consider preparing a conservation management plan.</p> <p>Any future development on the site at No. 51 should maintain the 'borrowed landscape' that reinforces and effectively creates the setting of the Rickard-Evatt House and its private living areas (AIA, 10 October 2022)</p>

## *Heritage Data Form*

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SOURCE OF THIS INFORMATION			
Name of study or report		Year of study or report	
Item number in study or report			
Author of study or report			
Inspected by			
NSW Heritage Manual guidelines used?	Yes X	No <input type="checkbox"/>	
This form completed by	Kirrily Sullivan and Claudine Loffi, Ku-ring-gai Council	Date	2022

DRAFT



## *Heritage Data Form*

**IMAGES - 1 per page**

Image caption	Rickard-Evatt House, Exterior				
Image year	1961	Image by	Max Dupain	Image copyright holder	Max Dupain



## *Heritage Data Form*

**IMAGES - 1 per page**

<b>Image caption</b>	Rickard-Evatt House, Exterior				
<b>Image year</b>	1960	<b>Image by</b>	Max Dupain	<b>Image copyright holder</b>	Max Dupain





## Heritage Data Form

**IMAGES - 1 per page**

Image caption	Rickard-Evatt House, Exterior				
Image year	1961	Image by	Max Dupain	Image copyright holder	Max Dupain



## Heritage Data Form

**IMAGES - 1 per page**

Image caption	Living area, Rickard House I, Warrawee August 1961				
Image year	1961	Image by	Max Dupain	Image copyright holder	Max Dupain





## Heritage Data Form

IMAGES - 1 per page

Image caption	Rickard-Evatt House entrance, side elevation				
Image year	2022	Image by	C Loffi	Image copyright holder	C Loffi



## Heritage Data Form

**IMAGES - 1 per page**

Image caption	Rickard-Evatt House, entrance terrace looking northwest				
Image year	2022	Image by	C Loffi	Image copyright holder	C Loffi





## *Heritage Data Form*

**IMAGES - 1 per page**

<b>Image caption</b>	Rickard-Evatt House, Warrawee, viewed from the lawn looking south				
<b>Image year</b>	2022	<b>Image by</b>	C Loffi	<b>Image copyright holder</b>	C Loffi



## Heritage Data Form

**IMAGES - 1 per page**

Image caption	Side terrace and retaining wall of the 1965 wing.				
Image year	2022	Image by	C Loffi	Image copyright holder	C Loffi





## *Heritage Data Form*

**IMAGES - 1 per page**

<b>Image caption</b>	Side terrace and elevation				
<b>Image year</b>	2022	<b>Image by</b>	C Loffi	<b>Image copyright holder</b>	C Loffi



## Heritage Data Form

IMAGES - 1 per page

Image caption	Front terrace				
Image year	2022	Image by	C Loffi	Image copyright holder	C Loffi





## Heritage Data Form

**IMAGES - 1 per page**

Image caption	Building corner detail				
Image year	2022	Image by	C Loffi	Image copyright holder	C Loffi





## *Heritage Data Form*

**IMAGES - 1 per page**

Image caption	Side terrace				
Image year	2022	Image by	C Loffi	Image copyright holder	C Loffi



## Heritage Data Form

IMAGES - 1 per page

Image caption	Swimming pool and retaining walls				
Image year	2022	Image by	C Loffi	Image copyright holder	C Loffi

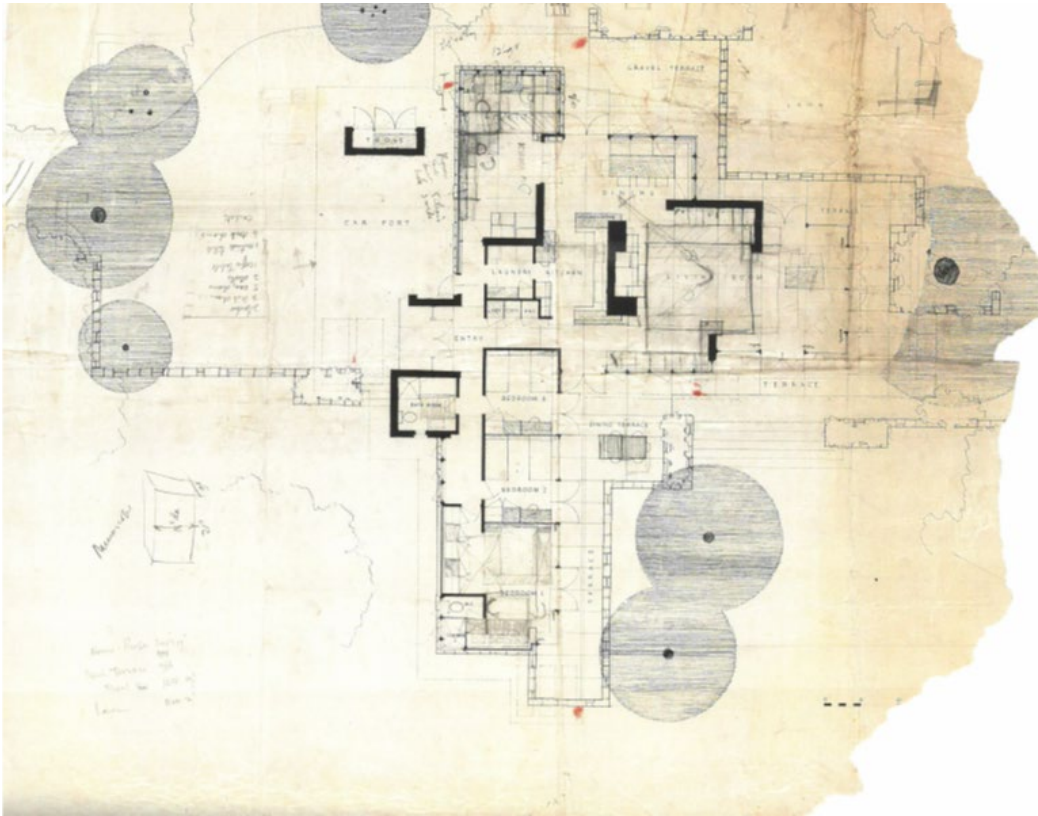




## Heritage Data Form

IMAGES - 1 per page

Image caption	Rickard-Evatt House, Warrawee, lightly drawn grid of Rickard's working plan				
Image year	1959	Image by	Bruce Rickard	Image copyright holder	Bruce Rickard Architecture

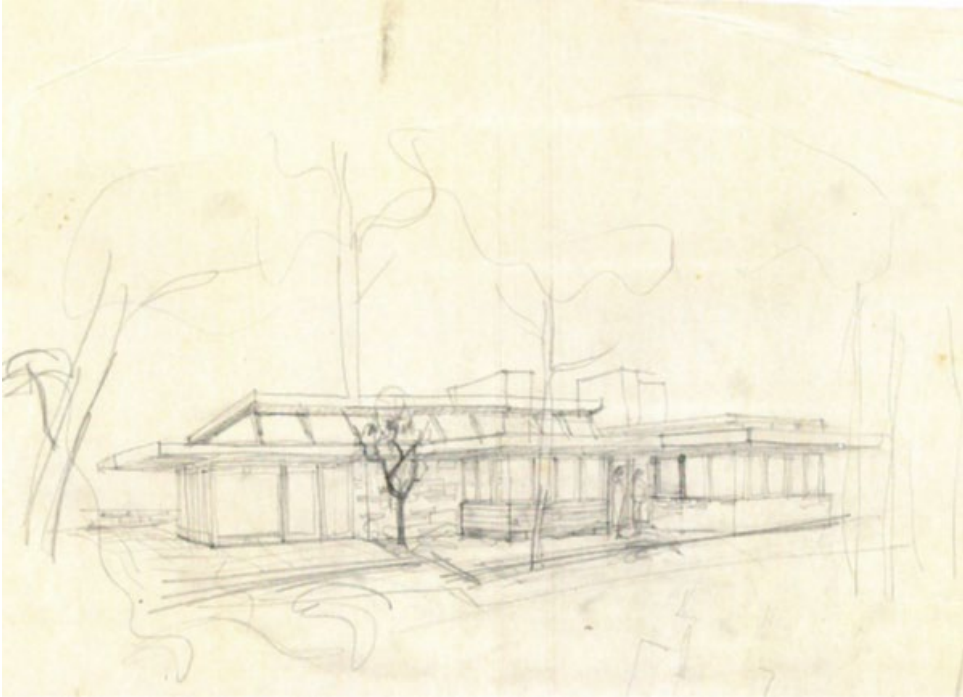




## *Heritage Data Form*

**IMAGES - 1 per page**

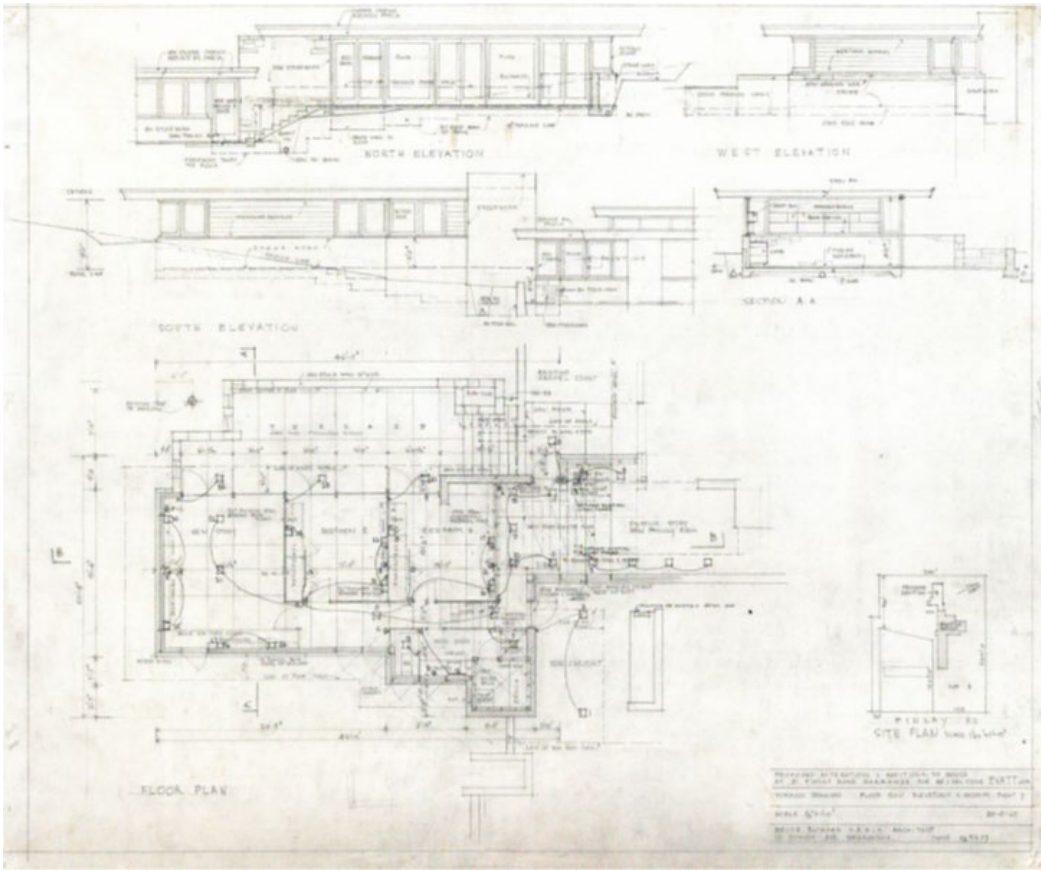
<b>Image caption</b>	Rickard-Evatt House I, perspective drawing by Rickard				
<b>Image year</b>	1959	<b>Image by</b>	Bruce Rickard	<b>Image copyright holder</b>	Bruce Rickard Architecture



## *Heritage Data Form*

**IMAGES - 1 per page**

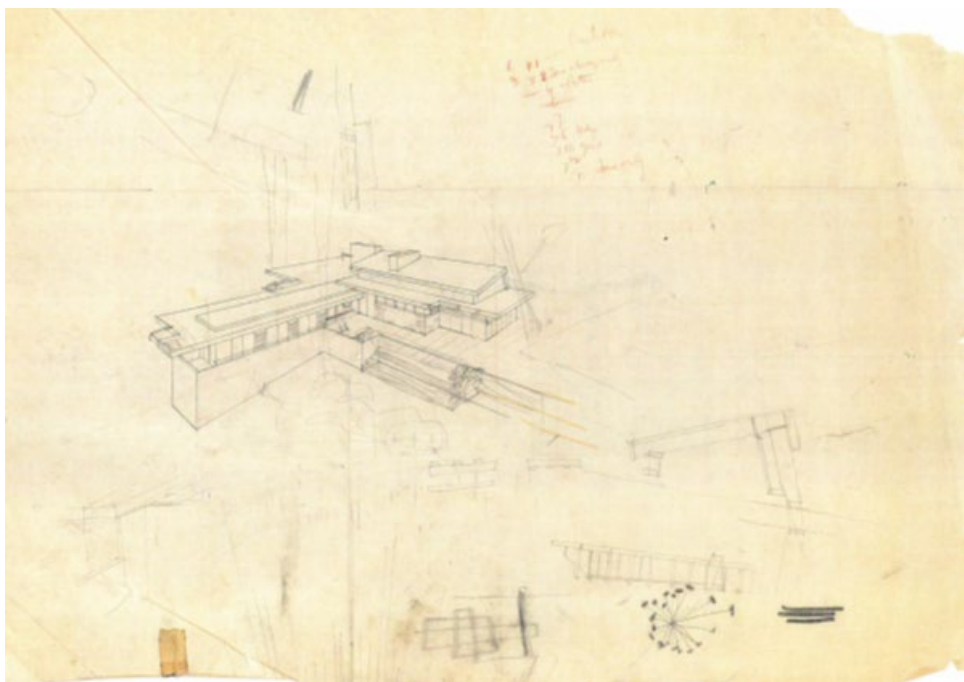
<b>Image caption</b>	Rickard-Evatt House, Evatt House extensions				
<b>Image year</b>	1965	<b>Image by</b>	Bruce Rickard	<b>Image copyright holder</b>	Bruce Rickard Architecture



## *Heritage Data Form*

**IMAGES - 1 per page**

<b>Image caption</b>	Rickard-Evatt House, Evatt House extension perspective drawing				
<b>Image year</b>	1965	<b>Image by</b>	Bruce Rickard	<b>Image copyright holder</b>	Bruce Rickard Architecture

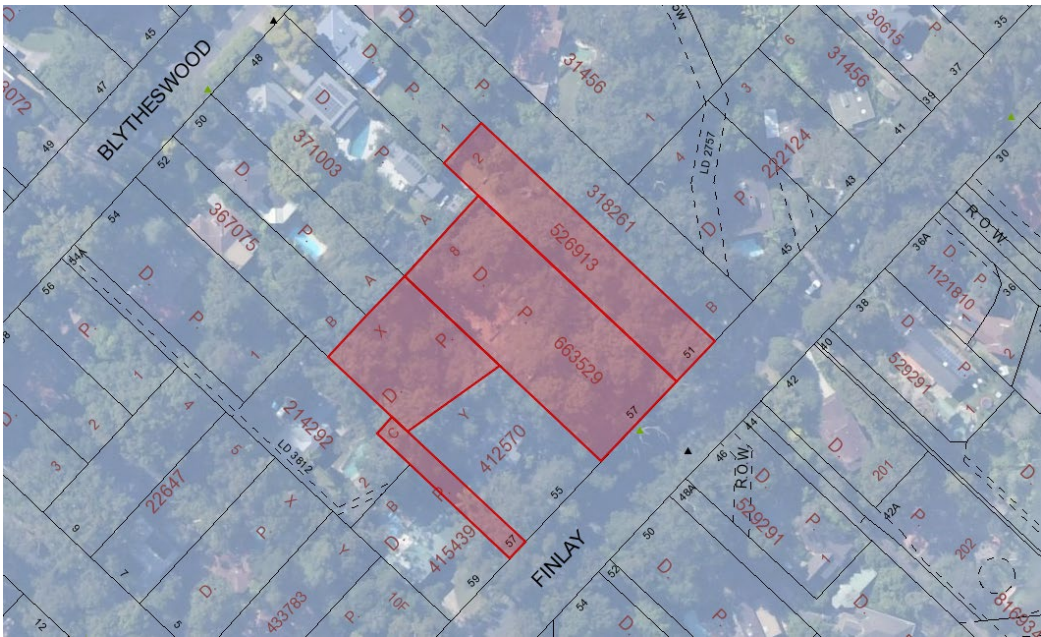




## *Heritage Data Form*

**IMAGES - 1 per page**

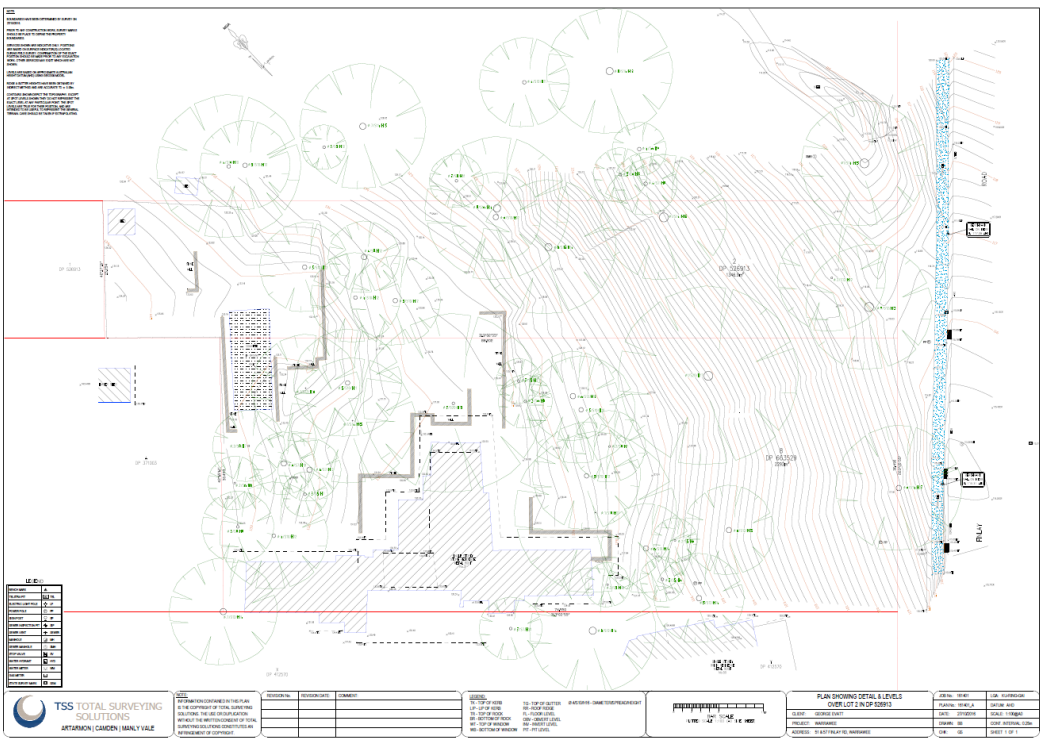
<b>Image caption</b>	Aerial photograph – Lot C DP 415439; Lot X DP 412570; Lot 8 DP 663529; Lot 2 DP 526913 shown in red				
<b>Image year</b>	Current	<b>Image by</b>	Ku-ring-gai Council	<b>Image copyright holder</b>	Ku-ring-gai Council



# Heritage Data Form

**IMAGES - 1 per page**

<b>Image caption</b>	Evatt House, Warrawee, Survey showing details and levels over Lot 2 DP 526913 showing the location of the house, pool and retaining walls.				
<b>Image year</b>	2018	<b>Image by</b>	Total Surveying Solutions	<b>Image copyright holder</b>	



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## HEADFORT HOUSE LISTING UPDATE

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**BACKGROUND:**

The heritage item listing of Headfort House at 95 Stanhope Road, Killara, was completed on 20 January 2023 at **Attachment A1**. This listing formally recognises the heritage value of the building and its setting for the first time.

Council initiated this listing proposal in July 2022. This sought to ensure that the separate proponent-led planning proposal to rezone Lourdes for expanded development, submitted in 2022 to the Department of Planning, considers impacts on this place of assessed heritage significance.

To progress the listing proposal, Council reviewed the proponent's heritage assessment, prepared an inventory and a listing curtilage. Council's review found some new or revised information about the place, including its inter-war architectural style and its history as the state's first training site for the Australian Women's Army Service during World War II. Public comments were invited and considered on the listing in late 2022.

The building exterior, interior and immediately surrounding grounds have been included in the listing, as recommended by Council. An aerial overlay below shows this boundary.

The inventory with information about the history and significance of the site has been submitted to the online State Heritage Inventory. The text is at Attachment A2. Entered images, not available in the attached format, will be available online. The contents were updated slightly as a result of the public exhibition and further information obtained during the listing process.

Council provided separate comments on the Lourdes rezoning planning proposal. The Department of Planning has yet to determine this other planning proposal.





**COMMENTS:**

The completed listing and inventory are attached for noting or comment.





The heritage listing helps secure a future for this historic building and its setting, as the next phase of the site’s development is planned. Council planners will continue to work with the proponent and state government authorities to advocate that planning for this site provides for the ongoing use and conservation of Headfort House and appropriate surrounding development.

**RECOMMENDATION**

The Committee receive and note this report and provide any comments.

Claudine Loffi  
Heritage Specialist Planner

Antony Fabbro  
Manager Urban & Heritage Planning

<b>Attachments:</b>	A1 	Gazettal of listing 20 January 2022	2023/017612
		A2 	Online heritage inventory without entered images - Headfort House
			2022/375623





New South Wales

## **Ku-ring-gai Local Environmental Plan 2015 (Amendment No 31)**

under the

Environmental Planning and Assessment Act 1979

The following local environmental plan is made by the local plan-making authority under the *Environmental Planning and Assessment Act 1979*.

ANDREW WATSON, DIRECTOR STRATEGY AND ENVIRONMENT  
KU-RING-GAI COUNCIL  
As delegate for the local plan-making authority

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Published LW 20 January 2023 (2023 No 16)



Ku-ring-gai Local Environmental Plan 2015 (Amendment No 31) [NSW]

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## Ku-ring-gai Local Environmental Plan 2015 (Amendment No 31)

under the

Environmental Planning and Assessment Act 1979

### 1 Name of Plan

This Plan is *Ku-ring-gai Local Environmental Plan 2015 (Amendment No 31)*.

### 2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

### 3 Land to which Plan applies

This Plan applies to part of Lot 22, DP 634645, 95 Stanhope Road, Killara.

### 4 Maps

The maps adopted by *Ku-ring-gai Local Environmental Plan 2015* are amended or replaced, as the case requires, by the maps approved by the local plan-making authority on the making of this Plan.

### 5 Amendment of Ku-ring-gai Local Environmental Plan 2015

#### Schedule 5 Environmental heritage

Insert in appropriate order in Part 1—

Killara	“Headfort House” building, interiors and grounds	95 Stanhope Road	Part of Lot 22, DP 634645	Local	I184
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**Item Details**

**Name**  
 "Headfort House" building, interiors and grounds  
**SHR/LEP/S170**  
 "Headfort House" building, interiors and grounds  
**Address**  
 95 LOURDES RETIREMENT VILLAGE 95 STANHOPE RD KILLARA NSW 2071  
**Local Govt Area**  
 Ku-Ring-Gai  
**Local Aboriginal Land Council**

**Item Type**  
 Built  
**Group/Collection**  
 Education  
**Category**  
 School - Private

**All Addresses**

**Addresses**

**Records Retrieved: 1**

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
95	LOURDES RETIREMENT VILLAGE 95 STANHOPE RD	KILLARA/NSW/2071	Ku-Ring-Gai					Primary Address

**Significance**

**Statement Of Significance**

Dating from 1917-1921, the Headfort House building and its grounds is locally significant as a largely intact inter-war school building in its setting, demonstrating the early twentieth development of Killara, a good example of the inter-war Old English style adapted to an institutional building, and construction during and following World War I. It makes a positive contribution to Stanhope Road and the remainder of the original site.

It has significant associations with important people including the Reverend Robert Thompson Wade, founder and headmaster of Headfort School from 1917-1928 and the formative years of former Prime Minister John Gorton, a student of Headfort School.

The building and site is rare as the state's first training base for the Australian Army for the Australian Women's Army Service (AWAS) during World War II, supported by collections of evocative historic photos. As such, this site has an important association with significant changes in the role of women in Australian society and military during the mid-twentieth century.

It is also historically important for its long-term health care use for over 75 years since the post-war period when it was converted to a tuberculosis hospital, Missionary Sisters of the Society of Mary (SMSM) Lourdes Hospital and then a retirement village.

It has social value for contributing to the community sense of place as the only surviving buildings from these important earlier uses for schools, World War II training, hospitals and retirement, and the associated community groups and their descendants.

"Headfort House" building, interiors and grounds is of local heritage significance in terms of its historical, associations, aesthetic/technical, social, rarity and representative value. This satisfies six of the Heritage Council criteria of local heritage significance for local listing.

**Criteria a)**

**Historical Significance**

Dating from 1917-21, Headfort House and its grounds demonstrates the twentieth century development of private schools on the upper north shore from the inter-war period. It demonstrates less common construction during wartime, before the conclusion of World War I. It also shows evidence of development and growing settlement in the Killara area at this time as the suburb and its population grew.

From the 1940s, Headfort House and its grounds also provides evidence of the state's first training base for the Australian Army for the Australian Women's Army Service (AWAS) during World War II. The AWAS occupied, repaired and trained in the former school buildings and grounds, as documented in collections of photos from the 1940s.

The building and grounds further demonstrate the post-war adaption of former educational sites into hospitals, to manage the epidemic of tuberculosis, for the Missionary Sisters of the Society of Mary (SMSM) Lourdes Hospital through to 1967. It demonstrates the specialised facilities that were required at the time for the treatment of tuberculosis. The continuity of the historical process of health care at this site has been demonstrated for more than 75 years, as Mater Misericordia Hospital from 1967 and Lourdes Retirement Village from the 1980s to present.

Meets this criterion at a local level.

**Criteria b)**

**Historical Association Significance**

The property has a significant association with the Reverend Robert Thompson Wade, who founded the Headfort School on the site in 1918, commissioned the construction of Headfort House as the establishment building and remained headmaster until 1928. Wade is best known for his work as an ichthyologist and palaeontologist, although he worked extensively in education throughout his career.

The former Headfort School has associations with John Gorton, Prime Minister of Australia 1967-1971, who studied at Headfort School for two years from 1921 while living in Killara. At Headfort School, Gorton was awarded the 1922 Form 3 prize for English and Arithmetic, as well as the Form 4 prize for Divinity in 1923. It is therefore associated with some of the formative years of an Australian Prime Minister.

Meets this criterion at a local level.

**Criteria c)**

**Aesthetic/Technical Significance**

The building and its landscaped grounds make a positive contribution to the streetscape of Stanhope Road and the remainder of the site. The building in its setting is aesthetically distinctive as a former school building in a predominantly residential setting on Stanhope Road.

Headfort House is also distinctive locally as an adaptation of the inter-war Old English style to an institutional building instead of the more common residential examples of this style in the area.

The building demonstrates a good example of the inter-war Old English style with characteristic features of this style. Its more restrained ornamentation reflects its original school use and period of construction during wartime of World War I and the few years following. Characteristic features demonstrated of the inter-war Old English style include the domestic scale, asymmetry of the building form, vertical proportions of the projecting gables, the prominent batted gables, textured render walls, casement and multi-paned windows, internal beamed ceilings, fine internal timber joinery and high-waisted paneled doors. The garden setting and layout complements the period of architecture with mature trees and contemporary materials.

Early records indicate that the extant building represents the work of an architect experienced in school design, however the name of the architect has yet to be identified.

The additions of the 1926 garage to the west and for the 1980s chapel conversion of the eastern wing are sympathetic and have some significance as part of the history of the site.

Meets this criterion at a local level.

**Criteria d)**

**Social/Cultural Significance**



Headfort House and its grounds is important to the community sense of place as the last surviving building on the site which maintains links to its significant history as a school, World War II training site and hospital.

The building and site has special associations with community groups including alumni and staff from Headfort School and Milton Grammar, women and other army personnel from the Eastern Command of the Australian Women's Army Service (AWAS), Lourdes Hospital staff and patients and the Missionary Sisters of the Society of Mary, as well as the families or descendants of these groups.

The eastern wing's chapel use from the 1980s for the retirement village may also hold value to the resident community and their families.

Information gathered from local residents during the public consultation for the listing support the long-term importance of the building and site to the local community, from its use as a school to the Missionary Sisters.

Meets this criterion at a local level.

**Criteria e)**

**Research Potential**

Headfort House and its grounds has potential to represent an important benchmark or reference site of an early Australian Women's Army Service (AWAS) training site from World War II.

There is some archaeological potential to the west of Headfort House, now partly a carpark, for an inter-war building demolished after 1943. The history or significance of this building has yet to be assessed.

Elsewhere, extensive building works associated with the development of the retirement village means that there is little archaeological potential elsewhere in the vicinity of Headfort House.

Further investigation is required to determine whether the site meets this criterion at a local level.

**Criteria f)**

**Rarity**

The property is rare as surviving evidence of the first Australian Women's Army Service training site in NSW for the World War II war effort. As such, this site has an important association with significant changes in the role of women in Australian society and military during the mid-twentieth century.

The extant building and grounds, that were adapted in 1940s for this use, survive from this period. While the grounds have been substantially altered since this use, this significance is enhanced by historic photographs that document the World War II women's army training at this site.

Meets this criterion at a local level.

**Criteria g)**

**Representative**

The building and its site is considered representative of the following types and groups within the local context of the upper north shore: purpose-built inter-war school buildings, buildings constructed during wartime or shortly following World War I, buildings converted for World War II training, other buildings adapted for and associated with the WWII Australian Women's Army Service and hospital conversions of inter-war buildings. The WWII types are supported by documentary evidence in collections of photos of the women's army training on this site held by the Australian War Memorial and State Library.

Architecturally, Headfort House represents a fine example of inter-war architecture in the Old English style adapted to an institutional building instead of the more common residential examples of this style in the area. The building demonstrates the more robust features of the inter-war period, more so than Federation ornamentation from the period immediately before. Its relatively restrained ornamentation, compared to other examples of the Federation or inter-war periods, also reflects its period of construction during wartime and the few years following.

Meets this criterion at a local level.

**Integrity/Intactness**

Headfort House is generally intact, externally and internally, including the 1950s western garage and 1980s chapel additions. The first floor front verandah has been enclosed, ground verandah tiles replaced and internal timberwork painted.

The original building form and features can still be recognised, internally and externally within its larger complex setting.

While the 1980s chapel additions altered the original windows, the original double-height boarded ceiling is maintained above the chapel ceiling. The chapel alterations likely have some social heritage value for its use.

The grounds retain the landscaped setting and mature trees, with a new front fence and alterations to the garden path and bed layout from the original.

The entrance drive and turning circle to the east and south-east retain the original alignment with contemporary fabric, a truncated shape to the once circular turning circle and early avenue of Phoenix Palms on the east alignment.

The grotto to the south east of Headfort House appears intact.

**Owners**

<b>Records Retrieved: 0</b>	
<b>Organisation</b>	<b>Date Ownership Updated</b>
	No Results Found

**Description**

**Designer**

Unidentified architect experienced in school design (potentially Frank l'Anson Bloomfield)

**Builder/Maker**

J. G. Fell for house and hall 1917-1921 (of 414 Canterbury Road, Dulwich Hill)

**Physical Description**

**Updated** 09/20/2022

Headfort House generally:

Headfort House is a one-two storey masonry building, with pitched tiled roofs. The two-storey parts of the building comprise the main part of the building the original Headfort schoolhouse constructed 1917-1918 and the present chapel wing constructed between 1918 and 1921 and converted into a chapel in the 1980s. The garage to the west was dates from 1926. The single storey ancillary rooms to the chapel on its south and east sides date from the 1980s.

Dating from c1917-21, the building in its garden setting is distinctive as a former school building in a predominantly residential setting on Stanhope Road. The architecture of the main part of the building represents the inter-war Old English style, adapted to an institutional building instead of the more common residential examples of this style. Its relatively restrained ornamentation reflects this use, as well as the wartime period of its construction. Characteristic features of the inter-war Old English style include the domestic scale, asymmetry of the building form and vertical proportions of the projecting gables, the prominent battered gables, textured render walls, casement and multi-paned windows, internal beamed ceilings, fine internal timber joinery and high-waisted paneled doors. The garden setting and layout complements the period of architecture.

External walls of Headfort House are generally masonry with painted stucco finish. The main roofs are pitched with red glazed terracotta tiles and painted metal eaves gutters.

North elevation:

The north elevation of the main part of the building faces Stanhope Road. It has a double roof gable and features an entry porch which provides access to the building's original front door.

The external walls are primarily masonry with painted stucco finish. Evidence remains of the original first floor windows of the chapel wing when it was used as a school. The chapel wing is described separately below.

Framed walls panels on the north elevation, located below the windows (ground and first floors), are framed with fibrous cement sheet cladding. These are paint finished to match the stuccoed walls.

The framed walls feature expressed vertical timber battens, which are also used on the building's gables. Although the timber battens are currently painted to match the walls, early photographs show that the expressed timber elements and window frames were originally painted or stained to be dark coloured, to contrast with the light coloured broad walls. Similar detailing is used on the gables on the north elevation.

The two timber framed windows within the framed wall panel on the north elevation match those in early photographs, and are most likely original.

The recessed entry porch (north elevation) has two half-height stuccoed masonry piers with smooth rendered pediments and twin timber columns above. Faux projecting timber beams decorate the tops of the timber columns. The detailing of the entry porch matches the detailing visible in a 1920s photograph of the building. The soffit is timber boarded and painted, and is most likely original. The surface mounted fluorescent light fitting is not original. The floor has a slight fall away from the door, and is finished with contemporary tiles which extend beyond the masonry piers. It is likely that the floor of the porch has been adjusted to be slightly ramped in order to remove the step at the edge of the porch which can

be seen in the c1930 photograph. There is a timber electrical box mounted high on the wall of the porch.

The front door is a high-waisted timber joinery door, with obscure glazing to its upper portion, divided into nine equal panes. Side-lights exist on both sides of the door, each with six equal panes. The door and sidelights appear to be original. The door and sidelights feature obscure patterned glass, a single type used throughout. The door has a contemporary stainless steel lever and lock.

Directly over the entry porch the original semi-recessed open verandah, which was enclosed early in the building history. Walls are framed and clad with fibrous cement sheet to about one metre in height and feature expressed vertical timber battens. These are the original balustrades around the verandah. Above the balustrade level, the original opening on the northern wall has been infilled with timber framed windows with casement sashes. There is a flat roof over the former verandah, with wide projecting eaves that are timber boarded with expressed timber rafters. The verandah structure remains substantially as originally built, except for the insertion of the timber framed window.

#### West Elevation:

The west elevation is not as detailed as the north elevation. Masonry walls are stucco and paint finished. Eaves are timber boarded and raking with expressed timber rafters, matching those on the other elevations. The sandstone foundations are also visible on the western elevation.

There are three upper floor windows. The window near the northern corner - aluminium framed with sliding sashes - is a later addition; early photographs show no windows in this location. The central window is an awning window, which is most likely a replacement for an original window in the same location. The third window is a timber framed twin double-hung window (bottom sashes altered to suit internal requirements). Detailing of the windows suggests that it is a later addition.

There are two ground floor windows, of which the small casement window is most likely original. It is timber framed, and consists of a single casement sash divided into four equal panes. The head of the opening is slightly arched. The larger window is a timber framed window, with three lower casement sashes and three upper awning sashes. Directly above the window is a narrow farmed flat awning, which provides a degree of weather protection to the window. The awning has a timber boarded soffit and expressed timber rafters. The window is most likely original, or has been relocated from elsewhere on the site. To the south of this window is a single leaf door. The door frame is timber and the door leaf is a featureless flush door. The threshold is terrazzo, and is badly damaged. This door is unlikely to be original.

#### Garage:

The garage is a single-storey masonry structure attached to the western elevation of Headfort House, close to its northern corner. Building application records indicate that Wade sought approval for construction of the garage on 13 July 1926 (BA26/1449).

The garage's external walls are stucco and paint finished, and extend up to form a parapet on three sides. The metal deck roof has a low pitch, and falls to a box gutter adjacent to the western wall. There is a metal roller door (contemporary) on its western elevation, and a single leaf door and window on its southern elevation. The door is a high-waisted timber joinery door with three lower panels, matching the door to the main bedroom. The small timber window has three equal casement sashes. A similar window can be seen in early photographs on the north elevation of the chapel wing (which is no longer in place). There is steel framed carport lean-to on the southern side of the garage (late twentieth century).

#### South Elevation:

Due to the adjacent 1980s building on the southern side, only the upper wall of the south elevation is visible. This part of the wall is clad in fibrous cement planks. Eaves are sheet lined. There alterations are recent, and relate to the construction of the 1980s building.

#### East Elevation:

The original part of the visible east elevation is the upper floor external wall above the 1980s single storey additions to the Chapel wing. This wall is stucco and paint finished. The



window in this wall timber framed, with three lower casement sashes and three upper awning sashes matches those windows on the north and west elevations, and is most likely original

Eastern chapel wing exterior:

The eastern wing, now used as a chapel, has masonry external walls with painted stucco finish, built on sandstone footings (visible on the north elevation). The pitched roof is tiled, and eaves are timber boarded with expressed timber rafters. A comparison of the building's current condition with external photographs indicate that the overall size and form of the wing remains unchanged, although there have been changes to the fenestration.

Discontinuities in the stucco finish on the north and east walls indicate the location of the original upper floor windows that have been infilled: three windows on the north wall and one window on the east wall. On the north elevation, the two timber framed windows that currently exist on the ground floor have contemporary detailing, and are not original, although the location of these windows approximates the location of original window openings. There are three rows of terracotta wall vents on the north elevation which match those visible in early photographs.

The eastern gable is finished in fibrous cement sheet with exposed timber battens and decorative timber trims. Battens are arranged in a lattice pattern at close to the ridge. This corresponds with the gable detailing that can be seen in early photographs. It also matches the detailing of the main gable on the north elevation.

Most of the southern elevation is concealed by 1980s additions. However, 'shadows' in the stucco finish provide evidence of the location of the upper floor openings that have been infilled. A row of high level wall vents remains, which match those on the northern elevations.

Single storey 'lean to' additions were constructed in the 1980s on the southern and eastern sides of the Chapel. These additions have face brickwork external walls and hipped dark brown glazed tiled roofs with raking eaves with exposed timber rafters, matching the larger 1980s building located on the south side (and connected to) Headfort House.

Headfort House interiors:

The ground floor consists of an entry lobby with stairs to the upper floor, a library, a storeroom for the café, an office and a bathroom. The upper floor is a residential flat, with bedroom, bathroom, large living/kitchen, and hall. The former verandah, now enclosed, is used as a storeroom.

Ground floor:

The entry lobby retains its original layout and proportions, and timber detailing is largely intact. Walls are smooth set and painted, and floors framed and carpeted. Skirtings are 150mm high with curved top edge. These are used consistently throughout the building and appear to be original. The ceiling is sheet-lined and battened with profiled plaster cornice. A simple timber batten rail runs around the walls at door-head height. An original window/hatch under the stair has been blocked in, but the recess and timber surrounds remain intact. A small timber joinery door gives access to the storeroom under the stairs.

The single leaf door leading to the chapel (timber frame, flush door) is not original. The doorway to the front room (now an office) has elaborate built-in joinery at its sides, but the glazed door leafs themselves are not original, and there are signs that indicate that the opening has been adapted to accommodate these door leafs. The stair is timber framed with timber newel posts and handrails most likely original. The grooved stair rails appear to be more recent however, and perhaps relate to the installation of the chair lift that runs on the inside face of the balustrade. It is unclear if other parts of the balustrades are also recent replacements for original components.

The floor of the front room (now an office) consists of tongue and groove timber boards with carpet finish. The walls and ceiling are smooth set. The room's plaster cornices and timber skirtings match those in the entry hall. A grooved timber rail runs around all walls at door head height. Built-in timber joinery fixtures, consisting of open shelves and other decorative features, frame the door on either side. The built-in timber window seat/storage box is a later addition. There is a fireplace in the southwestern corner with painted brick hearth and surrounds, and a timber mantelpiece (Figure 3.27). The style of the timber joinery in the space is consistent with the Arts and Crafts style, although it is unclear if the

grooved timber wall rail is original. Two gridded wall grilles are located at high level in the western wall.

The bathroom is accessed through a small anteroom. The bathroom floor is tiled (contemporary) with matching tiled skirtings, and the walls and ceiling are smooth set (Figure 3.28). The room has a small coved contemporary plaster cornice. Bathroom fixtures are contemporary. The timber casement window with casement flyscreen is most likely original. The anteroom has smooth set walls and ceiling without cornices. It has a timber skirting that matches the profile of the skirting in the entry hall, but is shorter. The doors to both the anteroom and bathroom are contemporary lush doors, but timber frames and architraves are detailed alike, and are most likely original.

The rear eastern room now partly subdivided with a glazed screen wall (contemporary) for use as a library is legible as a single larger room with the contemporary infill. It has a framed floor with carpet finish, smooth set walls and a smooth set ceiling with battened detail. The room's plaster cornices and ceilings match those in the entry hall and are most likely original. There is a lower section of ceiling adjacent which is not original (with small coved cornices), and its form and finishes are likely to relate to the 1980s building connection. Parts of the rear room have a timber skirting which matches that in the entry lobby.

At the southern end of the room there is a wide opening which allows access into the 1980s building adjacent. This has a timber door frame and highlights with obscure glazing, but no doors. On the northern wall is an opening with timber frame leading to the entry lobby, but again there is no door leaf. Both of these doorways are likely to be original. On the eastern wall there is a blocked-in doorway that previously led to the chapel, and it is unclear if this opening is original. On the eastern wall at high level are two air grilles that match those in the office, and are original. In the southwestern corner the splayed wall is suggestive of a chimney breast. Bookshelves placed hard against this wall indicate that even if a fireplace remains behind the shelves, no protruding mantelpiece or hearth remains.

The rear western room, now uses as shop store, is accessible from the shop located in the 1980s building. The shop store was likely to have originally been a kitchen as there is a large former cooking hearth in the southeastern corner. The former hearth now contains a built-in cupboard, but the original timber mantelpiece remains above. Floors are vinyl sheeted (1980s?) with coved vinyl skirtings. The floor is framed, except for a large concrete section close to the cooking hearth, the extent of which is defined by cracking in the vinyl floor sheeting. Walls are smooth set, with a dado line formed in the plaster that extends around the room. Ceilings are smooth set and without any cornice. The two doors into the room are flush doors. The door that led to the shop is a new opening. The doorway to outside is possibly an early or original opening, but the door leaf is new.

First floor:

The upper landing is a large circulation space at the top of the stair that leads from the entry lobby. Both the stair and upper landing have carpeted framed floors. Walls and ceilings are smooth set, and the ceiling is raking above the stair. There are no cornices, but two air vents exist at high level on the eastern wall above the stair; the air grilles suggest that this wall was originally an external wall, and that the chapel wing was a later addition.

The raking ceiling, which rakes downwards to the east, suggests that the roof over the stairwell originally raked in the same line as the ceiling. This adds weight to the suggestion that the hipped junction of the chapel wing's roof after the roof over the main part of the building was completed.

A grooved timber rail runs at door head height around the walls. Skirtings are original on the eastern wall (stair rails) and northern walls, but a different profile skirting has been used on the other walls. On the western wall is a timber joinery cupboard, the upper portion of which is clearly contemporary. The lower portion (up to door head height) is detailed to match other original timberwork in the house, and is most likely original, although it has been relocated from elsewhere; the timber rail on the wall runs along the wall behind the cupboard. The timber balustrade at the landing has been replaced, although the newel posts are original.

The north-west bedroom has a framed floor with carpet finish. Walls and ceilings are smooth set, with the ceiling partly raking. Cornices are contemporary coved plaster cornices. Timber skirtings match those in the entry hall, and a grooved timber rail runs around all walls at door head height. The aluminium-framed window in the western wall is of recent construction, but the door appears to be original the door leaf is a high-waisted timber joinery door, and the door frame is timber. Door hardware is however contemporary. Below the window on the northern wall the framed wall has expressed timber battens, matching the external detail. The small hall adjacent to the bedroom matches the bedroom in finishes, skirtings and rails. However, unlike the bedroom it has no cornices.

The western bathroom floor has a contemporary tiled finish and skirtings, matching the tiles in bathroom on the ground floor. Walls and ceiling are smooth set. Cornices are covered contemporary cornices. All fixtures and fittings are contemporary. The door is a modern flush door, and the timber door frame is possibly original.

The living room and kitchen are located within a single large room at the southern end of the building. Floors are framed with carpet or sheet vinyl finish. Walls and ceilings are smooth set. The ceilings are partly raking, and have contemporary plaster coved cornices. Skirtings are contemporary, as are all fixtures and fittings. The timber window in the eastern wall is original and matches other windows in the building.

The northern storeroom, the former open verandah, is accessed from the upper landing. There is threshold step into the storeroom at the doorway, evidence that this was originally an external space. The raised form visible beneath the carpet suggests a stone or concrete door threshold beneath the carpet. The floor of the storeroom is carpet finished over a framed floor. The ceiling is low, smooth set and rakes slightly down to the north.

Cornices are contemporary coved plaster cornices. The southern wall and half of the eastern wall (the masonry walls) are lined with horizontal Western Red Cedar boards, most likely installed to cover the original stucco finish on these walls. The remainder of the eastern wall, as well as the northern wall, is framed and lined with smooth set sheet lining. The western wall is concealed by built-in cupboards (late twentieth century), but at the rear of the cupboards the original stucco wall is visible. The door leaf is a contemporary flush door but the timber door frame is possibly original.

A hatch on the eastern wall opens into the ceiling space above the chapel. This shows the original boarded timber ceilings of this wing that remain above the lower new chapel ceiling.

#### Eastern chapel wing interiors:

The chapel is a double-height space occupying the whole of the chapel wing. Originally this wing had two storeys within the same volume of space. The floor is framed with carpet finish. Walls are generally smooth set, although western red cedar boarding has been used as a lining on the eastern wall, and upper sections of the northern, southern and western walls.

These walls also feature high level air grilles at regular intervals. 'Shadows' in the wall plaster suggest a horizontal dado once ran around the room at about 1200mm above floor level. The ceiling is partly raking, and is lined with cedar boards to match those used on the walls. Narrow piers are located on the northern and southern walls, their uppermost portion also lined in cedar boards. These piers have slightly rounded corners for most of their height, but transition to sharp square corners at high level. Doors and windows into the room are contemporary, as are all fixtures and fittings.

At the eastern end of the room, there are two steps leading up to the sanctuary, which is located within a 1980s extension to the room. Doors on the southern side of the room lead into ancillary rooms that are also 1980s additions.

It is possible to view the ceiling space above the chapel, through a small access door in the storeroom on the upper floor. The view of the ceiling space reveals the original tongue and groove boarded ceiling intact above the cedar ceiling, which runs across the entire length of the space. Dark lines on the ceiling are possible indications of locations of former walls, indicating that there was at one time a central corridor with rooms on both sides. The ceiling space also shows that walls of the upper floor within the wing were smooth set, with a horizontal dado formed in the plaster. Wall vents can be seen, which are of a slightly different detail to those in the main part of the building, being installed flush with the wall rather than slightly proud of the finished wall surface.

#### Setting:

The layout of the original entrance drive to the school is located to the immediate east of Headfort House, extending to the original turning circle. This formed the main arrival to the former school building complex along the eastern elevation. The fabric has been replaced with contemporary materials and part of the originally round turning circle truncated.

Further to the south-east is the early stone-flagged grotto with statues that appears to date from the Missionary Sisters hospital use of the site. A secondary entrance is located to the west of Headfort House, which is paved as an at-grade parking area. This contains the site of the former inter-war building that was since demolished.

The front garden of Headfort House is landscaped with grass, garden beds and paths that are not original. The masonry front fence dates from circa 2017. It incorporates part of the original tennis court.

Several mature trees surround Headfort House including Phoenix Palms, Norfolk Island Pines and a Moreton Bay Fig. These are interspersed with natives: Eucalypts and Melaleuca. The Phoenix Palms line the eastern side of the entrance road down to the grotto. One Phoenix Palm and three Pines survive on Stanhope Road to the west of Headfort House in front of the former inter-war building. One pine appears to have been struck by lightning.

These mature trees are not original to the early construction of the school. Early images of the school mostly show remnant eucalypts and minimal landscaping. Based on the available historic records, these trees date from approximately the 1930s for the western Phoenix Palm (shown in the above c.1928-1943 image) and the 1940s for the others. These trees are approximately 70 years or more of age.

**Physical Condition**

**Updated** 09/19/2022

Building condition appears good-to-fair. Some maintenance is required for the external timberwork and to repair a minor roof leak in the north-west corner.

**Modifications And Dates**

Undated - enclosure of originally open first floor verandah.

1926 - Garage constructed on west elevation in application lodged by Wade (BA26/1449).

1980s - East wing alterations for the chapel conversion, including small east pulpit addition, south ancillary room addition, installation of new chapel ceiling beneath original, infill of first floor windows and changes to ground floor fenestration to reflect religious use.

2017 - New rendered masonry front fence on Stanhope Road (DA0564/16).

Fittings and finishes in the bathrooms are contemporary. Internal joinery has been painted. A chairlift has been added to the staircase but is reversible.

**Further Comments**



These inventories are not comprehensive and should be regarded as a summary and general guide only. Council staff progressively update these inventories as further information becomes available. An inventory sheet with little information may indicate that the place was listed before inventories became common or there has been no building work or updates to the online information recently. It does not mean that the listed place is not significant. Further research is always recommended as part of preparation of development proposals for heritage items. This is necessary for preparing a heritage impact statement and conservation management plan, so that the significance of a listed place can be fully assessed prior to submitting development applications.

A heritage item listing generally covers the whole property including buildings, interiors and grounds. While not all listed features will be significant and warrant conservation, the full listing ensures the significance of features and heritage impacts on the whole place are assessed through the development application process before major changes proceed.

**Current Use**

Retirement administration and residence, chapel

**Former Use**

School (boarding), World War II training, hospital

**Listings**

Listings				Records Retrieved: 0	
Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
No Results Found					

**Procedures/Exemptions**

Procedures/Exemptions				Records Retrieved: 0	
Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

**History**

**Historical Notes or Provenance**

Early land and suburb:

**Updated**

12/14/2022 12:33:45 PM

For thousands of years before European settlement, the Ku-ring-gai area was home to the Darramurragal people and other First Nations clans, the traditional custodians of land within the Ku-ring-gai Council boundaries. Due to the impact of colonisation on the Indigenous population and lack of records, the exact clan area boundaries in this region are not known. (Aboriginal Heritage Office, Aboriginal Heritage and History within the Ku-ring-gai local Government Area, 2015)

The earliest European inhabitants in this area were convict timber cutters and their overseers. Their camp was initially set up in c.1805 along the banks of Lane Cove River, at the southwestern end of present Fiddens Wharf Road. In 1819, the camp was closed as there were no more suitable trees to cut at this location.

In 1821, Governor Lachlan Macquarie issued five land grants that form the shape of present-day Killara: 100 acres to John Griffiths, 80 acres to Edwin Booker, 60 acres to Samuel Midgley, 45 acres to Henry Oliver and 40 acres to Joseph Fiddens. The Crown imposed the condition that individual grants could not be sold for five years and grantees must cultivate at least 20 acres within the five-year period. The land could be logged for timber (most for the first time) and available species included blackbutt, ironbark, stringybark and blue gum. The 1820s and 1830s were a profitable time for timber getting, however, once the timber resources were depleted, the land was sold and subdivided.

In 1839, the sixth and largest grant (160 acres) was issued by Governor George Gipps to Mrs Jane McGillivray. McGillivray's grant became known as Springdale and includes the present centre of Killara. Springdale covered both sides of Killara railway station and included Powell Street, Stanhope Road, Springdale Road and the Arterial Road and Pacific Highway. McGillivray lived at Springdale and established a girl's school there when she died in 1861, there was complications regarding landownership as McGillivray bequeathed the land to her six children and descendants who lived widespread across the country. At one stage, it was proposed for the entire grant to be used as the Northern Suburbs Cemetery. This proposal was eventually abandoned after the successful lobbying for the North Shore railway line, and the subdivision of Springdale for the Killara railway station.

James George Edwards, local schoolteacher and later alderman of Ku-ring-gai Municipal Council, led the push for the railway station to be constructed in Killara. He purchased Springdale from McGillivray's descendants across the country, subdivided and resold the land east of the railway line at reduced prices to ensure there were enough people who would agitate for the railway station.

From 1893 to 1899, Edwards marketed the area as a desirable suburb for 'gentlemen of means'. Up until then, the area was dominantly used for orchards, small farms or was still undeveloped bushland. When a community began to develop in Killara after 1895, Edwards worked to create a town with a residential, recreational and cultural focus, rather than a business one. The Killara railway station opened in 1899, six years after the first train service ran from Milsons Point to Hornsby in 1893.

Early ownership of subject site:

The subject site is located within portions 212-214, part of 211, 218, 219 and 573 of Killara. It is located just over 1km from Killara railway station. The oldest extant building is located within Portion 212. The land was purchased at auction in March 1899 by Joseph Harrison, carriage builder from Marrickville. He paid £165 for five acres, three roads and 20 perches. Harrison sold Portion 212 in 1914 to George Gould, Eli Higham and Louis Jeramiah O'Rourke as tenants in common. Gould, Higham and O'Rourke already owned portions 213 and 214 (nine acres, one rod and five perches in total), which they purchased off Harold Daniell in July 1913.

In November 1917, Gould, Higham and O'Rourke subdivided Portion 212 and sold three acres and 16 perches to Robert Thompson Wade, a Hornsby clergyman.

Wade established Headfort School at this location. Based on a search of The Sands Directory, this location was previously unoccupied as Wade and Headfort School was the first listing for the subject site (first listed in 1919).

In 1919, Gould, Higham and O'Rourke sold Wade the remainder of Portion 212. O'Rourke died in October 1922. A month later, Gould and Higham sold portions 213 and 214 to Wade. In 1924, Wade purchased part of Portion 211 (39.25 perches). In 1926, Wade purchased another 34.5 perches of Portion 211..

Robert Thompson Wade:

Wade was born in Dublin in 1884 and arrived in NSW in 1890. He eventually studied at the University of Sydney and graduated with Honours in geology and mathematics in 1908.

After graduation, Wade began teaching science at Barker College, Hornsby.

Wade was made deacon by Bishop Camidge in 1908. He married Mary Adderley Kearney at the end of that year. In 1909, Wade was priested by Bishop Stone-Wigg and became curate at St Paul's, Wahroonga, with Hornsby.

In 1910, Wade left Barker College briefly for a senior curacy at St John's, Darlinghurst.

In 1917, Wade was acting headmaster at Barker College and taught physics, chemistry and geology.

In 1918, Wade established Headfort School. He sold this school in 1928. Afterwards, he became senior science master at the King's School, Parramatta.

Wade was also a prolific ichthyologist. Between 1925 and 1929, he collected hundreds of fossilised fish from Brookvale brick pits. He received a grant from the Australian National Research Council to undertake a PhD on vertebrate palaeontology at Clare College, Cambridge. He sold his Australian Mesozoic fish collection to British Museum, who also published his memoir, *The Triassic Fishes of Brookvale, New South Wales*, in 1935. Between 1930 and 1953, Wade also published six papers on Triassic and Jurassic fishes.

After a short stint as dean of Christ Church Cathedral in the Falkland Islands, Argentina, Wade returned to Sydney in 1936. He became headmaster of Broughton School for Boys, Newcastle. In 1941, Wade returned to King's School until his retirement in 1949. Wade then lived in Manly.

Wade died in 1967 in Eastwood and was cremated.

Headfort School and Milton Grammar School (1917-1930s):

In 1918, Wade opened Headfort School at 95 Stanhope Road, Killara. Wade had new constructed a 'new school house' and had undertaken 'pioneering work' to overcome the many difficulties of the site such as obtaining water, the installation of an air-gas machine to provide light and construction of a large septic tank. It is likely that the original schoolhouse Wade built is now the main part of Headfort House at Lourdes Retirement Village.

The contracts for the 'house' and later 'school hall' were awarded to J. G. Fell, of 414 Canterbury Road, Dulwich Hill, in 1917 and 1918 respectively (Sydney Morning Herald NSW Contract Reporter, 6/11/1917 and 30/4/1918).

The Marquis of Headfort, who was a cousin of Wade's wife, became a patron of the school. The Marquis' coat of arms was featured on the school's magazine.

On 11 January 1918, Wade advertised the school in *The Farmer and Settler* as:

"BOARDING AND DAY SCHOOL FOR BOYS OF ALL AGES - In country surroundings, on the North Sydney Highlands (400ft above sea). Ground occupy 16-acres, adjacent to Government reserve. Schoolhouse in brick with well- constructed outdoor sleeping accommodation."

While Wade only owned part of Portion 212, he advertised that the school grounds comprised 16 acres. Therefore, it is likely that Wade leased additional land - possibly the remainder of Portion 212, and portions 213 and 214.

Within a few months of the school's opening, Wade advertised for bricklayers, plasterers and floor layers in April and May 1918. In June 1918, the school advertised for more students and stated:

"A new wing, just completed, is a two-storied brick building, comprising 3 finely designed schoolrooms and dormitories for an additional 30 boarders...as in the main building, special attention has been devoted to lighting and ventilation."

The new wing was most likely the chapel wing of Headfort House, with the upper floor a dormitory and three classrooms located on the ground floor.

At the end of the first school year, the first annual speech day of Headfort School took place in Killara Hall, with prizes presented by Sir William P Cullen, the Chief Justice. Wade reported on 'extensive building operations' and that there were nearly 100 boys who attended the school. In the following year, the number of boys attending had increased to 120.

The school continued to grow with steadily increasing attendance. A photograph of the school taken in 1921 shows two connected two-storey buildings (one of these being Headfort House) with students in the surrounding gardens and a tennis court to the east of the school buildings. During the early 1920s, work was undertaken to improve sporting facilities including enlarging the tennis court, installing a cricket pitch and practice area, and construction of swimming pool. In 1922, the students of Headfort School successfully raised funds for the construction of a mini rifle range and they were applauded for their initiative. A newspaper article in January 1921 described the Headfort School as follows:

"The buildings were specially erected for school purposes, and embody the headmaster's thirteen years' experience of boarding school requirements, together with the architect's wide experience in school construction. They comprise the headmaster's residence, an administrative block, quarters for the household staff, dormitory accommodation for 70 boarders, quarters for the resident staff, six classrooms...and locker rooms."

In 1923, the Evening News published an article on the school, where it was physically described as:

"The site chosen is admirable. Only 7 miles from Sydney, it is a plateau about 100 feet above sea level, jutting out into the beautiful coastal valleys which lead to upper Middle Harbour. To walk 50 yards from the building and in the grounds is to enter the Australian Bush in the most kindly way.

Of the school property, enough has been cleared to supply two full playing fields and a smaller field. Near the school is a swimming pool and at some little distance a miniature rifle range.

The buildings of brick and stone were designed by an architect experienced in school construction. The class rooms are six in number, excellently lighted and ventilated and furnished with the most modern furniture. There is a science room. The dormitories are designed to secure a maximum of light and air so that when the weather is suitable the boys secure the benefits of outdoor sleeping, yet the rigors of wintry weather are avoided."

It is unusual for the architect and design to be reported without identifying the name of the architect. No other records have been found to confirm the name of the designer. One locally practicing architect at the time who is known to have designed schools and was in the area between periods of war service at the time of the building and addition design is Frank (Anson) Bloomfield (1879-1949) was a prominent Sydney architect, whose inter-war domestic work included 1936 art deco house, Craighend, at Darling Point for Captain James Ronald Patrick and the nearby 'English Domestic' residence at 64 Rosebery Road in Killara. His identified school work includes the 1936 additions to Tudor House at Moss Vale where he designed pavilions, dormitories, classrooms and the master's residence, similar to Headfort House. An article on the Tudor House additions were described the same design features as the above article on Headfort House (Sydney Morning Herald, Tudor House School, 14 April 1936). Bloomfield also notably designed NSW's first crematorium in Rookwood cemetery and the Northern Suburbs Memorial Garden and Crematorium.

In 1926, Wade applied to construct the garage, in an application lodged on 13 July 1926 (BAZ6/1449).

A notable student who attended Headfort School was John Gorton, Prime Minister of Australia from 1967 to 1971. He attended the school for two years from 1921. In 1922, Gorton was awarded the Form 3 prize for English and Arithmetic. In 1923, he was awarded the Form 4 prize for Divinity.

Local residents today recall their family members attending Headfort House. This includes Jack Joseph Clarke, of the dairy farm family, Clarke Brothers, who attended Milton Grammar School as a youngster. The Clarke Brothers dairy farm was situated directly across from Lourdes site along the north side of Stanhope Road, east of Roseberry Road. It was



established by Jack Joseph's father, Joseph Clarke, who first moved to Stanhope Road in 1923, with his wife Elsie-May (née Meehan). Jack Joseph Clarke's son, Neil J Clarke, continues to reside opposite the site. (Neil J Clarke, pers comm, 17 November 2022)

After running the school for nine years, Wade made the decision to sell the school to Congregation Union of NSW in 1927. His decision to sell was influenced by his wife, whose health was being impacted by her role of overseeing the domestic functions of the school.

In 1927, Headfort School was acquired by the Congregational Union of NSW, which had been eager to establish a school of its denomination. However, it was not until December 1934 that the Congregational Union purchased the land (portions 212, 213 and 214 and part of Portion 211) plus additional adjoining land.

The purchase was described as follows in Queensland Times:

"The Congregational Union of New South Wales has made an important move in purchasing the Headfort School at Killara. It will now be conducted under the name of Milton School as a day and boarding school for boys. The building, which stands on about 20 acres of ground is of brick and stone, and there is boarding accommodation for 60 boys."

According to The Sun, the Congregational Union would plan to spend an additional £1000 to refurbish the sporting grounds.

John Cameron was appointed the first and only headmaster of Milton Grammar School. He was born in Launceston in 1878. A high achiever in sport and academia, Cameron had a mathematical scholarship from the University of Tasmania and obtained his Masters of Arts from Trinity College, Cambridge. He was a master at the King's School, Parramatta, and previously taught in Geelong. His wife oversaw the domestic side of the school.

Plans of the school and grounds were prepared by Sydney Water in November 1927. Unfortunately, details of the school fields were not included, but it is possible to see that a fibro building was added to the western side of the school building and that there was a small detached WC. A series of historical photographs believed to have been taken around 1930 show the exterior of the school buildings and surrounding gardens.

The Depression impacted the school and there were only 39 students in 1931 which dropped to 28 by 1934. As a result, the school was closed by the start of 1935. An auction to sell off school furniture was held in February 1935.

Afterwards, Cameron opened Lochiel Boys' Junior Grammar School to the northeast of the subject area at 28 Rosebery Road, Killara, in May 1935. In 1940, Lochiel Boys' Junior Grammar School moved into the former Milton School building for a year before relocating to Lynne Ridge in Gordon.

The Congregational Church tried to lease out the school building as a boarding house but was unsuccessful, as were attempts to sell the land. The school buildings remained vacant, and vagrants and the homeless were attracted to the buildings.

Australian Women's Army Service (1942-1944):

After Japan entered World War II, the Australian Army requisitioned the empty buildings as a base for housing and training women recruited into the Australian Women's Army Service (AWAS).

The Australian War Memorial records describe this site as the first training school in NSW for the Australian Women's Army Service. It opened on 26 January 1942. (<https://www.awm.gov.au/collection/C45772>).

After years of neglect, the first officers to be posted at the former school found the buildings to be in a filthy and dilapidated state. The women were required to clean the buildings themselves prior to the arrival of the first recruits.

The first 100-plus recruits arrived on 26 January 1942. The course lasted for 23 days. The living conditions were primitive and described as having no doors to the ablution block, cold showers, no staff, no cooks, no uniforms. All recruits were required to contribute and placed on a rotating roster, working in the kitchens, mess, and cleaning the ablutions and dormitories. The women lived per a strict military regiment and practised erecting tents, air raids, fire drills and performing military drills and parades and attending lectures.

The Australian War Memorial and State Library hold evocative collections of historic photographs that document the women's army training at this site.

A 1943, aerial of the study area shows both school buildings on site, as well as the tennis court. There were three additional buildings since 1927: one located to the east of the tennis court; another to the west of the school building; and another building, south of the fibro extension. There were also tents erected on the playing fields.

In August 1942, the decision was made to substantially increase the number of recruits. A recruit training battalion was opened at Ingleburn Camp. The Killara recruit school was closed and became the AWAS barracks for housing instrument mechanics' trainees. In December 1942, an AWAS NCO school was established at Killara. The AWAS NCO school ran until 1944 when the organisation was moved to Ingleburn and the AWAS left Killara.

Missionary Sisters of the Society of Mary (SMSM) Lourdes Hospital (1944-1980):

In response to the growing number of tuberculosis patients requiring hospital care, Dr John Hughes, the Director of Tuberculosis in Department of Public Health, approached Archbishop Norman Thomas Gilroy (later Cardinal) about the possibility of a religious organisation undertaking this work. Gilroy approached the Missionary Sisters of the Society of Mary (SMSM). The SMSM was based in Hunters Hill at the 'bird of passage' house, which was overflowing with missionary sisters that were nurses or teachers.

On 7 December 1944, the former AWAS recruitment school was jointly purchased by The Most Reverend Norman Thomas Gilroy, Catholic Archbishop of Sydney, The Very Reverend John Vincent McCabe, The Very Reverend John Toohey, both Sydney Catholic Priests, and Mary Rose Decker, Mary Benedict Varley and Mary Kevin Holey, all of Hunters Hills, Spinsters. The SMSM moved in on 13

December and worked for 18 months to prepare the hospital, which included 18 beds, and was to be staffed by the sisters. The hospital officially opened in June 1946.

During the late 1940s and early 1950s, the SMSM submitted a proposal to construct a new hospital that would accommodate 250 beds on site, although this plan never came to fruition. In 1957, Lourdes was gazetted as public hospital. A 1927-1953 Blackwattle Plan from Sydney Water Archives shows the same buildings as the 1943 aerial of the study area with an additional building in the location of the WC. The 1956 aerial photograph shows the tennis court had become part of the gardens and a grotto had been constructed to the east of the hospital building. There was also an extension between the smaller buildings to the west of the main hospital/former school buildings.

Nearby local residents, the Clarke family, recall that, during the 1960s, the Missionary Sisters of the Society of Mary – including the Sister Delphine, Sister Veronica, Sister Magdelene, Sister Andre, and Sister Marcella – would connect every so often with their family on an impromptu basis for a chat and a cup of tea or a meal, in a manner characterising the particular sense of community prevailing in those days. (Neil J Clarke, pers comm, 17 November 2022)

In c1967, the hospital was closed as the incidence of tuberculosis had declined. It was reopened one month later as an acute after-care facility for patients from Mater Misericordia Hospital, North Sydney.

Trees:

Several mature trees surround Headfort House including Phoenix Palms, Norfolk Island Pines and a Moreton Bay Fig. The Phoenix Palms line the eastern side of the entrance road down to the grotto. One Phoenix Palm and three Pines survive on Stanhope Road to the west of Headfort House in front of the former inter-war building. These mature trees are not original to the early construction of the school. Early images of the school mostly show remnant eucalypts and minimal landscaping.

Based on the available historic records, these trees date from approximately the 1930s for the western Phoenix Palm (shown in the above c1928-1943 image) and the 1940s for the

others. This means they were planted for the school, World War II or hospital periods.

These demonstrate characteristic landscape design from the first half of the twentieth century. Landscape design of this period was based on grand English parks and estates and demonstrated the influence of the Royal Botanic Garden directors, Charles Moore (1848-1896) and Joseph Maiden (1896-1947). For instance, Phoenix Palms, Norfolk Island Pines and Moreton Bay Figs are also found in Elkington Park Balmain, Birchgrove Park Birchgrove, Richmond Park Richmond and McQuade Park Windsor.

Lourdes Retirement (1980-):

In 1980, the SMSM sold the Lourdes Hospital to the Hibernian Australasian Catholic Benefit Society. The Hibernian Society received approval from Ku-ring-gai Municipal Council to build a retirement village on site, although the Sisters remained on site for the next few years.

The Hibernian Society was first established in Ballarat, Victoria in 1865, to assist Irish Catholics with health and funeral benefits. The NSW branch was founded in 1880. By core business areas was development and operations of retirement facilities. In 1998, the Hibernian Society had changed its name to Hibernian Friendly Society (NSW) Limited. The society was demutualised in 2002, and in 2004 it changed its name to Aevum Limited.

In 2010, Aevum was purchased by Stockland.

In December 1984, Aevum (then the Hibernian Society) received approval from council to construct a 44-bed nursing home on the subject site, to be called Lourdes Retirement Village.

As part of the works, apart from the earliest school building (Headfort House), all the other earlier buildings on the site were demolished. It was most likely at this time that the Chapel wing was altered to house the retirement village's chapel, and the rear of the main part of Headfort House was altered and connected to a new building in its southern side.

In July 1995, the company received approval to increase the number to 48 beds.

In 2011, Council approved the construction of an additional 18 self-contained units.

By March 2011, the Lourdes Retirement Village was well established. A Joint Regional Planning Panel document described the buildings and facilities on site as:

"A wide range of building types, services and facilities are currently located on site including: 108 Strata Titled independent living units (self-contained dwellings) consisting of 31 x 1 bedroom units, 55 x 2 bedroom units and 22 x 3 bedroom units; 51 serviced apartments; 19 hostel apartments; 63 high care beds; a variety of parking facilities; facilities for medical personnel and administrative services; private bus transport; various social facilities including an indoor pool, café, indoor bowling green and chapel.

The building form on the site generally comprises single and two storey buildings. These buildings sit among an established landscape setting consisting of garden beds, tree plantings of varying height, pathways and formal landscape features such as a croquet lawn and a rose garden."

Other minor works have since been undertaken on site. In 2015, the council approved the installation of a lift to provide better residents access to the main parking garage, located under the croquet lawn. In 2017, council approved a new rendered masonry front fence and signage that was constructed shortly after.

**Historic Themes**

Records Retrieved: 0

National Theme	State Theme	Local Theme
No Results Found		

**Recommended Management**

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**Management Summary**



Retain and conserve the building in its setting.

Conserve original or significant early features, internally and externally. Limit alterations to significant features to maintenance and repair. Consider alternatives to demolition, where ever possible.

Significant features within the curtilage include: Headfort House in full, including interiors, garage and chapel additions; Headfort House setting, viewed in the round; Visual and physical connection of Headfort House to Stanhope Road, the main entrance drive and turning circle; Garden setting and former tennis court near Headfort House; and Mature early trees within the front garden of Headfort House, particularly the Norfolk Island Pines and Phoenix Palms (palms are outside the curtilage). Moreton Bay Fig of a similar period is of less significance because of its obstruction to views of the front façade.

Design additions to respect the form and style, without visually dominating, the original building.

Major redevelopment of the surrounding land should incorporate positive heritage impacts for the building and grounds, such as through conservation, repair, reinstatement and interpretation of significant historic features. Such repair works could include painting external timberwork and repairing roof leaks. Restoring the open front verandah or improving views to principal street features are examples of reinstatement works. Interpretation could relate to new building works that interpret the original site layout or signage that illustrates significant uses, such as the school and then WWII use by the AWAS.

New works are to consider the relationship to further related features of this site of some significance, located partly or wholly beyond the listing boundary including: Mature Phoenix Palms and Norfolk Island Pines to the west of the front garden along Stanhope Road and the avenue along the main entrance road to the east of Headfort House; Turning circle and Grotto to the south-east of Headfort House; Potential archeological relics of inter-war building to the west of Headfort House, Potential archeological relics of inter-war building to the west of Headfort House (permit required noted below).

Application documents:

Before lodging applications for works, contact Council's duty planner for pre-application advice on the most efficient process, information requirements and the planned works.

Prepare a heritage impact statement for development applications. When planning more substantial work, consider preparing a conservation management plan.

For the land to the west of Headfort House, an excavation permit will be required under section 139 of the Heritage Act 1977 from the Heritage Council of NSW before development consent is determined for any disturbance of this site. This is to assess and appropriately manage the significance of archaeology relics from the inter-war school/army/hospital building/s in this location in accordance with Heritage NSW guidelines.

**Management**

Management Category	Management Name	Date Updated
		9/19/2022 5:00:24 PM
		9/13/2022 6:18:03 PM

Records Retrieved: 2

**Report/Study**

Heritage Studies

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
No Results Found					

Records Retrieved: 0

**Reference & Internet Links**

References

Type	Author	Year	Title	Link
Written	GML Heritage		2017 Headfort House, 95 Stanhope Road, Killara, Heritage Significance Assessment	

Records Retrieved: 1

**Data Source**

The information for this entry comes from the following source:

<b>Data Source</b>	<b>Record Owner</b>	<b>Heritage Item ID</b>
Local Government	Ku-ring-gai Council	6000289

Every effort has been made to ensure that information contained in the State Heritage Inventory is correct. If you find any errors or omissions please send your comments to [heritagemailbox@environment.nsw.gov.au](mailto:heritagemailbox@environment.nsw.gov.au)

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## HERITAGE HOME GRANTS OVERVIEW PRESENTATION

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### BACKGROUND:

To assist the community understand the options for and enjoy the results of Ku-ring-gai's Heritage Home Grants, Council has prepared the presentation at **Attachment A1**.

This illustrates 'before and after' slides of a selection of completed works. Select examples from late 2020 to the present have been included, based on available photos. Examples that are not shown are generally because the works cannot be illustrated well, such as functional repairs, small details or roof repairs out of sight. Some granted works don't have sufficiently clear photos.

Two slides of text have also been included for context and education on the grants program.

As a condition of accepting a grant, owners accept that the works may be promoted. Nevertheless, Council has made every effort to avoid illustrations showing private details, such as number plates. The full addresses are only included in the slide comments, to protect the privacy of home owners.

### COMMENTS:

Comments from the Committee are invited on the presentation. The full presentation or parts may be used online or in future talks.

This kind of visual overview can assist with community outreach and education on Heritage Home Grants and conserving heritage. It celebrates successfully completed works by owners using Council's grants. It also promotes positive future applications for grants and conservation of heritage items in general.


While simple and modest, this presentation is a first step towards using more visuals in the communications about the grant program, based on existing available content. It recognises the extra messages images can convey.

### RECOMMENDATION

The Committee receive and note the report and provide comments on the presentation.

Claudine Loffi  
Heritage Specialist Planner

Antony Fabbro  
Manager Urban & Heritage Planning

**Attachments:** A1  Heritage Home Grants overview presentation 2023 2023/034995





# Ku-ring-gai Heritage Home Grants

Claudine Loffi  
2023

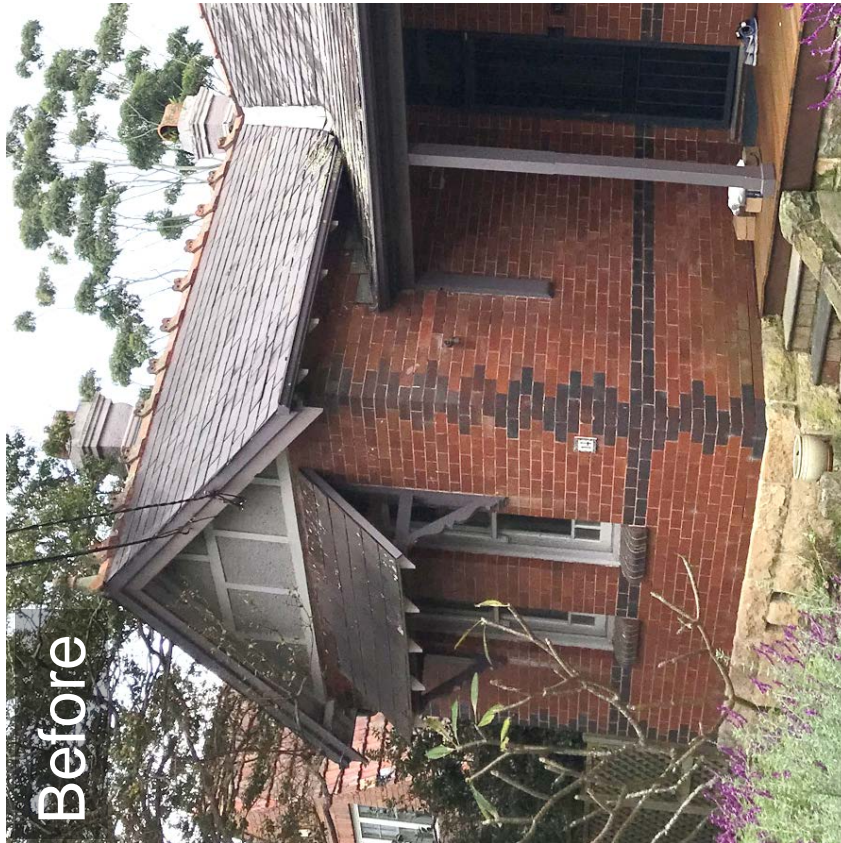


## How heritage home grants work

- Council awards grants to owners on application, once each year
- Grant are for \$1-5k for conservation of listed buildings
- Heritage items and contributory buildings in conservation areas are eligible
- Grant is for maximum of half cost of conservation works
- For works to be commenced and completed in the next financial year
- Grants are prioritised for works with greatest conservation benefit
- Commonly roof, verandah and fence repair or restoration
- Repainting timberwork with sympathetic or original colour schemes
- Restoration of lost original features
- Not for routine maintenance or modern additions
- Maximum of one grant every 5 years per property

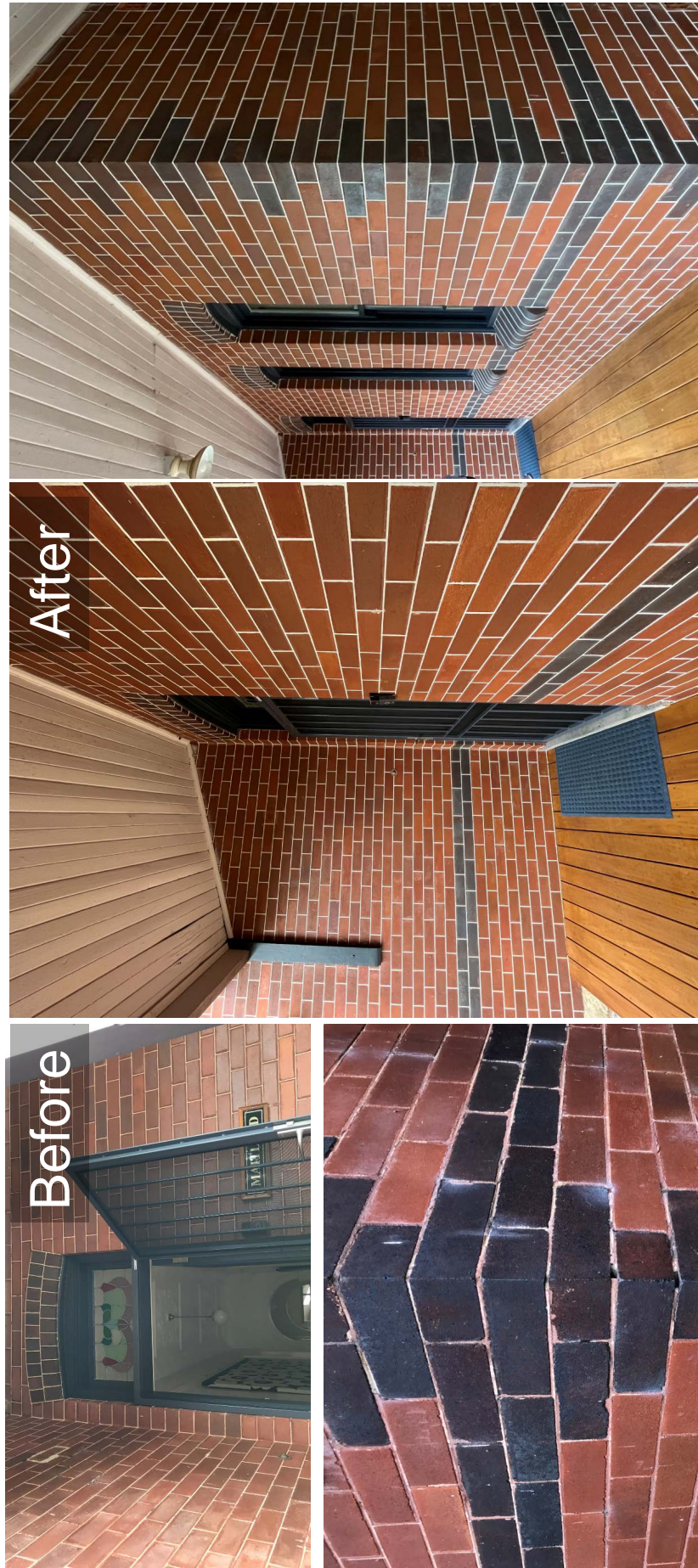


Brick repair and tuck pointing – Lindfield – 2022 grant





Brick tuck pointing – Lindfield – 2022 grant



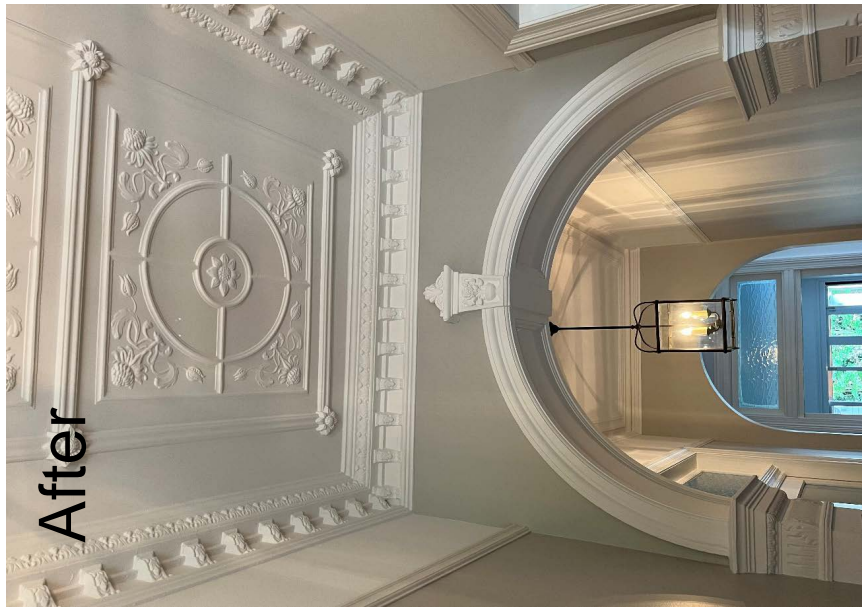


# Timber repainting – Wahroonga – 2022 grant





Plaster repair and repaint – Roseville – 2022 grant



# Roof tiling and timber painting – Warrawee – 2021 grant





# Roof flashing repair– Killara – 2021 grant





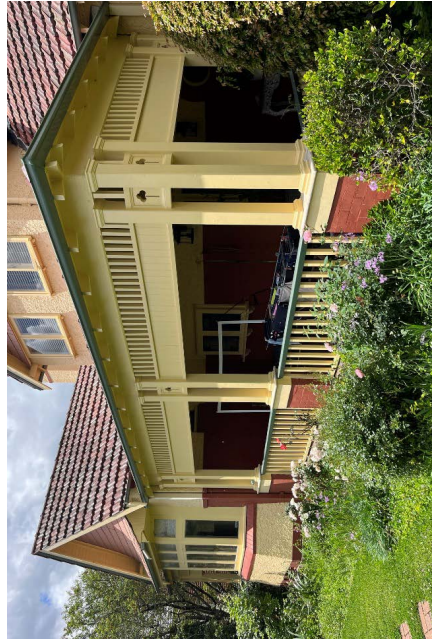
# Verandah repainting – Gordon – 2021 grant



Before



After

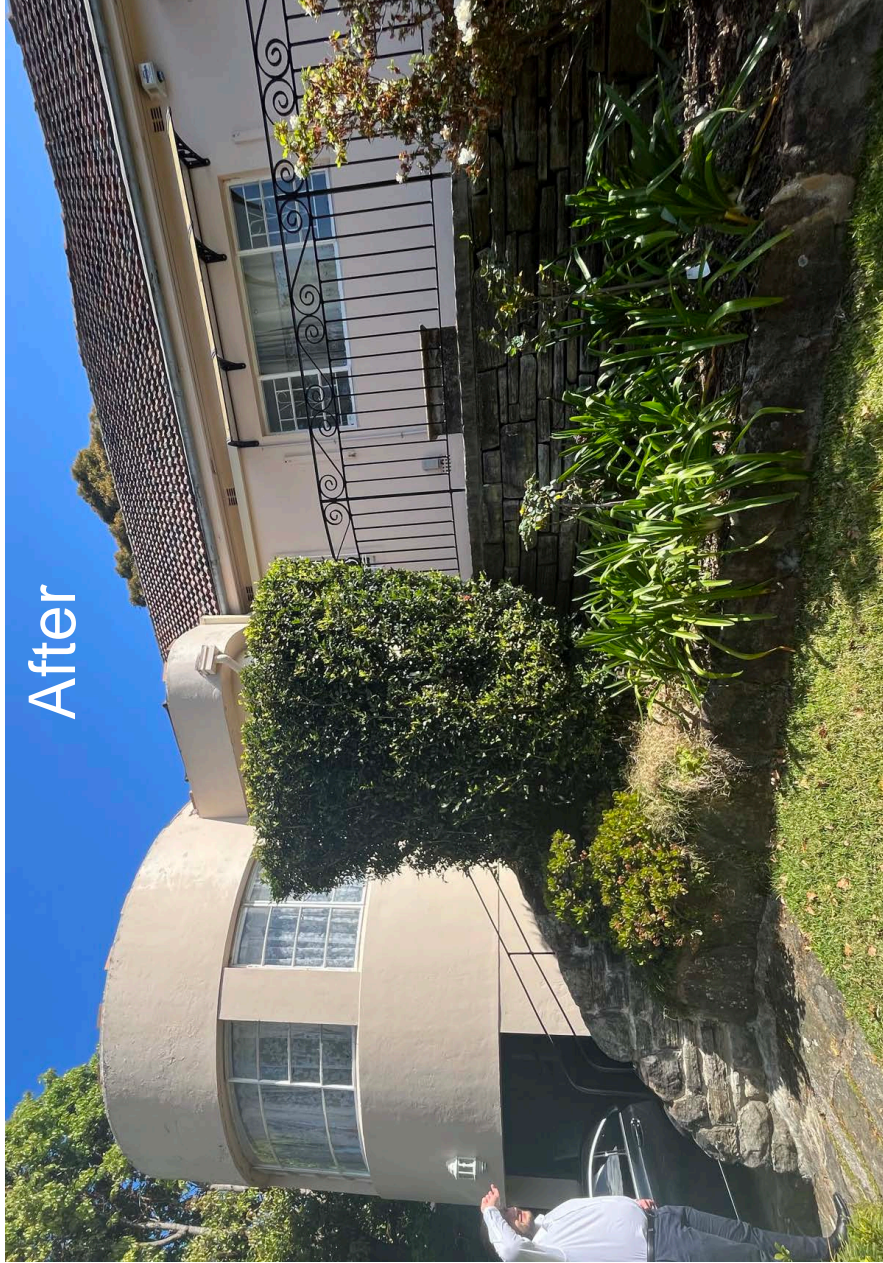




# Balustrade repair – Roseville – 2021 grant



Before



After





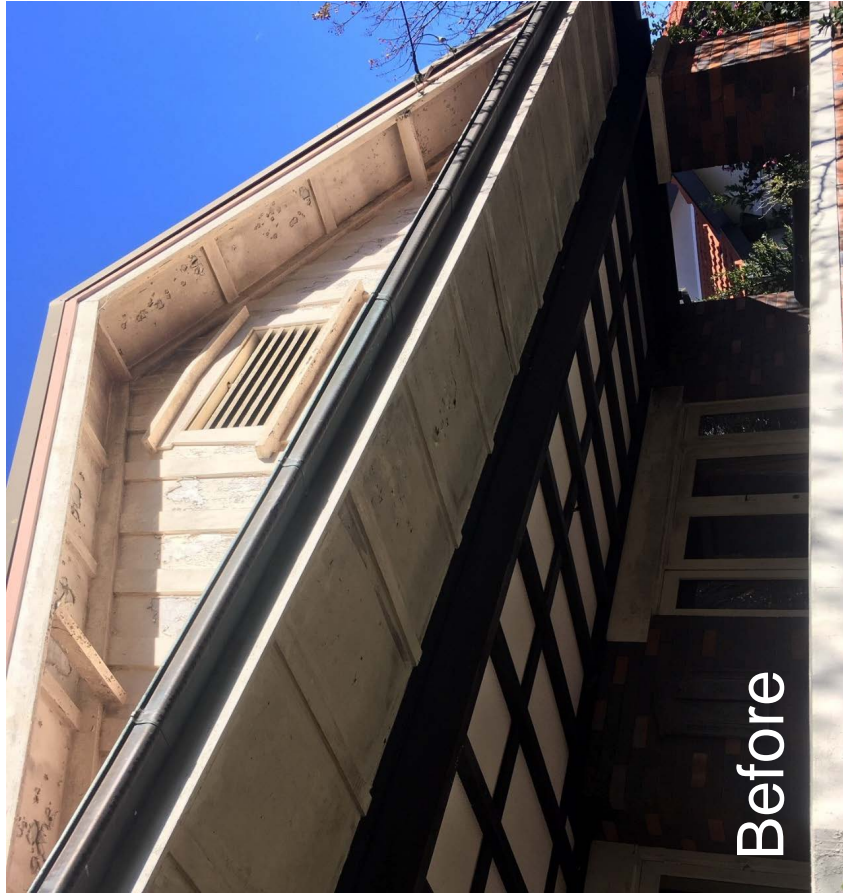


Verandah and path tile repair – Lindfield – 2021 grant



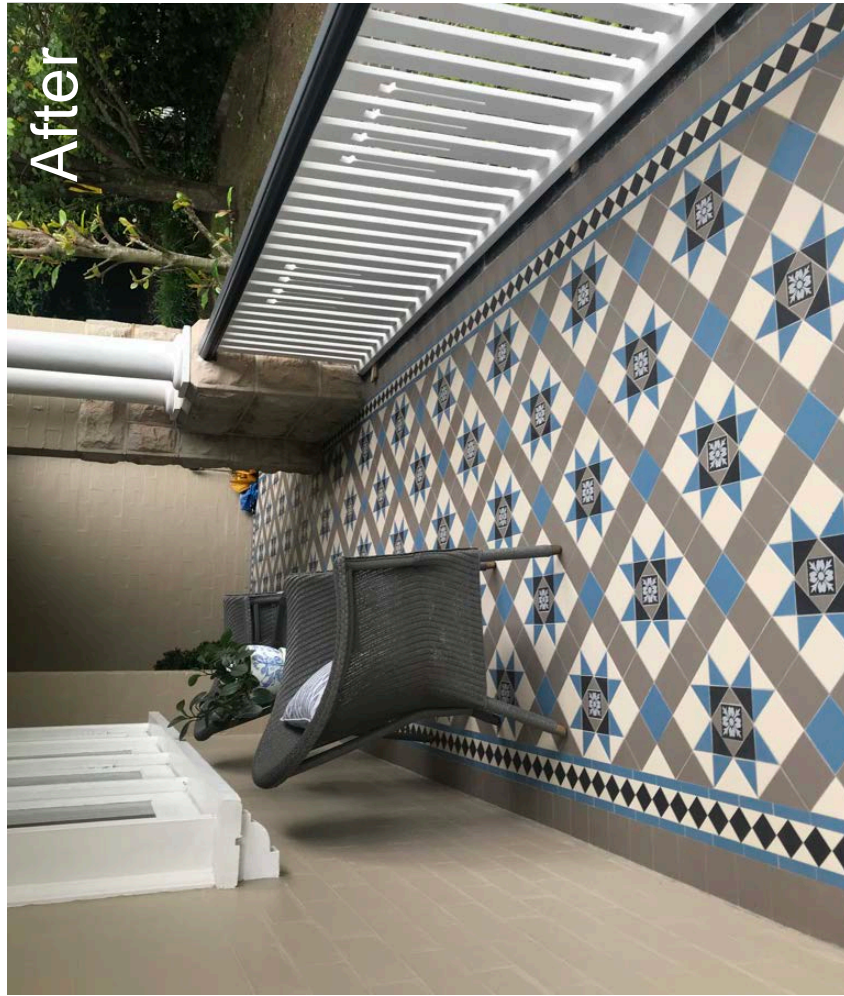


Repainting timber – Roseville – 2021 grant





Verandah tile restoration – Lindfield – 2021 grant





# Roof repair and cleaning – Warrawee – 2020 grant



## How to receive a grant

- **Mid March – mid May:** grant applications invited online for 2 months
- To apply, owners complete the form on Council's website by closing date
- **Quotes and details** of works need to be submitted with the application
- **June-July:** Heritage Reference Committee and Council approve grants
- Grants are offered to owners as a maximum sum in a letter with conditions
- Owners return signed letter to accept offered grant including conditions
- Owners apply for any necessary approval and submit further requested details
- By following **May:** Works completed and owners notify Council
- Council reimburses grant to owner following inspection and review of receipts
- More information: [www.krg.nsw.gov.au/Planning-and-development/Heritage/Heritage-home-grants](http://www.krg.nsw.gov.au/Planning-and-development/Heritage/Heritage-home-grants)