



**HERITAGE REFERENCE COMMITTEE
TO BE HELD ON THURSDAY, 25 AUGUST 2022 AT 12:00 PM
LEVEL 3 ANTE ROOM / ZOOM**

A G E N D A

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WELCOME BY CHAIRPERSON COUNCILLOR WHEATLEY

APOLOGIES

DECLARATIONS OF INTEREST

CONFIRMATION OF MINUTES

Minutes of Heritage Reference Committee

File: CY00413/10
Meeting held 28 July 2022
GB.1 to GB.3 and C.1

GENERAL BUSINESS

GB.1 **Measuring inter-war housing in Ku-ring-gai** **2**

File: S07987

GB.2 **Her-story update - Improving listed place inventories** **24**

File: S13598

OTHER BUSINESS

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

MEASURING INTER-WAR HOUSING IN KU-RING-GAI

BACKGROUND:

Council has a rich twentieth-century architectural heritage, including inter-war development from c.1915-1940 in styles from Old English to Californian Bungalow and others. Council listed inter-war buildings as heritage items and in conservation areas, however the number has not been measured. Recent interim heritage orders to protect unlisted intact houses primarily from the inter-war period, as they are proposed for demolition, suggests this inter-war resource is greater than identified to date. It also suggests they are at risk of loss as these buildings exceed 80 years. While a heritage study is the preferred strategic approach, it is not in the Heritage Strategy currently, included at **Attachment A1**.

COMMENTS:

Until a study is undertaken, advice is sought on effective options to better understand the relative significance of inter-war housing in the local area to help establish:

- number of surviving inter-war buildings in this area;
- how many may be intact or otherwise significant;
- useful primary or secondary sources for these questions, such as historical aerial comparisons (1943, 1930 possibly), development records (1922-46 BA spreadsheet), historical journals or others;
- how to use these sources to establish significance, rarity or comparisons within our area; and
- collective significance of inter-housing in our area.

RECOMMENDATION

That the Committee provide comments on this matter.

Claudine Loffi
Heritage Specialist Planner

Antony Fabbro
Manager Urban & Heritage Planning

Attachments: A1 Ku-ring-gai Heritage Strategy 2021/052906



Ku-ring-gai Heritage Strategy

August 2021



Bringing the past forward, to create an understanding of the past for the future generations

Thomas Sebasio, Elder, Erub Island

Heritage places can tell stories that are relevant and meaningful to diverse groups. They help retain memory, while also creating new stories and identities as communities change

[Better Placed: Design guide for heritage \(OEH, 2018\)](#)

Acknowledgements

Ku-ring-gai Historical Society

Ku-ring-gai Heritage Reference Committee

Ku-ring-gai Council acknowledges the Traditional Owners of this country, pays tribute to all Aboriginal and Torres Strait Islander people in Ku-ring-gai and gives respect to Elders past and present.

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1. Introduction

The Ku-ring-gai local government area is rich in environmental heritage. This includes; Aboriginal cultural heritage with evidence of the long history of the Aboriginal people who have been in this area for thousands of years, the vast urban forest canopy, much of it being regrowth of the once great forests of this area, and the plethora of architecturally designed homes in established garden settings. Important key influencers of NSW and Australian architecture designed many of these homes.

Purpose

The purpose of this Heritage Strategy is for Council to measure, plan and report on heritage management in Ku-ring-gai. It is an important role of local government to identify, manage and protect heritage places as required by legislation, and district and local strategic plans.

Heritage defined

Heritage places managed by Ku-ring-gai Council and identified on our heritage list include heritage items and heritage conservation areas. These are remnants from the past that have been assessed and are considered worthy of keeping to share with future generations-

A local heritage item is a place, building, work, relic, moveable object or precinct assessed as having special values based upon historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance. Heritage items, which are deemed to have heritage significance, are listed in Schedule 5 of the Ku-ring-gai Local Environmental Plan, which is prepared and managed by Council. Heritage studies may result in Schedule 5 of the Ku-ring-gai Local Environmental Plan being updated.

A *heritage item* is assessed as having special values based upon historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance.

A *heritage conservation area* (HCA) is an area recognised and valued for its special historical and aesthetic character. Important elements that contribute to the heritage significance of a HCA include the history of development, architectural style of buildings, fences, trees and gardens.

2. History of Ku-ring-gai

The area north of Sydney Harbour was occupied for many thousands of years by Aboriginal People. It was originally thought that a single language group of the 'Guringai' people inhabited the area, but in recent decades this claim has been contested, with more evidence to suggest that the Ku-ring-gai area was inhabited by a complex collection of groups with diverse clan structures and languages (Aboriginal Heritage Office, 2015). The Aboriginal populations of Ku-ring-gai were devastatingly affected by the smallpox epidemic associated with the onset of European settlement in 1788, with surviving groups progressively alienated from their lands. Links to country were not altogether severed by the dislocation of populations, with early settlers relaying the continued journeys of Koori clans throughout the region with resting places at locations like Pymble Hill. The pace of European settlement and development in Ku-ring-gai was slow in the late 18th and early 19th centuries as land was carved into several hundred-acre crown grants. Industry emerged in 19th century in the form of timber-getting, fruit growing and market gardening, which attracted an increasing number of settlers and landowners to the area. The predominately-rural character of Ku-ring-gai began to transform with news of a railway opening between Hornsby to St Leonards in the last decades of the century. This greater connectivity with Sydney prompted speculative subdivision of large landholdings to create generously-sized residential lots. Many of the newly created estates attracted prominent and wealthy businessmen who sought an escape from the pollution of the city with their families, enticed by the opportunity to acquire a large parcel of land to construct their own homes.

Following the opening of the North Shore Railway Line in 1890, the pace of development in Ku-ring-gai accelerated as the suburb began to take on the predominately residential character it possesses today. Development clustered around the sites of the original stations at Roseville, Lindfield, Killara, Gordon, Pymble, Turramurra and Wahroonga, followed by Warrawee in 1900, whilst suburbs like St Ives retained an agricultural and rural outlook. The Shire of Ku-ring-gai came into being in March 1906 in Gordon, with the swearing in of six councillors tasked with the management and planning of the fledging locality. The opening of the Sydney Harbour Bridge in 1932 served as a further trigger for the migration of city-based populations to the desirable suburbs of Ku-ring-gai, as it once more increased the connectivity of the region to the heart of the city. An increase continued and was amplified post-WWII with the major boom in population that followed. The population of Ku-ring-gai doubled between 1950 and 1980, growing to roughly 100,000 people, with it a continued increase in development. This growth had a notable impact on the suburb of St Ives and to the more distant and previously less desirable areas on the outskirts of the locality. New insights are constantly emerging about Ku-ring-gai's past and the ways it can be interpreted from the built environment, as are our priorities on what we deem worthy to keep. A commitment to conserving the unique heritage and history of Ku-ring-gai are critical to maintaining the essential character and desirability of the locality.

3. Legislative & strategic framework

PRIORITY: FULFIL OBLIGATIONS TO CONSERVE KU-RING-GAI'S HERITAGE

Ku-ring-gai Council has obligations as required by legislation and planning instruments including NSW State government strategic plans to identify, protect and conserve Ku-ring-gai's cultural heritage.

3.1 NSW Legislation

| Legislation | Obligation |
|---|---|
| Environmental Planning and Assessment Act 1979 (NSW) | Objects 1.3(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage) |
| Heritage Act 1977 | Objects 3. (a) to promote an understanding of the State's heritage (b) to encourage the conservation of the State's heritage |
| Ku-ring-gai Local Environmental Plan 2015 and Ku-ring-gai Local Environmental Plan (Local Centres) 2012 | Aims (a) To guide the future development of land and the management of environmental, social, economic, heritage and cultural resources within Ku-ring-gai (f) To recognise, protect and conserve Ku-ring-gai's indigenous and non-indigenous cultural heritage |

3.2 Strategic framework

| Plan | Council's obligations |
|--|--|
| Regional Strategic Plan Greater Sydney Region Plan: A Metropolis of Three Cities (March 2018) | Objective 13 Identify, conserve and enhance environmental heritage by: <ul style="list-style-type: none"> • Engaging with the community early in the planning process to understand heritage values and how they contribute to the significance of the place • Applying adaptive re-use and interpreting heritage to foster distinctive local places • Managing and monitoring the cumulative impact of development on heritage values and character of places |
| District Strategic Plan North District Plan (March 2018) | Liveability Priority N6 Creating and renewing great places and local centres, and respecting the District's heritage requires relevant planning authorities to identify, conserve and enhance environmental heritage by: <ol style="list-style-type: none"> a.) Engaging with the community early in the planning process to understand heritage values and how they contribute to the significance of the place b.) Applying adaptive re-use and interpreting of heritage to foster distinctive local places c.) Managing and monitoring the cumulative impact of development on the heritage values and character of places. |
| Local Strategic Plan Our Ku-ring-gai 2038: Community Strategic Plan | Objectives P1.1 Ku-ring-gai's unique visual character and identity is maintained P2.1 A robust planning framework is in place to deliver quality design outcomes and maintain the identity and character of Ku-ring-gai P5.1 Ku-ring-gai's heritage is protected, promoted and responsibly managed 20 Year Vision: Our diverse indigenous and non-indigenous cultural heritage is conserved and celebrated |
| Draft Local Strategic Planning Statement | Ku-ring-gai Local Planning Priority K13 Identifying and conserving Ku-ring-gai's environmental heritage |

4. Heritage Resources

4.1 Heritage Studies

Heritage studies identify and define the places in our community that have heritage significance.

PRIORITY: DEVELOP AND EXPAND ABORIGINAL HERITAGE RESOURCES

Aboriginal heritage study

- Ku-ring-gai Municipality Heritage Study: Aboriginal Sites (1988)

Prepared by Margrit Koettig the 1988 Heritage Study: Aboriginal Sites has three main aims: to identify all known Indigenous sites; to identify areas of archaeological potential; and to accordingly make recommendations on the management and conservation of these sites. It states it is not an exhaustive inventory and that no additional fieldwork was undertaken in an attempt to discover new sites. It is noted that many sites were likely still unidentified and therefore the Study needs to be expanded and updated.

PRIORITY: DEVELOP AND EXPAND ARCHAEOLOGICAL RESOURCES

Prepared by Margrit Koettig, the 1988 Heritage Study sought to identify sites with archaeological potential however was not exhaustive in this regard. Council recognises the need to build on this study to identify and protect sites with archaeological significance and potential.

PRIORITY: CONTINUE TO USE AND DRAW ON PREVIOUS HERITAGE STUDIES

A number of heritage studies have been commissioned by Ku-ring-gai Council since the 1980s and these have been used as foundational documents. The studies range from covering the entire Local Government Areas to more focused and site specific heritage assessments.

PRIORITY: REVIEW EXISTING AND IDENTIFY NEW HERITAGE ITEMS AND HCAs

4.2 Listing of heritage items and conservation areas (LEPs)

Listing heritage items and heritage conservation areas is how Council's significant heritage places are protected and managed, and ensures the environmental, social and economic benefits of these valuable assets are realised into the future. Heritage places are listed in Schedule 5 and on the heritage map of the [Ku-ring-gai Local Environmental Plan 2015](#). HCAs were first introduced by LEP 218 in 2013.

PRIORITY: CONSERVATION OF SIGNIFICANT 20TH CENTURY DEVELOPMENT

4.3 Focus on conserving significant mid-late C 20th development

Modern-era development has received increasing recognition over the last decade and there are a number of 20th Century buildings and sites in the Ku-ring-gai Local Government Area that have been identified as having architectural significance. It is important to continue to recognise significant development relating to all eras including post-war development up to contemporary styles. Where relevant, the Heritage Conservation Area inventory sheets have been updated to reflect this and this revised information has been included on Council's website.

PRIORITY: REVIEW AND REFINE EXISTING DCP 19 CONTROLS WITH DA TEAM

4.4 Heritage policies – DCP

Ku-ring-gai Council's guiding policy documents for managing heritage are the [Ku-ring-gai Development Control Plan](#). The DCPs contain the development controls for the assessment of development applications. Council's staff continue to work collaboratively to refine the controls that relate to heritage to ensure that these continue to reflect the best practice guidelines for managing heritage in NSW. Ongoing feedback is sought from the wider strategic planning team and development assessment staff in this regard.

PRIORITY: FOCUS ON AREAS INTERFACING WITH HERITAGE ITEMS AND HCAS

4.5 Focus on the Interface between development and heritage assets

Ku-ring-gai's protection of heritage assets extends to the protection of their settings, views and the wider precincts surrounding them. There is a need to focus on the areas that interface with heritage items and conservation areas to ensure development within the vicinity is sympathetic and does not compromise the integrity of these important assets. Refining the current development control plan at a strategic level in conjunction with development assessment staff will ensure that the correct balance is achieved between guiding new development and respecting heritage assets.

PRIORITY: ENSURE CONTINUED AND REGULAR ENGAGEMENT WITH THE HRC

4.6 Heritage Reference Committee

The Heritage Reference Committee is an advisory committee, which provides recommendations to Council on the assessment, conservation and management of heritage places in Ku-ring-gai. The membership includes two Councillors, representatives from the National Trust (1), the Australia Institute of Architects (1), the Ku-ring-gai Historical Society (1), and the Ku-ring-gai community (1). The committee is managed consistent with the requirements of the Local Government Act 1993 and the Local Government (General) Regulation 2005 and with advice from the Office of Local Government that Council can form committees and determine their functions, powers, membership and voting rights. The [Committee's agendas and minutes](#) are available on Council's website.

PRIORITY: ENSURE CONTINUED AND REGULAR ENGAGEMENT WITH THE KHS

4.7 Ku-ring-gai Historical Society

The [Ku-ring-gai Historical Society](#) (KHS) was formed in 1963, its members include mainly present and past Ku-ring-gai residents, and includes an active family history group. The KHS is committed to the collection, preservation and dissemination of information relating to the history of Ku-ring-gai. The KHS is a valuable resource to both Council and the community providing information on the history and heritage of Ku-ring-gai. Ku-ring-gai Council supports the work of the KHS through the Ku-ring-gai Community Grants Program.

PRIORITY: PROMOTE AND FACILITATE HERITAGE HOME GRANTS PROGRAM

4.8 Heritage Home Grants

Once every financial year Ku-ring-gai Council invites applications for [Heritage Home Grants](#). Owners of heritage items or contributory buildings in heritage conservation areas are eligible to apply. The grants provide funding for the ongoing conservation of these valuable heritage places. Grants are capped at \$5000 per property and are allocated on a dollar for dollar basis, with Council matching the amount spent by the applicant up to the funding limit. Projects of successful applicants in recent years have included roof and gutter repairs, repointing mortar joints, lead light repairs, and timber window restoration. Through the grants, Council has supported several projects for the conservation of fabric of the state heritage listed house museum Eryldene, managed by the Eryldene Trust,

PRIORITY: MAINTAIN HERITAGE PROFILE IN KU-RING-GAI DESIGN AWARDS

4.9 Architecture, Landscape and Urban Design Awards – Heritage Design

The *Ku-ring-gai Architecture, Landscape and Urban Design Awards* seek to recognise new development that supports and enriches Ku-ring-gai's quality built and landscape character. It provides the mechanism for Council to celebrate excellence in architecture and urban design and promote the professionals responsible for its delivery. Heritage Design is one of five categories recognised by the awards, which includes works to a heritage item or building contributing to a heritage conservation area.

PRIORITY: CONTINUE TO PROMOTE HERITAGE TO THE WIDER COMMUNITY

4.10 Heritage education and promotion

Tulkiyan House Museum

Tulkiyan is a Federation era house listed as an item on the NSW State Heritage Register and owned by Council. It has in the past been used as a house museum with community open days and as an educational resource for local schools.

Heritage Home Grant case studies

Several case studies detailing successful Heritage Home Grants projects can be viewed on the Heritage Home Grants webpage. Each case study describes the conservation works undertaken and illustrates before and after pictures of these works.

Local Studies – Ku-ring-gai Libraries

[Ku-ring-gai's libraries](#) have a wide range of resources for researching family history or the history of the Ku-ring-gai area. In addition, the Local Studies Librarians run workshops such as *Researching the history of your house* and local history exhibitions like the recent Ethel Turner exhibit at Gordon Library.

Council owned and managed heritage assets

Council is not just a regulator of heritage management it is also the owner of numerous heritage places including parks, gardens, community buildings, former schools, former homes and the Council Chambers.

PRIORITY: PARTICIPATE IN THE ANNUAL NATIONAL TRUST FESTIVAL

4.11 National Trust Heritage Festival

The National Trust Australian Heritage Festival is organised every year in April and May. The festival celebrates the diversity of heritage in Australia and many organisations participate in varying ways, such as through awards ceremonies, local walking tours and community events. It would be invaluable for Ku-ring-gai Council to participate in the festival in the future.

5. Heritage challenges and opportunities

Ku-ring-gai has many heritage achievements; however, there are also numerous challenges that need to be addressed. This strategy provides an opportunity to provide direction in managing some of the key heritage challenges and to inform Council's Heritage Strategy Action Plan.

PRIORITY: MAKE INTERIM HERITAGE ORDERS WHERE NECESSARY

5.1 Heritage identification and documentation

Identifying heritage places

Ku-ring-gai has undertaken several heritage reviews but none since the original 1987 study have been comprehensive or based upon the thematic history of Ku-ring-gai. In 2013, Council received delegation from the Minister of Heritage to make Interim Heritage Orders subject to the Heritage Act 1977. Since receiving delegation Council has made nine interim heritage orders, five of which resulted in a permanent heritage listing. In terms of heritage management, Interim Heritage Orders are an undesirable reactive approach to listing, and are considered as an action of last resort and must be used with prudence to identify heritage, not as a means to stop development.

The need to place Interim Heritage Orders is partially due to the absence of a recent comprehensive review, in particular a heritage review that includes architecture from the Post-war period, properties that cannot be viewed from the street such as battleaxe sites, and one that identifies potential heritage places associated with important Ku-ring-gai historical figures, such as artists, musicians, activists, academics and politicians. A community-based thematic heritage study should significantly reduce the need to implement IHOs but realistically will not completely remove the possibility of requiring an IHO in the future. A significant benefit of a community-based study is the level of involvement of the community in identifying places that have heritage value to them.

Updating documentation

The Ku-ring-gai Heritage Study (1987) predated the current NSW Heritage Division publication "Assessing heritage significance, NSW Heritage Manual (updated)" (2015) and its earliest version "Heritage assessment, NSW Heritage Manual" (1996) prepared by the Heritage Office and the Department of Urban Affairs and Planning. Consequently, the 650 heritage items identified and heritage listed have very brief inventory sheets, and require updating with an assessment of heritage significance against the assessment criteria or a Statement of Significance. Council has been

undertaking work in-house and with the assistance of Ku-ring-gai Historical Society to fill these gaps and now some 300 properties have more detailed research, however, this information is yet to be translated into updated inventory sheets. The 650 inventory sheets still require updating and the information added to the NSW Online Heritage Database.

PRIORITY: CONTINUE TO IDENTIFY AND CORRECT HERITAGE ANOMOLIES

5.2 Heritage protection

Local Environmental Plan (LEP)

Mapping inconsistencies in the Local Environmental Plan heritage map and schedule exist as a result of historic or recent subdivision. Known inconsistencies have been revised in the planning proposal for the consolidated Ku-ring-gai LEP. Diligence needs to be applied to any future subdivision or street renumbering to ensure the heritage listing remains on the property that has heritage significance; this extends beyond any lots containing buildings to the relevant setting and curtilage of the heritage place.

Development Control Plan (DCP)

The Development Control Plan is the main policy document for the management of development on or near listed heritage places. The challenge is to have controls that provide adequate protection, and are also concise and comprehensible to planning and building practitioners, and also the wider community. Recent judgments in the Land Environment Court have highlighted the need to review our controls to ensure the long-term protection of our valued heritage places.

There is a conflict between providing new and diverse housing options for the growing population and heritage conservation, particularly in our priority local centres of Lindfield, Gordon and Turramurra. The North District Plan advocates local centre rejuvenation that acknowledges and enhances local heritage values. Future masterplans and development control plans for these centres should acknowledge and accommodate the conservation of these heritage values through good design, appropriate interpretation and sympathetic adaptive re-use.

State Heritage Inventory (SHI)

The NSW Heritage Inventory website is available to the public and in many cases this website provides more detail of Ku-ring-gai's heritage items than Council's own website. However, on occasion there has been inconsistencies between the information available and where this occurs, it needs to be rectified.

PRIORITY: PROVIDE SUPPORT TO OWNERS OF HERITAGE PROPERTIES

5.3 Supporting heritage owners and managers

Heritage advisory service

Council does not provide heritage advice at the pre-application stage. Advice on mitigating heritage impacts can only be sought through the pre-development application pathway which includes various Council experts and a town planner, and covers all areas under consideration for the development application not just heritage conservation. For potential buyers who are trying to understand the significance of a property and future development options a heritage advisory service would offer an opportunity to seek timely advice on heritage matters.

Heritage funding

Several projects described in this strategy meet the objectives for heritage funding from the Heritage Division of the NSW Government. Council in recent years has been unsuccessful, however, having this strategy and being able to demonstrate a commitment to forward heritage planning and action will be viewed favorably. Council should therefore investigate external funding options for heritage projects.

Heritage Training and Case Studies

Heritage training and workshops would assist heritage owners in understanding the obligations of heritage management and also the skills involved in caring for heritage places. The sessions could target various types of conservation works but also how to integrate environmental efficiency and sustainability measures, and providing accessibility. These sessions can be mirrored in case studies available online which explain different conservation projects, how the work is done and the approval requirements.

5.4 Heritage education and promotion

Heritage education is acknowledged as a top priority for Council to assist owners and the wider community in understanding heritage significance and how to manage a heritage place.

Heritage App

The Ku-ring-gai Historical Society offers many opportunities for members of the community to gain a greater understanding of Ku-ring-gai's heritage through walks and talks. Ku-ring-gai Council can build on this experience with a Ku-ring-gai Heritage App to enable self-guided tours of the local area, highlighting points of interest, and thematic tours. The development of an application platform for Ku-ring-gai would not only benefit heritage education but also environmental objectives such as self guided bushwalks.

Tulkiyan House Museum

The museum has been closed since 2017 to allow for conservation works and for a review of the building's compliance. Due to numerous constraints including accessibility, Tulkiyan House Museum in Gordon has been underutilised as a resource for heritage education, particularly with school groups. Council is currently investigating options and partnerships for the future management and operation of Tulkiyan as an important educational resource for our local schools and community. Significant works will need to be undertaken to provide accessibility and a neutral (outside of the house) user space for visitors.

Other tourism

Ku-ring-gai is an area rich in environmental heritage. While there are many visitors, particularly to the National Parks, there are also many opportunities to grow tourism and have positive impact on the local economy, including economic growth and employment. This can be achieved by actively seeking to attract visitors both domestic and international to the area through events and the recognition of places in Ku-ring-gai as popular destinations.

Engagement with culturally and linguistically diverse (CALD) groups

Ku-ring-gai is a culturally and linguistically diverse community. Making information on heritage available to various CALD groups will improve heritage conservation outcomes for the area and will also engage the wider community in the public consultation and decision making processes of Council.

Interactive history and heritage website

Ku-ring-gai's tangible heritage places are the physical remnants of Ku-ring-gai's past. Making this history meaningful and relevant to current and future Ku-ring-gai communities can be achieved by telling the stories in new and innovative ways. A more interactive website that links places to people, telling their stories through images, videos and interactive/shared activities will facilitate making connections between past and present.

6. Strategy Action Plan

Derived from the challenges and opportunities the Strategy Action Plan states how Council will deliver its heritage objectives to identify, conserve and manage Ku-ring-gai's heritage and the time frame for delivery being:

Short-term: 1-2 years

Medium-term: 2-5 years

Ongoing: continuous and as needed

The delivery of actions is contingent upon the availability of funds in the Strategy and Environment Department, Urban and Heritage Planning budget for 2019-2022.

| 6.1 Heritage identification and documentation | | |
|---|---|------------|
| Action 1.1 | Update the inventory sheets from the Heritage Study 1987 with more detailed research and significance assessment | Short-term |
| Action 1.2 | Provide input into the local character study being undertaken by the Urban Design Team. | Short-term |
| Action 1.3 | Engage a consultant to prepare an Indigenous Heritage Study for the Ku-ring-gai LGA. | Short-term |
| Action 1.4 | Engage a consultant to prepare an Archaeological study, which focusses on key areas of interest, such as Browns Forest. This may be able to be combined with the Indigenous Heritage Study. | Short-term |
| Action 1.5 | <i>Engage a consultant to a prepare a comprehensive Modern Heritage Study and to prepare a smaller scale Modern Heritage Study if State Government funding is not realised.</i> | Short-term |

| 6.2 Heritage protection | | |
|--------------------------------|--|------------|
| Action 2.1 | Update the heritage controls of the Development Control Plan to ensure best practice in the heritage assessment of development applications for heritage places in Ku-ring-gai | Short-term |
| Action 2.2 | Advocate for the consistent application of State Government legislation and strategic policies by Local and Regional Planning Panels, and the Land and Environment Court | Ongoing |
| Action 2.3 | Prepare Conservation Management Plans for Council owned or managed heritage assets | Ongoing |
| Action 2.4 | Seek permanent exemption from SEPP Seniors for Heritage Conservation Areas | Short-term |
| Action 2.5 | Explore opportunities for the protection, conservation, restoration and maintenance of Council owned heritage assets. | Ongoing |

| 6.3 Supporting heritage owners and managers | | |
|--|---|------------|
| Action 3.1 | Investigate the possibility of providing a heritage advisory service | Short-term |
| Action 3.2 | Upload updated inventory sheets on the NSW Online Heritage Database | Ongoing |
| Action 3.3 | Investigate a local heritage consultant's directory | Short-term |
| Action 3.4 | Seek external funding options for the Heritage Home Fund | Ongoing |
| Action 3.5 | Provide online case studies that explain heritage conservation practice and the approval process | Short-term |
| Action 3.6 | Explore options for engaging CALD groups and providing information on public consultations in common local languages other than English | Short-term |

| 6.4 Heritage education and promotion | | |
|--------------------------------------|--|-------------|
| Action 4.1 | Upload updated inventory sheets on the NSW Online Heritage Database | Ongoing |
| Action 4.2 | Explore options and partnerships for the redevelopment and reopening of Tulkiyan as house museum | Short-term |
| Action 4.3 | Develop a Ku-ring-gai Heritage App to allow for self guided walks and exploration of Ku-ring-gai | Medium-term |
| Action 4.3 | Work cooperatively with Sydney Living Museums, local heritage stakeholder groups and operators to establish a strategic and coordinated approach to development of year-round heritage and cultural experiences in Ku-ring-gai | Short-term |
| Action 4.5 | Create an interactive website on the history and development of Ku-ring-gai | Short-term |

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HER-STORY UPDATE - IMPROVING LISTED PLACE INVENTORIES

BACKGROUND:

Further to the report of April 2022 on the 'her-story' project to improve online information about Ku-ring-gai's listed heritage places, latest developments include:

- The State Heritage Inventory has been unavailable for about a month. This is because Heritage NSW is switching the inventory entry system from the 'web app' to the 'heritage management system' or HMS.
- Council's Heritage Specialist Planner has been invited to test the new HMS system for its soft launch on 25 August 2022 and will update our systems and inventory convention following this launch.
- Council is in the process of hiring a Heritage Research Assistant for this inventory project.
- While the online system is unavailable, the latest priority inventory, attached, has been temporarily entered into the old Word heritage data form.
- Attachment A1 includes the latest updated inventory for Rippon Grange at 35 Water Street, Wahroonga, for information or comment. This is drawn from the 2017 conservation management plan. For comparison and reference, the existing online inventory is at Attachment A2 and the 1989 study inventory is at Attachment A3.

COMMENTS:

Comments on the priority inventory for Rippon Grange and the other updates above are welcome.

RECOMMENDATION

The Committee note and receive this report and provide comments.

Claudine Loffi
Heritage Specialist Planner

Antony Fabbro
Manager Urban & Heritage Planning

Item GB.2

S13598

| | | | |
|---------------------|----|---|-------------|
| Attachments: | A1 | Interim updated inventory 2022 - 35 Water Street, Wahroonga | 2022/225022 |
| | A2 | Online heritage inventory before update 2022 - 35 Water Street, Wahroonga | 2022/232972 |
| | A3 | Heritage study inventory 1989 | 2013/303535 |

Heritage Data Form

| ITEM DETAILS | | | | | |
|--|---|----------|--|-----------|--|
| Name of Item | "Rippon Grange" house, grounds and associated buildings | | | | |
| Other Name/s Former Name/s | Hornsby and Ku-ring-gai Hospital, John Williams Hospital | | | | |
| Item type (if known) | Built | | | | |
| Item group (if known) | | | | | |
| Item category (if known) | | | | | |
| Area, Group, or Collection Name | | | | | |
| Street number | 35 | | | | |
| Street name | Water Street | | | | |
| Suburb/town | Wahroonga | Postcode | | | |
| Local Government Area/s | Ku-ring-gai | | | | |
| Property description | Lots 1 and 2, DP 375262 | | | | |
| Location - Lat/long | Latitude | | | Longitude | |
| Location - AMG (if no street address) | Zone | Easting | | Northing | |
| Owner | Private | | | | |
| Current use | Residential dwelling | | | | |
| Former Use | Residential dwelling | | | | |
| Statement of significance | <p>"Rippon Grange" and its grounds are associated with several historically significant figures that include Frederick George Sargood, member of an important mercantile family, and Ernest Robert Williams, a founding director of Woolworths (Australia) Ltd, who donated the property to the Royal Alexandria Hospital for Children for use as a hospital. The house and grounds are significant because they were in continuous use for over 50 years from 1952 firstly for the treatment of children with poliomyelitis then for the treatment of other ill and disabled children. The significance of the Braddock family, although evidently prominent in the community, has not been ascertained.</p> <p>The original and early portions of "Rippon Grange" that were completed between 1898 and 1905 have local heritage significance because of their associations with prominent and influential architects John Sulman (Sulman & Power) and Howard Joseland (Joseland & Vernon). The earliest section of the house is understood to have been designed by John Sulman and is one of several substantial houses along with other building types designed by Sulman & Power in Ku-ring-gai. Early twentieth century fabric is attributed to Howard Joseland, who also designed other residences in Ku-ring-gai. Works undertaken during the 1930s, particularly the swimming pool and pool shed, were designed by noted architect Harry Ruskin Rowe.</p> <p>"Rippon Grange" is significant aesthetically and locally rare as a distinctive example of a Federation Arts and Crafts style house that has retained a relatively large amount of original and early external and internal fabric. Intact original internal fabric provides important evidence of the taste and lifestyle of Sydney's affluent middle class during the period spanning the late nineteenth and mid twentieth centuries. The house is also relatively uncommon because of the close physical relationship between it and its remaining grounds. Various structures and site works constructed in the grounds and some of the planting that was undertaken between 1898 and 1951 are still in place.</p> <p>"Rippon Grange" and its grounds are considered to have some social significance. It is likely that the place has significance for many people who as children were given health care and other services when the place functioned as the John Williams Memorial Hospital and then Respite Unit. Buildings and infrastructure provided by members of the general community</p> | | | | |

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| | <p>and private organisations are evidence of the role of the public in the in the successful operation of a specialised medical institution during the second half of the twentieth century. In the wider community, the grounds may be associated with the lifestyle of affluent members of the North Shore gentry in the past.</p> <p>In historical terms the grounds of "Rippon Grange" demonstrate the lifestyle of successful and wealthy businessmen in the first half of the twentieth century, with a range of outdoor recreation facilities, display gardens and horticultural elements able to generate a degree of self-sufficiency in fresh produce. The estate reflects the continuance into the twentieth century of the generous scale and layout of gentry estates established in the second half of the nineteenth century once the colony of NSW began to prosper. Surviving original landscape elements reflect trends that developed to provide a gracious setting for Arts and Crafts style dwellings during the Federation period. Subsequent modifications to the grounds provide important evidence of the changing attitudes towards landscape design and the ways that gardens were used for recreation during the interwar period. After 1951, considerable modifications were made to accommodate the functional requirements of a home for children with disabilities and to reduce the costs of maintaining the large grounds. The grounds have retained the integrity of formal garden components.</p> <p>"Rippon Grange": significance of spaces:</p> <p>High significance:</p> <ul style="list-style-type: none"> - Ground floor spaces identified in the CMP as Rooms G1, G2, G3, G4, G5, G6, G7, G8, G9, G14, G18, G21, G22, G25, G32 and G33. - First floor spaces identified in the CMP as F18, F19, F20, F21 and balconies on the eastern and western sides of the first floor. <p>Moderate significance:</p> <ul style="list-style-type: none"> - Ground floor spaces identified in the CMP as Rooms G10, G11, G12, G13, G15, G16, G17, G19, G23, G24, G26, G27, G28, G29, G30 and G31. - First floor space identified in the CMP as F01, F02, F03, F04, F05, F06, F07, F08, F09, F10, F11, F12, F13, F14, F15, F16 and F17. <p>Little significance:</p> <ul style="list-style-type: none"> - The terrace at the north eastern end of the ground floor. <p>No spaces have been identified as intrusive.</p> <p>"Rippon Grange": significance of fabric:</p> <p>High Significance:</p> <ul style="list-style-type: none"> - All fabric remaining within "Rippon Grange" that is part of the building designed by John Sulman and modified by Howard Joseland, including intact external and internal masonry walls, timber joinery doors, windows, stair joinery, architraves and skirting boards, marble and timber chimney pieces, plaster cornices and the surviving ceiling linings in rooms G01 to G09, sanitary fittings and marble flooring in rooms G2 and G3, tessellated tile floors in rooms G21, G22 and G25 and associated corridors, early wall vents, the stair joinery on the northern side of room G13, tiling on the floor of the external service passage to the south of the main entrance; - All intact original and early fabric within room G4 (the billiard room) including ceiling linings and joinery, window and door joinery. - Floor tiles on veranda G32-33. - Intact fireplaces and timber joinery items associated with the Sulman and Joseland periods on the first floor of "Rippon Grange". - Remaining timber balustrade joinery from the first floor east verandah. <p>Moderate significance:</p> <ul style="list-style-type: none"> - Internal fabric in rooms identified as having Moderate significance, other than fabric identified as having greater significance above. <p>Little Significance:</p> <ul style="list-style-type: none"> - All remaining joinery items associated with adaptive reuse made as a result of hospital functions. <p>There is no fabric identified as Intrusive.</p> <p>Others built features:</p> <p>High Significance:</p> |
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| | <ul style="list-style-type: none"> - The western section of the former Stable. <p>Moderate Significance:</p> <ul style="list-style-type: none"> - Items designed in the office of architect Ruskin Rowe, including the original section of the Swimming Pool and associated brick walls, and the original portion of the Pool Shed; - The eastern section of the former Stable; - The Summerhouse platform; - The Playroom/Classroom; - Any extant commemorative plaques. One is understood to be in storage. <p>Little Significance:</p> <ul style="list-style-type: none"> - Later additions to the Pool Shed. <p>Significant landscape features:</p> <p>High Significance:</p> <ul style="list-style-type: none"> - The carriage loop forming the vehicular entry zone to the site (1); - Oval gardens including the planted area adjacent to the carriage loop (2); - Formal lawn and terrace immediately adjacent to the eastern facade of the house (5); - The pair of mature palms, which provide evidence of the style and planting character of the garden at its establishment, and help frame the eastern facade of the house (9); - Brick stairs forming part of the infrastructure of the garden (12); - Tennis court (11); - Croquet lawn and associated stone retaining wall (19 and 20); - Pair of Brushbox trees (4); - Bunya Bunya Pine (26). <p>Moderate Significance:</p> <ul style="list-style-type: none"> - Concrete pathway apparently associated with Hospital use (3); - Garden steps from top to middle terrace to eastern facade of the house (7); - Irish Strawberry tree (6); - Middle terrace - grass terrace forming part of the establishment garden layout (8); - Garden steps from middle terrace to grass tennis court (10); - Metal arbors adjacent to terraces linking former driveway (14); - Service driveway from Water Street (13); - Sandstone steps / path associated with Summerhouse (15); - Interwar rockery and retaining wall (18); - Blue Gums, evidence of regrowth related to Blue Gum High Forest (23); - Shrubberies and walkways (24); - <p>Little Significance:</p> <ul style="list-style-type: none"> - Arbor linking former driveway to lower portion of the eastern side of the site (14); - Tree fern group (17); - Former fish pond located on the southern side of the croquet lawn (21); - Former plunge pool - archaeological significance only. <p>(HeriCon, Conservation Management Plan, 2017)</p> | |
| Level of Significance | State <input type="checkbox"/> | Local <input checked="" type="checkbox"/> |

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| DESCRIPTION | |
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| Designer | John Sulman of Sulman & Power, Howard Joseland of Joseland & Vernon, Harry Ruskin Rowe, architects |
| Builder/ maker | |
| Physical Description | <p>Apart from "Rippon Grange", there are a number of buildings and structures located across the site that provide important evidence of the various phases of occupation that have taken place. Documentary evidence establishes that "Rippon Grange" itself and the Stable are from the initial period of occupancy by the Sargood family. The Braddock family are understood to have initiated modifications to the garden, including the small Summerhouse and the Croquet Lawn. Some relatively minor alterations to the interior of "Rippon Grange", the Swimming Pool and part of the associated brick pavilion plus a potting shed to the south west of "Rippon Grange" are associated with the Williams family, while other buildings and structures were erected as part of the John Williams Memorial Hospital.</p> <p>"Rippon Grange":</p> <p>"Rippon Grange" is a substantial two storey building with a prominent hipped and gabled roof covered by terracotta tiles. Major external and internal alterations were made to the building after the opening of the John Williams Memorial Hospital. The building is an early example of the Federation Arts and Crafts style, which has some distinction because it is understood to have been designed by the prominent architect John Sulman. Documentary evidence suggests that the first floor level on the western side of the house was originally lined with timber shingles, while on the eastern side it was lined with roughcast cement render.</p> <p>The Federation Anglo-Dutch style extension by Howard Joseland on the north western side of the house is distinguished by a centrally positioned tall stepped chimney, rising above flanking castellated parapets. Although its architectural expression is quite different from the original part of "Rippon Grange", the extension blends harmoniously into its relaxed and informal mass.</p> <p>The interior of the house is organised in "zones", the northern section originally devoted to family life and entertaining, the southern section providing essential services. It boasts some unusual features, partly as a result of the fall across the site. This is particularly evident in the relationship of the entrance hall (identified as G1 in this report) and the adjacent room identified as G08, originally the drawing room, which is below the level of the hall. The gallery above the room identified as G09 is of some note, as is the main stair that is located to the south of room G08. This arrangement of major circulation spaces is unusual, as is the location of the main stair in an unobtrusive location away from the main entry and hall. It is possible that the configuration of these spaces may have resulted from alterations documented by Howard Joseland.</p> <p>In 2017, "Rippon Grange" was presently undergoing conservation and upgrading works, which include restoration and reconstruction of original spaces and building fabric. These works were documented by heritage conservation architects Tanner Kibble Denton in 2013.</p> <p>Exterior:</p> <p>The original external form of "Rippon Grange" is still quite evident and a relatively large amount of original and early external fabric is still intact. This includes:</p> <ul style="list-style-type: none"> - The distinctive suspended canopy protecting the main entrance. The fabric of the canopy is in poor condition and is deteriorating, whilst some joinery elements have been removed; - The marble flooring of the entrance porch; - The tiled verandah floor and marble margin of the eastern verandah (G32 and G33); - Roughcast wall linings at the first floor levels on the eastern side of the house; - Timber joinery associated with the entrance porch; - Remnants of leadlight glazing in windows associated with room G2; - Terracotta roof tiles and exposed rafter ends; |

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| <p>- Chimneys;</p> <p>- Timber window and door joinery;</p> <p>- A section of timber balustrade associated with the first floor balcony (F11);</p> <p>- Tiled paving in the sunken service passage to the south of the main entrance to the house (G14).</p> <p>Interior:</p> <p>The interior of "Rippon Grange" underwent a whole series of modifications, many carried out after 1952 but still retains a number of intact original and early spaces and intact original and early fabric:</p> <p>- Ceilings, cornices, early timber joinery, colonnade and marble stair and flooring in room G1. The timber settle against the northern wall of this space is thought to be part of the early furniture installed in room G4 (Howard Joseland's 1905 addition), but it has been cut down to fit into this space;</p> <p>- Marble floors, timber skirting boards and architraves, a water closet and cistern enclosure, and lavatory basin in rooms G2 and G3;</p> <p>- The timber joinery, ceiling linings and timber roof structure in room G04;</p> <p>- A large part of the layout, decorative ceiling linings, door joinery and hardware on the southern side and decorative detail in room G06/G07, which is the finest remaining early space in "Rippon Grange". It may be the work of Howard Joseland. The angle in the north western corner of the room that appears in early photographs was destroyed as a result of alterations and additions made to accommodate bathrooms and associated spaces in the first half of the 1950s. According to Dorothy Dwyer, a member of the Williams family, a mural on the western wall was in existence before the Williams family occupied the house;</p> <p>- The minstrel's gallery and living area, rooms G08 and G09. Recently removed false ceilings have exposed an early ceiling lining that is thought to be part of the Joseland works. Here stair joinery, timber balustrading along the western side of the gallery, a fine fireplace and timber chimneypiece, moulded ceiling linings, door joinery and hardware and timber architraves and skirting boards are all intact;</p> <p>- Tessellated tile flooring in rooms G21, G22, G23 and G24 and the corridor adjacent to them, and the court G25);</p> <p>- The main stair and associated balustrade, including timber linings to the stair carcase in room G13;</p> <p>- The service stair in room G18;</p> <p>- The timber chimneypieces in rooms F3 and F6;</p> <p>- The timber joinery balustrade and colonnade between room F18 and the main stair.</p> <p>Swimming Pool and Pool Shed:</p> <p>The swimming pool located on the southern side of "Rippon Grange" was built circa 1936. It is rectangular in shape and surrounded by a tiled upstand and concrete paving. A wall constructed of coloured textured bricks is located on its northern side. It incorporates a shallow arched opening and decorative brick piers, some of which have been damaged and others removed. Original ceramic tiling has survived within the pool itself and on the horizontal surface of the upstand. Other tiles appear to have been installed after the advent of the John Williams Hospital. The brick and steel framed enclosure lined with translucent material that was erected around 1960 has since been removed.</p> <p>The small brick Pool Shed is located to the south of the swimming pool. It has a hipped roof covered with colour blended terracotta tiles. The different tones and textures of the brickwork visible on the exterior of the building provide evidence that it was extended in two stages – the original portion, which contains ablutions facilities that have been refurbished within the past thirty years, is at the northern end of the building and was constructed in the mid 1930s when the Swimming Pool was installed. The textured bricks in this section are similar to those in the wall on the northern side of the Pool.</p> <p>Former Stable:</p> <p>The former Stable is located to the south of "Rippon Grange". It is a commodious brick building with a deep, steeply pitched gabled roof covered with unglazed French terracotta</p> |
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| | <p>tiles. It is not certain when the building was constructed but it certainly existed by the 1920s and may have been built as a result of converting what may have been a stable to the garage. It was built in two sections, that to the east being lower than the other. The eastern section is in very poor condition and its roof has collapsed. External walls are of cavity brick construction, and the bricks below the level of the damp course are lighter in tone than those above. There is movement in the western section of the building as well, graphically demonstrated by cracking above a door opening in the western elevation. Windows are located in the northern, southern and eastern sides of the building and contain multi-paned timber framed sashes excepting for a pair that provide light and air to lavatories. These appear to be a later modification that included the removal of an early door and infilling of part of the opening. The building contains two levels, the upper level being contained as a loft within the roof space with associated doors and a catshead beam located in the western wall. The Stable is open along the southern side and the roof is supported off bracketed timber posts. This section is paved with brick and retains timber joinery that provides evidence of the location of horse stalls. Wall surfaces in this section of the building have been painted.</p> <p>Internally there is a deep timber beam running from east to west and supported off timber posts. Spaces are separated by lightweight timber framed walls. Ceilings are lined with small profile corrugated iron in the western part of the building and fibro or similar in the eastern part. Brick walls have been painted.</p> <p>Playroom/classroom:</p> <p>The Playroom/Classroom is located to the east of "Rippon Grange" on the northern side of the site and close to Water Street. It is sited over a part of the early terraced garden area and is a single storey building with aluminium framed windows, face brickwork laid in stack bond between structural steel columns and a concrete floor slab. The tiled roof is hipped and features wide eave overhangs. Continuous high windows are located beneath the eaves. The southern wall of the building is glazed from floor to ceiling level, while the three pairs of timber framed French doors open onto a concrete paved terrace on the southern side of the building. The building has been vandalised - glazing has been smashed and external and internal walls defaced with graffiti. There is dry rot in the roofing timbers at the eaves, especially at the south eastern corner of the building - the eaves are sagging in this location. Internally the building is a large unencumbered space with finishes that are simple - cement rendered walls and a flush finished fibrous plaster ceiling - and largely unaltered since the building was completed in 1959.</p> <p>The Grounds</p> <p>Driveways and carriage loop:</p> <p>Prior to the 1922 subdivision, the original driveway configuration of the "Rippon Grange" site appears to have been loosely set out in the shape of a Y, with two entries to the property from Water Street and a third which may have been the service or Stable entry from Billyard Avenue, through what was to become Lot 12 of the 1922 subdivision. The original gravel entry driveway began well to the west of the house, close to a gate lodge. However, those elements were cut off by the 1922 subdivision, and a new entrance created much closer to the house. Early plans show the truncation of the entry drive, as well as the division of a large bush house (which no longer exists) into two parts. However, the carriage loop retained its original diameter and character as a strong, defining arrival feature for visitors to the mansion.</p> <p>The network of subsidiary gravel drives and paths throughout the site, shown on the 1934 survey plan, provided important access ways between the many passive and active recreation areas throughout the property's extensive grounds.</p> <p>The original ironstone gravel drive of the carriage loop and the remainder of the gravel drives throughout the property have all been covered over with bitumen since 1952 and the main gravel drive up to the south end of the mansion has been paved with sandstone and concrete. Whilst this process has removed much of the late nineteenth and early twentieth century landscape character of the grounds, some of the original brick spoon drains that bordered the gravel drives around the site were retained for contemporary drainage requirements and are still visible.</p> <p>Tennis court platform:</p> |
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The platform of the tennis court, which was established on this part of the site by the Braddock family between 1922 and 1934, was converted into a children's playground. Whilst much of the original character of this platform, including the upper (western) grassed bank, has been lost by the development of the 1960s classroom block to its west, the original lawn bank of the platform facing the croquet field remains dominant when walking along the gravel drive to the east of the platform. The old sandstone catch drain coming out of the lawn beneath the children's playground is a remaining component of the drainage system which serviced the lawn tennis facility and a sign of good technical construction knowledge in the original formation of the platform. A Norfolk Island Pine and Liquidambar have been planted in the court since 1952.

Croquet lawn:

One of the most significant features and grand landscape statements of this site is the croquet lawn, sited on a level platform created by the construction of substantial retaining walls on its eastern and southern side. The 1922 auction notice indicated that tennis courts were located to the north of the current location of the croquet lawn, closer to Water Street. The earliest documentary evidence for the existence of croquet lawn relates to the period that the Braddock family occupied "Rippon Grange". Croquet appears to have been relatively popular during the 1920s. According to one source, in America croquet enjoyed "something of a comeback during the 1920s, at least among wealthy people playing on large, well-levelled lawns at estates on Long Island and in Hollywood, the two major hot beds. Croquet was frequently mentioned in Broadway and movie gossip columns because of the names involved." The sport apparently enjoyed a level of support in New South Wales during the first three decades of the twentieth century. Clubs were formed from the 1900s through the 1920s and began to hold competitions around 1923, which were divided into grades as the 1920s progressed. Croquet lawns were to be found in upper class or upper middle class suburbs. In this context it is reasonable to suggest that the Braddock family may have constructed the croquet lawn. The detailing of its construction, which is unlike other structures in the garden, provides further evidence for construction during the 1920s.

According to Peter Williams, the son of Ernest Williams, that family never used it for croquet after they purchased the property in 1935. Today, its surrounding sandstone retaining walls have become partly concealed by dense overgrowth, but even without structural maintenance, the croquet lawn platform has remained largely intact, due to the high quality of construction of its walls.

Summerhouse:

This structure, built pre-1934 to serve as a viewing shelter for the croquet lawn, collapsed recently, having been weighed down by vegetative overgrowth. The original rustic charm of the timber summerhouse is apparent in a 1928 photograph, as is the sinuous sandstone stairway that leads down to the croquet lawn. Only the platform of the structure remains.

Garden arbors:

Two arched wire garden arbors lead pedestrians between the upper tennis court platform and the croquet lawn. They, together with the stairs adjoining the western end of the arbors, are likely to be garden elements from the Braddock era, deliberately placed to direct visitors towards the croquet field, its full grandeur only becoming apparent upon exiting the floral "tunnel". A third wire arbour leads off the south-east corner of the carriage loop into the conservatory rockery area.

Native "bush garden " and plunge pool:

The 1930 and 1951 aerial photographs of the site show that a "bush garden" was present at the south-eastern corner of the existing property boundary. It is assumed that the original bushland was thinned, and only the large mature trees retained, thereby creating a more open woodland and extending the recreational area of the property. The area was probably retained as a reminder of the natural character (Blue Gum High Forest) of the locality prior to settlement. Later photographic evidence suggests that it may have only been as a result of the 1952-54 landscape works that this zone was further cleared and a formal mown lawn surface introduced into sections of it. Today, only a semblance of the former "native" character of this section of the grounds remains, owing to the insertion of more formal lawns within the zone.

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| | <p>Early plans also show that a large, 8 feet deep brick and concrete swimming - or, rather, plunge - pool of irregular shape was the main built feature on the western edge of this zone and would have been constructed to appear as a natural forest swimming hole. Oral evidence from Ernest Williams' children suggest that this pool had become a "swamp" by the time their father purchased the property in 1935 and was unused from this time. Archaeological investigation would have to be undertaken to locate the item, as it was covered over after 1951. The construction of such a substantial feature in this area, well removed from the mansion, suggests that the original owners used the full extent of their grounds for recreational as well as utilitarian purposes.</p> <p>Fish pond:</p> <p>Early photographs of the site from 1928 and survey plans from 1934 and 1954 show there was a large, elaborate fish pond directly abutting the southern edge of the croquet lawn. It was built at a lower level than the croquet lawn, presumably so that people standing on the croquet platform could look down on the pond and enjoy its beauty. It may have also been placed in this location to act as a transition between the highly formal and structured croquet facility and the informal native bush garden further to the south. A 1954 Public Works plan shows that a small rockery feature abutted the pond on its western side. This feature is still present on the site, but has been consumed by vegetation. As with the former swimming pool in the "bush garden", archaeological investigation would have to occur to uncover the remains of the pond, as earthworks carried out since 1952 have concealed them.</p> <p>Lawns and gardens:</p> <p>From an analysis of the site's existing landscape, the 1934 survey of the property, early photographs, and the 1951 aerial photograph, it would seem that many of the sweeping lawns and shrubberies around the site that were originally constructed and then consolidated between 1898 and 1934, have been retained.</p> <p>Some of the lawns and shrubbery beds surrounding the croquet field on its southern side have been more recent installations, consequent upon the simplification of the original bush garden. The areas of lawns and garden beds which have been altered most radically are those which originally provided the eastern terraces for the mansion. Completely covered over by sandstone flagging after 1951 and with the installation of the 1960s classroom block, little visual evidence remains of their former style.</p> <p>The conservatories, rockery garden and orange grove:</p> <p>There is no conclusive evidence to confirm exactly when the rockery features on the western side of the site were constructed and when the "orange grove" shown on the 1934 and 1954 survey plans was removed. However, it seems probable that some rockery features existed prior to Williams' ownership of the property and that after it was given over to the Crown in the early 1950s, the orange grove was removed and the rockery elements extended up into this zone, to abut the remaining conservatory.</p> <p>Whilst the conservatory, which is now covered by dense fig overgrowth, is not shown on the 1934 survey of the site, oral evidence from Williams' children has suggested that this structure was built prior to their father acquiring the property in 1935. The other glass hot houses adjoining the rockery garden, of which only remnants can be seen today, are shown on the 1934 survey plan and are likely to have been earlier constructions than the conservatory which remains.</p> <p>The crescent-shaped garden bed immediately to the south of the carriage loop has mostly been converted into parking space for visitors, and only large trees and shrubs, including a large Magnolia and Arbutus, a Poinsettia, Dogwood and Camellias, remain as buffer plantings between the parking lot and the conservatory rockery garden.</p> <p>Cultural plantings:</p> <p>Feature trees, which include Oaks, a Bunya Pine, Cabbage Tree Palms, a Mahogany tree, an Irish Strawberry tree, Brush Boxes and a Queensland Umbrella tree, are shown on the 1934 survey plan of the site. These were placed as focal points in the foreground of views out from the house. Carriageway border plantings of groundcovers and shrubs led visitors to the various "garden rooms" within the site, designed so that guests were kept in suspense until entry into each zone. A significant portion of this planting remains</p> |
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| | <p>on the site today, much of which was developed by Ernest Williams, who undertook considerable re-planting of the grounds after 1935. Large scale planting works were also carried out in the early 1950s.</p> <p>The southern and eastern boundaries of the property are characterised by the remnant Eucalypts and mature ornamental trees throughout these zones. A row of Blue Gums planted along the Young Street boundary in the early 1900s, together with remnant or self-generated specimens from the original seed bank, have high natural significance and historical, social and aesthetic significance and are an important landmark feature for the property.</p> <p>The southern edge of the property has many mature cultural plantings, including Silky Oaks, Pines, Cedars and Jacarandas and a scatter of remnant Blue Gums, which are clearly visible in a 1930 aerial photograph of the site. Other Blue Gums have regenerated from the existing seed banks since then, and are now mature trees. These trees provide good screening for the mansion against developments along Billyard Avenue and would have been useful as windbreaks for the large vegetable garden in the west of this zone.</p> <p>Vegetable garden and fowl run:</p> <p>These originally existed in the south-western sector of the site, with the fowl run lying between the vegetable garden on the west, and the bushland zone on the east. They illustrated that the early owners were interested in achieving a degree of self-sufficiency in fresh vegetables, eggs and probably fruit. The Williams= son, Peter, has advised that his parents also kept a couple of cows there for fresh milk. Following the transfer of the property to the new hospital care facility in the early 1950s, these were probably an unwanted responsibility and unnecessary resource, and became overgrown. Nothing remains of these functions today, although some of the edges of the vegetable gardens can still be identified. A few trees were subsequently planted within this area, and have become fine, mature specimens.</p> <p>Comparison of the existing layout of this part of the grounds with earlier surveys shows that paths and masonry storage bins were constructed during the Hospital period. It is possible that the bins were constructed for the use of groundsmen working at the Hospital.</p> <p>Blue gums:</p> <p>Historic aerial photographs of the site from the years 1930 and 1951 provide information about tree cover. In 1930 there was a cluster of what appeared to be mature trees in the central sector of the southern boundary area, in the vicinity of the fowl run. These were more substantial than the cultural planting of trees along the Young St. boundary. There was very dense tree cover on lots 8 to 10 of the Sargood subdivision. It is concluded that – as with other remnants of Blue Gum High Forest identified in various parts of Wahroonga – both the trees on Lots 8 to 10 and along the southern boundary were similar and from the same origin, that is the pervasive forest that extended across the district prior to European clearing.</p> <p>Furthermore, although there had obviously been substantial clearing of land in the general area during the 19th century, the size of the trees in the southern section of the grounds of "Rippon Grange" suggested that these had either been spared, or had regenerated some decades previously, to have become as substantial as they appeared in 1930. An examination of the 1951 aerial photograph confirms that the Blue Gums in this area had increased in density and size since 1930 (see Figure below). The photograph indicates that the trees in the mid section of the southern boundary were still present and substantial, and also that the remnant of the Blue Gum High Forest was still present on Lots 8 and 9 to the west. The planted trees along the Young St. boundary had become larger, as have the regenerated trees in the 'bushland' between them and the retaining wall of the croquet lawn.</p> <p>Unfortunately, none of the historic family or other known photographs provide any clear indication of the presence of the Blue Gums in the central southern boundary area (other than lofty tree canopies somewhere in the background). They are not shown on the 1934 or 1953 survey plans perhaps because surveyors did not bother then to make notations of natural elements such as (what was usually regarded as) 'bush' or 'brush'.</p> <p>The Blue Gums present on the site are representatives of the principal tree of the Blue Gum High Forest plant community. As is typical in many cases of remnant or regenerated</p> |
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| | <p>stands, while the big trees remain, the understorey has been largely cleared or degraded. Nevertheless, the absence of a full, representative understorey plant community does not mean the trees are no longer significant.</p> <p>(HeriCon, Conservation Management Plan, 2017)</p> | | | | |
| Physical condition and Archaeological potential | <ul style="list-style-type: none"> - "Rippon Grange" is undergoing works associated with conservation and reconstruction of significant fabric and modification of some spaces to suit the requirements of its present owner. Deteriorating and damaged fabric caused by termite infestation, water ingress and vandalism is being repaired as part of this process. Elements identified as intrusive in the 2008 CMP have been removed. - Former Stables external brickwork is deteriorating with quite noticeable cracking in several places, and the building is subsiding along its southern and eastern sides to the extent that the roof over the eastern section of the building has partially collapsed. The roof structure has been severely affected by termite infestation as has the floor of the loft, part of which has collapsed. The building was the subject of investigation by a structural engineer as part of the previous CMP. It was observed that distortion and cracking were apparently due to the following: (1) Differential settlement in the founding material, which may be due to shrink/swell in underlying clays, consolidation of fill or the effect of sub-surface groundwater flows; (2) Localised saturation and/or wash out at downpipes discharging onto and into the ground; (3) The effect of tree roots - there is a very large brush box tree growing close to the northern wall of the building's eastern section, with major roots passing beneath the building. - Swimming Pool: The structural engineer also carried out a preliminary inspection of the Swimming Pool in October 2005. Apart from minor cracking in the tops of pool walls aligned with the deepest part of the pool, initial inspection suggested that the structure is likely to be sound. However, further detailed investigation, including opening-up works and analysis of concrete, was recommended. Tiling was apparently generally sound at this time (October 2005) but the Pool was subsequently utilised as a holding tank when the site was owned by Waterbrook. Its detailed condition needs to be investigated by a suitably qualified structural engineer. - The condition of the Classroom/Playroom reflects a period of neglect and vandalism. Although walls are sound, the structural condition of the roof should be confirmed as damage has resulted from nearby trees. Glazing in windows and doors have been smashed and graffiti has been sprayed onto external and internal wall surfaces. <p>(HeriCon, Conservation Management Plan, 2017)</p> | | | | |
| Construction years | Start year | 1898 | Finish year | 1905 | Circa <input checked="" type="checkbox"/> |
| Modifications and dates | <p>Modifications that were undertaken after 1952 include:</p> <ul style="list-style-type: none"> - Removal of timber shingle linings on the first floor level on the western side of the building and replacement with plaster, circa 1970; - Removal of leadlight windows on the ground floor and replacement of early window sashes elsewhere; - Possible raising of the driveway level; - Enclosure of first floor verandahs along the eastern and western sides of the building. These have since been removed; - Removal of original timber balustrades and timber shingle skirt of the first floor terrace on the eastern side of the house and replacement with metal balustrades. These are to be replaced with reconstructed timber balustrades based on a surviving section of balustrade; - Introduction of p.v.c. downpipes in some locations; | | | | |

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| | <ul style="list-style-type: none"> - Replacement of early window sashes with later sashes in rooms G09, F12, F14, F16 and F19; - Removal of a ridge vent that is visible in early photographs from the main section of roof. - Portions of the eastern side of the house have been destroyed as a result of construction undertaken during the 1950s through to the 1970s, such as the fire stair and the addition at the south eastern corner of the building. Recent works have removed items previously identified as intrusive that were undertaken after the opening of the John Williams Hospital and have regained the early appearance and character of the house. These include accretions on the north eastern and south eastern side of the building. <p>Modifications to the interior of "Rippon Grange" include:</p> <ul style="list-style-type: none"> - Extension of the roof over the open first floor terrace at the south eastern end of the house, which may have been undertaken during the 1920s or 1930s. The resulting verandah has since been enclosed (room F11); - Removal of a flight of stairs from room G08 leading onto the gallery and other modifications to the stair joinery; - Removal of the wall between G10 and G11; - Rooms at the north eastern corner of the ground floor, which resulted from alterations and additions made to the building in 1966. The works involved modification of early spaces and fabric. These have since been removed; - The bathroom tiling and fitments in room F12, which formed part of the 1930s modifications to the house, have been removed. The space was subsequently modified to serve institutional use; - Removal of internal decorative features such as wall coverings and early finishes to timber joinery; - Linoleum from the 1930s was located in cupboards on the southern side of corridor F5, all of which have since been removed. Linoleum or similar floor coverings in room G12 laid as part of Vogue Living's 1981 project has also been removed; - Timber screening between the main stair and room F18, which has been installed over original joinery; - The kitchen fitout in room F17, since removed. <p>(HeriCon, Conservation Management Plan, 2017)</p> |
| Further comments | <p>Temporary 2022 note: This inventory will be entered into the online State Heritage Inventory when the system update permits.</p> <p>This inventory is based on the 2017 Conservation Management Plan by HeriCon.</p> <p>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> |

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| HISTORY | |
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| Historical notes | <p>Early site history:</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>The land on which ""Rippon Grange"" and its grounds are located is a small part of 2000 acres (809.4 hectares) that were leased from 1822 onwards to convict Thomas Hyndes, who was appointed clerk to the Superintendent and Overseer of town and prison gangs and received a conditional pardon in 1808. By 1814 Hyndes was operating a timber yard and was able to acquire large amounts of land in the Illawarra region. In 1838 he was granted 640 acres (259 hectares) immediately to the west of the 2,000 acres that he was already leasing at what is now Wahroonga and acquired a further 220 acres (89 hectares) in the region of Hornsby the following year.¹ A transaction related to the land at Wahroonga took place between Hyndes and his wife Charlotte, George John Rogers and John Terry Hughes in 1840. This was recorded in an Indenture of Release dated 7 January 1840, and evidently allowed Hughes to occupy the land.</p> <p>However, according to one source the land may instead have been leased by Alexander Berry. Berry was a Scottish doctor who eventually took up trading, and settled in New South Wales in 1819. Berry prospered to the extent that in 1820 Governor Macquarie described him as "an eminent merchant, well acquainted with the present state and recourses of this colony". Berry became a Legislative Councillor in 1828 and held the position until 1861. He died in September 1873.</p> <p>Whatever the circumstances, on 18 August 1842 the 2000 acres of land were formally granted to John Terry Hughes (1802-1851), who arrived in Sydney as a free settler in 1824. He was the nephew of wealthy ex-convict merchant Samuel Terry, dubbed "the Botany Bay Rothschild" on account of his great wealth. Hughes profited from brewing and milling interests and trading in spirits. As well as acquiring land in various parts of the colony he sent timber cutters to exploit the land at Wahroonga and mortgaged it to George Rogers and Adolphus William Young, but was bankrupted during the severe financial depression that took place in the 1840s. This was, perhaps, not surprising given a career that was reputedly characterised by "fraud, folly and roguery".</p> <p>Adolphus Young became plaintiff against Hughes' trustees in the Supreme Court in March 1845, and was paid out the following year by the expedient device of being given the land. Young, who arrived in Sydney around 1837, quickly assumed roles as a provisional director of the Australian Gaslight Co., third police magistrate, and justice of the peace. He returned to England but on his appointment as Sheriff of New South Wales arrived back in Sydney in the middle of 1843. The following year he became a director of the Australasian Colonial and General Life Assurance Co and was elected as representative of the Port Phillip District in the Legislative Council. It was during this period that he was involved with Hughes and the action against his trustees. After being advised that he could not hold his seat in the Council concurrently with a government office he resigned his posts and subsequently returned to England.</p> <p>In February 1854 Young gave a solicitor named William Whaley Billyard power of attorney to look after his affairs in New South Wales. A large amount of Young's land was purchased by John Brown, a locally born timber getter who cut trees at the head of the Lane Cove River. Brown acquired large amounts of land in and around Wahroonga. An indication of the extent of his holdings is show on a plan of what was called the Big Island Estate, a name given at some time to Hughes' grant. As he cleared his land, Brown established orchards and continued to acquire further land and develop it in this way. He also owned a boat building yard and later established a timber yard in North Sydney. Brown died in 1884, and at the time of his death still owned almost 100 acres (40.46 hectares) of land stretching from North Sydney to Wahroonga. A little over 438 acres (177.25 hectares) of Young's land were conveyed to Robert Vance on 23 October 1862. Contemporary maps also show that Vance came into possession of land formerly owned by John Brown.⁸ Vance died in December 1874.</p> <p>The activities of Burns & Co:</p> |

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| <p>An indenture dated 17 November 1875 recorded the conveyance of Vance's land to a solicitor called Harnsworth Way. Less than a month later the land was conveyed to William Billyard, who in turn sold the land to Robert Burdett Smith and John Fitzgerald Burns on 20 December 1876. Smith and Burns were quite prominent within the community and along with an associate by the name of George Withers were members of State Parliament as well as land speculators. They formed a company under Burns' name - Burns and Co - and purchased land in sections of what are now Wahroonga and Hornsby.</p> <p>Smith and Burns applied to bring the land at Wahroonga under the provisions of the Real Property Act on 16 July 1879. It was subdivided and quickly began to sell. The first sales took place on 15 May 1880 (amongst them allotments destined to become associated with "Rippon Grange") as follows: what were identified as lot 13 of Section A, Lot 8 of Section B and Lot 5 of Section C of the Smith and Burns subdivision were sold to Thomas Reely. A number of Lots including Lot 4 of Section C were sold to Charles Rhodes at the end of 1882. Charles Rhodes sold Lot 4 to a boarding house keeper by the name of Albert Rogers shortly afterwards.</p> <p>The sale of the Smith and Burns' land preceded the opening of the Strathfield to Hornsby railway line in September 1886. This event, in conjunction with the subsequent opening of the railway line linking Hornsby to St. Leonards in January 1890, bolstered development in Wahroonga. The influx of residents into the area was such that it led to the foundation of the Wahroonga Progress Association at the beginning of November 1895.</p> <p>Albert Rogers sold Lot 4 to Frederick George Sargood in the middle of 1898.</p> <p>Frederick Sargood and "Rippon Grange":</p> <p>Frederick George Sargood (1861-1932) was the eldest of nine children of the eminent merchant and politician Sir Frederick Thomas Sargood (1834-1903). The Sargood family had arrived in Melbourne in 1850. Frederick Thomas's father established a retail drapers business the following year known as Sargood King & Co, and his son was taken on as a junior partner in 1858. Sargood senior returned to England to look after the firm's business there while Frederick Thomas remained behind and married the daughter of a prominent merchant, the Honourable George Rolfe, MLC. The business flourished and extended its operations to other parts of the country and then to New Zealand. Frederick Thomas Sargood was appointed KMG and then KCMG, served as a member of the Legislative Council of Victoria between 1874-1880 and 1882-1901, and was appointed a senator in the first Commonwealth Government.</p> <p>The young Frederick George Sargood went to work in the Melbourne branch, known at that time as Sargood Butler Nicol & Ewen, softgoods importers and manufacturers. He subsequently spent two years working in its London office then in 1895 became resident partner in the firm's newly established Sydney office. Frederick George and one of his brothers took over control of the whole of the business after his father died, and as a result its name was changed to Sargood Brothers in the second half of the 1890s. By this time "[i]n the distribution of soft goods throughout the Commonwealth no name is more favourably and widely known than that of Sargood Bros, and this firm is probably one of the oldest soft goods firms in Australia". In the middle of the 1920s Sargood Bros amalgamated with W Gardiner & Co Ltd to become Sargood Gardiner Ltd. Apart from his business career, Frederick George Sargood was at one stage chairman of the Wahroonga Progress Association and a member of its committee.</p> <p>Sargood engaged the respected architectural firm of Sulman & Power to design a large and impressive house on his newly acquired land at Wahroonga. The firm had earlier designed Sargood Butler Nichol & Ewen's building in Flinders Lane, Melbourne, which was completed in 1897. It is likely that the connection between Sargood and John Sulman, a prominent and influential architect, took place at that time. However, Sulman was also one of the original organisers of the Wahroonga Progress Association and lived in the upper North Shore, at Warrawee and from 1897 at Turramurra.</p> <p>By October 1898 Sulman & Power had received tender prices for the construction of a "large residence and stabling" and work must have progressed quite efficiently, for the Sargoods were in occupation the following year. Sargood named his new home "Rippon Grange", following the precedent of his father, who built a grand Italianate mansion set in splendid gardens and grounds in Melbourne in the late 1860s and named it "Rippon Lea". "Rippon" commemorated the maiden name of Sargood's grandmother, Emma Sargood (nee Rippon). Frederick Sargood then proceeded to accumulate adjoining sections of land to the immediate west. The title to a narrow strip forming the eastern part of Lot 5 was purchased from Pymble orchardist Thomas Reely in January 1901. The young Frederick George</p> |
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About two years later "Rippon Grange" itself was extended on the north western end with the construction of a finely detailed billiard room designed by the prominent architectural firm of Joseland & Gilling. The principal living room was remodelled and the main entrance to the house may also have been modified now that enough land was available to create an impressive approach to the house. Architect Howard Joseland was a member of the Wahroonga Progress Association's committee and at one time served as its Honorary Secretary. A gate lodge, now a private residence at 29 Water Street, may also have been built at this time to the design of Joseland & Gilling, who was subsequently engaged to design Sargood Brothers' new building in York Street, Sydney around 1910.

After the works were completed, "Rippon Grange" featured in at least two publications. A rendering of the western side of the house featuring the additions designed by Joseland & Vernon and photographs of the billiard room and drawing room were published in the journal *Art and Architecture* in 1905. At about the same time the eastern side of the house and the same photograph of the drawing room were included in the lavishly illustrated compendium of fashionable Sydney houses, *Our Beautiful Homes*.

Between December 1905 and November 1907 Sargood acquired land to the east of Young Street consisting of Lots 1, 2 and 3 of the Smith and Burns subdivision. Lots 1 and 2 were purchased from Joseph Hughes of Sydney, described on title documents as a "gentleman". Hughes transferred the title of Lot 1 to Sargood on 2 May 1906³⁰ and Lot 2 a little earlier, on 23 March 1906. The acquisition of Lot 3 was rather more protracted. Smith and Burns sold the allotment to auctioneer Francis Dawson in the middle of 1895. The following October Dawson sold the southern half of the allotment to Joseph Townsend, described on title documents as a freeholder from Wahroonga. The following year the northern half was purchased by orchardist Herbert Chamberlain. Sargood acquired the northern half first in December 1905³³ but had to wait until Townsend died before acquiring the southern half, which he purchased from the Curator of Intestate Estates in November 1907. The purpose of these acquisitions is not clear, but some development did take place. A weatherboard cottage was constructed on the corner of Billyard and Young Streets at the south western corner of Lot 3. The cottage was constructed around 1908 and occupied by Roderick Wood, who worked as a gardener and is understood to have been employed by the Sargood family.

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| <p>Agnes Sargood died on 23 September 1916. To perpetuate her memory Frederick Sargood financed construction of the Sargood Memorial Hall at the Burnside Homes in North Parramatta, which was opened in August 1919. Sargood had served on the original Board of the Homes when it was established in 1909. The title to Lots 4 and 5 did not devolve to Frederick Sargood until the beginning of 1918. He is understood to have married Lillian Antill in 1919 and appears to have alternated his address between "Rippon Grange" and a house in Elizabeth Bay Road, Elizabeth Bay for a couple of years before finally moving permanently to Elizabeth Bay in 1921. At that time Roderick Wood moved into or otherwise looked after "Rippon Grange".</p> <p>Lots 1, 2 and 3 were consolidated onto one title. All of Sargood's estate was subdivided and a sale of land held on 8 April 1922. An auction notice published by Raine & Horne indicates that the land was subdivided into 33 allotments. "Rippon Grange" was on the largest (Lot 1), along with garages, stabling, and garden elements that included a tennis court, rockery, fowl yards, an orchard, a swimming pool ("concrete bath") and two sheds. The grounds to the west of the house, including a driveway, gate lodge, bush house (which overlapped into the new grounds of "Rippon Grange"), paths and a rose bower, were subdivided into several allotments. The auction notice shows that the grounds now associated with "Rippon Grange" covered about half of Lots 4 and 5 of the Smith and Burns subdivision, although the orchards extended south towards Billyard Avenue and Young Street. The only other development associated with the property was Roderick Wood's weatherboard cottage near the intersection of Billyard Avenue and Young Street.</p> <p>The Braddock family:</p> <p>Several allotments of the "Rippon Grange" subdivision were purchased in the name of Harriett Marion Sarah Braddock, the wife of Sydney merchant Frederick Walter Roy Braddock. The title to Lot 1, which incorporated "Rippon Grange" plus its ancillary structures and features, was transferred to her on 26 May 1922, then that of Lot 11 on 31 July 1922. Mrs Braddock then purchased Lot 10 in November 1923. What remained of the grounds of "Rippon Grange" was thus linked to Billyard Avenue.</p> <p>Little available information concerning the Braddocks came to hand during research. However, something is known of them. Neither Frederick nor Harriett Braddock (nee Bricknell) was born in New South Wales. Frederick was born in Adelaide in 1879 and the couple was married in 1902. They may have moved to Sydney after that, living at Mosman during the first and second decades of the twentieth century. They had five children between the years 1904 and 1917. It would seem that they achieved a reasonably high level of social standing while living at "Rippon Grange", if not before - photographs of parts of the garden at "Rippon Grange" were published in the expensive and prestigious journal <i>The Home</i> for 1 February 1928 and 1 August 1928. This journal was devoted to reporting the social scene and all that was new, up-to-date and modern. The inclusion of these photographs suggests both the social standing of the Braddocks and their awareness of fashionable trends in gardening. Sadly the family's associations with "Rippon Grange" were abruptly terminated by the death of Frederick Braddock in London at the end of September 1933. Frederick, his wife and their youngest daughter were visiting the city at this time.</p> <p>"Rippon Grange" was subsequently put back onto the market. A brochure published by Arthur Rickard & Co Ltd evocatively described the house and grounds at this time as follows:</p> <p>"The Billiard room with its panelled fire ingle is especially attractive. School room, Cloak rooms with fitted cupboards, Store, Pantries and Larder, Servants' Hall, Kitchen, and Laundry.</p> <p>To mere men the home appears especially designed for his comfort and that of his guests.</p> <p>But his Lady observes that domestic science has also been studied. She can get the maximum result with the minimum effort.</p> <p>The first floor is also suitably arranged and contains; Large Balcony and Sleep out; Landing Hall; 7 Bedrooms, Dressing Room; two Bathrooms and ample fitted Cupboards; also 3 servants' Rooms and Bathroom (approached by separate staircase); Outbuildings; Brick Garage for 6 cars; man's Room; Auxiliary Electrical Engine Room; Battery Room; Trellis Bush House; Glass House; Potting Shed. A particular feature is the magnificent swimming pool. One must visit the grounds many times to become properly acquainted with their many attractive walks and shady corners. Trees and shrubs garnered from the four corners of the earth are blended with indigenous flora to form a harmonious landscape. Terraced lawns, Tennis Court and Croquet Lawn are kept in perfect order, and one cannot imagine anything</p> |
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| | <p>more tempting after a strenuous set of tennis than to plunge into the cool depths of the swimming pool.</p> <p>Happy indeed are the parents whose children may grow up amid this environment of prestige and refinement.</p> <p>The spacious drive suggests the meeting place for the hunt – one almost expects to see horses and hounds and gay red coats.</p> <p>Entering the portals the impression persists. The generous dimensions, the exquisite workmanship of the fittings, and the attractive and unusual architecture increase the feeling that here is a perfect setting for gentlemen of olden times.</p> <p>Each room unfolds further evidence of the discriminating taste of the designer of this most comfortable of houses. From each window are delightful glimpses of an old-world garden.</p> <p>The accommodation on the ground floor comprises a marble entrance hall with guest's cloak room and lavatory leading from it. Lounge Hall en suite, with Drawing room, Dining room and Morning room, all opening on to a spacious tiled verandah."</p> <p>The photographs within the brochure show that a loggia had been constructed at the southern end of the terrace above the eastern verandah of the house. This may have been designed by Howard Joseland around 1905 (although not evident in contemporary photographs) but could well have been added by the Braddock family.</p> <p>The layout of the buildings, garden and other features of the site was described in a more succinct fashion on a survey drawing undertaken in March 1934. Although the drawings showed a number of the attractive features described in Arthur Rickard & Co Ltd's brochure, it also suggested that the residents of "Rippon Grange" enjoyed a high level of self sufficiency – there was an orange grove, vegetable garden and large fowl run, while a pool had been constructed to provide water for the garden. Several features appear to have been initiated by the Braddocks, including relocation of the tennis courts closer to the house and the construction of the croquet lawn (at the back of which was an extensive rockery), fish ponds and summer house, none of which appear on the 1922 auction notice. The orchards in the south eastern section of the property had given way to a "bush garden", although a small orchard within a garden area was defined by paths and driveways to the south west of "Rippon Grange".</p> <p>Ernest Robert Williams:</p> <p>"Rippon Grange" was purchased by Ernest Robert Williams during February 1935. Ernest Williams was born on 13 May 1888 at Mackay in Queensland and became principal of the Adelaide concern of Cash and Carry. It became the model for Woolworths Ltd, of which Ernest Williams was a founder and director. Woolworths' first store opened in December 1924. Williams and his wife had four children. He also owned a number of racehorses, one winning the Melbourne Cup in 1953. Ernest Williams died in March 1961.</p> <p>The Williams family commissioned a swimming pool and minor alterations to "Rippon Grange". An application for the swimming pool was lodged with Ku-ring-gai Council on 17 September 1935. The works are thought to have been designed by the architect H Ruskin Rowe. The firm of Ross & Rowe, of which H Ruskin Rowe was a principal, undertook commissions for Woolworths Ltd – an example is the building at the corner of Liverpool and Pitt Street, Sydney, that was completed during 1933. This may well be the reason that the firm was engaged for the works at "Rippon Grange". The swimming pool was completed by 1937, as indicated by a survey dated 5 July 1937 drawn by the Water Board. The survey also shows a pair of brick and glass hothouses and the curiously shaped "bush house" extending into the adjacent allotment to the west of "Rippon Grange". Council records show that a brick and glass hot house was approved by Ku-ring-gai Council on 11 January 1938.</p> <p>The Williams family used the grounds in a somewhat different manner to their predecessors. The vegetable garden appears to have been retained but the southern section of the site was little used though well maintained. The fowl run appears to have diminished in size and was used as kennels for the family dogs. The brick swimming pool in the southern section was disused, not surprising after the conveniently located swimming pool designed by Ruskin Rowe was completed. Family recreation seems to have revolved around the swimming pool and tennis court. Similarly, the Williams family did not make use of the croquet lawn, while the stable no longer accommodated horses. Permission was given for the stable and billiard</p> |
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| | <p>room to serve military purposes during World War II, while Ernest William installed a petrol bowser near the garage in the early 1940s.</p> <p>The John Williams Memorial Hospital:</p> <p>On 26 July 1951 Ernest Williams handed "Rippon Grange" and its grounds over to the State Government, transferring the title to the Crown about a month later. It was given to the Crown for the purposes of "providing a convalescent home or after-care home for New South Wales children who are victims of infantile paralysis and, when not required for that purpose, to be used as an annexe or adjunct of the Royal Alexandra Hospital for Children for accommodating such other diseases of children as may, in the opinion of the board of that hospital, be necessary to relieve the pressure on the accommodation at the main hospital". Ernest Williams was quoted as saying, "My family's grown up and they've had the pleasure of being brought up in lovely surroundings. God has been good to me and I feel I need to do something worthwhile in return". He asked if the facility could be named the John Williams Memorial Hospital in honour of his son John, killed in action during World War II.</p> <p>New South Wales was experiencing an epidemic of poliomyelitis at this time. As a result of the bequest the Royal Alexandra Hospital, which had been operating a convalescent home at Collaroy since 1921, was able to expand its convalescent facilities. By the middle of November 1951 eight cots were available and four young poliomyelitis patients were transferred from the main hospital at Camperdown. The cots were placed within the ground floor of "Rippon Grange" while the first floor was used as staff quarters. By the end of March 1952 the ground floor had been altered to the extent that it could comfortably accommodate twenty beds. All were soon occupied. The hospital was officially opened by the Premier of New South Wales, the Hon. J J Cahill on 3 July 1952 and four weeks later the Crown became the proprietor of the entire site, exclusive of a small portion of Lot 11.</p> <p>By the middle of 1953 eighty one patients had been treated, proof that the new hospital was providing a much needed service. Further alterations, documented by the Government Architect's Office, were taking place. They included a single storey brick addition with a flat metal roof constructed on the north-eastern side of the house. The addition contained a utility room, bathroom, store and lavatories. Several of the once grand formal living rooms such as the billiard room and drawing room were converted into wards while nurses' accommodation was provided on the first floor. Gardens and grounds were "improved", the garage was modified and a sewerage plant was constructed. A school teacher was provided by the Department of Education for the older children, while a morning kindergarten was established for the younger ones. However, "[p]erhaps even more significant than bricks and mortar is the fact that a definite pattern of life has evolved for the children. The majority live almost entirely out of doors, the beneficent effects of the sunshine being reflected in their healthy colour".</p> <p>Locating nurses' accommodation on the first floor of "Rippon Grange" proved to be a temporary measure. The Royal Alexandra Hospital purchased land adjoining the hospital site so that separate nurses' quarters could be erected. This was Lot 14 of Sargood's subdivision, at the corner of Young Street and Billyard Avenue. It had been sold to Juanita Adams in 1926 and changed hands several times in the following years. The hospital purchased the land from Irmgard Jacobsohn during May 1952. A survey of the site was undertaken in 1954 and shows that relatively little change had taken place over twenty years. Early garden structures on the western side of the site, including the bush shed, had been removed. Potting sheds and a glasshouse (or at least their bases) had survived and new glass houses had been constructed. A conservatory had been erected near the orange grove while the pool designed by Ruskin Rowe remained unchanged. As well, the network of driveways and roads had been partially reorganised.</p> <p>A single storey classroom was designed by the Government Architects Office in September 1954. It was a modest timber framed building with a gabled roof covered with corrugated iron and walls lined externally with timber weather boards. The little building was constructed to the west of the Stable, causing the demolition of a corrugated iron shed. By the middle of 1955, when the school building was adding "greatly to the pleasure of an already happily running school", there were thirty beds in the hospital, plus a new ward and physiotherapy room. The school building was officially opened by the Minister for Education, the Hon. R J Heffron, in October 1955.</p> <p>At the end of April 1956 work began on clearing the site for the new nurses and domestic staff on the former Lot 14. Over half the money needed to construct the home came from a competition run by the Sun-Herald newspaper. Known as Fairfax House, the home was officially opened on 6 April 1957 by Lady Fairfax, who had been a member of the Royal</p> |
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| | <p>Alexandra Hospital's Board between 1918 and 1952 and served as Vice President from 1936. When the home was completed it left a large amount of space on the first floor of "Rippon Grange", allowing the building to accommodate up to fifty patients. And so, alterations were completed by the middle of 1958:</p> <p>"[t]he most important item has been the building of a fire-proof escape stair from the upper floor to the garden below, with broad shallow stairs and safety hand-rails. The upstairs wards have been attractively decorated and the bright clear colours give the children very genuine pleasure. A sunny playroom upstairs will be most helpful...The overall atmosphere of the unit remains non-institutional and home-like and the children respond well and happily during their rehabilitation."</p> <p>Many of the hospital's facilities and even a large amount of building works were funded by Auxiliary Groups and outside organisations. Ernest Williams maintained an involvement with the hospital until his death, donating Christmas decorations each year. These were arranged by the display staff of Woolworths Ltd. By 1960 the hospital was a well established and smoothly running institution. The turnover of patients was becoming quicker while what was called a Baby Unit had been established on the first floor. A "large central Play Room" on the ground floor was "modernised" and lined with a proprietary acoustic-tile ceiling. These alterations were funded by the Killara Group Auxiliary. The Sun Room was also modernised and given a new ceiling, funded by the City Commercial Travellers' Cot Fund.</p> <p>Extensions to the schoolroom were planned, and other important projects from this period included enclosure of the swimming pool and the construction of a freestanding Playroom/Classroom block to the north east of "Rippon Grange". The pool was so heavily used that enclosing it and providing facilities to heat the water allowed year round therapeutic usage, augmented by the subsequent installation of an electric hoist to assist in the lifting of disabled patients in and out of the water. The Playroom/Classroom was a single storey brick building with a hipped roof and extensive areas of glazing that was used as a kindergarden and play space. Once again, both projects were financed by independent organisations.</p> <p>"Rippon Grange" was modified still further by the conversion of the Billiard Room into a "bright and functional" physiotherapy room and installation of murals in the play room executed by Rosemary Fox of Wahroonga.</p> <p>The illnesses being treated in the hospital were changing as the incidence of poliomyelitis in the community decreased. In the first half of the 1960s asthma and chest cases predominated while the infants' ward dealt with babies experiencing feeding problems. In selected cases patients were taken to the hospital by their parents and looked after on a daily basis. At the end of 1963 and into 1964 a new laundry was installed and the kitchen enlarged. Two years later a toilet block, "toddlers' bathroom" and a covered way, designed in the office of Leighton Irwin & Company, were constructed. The toilet block formed an extension to "Rippon Grange", and was linked to the Playroom/Classroom by the covered walkway.</p> <p>By the late 1960s the Collaroy Convalescent Home had become a financial burden to the Royal Alexandra Hospital. In June 1969 it came under the control of the Department of Public Health and the proceeds of its sale were earmarked for use at the John Williams Memorial Hospital, where it was felt that more efficient and economical convalescent operations could be carried out. There were certainly plans to extend the hospital to provide an additional twenty beds, and the documentation for these works was prepared in the office of Leighton Irwin & Co from the beginning of 1969 onwards.</p> <p>Tenders were invited at the beginning of September 1969 for the construction of a new ward unit and for extensions to Fairfax House, the nurses' home. The new ward unit was ready for occupation in December 1970. Some of the early fabric of "Rippon Grange" was destroyed during this period – the timber shingles lining the first floor exterior of the old house were removed in the name of fire safety and were replaced by roughly textured plaster, which may well have been seen as a regrettable occurrence – it was noted with some surprise that "[t]he appearance is much more pleasing than was anticipated."</p> <p>Despite (or because of) this program of expansion, a couple of years later it was found that the new accommodation was being under-utilised. This fact was attributed not only to a decline in the numbers of children with chronic illness requiring hospitalisation but also because some parents found Wahroonga hard to reach. The ongoing shortage of patients continued to cause concern as the 1970s progressed. The type of patient being treated was also changing and now included more children with social problems or mental retardation. In the middle of the decade bed occupancy was increased by transferring patients from the</p> |
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| | <p>Royal Alexandra Hospital at Camperdown and from the Prince of Wales Hospital. However, it was not enough to prevent closure of the John Williams Hospital's school and kindergarten by 1978.</p> <p>The future direction of the Hospital's management was foreshadowed in 1976 when suggestions were made to change its role to provide residential care for intellectually handicapped children. The possibility of use as a paediatric convalescent unit for the Northern Metropolitan Health region was also considered. In August 1979 the Health Commission of NSW imposed a series of budgetary cuts on works to existing hospitals to help finance new hospitals in the western part of metropolitan Sydney. As a result the Royal Alexandra Hospital was forced to give up control of the John Williams Memorial Hospital.</p> <p>The role of the Hospital had changed dramatically over the years. From the middle of the 1970s it looked after mentally retarded children for whom there were no beds in other institutions. Chronically ill children whose families could not care for them were taken in and short term respite was provided for retarded children and children considered at risk of child abuse pending legal or medical procedures. At the time it was handed over to the Northern Region Area Health Board the whole facility was greatly underutilised. Only 17 to 19 beds of its 70 beds were consistently occupied.</p> <p>Changes in ownership:</p> <p>Control of the John Williams Memorial Hospital was transferred to the Northern Region Area Health Board in October 1980. It was now administered by the Hornsby and Ku-ring-gai District Hospital. The declaration of trust established by Ernest Williams when he gave "Rippon Grange" to the state was varied by order of the Supreme Court of New South Wales, and the Hospital became a facility for the care of physically and intellectually handicapped children.</p> <p>In 1981 "Rippon Grange" was "adopted" by the staff of the journal Vogue Living for its "Year of the Disabled" project, which involved redecoration of the sleeping areas and a number of living areas. The intention was to "transform [the] hospital into a 'home' – a bright attractive place for its young residents and out-patients". The design of the re-decoration was guided by Helen Marshall, the journal's Interior Design Editor, and goods and services were provided by over seventy companies and individuals. Around the same period the services offered by the Hospital for the families of developmentally disabled children were expanded to accommodate both adults and children.</p> <p>At the beginning of July 1989 the administration of the Hospital was transferred from the Department of Health to the Department of Community Services. In 1995 the Supreme Court of New South Wales ruled that the property was to be operated under the administration of the Director General of the Department of Community Services. By the second half of the 1990s the Hospital was known as the John Williams Respite Unit, providing accommodation for a maximum of twelve individuals up to the age of 18. The facility was intended to provide care of a high quality to those who were permanent occupants or using the place on a long term respite basis, or as a day care facility and to assist in the acquisition of daily living skills. However, its days as a health facility were numbered. The John Williams Respite Unit came under the jurisdiction of the Department of Ageing, Disability and Home Care after it was formed in April 2001. As part of a program set up in the year 2000 to relocate people from large residential centres to community based accommodation, the John Williams Respite Centre ceased to function on 30 April 2004.</p> <p>In the first half of 2005 the entire site was offered for sale by tender and subsequently acquired by a private company, Waterbrook at Wahroonga Pty Ltd, at the end of June 2005. Waterbrook at Wahroonga Pty Ltd purchased the property with the intention to adapt it for use as seniors' self care housing. After several revisions the Minister for Planning approved development on 9 June 2010 under provisions of the Environmental Planning and Assessment Act 1979.</p> <p>In the interim the property suffered vandalism as a result of the protracted approval process.</p> <p>The property was sold to its present owner, Peter Borbilas, in 2012. Consent for alterations to "Rippon Grange" by Ku-ring-gai Council was given in April 2014. Around March 2013 a number of buildings, which had been assessed as having moderate or less heritage significance in the 2008 CMP, were demolished. They included:</p> |
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- The single storey south-eastern addition, which included a basement level, to "Rippon Grange", completed in 1970 and identified as an intrusive item. The addition was demolished between the middle of 18 May 2013 and early July 2013;
- The brick and steel framed enclosure to the swimming pool, lined with translucent material, which was erected around 1960. It was identified as an intrusive item;
- The Garage, which was built prior to 1922 with a gabled roof and had been modified several times since the 1950s, if not before. It was identified as having Little heritage significance in the 2008 CMP;
- The covered way connecting the Playroom/Classroom block to "Rippon Grange", part of a small addition made to the house in 1966. It was designed in the office of Leighton Irwin & Company. It was identified as an intrusive item in the 2008 CMP;
- The timber Classroom Block in the south western section of the site, constructed in two stages between 1954 and 1960. It was identified as having Moderate significance in the 2008 CMP;
- Killara Cottage, a small timber playhouse with a hipped tiled roof that was built around 1964 in the form of a miniature dwelling, and is L-shaped in plan. In 2008 its physical condition was very poor. A portion of the roof had collapsed and there was evidence of termite infestation in roof and wall joinery. The Cottage has since totally collapsed;
- An interwar glass house in the Oval Garden to the south-west of "Rippon Grange." The condition of these items was poor in 2008.

The Summerhouse, situated at the north eastern corner of the croquet lawn collapsed at some time after 2001 as a result of invasive vegetation and ongoing neglect. All that presently remains is the platform on which it stood and steps leading up to it. Its construction date has not been determined, but it may have been built during the 1920s if not before. It was octagonal in plan and had been skilfully constructed with undressed timber posts and brackets contrasting with carefully shaped rails supported off undressed timber balustrades. The roof was covered with timber shingles and culminated in a tall turned finial. It contained the remains of two timber benches. There was little remaining fabric on the site when the property was acquired by Peter Borbilas.

Of the various potting sheds and glass houses that were located to the south west of "Rippon Grange" and depicted on various surveys and plan diagrams, none remain in any form. A reconstruction of the history of these structures is as follows:

- The 1922 auction notice indicates two sheds, one of which was lined with weatherboards, along what is now the western site boundary. A bush house with an irregular plan footprint extended from the western side of the northernmost shed onto the adjoining allotment (now 33 Water Street);
- The 1934 survey shows that the northernmost of the 1922 sheds had been demolished following modifications to the driveway system on the western side of the house. Two more sheds and a glass house were built in its place. Apparently the bush house was still extant;
 - A Water Board survey of 1937 shows that two glass houses were then extant. One appears to have been located in the grove of trees and shrubs to the south west of "Rippon Grange". One of the "new" sheds shown on the 1934 survey had evidently been demolished;
 - A survey undertaken for the Public Works Department dated 21 June 1954 reveals that another glass house had been erected, making three in all. Council records show that a brick and glass hot house was approved by Ku-ring-gai Council on 11 January 1938. Consent was received from the Land and Environment Court for the subdivision of the south western part of the site, including a right-of-way, in 2015.

The grounds historical development:

The land on which "Rippon Grange" stands was originally granted to John Terry Hughes by Crown Grant on 18 August 1842. It was later acquired by Robert Burdett Smith, who subdivided a parcel of this land in 1880, and between 1898 and 1903 Frederick George Sargood purchased Lots 4 & 5 of Smith's subdivision, an area which totalled 12 acres 3 roods and 18¼ perches (about 5.2 hectares). In 1922, Sargood subdivided his property into 14 separate lots. As a result of this subdivision, the gatehouse to "Rippon Grange" on Water Street and a portion of the original entry driveway from Water Street to the carriage loop of the mansion were severed from the remaining house block.

A 1930 aerial photograph of the site provided by the Lands Department shows that whilst Sargood's subdivision had occurred in 1922, none of the blocks along Billyard Avenue had been built upon by 1930. However, by that date, development had occurred on Lots 2, 3 and 4 of the 1922 subdivision – the blocks to the west of "Rippon Grange" on Water Street, which historically would seem to have been the more utilised street than Billyard Avenue. Sargood sold Lot 1, which contained the mansion and measured 5 acres, 1 rood and 3 perches (2.13

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| <p>hectares), to Harriett Marion Sarah Braddock, transferring the title on 26 May 1922. On 31 July 1922, the title to Lot 11 of Sargood's subdivision was transferred to Braddock followed by Lot 10, facing Billyard Avenue, on 17 November 1923.</p> <p>Sargood did not retain ownership of any of the lots following the subdivision. Those not bought by Braddock were sold off by Sargood. Transfers of title took place in the following sequence:</p> <ul style="list-style-type: none">- 18 July 1922 Lot 5 transferred to Henry Apperly;- 15 August 1922 Lot 4 transferred to Ethel Emma Kilham;- 3 November 1922 Lots 2 & 3 transferred to Marion Elise Fotheringham;- 29 May 1924 Lot 9 transferred to Charles Edington Byrne;- 14 May 1925 Lot 13 transferred to Emily Jane Hand;- 4 August 1925 Lots 8 & 12 transferred to the NSW Realty Co. Ltd;- 4 August 1925 Lots 6 & 7 transferred to Charles Harvard Smith and Arthur Ernest Alfred Swain;- 30 June 1926 Lot 14 transferred to Juanita Agnes Adams. <p>A 1937 survey plan of the site by Sydney Water shows that only Lots 8 & 13 of the 1922 subdivision were built upon by the date of that plan. A 1951 aerial photograph of the site shows that in the period between 1937 and 1951, only Lot 9 of the same subdivision was built upon.</p> <p>In February 1935 Ernest Robert Williams bought Lot 1, the "Rippon Grange" house block purchased by Harriett Braddock in 1922. Probably at Williams' request, Braddock subdivided Lot 11, which she still owned, selling the small north-east corner of it to Williams. Subsequently to that transfer, Land Titles plans have referred to the larger portion of the lot retained by Braddock as Lot 11A and the portion of 1¼ perches transferred to Williams as Lot 11B.</p> <p>The reason for the subdivision was related to the location of a large water tank situated on the boundary between Lot 11 and Lot 1, the main house block. (From 1935 onwards, Lot 1 is also referred to on Land Title plans as Lots 4 & 5 of Sec. C). The total size of the land that Williams then owned was 5 acres 1 rood and approximately 5 perches, which included Lot 11B.</p> <p>In 1951, Ernest Robert Williams gave the property to the Royal Alexandra Hospital for Children for use as a hospital for treating children with poliomyelitis. For this transfer, the decision must have been made to carve-off Lot 11B from Lot 1, thus "squaring-off" the southern boundary to the site. A Land Titles note from 3 October 1951 shows that the 1¼ perches, comprising the original water tank, was indeed to be re-attached by title to the balance of Lot 11. However, Land Titles searches show that there was never a formal transfer of that segment, and that by this inaction it was left in the ownership of Ernest Williams.</p> <p>Harriet Braddock sold Lot 11A in 1950, and it was subsequently sold by the purchaser to the Royal Alexandra Hospital for Children in 1952. The Hospital retained this Lot until 1963, but at no stage did it own the Lot 11B that contained the water tank. It is presumed that the Hospital purchased Lot 11 in 1952 because it was understood that the water tank was part of that block and sought to utilise it. However the land titles show that the water tank portion has always belonged to Ernest Robert Williams or his estate.</p> <p>Excluding the period between 1952 and 1963, when the Hospital owned Lot 11A, and putting aside the issue of Lot 11B, the existing southerly fence-line of "Rippon Grange" since 1952 has always been the legal boundary of the property since 1922. The southerly boundary of the land was only altered when the Department purchased Lot 14 of the original 1922 subdivision on the corner of Young Street and Billyard Avenue.</p> <p>With the transfer of the property in 1951-52 for use as a hospital, amendments began to be made to the layout of the grounds to meet the practical requirements of the care facility. A significant landscape change to the property came with the construction of the classroom buildings off the eastern facade of the mansion in 1954 and 1960. These developments led to the drastic truncation of the large lawn forecourt, grassed banks and gardens that had provided the frontispiece to the home in views across the property from the east. The remaining area off the eastern facade of the mansion, not covered by the new classroom buildings, was paved with sandstone flagging and a large retaining wall was built along the western edge of the tennis court platform in place of the former grassed bank. Whilst there is no documentary evidence to indicate when the tennis court was removed, it is likely that the managers of the hospital simply decided to remove the net and boundary fence</p> |
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| | <p>and install children's play equipment. There is some evidence to suggest that the stairs that presently lead between the Children's playground terrace and the driveway date from the time of the establishment of the tennis court and croquet field.</p> <p>The wire arbours along this route appear to date from the same period. Similarly, whilst they have been more recently amended, the stair between the children's playground and the sandstone forecourt to the mansion appear to be in the same location as a flight of stairs shown on the 1934 survey plan and appearing in an early photograph published in <i>Our Beautiful Homes</i>.</p> <p>The other two flights of stairs that originally provided access up the grassed bank between the home and its tennis court have been replaced by a concrete ramp. A small ornamental garden bed in the grassed terrace to the north-west of the former tennis court platform was removed with the construction of the northern-most classroom building. This feature can be seen on the 1934 survey plan and the 1951 aerial photograph of the property.</p> <p>Until the early 1950s, rose beds, similar to those which still exist to the south of the tennis court platform, also extended along sections of the lawn beneath the existing eastern grassed bank of the tennis court.</p> <p>Outside the western facade of the mansion, the gardens in the centre of the carriage loop were removed and the palm trees which now exist were subsequently planted.</p> <p>Ku-ring-gai Local Studies Library records indicate that garden improvement works were carried out on the site between 1952 and 1954. Whilst there is no documentary evidence to show the extent of these works, the similarities between the present configuration of the gardens and that shown on the 1934 survey plan, suggests the works may have largely involved extending shrubberies, removing features like the brick and concrete plunge pool and fish pond at the bottom of the garden, and converting some areas to lower maintenance gardens or grassed areas.</p> <p>Layout of the grounds:</p> <p>The large elaborate grounds of "Rippon Grange" were initially laid out in the Federation period style often found around similar mansions in Wahroonga dating from the late 1800s and early 1900s. The scale of the mansion, its extensive driveway and path network and its sweeping open spaces are indicators of the affluence and prominence of the landowners by whom the property was developed. The main features of the grounds that were in place by 1922, built to provide an elegant setting for the mansion, impress guests to the property and provide recreational areas, are understood to have included an elaborate entry drive system, carriage loop, formal gardens and a gate lodge to the west of "Rippon Grange". To its east there were a tennis court, a native "bush garden" with a plunge pool, large stone retaining walls and extensive lawns and gardens.</p> <p>The Sargoods clearly had some interest in horticulture, evident from the detail shown on the 1922 auction notice. The property also offered semi-self sufficiency, with small water reservoirs, vegetables gardens, fruit tree groves and a fowl run, which were screened behind a privet hedge in the zone at the south of the site. Owing to changes in the layout of the grounds of the "Rippon Grange" site caused by the 1922 subdivision, and carried further since the site was transferred to the Royal Alexandra Hospital for Children in 1951, the property today demonstrates a combination of landscape elements, some original, and some overlaid on the ground plan established by the Sargoods during the twenty years or so that they occupied "Rippon Grange". After 1922 the original tennis court was relocated to the large third terrace below the mansion's front verandah, the croquet lawn established and a lap swimming pool laid out to the immediate south-east of the house.</p> <p>The 1934 survey indicates that following the 1922 subdivision which removed the western and southern extremities of Sargood's original land, there were five distinctly separate zones remaining through the grounds. These zones were essentially the same up until the time that modifications were undertaken by the Hospital.</p> <p>Zone 1. The area to the west of the mansion was the formal entry to the property, with a sweeping carriage loop, lawns and elaborate gardens laid out to match the grandeur of the home.</p> <p>When Sargood subdivided the property in 1922 the original entry drive to the house from its gatehouse to the west was rather crudely lopped-off. However, a vehicular entry had been formed close to "Rippon Grange" by this time, perhaps in anticipation of the sale. This now</p> |
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| | <p>forms the principal entrance and links into the older carriage loop comfortably. It is probable that the second gravel entry drive to the property from further east along Water Street was closed off during the mid-1930s and the end of the driveway was planted over.</p> <p>Zone 2. The area to the south of the carriage loop, indicated as an orange grove on the 1934 and 1954 public works surveys, is likely to have been converted to the rockery garden after 1951. Oral evidence suggests that the conservatory structure standing within this rockery garden was constructed prior to the 1935 property transfer to Williams. It does not appear however on the 1934 survey, but is shown on a Sydney Water survey plan of the site from July 1937 and is clearly evident on the 1951 aerial photograph.</p> <p>The "potting garden" to the south of the original orange grove was a feature of the site from the time it was owned by Sargood. The glass houses, sheds and beds that filled this western garden quadrant were bordered on their western side by a substantial "bush house", for the exhibition of shade-loving rainforest plants and ferns. By 1922, however, the fashion for keeping such plants had faded, and Sargood's subdivision cut straight through it, leading inevitably to its removal.</p> <p>With the acquisition of the site by the government in 1951-52, the remaining "potting garden" features were either removed or left to fall into disrepair, probably due to a lack of interest in and funds available for continuing horticultural pursuits by the hospital.</p> <p>Zone 3. The active recreation areas were constructed to the east of the house by the Braddock family between 1922 and 1934, comprising a lawn tennis court (relocated from a position near the north eastern corner of the site to a location closer to the house near the house) and a large croquet lawn (further to the east, near Young St.). A rustic summer house was located at the northern end of the croquet lawn.</p> <p>There was a fashion for rustic garden structures during the 1920s, just as there had been twenty or so years earlier during the Federation period. The <i>Art and Craft of Garden Making</i>, a popular and influential work by Thomas and E Prentice Mawson, spans the two eras. It was first published in 1900 and ran to its fifth edition in 1926, which is indicative of its continuing influence. The following advice appeared in the first edition of the book (and in a slightly different form in the 1926 edition), which proves the enduring popularity of rustic garden structures across three decades:</p> <p>"A primitive summer-house or arbour is often required in the wild garden, or in the woodland, or in specially interesting spots away from the dominating architecture of the residence. Such may be constructed of any material to hand ... wood might be substituted throughout and the roof slated or shingled; such erections, built in the simplest and most direct manner, and no attempt being made to ornament them by twisted oak or virgin bark, will generally provide a summer-house, possessing all of the charm of which such a retreat is capable and the rusticity would be real ..."</p> <p>Another book, Percy Cane's <i>Modern Gardens British and Foreign</i>, a richly illustrated compendium published in London during 1926 or 1927, includes photographs of gardens boasting rustic summerhouses.</p> <p>The earliest conclusive evidence for the existence of the Summerhouse at "Rippon Grange" consists of the photographs taken by the prominent and influential photographer Harold Cazneaux that were published in <i>The Home</i> for 1 February 1928 and 1 August 1928. The inclusion of the garden at "Rippon Grange" indicates both the social standing of the Braddocks and their awareness of fashionable trends in gardening. It was one of several summer houses featured in an article written by John L Berry that appeared in <i>The Home</i> for 1 August 1928.⁸⁹ Other photographs associated with the article included a rustic shingle-roofed hexagonal structure in the home of Mr Keith Williams at Warrabee as well as the Grecian-Chinese Tea House (1927) and the small classical summerhouse (circa 1914) that were erected at "Eryldene" in Gordon. Apart from the photographs the article contained advice on how to construct a rustic summerhouse:</p> <p>"Generally it will be found that the rustic summer house [sic] is successful only in a natural garden which has been informally handled about an irregular or undulating site, and one which depends rather upon its picturesqueness than the layout for its appeal.</p> <p>And even here the rustic summer house may not be thrown together with any old gnarled logs or bits of stick gathered from the bush nearby regardless of form, as would seem from the many that we may see about, but must be thoughtfully designed and carefully put together if we would wish it to look something other than the mere amateur's effort."</p> |
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| | <p>These sporting facilities, flowing grassed banks, and stone stairways and retaining walls between levels provided a generous forecourt to the house, facilitating good views of the mansion through the developing row of gum trees along Young Street (to the east). A formal lap swimming pool was built near the south-eastern corner of the mansion after the transfer of the property to Ernest Robert Williams in 1935. Lawns and gardens - mostly shrubberies and rose beds - flanked the eastern and southern facades of the mansion. These would have enjoyed full eastern and northern sun and commanded good views to the extensive grounds and beyond to the south.</p> <p>Zone 4. The south-western corner of Lot 1 was originally laid out as the utilitarian part of the property, containing vegetable and potting gardens, glass and potting houses, the stable, a drying lawn for the mansion and a fowl run. Oral evidence suggests that the fowl run had greatly diminished by the time the Williams family occupied the place. An aerial photograph of 1930, although somewhat indistinct, suggests that there were trees shading the eastern part of this section of the site.</p> <p>Zone 5. To the east of this zone, at the south-east corner of Lot 1, a large "bush garden" provided a substantial, informal passive recreation area for the property. A large brick and concrete plunge pool was located on the edge of the "bush garden", conveniently close to a water storage tank to the south of it. These became irrelevant after water was reticulated to the area in 1928, and the formal swimming pool installed beside the house in 1935-6. Oral evidence strongly suggests that this part of the grounds was little used by the Williams family.</p> |
| THEMES | |
| <i>National historical theme</i> | 4. Building settlements, towns and cities |
| <i>State historical theme</i> | Towns, suburbs and villages |
| <i>National historical theme</i> | 4. Building settlements, towns and cities |
| <i>State historical theme</i> | Accommodation |
| <i>National historical theme</i> | 8. Developing Australia's cultural life |
| <i>State historical theme</i> | Creative endeavour |

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| APPLICATION OF CRITERIA | |
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| Historical significance SHR criteria (a) | <p>"Rippon Grange" is one of a number of substantial architect-designed dwellings designed and built at the close of the nineteenth century in Sydney's northern suburbs. It provides evidence of wealthy mercantile and professional families consolidating and defining the social standing of this locality during the late nineteenth century and first half of the twentieth century, demonstrated in the occupation of the place by the Sargood, Braddock and Williams families.</p> <p>Between 1952 and 2004 "Rippon Grange" was used first as the John Williams Memorial Hospital and then the John Williams Respite Centre. The place was associated with the treatment of children afflicted with poliomyelitis in the post World War II era and then the treatment of sick and mentally disabled children.</p> <p>The alterations undertaken to "Rippon Grange" and buildings constructed across the site after 1952 demonstrate the conversion of large estates and dwellings in NSW into hospital and other institutional facilities during the twentieth century. This was a relatively common occurrence across metropolitan Sydney.</p> <p>The grounds of "Rippon Grange" provide some evidence of the lifestyle of successful and wealthy businessmen from the end of the nineteenth century to the middle of the twentieth century. The grounds supported a range of outdoor recreation facilities, display gardens and horticultural elements that were able to generate near self-sufficiency in fresh produce. The estate reflected the continuance into the twentieth century of the generous scale and layout of gentry estates established in the second half of the nineteenth century once the colony of NSW began to prosper, and provides some evidence of changes in garden use and design during the 1920s and 1930s, and changes made to serve hospital and respite uses.</p> <p>The original landscape style of the grounds reflects the evolution of garden design from the Federation era through to the mid-twentieth century. It was initially constructed to provide a gracious setting, recreational areas and service areas for the Arts and Crafts style dwelling "Rippon Grange" by the original occupants. Subsequent modifications to the garden, such as the relocated tennis court, croquet lawn and summerhouse that were initiated during the 1920s and the swimming pool that was constructed during the 1930s, record changes in attitude towards garden usage and recreation during the interwar years. Considerable modifications were made to accommodate the functional requirements of a home for children with disabilities and to reduce the costs of maintaining the large grounds after the property was donated to the Department of Health in 1951.</p> <p>(HeriCon, Conservation Management Plan, 2017)</p> |
| Historical association significance SHR criteria (b) | <p>"Rippon Grange" is associated with Frederick George Sargood, son of a prominent nineteenth century Victorian merchant and politician, who had achieved some stature in Sydney's business community and in the early part of the twentieth century. Although there is evidence to suggest that the Braddock family, which owned "Rippon Grange" for about ten years from the mid-1920s to the mid-1930s, was prominent within the Sydney community, the exact social and historical standing of the family has not been ascertained.</p> <p>"Rippon Grange" was owned by Ernest Robert Williams and occupied by his family from the middle of the 1930s to the beginning of the 1950s. Ernest Williams has historical significance as one of the founding directors of Woolworths (Australia) Ltd, an important and influential retailing organisation during the twentieth and twenty first centuries.</p> <p>The basic structure of the grounds reflects the requirements, outlook and aspirations of Frederick George Sargood, son of a very distinguished father who established the famous mansion and gardens known as Rippon Lea in Melbourne and who made the family's fortune in the warehousing business in both Melbourne and Sydney. However, an important component of the grounds, the formal section to the west of "Rippon Grange", was lost after subdivision in 1922 and then sale. Subsequent owners, the Braddock and Williams families, were also wealthy merchants who carried on the lifestyle and extended the range of recreation facilities that the generous grounds supported.</p> <p>The physical fabric of "Rippon Grange" and other buildings on the site have associations with a number of prominent architects and architectural practices:</p> <ul style="list-style-type: none"> - John Sulman, who is understood to have designed the original portions of "Rippon Grange" and the former Stable; |

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| | <ul style="list-style-type: none"> - The firm of Joseland & Vernon. One of its principals, Howard Joseland, is credited with the billiard room and alterations to the house that were constructed around 1905. Joseland & Vernon may also have designed the garage (since demolished) and the gate lodge, now identified as 29 Water Street; - Harry Ruskin Rowe, who designed the Swimming Pool at the rear of the house, the first stage of the associated Pool Shed and internal modifications to "Rippon Grange" (since removed); - The NSW Government Architect's Branch, which was responsible for early alterations to the ground and first floor levels of "Rippon Grange" associated with its adaptation for use as the John Williams Memorial Hospital and the timber classroom block (all removed); - The architectural firm of Leighton Irwin & Company, which designed the eastern addition to "Rippon Grange", the covered way and adjacent additions to the house., which have all been demolished. <p>(HeriCon, Conservation Management Plan, 2017)</p> |
| <p>Aesthetic significance SHR criteria (c)</p> | <p>"Rippon Grange" is a distinctive example of a large Federation era dwelling that has retained a relatively large amount of original external and internal building fabric. Its external design demonstrates many of the characteristics of the Federation Arts and Crafts style, along with detailing that is characteristic of the domestic work of John Sulman. The large ground floor living and circulation spaces on the northern side of the house are notable for their generous proportions, relationship to each other in plan and finely crafted decorative detail that combines a rich variety of materials - plaster, marble, timber and metal. One aspect of the house that is unusual for the time it was built is the changes in level on the ground floor. Other spaces of note include the billiard room attributed to Howard Joseland and the intact service rooms at the southern end of the ground floor. Works presently being undertaken to the house will regain significant features of its architectural character and quality.</p> <p>The grounds provide some evidence of the distinctive serpentine landscape style developed to provide an appropriate setting for a Federation Arts and Crafts style mansion. The elements of this style include sweeping curved driveways and paths (originally in gravel or sandstone), extensive buffalo lawn terraces with battered slopes, generous staircases, shrubberies, feature garden beds edged with bush rock, bush houses for rare plants and informal ponds. The grounds also included typical Federation period elements such as separate rose garden beds, a large vegetable garden, fruit trees (especially oranges), potting sheds, a glass house, a fowl run and a water tank with pump. However, subsequent modifications during the 1920s and 1930s to the grounds have altered the original character of the place and added major significant elements including the croquet lawn, summer house, wire arbors, relocated tennis courts and the swimming pool to the south of "Rippon Grange".</p> <p>The landscaping of the grounds demonstrates skill in capitalising on the opportunities provided by a large sloping site by placing the mansion at the top of the rise and providing it with impressive visual catchments outwards. The creation of the generous, east-facing lawn terraces as a grand forecourt and setting to the house, with arbors leading from the lawn tennis court to the croquet lawn, were well conceived and executed. So, too, was the layout of driveways and pathways through the site. All have been degraded through loss of planting and other elements. These various features, which date from the three periods of ownership between 1898 and 1951, all contribute to the character and significance of the place.</p> <p>(HeriCon, Conservation Management Plan, 2017)</p> |
| <p>Social significance SHR criteria (d)</p> | <p>Buildings and infrastructure that were provided by the general community and private organisations to assist with the successful operation and amenity of the John Williams Memorial Hospital are (and were) significant. They are (and were) evidence of the ways that the contributions of organisations and community groups assisted in the treatment of children in a specialised medical institution during the second half of the twentieth century. The Playroom/Classroom is the only surviving evidence of these endeavours. Other items such as the swimming pool, internal finishes associated with the 1981 Vogue Living project and Killara Cottage have been removed or are beyond preservation.</p> <p>It is likely that the place has significance for many people who as children were given health and other care during the second half of the twentieth century when "Rippon Grange" served the community as the John William Memorial Hospital. It may also have significance for the parents, carers and relatives of those children as well as people who staffed the Hospital.</p> <p>The grounds may be associated in the community's mind with members of the North Shore gentry and could be valued for their spaciousness, mature vegetation and evidence of a</p> |

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| | <p>gracious lifestyle, now largely lost, but regarded with some nostalgia and envy. However, since the beginning of the 1950s the grounds have also been associated with hospital and respite care use.</p> <p>(HeriCon, Conservation Management Plan, 2017)</p> |
| <p>Technical/Research significance SHR criteria (e)</p> | <p>"Rippon Grange", despite attrition caused by conversion to hospital and health care use, still provides evidence of the living standards and expectations of the wealthy mercantile class at the end of the nineteenth century and the first half of the twentieth century, that is, for a period of about 50 years.</p> <p>The grounds of "Rippon Grange", despite institutional overlays, still contain a number of original elements associated with Federation and interwar period garden design.</p> <p>(HeriCon, Conservation Management Plan, 2017)</p> |
| <p>Rarity SHR criteria (f)</p> | <p>"Rippon Grange" is a relatively uncommon example of a large and sophisticated Federation era residence and associated grounds within the Ku-ring-gai local government area. It has retained a relatively large amount of original and early external and internal fabric, fine interiors and fine decorative detailing. The survival of a large garden that has retained its structure and significant elements that reflect its evolution during the first half of the twentieth century is also uncommon.</p> <p>Some of the old Eucalypts in the lower garden may be remnants or may be progeny from the original Sydney Blue Gum High Forest that once covered the whole of the district, and can be considered an increasingly rare aspect of the site's natural history. This Forest has been listed as a critically threatened ecological community under the NSW Threatened Species Conservation Act of 1995.</p> <p>(HeriCon, Conservation Management Plan, 2017)</p> |
| <p>Representativeness SHR criteria (g)</p> | <p>"Rippon Grange" and the former Stable are representative of a large architect-designed Federation era dwelling and ancillary service buildings.</p> <p>The grounds of "Rippon Grange" demonstrate some of the principals of a Federation period garden laid out to provide an appropriate setting for an Arts and Crafts style mansion and to provide a desired lifestyle for affluent members of the North Shore gentry. These characteristics have been altered by the construction of garden elements resulting from the requirements of two subsequent owners between 1922 and 1951.</p> <p>(HeriCon, Conservation Management Plan, 2017)</p> |
| <p>Integrity</p> | |

HERITAGE LISTINGS

Heritage listing/s Ku-ring-gai Local Environmental Plan 2015 – Schedule 5 – Item 1002

INFORMATION SOURCES

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

| Type | Author/Client | Title | Year | Repository |
|------|--|---|------|---------------------|
| | HeriCon Consulting (Dr Roy Lumby in association with Matthew Taylor, principal of Taylor Brammer Landscape Architects) – for client Peter Borbilas | Conservation Management Plan "Rippon Grange" 35 Water Street, Wahroonga | 2017 | Ku-ring-gai Council |

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| RECOMMENDATIONS | |
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| Recommendations | <p>The following recommendations are drawn from the 2017 HeriCon Conservation Management Plan (CMP).</p> <p>General:</p> <p>Make use of all available expertise and knowledge and adopt an evidence-based approach to materials conservation. A clear process for engaging suitably qualified consultants, building contractors, project managers and trades people that have experience with working on historic sites having cultural and heritage significance and buildings should be established.</p> <p>In the case of items with exceptional and high heritage significance, ensure that the authenticity of original elements and fabric is maintained.</p> <p>Aim to retain significant components, elements, spaces and fabric of the place consistent with their assessed levels of significance in Section 5.4 and in accordance with specific actions identified in the CMP. Table 7.1 in the Guidelines below, which is based on NSW Heritage Branch guidelines, summarises appropriate conservation actions.</p> <p>Any new works should be designed and detailed in a way that will harmonise with, and complement, the character and scale of the respective buildings;</p> <p>The planning, design, documentation and supervision of any changes to any building fabric or any future development associated with the place should be undertaken by or in conjunction with persons having relevant expertise and experience in building conservation projects.</p> <p>Components, elements, spaces and fabric of the place should be managed according to the contribution that they make to the heritage significance of the place identified in the CMP.</p> <p>Adaptive re-use:</p> <p>Care needs to be taken with future adaptive reuse or activities that may be proposed for "Rippon Grange", associated items and grounds:</p> <ul style="list-style-type: none"> - Such reuses or activities should avoid removing or reducing evidence of historical and aesthetic associations embodied within building fabric and landscape items so as to maintain their heritage significance; - Reuses or activities should not detract from, or interfere with, the relationships of significant built and landscape items that are identified in the CMP; - Any proposal for reuse should not reduce the integrity of built and landscape items identified as having high heritage significance, unless it can be convincingly proved that retention of component elements associated with the item compromises conservation. <p>Any future proposal for adaptive reuse or new use should ensure that:</p> <ul style="list-style-type: none"> - Building fabric and items that have been identified as having high and moderate heritage significance should be retained and conserved in situ; - The place should be used in ways that recognise and maintain its heritage significance; - Internal spaces within buildings that have been identified as having high heritage significance should be retained and conserved. This does not prevent sympathetic adaptive reuse of these spaces and the introduction of appropriate new building fabric; - Changes to the use of the place are likely to occur. New uses should be undertaken so that interpretation of heritage significance is maintained and if possible enhanced in the future; - Any new buildings are to be designed and detailed to respect the character and scale of the "Rippon Grange" residence, associated buildings and landscape elements. This does not mean that new buildings should replicate features of existing buildings such as pitched roofs and fenestration patterns, which may be inappropriate in terms of the legitimate architectural expression and use of the new buildings. <p>Landscaping:</p> <p>The eastern and southern parts of the site are distinguished by the presence of Blue Gum trees. Blue Gum High Forest is regarded as a critically endangered ecological community. A number of these trees are considered to be cultural plantings, while others are understood to be the result of regrowth after clearing. The trees are understood to fall under the provisions of the Threatened Species Conservation Act 1995.</p> |

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| | <p>A further constraint is the desirability of retaining as much of the remnant or regenerated Blue Gum trees as can be achieved, balanced against the need to secure identified cultural landscape values as discussed in this Conservation Management Plan.</p> <p>The current physical condition of the site retains the cultural and natural features that have been identified as important to the significance of the site. These areas are the cultural landscape features around the house including the drive, carriage round, swimming pool and broader landscape areas. To the periphery of the site to the south and south east there are two exclusion zones that consist of the identified areas of the Blue Gum High Forest as a critically endangered ecological community. These areas on site are fenced off and have attached to the fences the appropriate signage identifying the Blue Gum High Forest as exclusion zones. These areas are a mix of native plantings and weed infested groundcovers and are characterised by the dominant native tree canopy and cultural tree plantings interspersed between the characteristic Blue Gum High Forest trees and a ground cover layer that are dominated by weed species such as <i>Asparagus grass</i>, <i>Asparagus aethiopicus</i>. The former driveway between the Blue Gum High Forest areas is identified by a layer of crushed rock that has been applied as a cover and construction access drive to the southern section of the property.</p> <p>The cultural landscape to the periphery of the house consisting of the driveway, carriage loop and entry area are retained insitu with major shrubs and trees retained. Protection fencing for vegetation is located in key zones to discourage pedestrian access.</p> <p>To the eastern and southern zones around the house, there is evidence of disturbance with the demolition and removal of the hospital extension to Rippon Grange. Ground levels have been made good and works have been undertaken to reinstate grassed banks and preliminary ground modelling has been undertaken. All paths, external steps, metal arbor and associated garden elements are retained, intact and good condition. The former hospital playroom/ classroom is a structural skeleton and is undergoing restoration. The swimming pool is intact with the internal access walkway insitu. The established and nominated specimen mature vegetation to this area is retained in situ with to the eastern portion of the site and the former Croquet Lawn is retained with sandstone walling. The walling to the former Croquet Lawn, rockery and former fish pond is extant and in fair condition.</p> <p>To the Water Street frontage a new 1800mm high fence is being constructed consisting of square metal sections and infill panels of timber, all with painted undercoat. To the Young Street frontage, a 1800mm high galvanised black plastic chain mesh fence defines the boundary to the property.</p> <p>The former stables are in fair condition with elements that are in disrepair. Specimen planting to the south of the swimming pool is in good condition. Many of the broader areas that have provided circulation and open grassed areas as part of the garden are now open soil and are used for access in relation to construction needs.</p> <p>In general the site is presently managed as a construction site with identified garden areas preserved and protected.</p> <p>Archaeology:</p> <p>Future works at 35 Water Street, both those associated with "Rippon Grange" and those on any subdivided section of the site, are likely to require excavation or ground disturbance for construction of new buildings and site infrastructure, installation of services and landscaping. Such works have the potential to impact on remnant historical archaeological resources and should therefore be managed to avoid, minimise or mitigate impacts as much as possible.</p> <p>Historical archaeological relics are protected under the Heritage Act 1977. Section 146 of the Act contains provisions relating to notifying the Heritage Council in the event of the discovery of a relic, which is defined in the Act as any deposit, artefact, object or material evidence that relates to the settlement of New South Wales, not being Aboriginal settlement, and is of State or local heritage significance.</p> <p>Conservation Management Plan Conservation Policies:</p> <p>Policy 1: The Conservation Management Plan should be formally adopted by the owners of the place as the basis for the future heritage management of the place. The conservation policies should be reviewed every five to ten years, or as circumstances relating to the place change.</p> |
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| | <p>Policy 2: The Conservation Management Plan should be submitted to Ku-ring-gai Council for its endorsement.</p> <p>Policy 3: Accept the Statement of Cultural Significance and schedule of items detailed in Section 5 of the CMP as one of the bases for future planning and conservation works to items at "Rippon Grange".</p> <p>Policy 4: Carry out the future conservation and development of the place in accordance with the principles of the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter).</p> <p>The approach and options recommended for the conservation of specific fabric, spaces and qualities of the place should be endorsed by all parties as a guide to future work, the recommendations having been related to the principles of the Burra Charter.</p> <p>Policy 5: The treatment of all items, including buildings, landscape items, spaces and relationships between items should be based on the assessment of their significance.</p> <p>Policy 6: Adopt the curtilage described in Section 5.11.2 of the CMP for "Rippon Grange".</p> <p>Policy 7: Proposed works should be assessed for their potential to impact (both positively and adversely) on the heritage significance of the site and the heritage significance of other heritage items and/or heritage conservation areas in the vicinity.</p> <p>Policy 8: Conservation at 35 Water Street is to retain components consistent with their assessed level of heritage significance and in accordance with the guidelines included in the CMP. These items should also be conserved and adapted in accordance with the Australia ICOMOS Burra Charter and to the minimum standards of maintenance and repair required by the regulations contained in section 118 of the NSW Heritage Act.</p> <p>Policy 9: Acknowledge the historical and visual relationships of "Rippon Grange" and the former Stable.</p> <p>Policy 10: Compliance with the Building Code of Australia should be undertaken in a manner that does not damage the cultural significance of the buildings when modifications to the buildings are proposed.</p> <p>Policy 11: Employ appropriate conservation skills and experience for documentation and supervision with project teams to deal with any programs relating to the conservation of significant spaces and building fabric.</p> <p>Policy 12: Record all works, including changes to building fabric and landscape features, particularly unavoidable changes to significant elements, spaces or fabric in a manner that is consistent with the following guidelines published by the Heritage Branch of the Office of Environment and Heritage:</p> <ul style="list-style-type: none">- Photographic Recording of Heritage Items Using Digital Film Capture;- How to Prepare Archival Recordings of Heritage Items; and- Maintenance series 1.2: Documenting Maintenance and Repair. <p>Policy 13: Materials such as brick and stone that were originally not painted are to remain unpainted. Materials such as timber or metal that were originally painted and rely on an effective paint system for their preservation are to remain painted.</p> <p>Policy 14: Retain and conserve internal spaces having high heritage significance. Any subdivision of these spaces is to be reversible and have little impact on the fabric of the building.</p> <p>Policy 15: New building works and fabric should be clearly identifiable as such. There is no requirement to reproduce or imitate historic building fabric in new works.</p> <p>Policy 16: Repair rather than replace deteriorating significant building fabric. Where replacement is unavoidable, new work is to be based on existing or historical evidence. Conservation works are not to reconstruct faulty building detailing or poor repairs.</p> <p>Policy 17: Retain and conserve original internal wall, ceiling and floor finishes where possible. Replace damaged or removed sections of finishes to match the existing.</p> |
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| | <p>Policy 18: The extension or alteration of existing services in the buildings is acceptable in the context of reuse, but is not to have a detrimental impact to the heritage significance of the buildings as a whole.</p> <p>Policy 19(1): Commemorative plaques, where extant, should be reinstated in the same or similar locations to the original.</p> <p>Policy 19(2): The design of new buildings at 35 Water Street, whether augmenting "Rippon Grange" or in subdivided sections of the site, can be contemporary in architectural expression but should acknowledge the scale, design and materials of "Rippon Grange".</p> <p>Policy 20: The siting of new buildings must be guided by the heritage significance of the site and should not intrude on important views and vistas across the site.</p> <p>Policy 21: Further subdivision may only occur if it can be demonstrated that it would not impact on the historical and aesthetic setting of the site. It shall also comply with the statutory controls contained within any applicable Environmental Planning Instrument.</p> <p>Policy 22: Elements of high significance, such as the carriage loop, driveways, terraces, tennis court, croquet lawn, swimming pool and identified early plantings (Brush Box, Bunya and Irish Strawberry Tree) and Blue Gum trees should be conserved and the recognised values of the garden reinstated where possible to their original form.</p> <p>Policy 23: Monitor the condition of the trees identified as having heritage significance and replace with similar species when a significant tree is senescing.</p> <p>Policy 24: Work in the vicinity of significant trees is to be undertaken in association with a qualified arborist to ensure that the risk of potential damage is minimised.</p> <p>Policy 25: Pruning and maintenance of significant trees is to be undertaken under the supervision of a qualified arborist, to ensure optimal care of the trees.</p> <p>Policy 26: New planting should acknowledge the precedent of the early garden and plantings that is described in archival photographs of the site.</p> <p>Policy 27(1): The design, construction and materials of new fencing should be appropriate to the Federation character of "Rippon Grange" and compatible with the character of the Wahroonga Heritage Conservation Area.</p> <p>Policy 27(2): Where previously unidentified substantial intact archaeological relics of State or local significance are uncovered during excavation, work in the vicinity must cease immediately and the Heritage Council of NSW notified. Work should not proceed until approval to do so is been provided by the Heritage Council of NSW or its delegate.</p> <p>Policy 28: All archaeological investigation, recording, artefact cataloguing and reporting is to be undertaken by a qualified archaeologist and in accordance with best-practice principles and consistent with relevant Heritage Council of NSW policies and guidelines.</p> <p>Policy 29: Interpretation of "Rippon Grange", including its setting and buildings, should be embodied in the conservation of its fabric and the reconstruction of significant features of the place, including built elements and landscape features.</p> <p>Policy 30: The approach to maintenance management will be the general Burra Charter principle to do as little as possible but all that is necessary to retain and stabilise fabric or items and avoid the need for extensive funds.</p> <p>Policy 31: Undertake maintenance of the buildings' fabric on a planned cyclical basis. It should be based on a regular program of condition-based auditing taking into account base condition, level of current and future use, and level of significance. Maintenance should be carried out in accordance with the NSW Heritage Office publication The Maintenance of Heritage Assets: A practical guide.</p> <p>Further recommendations:</p> <p>Refer to the CMP for more detailed management recommendations.</p> |
| SOURCE OF THIS INFORMATION | |

Heritage Data Form

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|---|---|---|-----------------------------|
| Name of study or report | Heritage Study of the Municipality of Ku-ring-gai | Year of study or report | 1986 |
| Item number in study or report | Map 9 No.73 | | |
| Author of study or report | Robert Moore, Penelope Pike, Helen Proudfoot & Lester Tropman & Associates. | | |
| Inspected by | | | |
| NSW Heritage Manual guidelines used? | | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| Form completed by | Claudine Loffi | Date | August 2022 |

Heritage Data Form

IMAGES - 1 per page

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|----------------------|---------------|-----------------|-----------------|-------------------------------|---------------------|
| Image caption | Rippon Grange | | | | |
| Image year | 2022 | Image by | Leona Goldstein | Image copyright holder | Ku-ring-gai Council |



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| Image caption | Grounds | | | | |
| Image year | 2022 | Image by | Leona Goldstein | Image copyright holder | Ku-ring-gai Council |



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|----------------------|--------------|-----------------|-----------------|-------------------------------|---------------------|
| Image caption | Croquet Lawn | | | | |
| Image year | 2017 | Image by | Leona Goldstein | Image copyright holder | Ku-ring-gai Council |



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|---------------|----------------------|----------|-----------------|------------------------|---------------------|
| Image caption | Wall of Croquet Lawn | | | | |
| Image year | 2022 | Image by | Leona Goldstein | Image copyright holder | Ku-ring-gai Council |



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|---------------|---------------------------------------|----------|--|------------------------------|------------------------|
| Image caption | Rippn Grange from 1986 Heritage Study | | | | |
| Image year | 1986 | Image by | Robert Moore, Penelope Pike, Helen Proudfoot & Lester Tropman & Associates. | Image copyright holder | Ku-ring-gai Council |



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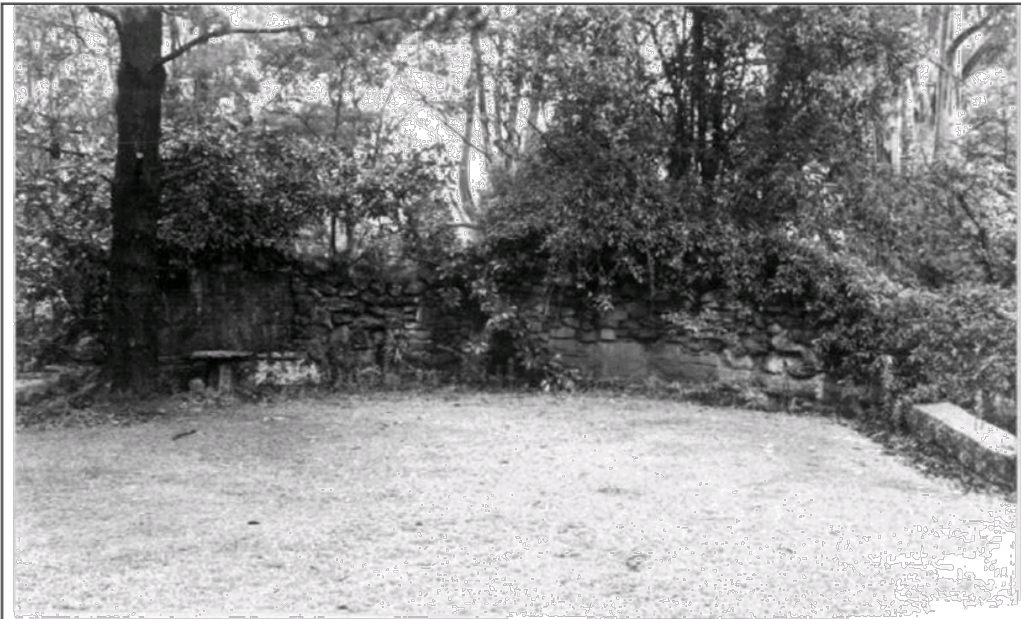
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| Image caption | Rippn Grange from 1986 Heritage Study | | | | |
| Image year | 1986 | Image by | Robert Moore, Penelope Pike, Helen Proudfoot & Lester Tropman & Associates. | Image copyright holder | Ku-ring-gai Council |



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| Image caption | Rippn Grange from 1986 Heritage Study | | | | |
| Image year | 1986 | Image by | Robert Moore, Penelope Pike, Helen Proudfoot & Lester Tropman & Associates. | Image copyright holder | Ku-ring-gai Council |



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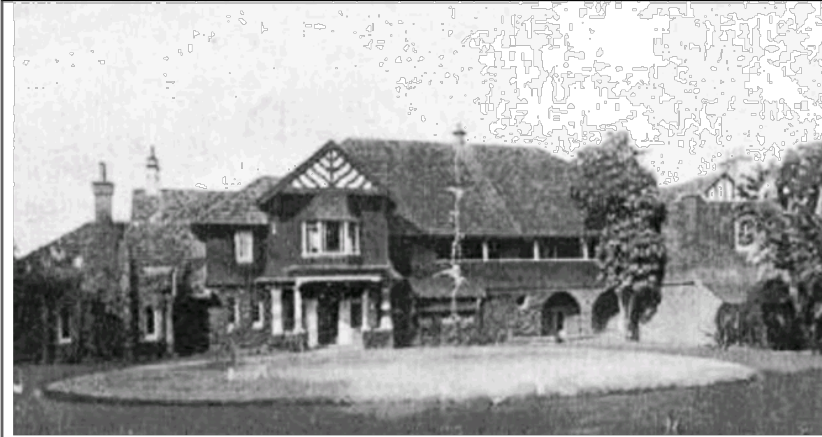
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| Image caption | Rippn Grange from 1986 Heritage Study | | | | |
| Image year | 1986 | Image by | Robert Moore, Penelope Pike, Helen Proudfoot & Lester Tropman & Associates. | Image copyright holder | Ku-ring-gai Council |



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| Image caption | Historical images of Rippon Grange primary and rear elevations (HeriCon CMP 2017) | | | |
| Image year | | Image by | | Image copyright holder |



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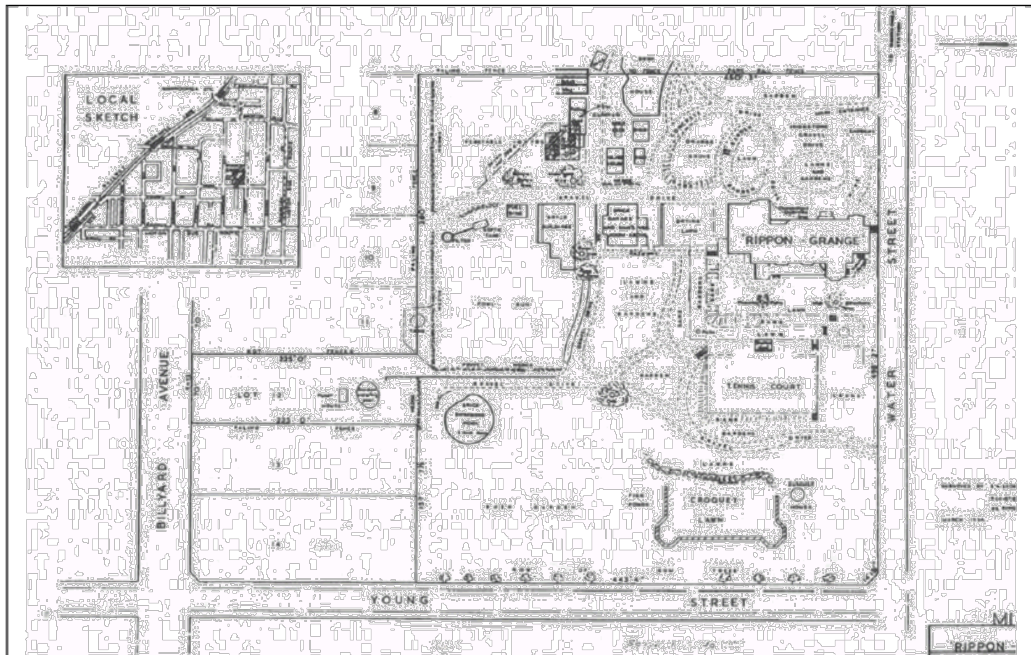
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| Image caption | Historical image of principal elevation (HeriCon CMP 2017) | | | | |
| Image year | | Image by | | Image copyright holder | |



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| Image caption | 1934 site plan (HeriCon CMP 2017) | | | |
| Image year | | Image by | | Image copyright holder |



46 Portion of the March 1934 survey of "Rippon Grange", amended in 1954, showing the elaborate layout of the grounds of the property, with its substantial recreational and utilitarian zones.
Source: Department of Community Services.

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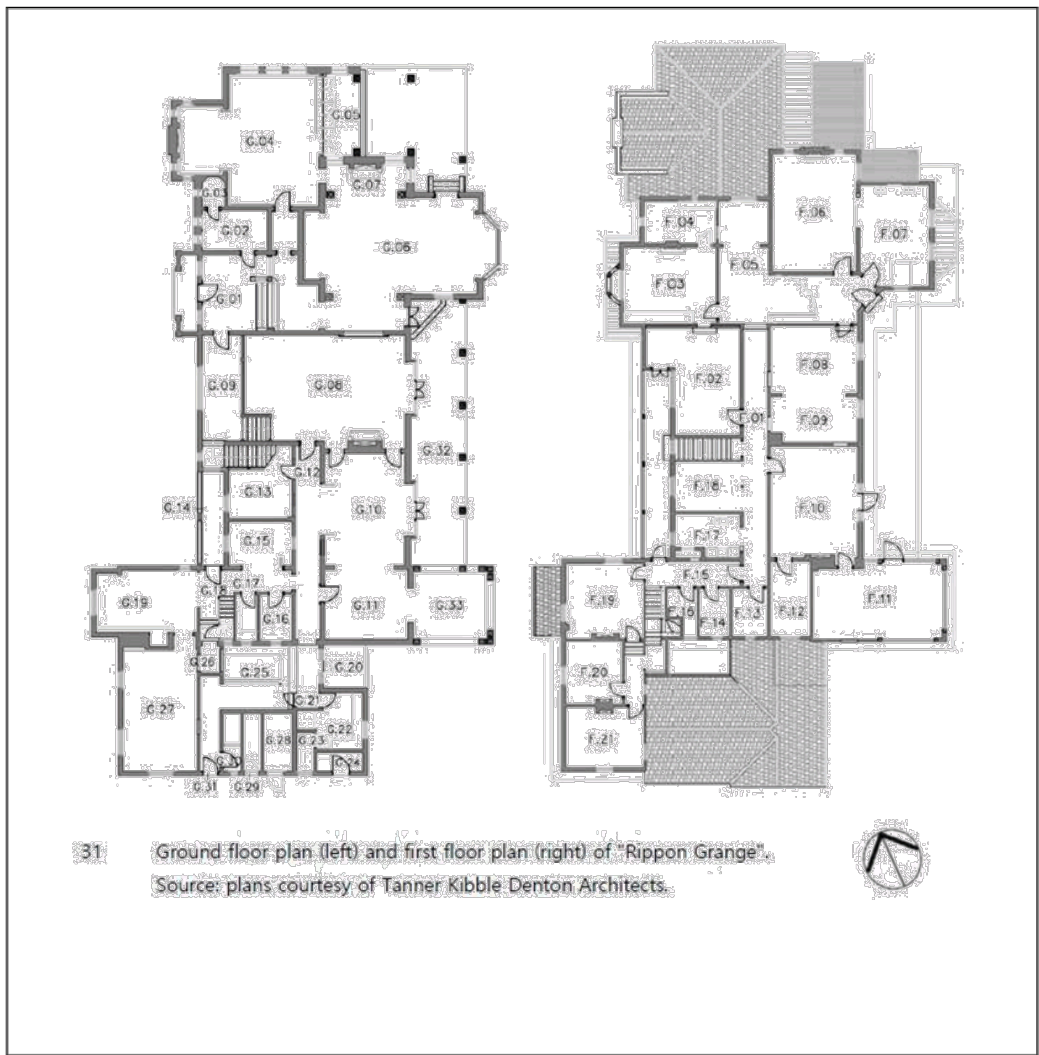
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| Image caption | Aerial of site (HeriCon CMP 2017) | | | |
| Image year | | Image by | | Image copyright holder |



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| Image caption | Rippon Grange floor plans (HeriCon CMP 2017) | | | | |
| Image year | | Image by | TKD Architects | Image copyright holder | |



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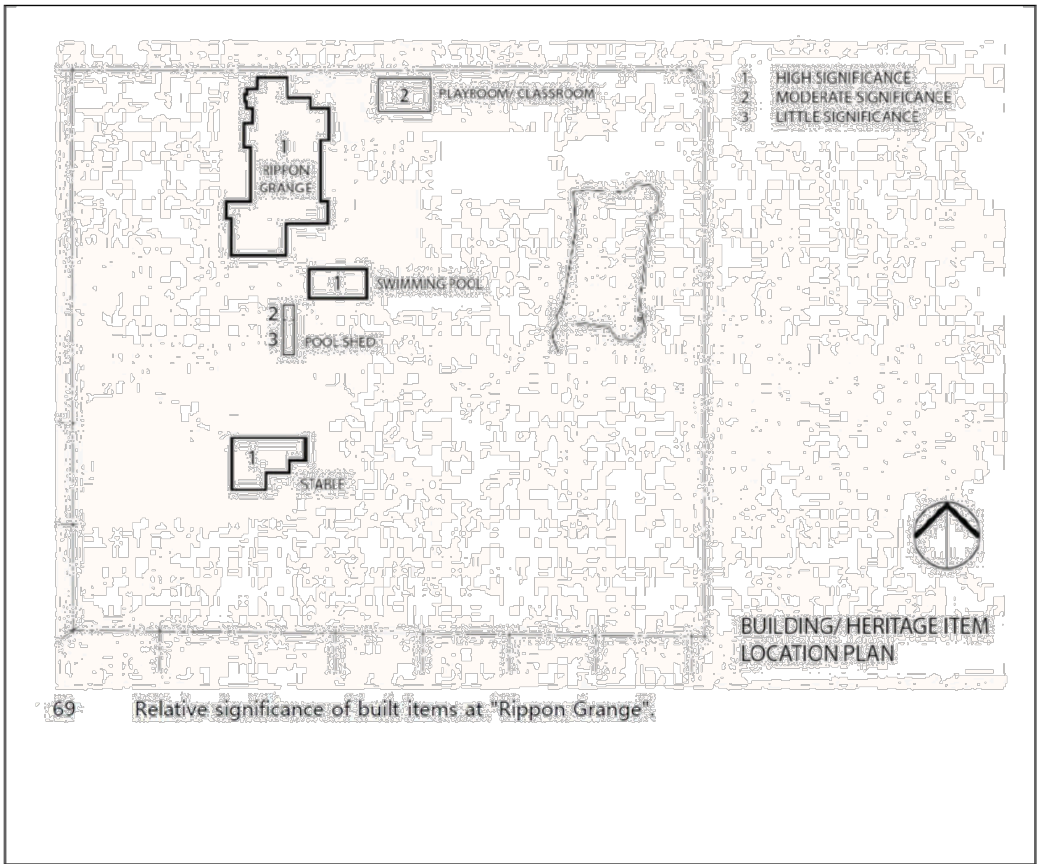
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| Image caption | Interior spaces grading of significance (HeriCon CMP 2017) | | | |
| Image year | | Image by | | Image copyright holder |

[68] Significant spaces on the ground floor (left) and first floor (right) of "Rippon Grange".
Source: plans courtesy Tanner Kibble Denton Architects with HeriCon overlay.

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| Image caption | Buildings grading of significance (HeriCon CMP 2017) | | | |
| Image year | | Image by | | Image copyright holder |



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|---------------|--|----------|--|------------------------|
| Image caption | Grounds grading of significance (HeriCon CMP 2017) | | | |
| Image year | | Image by | | Image copyright holder |

HERITAGE ITEM KEY & RECOMMENDATION

1. Conserve carriage loop.
2. Conserve oval beds and plantings.
3. Conserve concrete and gravel paved driveway.
4. Conserve and monitor pair of bush box.
5. Reconstruct top terrace to original layout.
6. Prune and retain Irish Strawberry tree original.
7. Reconstruct upper staircase to original.
8. Reconstruct middle terrace to original.
9. Retain two Washingtonia palms.
10. Reconstruct middle staircase to original.
11. Clear tennis court and restore to original.
12. Conserve bench at gate and sun dials.
13. Restore and conserve eastern driveway.
14. Assess wire, wicket and similar.
15. Repair and conserve stone path and steps.
16. Reconstruct summer house and conserve.
17. Conserve date group of trees ferns.
18. Conserve retaining wall and clear weeds.
19. Restore lawn to original lawn and conserve.
20. Repair and conserve sandstone retaining wall.
21. Excavate and restore ribbon.
22. Retain old plunge pool filled in.
23. Retain blue gum and remove weeds.
24. Restore chubbies and walkways.
25. Restore and conserve swimming pool.
26. Retain Bend Sunk Pine.
27. Retain major plantings where possible.

KEY

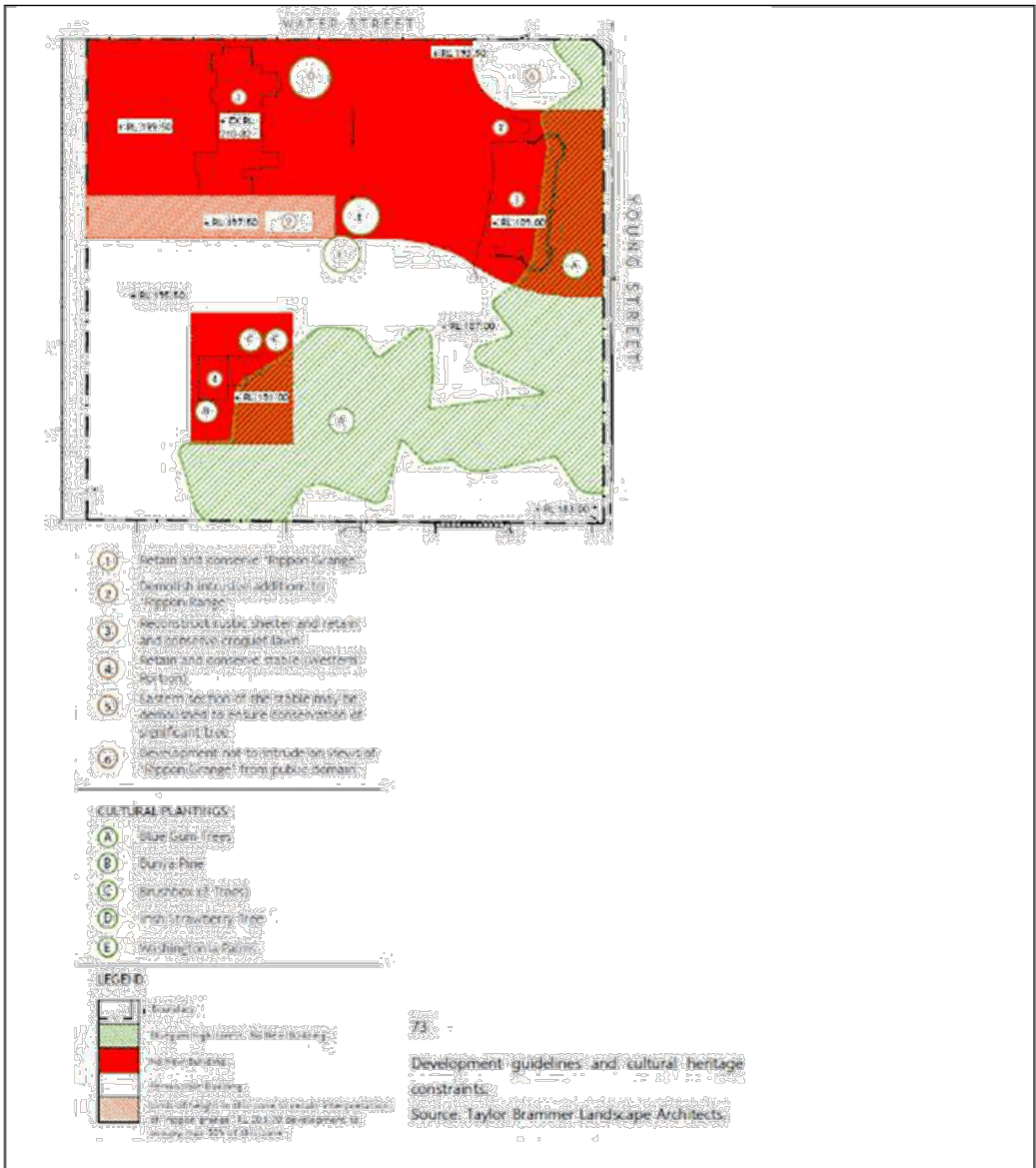
- High Significance: (Red outline)
- Moderate Significance: (Blue outline)
- Little Significance: (Yellow outline)
- Return to High Forest: (Green hatched area)

70 Landscape Heritage items and recommended conservation action plan (not to scale).
 Source: Taylor Brammer Landscape Architects.

Heritage Data Form

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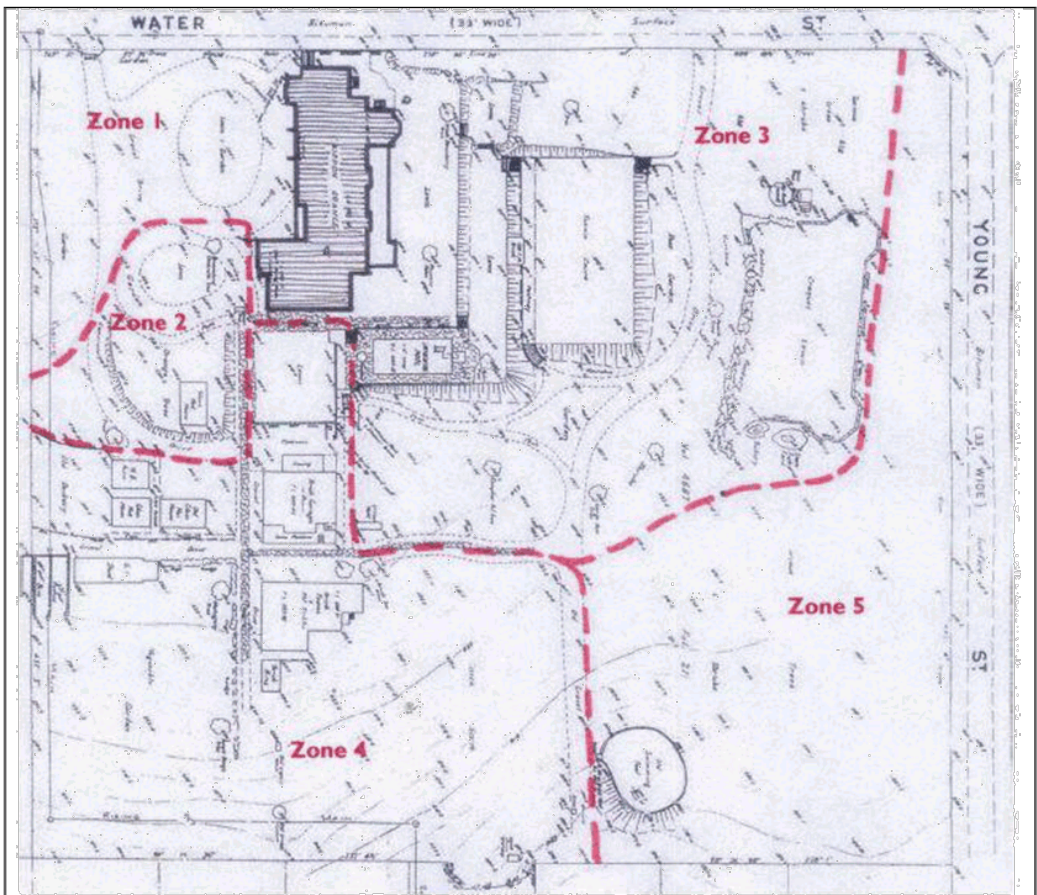
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|---------------|--|----------|--|------------------------|
| Image caption | Landscape CMP recommendations (HeriCon CMP 2017) | | | |
| Image year | | Image by | | Image copyright holder |



Heritage Data Form

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|---------------|---|----------|--|------------------------|
| Image caption | Grounds zones in CMP (HeriCon CMP 2017) | | | |
| Image year | | Image by | | Image copyright holder |

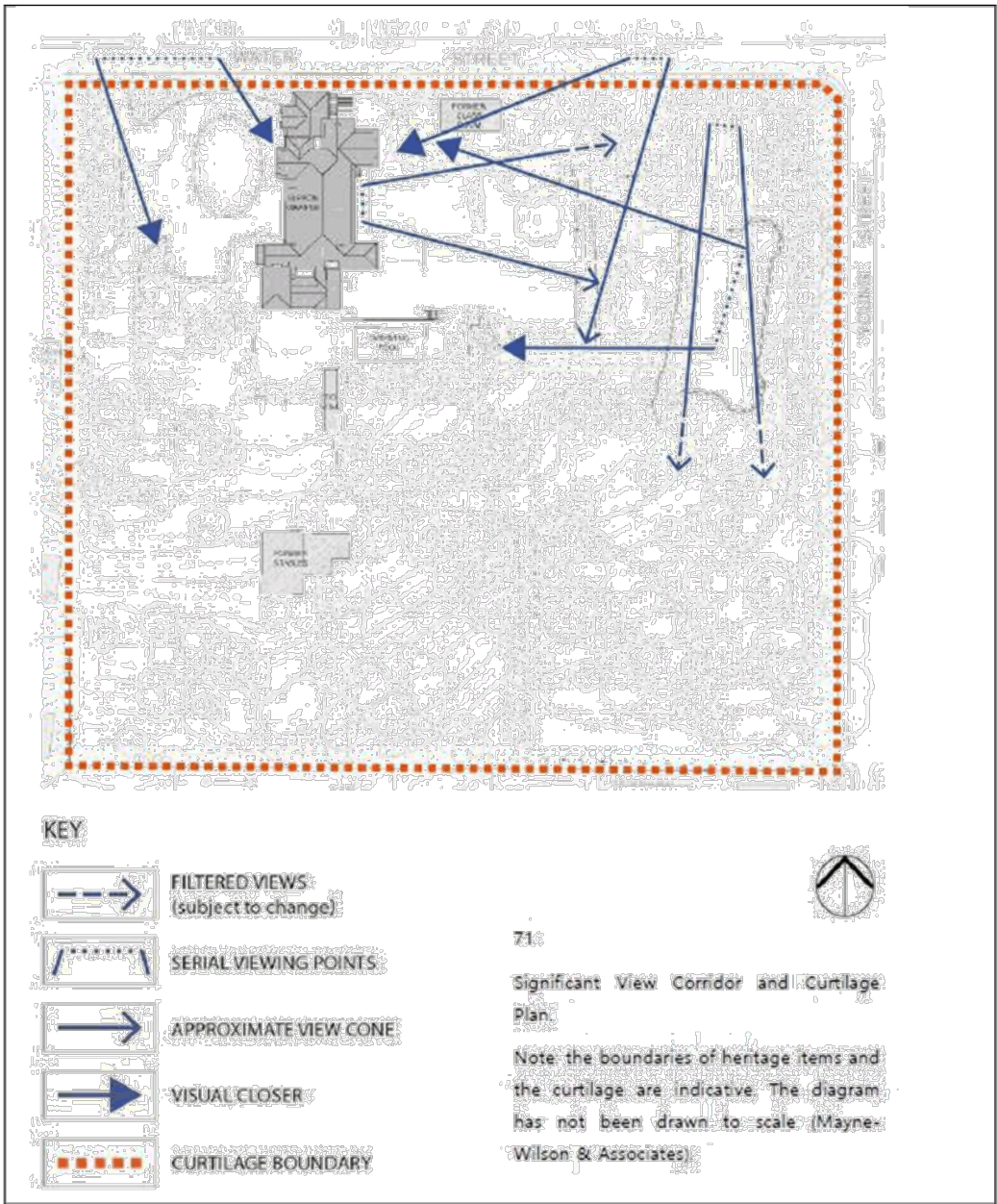


36 Zones within the grounds of "Rippon Grange" during the inter war period. The zones have been imposed on the 1954 survey of the site, which includes features initiated by the Williams family.

Heritage Data Form

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|---------------|---------------------------------------|----------|--|------------------------|
| Image caption | CMP view corridors (HeriCon CMP 2017) | | | |
| Image year | | Image by | | Image copyright holder |



Item Details

Name
Rippon Grange house, grounds and associated buildings
SHR/LEP/S170
Rippon Grange house, grounds and associated buildings
Address
35 Water Street WAHROONGA NSW 2076
Local Govt Area
Ku-Ring-Gai
Local Aboriginal Land Council
Unknown

Item Type
Built
Group/Collection
Residential buildings (private)
Category
House

All Addresses

Addresses

Records Retrieved: 1

| Street No | Street Name | Suburb/Town/Postcode | Local Govt. Area | LALC | Parish | County | Electorate | Address Type |
|-----------|--------------|----------------------|------------------|---------|--------|--------|------------|-----------------|
| 35 | Water Street | WAHROONGA/NSW/2076 | Ku-Ring-Gai | Unknown | | | Unknown | Primary Address |

Owners

Listings Records Retrieved: 1

| Heritage Listing | Listing Title | Listing Number | Gazette Date | Gazette Number | Gazette Page |
|--------------------------|---|----------------|--------------|----------------|--------------|
| Local Environmental Plan | Ku-ring-gai Local Environmental Plan 2015 | L1002 | | | |

Procedures/Exemptions

| Section of Act | Description | Title | Comments | Action Date | Outcome |
|----------------|-------------|-------|------------------|-------------|---------|
| | | | No Results Found | | |

Records Retrieved: 0

History

Historical Notes or Provenance

Updated

Historic Themes

| National Theme | State Theme | Local Theme |
|----------------|-------------|-------------|
| | | |

No Results Found

Records Retrieved: 0

Recommended Management

Management Summary

Management

| Management Category | Management Name | Date Updated |
|---------------------|-----------------|--------------|
| | | |

No Results Found

Records Retrieved: 0

Report/Study

| Heritage Studies | | | | | Records Retrieved: 0 |
|-------------------|-------------------|-------------------|-------------------|--------------|----------------------|
| Report/Study Name | Report/Study Code | Report/Study Type | Report/Study Year | Organisation | Author |
| No Results Found | | | | | |

Reference & Internet Links

| References | | | | Records Retrieved: 0 |
|------------------|--------|------|-------|----------------------|
| Type | Author | Year | Title | Link |
| No Results Found | | | | |


Data Source

The information for this entry comes from the following source:

| Data Source | Record Owner | Heritage Item ID |
|------------------|---------------------|------------------|
| Local Government | Ku-ring-gai Council | 1882399 |

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

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| | | |
|--|--|---|
| HERITAGE STUDY OF THE MUNICIPALITY OF KU-RING-GAI | | Item Number |
| Address: 35-45 WATER ST WARRHOONGA | | Map: 7 No: 23 |
| Name: JOHN WILLIAMS HOSPITAL | | Land Title K.M.C. D.P. 375262 |
| Owner: Hornsby & Ku-ring-gai Hospital K.M.C. John Williams Memorial Hospital, 35 Water St, Warrhoonga K.M.C. | | C.A. No. 7.28.012 |
| Description, History Note item 9.92 Gatehouse. Listing includes house, stables, grotto, summerhouse numerous garden features + planting. | | <p><u>Period</u></p> <input checked="" type="checkbox"/> Pre -1900 <input checked="" type="checkbox"/> 1901-1920 <input checked="" type="checkbox"/> 1921-1940 <input type="checkbox"/> 1941-1960 <input type="checkbox"/> 1961-1986 |
| <p><u>NOTE</u> Excellent summer house (rusticated) in v. poor repair</p> | | <p><u>Context</u></p> <input type="checkbox"/> Primary Industry <input checked="" type="checkbox"/> Key Residences <input type="checkbox"/> Suburban Consolidation <input type="checkbox"/> Utilities Infrastructure <input type="checkbox"/> Commercial Development <input type="checkbox"/> Community Services <input type="checkbox"/> Education |
| References | | <p><u>Significance</u></p> <input checked="" type="checkbox"/> State <input type="checkbox"/> Municipal |
| Reasons for listing in this Study | | <p><u>Integrity</u> VAR.</p> <input type="checkbox"/> Substantially Intact <input type="checkbox"/> Altered or extended sympathetically <input checked="" type="checkbox"/> Altered or extended unsympathetically |
| <input checked="" type="checkbox"/> historic <input checked="" type="checkbox"/> archaeological <input type="checkbox"/> rarity value <input type="checkbox"/> scientific <input checked="" type="checkbox"/> architectural <input checked="" type="checkbox"/> group value <input checked="" type="checkbox"/> cultural <input checked="" type="checkbox"/> natural <input type="checkbox"/> landmark value <input checked="" type="checkbox"/> social <input checked="" type="checkbox"/> aesthetic | | <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 |
| Photograph Film No. 9 Neg. No. 1234 | | |
|  | | |
| Prepared for KU-RING-GAI MUNICIPAL COUNCIL by ROBERT MOORE, PENELOPE PIKE, HELEN PROUDFOOT and LESTER TROPMAN & ASSOCIATES, Conservation Consultants in Association | | Date of Survey: By: SB Checked: RM |



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