



**HERITAGE REFERENCE COMMITTEE  
TO BE HELD ON THURSDAY, 7 APRIL 2022 AT 12:00 PM  
LEVEL 3 ANTE ROOM / ZOOM**

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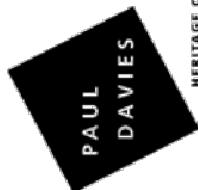
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HERITAGE CONSULTANTS

WITH COMPLIMENTS

*Paul Davies*

*from Ed Beate.*

180 Darling Street Balmain NSW 2041 PO Box 296 Balmain NSW 2041 T +61 2 9818 5941 F +61 2 9818 5982  
E pdavies@heritage-architects.com ABN 65 074 633 015 Nominated Architects Paul Davies Reg. No. 6663 James Nicholson Reg. No. 7206

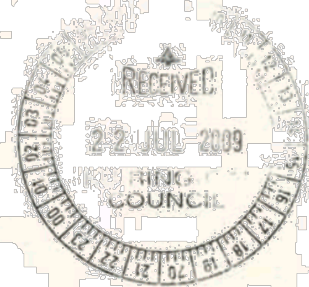
## Heritage Review

10, 12 & 16 Roseville Ave, Roseville



For  
**Ku-Ring-Gai Planning Panel**

21 July 2009



Paul Davies Pty Ltd  
Architects Heritage Consultants  
180 Darling St  
Balmain NSW 2041  
T 02 9818 5941  
F 02 9818 5982  
E pdavies@heritage-architects.com

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## 1.0 INTRODUCTION

### 1.1 THE BRIEF

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

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

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

### 1.2 APPROACH AND METHODOLOGY

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

### 1.3 LIMITATIONS

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

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

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

### 1.4 AUTHOR IDENTIFICATION

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

### 1.5 OWNERSHIP

The sites are privately owned.

### 1.6 ACKNOWLEDGEMENTS

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

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

## 2.0 BACKGROUND

## 3.0 LOCATION



Figure 1 Street Plan identifying the properties at Nos 10, 12 and 16 Roseville Ave Roseville. Source: [www.google.com](http://www.google.com)

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

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

## 4.0 STATUTORY LISTINGS AND CONTROLS

### 4.1 ENVIRONMENT PROTECTION & BIODIVERSITY CONSERVATION ACT 1999

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

### 4.2 NSW HERITAGE ACT 1977

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

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#### 4.3 KU-RING-GAI PLANNING SCHEME ORDINANCE

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

#### 4.4 DRAFT TOWN CENTRES LOCAL ENVIRONMENTAL PLAN 2008

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

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

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



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

#### 5.0 NON-STATUTORY LISTINGS

##### 5.1 NATIONAL TRUST OF AUSTRALIA (NSW)

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

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



## 6.0 HISTORICAL OUTLINE

### 6.1 ROSEVILLE

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

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

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

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

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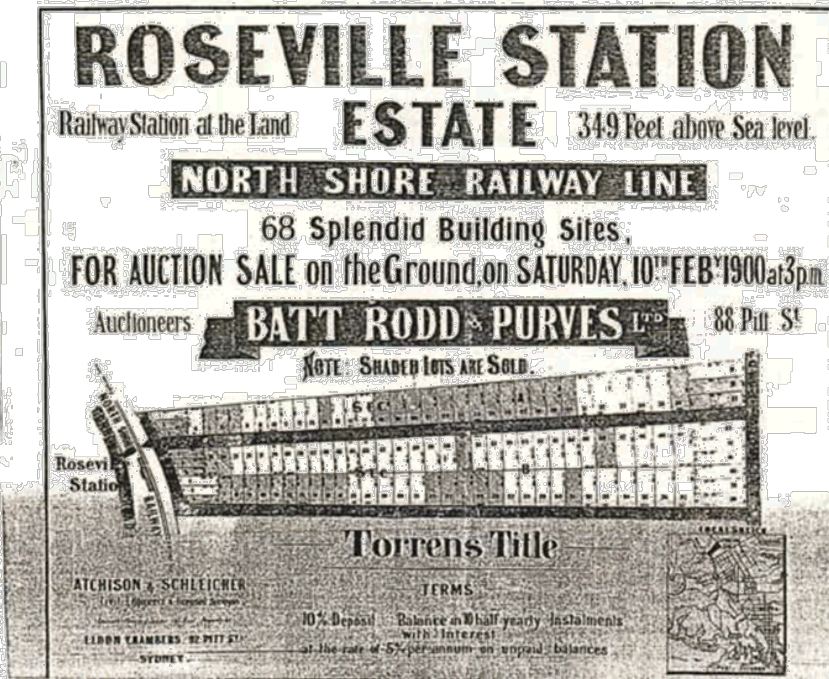


Figure 3: Auction advertisement for the Roseville Station Estate in 1900 showing that Lot 7 (No 10) had been sold but Lots 8 (no 12) & 10 (no 16) are available for sale. Source: Ku-Ring-Gai Historical Society Archives, Gordon Library.



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

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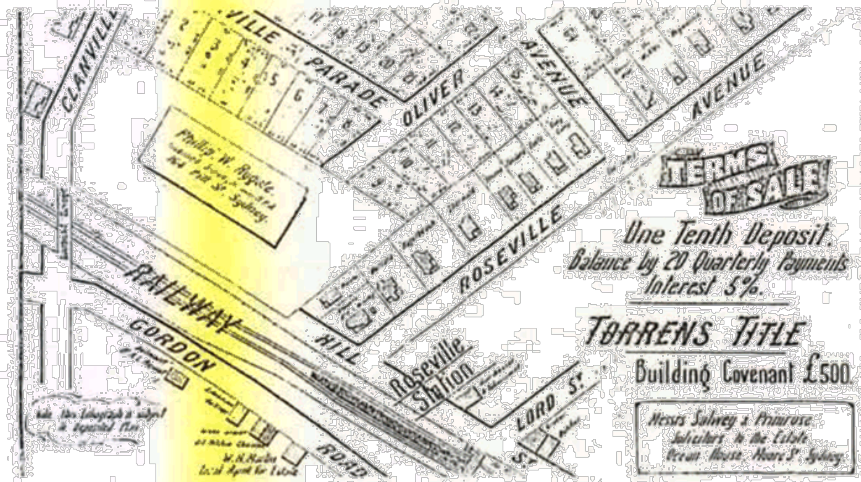


Figure 5 Part of the advertisement for sale of the Roseville Taraville Estate in October 1914 showing No 10 'Sherwood' and No 16 'Pandora'. No 10 still appears to have its single front verandah. Source: Kuring-Gai Historical Society Archives, Gordon Library.



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

## 6.2 THE PROPERTIES

### No. 10 Roseville Ave

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

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

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

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

#### **No. 12 Roseville Ave**

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

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

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

#### **No. 16 Roseville Ave**

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

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

### **7.0 PHYSICAL DESCRIPTION**

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



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

#### 7.1 NO 10 ROSEVILLE AVE

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

Source: Heritage Inventory Sheet dated 2006 prepared by PMA.

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

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

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

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

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



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

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

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



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



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



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

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



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

## 7.2 NO. 12 ROSEVILLE AVE

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

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

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

Source: Heritage Inventory Sheet dated 2006 prepared by PMA.

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



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





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



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





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

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



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



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

### 7.3 NO. 16 ROSEVILLE AVE

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

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

Source: Heritage Inventory Sheet dated 2006 prepared by PMA.

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



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

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

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

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



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



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



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



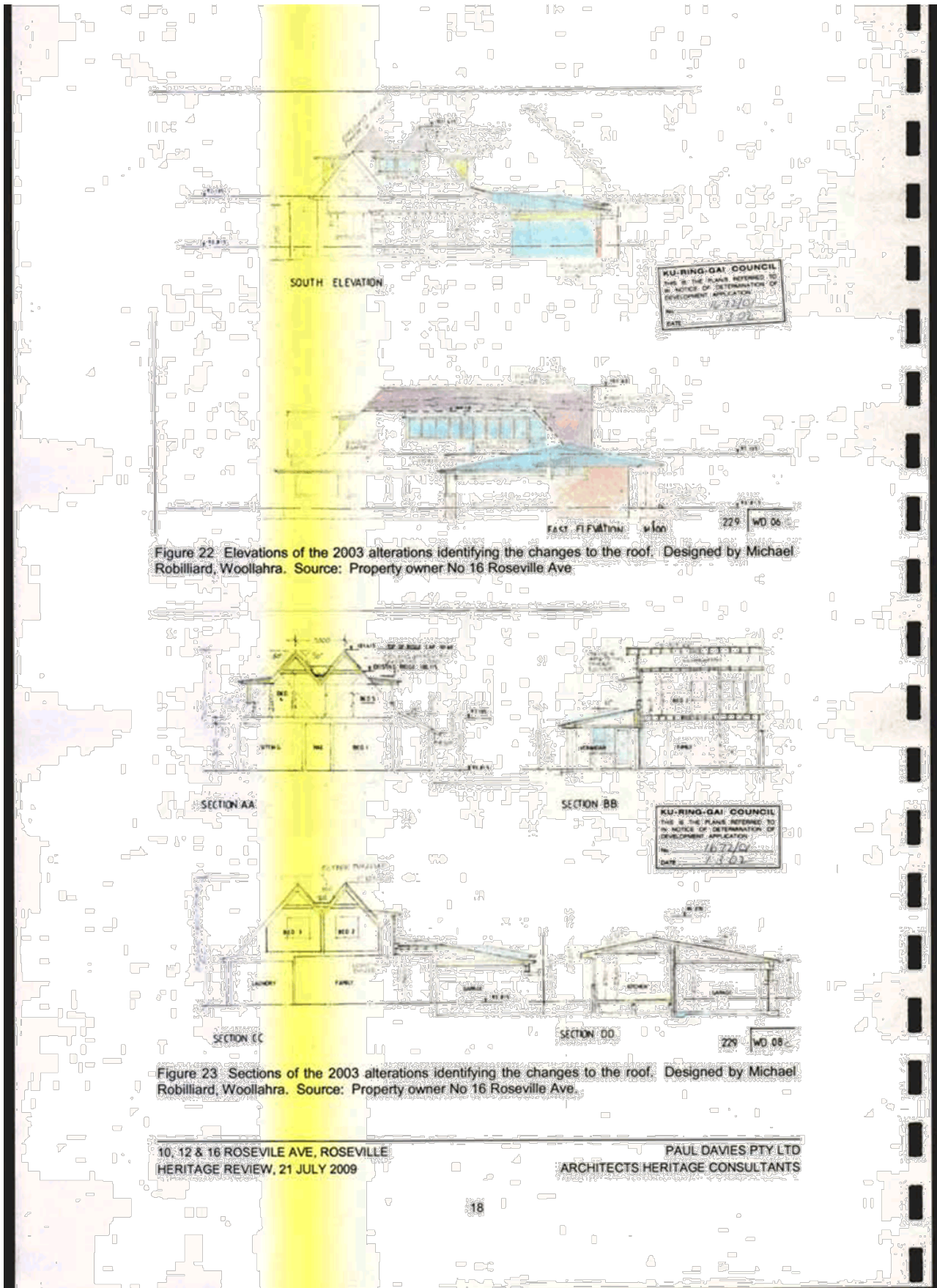


Figure 22 Elevations of the 2003 alterations identifying the changes to the roof. Designed by Michael Robilliard, Woolahra. Source: Property owner No 16 Roseville Ave.

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

10, 12 & 16 ROSEVILLE AVE, ROSEVILLE  
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Figure 24 1943 aerial of the subject properties prior to their respective extensions, particularly No 10. The Jacaranda is evident in the front garden of No 10 as well as the drive but the garden layout is not clear. The roof over No 16 shows the parallel ridges and unusual detail with the cross ridge at the front elevation which were altered in 2003. Source: [www.lands.nsw.gov.au](http://www.lands.nsw.gov.au)



Figure 25 2005 aerial of the subject properties. Source: [www.lands.nsw.gov.au](http://www.lands.nsw.gov.au)

## 8.0 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

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



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

## 9.0 ASSESSMENT

### 9.1 NO. 10 ROSEVILLE AVE

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

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

PMA also provided additional comments:

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

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

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

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

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



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

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

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

#### 9.2 NO. 12 ROSEVILLE AVE

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

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

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

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

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

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



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

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

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

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



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



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



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





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

### 9.3 NO. 16 ROSEVILLE AVE

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

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

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

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

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

### 9.4 DRAFT TOWN CENTRES LEP

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



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



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

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

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

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

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

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

## 10.0 CONCLUSION

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

### 10.1 NO 10 ROSEVILLE AVE

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

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

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

### 10.2 NO 12 ROSEVILLE AVE

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

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

### 10.3 NO 16 ROSEVILLE AVE

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



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

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

#### 10.4 RECOMMENDATION

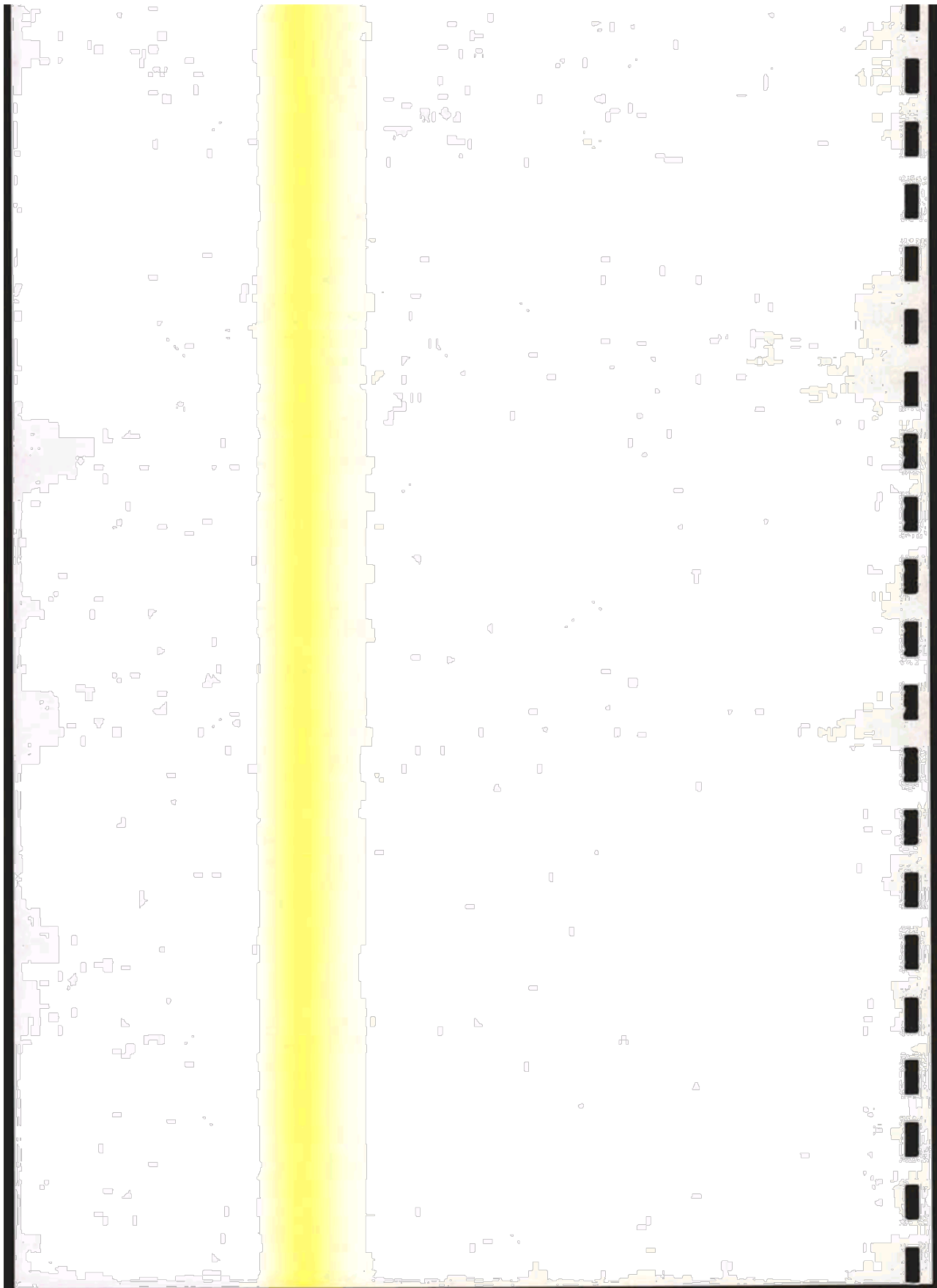
It is recommended that No 10 potentially demonstrates sufficient heritage significance to be an individual heritage item and No 12 would be a contributory item in a conservation area. Both properties would be easily managed with a conservation area. The advent of the draft Town Centres LEP affects the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

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

It is recommended that:

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

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





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## NSW State Heritage Inventory form

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





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| DESCRIPTION                                     |   |  |             |  |            |                                     |
|---|---|--|-------------|--|------------|-------------------------------------|
| Designer  |   |  |             |  |            |                                     |
| Builder/ maker                                  |   |  |             |  |            |                                     |
| Physical Description                            | <p>No. 16 Roseville Avenue, Roseville, was originally a single storey Federation period residence constructed of red painted common brickwork with a steeply pitched paired hip roof clad in slates with terracotta ridge capping and finials. The eaves featured exposed rafter ends and a brick chimney with render detail. The front façade features a steeply pitched gable end with timber brackets and timber and roughcast rising sun detail. The façade below the gable features a window with toplights and timber bracketed hood clad in slates. The main roofline is broken out over a verandah which wraps around the south eastern corner of the building. The eastern end of the verandah is now infilled with timber framed windows. The verandah roof is supported on paired timber posts on face brick pier with rendered detailing and a full brick balustrade with rendered capping continues around the front and side. The front verandah also features reproduction tessellated floor tiles and original timber door and windows. The main roof now contains an attic floor and features a distinctive paired hip roof with a skillion roofed dormer inserted on the east and west facing slopes. A smaller dormer window also projects from the southern, front roof slope. A large double garage has been constructed to the north eastern corner of the building. The garage features a long hipped roof clad in Colorbond, exposed rafter ends and modern tilt door. The house is set back from the street frontage which is defined by a timber picket fence, timber pergola and a lynch gate on a painted concrete base. A coloured concrete path extends to the front verandah and bisects the front yard which features ornamental shrubs and lawn. A strip driveway runs parallel to the eastern site boundary to the double garage.</p> |  |             |  |            |                                     |
| Physical condition and Archaeological potential | The house appears to be in sound and good condition externally. The archaeological potential is considered to be low.   |  |             |  |            |                                     |
| Construction years                              | Start year  |  | Finish year |  | Circa 1906 | <input checked="" type="checkbox"/> |
| Modifications and dates                         | <p>1985: Alterations (85/02390)<br/>                     1999: Additions and alterations to existing dwelling including pool and garage (amended, 99/01885/FB, 2082/99/DB)<br/>                     2001: Additions and alterations plus pool (1672/01/DB, 03/00123/C2).</p>  |  |             |  |            |                                     |
| Further comments                                | Despite the additions of the side roof dormers and garage, the main house generally retains its original scale, form, details and fabric and makes a positive contribution to the streetscape. The building, with its dual hip roofline is an unusual and rare stylistic item within the LGA.   |  |             |  |            |                                     |



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## NSW State Heritage Inventory form

### HISTORY

|                         |   |
|-------------------------|---|
| <b>Historical notes</b> | <p>Roseville made up a major part of the DD Mathew grant of 400 acres named 'Clanville' which extended along Lane Cove Road ( now Pacific Highway) from Tyron Road in the north to Boundary Street in the south and Archbold Road in the east. DD Mathews worked 'Clanville' as early as 1814, cutting timber and running sheep and cattle before it was sold to Richard Archbold in 1924. Archbold felled timber on the estate and then planted fruit trees using convict labour. Richard and Mary Archbold's home, 'Clanville' reputed to have been built by Mathew. After Richard's wife, Mary died in 1850 the estate passed to the children. The eldest son, Richard took the land from Tyron Road to Clanville Road and the second son Gerald took the land from Clanville Road to Boundary Road. Richard's and Gerald's holdings were subdivided before 1886 into 50 acre lots. Gerald sold off all but 54 acres extending east from Lane Cove Road. In 1890 Gerald also sold six acres fronting Clanville Road and Hill Street to AJ Hordern and this parcel of land became known as Hordern's Bush.</p> <p>Before 1890 Roseville was known for its orchards and Chinese market gardens. Subdivision into residential lots followed the establishment of the North Shore Railway Line in 1890 and the estates fanned out from Lane Cove Road towards Archbold Road following the earlier 50 acre lots subdivision.<sup>1</sup></p> <p><b>Occupants</b><br/>The site is part of 400 acres originally granted to Daniel Dering Mathew in July 1819. It subsequently became part of the 1896 "Roseville Station Estate" (DP 3277) consolidated by Alexander James Dodds, David Peter Dickson and Richard Jones. In 1906 Percy WT Bullock purchased the site, Lot 10 Section A. Roseville Avenue was first listed in the <i>Sands Directory</i> in 1903. P Bullock is first listed in the <i>Sands</i> in 1907, occupying "Pandora". The property was transferred in 1912, 1914 and in 1919 was purchased by Mary Macpherson. The Macpherson family retained ownership until the 1970s, from which time the property has changed ownership.</p> |
|-------------------------|---|

### THEMES

|                                  |                                     |
|----------------------------------|-------------------------------------|
| <b>National historical theme</b> |                                     |
| <b>State historical theme</b>    | Housing<br>Land Tenure<br>Townships |
| <b>Local historical theme</b>    | Suburban Consolidation              |

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





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## NSW State Heritage Inventory form

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



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## NSW State Heritage Inventory form

### HERITAGE LISTINGS

|                    |  |
|--------------------|--|
| Heritage listing/s | Located within the National Trust of Australia (NSW) Urban Conservation Area (Precinct 3). |
|                    |  |

### INFORMATION SOURCES

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

| Type    | Author/Client       | Title  | Year | Repository                    |
|---------|---------------------|--|------|-------------------------------|
| Written | Godden Mackay Logan | Ku-ring-gai Urban Conservation Area Study, Stage 2 and 2(a)                                    | 2002 | Ku-ring-gai Council,          |
|         |                     | Certificate of Title<br>Volume 1438 Folio 89<br>Volume 1668 Folio 31<br>Volume 13184 Folio 129 |      | Land and Property Information |
|         |                     | <i>Sands Directory</i> 1858-1932/3   |      |                               |

### RECOMMENDATIONS

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

### SOURCE OF THIS INFORMATION

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





# NSW State Heritage Inventory form

**IMAGES - 1 per page**

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

|                      |  |                 |  |                                   |
|----------------------|--|-----------------|--|-----------------------------------|
| <b>Image caption</b> | 16 Roseville Avenue, Roseville, location plan. |                 |  |                                   |
| <b>Image year</b>    |  | <b>Image by</b> |  | <b>Image copyright holder</b> KMC |





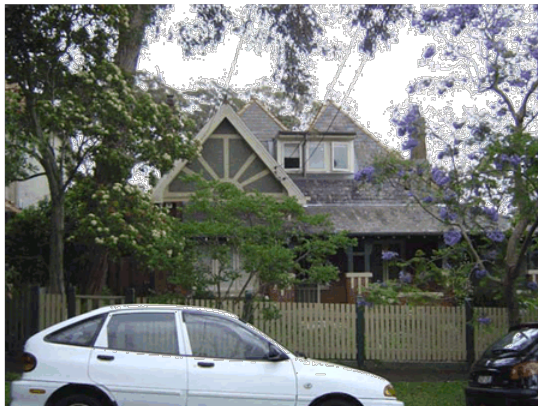
NSW  
Heritage  
Office

## *NSW State Heritage Inventory form*

### IMAGES - 1 per page

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

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







NSW  
Heritage  
Office

## NSW State Heritage Inventory form

### IMAGES - 1 per page

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

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



**SHI database research**

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

Address: 51-57 Finlay Road, Warrawee.

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

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



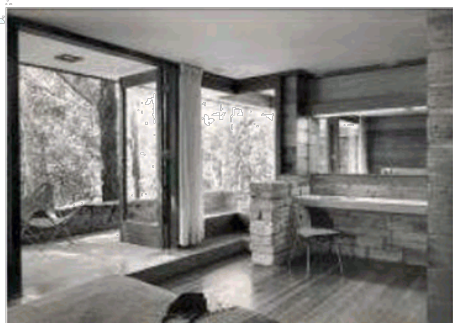
AIA Inventory images:



Living area (Source: Max Dupain c.1960)



External view (Photo: Max Dupain c.1960)



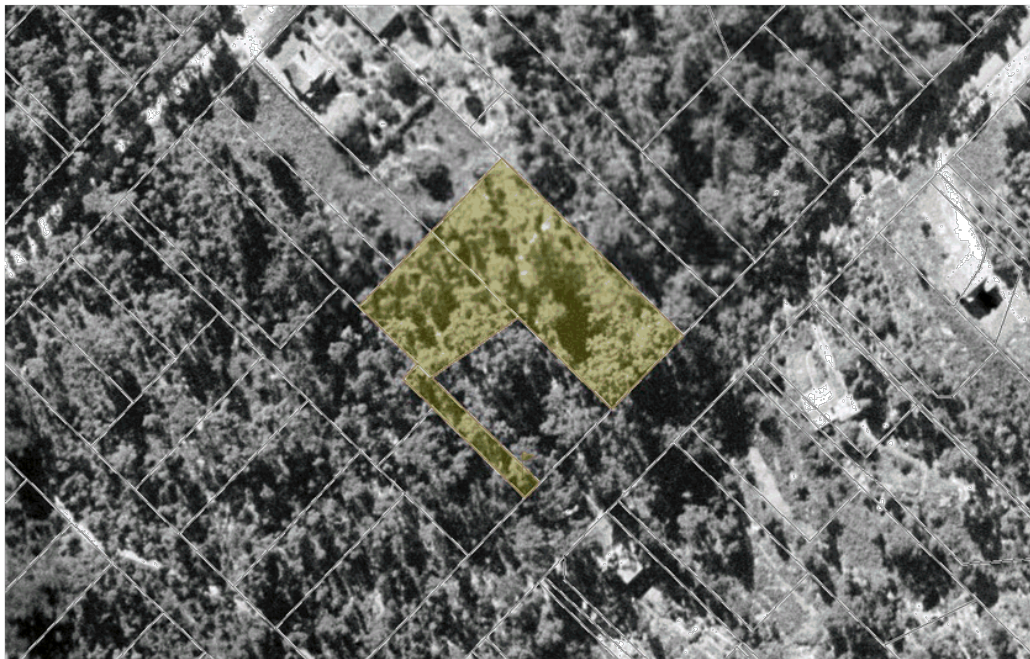
Bedroom (Photo: Max Dupain c.1960)



External view (Photo: Max Dupain c.1960)



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



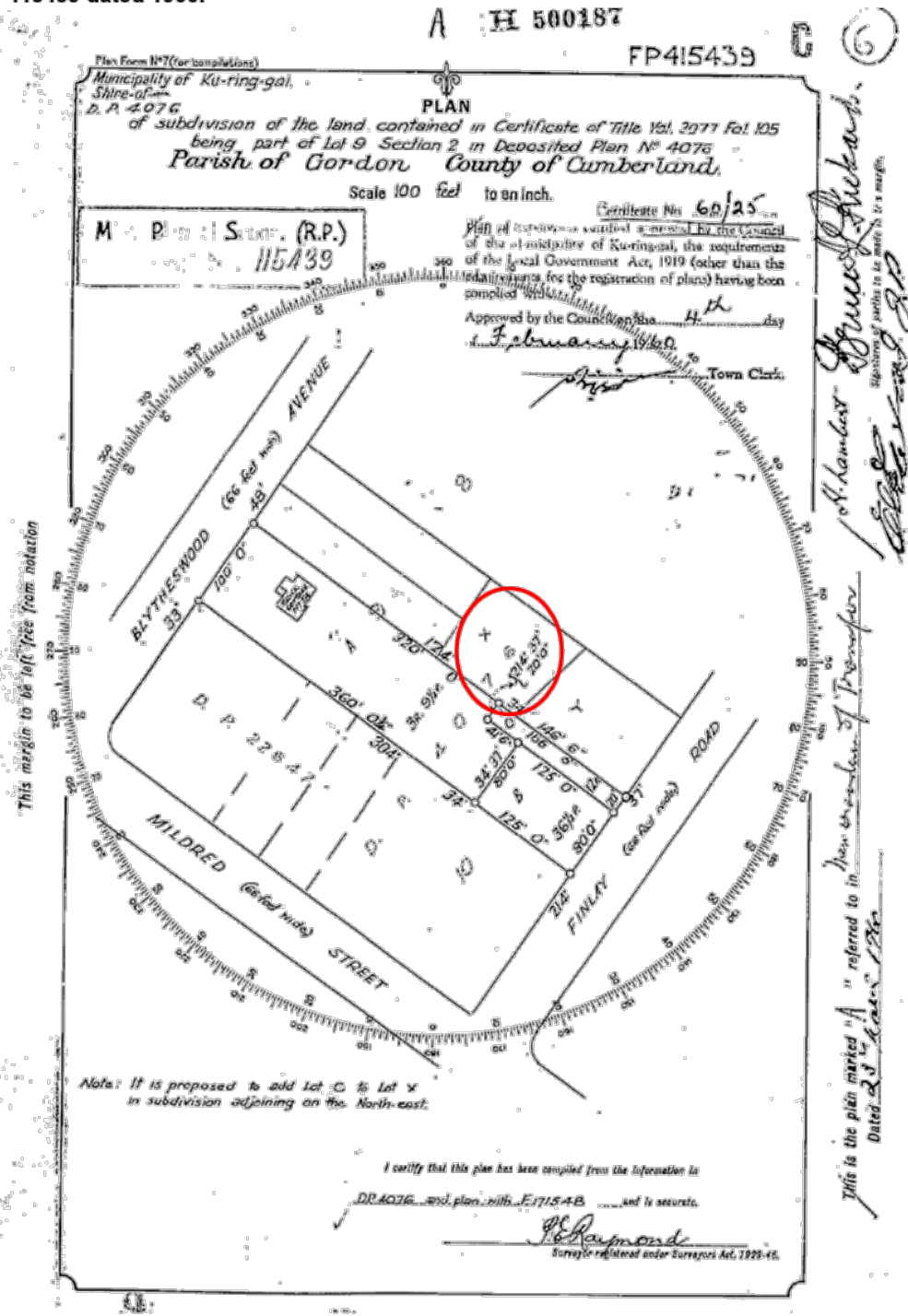
Approx. location of building on site:





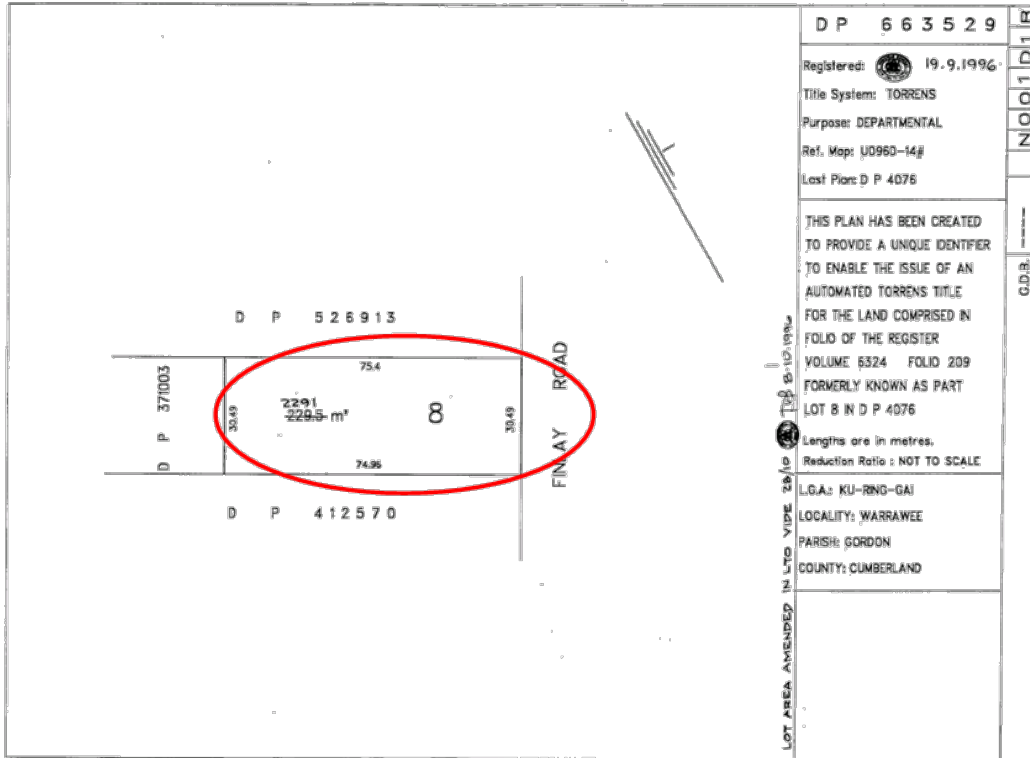


DP415439 dated 1960:

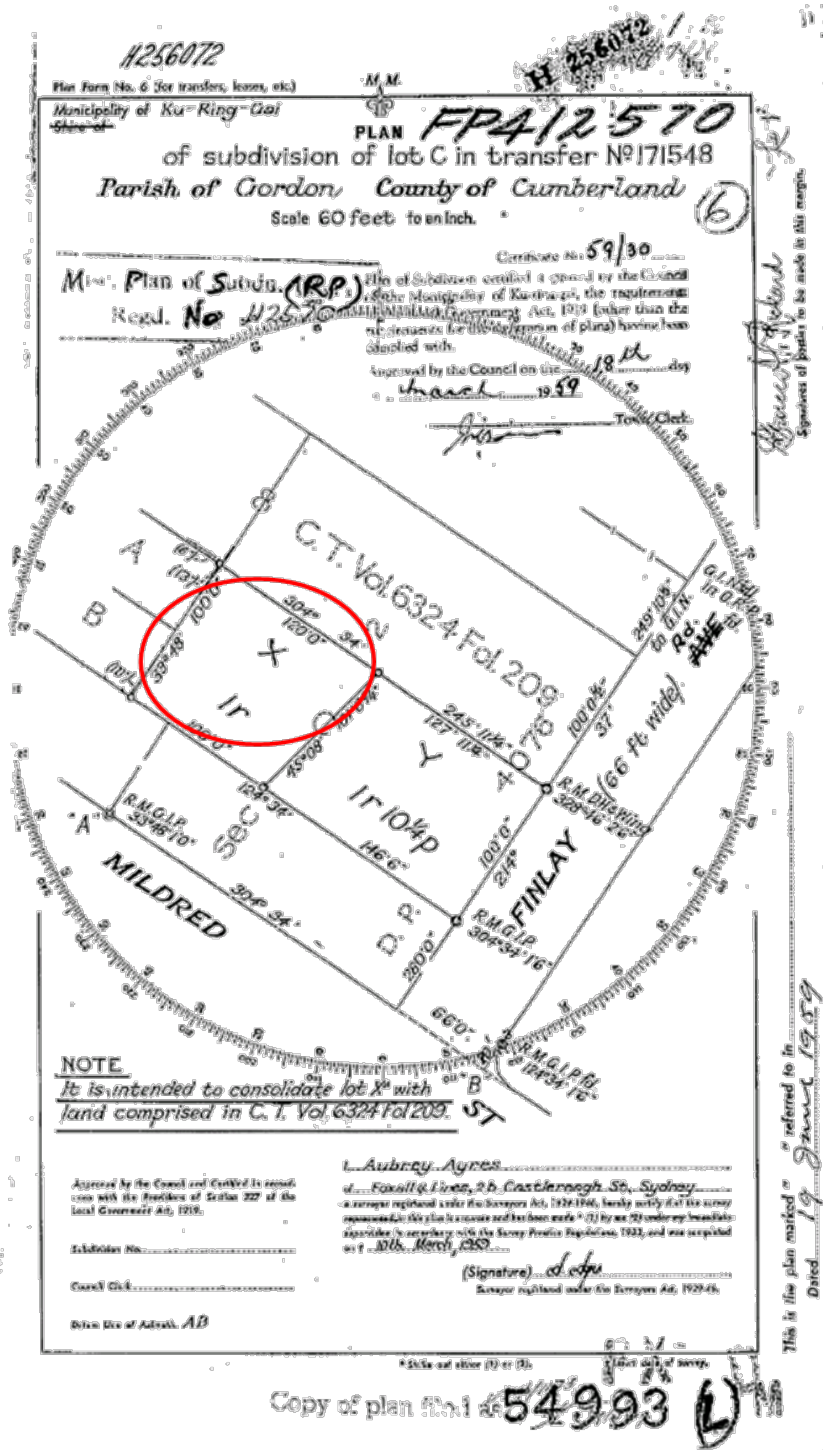




DP663529 dated 1996:



DP412570 dated 1959:





### Description

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

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

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

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

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

**AIA Statement of Significance:**

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

**Modifications (DAs, BAs, CDCs)**

No BAs or DAs in property and rating.

### History

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

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

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

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

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

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

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

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

#### Land title History:

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

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

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

By January 1905, the Mutual Life Association of Australia was exercising their power of sale as mortgagee to transfer portions of the property. In November 1913, the NSW Realty Co Limited was transferred more than 27 acres of the land around Finlay Road and Blytheswood Avenue, at their southern end.



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

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

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

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

Sources:

Above linked 2010 AIA Inventory Sheet

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

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

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

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

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

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

*High-profile defamation barrister Clive Evatt dies* – SMH – Michaela Whitbourn – August 3, 2018:

<https://www.smh.com.au/national/nsw/high-profile-defamation-barrister-clive-evatt-dies-20180803-p4zvf4.html>

Clive Evatt: King of the Plaintiffs' Defamation Bar – SMH – August 9, 2018:

<https://www.smh.com.au/national/clive-evatt-king-of-the-plaintiffs-defamation-bar-20180808-p4zw61.html>

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

Further reading on Rickard:

InDesign Luminary – Bruce Rickard – by Jan Howlin, 2018, originally published in issues #42 of

*InDesign* (2010): <https://www.indesignlive.com/the-peeps/indesign-luminary-bruce-rickard>

'Tusculum'  
3 Manning st  
Potts Point NSW 2011  
T +612 9246 4055  
F +612 9246 4030  
nsw@architecture.com.au  
architecture.com.au

The General Manager  
Ku-Ring-Gai Council  
Locked Bag 1056  
Pymble  
NSW 2073



**Australian Institute of Architects**

By email to [kmc@kmc.nsw.gov.au](mailto:kmc@kmc.nsw.gov.au)

2 October 2013

Dear Sir or Madam,

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

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

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

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

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



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

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

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

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

Yours sincerely



Joe Agius  
NSW Chapter Presiden



Australian  
Institute of  
Architects

**Nationally Significant 20th-Century Architecture**

Revised date 06/04/2010

**Evatt House (Rickard House I)**

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

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

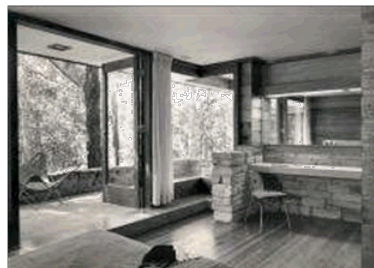
This house is the first of several houses designed by Rickard for himself. In 1966 the second owner, Clive Evatt, engaged Rickard to design substantial alterations and additions. The house played a significant part in launching the architectural career of Bruce Rickard. It was included in an exhibition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

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

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



Living area (Source: Max Dupain c.1960)



Bedroom (Photo: Max Dupain c.1960)



External view (Photo: Max Dupain c.1960)



External view (Photo: Max Dupain c.1960)



## State Heritage Inventory Report

### Item Details

**Name**  
Electricity Substation No. 590

**Other/Former Names**  
#590 Substation, #590 'Karranga Avenue' Substation.

**Address**  
390 Karranga Avenue KILLARA NSW 2071

**Local Govt Area**  
Ku-Ring-Gai

**Group Name**  
Sydney County Council Substations Group

**Item Classification**  
Item Type  
Built

**Item Group**  
Utilities - Electricity

**Item Category**  
Electricity Transformer/Substation

**Statement Of Significance**  
Substation #590 is an externally intact representative example of an interwar substation which displays Walter Burley Griffin style influences in its main facade. It was constructed by the Sydney County Council in 1940 as a part of the expansion of the electricity network to the suburbs of Sydney.

**Assessed Significance Type**  
Local

**Endorsed Significance**  
Local

**Date Significance Updated**  
3/23/2007

### Listings

| Listing Name  | Listing Date | Instrument Name           | Instrument No. | Plan No. | Gazette Page | Gazette Number |
|---|--------------|---------------------------|----------------|----------|--------------|----------------|
| Heritage Act - s.170 NSW State agency heritage register | 1/0/1994     | Ausgrid Heritage Register | 3430301        |          |              |                |

**Heritage Item ID**  
3430301

**Source**  
State Government

### Location

This report was produced using the State Heritage Inventory managed by Heritage NSW. Check with your relevant local council or NSW government agency for the most up-to-date information. This report does not replace a Section167 certificate or a Section 10.7 Certificate (formerly Section 149).

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Addresses

Records Retrieved: 1

| Street No | Street Name     | Suburb/Town/Postcode | Local Govt. Area | LALC    | Parish | County | Electorate | Address Type    |
|-----------|-----------------|----------------------|------------------|---------|--------|--------|------------|-----------------|
| 390       | Karranga Avenue | KILLARA/NSW/2071     | Ku-Ring-Gai      | Unknown |        |        | Unknown    | Primary Address |

Description

Designer

Sydney County Council

Builder/Maker

Sydney County Council

Construction Year Start & End

1940 - 1940

Circa

YES

Period

1901 to 1950

Physical Description

The #590 substation is a single storey domestic scaled coarse rendered structure with two entrance doors, and timber pergola supported on columns of rusticated sandstone. Decorative domestic elements include a Walter Burley Griffin influenced chevron styled louvered window and a sandstone flagging paved area to the front.

Updated

The #590 substation is constructed using coarse rendered load bearing brickwork. A timber pergola supported on sandstone columns.

Physical Condition

Good.

Updated 10/31/2012

Modifications And Dates

Original doors and roof altered, small metal box mounted to wall. New front timber fence.

Further Comments

History

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**Historical Notes or Provenance**

The #590 substation is a purpose designed and built structure dating from c1940. It was built by the Sydney County Council as a part of the expansion of the electricity network in Sydney's suburbs in the 1940s.

**Updated**

**Historic Themes**

| National Theme                         | State Theme | Local Theme                 |
|--|-------------|-----------------------------|
| Building settlements, towns and cities | Unknown     | Distribution of electricity |

**Records Retrieved: 1**

This report was produced using the State Heritage Inventory managed by Heritage NSW. Check with your relevant local council or NSW government agency for the most up-to-date information. This report does not replace a Section167 certificate or a Section 10.7 Certificate (formerly Section 149).

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**Assessment**

|   |                |                           |
|---|----------------|---------------------------|
| <b>Criteria a)</b><br><b>Historical Significance</b><br>Historically representative of the expansion of the electricity network into Sydney's suburbs.  | <b>Include</b> | <b>Exclude</b>            |
| <b>Criteria b)</b><br><b>Historical Association Significance</b>  | <b>Include</b> | <b>Exclude</b>            |
| <b>Criteria c)</b><br><b>Aesthetic/Technical Significance</b><br>Substation #590 is an externally intact representative example of an Interwar substation which displays Walter Burley Griffin style influences in its main facade. | <b>Include</b> | <b>Exclude</b>            |
| <b>Criteria d)</b><br><b>Social/Cultural Significance</b>   | <b>Include</b> | <b>Exclude</b>            |
| <b>Criteria e)</b><br><b>Research Potential</b>   | <b>Include</b> | <b>Exclude</b>            |
| <b>Criteria f)</b><br><b>Rarity</b>   | <b>Include</b> | <b>Exclude</b>            |
| <b>Criteria g)</b><br><b>Representative</b><br>Typical of a distribution substation in terms of scale, function and technical arrangement.  | <b>Include</b> | <b>Exclude</b>            |
| <b>Integrity/Intactness</b><br>Intact - minor modifications only.   |                | <b>Updated 03/23/2007</b> |

This report was produced using the State Heritage Inventory managed by Heritage NSW. Check with your relevant local council or NSW government agency for the most up-to-date information. This report does not replace a Section167 certificate or a Section 10.7 Certificate (formerly Section 149).

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**References**

Records Retrieved: 1

| Title               | Author                   | Year | Link | Type    |
|---------------------|--------------------------|------|------|---------|
| Electrifying Sydney | Wilkenfeld and Spearritt | 2004 |      | Written |

**Heritage Studies**

Records Retrieved: 2

| Title                                    | Year | Item Number | Author         | Inspected By | Guidelines Used |
|--|------|-------------|----------------|--------------|-----------------|
| EnergyAustralia Heritage Register Review | 2007 | 3430301     | MaClaren North | M North      | Yes             |
| EnergyAustralia Heritage Register Review | 2007 | 3430301     | MaClaren North | M North      | Yes             |

**Procedures / Workflows / Notes**

Records Retrieved: 0

| Application ID / Procedure ID | Section of Act | Description | Title | Officer | Date Received | Status | Outcome |
|-------------------------------|----------------|-------------|-------|---------|---------------|--------|---------|
| No Results Found              |                |             |       |         |               |        |         |

**Management**

This report was produced using the State Heritage Inventory managed by Heritage NSW. Check with your relevant local council or NSW government agency for the most up-to-date information. This report does not replace a Section167 certificate or a Section 10.7 Certificate (formerly Section 149).

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Records Retrieved: 0

| Management Category | Management Name  | Date Updated |
|---------------------|------------------|--------------|
|                     | No Results Found |              |

**Management Summary**

This item contributes to local character and should be conserved. Original details should be maintained including doors, windows and original signage. New materials should be sympathetic to the nature and character of the original building. In the event of major proposed changes, prepare a Conservation Management Strategy and undertake an archival recording. Wherever possible, changes should be restricted to the interior of the building. Routine maintenance of existing fabric is essential.



|  |                                      |   |                |
|--|--------------------------------------|---|----------------|
| Name   | <b>KARRANGA AVENUE</b>               | Substation Number   | <b>590</b>     |
| Function   | <b>Network Substation</b>            | Heritage Status   | <b>Local</b>   |
| PMIS   | <b>1622</b>                          | LEP Listing   | <b>N</b>       |
| Address  | <b>Karranga Avenue, 390, Killara</b> | Movable Content   | <b>N</b>       |
| LGA  | <b>Ku-Ring-Gai</b>                   | Architectural Type  | <b>Cottage</b> |
| DP/Lot   | <b>DP 343476 Lot 1</b>               | Quality   | <b>L</b>       |
| Zoning   | <b>Residential</b>                   | Area (m <sup>2</sup> )  | <b>184</b>     |
|   |                                      |   |                |
| <p>Constraints</p> <ul style="list-style-type: none"> <li>• <b>Small building on small site</b></li> <li>• <b>Within residential area</b></li> </ul> |                                      | <p>Opportunities</p> <ul style="list-style-type: none"> <li>• <b>Potential incorporation into neighbouring property</b></li> <li>• <b>Potential storage or vehicular use</b></li> <li>• <b>Potential adaptation into larger building</b></li> </ul> |                |



## State Heritage Inventory Report

### Item Details

**Name**  
Substation

**Other/Former Names**  
#195 Pymble 33KV Zone/Depot

**Address**  
982-984 Pacific Highway PYMBLE NSW 2073

**Local Govt Area**  
Ku-Ring-Gai

**Group Name**  
Electricity Transformer/Substation

**Item Classification**  
Utilities - Electricity

**Item Type**  
Built

**Item Group**  
Electricity Transformer/Substation

**Item Category**  
Electricity Transformer/Substation

**Statement Of Significance**  
The Pymble Zone substation/depot is an elegant and refined example of a well detailed face brick substation building designed in the Interwar period. It is considered to be of State significance and a rare and representative example of this style of substation building.

**Assessed Significance Type**  
State

**Endorsed Significance**  
State

**Date Significance Updated**  
10/21/1998

### Listings

| Listing Name  | Listing Date | Instrument Name | Instrument No. | Plan No. | Gazette Page | Gazette Number |
|---|--------------|-----------------|----------------|----------|--------------|----------------|
| Heritage Act - State Heritage Register                  | 2/0/1999     |                 | 00940          | 3082     | 1546         | 27             |
| Heritage Act - s.170 NSW State agency heritage register |              |                 |                |          |              |                |

**Heritage Item ID**  
5011946

**Source**  
Heritage NSW

**Location**

**Addresses**

Records Retrieved: 1

| Street No | Street Name     | Suburb/Town/Postcode | Local Govt. Area | LALC         | Parish | County     | Electorate  | Address Type    |
|-----------|-----------------|----------------------|------------------|--------------|--------|------------|-------------|-----------------|
| 982-984   | Pacific Highway | PYMBLE/NSW/2073      | Ku-Ring-Gai      | Metropolitan | Gordon | Cumberland | KU-RING-GAI | Primary Address |

**Description**

**Designer**

**Builder/Maker**

**Construction Year Start & End**

**Circa**

**Period**

1901 to 1950

**Physical Description**

**Updated**

The Pymble Zone substation/depot is a large and elegant parapetted one and two storey structure with rooves of varying heights, round headed windows, and contrasting lintel pediments. It is a refined example of the Interwar Stripped Classical style as evidenced by the vertical emphasis, vestigial classical cornice and groupings of multi-paned windows. Stylistic elements also include recessed panels incorporating corbelled brickwork near the base and parapet levels, and decorative elements including contrasting brickwork and cement rendered lintel pediments. two large entrances with roller shutters provide access.

The Pymble Zone substation/depot is constructed in load-bearing face brick with externally expressed engaged piers. The windows make use of brick arch construction.

Architectural Style: Interwar Stripped Classical

Exterior materials: Face brick, cement render, steel Roller Shutter

**Physical Condition**

**Updated** 11/08/2000

Good.

**Modifications And Dates**

**Further Comments**

This report was produced using the State Heritage Inventory managed by Heritage NSW. Check with your relevant local council or NSW government agency for the most up-to-date information. This report does not replace a Section 167 certificate or a Section 10.7 Certificate (formerly Section 149).

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**History**

**Historical Notes or Provenance**

The Pymble Zone substation/depot is a purpose designed and built structure dating from 1928. 'Substation No.195, 1928' is written on the lintel pediments in relief. Historical period - 1926-1950

**Updated**

**Historic Themes**

Records Retrieved: 2

| National Theme                         | State Theme | Local Theme |
|--|-------------|-------------|
| Governing                              | Land tenure | Unknown     |
| Building settlements, towns and cities | Unknown     | Unknown     |

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| <b>Assessment</b>                                  |         |
|--|---------|
| Criteria a)<br>Historical Significance             | Exclude |
| Criteria b)<br>Historical Association Significance | Include |
| Criteria c)<br>Aesthetic/Technical Significance    | Exclude |
| Criteria d)<br>Social/Cultural Significance        | Include |
| Criteria e)<br>Research Potential                  | Exclude |
| Criteria f)<br>Rarity                              | Exclude |
| Criteria g)<br>Representative                      | Exclude |
| Integrity/Intactness                               | Updated |

**References**

This report was produced using the State Heritage Inventory managed by Heritage NSW. Check with your relevant local council or NSW government agency for the most up-to-date information. This report does not replace a Section 167 certificate or a Section 10.7 Certificate (formerly Section 149).

**References**

Records Retrieved: 0

| Title            | Author | Year | Link | Type |
|------------------|--------|------|------|------|
| No Results Found |        |      |      |      |

**Heritage Studies**

Records Retrieved: 0

| Title            | Year | Item Number | Author | Inspected By | Guidelines Used |
|------------------|------|-------------|--------|--------------|-----------------|
| No Results Found |      |             |        |              |                 |

**Procedures / Workflows / Notes**

Records Retrieved: 2

| Application ID / Procedure ID | Section of Act | Description             | Title                                   | Officer         | Date Received | Status | Outcome |
|-------------------------------|----------------|-------------------------|---|-----------------|---------------|--------|---------|
| 31557                         | 57(2)          | Exemption to allow work | Standard Exemptions                     | Minister Cowied | 11/09/2020    |        |         |
| 34418                         | 57(2)          | Exemption to allow work | Heritage Act - Site Specific Exemptions | halep           | 05/15/2009    |        |         |

**Management**

**Management**

Records Retrieved: 0

| Management Category | Management Name | Date Updated |
|---------------------|-----------------|--------------|
| No Results Found    |                 |              |

**Management Summary**

This report was produced using the State Heritage Inventory managed by Heritage NSW. Check with your relevant local council or NSW government agency for the most up-to-date information. This report does not replace a Section167 certificate or a Section 10.7 Certificate (formerly Section 149).



Caption: Substation

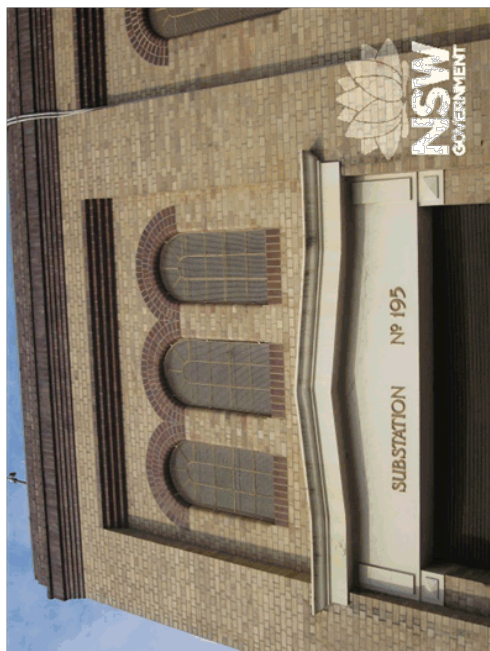
Photographer: Heritage Division

Copyright Owner: No Credit

Date: 10/29/2013 12:00:00 AM

This report was produced using the State Heritage Inventory managed by Heritage NSW. Check with your relevant local council or NSW government agency for the most up-to-date information. This report does not replace a Section 167 certificate or a Section 10.7 Certificate (formerly Section 149).





Caption: Substation

Photographer: Heritage Division

Copyright Owner: No Credit

Date: 10/29/2013 12:00:00 AM

This report was produced using the State Heritage Inventory managed by Heritage NSW. Check with your relevant local council or NSW government agency for the most up-to-date information. This report does not replace a Section 167 certificate or a Section 10.7 Certificate (formerly Section 149).

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Caption: SHR Plan No 3082

Photographer: Heritage Division

Copyright Owner: No Credit

Date: 4/2/1999 12:00:00 AM

This report was produced using the State Heritage Inventory managed by Heritage NSW. Check with your relevant local council or NSW government agency for the most up-to-date information. This report does not replace a Section 167 certificate or a Section 10.7 Certificate (formerly Section 149).

**National Trust Award Nomination**

**Category: Conservation - Interiors and Objects**

**Project: Tulkiyan interiors conservation**





## **Purpose**

This submission provides information and outcomes on Council's restoration of the Tulkiyan interiors, in line with the National Trust nomination guideline to seek recognition of this work through an award.

## **Tulkiyan's significance and management**

Tulkiyan at 707 Pacific Highway, Gordon, is an extraordinary house museum featuring outstanding intact architecture, interiors and contents. A local and state listed heritage item, Tulkiyan represents a fine and intact Arts and Craft residence dating from 1913, designed by eminent architect, B.J. Waterhouse. The interiors are a time vault, retaining intact architectural details, furnishings and contents donated by the Donaldson family to Council. The house and contents illustrate the early twentieth century fashion, taste and lifestyle of the upper middle class in Sydney prior to World War 1.

The property is maintained by Ku-ring-gai Council, managed by Historic Houses Association with significant community volunteer involvement.

## **Project overview**

Years of specialist and volunteer restoration of interior building fabric, finishes, furnishings and contents have successfully revived the 'complete picture' that makes Tulkiyan special with its fine intact building exterior, interior and contents. The internal restoration has secured a future for and extended the life of this house museum. The works were an essential step towards again making this building and its contents accessible to the public for public education, enjoyment and appreciation of the architecture and period it embodies.



Tulkiyan, 1914

## **Need for restation: 2016 damage**

In 2016, the interior building fabric, finishes and contents suffered extensive damage from hot water, steam and mould. This was caused by a burst hot water tank that continued to spread steam through the house for a week before its discovery. The original Arts and Crafts details of stained polished timber joinery, decorative plaster ceilings and all painted surfaces were particularly affected. The movable collection of furnishings and contents were also damaged. Air sampling in ground and first floor rooms found hazardous levels of mould contamination. This made the building unsafe or in too poor a condition for public access and use.

In order to conserve the fabric and enable safe reopening of this building and collection to the public, Council's team, guided by specialist conservators, sought to repair this damage to a high conservation standard.

## **Restoration works**

The conservation of Tulkiyan's interiors provided for a museum-standard conservation cleaning, on the advice of Historic Houses Association and informed by conservation specialists. The approach involved minimal intervention to the interiors in order to retain their significance while effectively eradicating the mould. The works were approved by Heritage NSW and work commenced in 2018 through to 2021.

Specialist consultants and a team of trained volunteers completed the works under the direction of a historic house museum curator. The committed volunteers were trained in object handling and basic conservation techniques, including mould remediation processes. Post-graduate Museum and Heritage Studies students from Sydney University were also invited to contribute to the works.

Key conservation works included:

- Mould eradication throughout the building by IAQ services
- Careful restoration of the fine timber joinery throughout the ground floor
- Repair of damaged plasterwork in the kitchen, servery and housekeeper's room
- Repainting of damaged wall surfaces in the ground floor and upper stair landing
- Replacing some soft furnishing textiles, for example, damaged lining curtains
- Conserving several pieces of furniture and ceramics

The reports from Public Works Advisory and Historic Houses Association document the damage and conservation works in more detail, as well as demonstrating the advice gained over time to guide these works. These reports are too large to attach, exceeding the size limit, however are available on request. These include:

- Public Works Advisory, Preliminary Conservation Strategy, 2017
- Historic Houses Association, Conservation specification and progress report, 2019
- Historic Houses Association, Repainting specification, 2020

## **People involved**

In addition to Council staff, key specialists involved in guiding and completing the restoration include:

- Robert Griffin, house curator and manager, Historic Houses Association
- Julian Bickersteth and team, International Conservation Services, advised on mould remediation, paintings, photographs and paper work restoration
- Tony Bye, IAQ Services, advised on mould remediation, sampling and analysis
- Ian Thomson, furniture conservator, conserved steam and water damaged furniture and joiner
- David McBeth, metals conservator, metals conservation workshop for volunteers
- Alan Landis, ceramics and Wedgwood specialist, conserved damaged ceramics.

Most importantly, the successful restoration Tulkian is largely due to the team of dedicated volunteers. Volunteers completed much of the hard work, turning up week after week to carefully clean and treat not only the building fabric, but also the collection of furniture, textiles, ceramics, silver, metalwork, books and more.

The process and results of this restoration are illustrated in the following images.

**Council would be pleased to arrange an inspection of the building interiors for the award judges.**



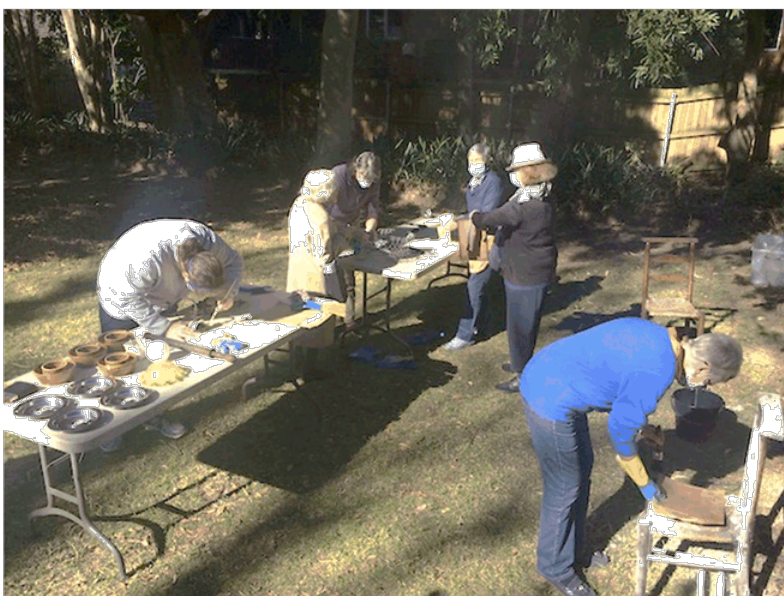
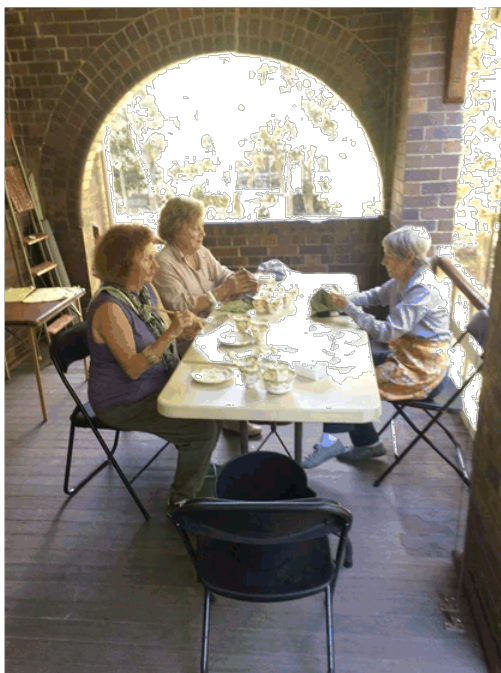
**Restoration in progress**



Specialist conservation of varnished finishes in progress by Ian Thomson



Volunteers removing mould in kitchen



Volunteers cleaning ceramics and other Tulkiyan collections





Dining room: Damage and restored



Damaged ceiling



Restored ceiling

Dining room: Restored

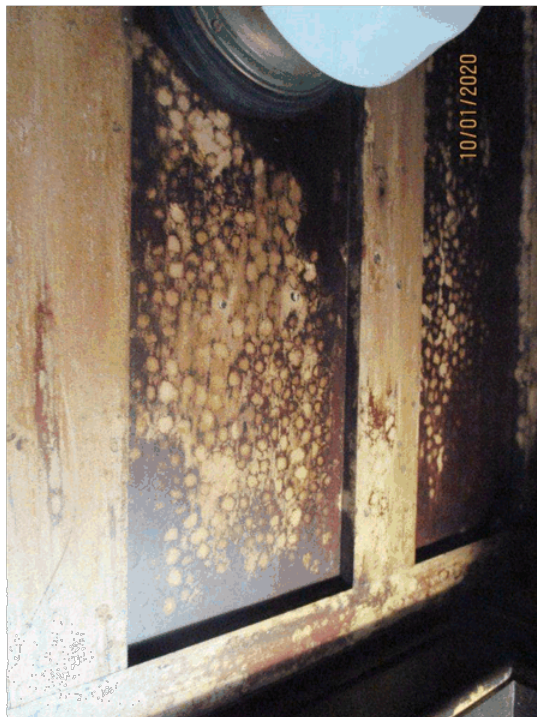




Entrance foyer: Original/ before damage



Entrance foyer: Damage



Details of steam and mould damaged fabric



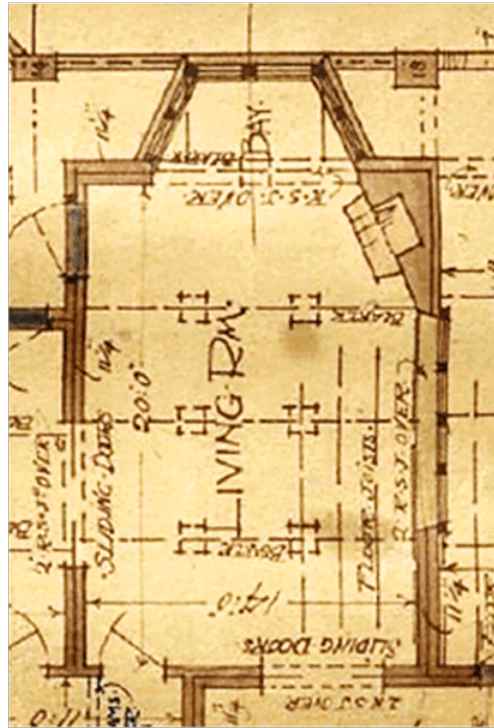
Entrance foyer: Restored



Living room: Original/ before damage



Before damage



Original floor plan





Restored fireplace

Living room: Damage and restored



Damaged fireplace

Living room: Damage and restored



Above: damage

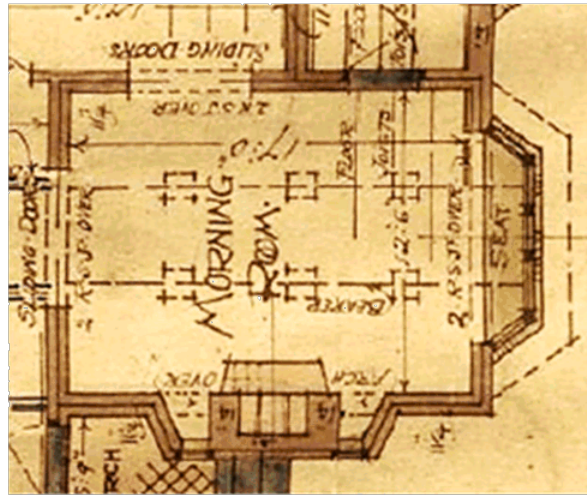


Restored room

Morning room: Original// before damage



Contemporary, before damage



Original floor plan





Restored corner

Morning room: Damage and restored



Damaged corner

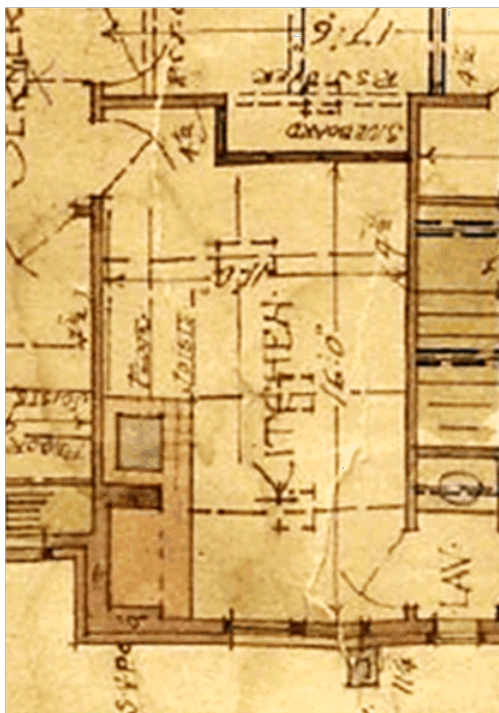


Morning room: Restored

**Kitchen: Original// before damage**



**Before damage**



**Original floor plan**



**Kitchen: Damage and restored**



Restored hearth



Mould damage

**Kitchen: Damage and restored**



**Mould damage**



**Restored finishes and furniture**

**Bedroom: Original/ before damage**



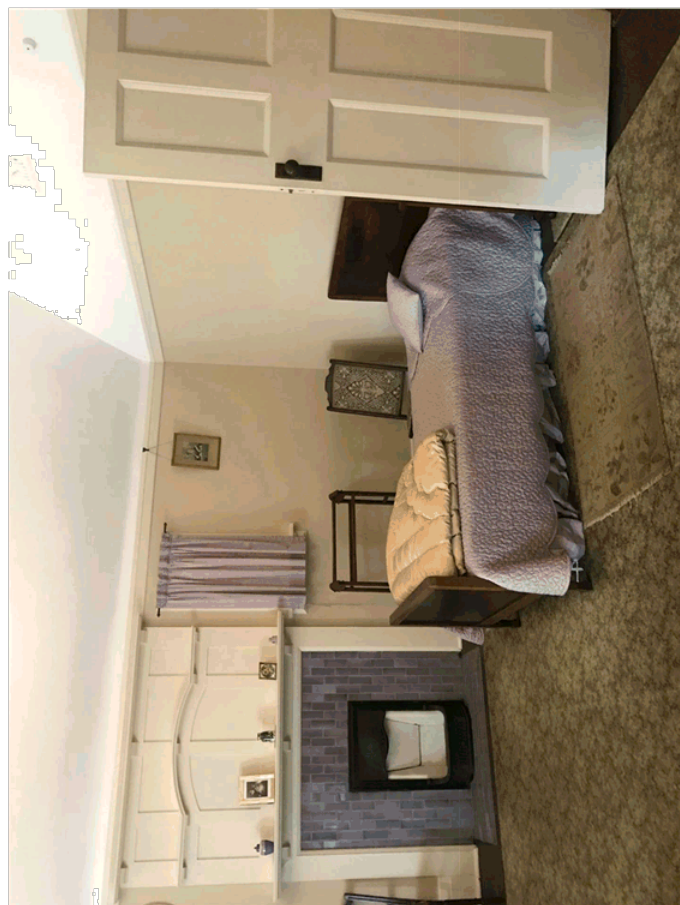
Original bedroom 1, 1914



Bedroom 1 before damage



**Bedroom: Restored bedrooms**



Restored bedroom 1



Restored bedroom 2 fireplace

**Furniture: Damage and restored**



Restored table



Damaged c.1900 occasional table

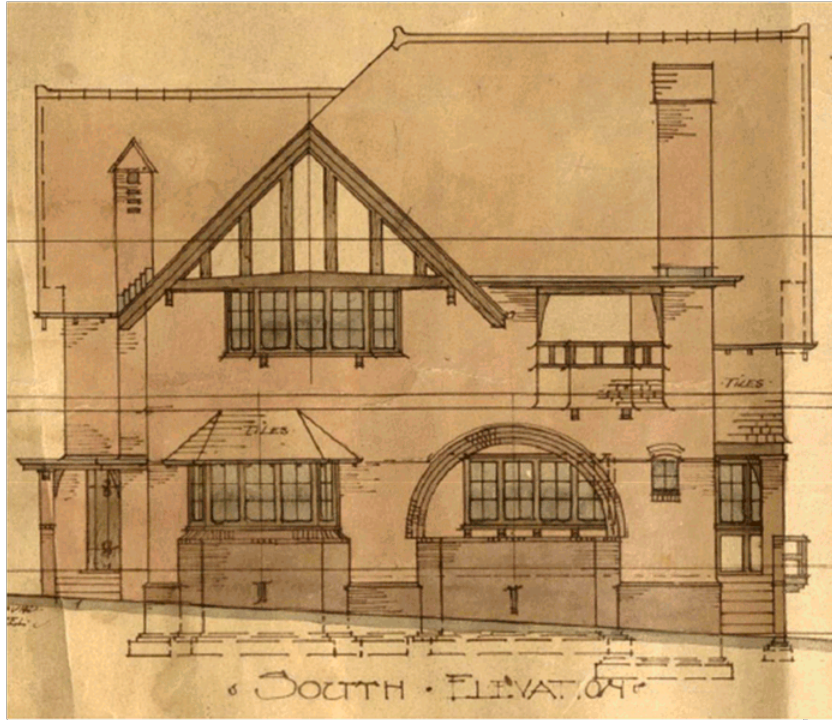


Building exterior: original and current

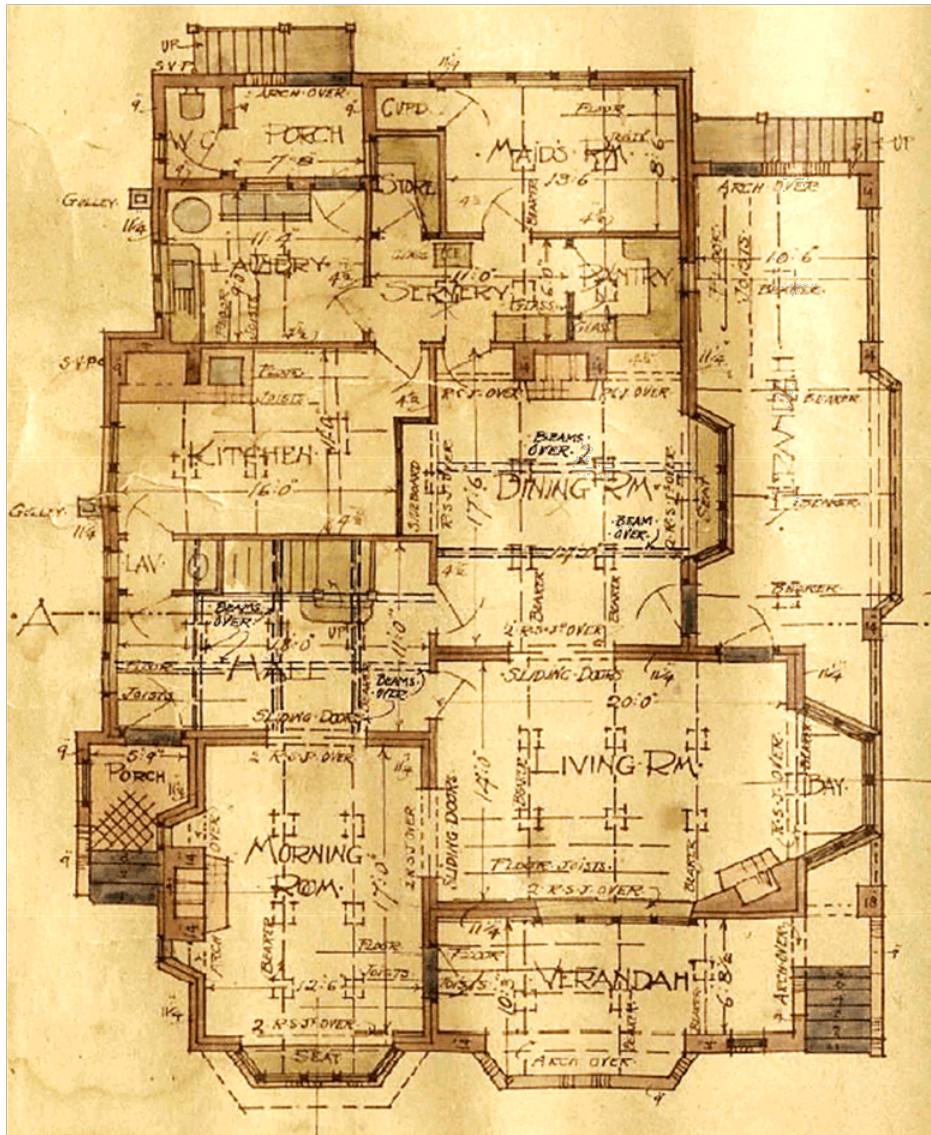




Original architectural drawings

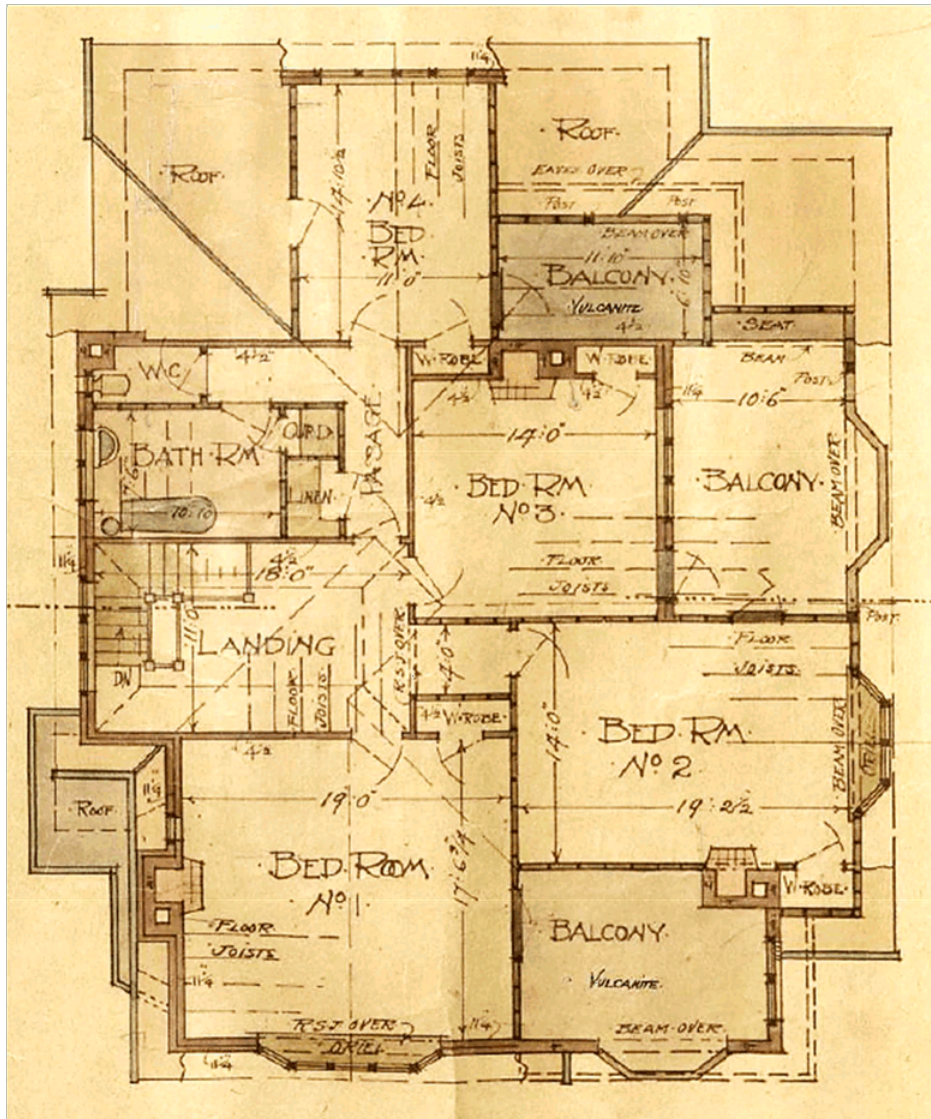


Original 1913 Waterhouse & Lake elevation



Original 1913 Waterhouse & Lake ground floor plan





Original 1913 Waterhouse & Lake first floor plan



## **Ku-ring-gai Council Heritage inventory conventions 2021**

### **1.0 INTRODUCTION**

#### **1.1 About this convention**

This convention outlines the Ku-ring-gai Council's objectives and standards for preparing inventories for heritage listed places. It was particularly prepared to guide council's transition to using the online system for inventories.

This convention seeks to maintain consistency and to focus council resources on the aspects of heritage inventories with the greatest public benefits for conserving heritage places.

This convention can guide both improving existing inventories for existing listings and preparing new inventories for proposed listings.

Nothing in this convention is mandatory, invalidates inventories prepared to a different standard or alters a statutory listing or its effects.

#### **1.2 Authorship and copyright**

This convention was prepared in 2021 by Claudine Loffi, Heritage Specialist Planner for Ku-ring-gai Council.

Ku-ring-gai Council is the copyright holder. You may copy, distribute, display, download and otherwise freely deal with this work for any purpose, provided that you attribute the Ku-ring-gai as the owner. However, you must obtain permission if you wish to: (1) charge; (2) include the work in advertising or a product for sale; or modify the work.

#### **1.3 Terminology**

An inventory is the supporting information about a place that is heritage listed or is assessed as significant. An inventory is not the listing itself.

There is no known definition or standard terminology for inventories established through NSW or Australian policy or guides. Some other names for inventories include: heritage data forms, inventory sheets, classification cards, state heritage inventory forms, listing sheets, database forms or records. These all contain similar information.

#### **1.4 Framework for inventories**

Inventories have no legal status, function or effect under planning or heritage laws in New South Wales. No state guide or policy currently exists to establish the status or function of inventories in the NSW planning process. As there is no legal requirement for an inventory, places can be heritage listed without an inventory.

The only statutory reference to inventories is contained in the Standard Instrument SEPP 2006 that follows item naming directions with "Any thing that is part of the heritage significance of a heritage item should also be included in the inventory of heritage items." This is not defined further.

Providing inventories for listed places is, however, the established practice in NSW, Australia and internationally. While information standards and format have evolved over time, inventories were produced for the earliest listings in NSW since the 1970s and remain best practice today.

Inventories are typically produced before listing when the heritage value of a place is assessed, such as part of a heritage study, or in support of the recommended listing. Inventories are also regularly updated by council staff as further information becomes available.

The content of inventories generally follow the established guidelines for heritage assessment. The main heritage assessment guidelines in NSW include the NSW Heritage Council's guideline 'Assessing Heritage Significance' and the Burra Charter. Guides for the data entry and standard format of inventories are available Heritage NSW.

### **1.5 Purpose and benefits**

Inventories provide a summary of information about listed places to help owners and the community identify, understand and conserve heritage places.

Inventories provide an important tool to support the conservation of heritage listed places through education and promotion. While not legally part of the listing, inventories made freely available online are the most tangible and accessible information about listing for owners, consent authorities and the broader community. They have far-reaching uses and benefits that continue beyond the listing process. Both the objectives and benefits of inventories are to:

- improve owner and community access to information about listed places
- help inform decision-making at important stages in the lifecycle of heritage places, specifically for listing, planning and development
- showcase and raise awareness for Ku-ring-gai's heritage, collectively and individually
- help realise the benefits of listed heritage places for enhancing local identity, tourism, cultural life, building diversity, liveability, urban renewal and sustainability.

### **1.6 Inventory limitations**

Inventories have two main limitations in that they are:

- non-statutory, meaning information in inventories does not direct or alter the legal extent or effect of listing
- not a comprehensive place assessment or development guidelines to the standard of a conservation management plan or heritage assessment.

The listing status is instead determined by the entry for the place in the local environmental plan's heritage schedule and map. Permissible development is determined through the development standards and heritage provisions also contained in the local environmental plan and development control plan.

Detailed heritage assessment occurs at a separate stage when changes to listed places are proposed and a statement of heritage impact or conservation management plan is prepared.

### **1.7 Data entry and access**

Inventories are delivered to the community online through the NSW government site known as the online heritage database or State Heritage Inventory, maintained by Heritage NSW.

The community can search this database to find and compare inventories for all heritage listed places in NSW. The site is found here:

<http://www.environment.nsw.gov.au/heritageapp/heritagesearch.aspx>

Local councils add and update inventories for locally listed places to this database through the web-based system known as the State Heritage Inventory web application or 'web app'. This application replaced the former State Heritage Inventory database software in 2013. This password-protected site is found here:

<http://www.environment.nsw.gov.au/heritageadminApp/default.aspx>

A guide for the use of this application is available from Heritage NSW.



## 2.0 GENERAL INSTRUCTIONS

### 2.1 Inventory creation or update

When creating or updating inventories:

- Enter inventories directly into the State Heritage Inventory web application, rather than the Microsoft Word data form format. This is to minimise double data entry, have one searchable repository for all information, and ensure this information is in a format that, once approved, can easily be made publically available online.
- One inventory or record is produced for each listing in the heritage schedule. A listing can cover multiple places. The exception is for precincts or complexes comprising multiple separate components, which can have one group inventory for the complex, plus separate inventories for components linked to the group inventory.
- Before creating a new inventory record for an item or area, search for existing records in the system for the place. Update the existing rather than creating duplicates and resulting version control issues.
- When complete, in order to maintain a record of changes because earlier versions and dates are not saved in the online system:
  - Print the existing inventory from the State Heritage Inventory or web app, unless the very first or already filed.
  - For the updated inventory, print a full images and text report in the web app as a pdf.
  - Name existing and final updated inventories using:
    - Address in full
    - "Online heritage inventory before update" or "Online heritage inventory update" (to differentiate from earlier Word form or study inventories)
    - Date complete
    - "Draft" if not the final
  - Zip supporting research, drafts or images into single file, named with:
    - Address in full
    - "Inventory update working documents"
    - Date zipped
  - Save existing and updated inventory pdf's in Trim SHI folder at [S13598](#).
  - Save zipped working documents in sub-folder at [S13598-1](#)

### 2.2 General standard

Ku-ring-gai Council seeks to produce and maintain a good standard of inventories for its listed places, in terms of the accuracy and quality of information, to serve the above purpose.

### 2.3 Contributors: all fields

- Authors:
  - professionals with qualifications and experience in heritage assessment and heritage listing
- Editorial: proof-read a print-out before submission for approval to check:
  - clarity
  - accuracy
  - correct spelling

- Approver: designated council heritage planner experienced in the use of:
  - inventories and
  - online heritage database

#### 2.4 Style & content: all fields

- Style:
  - concise
  - clear
  - plain English
  - see Style Manual: <https://www.stylemanual.gov.au/>
- Formatting:
  - plain because formatting does not transfer to the databases
  - no indents
  - no bold
  - no italics
  - no underlining
  - no bullet points
- Stand-alone:
  - enter all relevant information directly into inventory as text or images
  - no cross-references to attachments or footnotes
- Subject matter:
  - only information relevant to listed place within listing boundary
- Source material:
  - rigorous, reliable and impartial
  - primary or credible secondary sources preferred, such as endorsed plans or other reliable listing inventories
- Order of information:
  - chronological
  - from big picture (context) to small (detail)

#### 2.5 Writing: all fields

- Jargon:
  - avoid technical terms
  - use only "heritage item" or "conservation area" when referring to the listing
  - substitute with "place", "site" or "area" when referring to the place
  - no abbreviations, such as 'e.g.' or 'c.'
- Capitals:
  - no acronyms
  - lower-case for generic terms, periods, plans and documents
  - such as "heritage item", "conservation area", "inter-war", "local environmental plan", "local council", "statement of heritage impact", "local significance".
  - upper-case only for full name of proper nouns and "Aboriginal" (see Style Manual)
- Numbers:
  - use digits in sentences minimally
  - 1-9: spell out as 'one', 'two' etc

- digits only for numbers from 10 and above
- twentieth century, not 20<sup>th</sup> century
- second, not 2nd
- World War II (capitalised full name) or second world war (no capitals)
  
- Measurements:
  - metric
  - or insert metric conversion in brackets after imperial
  
- Centuries:
  - spell-out as 'twentieth century' or '1900s', not '20<sup>th</sup> century'
  - no apostrophes between year and 's'
  - no dashes unless used as adjective
  - no capitals
  
- Direct quotes:
  - only use for relevant extracts of primary sources, endorsed plans or reliable listing inventories
  - check accuracy and paraphrase other sources
  
- Referencing:
  - brief Harvard (author-date) in-text references only where entry substantially drawn from one source
  - place Harvard reference before full-stop, unless only one bracketed reference at end of paragraph
  - otherwise only enter in reference section



### 3.0 SECTION INSTRUCTIONS

The following match the tabulated sections and fields in the online heritage database. Complete the following underlined fields as indicated, and insert the standard text as shown below:

#### 3.1 Item

Complete following fields:

- Item name:
  - match schedule 5 name
  - select original or most significant name
  - encompass whole place for listing
  - add "including interiors" for items unless façade or structure only
  - insert "former" if no longer current
  - insert street address in brackets where less than or differs to official street address
- Other/former names: all other names and alternate or abbreviated spellings
- Group name: Search for complex/group inventory, if inventory relates to another inventory for a larger complex
- Item type: Select "complex/group" for sites with other inventories for components
- Group
- Category
- Statement of significance:
  - concise value statement written in plain English
  - conclusions about why place matters, not only descriptive information
  - avoid repetition
  - do not refer to place by full address or full item name
  - conclude with statement summarising criteria:

***The xx is of local heritage significance in terms of its historical, associations, aesthetic/technical, social, research, rarity and representative value. This satisfies xx of the Heritage Council criteria of local heritage significance for local listing.***  
(Select correct criteria and tally based on assessment)
- Assessed significance: local or state
- Endorsed significance: local, only state if already state-listed
- Listings:
  - Local Environmental Plan: Plan name + date plan or amendment gazetted + listing number from LEP 'lxxx' (important for SHI mapping integration)
  - Local Environmental Plan – Lapsed: enter as above to record first listing
  - Heritage study: Name + date published when recommended for listing or changes, if known (less important)

### **3.2 Location**

Complete following fields:

- Primary address:
  - address type + street name + street number + suburb + LGA
  - one only
  - match schedule 5 address
- Secondary address:
  - address type + street name + street number + suburb + LGA
  - for side or secondary streets
- Parcel/s:
  - Lot No + Plan code + Plan number
- Curtilage boundary:
  - text description for partial lot or irregular listing boundaries

### **3.3 Description**

Complete following fields:

- Designer:
  - enter name or unknown
  - where more than one, enter type in brackets after each: "(architect/ engineer/ interior)"
- Maker/builder:
  - enter name or unknown
- Year completed
- Period
- Physical description
  - style
  - current main physical attributes, not historical
  - main building features: construction materials, roof form, storeys, windows and doors, decorative details, other distinctive features
  - note all main features on site, including fence or garden or setback
  - main alterations
- Physical condition:
  - drop-down selection
- Physical condition details:
  - where relevant
- Archaeological potential:
  - drop-down selection (not assessed is an option)
- Modification dates:
  - List format of "Year: alterations"
  - No full sentences or abbreviations

- Only for subject buildings and site
- Further comments:
  - Add standard advice:

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

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

### 3.4 History

- Historical notes:
  - Begin each history with:

***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)***
- Historic themes:
  - Select from: National + State + Local
  - Create local themes for significant typologies and people in similar way to saved local themes:
    - Phases of Life + Persons + Name, profession (birth-death years)
    - Culture + Creative Endeavour + Domestic architecture: period/style
- Current uses
- Former uses



### 3.5 Assessment

Complete following fields:

- Criteria a-g
  - concise value statements specific to criterion written in plain English
  - avoid repetition
  - do not refer to place by full address or full item name
  - use inclusion criteria in 'Assessing heritage significance'
  - include comparative analysis in criteria f or g, where most relevant
  - for each criterion, conclude with either:

*Meets this criterion at a local level.*

*Meets this criterion at a local and state level.*

*Does not meet this criterion at a local level.*

*Further investigation required to establish whether this criterion is met.*

(select the applicable conclusion)

- Integrity/intactness
  - Few word description, such as "high externally"

### 3.6 References

- References: add one entry for subject inventory and each reference used, providing at least:
  - Author
  - Title
  - Year
  - Repository: Library or URL for website
  - Type of info
- Studies: select from dropdown list, if relevant

### 3.8 Images

- Images:
  - add best showing at least principal elevations/features
  - add evocative historic images, if available
  - add map, where relevant
- For each give:
  - Type
  - Caption
  - Image by
  - Image date
  - Copyright: Ku-ring-gai Council
  - Image: resized to less than 600 pixels on longest side

### 3.9 Management

- Management category and type:
  - add "Statutory instrument: List on a Local Environmental Plan" where proposed, not existing
- Recommended management:
  - conservation or maintenance works
  - general or procedural advice on new development for conserving significance
  - do not indicate support development because this requires assessment through the application process
  - standard text for house items:

***Retain and conserve the building in its setting.***

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

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

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

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

- Data entry status:
  - select 'complete' once all above text & images entered
  - 'partial' if some tabs are blank
  - 'basic' if most blank except for only item name and address

## Ku-Ring-Gai Council

SHI number  
1880088  
Study number  
08:013

**Item name:** Somerset, dwelling house

**Location:** 47 Fox Valley Road Wahroonga 2076

Ku-Ring-Gai

**Address:** 47 Fox Valley Road **Planning:** Sydney North  
**Suburb/nearest town:** Wahroonga 2076  
**Local govt area:** Ku-Ring-Gai **Parish:**  
**State:** NSW **County:**  
**Other/former names:** Wichita  
**Area/group/complex:** **Group ID:**  
**Aboriginal area:**  
**Curtilage/boundary:**  
**Item type:** Built **Group:** Residential buildings (private) **Category:** House  
**Owner:** Private - Individual  
**Admin codes:** 08:013 **Code 2:** **Code 3:**  
**Current use:** Residence  
**Former uses:** Residence  
**Assessed significance:** Local **Endorsed significance:** Local

**Statement of significance:** Dating from 1936, the house and grounds of Somerset represent a fine example of the inter-war residential development of Sydney's north shore. Architect-designed for share broker, Claude Medway Cox, the building demonstrates the period of post-Depression recovery and development. The quality of construction and primary style of Inter-War Old English demonstrates the success of its owner in this period. It also references his profession, as this style is colloquially known as 'Stockbroker Tudor.'

Architecturally, the building demonstrates a fine example of the Inter-War Old English style with some other distinctive Inter-War stylistic elements, internally and externally. The asymmetrical massing, half-timbered gable with herringbone brickwork, elaborate tall brick chimneys and porte cochere are characteristic of the Old English style. The interiors and details are also characteristic of this style with high quality materials and finishes, heraldic devices in the stained glass windows, timber paneling and large fireplaces. An eclectic period, the stonework details particularly around the ground floor windows reference the grandeur of the Inter-War Gothic style. The bathroom inserts fine Art Deco elements, demonstrating the typical strong geometric forms with arched openings and colourful glazed tiles referencing the iconic Hollywood glamour of this era. The grounds with circular drive and tennis court contribute to its setting as a distinguished residence.

The building also demonstrates the work of local Sydney architect E C Pitt (1896-1938) in the final years before his early demise. Pitt was a local architecture graduate and foundational member of the Institute of Architects during this period when full time architecture courses were first established in Sydney. Described as one of Sydney's leading architects, Pitt was noted for his success in specialised flat and residential design. While his early demise limited his works, one example has since been recognised as significant in the Institute of Architects Register of Twentieth Century Architecture.

Somerset is of local heritage significance in terms of its historical, associations, aesthetic/technical and representative value. This satisfies four of the Heritage Council criteria of local heritage significance for local listing.



## *Ku-Ring-Gai Council*

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**Historical notes of provenance:** 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)

This land was originally part of a 640-acre land grant to Thomas Hyndes in 1838. The subject portion of this land was later subdivided under Deposited Plan 3312, endorsed by surveyor CC Bullock in 1896. At the time, it was part of 249 acres held under a joint tenancy between John Thomas Brown and William Henry Brown, both of St Leonards, Timber Merchants, Sophia Laing, wife of John Gardener Lang of Summer Hill Civil Engineer, and Charlotte Mary Ann Brown of St Leonards, Spinster. The subject site was initially contained in lot 26, section 1 of DP3312.

In January 1912, lot 26 was transferred by Charlotte Mary Ann Brown to John Reid of Sydney, architect. The lot was a size of 2 acres, 1 rood and 1 ¼ perches. In October 1928, a narrow strip of lot 26 was transferred to Gwendoline Lillian Marlin who owned the neighbouring lot 27.

In February 1929, John Reid of Sydney, architect, was issued a new certificate of title to lot 26. It was now a size of 2 acres, 33 ¾ perches. In April 1935, the property was transferred to Claude Medway Cox of Sydney, Stock and share broker. His share broker firm was named Quinan and Cox.

On 29 September 1936, the application by CM Cox for this building was approved. The building application record describes the development as a "brick two storey dwelling and garage" in Fox Valley Road, Wahroonga (BA 36/549). The only contract advertised for this month in Fox Valley Road, Wahroonga, was a residence designed by architect E C Pitt, who let a contract to BH Coleman and Kirk, Ltd.

EC Pitt or Eric Clarke Pitt (1896-1938) died two years following the construction of this house at the age of 42. Pitt's obituary in the Sydney Morning Herald describes him as one of Sydney's leading architects who became noted for his success in specialised flat and residential design. Educated at Sydney Grammar School, he obtained a Diploma of Architecture from the Sydney Technical College, and was admitted to the Institute of Architects on its formation in 1923. He founded a practice, and later entered into partnership with Mr. Donald Morrow, forming Pitt and Morrow from 1921-1925. This partnership, which was later dissolved, resulted in the establishment of a branch practice at Wagga. He also formed partnerships with A M Bolot as E C Pitt and A M Bolot Architects (1936) and Charles Clarence Phillips as Pitt & Phillips Architects (1932-1938). His works included many flat buildings throughout the Eastern suburbs including a 70 flat complex in Macleay Street for Mr H P Christmas. His last residence was recorded as Fairfax Road, Bellevue Hill. EC Pitt produced works since recognised as significant on the Australian Institute of Architects Register of Twentieth Century Architecture. This includes the 1936 'Hillside' at Hillside, 412 Edgecliff Road, Edgecliff, designed with A M Bolot, and the 1939 Macleay-Regis Apartments at 12 Macleay Street, Potts Point, designed with C C Phillips.

On the 30th November 1937, CM Cox also lodged a BA for a Fibro Cement Aviary. In 1938, Claude Medway, Cox, at this address was appointed as an Honorary Ranger under the Birds and Animals Protection Act 1918-1930.

In February 1939, Claude Medway Cox of Sydney, Sharebroker, was issued a new certificate of title as the owner of 2 acres, 1 rood and 8 ¼ perches of land fronting Fox Valley Road. The land was now identified as part lot 25 (a narrow right of way to Ada Avenue) and part lot 26 (the majority excepting a narrow strip adjoining lot 27) of Section 1, DP3312.

In 1940, this land was re-subdivided under the current DP342137. In March 1940, new lot A, at a size of 3 roods and 20 perches was transferred to Robert Smock Conrow of Sydney, Company Director. Robert Conrow, an American, moved to Australia to establish the Armco (American Rolling Mills) operation. Bob Conrow, son of Robert Conrow, recalls that his father would not tell his mother the purchase price, which he believes to have been 6,800 pounds; a large sum for the time. They had previously rented a similar style house in Warrawee named

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'Wichita' after their American home town. During the Conrow ownership, this house was also known 'Wichita'. (The Historian, Vol 34 No. 1, October 2005, p45)

There was no swimming pool during the Conrow ownership. The tennis court was often used for baseball. The Conrows sold some land at the rear at blocks fronting or accessed from Ada Avenue. (The Historian, Vol 34 No. 1, October 2005, p45)

Bob Conrow, son of Robert Conrow, recalls that they had a maid and gardener until staff became difficult to obtain. Bob recalls that the gardener was Bob Beattie, the father of 'Andy' Beattie who also cared for the gardens of 'the San.' Bob Beattie and his brother cooperated in their gardening activities. If there was a surplus of beans from the San gardens, the Conrows would receive beans, while the entrance vestibule of the hospital would be decorated with gladioli grown at this property. (The Historian, Vol 34 No. 1, October 2005, p45)

In 1954, the auction of the vacant house was advertised in The Land newspaper. It was then described as "amongst some of the finest homes in the district." The description of the property at his time identifies: "This charming residence of Tudor design in texture brick, with variegated tiled roof, stands well back from the road in spacious, well laid out grounds, and is approached by circular gravel driveway. Entrance is from porte cochere to large VESTIBULE HALL (telephone room off), from which rises a beautiful winding staircase of Pacific Maple. Accommodation on the GROUND FLOOR comprises large LOUNGE (open Tudor fireplace and reflected ceiling lighting), opening on to SUN LOUNGE overlooking garden, DINING-ROOM (gas fire) SMOKING-ROOM (open fire), delightful KITCHEN, servery with dinette, maid's room. H.W.S. Septic sewerage. UPPER FLOOR has spacious landing, large MAIN BEDROOM (gas fire), opening on to SUNROOM, with large tiled BATHROOM and Toilet, DRESSING-ROOM (or 4th Bedroom) en suite, 2 other BEDROOMS opening on to Sleep-out. Guests' Bathroom and Toilet. LOWER GROUND FLOOR has separate entrance to Staff Quarters of large bed-sitting room, shower-room, toilet, also laundry, garage and cellar storage area. Home and grounds, including grass Tennis Court, are admirably suited for entertaining. In excellent order throughout. Land: 161ft. x 256ft. Torrens."

In April 1958, the property was transferred to Astor Leslie Norman Wilde of Manly, accountant and Eileen May Wilde, his wife. No further transfers were recorded before a new certificate of title was issued in 1968 (inaccessible). In 1977, the resident of this house, Sylvia Margaret Gibson-Holmes (nee Holmes) passed away. Notice of the distribution of her estate was published in the Government Gazette on 25 November 1977.

By 1984, the owners were Mike and Wendy Howarth of 'Artes Studio,' a leading furniture showroom company at the time. The house is called 'Somerset' in this ad but no earlier reference to the name can be found. Details of interior features described by the ad include: "There is a stately entrance hall and living area, original stained glass windows, a hand-carved Tudor staircase and Italian wool carpets. One of the house's most charming features is an original French tiled en suite - a large art deco room which features bath, lavatory and separate shower."

|                |                       |                    |                                    |
|----------------|-----------------------|--------------------|------------------------------------|
| <b>Themes:</b> | <b>National theme</b> | <b>State theme</b> | <b>Local theme</b>                 |
|                | 8. Culture            | Creative endeavour | Domestic architecture: inter-wa    |
|                | 9. Phases of Life     | Persons            | Eric Clarke Pitt, architect (1896) |

**Designer:** E C Pitt, architect (attributed); Eric Clarke Pitt (full name)

**Builder:** BH Coleman and Kirk, Ltd (attributed)

**Year started:** 1936

**Year completed:** 1936

**Circa:** Yes

## Ku-Ring-Gai Council

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Study number  
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**Location:** 47 Fox Valley Road Wahroonga 2076

Ku-Ring-Gai

**Physical description:** Style: The building is designed in the Inter-War Old English style with other distinctive Inter-War stylistic elements, internally and externally. Typical features of this picturesque Old English style demonstrated include the asymmetrical massing, half-timbered gable with herringbone brickwork, elaborate tall brick chimneys and porte cochere. The interiors and details are also characteristic of this style with high quality materials and finishes, heraldic devices in the stained glass windows, timber paneling and large fireplaces. An eclectic period, the stonework details particularly around the ground floor windows reference the grandeur of the Inter-War Gothic style. The bathroom inserts fine Art Deco elements, demonstrating the typical strong geometric forms with arched openings and colourful glazed tiles referencing the iconic Hollywood glamour of this era. The Old English style is also colloquially referred to as 'stockbroker tudor'; an apt style choice for its first owner, a share broker.

**Building:** A two-storey dwelling constructed of red face brick with terracotta tile hipped roof. A gabled wing to the western end of the front façade features half-timbered detailing and herringbone brickwork. Below the gable is a set of sash windows. A small hipped roof porte cochere extends over the circular drive to the entrance. Triple-arched fenestration to the ground floor and pair of sash windows to the first floor have sandstone detailing.

Interiors retain original features including the general layout, fine timber staircase and other joinery throughout, stone fireplace and gas fires and intact Art Deco bathroom with arched openings. A 1984 article about the house refers to internal features including the 'stately' entrance hall and living area, original stained glass windows, hand-carved Tudor staircase and original French-tiled large art deco bathroom. Further features of the building, grounds and interiors, including all rooms and original functions, are described in the 1954 auction notice as quoted in the history.

Alterations and additions include the contemporary kitchen fit-out, a small addition, swimming pool and pool house to the rear.

**Setting:** the house is set in landscaped grounds including a circular drive at the front and tennis court to the site on 3,542 square metres.

**Fence:** brick piers with timber panelling and timber gate. 1989 image showed a more ornate gate.

**Other important features (e.g. outbuildings, garden elements):** terraced area and outbuilding to the north-western corner of the property behind the house, tennis court to the eastern boundary.

**Physical condition level:** Good

**Physical condition:**  
**Archaeological potential level:**

**Archaeological potential Detail:**

**Modification dates:** 1937 – CM Cox lodged a BA for a Fibro Cement Aviary  
1981 – concrete deck extension, pergola, pool house, paving (BA01899/81)  
1988 – alterations and additions (BA00555/88)



## Ku-Ring-Gai Council

SHI number  
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08:013

**Item name:** Somerset, dwelling house

**Location:** 47 Fox Valley Road Wahroonga 2076

Ku-Ring-Gai

**Recommended management:** Retain and conserve the building in its setting.

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

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

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

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

**Management:** Management category

Management name

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

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

**Criteria a):** Dating from 1936, the house and grounds of Somerset represent a fine example of the inter-war residential development of Sydney's north shore. Architect-designed for share broker, Claude Medway Cox, the building demonstrates the period of post-Depression recovery and development. The quality of construction and primary style of Inter-War Old English demonstrates the success of its owner in this period. It also references his profession, as this style is colloquially known as 'Stockbroker Tudor.'

As the design of a local architecture graduate and foundational member of the Institute of Architects, E C Pitt, this building also demonstrates this period when full time architecture courses were first established in Sydney.

Meets this criterion at a local level.

**Criteria b):** The building demonstrates the work of local Sydney architect E C Pitt (1896-1938) in the final years before his early demise. Described as one of Sydney's leading architects, Pitt was noted for his success in specialised flat and residential design. While his early demise limited his works, one example has since been recognised as significant in the Institute of Architects Register of Twentieth Century Architecture.

Meets this criterion at a local level.

**Criteria c):** Architecturally, the building demonstrates a fine example of the Inter-War Old English style with some other distinctive Inter-War stylistic elements, internally and externally. The asymmetrical massing, half-timbered gable with herringbone brickwork, elaborate tall brick chimneys and porte cochere are characteristic of the Old English style. The interiors and details are also characteristic of this style with high quality materials and finishes, heraldic devices in the stained glass windows, timber paneling and large fireplaces. An eclectic period, the stonework details particularly around the ground floor windows reference the grandeur of the Inter-War Gothic style. The bathroom inserts fine Art Deco elements, demonstrating the typical strong geometric forms with arched openings and colourful glazed tiles referencing the iconic Hollywood glamour of this era. The grounds with circular drive and tennis court contribute to its setting as a distinguished residence.

Meets this criterion at a local level.

Date: 11/01/2022

Full report

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This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

## *Ku-Ring-Gai Council*

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**Criteria d):** Does not meet this criterion at a local level.  
[Social/Cultural  
significance]

**Criteria e):** The building may offer research potential into the architectural works of E C Pitt.  
[Research  
significance] Further investigation required to establish whether this criterion is met.

**Criteria f):** Does not meet this criterion at a local level.  
[Rarity]

**Criteria g):** The building represent a fine example of the Inter-War Old English style with some other distinctive Inter-War  
[Representative] stylistic elements. It also represents the work of Sydney architect, E C Pitt.

**Intactness/Integrity:** High, externally and internally

| <b>References:</b> | <b>Author</b> | <b>Title</b>   | <b>Year</b> |
|--------------------|---------------|--|-------------|
|                    |               | Sydney Morning Herald (NSW : 1842 - 1954), Tuesday 13 Sep    | 1938        |
|                    |               | Government Gazette of the State of New South Wales (Sydney,  | 1977        |
|                    |               | Government Gazette of the State of New South Wales (Sydney,  | 1938        |
|                    |               | The Land (Sydney, NSW : 1911 - 1954), 9 July 1954, Public A: | 1954        |
|                    |               | Certificate of title 5012-199 to Claude Medway Cox, 1939     | 1939        |
|                    |               | Certificate of title 5135-142 to Robert Smock Conrow, 1940   | 1940        |
|                    |               | Certificate of title 4248-80 to John Reid, 1929              | 1929        |
|                    |               | Certificate of title 1751-38 to John Reid, 1912              | 1912        |
|                    |               | The Sydney Morning Herald (NSW: 1842 - 1954), Tue 15 Sep     | 1936        |
|                    |               | The Canberra Times (ACT: 1926 - 1995), Fri 24 Aug 1984, Pa   | 1984        |
|                    |               | The Historian, Vol 34 No. 1, October 2005                    | 2005        |

| <b>Studies:</b> | <b>Author</b>            | <b>Title</b>               | <b>Number</b> | <b>Year</b> |
|-----------------|--------------------------|----------------------------|---------------|-------------|
|                 | Robert Moore, Penelope F | Ku-ring-gai Heritage Study | 08:013        | 1987        |

| <b>Parcels:</b> | <b>Parcel code</b> | <b>Lot number</b> | <b>Section number</b> | <b>Plan code</b> | <b>Plan number</b> |
|-----------------|--------------------|-------------------|-----------------------|------------------|--------------------|
|                 | LOT                | A                 |                       | DP               | 342137             |

**Latitude:** \_\_\_\_\_ **Longitude:** \_\_\_\_\_  
**Location validity:** \_\_\_\_\_ **Spatial accuracy:** \_\_\_\_\_

**Map name:** \_\_\_\_\_ **Map scale:** \_\_\_\_\_

**AMG zone:** \_\_\_\_\_ **Easting:** \_\_\_\_\_ **Northing:** \_\_\_\_\_

| <b>Listing:</b> | <b>Name</b>                       | <b>Title</b>  | <b>Number</b> | <b>ListingDate</b> |
|-----------------|-----------------------------------|---|---------------|--------------------|
|                 | Ku-ring-gai Local Environmental F | Local Environmental Plan                            | I919          | 05/03/2015         |
|                 | Ku-ring-gai Planning Scheme Ordi  | Local Environmental Plan - Lapsed<br>Heritage study |               | 04/11/1989         |

**Data entry:** Data first entered: 29/05/2001      Data updated: 11/01/2022      Status: Completed

## *Ku-Ring-Gai Council*

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1880088  
Study number  
08:013

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Ku-Ring-Gai

**Image:**



**Caption:** House in its grounds from entrance

**Copy right:**

**Image by:** realestate.com.au

**Image date:** 01/07/2021

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345d9baac2c440a43bfa70686f2e0144a6c.png>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb\\_test345d9baac2c440a43bfa70686f2e0144a6c.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb_test345d9baac2c440a43bfa70686f2e0144a6c.png)

**Image:**



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**Caption:** Half-timbered gable and street presentation

**Copy right:**

**Image by:** realestate.com.au

**Image date:** 01/07/2021

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3456fbc138878f04fd8b00b544059b9ac97.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb\\_test3456fbc138878f04fd8b00b544059b9ac97.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb_test3456fbc138878f04fd8b00b544059b9ac97.jpg)

**Image:**

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**Caption:** Side elevation and tennis court

**Copy right:**

**Image by:** realestate.com.au

**Image date:** 01/07/2021

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34560f110bf39bd4d0094df1eae6bb10705.png>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb\\_test34560f110bf39bd4d0094df1eae6bb10705.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb_test34560f110bf39bd4d0094df1eae6bb10705.png)

**Image:**

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**Caption:** Entrance hall and staircase

**Copy right:**

**Image by:** realestate.com.au

**Image date:** 01/06/2020

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3454a44fcecd214ee594acedb061ef4cd9.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb\\_test3454a44fcecd214ee594acedb061ef4cd9.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb_test3454a44fcecd214ee594acedb061ef4cd9.jpg)

**Image:**



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**Caption:** Ground floor room, staircase and windows

**Copy right:**

**Image by:** realestate.com.au

**Image date:** 01/06/2020

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3456a37edeb946d402e94d9efd476783245.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb\\_test3456a37edeb946d402e94d9efd476783245.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb_test3456a37edeb946d402e94d9efd476783245.jpg)

**Image:**

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**Location:** 47 Fox Valley Road Wahroonga 2076

Ku-Ring-Gai



**Caption:** Ground floor room and fireplace

**Copy right:**

**Image by:** realestate.com.au

**Image date:** 01/06/2020

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3455de7461a980741d79fe187ca11bad81b.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb\\_test3455de7461a980741d79fe187ca11bad81b.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb_test3455de7461a980741d79fe187ca11bad81b.jpg)

**Image:**

## *Ku-Ring-Gai Council*

SHI number  
1880088  
Study number  
08:013

**Item name:** Somerset, dwelling house

**Location:** 47 Fox Valley Road Wahroonga 2076

Ku-Ring-Gai



**Caption:** First floor hall, joinery and stained glass windows

**Copy right:**

**Image by:** realestate.com.au

**Image date:** 01/07/2021

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3454390c94d8ca3461680fdb58c8ac614d.png>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb\\_test3454390c94d8ca3461680fdb58c8ac614d.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb_test3454390c94d8ca3461680fdb58c8ac614d.png)

**Image:**



## *Ku-Ring-Gai Council*

SHI number  
1880088  
Study number  
08:013

**Item name:** Somerset, dwelling house

**Location:** 47 Fox Valley Road Wahroonga 2076

Ku-Ring-Gai



**Caption:** Original Art Deco bathroom

**Copy right:**

**Image by:** realestate.com.au

**Image date:** 01/07/2021

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345d87c208aabb6404e805f077826707387.png>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb\\_test345d87c208aabb6404e805f077826707387.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb_test345d87c208aabb6404e805f077826707387.png)

**Image:**

## *Ku-Ring-Gai Council*

SHI number  
1880088  
Study number  
08:013

**Item name:** Somerset, dwelling house

**Location:** 47 Fox Valley Road Wahroonga 2076

Ku-Ring-Gai



**Caption:** Original Art Deco bathroom

**Copy right:**

**Image by:** realestate.com.au

**Image date:** 01/07/2021

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34590d577e3404b44ce90d7a48c9435623a.png>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb\\_test34590d577e3404b44ce90d7a48c9435623a.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb_test34590d577e3404b44ce90d7a48c9435623a.png)

**Image:**

## *Ku-Ring-Gai Council*

SHI number  
1880088  
Study number  
08:013

**Item name:** Somerset, dwelling house

**Location:** 47 Fox Valley Road Wahroonga 2076

Ku-Ring-Gai



**Caption:** Current aerial of site

**Copy right:**

**Image by:** realestate.com.au

**Image date:** 01/07/2021

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3453a4a62e0c94740239c4f3fcb6d4b0f24.png>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb\\_test3453a4a62e0c94740239c4f3fcb6d4b0f24.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb_test3453a4a62e0c94740239c4f3fcb6d4b0f24.png)

**Image:**



## *Ku-Ring-Gai Council*

SHI number  
1880088  
Study number  
08:013

**Item name:** Somerset, dwelling house

**Location:** 47 Fox Valley Road Wahroonga 2076

Ku-Ring-Gai



**Caption:** 1943 aerial

**Copy right:**

**Image by:**

**Image date:** 01/01/1943

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345b220f20ecc124bdc9d34bbc432e9828b.png>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/T\\_humb\\_test345b220f20ecc124bdc9d34bbc432e9828b.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/T_humb_test345b220f20ecc124bdc9d34bbc432e9828b.png)

**Image:**

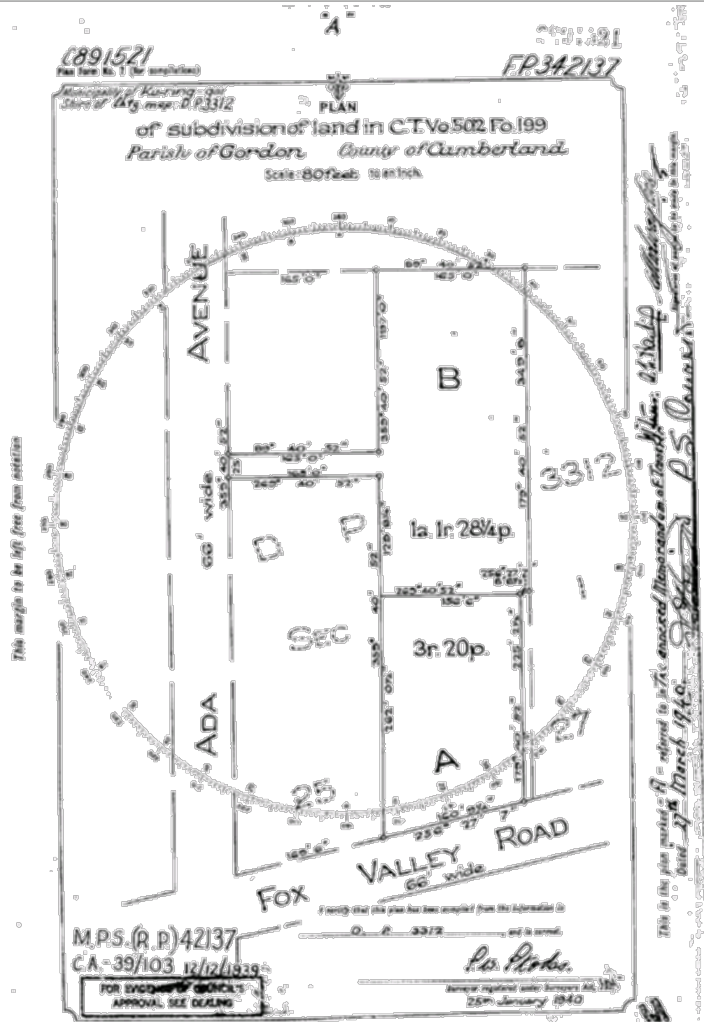
# Ku-Ring-Gai Council

SHI number  
1880088  
Study number  
08:013

Item name: Somerset, dwelling house

Location: 47 Fox Valley Road Wahroonga 2076

Ku-Ring-Gai



Caption: 1940 subdivision plan

Copy right:

Image by:

Image date: 25/01/1940

Image number:

Image uri: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345f45281a6f46141d8a227b23daef182b8.png>

Thumbnail uri: [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb\\_test345f45281a6f46141d8a227b23daef182b8.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb_test345f45281a6f46141d8a227b23daef182b8.png)

Image:

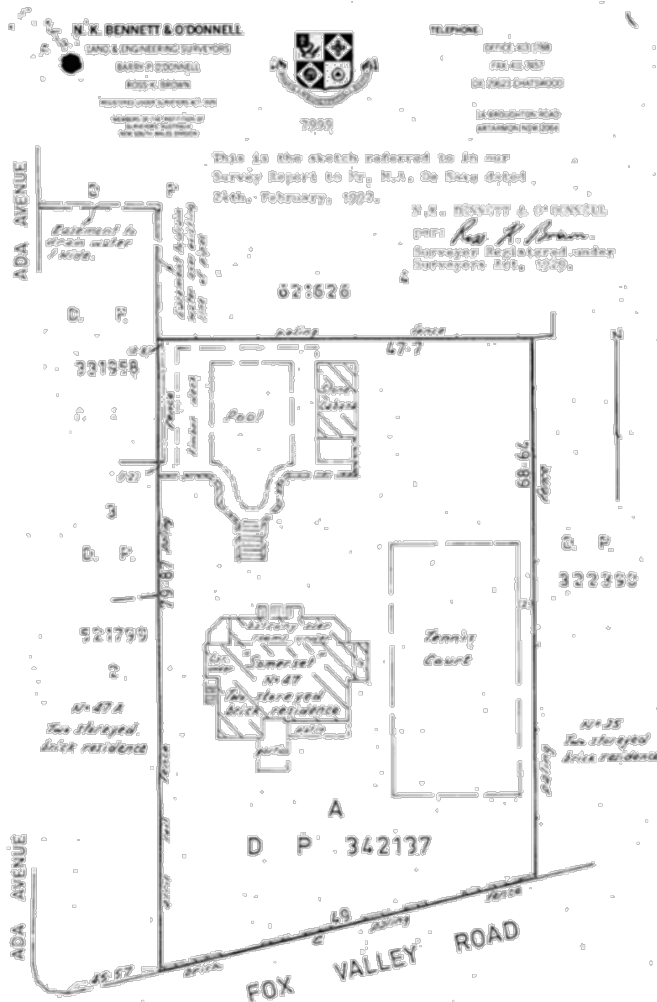
# Ku-Ring-Gai Council

SHI number  
1880088  
Study number  
08:013

Item name: Somerset, dwelling house

Location: 47 Fox Valley Road Wahroonga 2076

Ku-Ring-Gai



**Caption:** Site survey from 1992

**Copy right:**

**Image by:**

**Image date:** 24/02/1992

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3457d0ab2417d534ad4b89d722ed2130ea8.png>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb\\_test3457d0ab2417d534ad4b89d722ed2130ea8.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb_test3457d0ab2417d534ad4b89d722ed2130ea8.png)

**Image:**



## Ku-Ring-Gai Council

SHI number  
1880088  
Study number  
08:013

Item name: Somerset, dwelling house

Location: 47 Fox Valley Road Wahroonga 2076

Ku-Ring-Gai



**Caption:** 1938 article in The Sun - Spotlight on Society

**Copy right:**

**Image by:**

**Image date:** 05/01/1938

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3459b62307d814d462fb990ae12f957a511.png>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb\\_test3459b62307d814d462fb990ae12f957a511.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb_test3459b62307d814d462fb990ae12f957a511.png)

**Image:**

## Ku-Ring-Gai Council

SHI number  
1880088  
Study number  
08:013

Item name: Somerset, dwelling house

Location: 47 Fox Valley Road Wahroonga 2076

Ku-Ring-Gai

**RAINE & HORNE PTY. LIMITED**  
ESTABLISHED 1883.  
Licensed Auctioneers, Real Estate Agents and Valuers,  
Corner PITT and HUNTER STREETS (First Floor)  
BL2244 (5 lines)  
WILL SUBMIT TO  
**PUBLIC AUCTION**  
IN THE ROOMS  
At the Real Estate Institute, 30a Martin Place  
**On THURSDAY, 22nd JULY, at 11 a.m.**  
**Wahroonga — Vacant Possession**  
**47 Fox Valley Road**

Near Pacific Highway and within easy walking distance of Warravee Station and excellent schools, and situated amongst some of the finest homes in the district.

This charming residence of Tudor design in texture brick, with variegated tiled roof, stands well back from the road in spacious, well laid out grounds, and is approached by circular gravel driveway.

Entrance is from porte cochere to large VESTIBULE HALL (telephone room off), from which rises a beautiful winding staircase of Pacific Maple.

Accommodation on the GROUND FLOOR comprises large LOUNGE (open Tudor fireplace and reflected ceiling lighting), opening on to SUN LOUNGE overlooking garden, DINING-ROOM (gas fire) SMOKING-ROOM (open fire), delightful KITCHEN, servery with dinette, maid's room, R.W.S. Septic sewerage. UPPER FLOOR has spacious landing, large MAIN BEDROOM (gas fire), opening on to SUNROOM, with large tiled BATHROOM and Toilet, DRESSING-ROOM (or 4th Bedroom) en suite, 2 other BEDROOMS opening on to Sleep-out, Guests' Bathroom and Toilet. LOWER GROUND FLOOR has separate entrance to Staff Quarters of large bed-sitting room, shower-room, toilet, also laundry, garage and cellar storage area.

Home and grounds, including grass Tennis Court, are admirably suited for entertaining. In excellent order throughout.

Land: 161ft. x 256ft. Torrens.  
INSPECTIONS: Weds. and Sats. 10.30 a.m. to 12 noon, or by appointment.

Caption: 1954 advertisement of auction detailing features

Copy right:

Image by: The Land

Image date: 09/07/1954

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345d6a326d45e0c42a5802003a49be33e3be.jpg>

Thumbnail url: [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/T\\_humb\\_test345d6a326d45e0c42a5802003a49be33e3be.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/T_humb_test345d6a326d45e0c42a5802003a49be33e3be.jpg)

Image:

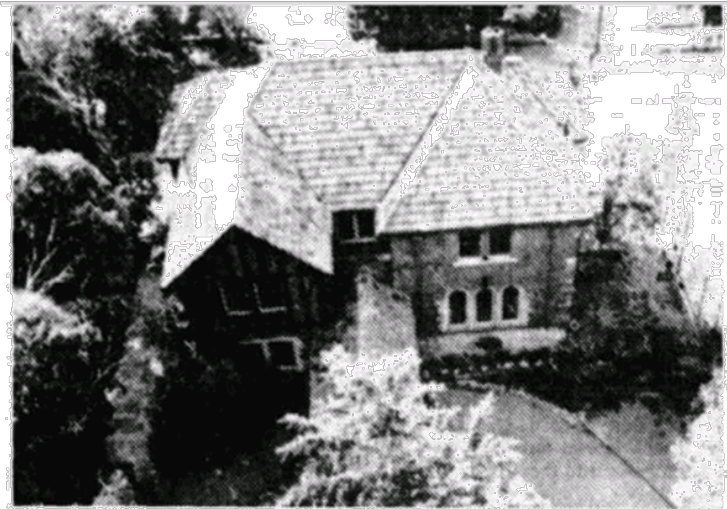
## *Ku-Ring-Gai Council*

SHI number  
1880088  
Study number  
08:013

Item name: Somerset, dwelling house

Location: 47 Fox Valley Road Wahroonga 2076

Ku-Ring-Gai



The Sydney house of Canberra's Artes Studio owners

### Sale for studio owners

The owners of one of Canberra's leading furniture showrooms are selling their luxury Sydney house.

But one of the biggest difficulties was getting a photograph for the advertising brochures that did the house justice — so Mike and Wendy Howarth, owners of Artes Studios, solved the problem by hiring a crane.

They are selling 'Somerset', a Wahroonga mansion. It is expected to bring about \$1.5 million.

The house was built in the mid-1930s and is set in substantial grounds planted with pines, orange, grape, mandarin and nut trees.

There is also a swimming pool and tennis court in the grounds.

The inside of the house is as impressive as the exterior. There is a stately entrance hall and living area, original stained glass windows, a hand-carved Tudor staircase and Italian wool carpets.

One of the house's most charming features is an original French tiled en suite — a large art deco room which features bath, lavatory and separate shower.

Agents for the sale, E.J. Hooker, will offer the property for sale at auction on September 11 in Sydney.

**Caption:** 1984 house sale article in The Canberra Times

**Copy right:**

**Image by:**

**Image date:** 24/08/1984

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345d92e4a90f19a4ec58d083ba18b41e993.png>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb\\_test345d92e4a90f19a4ec58d083ba18b41e993.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb_test345d92e4a90f19a4ec58d083ba18b41e993.png)

**Image:**



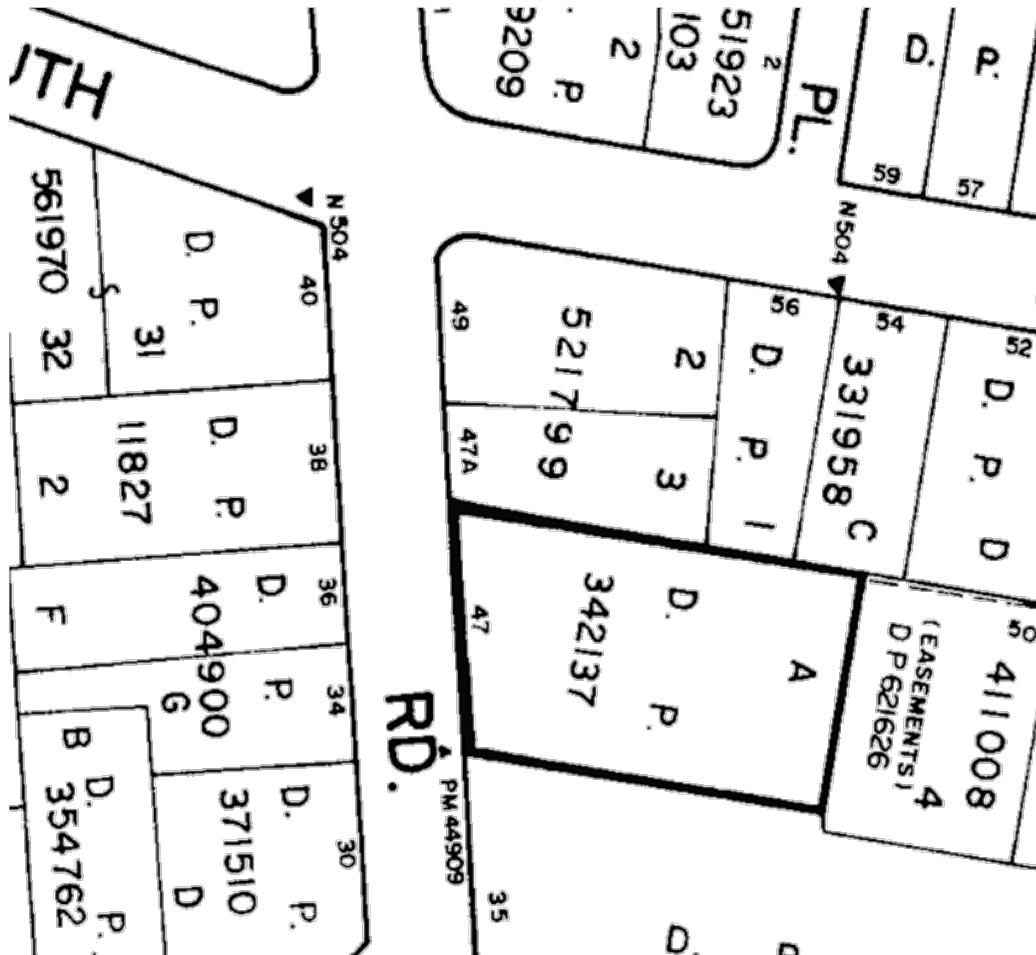
## Ku-Ring-Gai Council

SHI number  
1880088  
Study number  
08:013

Item name: Somerset, dwelling house

Location: 47 Fox Valley Road Wahroonga 2076

Ku-Ring-Gai



Caption: Boundary Sketch

Copy right: Ku-Ring-Gai Council

Image by: Robert Moore, Penelope Pike, Helen Proudfoot

Image date:

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/188/08013map.jpg>

Thumbnail url: [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/188/t\\_08013map.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/188/t_08013map.jpg)

Image:

## *Ku-Ring-Gai Council*

SHI number  
1880088  
Study number  
08:013

**Item name:** Somerset, dwelling house

**Location:** 47 Fox Valley Road Wahroonga 2076

Ku-Ring-Gai



**Caption:** Somerset in 1989

**Copy right:** Ku-Ring-Gai Council

**Image by:** Robert Moore, Penelope Pike, Helen Proudfoot

**Image date:** 01/01/1989

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345caa1b14e226a410eb7e1f3a654bc310b.png>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb\\_test345caa1b14e226a410eb7e1f3a654bc310b.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb_test345caa1b14e226a410eb7e1f3a654bc310b.png)

## State Heritage Inventory Report

### Item Details

**Name**  
Somerset, dwelling house

**Other/Former Names**

**Address**  
47 Fox Valley Road WAHROONGA NSW 2076

**Local Govt Area**  
Ku-Ring-Gai

**Group Name**  
Residential buildings (private)

**Item Classification**  
House

**Item Type**  
Built

**Item Group**  
Residential buildings (private)

**Item Category**  
House

**Statement Of Significance**  
Reasons for listing: cultural, architectural, municipal significance.

**Assessed Significance Type**  
Unknown

**Endorsed Significance**  
Unknown

**Date Significance Updated**

### Listings

| Listing Name             | Listing Date | Instrument Name                           | Instrument No. | Plan No. | Gazette Page | Gazette Number |
|--------------------------|--------------|---|----------------|----------|--------------|----------------|
| Heritage study           |              |   |                |          |              |                |
| Local Environmental Plan | 4/0/1989     |   |                |          |              |                |
| Local Environmental Plan | 4/0/1989     | Ku-ring-gai Local Environmental Plan 2015 | 1919           |          |              |                |
| Heritage study           |              |   |                |          |              |                |

### Heritage Item ID

1880088

### Source

Local Government

This report was produced using the State Heritage Inventory managed by Heritage NSW. Check with your relevant local council or NSW government agency for the most up-to-date information. This report does not replace a Section167 certificate or a Section 10.7 Certificate (formerly Section 149).

15/11/2021 10:56 AM

1 of 6



**Location**

**Addresses**

Records Retrieved: 2

| Street No | Street Name     | Suburb/Town/Postcode | Local Govt. Area | LALC    | Parish | County | Electorate | Address Type    |
|-----------|-----------------|----------------------|------------------|---------|--------|--------|------------|-----------------|
| 47        | Fox Valley Road | WAHROONGA/NSW/2076   | Ku-Ring-Gai      | Unknown |        |        | Unknown    | Primary Address |
| 47        | Fox Valley Road | WAHROONGA/NSW/2076   | Ku-Ring-Gai      | Unknown |        |        | Unknown    | Primary Address |

**Description**

**Designer**

Builder/Maker

**Construction Year Start & End**

Circa

NO

**Period**

Unknown

**Physical Description**

Updated

**Physical Condition**

Updated

**Modifications And Dates**

Substantially intact

**Further Comments**

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## History

---

### Historical Notes or Provenance

Updated

### Historic Themes

Records Retrieved: 0

| National Theme   | State Theme | Local Theme |
|------------------|-------------|-------------|
| No Results Found |             |             |

| <b>Assessment</b>                                  |         |
|--|---------|
| Criteria a)<br>Historical Significance             | Exclude |
| Criteria b)<br>Historical Association Significance | Exclude |
| Criteria c)<br>Aesthetic/Technical Significance    | Exclude |
| Criteria d)<br>Social/Cultural Significance        | Exclude |
| Criteria e)<br>Research Potential                  | Exclude |
| Criteria f)<br>Rarity                              | Exclude |
| Criteria g)<br>Representative                      | Exclude |
| Integrity/Intactness                               | Updated |
| <b>References</b>                                  |         |

References

| Title            | Author | Year | Link | Type |
|------------------|--------|------|------|------|
| No Results Found |        |      |      |      |

Records Retrieved: 0

Heritage Studies

| Title                      | Year | Item Number | Author  | Inspected By | Guidelines Used |
|----------------------------|------|-------------|---|--------------|-----------------|
| Ku-Ring-Gai Heritage Study | 1987 | 1880088     | Robert Moore, Penelope Pike & Helen Proudfoot   |              | Yes             |
| Ku-ring-gai Heritage Study | 1987 | 1880088     | Robert Moore, Penelope Pike and Helen Proudfoot |              | Yes             |
| Ku-ring-gai Heritage Study | 1987 | 1880088     | Robert Moore, Penelope Pike & Helen Proudfoot   |              | Yes             |
| Ku-ring-gai Heritage Study | 1987 | 1880088     | Robert Moore, Penelope Pike & Helen Proudfoot   |              | Yes             |
| Ku-ring-gai Heritage Study | 1987 | 1880088     | Robert Moore, Penelope Pike and Helen Proudfoot |              | Yes             |
| Ku-Ring-Gai Heritage Study | 1987 | 1880088     | Robert Moore, Penelope Pike & Helen Proudfoot   |              | Yes             |

Records Retrieved: 6

Procedures / Workflows / Notes

| Application ID / Procedure ID | Section of Act | Description | Title | Officer | Date Received | Status | Outcome |
|-------------------------------|----------------|-------------|-------|---------|---------------|--------|---------|
| No Results Found              |                |             |       |         |               |        |         |

Records Retrieved: 0

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15/11/2021 10:56 AM 5 of 6



**Management**

**Management**

Records Retrieved: 0

| Management Category | Management Name | Date Updated |
|---------------------|-----------------|--------------|
| No Results Found    |                 |              |

**Management Summary**

This report was produced using the State Heritage Inventory managed by Heritage NSW. Check with your relevant local council or NSW government agency for the most up-to-date information. This report does not replace a Section 167 certificate or a Section 10.7 Certificate (formerly Section 149). 15/11/2021 10:56 AM 6 of 6

## *Ku-Ring-Gai Council*

SHI number  
5068079  
Study number

**Item name:** "Wainberg", dwelling house and interior

**Location:** 33 Young Street Wahroonga 2076

Ku-Ring-Gai

**Address:** 33 Young Street  
**Suburb/nearest town:** Wahroonga 2076  
**Local govt area:** Ku-Ring-Gai  
**State:** NSW  
**Other/former names:** Wainberg House  
**Area/group/complex:**  
**Aboriginal area:**  
**Curtilage/boundary:**

**Item type:** Built  
**Owner:** Private - Individual  
**Admin codes:**  
**Current use:** Residence  
**Former uses:** Residence

**Assessed significance:** State

**Planning:** Sydney North  
**Parish:**  
**County:**  
**Group ID:**

**Group:** Residential buildings (private) **Category:** House  
**Code 2:**  
**Code 3:**

**Endorsed significance:** Local

**Statement of significance:** As a good example of International style architecture, 33 Young Street Wahroonga has historic and aesthetic significance and representative value at a local level. These same values are evident internally through the building's strong association with the designer of its high-quality interiors, Paul Kafka, as a fine and intact example of the work of the famed émigré designer and furniture maker. The planning of the house is also significant at a local level as it demonstrates the planning of a house designed to accommodate live-in servants for the wealthy immigrant middle class.

In addition to aesthetic significance, the interior of 33 Young Street Wahroonga demonstrates rarity as a particularly intact and high-quality example of the interior design of Paul Kafka still located in its original setting, of which there appear to be few comparable known examples. This significance is potentially at a state level with regard to intact post-war interiors designed/constructed by émigré designers.

33 Young Street, Wahroonga, has historical significance at a local level for its ability to demonstrate patterns of European immigration in the inter-war and post-war periods following the series of conflicts in Europe.

33 Young Street, Wahroonga, is of at least local heritage significance in terms of its historical, associations, aesthetic/technical, rarity and representative value. This satisfies five of the Heritage Council criteria of local heritage significance for local listing.

*Ku-Ring-Gai Council*SHI number  
5068079  
Study number**Item name:** "Wainberg", dwelling house and interior**Location:** 33 Young Street Wahroonga 2076

Ku-Ring-Gai

**Historical notes of provenance:** 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)

This land was part of an early 2000-acre (809 ha) Crown grant to John Terry Hughes in 1842. A substantial residential subdivision of land around the subject site occurred in 1922 under DP 11230, into large acre lots. In September 1923, the NSW Realty Co Limited acquired lots 16 to 33 of this estate, totalling over 17 acres (6.9 ha) in size. NSW Realty Co Limited re-subdivided the land under the current deposited plan, DP 12371, known as the "Brundah Park Estate." The subject site officially came into being at this point, as lot 32 DP 12371, at a size of 39 perches (986.42m<sup>2</sup>).

Lot 32 was not transferred to a new owner until January 1943, when it was first acquired by brothers Alexander and Michael Wainberg, both of Annandale, Dyers, as joint tenants.

The 1948 aerial photograph shows the vacant site and the sparse development in the vicinity of the site. In July 1949, the lot was transferred to the said Michael Wainberg of Annandale, Dyer, as sole proprietor.

In 1950, M. Wainberg lodged a Building Application (No. 1713) for a brick dwelling on Lot 32 Young Street, Wahroonga, approved on 30 November 1950. The Building Application records the owner and applicant as M. Wainberg, at the address of 5 Oliver Street, Roseville. The cost of building was £9,200, with materials noted as brick walls and tiled roof. No builder's name was given. The drawings relating to this 1950 application are no longer in Council's archives.

In March 1951 the Metropolitan Water Sewerage & Drainage Board noted the construction of a "Brick residence and garage, Young Street, [Ku-ring-gai] M. Wainberg" which indicates the house was under construction at that time.

Although the architect of this house is presently unknown, the manufacturer (and possible designer) of the interior joinery and built-in furniture for this residence was Paul Kafka, a highly significant designer and furniture maker.

In January 1971, the property was transferred to Terence Joseph Wilson of Mosman, Dental Surgeon and Veronica Maxine Wilson, his wife as joint tenants. A 1972 application proposed to erect the current brick and timber double carport. The application noted that the construction of the carport was tied to the construction of pool safety fence around the existing pool. This suggests the pool fence did not exist; confirmed by communication from the Wainberg family.

In May 1974, the property was transferred to John Fisher of Wahroonga, Company Director and Gladys Cynthia Fisher, his wife as joint tenants.

In June 1979, the property was transferred to Cedric George Holden of Wahroonga, chartered accountant and Patricia Mary Holden, his wife as tenants in common.

No further transfers were recorded before a new (inaccessible) certificate of title was issued in 1979.

Wainberg's:

The Wainberg brothers migrated from Radom, Poland; Solomon Alexander Wainberg in 1926 and Michael Wainberg in 1928. Alexander applied for naturalisation in 1931 (naturalised on 31/12/31)6 and Michael (Mieczyslaw) applied for naturalisation in 1933 (naturalised on 3/5/33).

## *Ku-Ring-Gai Council*

SHI number  
5068079  
Study number**Item name:** "Wainberg", dwelling house and interior**Location:** 33 Young Street Wahroonga 2076

Ku-Ring-Gai

No wedding notice has been uncovered for Mr & Mrs Michael Wainberg. A wedding notice has been uncovered for Michael's brother, Alexander, who married Naomi Boardman in 1936 and they are later recorded as living in "Maybank", Junction Road, Wahroonga. They had no children and their marriage ended in divorce in 1941 when Mrs Wainberg committed adultery.

In 1949 Mr & Mrs Michael Wainberg lived in Roseville, as indicated by the Birth Notice of their son: "On 3 January 1949, a son, Ronald Paul, was born to Mr & Mrs Michael Wainberg of Roseville". On 3 June 1952 a daughter, Nicole Kathleen, was born to Mr & Mrs Michael Wainberg.

In the early 1950s, Mrs M. Wainberg appeared a number of times in the social pages of Sydney newspapers and was singled out and photographed for her high-style fashion sense. She also featured in a Pix magazine article on 'Australia's Riviera' Surfer's Paradise in Queensland. Surfers Paradise was stated as being where the "wealth of Australia [was] concentrated during the southern states' winter months."

The Wainberg brothers were dyers and had established a dyeing firm, Wainberg & Co, in Annandale. In 1931, the firm was awarded a contract by the Commonwealth Department of Defence for the dyeing of greatcoats and jackets. There are intermittent reports of their business activities in newspapers, including court cases. In 1939 an explosion damaged machinery and severely scalded a worker in the Wainberg Textile Co's Annandale factory.

In 1939, Jeanette Underwear Mills Pty Ltd was established with a capital of £15,000 divided amongst the three first directors Alexander Wainberg, Michael Wainberg and George A. Bond. Jeanette Manufacturing Co had been established in 1928 by Jeanette Bond (d.1937), wife of George Alan Bond (1876-1950) who had established George A. Bond Co. Ltd in 1914 to manufacture hosiery and, in 1923, to spin and weave cotton at his mill in Wentworthville. Bond's companies failed in the Great Depression and were forced into liquidation. The losses amounted to £700,000 which was the largest manufacturing failure up to that point-in-time. The liquidators sold Bond's companies in 1930 to Bond's Industries Ltd (an unrelated company) and Bond was declared bankrupt in 1931.

The Wainbergs were involved in the Sydney Jewish community and in philanthropic organisations. In 1940, both Alexander and Michael Wainberg became Life Governors of the Sir Moses Montefiore Home, a charitable institution for the aged and needy as well as poor and orphaned children. Mrs M. Wainberg was a member of the Ladies Guild of the Northern Sydney Hebrew Congregation.

Prior to 1943, Alexander and Michael Wainberg had become the owners of "Mount Henry", a dairy farm at Mulgoa. It was reported that, "On this property, which contains roughly 800 acres, money has been spent lavishly, thus placing it in the forefront of dairy farms. New cottages have been built for the employees, and light, water, modern overhead silos, dairy bails, and bull pens provided, so that as a dairy farm Mount Henry is equal to any in the County of Cumberland. At present they are milking about 120 cows on the estate, and the number is expected to go up to 200." ("Property Changes: Mount Henry Leased", Nepean Times, Thurs 30 March 1944, p.1)

In 1954, Michael's brother, Alexander, was appointed to the board of Stirling Henry Ltd. Stirling Henry had been established as an importing business in 1924 but soon expanded into cotton milling in NSW and Queensland. Alexander Wainberg was also the Managing Director of Jeanette Underwear Mills Pty Ltd and had "more than 25 years' experience in the business in which Stirling Henry engages." By 23 June 1954, Alexander Wainberg was appointed Chairman of Stirling Henry Ltd and Michael Wainberg had joined the board. This was the result of the secret purchase of shares on behalf of the Wainberg Family by the then current board member, A.D. Bridges. Bridges' purchased the shares but, as reported in the press, the identity of the ultimate owners of the shares was not immediately known but the mystery buyers of the shares were the Wainberg brothers, who were the owners of Jeanette Underwear Mills. A.D. Bridges resigned from the board to make way for Alexander Wainberg and then, with the resignation of H.R. Feather as Chairman, the Wainbergs' ascension to, and control of, the Stirling Henry board was complete. H.R. Feather was the owner of the Feather & White hosiery business which was located next door to the Wainbergs' Jeanette Underwear Mills factory and it appears he had no idea that his neighbours were taking control of Stirling Henry.



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In 1955, whilst the Wainberg brothers were on the board of Stirling Henry Ltd, the company bought the Wainbergs' Jeanette Underwear Mills Pty Ltd and its associated business Wainberg and Co., textile dyers for £674,500. The two Wainberg companies had averaged an annual profit of £100,000. Because the owners of the two purchased companies were on the board of the purchaser, the Stirling Henry board "arranged for Messrs. Smith, Johnson, and Co. chartered accountants, to report on the proposal. The board also sought legal opinion on the question of authority and procedure. The company's auditors, Messrs. Priestly and Morris, and the company's financial consultant, Mr. A. S. Hawley, concurred with the report, which the directors adopted unanimously." The sale proceeded.

**Designers:**

The interior joinery and built-in furniture was manufactured by Paul Kafka. The identity of the architect of the house is currently unknown. Because of the commissioning client's Central European background, the use of Paul Kafka for the joinery, and the design of the house itself, it would appear that the architect was most likely an émigré from either Central Europe or Eastern Europe.

The architectural drawing of the street elevation of an earlier, unrealised façade for Paul Kafka's own house in Roseville bears similarities to the Wainberg House with its hipped roof and casement windows. It is speculated that Kafka used the Wainberg House's architect for the first scheme of his Roseville house before engaging Hugo Stossel for the house that was eventually constructed. No documentary evidence has been uncovered to support this hypothesis other than the similarity of the elevational drawing. Whilst it has also been speculated that the Wainberg House could have been designed by Hugo Stossel, the design of the house and Stossel's identified works are different. Stossel's usual designs emphasised the horizontal planes with long strip windows and flat roofs. His designs resembled those of another émigré architect, Henry Epstein, who also employed strip windows, flat roofs and parapets (Figure 6.1) as well as engaging Paul Kafka to construct the built-in furniture, joinery and some of the free-standing furniture.

The following biography of Paul Kafka by Michael Bogle has been excerpted from the Design and Art Australia online database:

The son of a Viennese furniture maker Paul Ernst Kafka was born in Vienna on 1 July 1907. Experience in his father's factory and an apprenticeship in another Viennese furniture factory gave him a good grounding in the more practical aspects of furniture making, but he is also said to have studied furniture and interior design at the University of Applied Arts in Vienna.

During the 1930s Kafka worked as a furniture and interior designer with a furniture retail store in Vienna and in 1939 he and his wife emigrated to Australia. Kafka worked for the redoubtable Ralph Symonds, an entrepreneurial Sydney plywood manufacturer, before establishing a small furniture factory in 187 William Street, Darlinghurst, in 1941. About 1945 Kafka moved to larger premises at 161 Botany Road, Waterloo, where he employed four tradesmen, two Italians and two Australians. His company was listed in 1948 directories as a 'Manufacturer of Modern Exclusive Furniture'. From 1951 to 1967, it was registered with the New South Wales Furniture Manufacturers' Guild (formed 1948) as 'Paul Kafka Exclusive Furniture Pty Ltd'.

In the 1950s and 60s Kafka exhibited regularly at the Ideal Homes Show and the Building Information Centre in Sydney and at the height of his business in the late 50s was employing about 40 staff. During the 1960s, as imports competed with locally-made furniture, Kafka concentrated on work for hotels such as the Sheraton and the Chevron and for the Travelodge motel chain.

He died in Sydney on 15 May 1972.

Kafka's clientele ranged from private home owners to architects and interior decorators to corporations, but what distinguished many of his clients were their European origins. Like Kafka, many were also Jewish refugees from

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war-torn Europe and there was a particular concentration of these clients in Sydney's eastern suburbs. Apart from their common European heritage what attracted many to Kafka's work was its stylishness and fine craftsmanship, qualities that were part of a strong tradition in European cabinet-making, but were less common in Australian post-war furniture.

Kafka produced furniture, particularly built-in cabinet work, for a number of Sydney's European-born architects, themselves amongst the small group of pioneering modernists practising in Australia at the time. Harry Seidler was a notable early client. Like Kafka, Seidler and his parents, Max and Rose, were Viennese and no doubt these shared origins, as well as a common interest in modernist concepts, helped reinforce their professional relationship. Kafka completed built-in and freestanding furniture for Seidler's landmark 'Rose Seidler' house (Wahroonga, 1948-50, now managed by the Historic Houses Trust of New South Wales) and for several other Seidler projects. Kafka also worked with the late Hugh Buhrich, a German-born architect whose idiosyncratic form of modernism is belatedly receiving the recognition it deserves. Henry Epstein, another of Sydney's early émigré modernists, commissioned Kafka to create furniture for a number of his houses, notably the Chaim and Florence Hillman house in Roseville in 1950.

Kafka's cabinet work for this radical, flat-roofed cubic design was largely intact when the house was sold in 1995 amid much media attention. Kafka's own house, a flat-roofed, concrete and glass essay in modernism in suburban Roseville, was designed about 1950 by Hungarian-born Hugo Stossel. Described as a 'functional house that is different' in the May 1952 issue of *Australian House & Garden*, it featured much beautifully-detailed cabinet work by Kafka.

According to Neil Sear, a cabinet-maker who worked for Kafka from 1948 to 1966, Kafka was a very astute businessman and played an important entrepreneurial role in the operation of the company. He was also very fastidious and insisted on traditional construction techniques and a high level of hand finishing. While Kafka had some training in design it seems he employed designer/draftsmen to produce art work for the firm and to draw up designs for interiors and individual pieces.

During the 1950s a Dutch designer, Alfons Worms, worked for Kafka and in the 1960s he employed George Surtees, a Hungarian-born designer. Kafka's working method, according to Surtees, was to meet with clients and then provide the designer with a rough sketch of the client's requirements for further interpretation and development.

While Kafka's furniture can often be identified by a company label, his distinctive use of highly-figured veneers is also a characteristic distinguishing feature. Kafka's favoured timbers included Italian walnut and burr elm, stripy zebrawood, Macassar ebony and sapele wood, as well as sycamore, Queensland maple and silver ash. Borders of distinctive crossbanding were a common feature of both built-in and freestanding cabinet work with the occasional inclusion of marquetry patterns and decorative motifs, as in the Powerhouse Museum's stylish cocktail cabinet of 1954.

Kafka's love of patterned veneers was no doubt influenced by the strong Austrian tradition of using highly figured woods to enliven otherwise relatively plain, functional designs, a tradition that extended from the Biedermeier period of the first half of the 19th century through to furniture designed by members of the Wiener Werkstätte in the early years of the 20th century and the Art Deco style of the inter-war years. Indeed, the strongly geometric design of much of Kafka's furniture of the 1940s and 50s remained firmly rooted in the European Art Deco or 'art moderne' style prevalent during the late 1920s and 1930s when his career in Austria was just emerging. Furniture such as the cocktail cabinet and Kafka's tiered, mirror glass-topped coffee tables, and interiors like the Vacluse dining room of the late 50s with its dramatic asymmetrical geometry<sup>5</sup> owe an obvious debt to the inter-war 'modernist' aesthetic. Kafka's Austrian heritage and his penchant for decorative veneers largely inured him to the fashion for the blonde timbers and organic forms of Scandinavian design in the post-war years.

Paul Kafka's furniture may not have reflected the latest international design trends and may have been subject to

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a certain 'overstatement' at times, but it nevertheless contributed immeasurably to the richness of Australia's post-war furniture industry. In a country only just beginning to emerge from its pre-war isolation, Kafka's stylish, sophisticated and well-crafted cabinet work acted as an important conduit for the transmission of European styles and standards of craftsmanship to Australia.

(Michael Bogle, "Paul Ernst Kafka" entry, Design and Art Australia online database, <https://www.daa0.org.au/bio/paul-ernstkafka/biography/>)

| <b>Themes:</b> | <b>National theme</b> | <b>State theme</b> | <b>Local theme</b>              |
|----------------|-----------------------|--------------------|---------------------------------|
|                | 8. Culture            | Creative endeavour | Domestic architecture: post-wa  |
|                | 9. Phases of Life     | Persons            | Paul Kafka, designer and furnit |
|                | 4. Settlement         | Accommodation      | Large suburban houses           |
|                | 5. Working            | Labour             | Separate servant quarters       |
|                | 2. Peopling           | Migration          | European                        |

**Designer:** Paul Kafka, interiors; Architect unknown

**Builder:** Paul Kafka, interiors; House builder unknown

**Year started:** 1950

**Year completed:** 1951

**Circa:** No

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**Physical description:** Building exterior:

The house is a two-storey Post-War International Style rendered brick residence with a tile roof and timber windows and doors. There is a Lower Ground Floor level under the south part of the house containing the original Garage and Laundry, with concrete floor slabs, and concrete slab ceiling with supporting beams that displays the grain and imprint of the timber boards of the original concrete formwork.

The windows are an important design feature of the house and they comprise large timber casement-hung sashes with no central meeting mullion. This allows the windows to be thrown open to create large openings that connect the interior to the exterior. The casement sashes are hung on Whitco friction stays and the sashes are held closed by casement window catches. The windows in the former Basement Garage & WC are new replacement aluminium windows and the windows of the First Floor Living Room are non-original frameless glass sliding sashes on steel guide tracks.

The large windows of Bedroom 4 on the First Floor have a much lower sill height than the other First Floor windows and the window is further emphasised and given importance by the protruding rendered "architrave" around the exterior of the window. The double-height window wall illuminating the Entry Foyer and Stair Hall is the major feature of the west façade.

The original First Floor verandah has been enclosed to form a Living Room and its mullion-less and frameless Cowdroy sliding glass sashes are a prominent feature of the front façade. There is a low rendered wall, forming what was possibly the base of the original verandah balustrade. A Wainberg family member recalls that the original verandah balustrade was mounted directly to the verandah floor. There would appear to be a small drainage hole at the east end of the verandah, indicating that the Living Room was intended to be an open verandah. One original exterior wall light fitting remains above the landing of the service entrance on the south side of the house.

Ground Floor floor finishes include: polished hardwoods floor boards in the Entry/Stair Hall (originally carpeted), clear-finished timber parquetry in the Lounge and Dining Rooms, carpet on hardwood boards in the office/Study, carpet on pine boards in Bedroom 5, vinyl on the Hall floor, non-original parquetry in the Kitchen and ceramic tiles in the WC and Ensuite off Bedroom 5. The ceilings are sheeted with fibrous plaster with scotia plaster cornices.

First Floor floor finishes include: First Floor Bathroom and WC tiles on concrete slabs, the Living Room (former open verandah) is paved with terrazzo tiles of three colours (black, cream and a lighter cream), and the other rooms are finished with carpet on timber boards. The current owner states that the floors had never been clear-finished which would indicate that they have always been carpeted, as confirmed by a Wainberg family member. The ceilings are sheeted with fibrous plaster with scotia plaster cornices.

**Ground floor interiors:**

The plan of the house has been arranged around a division between the family portion of the house and a servant area and is reminiscent of well-to-do Middle Class interwar houses designed to accommodate live-in help. This separation of servants and family is also reminiscent of European house planning (perhaps reflecting the brief by the Wainbergs to their architect as well as their social standing within the Sydney Jewish and business communities).

The Ground Floor family part of the house comprises the Entrance Foyer/Stair Hall with its double height west-facing window wall and timber staircase. The timber handrail has a dark stain, replacing the original blond



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stain. The entrance window and doors were originally painted white. The Foyer gives access to the Office/Study on the north side of the Foyer and, via a doorway under the stairs on the south side, to the servant's section of the house. The Office has a timber dado on the east and west walls and built-in book shelves beside the door on the south wall. There is a timber-sheeted bulkhead running around the cornice level of the room (with plaster scotia cornice sections on its underside as well as at the junction between the bulkhead and the main ceiling). The bulkhead is wider along the north side above the windows and has hinged panels to permit access to the bulkhead. One of the First Floor bathrooms is directly above the Office and this wider bulkhead provides space for the drainage pipes from the bathroom as well as providing space for those pipes to access the stack located in the north-west corner of the Office.

It should be noted that the concealment of drainage pipes within ducts was not usually permitted in Australia at that time and many European émigré architects railed against this archaic practice of mounting the pipework on the exterior of the building. Of course, in Europe, the external mounting of pipes was prohibited in order to prevent water in the pipes freezing in the extreme winters and this also produced crisp lines to the exterior of the buildings. At 33 Young Street, the concealment of the drainage pipes from the bath and basin in the north bathroom maintained the clean, unobstructed north wall of the house facing Randolph Street. Perhaps the absence of a WC pan in the north bathroom enabled the concealment of the less vulnerable and smaller pipes from the bath and basin. A Wainberg family member confirmed this bathroom originally had a WC in the place of the current sink. The original sink was under the window.

One of the distinctive features of the interior joinery is the veneer wall panels and doors. The doors are expertly Quarter Matched with the veneer matched horizontally and vertically. The timber species has not been identified but it could be a burl Silky Oak.

The Ground Floor Foyer then gives access through a hinged glazed door with fixed glazed sidelights (glazed with bevelled edge glass) at its east end to the split level Lounge Room. The upper level of the room contains a bar (with concealed bar sink), built-in upholstered banquette (with attached upholstered-front cupboard), and built-in cupboards. The wall panels are gloss-finished Quarter Matched timber veneer of an unidentified timber species. The bar has a ribbed timber front and a built-in bar sink. The lower section of the Lounge Room contains a built-in upholstered corner couch with another upholstered-front attached cupboard facing the non-original room heater. The lack of a masonry hearth suggests that the original room heater was either gas or electric. A Wainberg family confirmed the heating was electric. The original fire hearth was decommissioned in the early 1950s. A hole in the wall in this room and the above bedroom marks the fire hearth's location. There is an ash pit under the fireplace that is emptied through a cast iron "Metters" door. The door appears to have been a later insert into the rendered masonry wall. The rear garden Terrace is accessed from the lower level of the Lounge Room.

From the upper level of the Lounge Room access is gained through sliding glass doors (again with bevelled edge glass) to the Formal Dining Room of the house. There is a built-in Kafka-constructed sideboard unit along the north wall of the Dining Room with slide out serving rests topped with black glass heat stands. Behind the cupboard drawers are varying configurations of drawers. On the south wall there is a wall-mounted display cabinet.

The architraves and skirtings throughout the Ground Floor and First Floor primary rooms consist of veneered hardboard. The architraves have an added timber batten to create a simple moulding). The service rooms and Maid's area have painted solid timber skirtings and architraves of a small and simple design.

The servant's section of the house contains the Kitchen with a small meal area overlooking the rear garden. The meal area gives access to the Formal Dining Room in order to facilitate meal service. There is also access from the meal area to the rear Terrace.

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There is a separate WC/Powder Room and a servant's Bedroom with an Ensuite Bathroom. Both the Powder Room and Ensuite still retain their original fixtures. A Wainberg family member confirmed all tiles were originally black. The Powder Room floors are tiled with 100x100mm mottled ceramic tiles but the walls are tiled with highly glazed rectangular glass tiles with a creamy white colouring resembling the swirls of sandstone "blocks". The vitreous china fixtures (WC pan and cistern, wall basin, towel rail supports, and toilet roll holder) are all black. The external angles of the walls and the wall shelf behind the door are trimmed with black listello ceramic tiles. The Ensuite bathroom off Bedroom 5 (the former Maid's Room) is finished more plainly with the original cream wall tiles and cream vitreous china WC pan and cistern. The mirrored shaving cabinets in both rooms are original.

## First floor interiors:

The First Floor contains four bedrooms, a separate WC, a Shower Room with WC and a Bathroom without a WC (original WC removed) as well as a Living area (a former open verandah), and a large stair landing (labelled Casual Retreat on the real estate plans). The main staircase is carpeted with painted timber stringers, balusters and handrail. Opposite the staircase are floor to ceiling cupboards. The thin doors are painted (originally stained timber) and could be constructed of either hardboard or veneered plywood. The meeting, lock edges of the doors are rebated. These cupboards and doors are original to the construction of the house.

To the left (north) of the stair landing are two bedrooms and a bathroom accessed from a short, narrow hall. The eastern bedroom (Bedroom 2) has a large casement window in the north-east corner of the room. The casement sashes are mounted on friction stays and there is no central mullion. In the north wall is a small square recess/shelf immediately above the Ground Floor Lounge Room heater, the original use of which is not clear; believed to be intended as another fireplace but never used. It may have housed an electric space heater or it may have been connected to the space surrounding the chimney and enabled the warm air to be ducted into the bedroom. In the centre of the south wall is a tall narrow cupboard. At the west end of the north side of the house is Bedroom 4. The window in the north wall of this bedroom is a large window-wall with a low sill. In the west wall of the room there is a built-in wardrobe with original doors (matching those of the stair landing cupboards). Between these two bedrooms is a bathroom with a bath and vanity unit. The pink spa bath and the vanity unit and the floor and wall tiles in this room are not original. This north wing of the house would appear to have been the original domain of the Wainberg's two children.

To the right of the stair landing is wider hall giving access to the Master Bedroom suite, Bedroom 3, the south Shower Room, separate WC room and the First Floor Living area (enclosed former Verandah).

At the west end of the hall is the enclosed former Verandah. The floor is paved with square tiles; black and two shades of cream that is one step lower than the general floor level of the First Floor. There appears to be the remnant of a drainage outlet at the east end of the verandah (as discerned from outside). The north and east walls and the ceiling of the room are sheathed with timber sheeting faced with fluted timber beads. The south-west corner of the roof is supported on a column that is also sheathed in the same fluted timberwork. This timberwork is painted. The west and south walls are enclosed with frameless sliding glass windows mounted above fixed panes of blue glass which are, in turn, located above built-in cupboards with sliding timber doors. The cupboards at the west end of the room are taller and conceal the blue glass panels.

On the south side of the hall are the WC room and the Bathroom. The WC room still retain its original fixtures and wall and floor finishes as well as the original ceiling light fitting. The WC room floors are tiled with 100x100mm mottled ceramic tiles but the walls are tiled with highly glazed rectangular glass tiles with a creamy white colouring resembling the swirls of sandstone "blocks". The vitreous china fixtures (WC pan and cistern, wall basin, and toilet roll holder) are all cream. The external angles of the walls are trimmed with cream listello ceramic

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tiles. The bevelled edge wall mirror above the basin and the corner mirrored shaving cabinet are original, as is the chromed towel rail. The original south Bathroom now contains a vanity unit, toilet suite and a shower recess. The fixtures and finishes are modern and not original.

At the east end of the First Floor, accessed from the south hall, is the Master Bedroom suite and Bedroom 3. Bedroom 3 has a large bank of casement window sashes in its east wall and a modern built-in wardrobe along the west wall adjacent to the door to the room.

The Master Bedroom suite comprises three spaces; the first being an anteroom containing a built-in wardrobe along the north wall. The wardrobe has three doors constructed of veneered hardboard, the east one of which is curved. One of the doors contains the metal label indicating the cupboard was constructed by Paul Kafka. This appears to be the only Kafka label on any of the built-in furniture. The main space is the Master Bedroom which has a large bank of casement window sashes in the east wall. On the north wall is a large mirror set above a veneered panel. There are fixing holes and differences in the sun-affected veneers that indicates that shelves or a low cupboard were fixed to the panel. Completing the mirror feature on the north wall is a rectangular mirrored door. The door is detailed as a part of the mirrored and panelled wall with a moulding drawing the elements together. The mirrored door gives access to a room lined with wardrobes and vanity table under the window at the north end. This sumptuous room is a much more elaborate set-up than the similar cupboard and vanity unit in the Hillman House by Henry Epstein. The difference in style between these two houses that were constructed at a similar time illustrates that the design of the joinery was probably heavily influenced by either the client and/or the architect of the respective house, although the selection of veneers and skill of workmanship indicate a common hand in the detail design and construction.

Lower ground floor (Basement):

Accessed via steep, lino-covered internal stairs located under the main staircase, the Lower Ground Floor contains a workshop/ storage area (the former tandem double garage), a storage cupboard under the stairs, the Laundry, a separate WC room and an underground room labelled 'Billiard Room'. The Laundry was originally separated from the garage by a wall and door that has since been removed.

From the 'Billiard Room' access is gained to the underfloor space of the house. Greater depth under the floor has been created by excavating down below the base of the brick floor piers. The concrete walls supporting the excavated areas is marked with timber formwork. This depth was extended early in the history of the house in approximately the 1960s.

The floor of the former garage is concrete and the floors of the Laundry and WC have been tiled in modern tiles (as have the walls of those rooms). The ceiling of the former Garage, Laundry & WC is painted board-marked concrete and the ceiling of the 'Billiard Room' is sheeted on the underside of the timber floor joists.

The original Basement rooms were the garage, under-stair storage, the Laundry and the WC room. The 'Billiard Room' was changed in the early 1960s. It was originally an underfloor space used for storage with shelves against the northern wall.

The former Garage is the location of the original laundry chute that commences on the First Floor. The chute is constructed of Masonite

Site:

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The site is a corner allotment on the south-east corner of Young and Randolph Streets (Young Street on the west and Randolph Street along the north boundary of the site) and falls from the high point along Young Street down to the east end of the site. The site has an area of 980.9m<sup>2</sup>. The main pedestrian entry to the site is from the corner of the site at the intersection of the two streets, giving access to a sandstone-paved path leading to the front porch (also paved in sandstone) and front door (Cover photo & Figure 5.1). The original vehicle entry was on the south end of the Young Street frontage and gave access to the steeply sloping driveway (bounded by sandstone retaining walls) leading down to the original tandem double garage (the door of which has now been replaced with a glazed window wall). The current vehicle access is from the north of the site with a double carport accessed from Randolph Street.

The site has no boundary fencing along the two street frontages. The original white painted timber fence has been removed. Sandstone gate pillars are located at the driveway and a sandstone box flanks the tradesman's entrance that contains the gas meter. In lieu of a fence, the two street boundaries are defined by sandstone flagging mounted on edge used as a haphazard garden bed edging.

There is a side yard along the north side of the house with a terrace outside the Lounge Room windows. Along the south side of the house is a concrete path leading to a set of stairs up to the tradesman's entry porch. From the porch level the concrete stairs descend to the continuation of the concrete side path leading down to the lower level of the rear yard.

At the rear of the house there is a terrace accessed from the Kitchen and Lounge Room. This terrace was originally painted concrete. The terrace is now paved in regular sandstone paving. There is a steel post-supported clear fibreglass roof over the terrace from circa late 1950s. Original supports are understood to have been constructed of steel encased in aluminum. Whilst the current terrace is not original it would appear that some form of paving existed outside the Kitchen & Lounge Room doors. The site slopes steeply down from the terrace to the rear lawn and swimming pool and this slope would appear to be original to the house construction as it is retained along its south edge by a rendered, painted retaining wall that is continuous with the lower masonry balustrade at the south end of the terrace which is, in turn, continuous with the south wall of the house. The steep slope is negotiated by a couple of informal paths and sets of garden steps of unequal height.

**Physical condition level:** Good

**Physical condition:**  
**Archaeological potential level:**

**Archaeological potential Detail:**  
**Modification dates:**



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**Recommended management:** Retain and conserve the building in its setting.

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

The form of the house should not be altered by additions to the house or alterations to the roof forms, heights and shapes.

The existing non-original rear terrace roof and supporting columns could be rebuilt in a more sympathetic manner that relates to the architecture of the house. Any reconstruction of the carport should also relate to the architecture of the house and not detract from the style of the house.

The materials of the exterior of the house should not be altered as the external form of the house, and the materials with which it is constructed, is of exceptional significance.

No new openings should be made and no original windows or doors should be removed. Door and window furniture (such as door knobs, pulls, backplates, escutcheons, window catches) and hardware (door and window hinges – including the original friction stays) should be retained and maintained in good working order.

The significant interior elements such as the joinery (skirtings, architraves, doors, door furniture), built-in furniture (benches, cupboards, wardrobes, sideboards and wall units), wall panelling, floor finishes are of exceptional significance and should be retained in-situ. Clear and/or stained finishes should not be painted. The cupboard and drawer handles and hardware (such as door locks) should be retained.

Original light fittings should also be kept as well as original electrical fittings such as Bakelite wall plates. It is noted that the light switches and power points have been recently replaced.

The remaining original bathroom spaces with original fixtures, fittings and wall and floor finishes should be retained in their original condition (ie the Ground Floor Powder Room fittings, the Ensuite Bathroom off the former Maid's Room and the First Floor WC Room). Photographs reveal that some spaces have been altered and no longer retain original features (eg the kitchen, the First Floor north bathroom and the First Floor south Shower Room).

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

Prepare a heritage impact statement for development applications.

**Management:** **Management category** **Management name**

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

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

# *Ku-Ring-Gai Council*

SHI number  
5068079  
Study number

**Item name:** "Wainberg", dwelling house and interior

**Location:** 33 Young Street Wahroonga 2076

Ku-Ring-Gai

**Criteria a):** The Wainberg House is of local historical significance in demonstrating the patterns of European immigration in the inter-war and post-war periods and the successful integration of those migrants into the business community and into Australian society.  
[Historical significance]

Meets this criterion at a local level.

**Criteria b):** The Wainberg House at 33 Young Street, Wahroonga is of at least local associative significance because of its strong association with renowned furniture designer and maker, Paul Kafka, and its owners, Mr & Mrs Michael Wainberg for their participation in the Jewish and business communities of Sydney.  
[Historical association significance]

Meets this criterion at least at a local level.

**Criteria c):** The Wainberg House is of local aesthetic significance as its design exhibits the features of the European Modernism translated to the Australian context and climate. The interior timber joinery and built-in furniture is possibly the best extant example of Paul Kafka's work still in its original context.  
[Aesthetic/Technical significance]

Meets this criterion at a local level.

**Criteria d):** The Wainbergs were prominent members of Sydney cloth and clothing manufacturing business community as well as being prominent philanthropists within Sydney's Jewish community. As a result, their house may be important to the identifiable group of clothiers and the Jewish community.  
[Social/Cultural significance]

Further investigation required to establish whether this criterion is met.

**Criteria e):** The house was constructed for a wealthy Jewish clothier and businessman with an active socialite wife and it is not known how this house compares with other houses designed for this community. Until larger comparative studies are undertaken it cannot be ascertained if the Wainberg House meets any of the guidelines for inclusion under this criterion. A study of the émigré community and its involvement in industry and Modernism is required. Rebecca Hawcroft's study on the émigré architects and designers of Sydney undertakes part of this work.  
[Research significance]

Further investigation required to establish whether this criterion is met.

**Criteria f):** The Wainberg House has rarity value as possibly the most intact, high quality Kafka interior still in its original setting. There appear to be few comparable known extant examples. Kafka's own house, designed by architect Hugo Stossel, has had its original interiors stripped by a later owner due to a lack of protection.  
[Rarity]

Meets this criterion at a local level.

**Criteria g):** The Wainberg House demonstrates the key characteristics of European Modernism for well-to-do Middle Class business people. It has a relatively stark exterior but a richly decorated interior along the lines espoused by Adolf Loos.  
[Representative]

Meets this criterion at a local level.

**Intactness/Integrity:** High, externally and internally

| <b>References:</b> | <b>Author</b>                | <b>Title</b>  | <b>Year</b> |
|--------------------|------------------------------|---|-------------|
|                    | Ron Wainberg                 | Personal communication, Ron Wainberg, 16 January 2022         | 2022        |
|                    | Roberson & Hindmarsh Pty Ltd | Heritage Assessment Report, Potential heritage Item, "Wainber | 2021        |

| <b>Studies:</b> | <b>Author</b> | <b>Title</b> | <b>Number</b> | <b>Year</b> |
|-----------------|---------------|--------------|---------------|-------------|
|                 |               |              |               |             |

| <b>Parcels:</b> | <b>Parcel code</b> | <b>Lot number</b> | <b>Section number</b> | <b>Plan code</b> | <b>Plan number</b> |
|-----------------|--------------------|-------------------|-----------------------|------------------|--------------------|
|                 | LOT                | 32                |                       | DP               | 12371              |

**Latitude:**

**Longitude:**

## *Ku-Ring-Gai Council*

SHI number  
5068079  
Study number

**Item name:** "Wainberg", dwelling house and interior

**Location:** 33 Young Street Wahroonga 2076

Ku-Ring-Gai

**Location validity:**

**Spatial accuracy:**

**Map name:**

**Map scale:**

**AMG zone:**

**Easting:**

**Northing:**

| <b>Listing:</b> | <b>Name</b>                       | <b>Title</b>             | <b>Number</b> | <b>ListingDate</b> |
|-----------------|-----------------------------------|--------------------------|---------------|--------------------|
|                 | Ku-ring-gai Local Environmental F | Local Environmental Plan | I1003         | 24/09/2021         |

**Data entry:** Data first entered: 06/01/2022

Data updated: 18/01/2022

Status: Completed

## *Ku-Ring-Gai Council*

SHI number  
5068079  
Study number

**Item name:** "Wainberg", dwelling house and interior

**Location:** 33 Young Street Wahroonga 2076

Ku-Ring-Gai

**Image:**



**Caption:** Entrance and western street elevation

**Copy right:** realestate.com.au

**Image by:** realestate.com.au

**Image date:** 01/01/2020

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34507330f52467745bcba70a7d3d0aeb5e9.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb\\_test34507330f52467745bcba70a7d3d0aeb5e9.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb_test34507330f52467745bcba70a7d3d0aeb5e9.jpg)

**Image:**



## *Ku-Ring-Gai Council*

SHI number  
5068079  
Study number

**Item name:** "Wainberg", dwelling house and interior

**Location:** 33 Young Street Wahroonga 2076

Ku-Ring-Gai



**Caption:** Street elevation viewed from south-west

**Copy right:** Ku-Ring-Gai Council

**Image by:** Robertson & Hindmarsh Pty Ltd

**Image date:** 03/02/2021

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345844fc8f3053a4381bea2f5d66f457d2f.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb\\_test345844fc8f3053a4381bea2f5d66f457d2f.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb_test345844fc8f3053a4381bea2f5d66f457d2f.jpg)

**Image:**

## *Ku-Ring-Gai Council*

SHI number  
5068079  
Study number

**Item name:** "Wainberg", dwelling house and interior

**Location:** 33 Young Street Wahroonga 2076

Ku-Ring-Gai



**Caption:** Drive and garage on west elevation

**Copy right:** Ku-Ring-Gai Council

**Image by:** Robertson & Hindmarsh Pty Ltd

**Image date:** 03/02/2021

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345cb110091e82a4fc68afdeaab89557dbc.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb\\_test345cb110091e82a4fc68afdeaab89557dbc.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb_test345cb110091e82a4fc68afdeaab89557dbc.jpg)

**Image:**

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Study number

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**Location:** 33 Young Street Wahroonga 2076

Ku-Ring-Gai



**Caption:** Rear elevation viewed from south-east

**Copy right:** Ku-Ring-Gai Council

**Image by:** Robertson & Hindmarsh Pty Ltd

**Image date:** 03/02/2021

**Image number:**

**Image uri:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345c4081f5e1fd14b059d33a37753f70a82.jpg>

**Thumbnail uri:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb\\_test345c4081f5e1fd14b059d33a37753f70a82.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb_test345c4081f5e1fd14b059d33a37753f70a82.jpg)

**Image:**

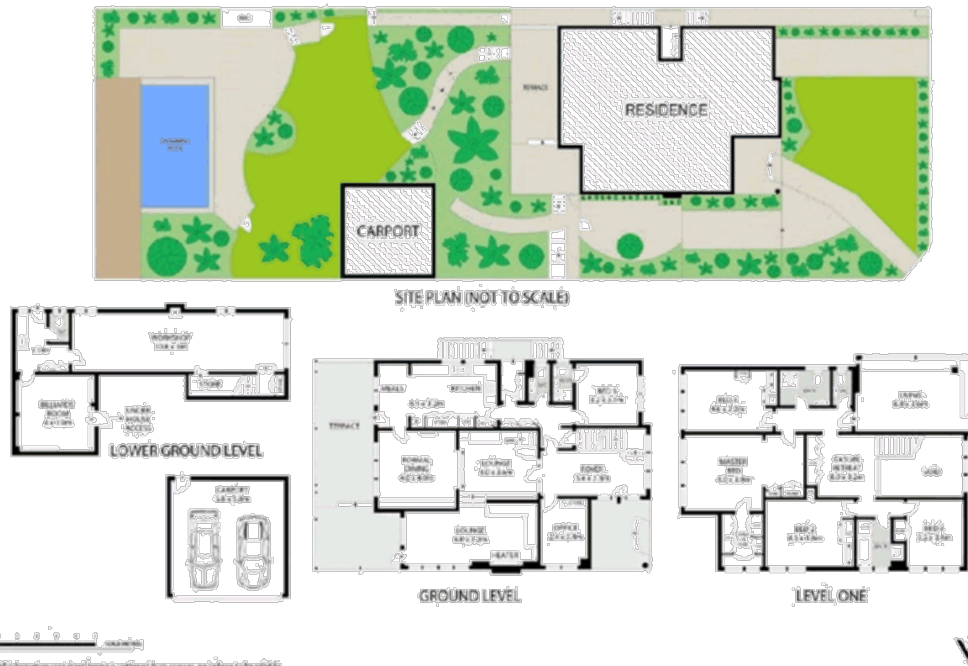
# Ku-Ring-Gai Council

SHI number  
5068079  
Study number

Item name: "Wainberg", dwelling house and interior

Location: 33 Young Street Wahroonga 2076

Ku-Ring-Gai



**Caption:** Site and floor plans from 2020

**Copy right:** Realestate.com.au

**Image by:** realestate.com.au

**Image date:** 01/01/2020

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345763e647f903948ed84a4b051eff049f5.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb\\_test345763e647f903948ed84a4b051eff049f5.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb_test345763e647f903948ed84a4b051eff049f5.jpg)

**Image:**



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5068079  
Study number

**Item name:** "Wainberg", dwelling house and interior

**Location:** 33 Young Street Wahroonga 2076

Ku-Ring-Gai



**Caption:** Entry foyer

**Copy right:** realestate.com.au

**Image by:** realestate.com.au

**Image date:** 01/01/2020

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3457d452e2999d24dd7b64a65cacf81393d.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb\\_test3457d452e2999d24dd7b64a65cacf81393d.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb_test3457d452e2999d24dd7b64a65cacf81393d.jpg)

**Image:**

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**Item name:** "Wainberg", dwelling house and interior

**Location:** 33 Young Street Wahroonga 2076

Ku-Ring-Gai



**Caption:** Lounge room with original joinery, flooring, built-in bar and lounges

**Copy right:** Ku-Ring-Gai Council

**Image by:** realestate.com.au

**Image date:** 01/01/2020

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345b127e304fe6f45a0a44943e9f4e80025.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/T\\_humb\\_test345b127e304fe6f45a0a44943e9f4e80025.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/T_humb_test345b127e304fe6f45a0a44943e9f4e80025.jpg)

**Image:**

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**Item name:** "Wainberg", dwelling house and interior

**Location:** 33 Young Street Wahroonga 2076

Ku-Ring-Gai



**Caption:** Original built-in bar, fittings and finishes in upper lounge room

**Copy right:** realestate.com.au

**Image by:** realestate.com.au

**Image date:** 02/01/2020

**Image number:**

**Image uri:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3452fa9d641d55446c18a6d5c2edc927720.JPG>

**Thumbnail uri:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb\\_test3452fa9d641d55446c18a6d5c2edc927720.JPG](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb_test3452fa9d641d55446c18a6d5c2edc927720.JPG)

**Image:**

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**Item name:** "Wainberg", dwelling house and interior

**Location:** 33 Young Street Wahroonga 2076

Ku-Ring-Gai



**Caption:** Lower lounge room with original built-in furniture

**Copy right:** realestate.com.au

**Image by:** realestate.com.au

**Image date:** 01/01/2020

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345a7ca1c1b12d64abcb8479159cdd067e5.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb\\_test345a7ca1c1b12d64abcb8479159cdd067e5.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb_test345a7ca1c1b12d64abcb8479159cdd067e5.jpg)

**Image:**



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**Item name:** "Wainberg", dwelling house and interior

**Location:** 33 Young Street Wahroonga 2076

Ku-Ring-Gai



**Caption:** Dining room with original built in sideboard, shelf unit, floors and joinery

**Copy right:** realestate.com.au

**Image by:** realestate.com.au

**Image date:** 01/01/2002

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345c0809ce5b791495885e471fc29abb0a1.jpg>

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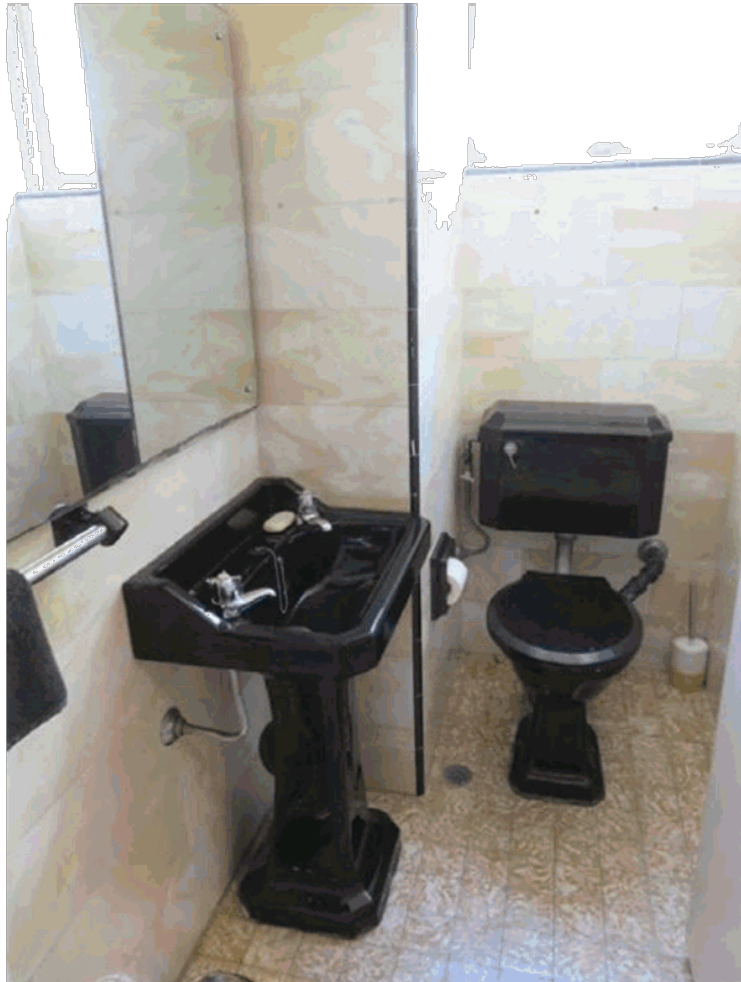
## *Ku-Ring-Gai Council*

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**Item name:** "Wainberg", dwelling house and interior

**Location:** 33 Young Street Wahroonga 2076

Ku-Ring-Gai



**Caption:** Ground floor powder room

**Copy right:** Ku-Ring-Gai Council

**Image by:** Robertson & Hindmarsh Pty Ltd

**Image date:** 03/02/2021

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345d2ebca9813704e6ab066ff13636483ad.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb\\_test345d2ebca9813704e6ab066ff13636483ad.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb_test345d2ebca9813704e6ab066ff13636483ad.jpg)

**Image:**

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Ku-Ring-Gai



**Caption:** First floor enclosed original verandah with original built-in cupboards, timber paneling and tiles

**Copy right:** realestate.com.au

**Image by:** realestate.com.au

**Image date:** 01/01/2020

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345d5c2fbcf6ac447a39d0525695cd61555.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/T\\_humb\\_test345d5c2fbcf6ac447a39d0525695cd61555.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/T_humb_test345d5c2fbcf6ac447a39d0525695cd61555.jpg)

**Image:**

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**Item name:** "Wainberg", dwelling house and interior

**Location:** 33 Young Street Wahroonga 2076

Ku-Ring-Gai



**Caption:** Master bedroom with original built-in furniture

**Copy right:** Ku-Ring-Gai Council

**Image by:** realestate.com.au

**Image date:** 01/01/2020

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345ff98cc15383b450c814171997705f10a.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb\\_test345ff98cc15383b450c814171997705f10a.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb_test345ff98cc15383b450c814171997705f10a.jpg)

**Image:**



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SHI number  
5068079  
Study number

**Item name:** "Wainberg", dwelling house and interior

**Location:** 33 Young Street Wahroonga 2076

Ku-Ring-Gai



**Caption:** Master anteroom wardrobe

**Copy right:** Ku-Ring-Gai Council

**Image by:** Robertson & Hindmarsh Pty Ltd

**Image date:** 03/02/2021

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34534c55001f4c344f19f0338b28a35a28a.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb\\_test34534c55001f4c344f19f0338b28a35a28a.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb_test34534c55001f4c344f19f0338b28a35a28a.jpg)

**Image:**



**Caption:** Master anteroom wardrobe manufacturer label

**Copy right:** Ku-Ring-Gai Council

**Image by:** Robertson & Hindmarsh Pty Ltd

**Image date:** 03/02/2021

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3457ee8c96dde6a4f2d8faac59af87a863b.jpg>

## *Ku-Ring-Gai Council*

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**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb\\_test3457ee8c96dde6a4f2d8faac59af87a863b.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb_test3457ee8c96dde6a4f2d8faac59af87a863b.jpg)

**Image:**



**Caption:** Master bedroom walk-in wardrobe detail

**Copy right:** Ku-Ring-Gai Council

**Image by:** Robertson & Hindmarsh Pty Ltd

**Image date:** 03/02/2021

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345bb5409e99eb143a9a77598d952af96e3.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb\\_test345bb5409e99eb143a9a77598d952af96e3.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb_test345bb5409e99eb143a9a77598d952af96e3.jpg)



**The Hon. Don Harwin MLC**

Leader of the Government in the Legislative Council  
Special Minister of State  
Minister for the Public Service and Employee Relations, Aboriginal Affairs, and the Arts  
Vice-President of the Executive Council

Ref: A5103339

Mr David Blunt  
Clerk of the Parliaments  
Legislative Council  
Parliament House  
Macquarie Street  
SYDNEY NSW 2000

Dear Mr Blunt

Please find enclosed the Government's response to the Standing Committee on Social Issues Report 59 – Review of the *Heritage Act 1977* for tabling in the Legislative Council.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Don Harwin', with a horizontal line underneath.

**Don Harwin MLC**

Leader of the Government in the Legislative Council  
Special Minister of State  
Minister for the Public Service and Employee Relations, Aboriginal Affairs, and the Arts  
Vice-President of the Executive Council  
8 December 2021

Received 4:18 pm  
Wednesday 8 December 2021  
A large, stylized handwritten signature in black ink, possibly reading 'D. Harwin'.

**Attachment B**  
 NSW Government's response to the Report of the Social Issues Standing Committee Inquiry into the  
*Heritage Act 1977*

|   | Standing Committee Report Recommendation  | Response | Comment  |
|---|---|----------|--|
| 1 | <i>That any legislative reform of the Heritage Act 1977 have as its guiding principles the need to protect, conserve and celebrate the State's heritage, and that the guiding policy themes in the government's discussion paper of making heritage easy, putting heritage to work and making heritage relevant, must be secondary to these principles.</i>   | Support  | <ul style="list-style-type: none"> <li>The NSW Government will amend the objects of the <i>Heritage Act 1977</i> to provide a stronger basis for the conservation, protection and celebration of State Significant heritage.</li> </ul>        |
| 2 | <i>That the NSW Government amend the Heritage Act 1977 to explicitly reflect and accommodate a more varied, inclusive and nuanced concept of what constitutes the State's heritage, especially beyond conventional understandings of heritage as buildings and structures. This should reflect contemporary concepts, thinking and approaches to heritage conservation including (but not limited to) intangible cultural heritage and cultural landscapes.</i> | Support  | <ul style="list-style-type: none"> <li>The NSW Government will prepare amendments to the <i>Heritage Act 1977</i> to reflect more varied understandings of State Significant Heritage including landscapes and intangible heritage.</li> </ul> |
| 3 | <i>That the NSW Government undertake a review and/or comparative analysis of approaches to the identification, management and protection of intangible cultural heritage in other jurisdictions in Australia and internationally.</i>   | Support  | <ul style="list-style-type: none"> <li>The NSW Government will undertake a review of interjurisdictional approaches to matters relating to intangible heritage.</li> </ul>   |



- |   |                      |   |
|---|----------------------|---|
| <p>4 That, in concert with legislative reform, the NSW Government prioritise improvements to the administration and implementation of the Heritage Act 1977, including targeted recruitment of staff with relevant qualifications and skills, improved customer service, and initiatives to promote a cultural and attitudinal change in the regulatory approach.</p> | <p>Support</p>       | <ul style="list-style-type: none"> <li>• As part of the shift to a risk-based regulatory framework, Heritage NSW will review its operational focus to deliver improved customer outcomes.</li> </ul>  |
| <p>5 That the Heritage Act 1977 provide increased opportunity for community participation and co-design in the identification, protection and management of heritage and that this participation and co-design include Indigenous members of the community.</p>   | <p>Support</p>       | <ul style="list-style-type: none"> <li>• The NSW Government will provide greater opportunity for community involvement in heritage identification, protection and management through the introduction of a two-step nomination process for listing on the State Heritage Register.</li> <li>• Engagement with all areas of the community in heritage celebration will also be driven through the \$5 million investment into the Blue Plaques program.</li> </ul>   |
| <p>6 That State Significant Developments are only able to override heritage concerns after the Minister has consulted with the Heritage Council of NSW and is satisfied that there is a clear net benefit to the community for proceeding with a State Significant Development which results in a diminution of an item's heritage value.</p>                         | <p>Noted</p>         | <ul style="list-style-type: none"> <li>• The Secretary's Environmental Approval Requirements for State Significant Developments, State Significant Infrastructure, and Critical Infrastructure, already ensure consultation with Heritage NSW and/or the Heritage Council where heritage impacts occur.</li> <li>• The Minister for Planning and Public Spaces will continue to consider the advice of the Heritage Council in determining consent conditions for State Significant Development.</li> </ul> |
| <p>7 That the NSW Government amend the Heritage Act 1977 to mandate that:</p> <ul style="list-style-type: none"> <li>• [A] at any given time, there is always a majority of members on the Heritage Council of NSW with qualifications, experience and expertise in relevant heritage disciplines</li> </ul>  | <p>[A] – Support</p> | <ul style="list-style-type: none"> <li>• [A] The Heritage Act 1977 currently specifies that the majority of members must have expertise in a relevant set of heritage-related disciplines. Any amendments to the Act will support the continuation of these provisions.</li> <li>• [B] The NSW Government supports the recommendation for two members of the Heritage Council to be an Aboriginal man and</li> </ul>  |



- give consideration to initiatives that may facilitate a more representative State Heritage Register.*
- The Minister responsible for heritage will write to the Chair of the Heritage Council of NSW and request the Council undertake a review of their thematic listing program.
  - The NSW Government will introduce a two-step nomination process for listing on the State Heritage Register which will assist in facilitating a more diverse range of nominations from communities.
- 11** *That the NSW Government amend the Heritage Act 1977 to provide for an abridged delisting process for removing items from the State Heritage Register, to cater for situations where an item's significance has been significantly diminished, for example, as a result of fire or some natural calamity.*
- Support
- The NSW Government will prepare amendments to the *Heritage Act 1977* to provide for an abridged process for removing items from the State Heritage Register where they have suffered a critical loss of heritage significance due to impacts from natural disaster or a declared state of emergency.
  - The abridged delisting process will include appropriate safeguards.
- 12** *That the NSW Government design and implement a streamlined process for updating existing listings on the State Heritage Register either through legislative change, a tailored policy solution or both.*
- Support
- The NSW Government will design and implement a streamlined process for updating existing listings on the State Heritage Register (SHR).
- 13** *That the NSW Government, as part of the heritage permit approval process:*
- *reinstate pre-lodgement meetings with proponents as part of a broader commitment to improved customer service,*
  - *carry out site visits where this would assist in understanding an application for works, taking into*
- Support
- As part of system improvements, Heritage NSW will improve its pre-lodgement, site visit and application status services, along with ways to improve the quality of evidence prepared by consultants.
  - An expanded range of exemptions will be developed as part of the heritage category system trial to reduce the number of permits being issued for low-risk changes and ease congestion of the heritage approval system.





*in situations where the requirements of Section 60 have already been satisfied.*

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| <p><b>16</b> <i>That, as a matter of priority, the NSW Government progress the reform of Aboriginal cultural heritage legislation in tandem with the review of the Heritage Act 1977.</i></p>   | <p>Support</p>              | <ul style="list-style-type: none"> <li>• The development of Aboriginal Cultural Heritage legislation is already progressing as a priority for the NSW Government and will continue to do so alongside reforms to the <i>Heritage Act 1977</i> to ensure both systems align appropriately.</li> </ul>   |
| <p><b>17</b> <i>That the NSW Government allocate specific funding for an Aboriginal War Memorial Museum and work with Aboriginal people across New South Wales, including traditional owners and the NSW Aboriginal Land Council, to progress this proposal.</i></p>  | <p>Support in principle</p> | <ul style="list-style-type: none"> <li>• The NSW Government supports the establishment of an Aboriginal War Memorial Museum subject to the preparation and outcome of a Final Business Case and consultation with Aboriginal communities.</li> </ul>   |
| <p><b>18</b> <i>That the NSW Government renews its commitment to the NSW Heritage Grants Program, including by:</i></p> <ul style="list-style-type: none"> <li>• <i>increasing its funding, improving promotion and community awareness of the program, and making it easier and more attractive for owners to apply for grants – support in principle</i></li> <li>• <i>targeting promotion of the program to owners in regional and remote New South Wales, alongside the establishment of a dedicated grants stream for these owners.</i></li> </ul> | <p>Support</p>              | <ul style="list-style-type: none"> <li>• The NSW Government remains committed to the NSW Heritage Grants program.</li> <li>• A new Heritage Fund will be proposed for establishment under legislation that will leverage opportunities for broader funding sources, including philanthropy, to support future grant programs.</li> <li>• Subject to securing an appropriate revenue stream, the NSW Government will make amendments to the <i>Heritage Act 1977</i> to establish a new Heritage Fund and will target support for regional and remote NSW.</li> </ul> |
| <p><b>19</b> <i>That the NSW Government improve the support it provides to owners of State-listed heritage items, in order to incentivise ownership and make activation and adaptive re-use of heritage items easier and more viable, without compromising the protection of the item's heritage value.</i></p>   | <p>Support</p>              | <ul style="list-style-type: none"> <li>• The NSW Government will pursue activation and adaptive reuse opportunities to better support owners of items on the State Heritage Register.</li> </ul>   |

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| <p><b>20</b> <i>That the NSW Government, with the benefit of experience and learnings from the City of Sydney, investigate the feasibility of:</i></p> <ul style="list-style-type: none"> <li>• <i>extending the heritage floor space scheme to Local Government Areas beyond the current Sydney CBD boundary such as Parramatta, North Sydney, Newcastle, Wollongong and other parts of the City of Sydney Local Government Area</i></li> <li>• <i>establishing a heritage floor space trading scheme or equivalent at the State level for items listed on the State Heritage Register.</i></li> </ul>           | <p>Support</p> <ul style="list-style-type: none"> <li>• The NSW Government supports the expansion of the successful City of Sydney Transferable Heritage Floor Space scheme.</li> <li>• The NSW Government will consult with relevant local government authorities to investigate opportunities to extend the Heritage Floor Space scheme beyond the current CBD boundary.</li> </ul>   |
| <p><b>21</b> <i>That the Minister for the Public Service and Employee Relations, Aboriginal Affairs, and the Arts make representations to the Commonwealth Government regarding the potential introduction of tax-based incentives for owners of State-listed items.</i></p>  | <p>Support</p> <ul style="list-style-type: none"> <li>• The NSW Government has made representations to the Commonwealth about introducing tax-based incentives for owners of items listed on the State Heritage Register.</li> <li>• The NSW Government will continue to advocate to the Commonwealth to introduce tax-based incentives.</li> </ul>   |
| <p><b>22</b> <i>That the NSW Government:</i></p> <ul style="list-style-type: none"> <li>• <i>ensure agency collaboration on cultural tourism, to stimulate economic growth, promote heritage understanding and awareness in the community, and contribute to the long-term conservation and enhancement of heritage places, sites and landscapes</i></li> <li>• <i>develop a state led strategy for the activation of heritage assets with specific actions for the promotion of local and state heritage, including consideration of listing relevant local items on the State Heritage Register.</i></li> </ul> | <p>Support</p> <ul style="list-style-type: none"> <li>• Through the <i>NSW Visitor Economy Strategy 2030</i>, the NSW Government has committed to developing tourism opportunities associated with adaptive reuse of heritage assets, through a cross-agency collaborative approach.</li> <li>• Heritage NSW is working closely with Destination NSW on leveraging the Blue Plaques Program to drive tourism opportunities across NSW.</li> <li>• The NSW Government will examine the development of a strategy that sets the direction for activation and recognition of heritage items across NSW.</li> </ul> |

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| <p><b>23</b> <i>That the NSW Government further investigate the United Kingdom's Heritage Enterprise Grants Scheme and consider the feasibility of creating a fund to assist with the adaptive reuse of public and private heritage properties – consistent with the Burra Charter – and which meets the contemporary needs of local and, in particular, disadvantaged communities.</i></p> | <p><b>Support</b></p> <ul style="list-style-type: none"> <li>• The NSW Government will investigate the feasibility of creating a fund similar to the United Kingdom's Heritage Enterprise Grants Scheme as part of the development of future incentive programs.</li> </ul>  |
| <p><b>24</b> <i>That the NSW Government further develop the NSW Blue Plaques Program to engage communities with heritage and provide for cultural tourism opportunities, including the development of a mobile phone app in order to maximise and facilitate use, as the scheme in the United Kingdom provides.</i></p>   | <p><b>Support</b></p> <ul style="list-style-type: none"> <li>• The NSW Government will develop the Blue Plaques program to provide for cultural tourism opportunities including the development of a digital engagement platform.</li> </ul>   |
| <p><b>25</b> <i>That the NSW Government take immediate steps to improve compliance with section 170 of the Heritage Act 1977, including ensuring that State government agencies update their section 170 register within 12 months, wherever reasonably practical.</i></p>  | <p><b>Support</b></p> <ul style="list-style-type: none"> <li>• The <i>Heritage Act 1977</i> requires government agencies to review and, if necessary, amend their heritage and conservation registers at least once a year.</li> <li>• The NSW Government has implemented a program to support agency compliance with Section 170 requirements. This work will continue to improve the identification of heritage assets under Section 170.</li> </ul>   |
| <p><b>26</b> <i>That the NSW Government allocate specific funding for digitisation and video recording preservation of archives, records and artefacts in Libraries, Galleries and Museums.</i></p>   | <p><b>Support</b></p> <ul style="list-style-type: none"> <li>• The NSW Government already allocates significant funding for the digitisation and video recording preservation of archives, records and artefacts in libraries, galleries, and museums. This includes:             <ul style="list-style-type: none"> <li>○ The NSW State Cultural Institutions manage internal digitisation programs for the archives, records, artefacts and artworks in their collections.</li> <li>○ The State Archives and Records Authority of NSW offers digitisation services to the NSW Public Sector through its commercial arm.</li> </ul> </li> </ul> |

- The State Library of NSW is in the final year of its 10-year, \$72.48 million digitisation program aimed at digitising, preserving, and improving access to our best known, most vulnerable and in demand collections.
- The digitisation aspect of the Powerhouse Collection Relocation and Digitisation Project is a multi-million dollar program, and will be complete in December 2022.
- \$5 million to supporting digitisation of regional cultural collections through the Regional Cultural Fund managed by Create Infrastructure, so far supporting 21 projects, 4 of which are First Nations led.
- Digitisation is also a key theme of the NSW Museum Strategy led by Create NSW, which will provide further recommendations for digitisation programs in 2022.



818 Pacific Highway, Gordon NSW 2072

Locked Bag 1006 Gordon NSW 2072

T 02 9424 0000 F 02 9424 0001

DX 8703 Gordon TTY 133 677

E [kmc@kmc.nsw.gov.au](mailto:kmc@kmc.nsw.gov.au)

W [www.kmc.nsw.gov.au](http://www.kmc.nsw.gov.au)

ABN 86 408 856 411



Contact: Antony Fabbro

Reference: S07987 / 2021/187483  
25 June 2021

Hon Shayne Mallard MLC  
Chair, Standing Committee on Social Issues  
Upper House Committees | Legislative Council  
Parliament of New South Wales  
Via email [Committee.SocialIssues@parliament.nsw.gov.au](mailto:Committee.SocialIssues@parliament.nsw.gov.au)

Dear Mr Mallard

### **Ku-ring-gai Council Submission on NSW Heritage Act Discussion Paper**

Council acknowledges that the current Heritage Act 1977 discussion paper is in the first stage of review, noting the economic impacts of climate change, the 2019 bushfires and Covid-19 pandemic, as well as a renewed focus on Aboriginal Heritage.

Council is generally supportive of the themes of *Making heritage easy*, *Making heritage relevant*; and *Putting Heritage to work*, however maintains that further details are required to ensure appropriate 'heritage' outcomes are achieved. Council raises some concern in relation to the focus on, or compartmentalisation of state heritage items rather than considering a more holistic view to heritage items within NSW.

#### **1. Focus on heritage value primarily**

Council supports the concepts of providing owner incentives and encouraging philanthropic investment outlined under 'Activating Our Heritage' as long as the focus does not become about the acquisition of heritage for financial gain rather than the protection and conservation of the heritage values of the place.

#### **2. Heritage At Risk Register for NSW?**

The use of the Heritage Enterprise Grants UK as a case study is interesting and raises the question as to whether NSW should also develop a 'heritage at risk' register.

#### **3. The reality of heritage identification in NSW – interiors matter**

Under the umbrella of heritage identification, the concept of tailoring protections in response to the nature of the heritage item is logical. However, in the majority of cases in relation to state heritage items, an experienced heritage professional is involved in the process, undertaking an assessment of significance (including determining those individual elements of significance). The process is usually collaborative, with input from a number of experienced stakeholders and it is highly unusual that elements of little or no significance require preservation.

It is therefore questioned whether the New York approach, which appears to allow unfettered removal of interiors from heritage-listed residential buildings, would be appropriate within NSW, where there is high regard held for interior spaces, places and fabric. This regard is reinforced by Ku-ring-gai Council who have been successful in taking legal action against residents who have undertaken unauthorised internal works.

**4. First principles of heritage - considering significance is key**

Categorisation of heritage to allow flexibility and streamlining around works that could be undertaken to heritage items would need to be considered on a case-by-case basis as each heritage item is significant for different reasons.

**5. Streamlining may lead to dismissing best 'heritage' practice**

The reputation of the approvals process both at local and state level is often discounted as lengthy, inefficient and time-consuming. However, Council staff have a breadth of experience within the public and private sectors, where the approval process can be efficient and streamlined. It is evident that the process usually comes down to the experience and expertise of the applicant and their ability to interpret the legislation and provide the requisite information. The majority of qualified heritage professionals would attest to the fact that the 'system' can be efficient if the applicant is educated in relation to the process, notwithstanding professional disagreements that occur.

**6. Community-driven nomination undermines the heritage profession**

Council maintains that the local community plays a large role in maintaining and promoting heritage within the Ku-ring-gai local government area. However, whilst it is important to engage with the community in relation to heritage, instigating a new community-driven nomination process could lead to large inefficiencies in the system as different agendas are funnelled through a heritage mouthpiece. It is not appropriate for the heritage process to continue to be vulnerable to ongoing and unrestricted public influence as this could undermine the integrity of the system, notwithstanding that this would be very unlikely to happen in any other profession.

**7. Further clarification is required in relation to changing 'heritage permits'**

Whilst not containing many state heritage items within its jurisdiction, Ku-ring-gai Council has some concerns around the proposed future discretion relating to heritage consents for state heritage items. The Standard Exemptions under Section 57 of the Heritage Act already allow flexibility in relation to 'maintenance' and 'conservation' so it is not clear why further flexibility is required. If too much flexibility is introduced at state level, this eventually filters down to the local level and sets a lower benchmark for Council in relation to their management of local heritage items.

**8. Relaxation of enforcement measures are not appropriate**

At a local level, Councils' experience non-compliance with legislative provisions on a daily basis. In the Ku-ring-gai Council area, a certain percentage of this relates to heritage matters. It is likely that easing compliance and enforcement measures in relation to heritage would simply further encourage non-compliant work.

**9. Heritage promotion and engagement should be a priority**

Educating the community about heritage is crucial to its ongoing survival. Whilst other nations seek to preserve their heritage, Australia does not seem to hold its heritage in the same regard. In the current context, heritage education could be best achieved through tourism and the positive activation of publicly-owned heritage spaces. Making this a priority might negate the requirement to completely overhaul the heritage Act.

**10. State significant Development affecting heritage places**

It is essential that the Heritage Act outlines provisions to ensure the protection of heritage places, which are vulnerable to all types of development.

**11. The Importance of the Burra Charter**

The Burra Charter is the underlying guideline document for works to heritage items and heritage places in NSW and has been a foundation charter in the identification and management for heritage across many decades. The Charter outlines the listing criteria for heritage items and provides a clear and structured approach to managing heritage places. It is essential that any revision of the Heritage Act references this document.

**12. Function of the NSW Heritage Council**

It is essential that the function of the NSW Heritage Council, as a governing body of representatives with a wealth of heritage knowledge and experience, continues. The role of the NSW Heritage Council should be carefully outlined in any revision of the NSW Heritage Act and the Council relied on for decisions, to ensure there is an adequate level of expertise at the highest possible level. This will ensure that important decisions relating to heritage are informed and are based on best practise heritage principles. Membership should have suitably experienced and qualified heritage practitioners

**13. Consistency with Environmental Planning & Assessment Act 1979**

Any proposed amendments to the NSW Heritage Act need to be wholly consistent with the Environmental Planning & Assessment Act and Regulations and strategic planning practice in NSW.

If you require any further information please do not hesitate to contact me.

Yours sincerely



**Antony Fabbro  
Manager Urban & Heritage Planning**

ATTACHMENT A2 – HERITAGE HOME GRANTS 2021/2022 – SUMMARY OF WORKS, RECOMMENDED FUNDING & CONDITIONS

| Address                           | Description of Works  | Status                           | \$ Request                                   | \$ Offered | Conditions  |
|-----------------------------------|---|----------------------------------|--|------------|---|
| 1 Lindfield Avenue,<br>Lindfield  | Repointing and waterproof sealant applied to brickwork of the western wall. This is both as remedial and proactive upkeep of the building as the existing original mortar is becoming more porous with age.<br>Erect Scaffolding.                             | Heritage item                    | \$15,000<br>(3x\$5,000)                      | \$10,000   | <ul style="list-style-type: none"> <li>All works to be undertaken by specialist contractor.</li> <li>Applicant to confirm the selected contractor with Council prior to the works commencing.</li> <li>Scaffolding to be confirmed by a structural Engineer.</li> <li>Materials are to be salvaged and re-used where possible to avoid unnecessary removal of original fabric.</li> <li>Repairs are to be undertaken in accordance with the existing historic details using like-for-like techniques.</li> <li>Repairs are to be undertaken in accordance with the existing historic details including an appropriate mortar.</li> </ul>  |
| 1 Lindfield Avenue,<br>Lindfield  |   |                                  |  |            |   |
| 1 Lindfield Avenue,<br>Lindfield  |   |                                  |  |            |   |
| 46 Fiddens Wharf<br>Road, Killara | Repoint all ridges and hips on rooftop with flexible roof tile compound to seal cracked bedding.<br>Apply fast flash (terracotta) to selected areas of rooftop to replace all the existing split lead flashing and to stop internal leaking and water damage. | Heritage item                    | \$5,000<br><br>Approx.<br>cost =<br>\$11,485 | \$5,000    | <ul style="list-style-type: none"> <li>All works to be undertaken by specialist contractor.</li> <li>Applicant to confirm the selected contractor with Council prior to the works commencing.</li> <li>The works must not involve the removal of principal roof members or any changes to the roof pitch.</li> <li>Works are to be confirmed by a structural Engineer.</li> <li>Materials are to be salvaged and re-used where possible to avoid unnecessary removal of original fabric.</li> <li>Repairs are to be undertaken in accordance with the existing historic details using like-for-like techniques.</li> </ul>  |
| 8 Bancroft Avenue,<br>Roseville   | Replacing and painting the shingles on the awning and also restoring bay window roof facing Bancroft Avenue.  | Heritage item, conservation area | \$5,000<br><br>Approx.<br>cost =<br>\$12,500 | \$5,000    | <ul style="list-style-type: none"> <li>All works to be undertaken by specialist contractor.</li> <li>Applicant to confirm the selected contractor with Council prior to the works commencing.</li> <li>The works must not involve the removal of principal roof members or any changes to the roof pitch.</li> <li>Works are to be confirmed by a structural Engineer.</li> <li>Materials are to be salvaged and re-used where possible to avoid unnecessary removal of original fabric.</li> <li>Repairs are to be undertaken in accordance with the existing historic details using like-for-like techniques.</li> <li>Colours to be agreed with Council prior to works.</li> </ul> |



| Address                       | Description of Works  | Status                           | \$ Request  | \$ Offered | Conditions   |
|-------------------------------|---|----------------------------------|---|------------|--|
| 14 Woonona Avenue, Wahrenonga | Repoint brickwork, repair slate roof and fix guttering to prevent water ingress.  | State Heritage item              | \$5,000<br><br>*adjusted amount.<br><br>Approx. cost = up to \$12,100 | \$5,000    | <ul style="list-style-type: none"> <li>All works to be undertaken by specialist contractor.</li> <li>Applicant to confirm the selected contractor with Council prior to the works commencing.</li> <li>The works must not involve the removal of principal roof members or any changes to the roof pitch.</li> <li>Works are to be confirmed by a structural Engineer.</li> <li>Materials are to be salvaged and re-used where possible to avoid unnecessary removal of original fabric.</li> <li>Repairs are to be undertaken in accordance with the existing historic details using like-for-like techniques.</li> <li>Repairs are to be undertaken in accordance with the existing historic details including an appropriate mortar.</li> </ul> |
| 2 Heydon Avenue, Warrawee     | Replacement of roof tiles and guttering using like-for-like materials and painting exposed timberwork, such as rafters. | Heritage item, conservation area | \$5,000<br><br>\$104,000 + scaffold                                   | \$5,000    | <ul style="list-style-type: none"> <li>All works to be undertaken by specialist contractor.</li> <li>Applicant to confirm the selected contractor with Council prior to the works commencing.</li> <li>The works must not involve the removal of principal roof members or any changes to the roof pitch.</li> <li>Works are to be confirmed by a structural Engineer.</li> <li>Materials are to be salvaged and re-used where possible to avoid unnecessary removal of original fabric.</li> <li>Repairs are to be undertaken in accordance with the existing historic details using like-for-like techniques.</li> <li>Tile and colours to be agreed with Council prior to works.</li> </ul>   |
| 38 Livingstone Avenue, Pymble | Repair sash timber double hung windows and roof over bay window including roof battens. Repair stone flagging.          | Conservation area                | \$4,450<br><br>Approx. cost = \$7,200<br>*excludes landscape          | \$3,600    | <ul style="list-style-type: none"> <li>All works to be undertaken by specialist contractor.</li> <li>Applicant to confirm the selected contractor with Council prior to the works commencing.</li> <li>The works must not involve the removal of principal roof members or any changes to the roof pitch.</li> <li>Works are to be confirmed by a structural Engineer.</li> <li>Materials are to be salvaged and re-used where possible to avoid unnecessary removal of original fabric.</li> <li>Repairs are to be undertaken in accordance with the existing historic details using like-for-like techniques.</li> <li>Material/Colour to be agreed with Council prior to works.</li> </ul>  |

| Address                          | Description of Works  | Status                     | \$ Request   | \$ Offered | Conditions  |
|----------------------------------|---|----------------------------|--|------------|---|
| 27 Glendale Road,<br>Turramurra  | Repair slipped and broken slate roof tiles.   | Heritage item              | \$3,600<br><br>Approx.<br>cost =<br>\$7,200  | \$3,600    | <ul style="list-style-type: none"> <li>All works to be undertaken by specialist contractor.</li> <li>Applicant to confirm the selected contractor with Council prior to the works commencing.</li> <li>The works must not involve the removal of principal roof members or any changes to the roof pitch.</li> <li>Works are to be confirmed by a structural Engineer.</li> <li>Materials are to be salvaged and re-used where possible to avoid unnecessary removal of original fabric.</li> <li>Repairs are to be undertaken in accordance with the existing historic details using like-for-like techniques.</li> <li>Colours to be agreed with Council prior to works.</li> </ul> |
| 3 Hope Street,<br>Pymble         | Replace existing cement tile roofing with Penrhyn Welsh slate as was originally applied in 1913s and external painting. | Heritage item              | \$5,000<br>(Two<br>funding<br>requests)<br><br>Approx.<br>cost = up<br>to approx.<br>\$198,000 | \$5,000    | <ul style="list-style-type: none"> <li>All works to be undertaken by specialist contractor.</li> <li>Applicant to confirm the selected contractor with Council prior to the works commencing.</li> <li>The works must not involve the removal of principal roof members or any changes to the roof pitch.</li> <li>Works are to be confirmed by a structural Engineer.</li> <li>Materials are to be salvaged and re-used where possible to avoid unnecessary removal of original fabric.</li> <li>Repairs are to be undertaken in accordance with the existing historic details using like-for-like techniques.</li> <li>Colours to be agreed with Council prior to works.</li> </ul> |
| 4 Mackenzie Street,<br>Lindfield | Reconstruct verandah.   | Heritage conservation area | \$5,000<br><br>Approx.<br>cost =<br>\$30,000   | \$5,000    | <ul style="list-style-type: none"> <li>All works to be undertaken by specialist contractor.</li> <li>Applicant to confirm the selected contractor with Council prior to the works commencing.</li> <li>Works are to be confirmed by a structural Engineer.</li> <li>Materials are to be salvaged and re-used where possible to avoid unnecessary removal of original fabric.</li> <li>Repairs are to be undertaken in accordance with the existing historic details using like-for-like techniques.</li> <li>Tile and colours to be agreed with Council prior to works.</li> </ul>  |

| Address                                    | Description of Works   | Status  | \$ Request                                  | \$ Offered | Conditions  |
|--|--|---|---|------------|---|
| 28 Bancroft Avenue, Roseville              | Historic ceiling restoration.  | Heritage item within a heritage conservation area | \$4,950<br>Approx. cost = \$9,000           | \$2,700    | <ul style="list-style-type: none"> <li>All works to be undertaken by specialist contractor.</li> <li>Applicant to confirm the selected contractor with Council prior to the works commencing.</li> <li>Repairs are to be undertaken in accordance with the existing historic details using like-for-like techniques.</li> <li>Colours to be agreed with Council prior to works.</li> </ul>        |
| 3 Wellesley Road, Pymble                   | Repair timber verandah floor and internal fireplace.   | Heritage item within a heritage conservation area | \$3,325<br>Approx. cost = \$6,650           | \$2,700    | <ul style="list-style-type: none"> <li>All works to be undertaken by specialist contractor.</li> <li>Applicant to confirm the selected contractor with Council prior to the works commencing.</li> <li>Repairs are to be undertaken in accordance with the existing historic details using like-for-like techniques.</li> </ul>   |
| 14 Mcleod Avenue, Roseville<br>2021/154496 | Painting all external timberwork and existing rendered and painted brickwork.                  | Heritage conservation area                        | \$5,000<br>Approx. cost = \$19,000-\$24,000 | \$2,700    | <ul style="list-style-type: none"> <li>All works to be undertaken by specialist contractor.</li> <li>Applicant to confirm the selected contractor with Council prior to the works commencing.</li> <li>Repairs are to be undertaken in accordance with the existing historic details using like-for-like techniques.</li> <li>Colours to be agreed with Council prior to works.</li> </ul>        |
| 15 Blenheim Road, Lindfield<br>2021/154490 | Retiling of the veranda and path using the original tessellated tiles.                         | Heritage item and heritage conservation area      | \$5,000<br>Approx. cost = \$10,000-\$15,000 | \$2,700    | <ul style="list-style-type: none"> <li>All works to be undertaken by specialist contractor.</li> <li>Applicant to confirm the selected contractor with Council prior to the works commencing.</li> <li>Repairs are to be undertaken in accordance with the existing historic details using like-for-like techniques.</li> <li>Tiles to be salvaged and replacements to match existing.</li> </ul> |
| 20 Merlin Street, Roseville                | Repair and replace rusted and deteriorated historic iron railing to the front of the property. | Heritage conservation area                        | \$5,000<br>Approx. cost = \$13,000-\$15,000 | \$2,700    | <ul style="list-style-type: none"> <li>All works to be undertaken by specialist contractor.</li> <li>Applicant to confirm the selected contractor with Council prior to the works commencing.</li> <li>Repairs are to be undertaken in accordance with the existing historic details using like-for-like techniques.</li> <li>Minor Heritage Works Application required.</li> </ul>               |

| Address                       | Description of Works   | Status  | \$ Request                           | \$ Offered | Conditions   |
|-------------------------------|--|---|--------------------------------------|------------|--|
| 9 Graham Avenue,<br>Pymble    | Replacement of leadlight windows on the upstairs level of house.   | Heritage item within a heritage conservation area | \$5,000<br>Approx. cost = \$18,605   | \$2,700    | <ul style="list-style-type: none"> <li>All works to be undertaken by specialist contractor.</li> <li>Applicant to confirm the selected contractor with Council prior to the works commencing.</li> <li>Repairs are to be undertaken in accordance with the existing historic details using like-for-like techniques.</li> </ul>  |
| 39 Rosedale Road,<br>Gordon   | Essential timber repair and painting, including verandah posts, rails, fretwork, flooring and lining boards. | Heritage conservation area                        | \$5,000<br>Approx. cost = \$17,336   | \$2,700    | <ul style="list-style-type: none"> <li>All works to be undertaken by specialist contractor.</li> <li>Applicant to confirm the selected contractor with Council prior to the works commencing.</li> <li>Repairs are to be undertaken in accordance with the existing historic details using like-for-like techniques.</li> <li>Colours to be agreed with Council prior to works.</li> </ul> |
| 4/ 2B Heydon Avenue, Warrawee | Painting of Timber Window sills and frames to Units 1 and 5.   | Heritage conservation area                        | \$2750<br>Approx. cost = \$5,500     | \$2700     | <ul style="list-style-type: none"> <li>All works to be undertaken by specialist contractor.</li> <li>Applicant to confirm the selected contractor with Council prior to the works commencing.</li> <li>Repairs are to be undertaken in accordance with the existing historic details using like-for-like techniques.</li> <li>Colours to be agreed with Council prior to works.</li> </ul> |
| 5 Springdale Road,<br>Killara | Repair and paint all external timberwork.  | Heritage conservation area                        | \$5,000<br>Approx. cost = \$10,000   | \$2700     | <ul style="list-style-type: none"> <li>All works to be undertaken by specialist contractor.</li> <li>Applicant to confirm the selected contractor with Council prior to the works commencing.</li> <li>Repairs are to be undertaken in accordance with the existing historic details using like-for-like techniques.</li> <li>Colours to be agreed with Council prior to works.</li> </ul> |
| 19 Avon Road,<br>Pymble       | Repair and paint parts of the cottage's exterior that are areas difficult to access.                         | Heritage item                                     | \$2,557.50<br>Approx. cost = \$5,115 | \$2,557.50 | <ul style="list-style-type: none"> <li>Applicant to confirm the selected contractor with Council prior to the works commencing.</li> </ul>   |



| Address                        | Description of Works   | Status  | \$ Request   | \$ Offered | Conditions   |
|--------------------------------|--|---|--|------------|--|
| 19 Church Street,<br>Pymble    | Preparation, repair and repaint of exterior windows, posts and spindles.                 | Heritage item within a heritage conservation area | \$5,000<br><br>Approx. cost = \$25,000-\$30,000.       | \$2,700    | <ul style="list-style-type: none"> <li>Grant is applicable original building fabric only.</li> <li>All works to be undertaken by specialist contractor.</li> <li>Applicant to confirm the selected contractor with Council prior to the works commencing.</li> <li>Repairs are to be undertaken in accordance with the existing historic details using like-for-like techniques.</li> <li>Colours to be agreed with Council prior to works.</li> </ul>   |
| 2 Ortona Road,<br>Lindfield    | Replace 2 wrought iron gates and repaint/tuck-point walls in front probably in sections. | Heritage item                                     | \$3,000-\$5,000<br><br>Approx. cost = \$7,000-\$10,000 | \$2,700    | <ul style="list-style-type: none"> <li>All works to be undertaken by specialist contractor.</li> <li>Applicant to confirm the selected contractor with Council prior to the works commencing.</li> <li>Repairs are to be undertaken in accordance with the existing historic details using like-for-like techniques.</li> <li>Repairs are to be undertaken in accordance with the existing historic details including an appropriate mortar.</li> <li>Colours to be agreed with Council prior to works.</li> </ul> |
| 58 Rosebery Road,<br>Killara   | Upgrade pebble driveway & crossover.   | Heritage conservation area                        | \$5,000<br>Approx. cost = \$10,000                     | NIL        | NIL  |
| 2 Belgium Avenue,<br>Roseville | Landscaping and paving conservation and restoration works.                               | Heritage conservation area                        | \$3,925<br>Approx. cost = \$7,850                      | NIL        | NIL  |



## HERITAGE HOME GRANTS

*For Heritage Items and Contributory Places in Heritage Conservation Areas*

818 Pacific Highway, Gordon NSW 2072 | Locked Bag 1006, Gordon NSW 2072  
 T 02 9424 0000 F 02 9424 0001 DX 6703 Gordon TTY 02 9424 0875  
 E kmc@kmc.nsw.gov.au W www.kmc.nsw.gov.au ABN 86 408 856 411

### 1. Heritage Home Grants Purpose

Ku-ring-gai's Heritage Home Grants will assist and encourage owners in the ongoing maintenance and conservation of their heritage places.

### 2. Items Funded

Funding is available for the following items identified in *Ku-ring-gai Local Environmental Plan 2015* and *Ku-ring-gai Local Environmental Plan (Local Centres) 2012*:

- Listed heritage items
- Contributory heritage properties within heritage conservation areas

### 3. Funding Available

Funding is allocated on a dollar for dollar basis with a minimum of \$1,000 up to a maximum of \$5,000. This means is the maximum finding was granted Council would contribute \$5,000 and the applicant \$5,000.

### 4. Who Can Apply

Owner and recognised managers of heritage items and contributory properties within heritage conservation areas may apply. Owner consent must be granted for the application to proceed.

### 5. When to Apply

Applications for the 2020/21 funding round open **1 April 2020** and close **31 May 2020**. Successful applicants will be notified by **31 July 2020**.

### 6. Eligible Projects

The Heritage Fund supports the following projects:

- Approved conservation works
- Maintenance works to original and significant fabric

This includes, but is not limited to roofing and cladding, verandahs, fences, windows, gardens, structural work and painting.

### 7. Ineligible Projects

The following types of projects will not be funded:

- Private properties which have received Heritage Home Grants funding within the previous 5 years
- Development of new buildings
- Purchase of heritage buildings
- Routine maintenance, e.g. lawn mowing, gutter cleaning or carpet cleaning
- New commemorative monuments or works
- Relocation of buildings, or works to relocate buildings
- Private headstones, unless there is no possibility of descendent support
- Floodlighting of heritage buildings
- Purchase of equipment
- Moveable railway heritage items
- Work that has already been commenced or completed
- Modern additions, e.g. new internal fittings such as new kitchens or bathrooms

- Work that does not enhance heritage values of the item

### 8. Funding Priorities

Priority will be given to projects that are:

- In a well-maintained heritage streetscape or landscape setting
- Have high levels of public access and/or visibility, e.g. church or hall
- Able to be completed within the given timeframe
- Projects that encourage others to undertake conservation/maintenance works
- In need of urgent maintenance works to avert management risks, e.g. severe deterioration, demolition, or demolition by neglect
- In need of fire, service and access upgrades for compliance with the Building Code of Australia
- Undergoing ongoing or adaptive reuse
- For items that have not received council funding support in the past five years
- Part of a heritage group or a precinct

### 9. How to Apply

Complete the Application Form and attach the following:

- Quotations for the proposed work (two required)
- Photographs of existing structures
- Samples of finished materials/colours
- Plans/sketches of the proposed works (if required)

### 10. Submitting your Application

Submit your completed application form and attachments via:

**EMAIL**

heritagehomegrants@kmc.nsw.gov.au

**OR**

**POST**

Heritage Home Grants  
S11080  
Ku-ring-gai Council  
Locked Bag 1006  
Gordon NSW 2072

### 11. Processing your Application

- Ku-ring-gai Council will acknowledge receipt of your application within 21 days of the application closing date.
- The quality and clarity of information provided in your application will be taken into account when your application is assessed and approved by Ku-ring-gai Council.
- Ku-ring-gai Council Heritage Fund 2020/21 is a targeted funding program. Projects must meet eligibility criteria and funding priorities. However, in exceptional circumstances, Ku-ring-gai Council reserves the right to recommend funding for projects that may not fully meet these requirements.

### 12. Successful Applicants

- A funding offer and contract will be sent to successful applicants.
- On your acceptance of this offer, funding will commence.
- Funding is provided via reimbursement following completion of project.
- All projects must be completed and all funding claimed by **15 June 2021**.

### 13. Unsuccessful Applicants

Ku-ring-gai Council will advise unsuccessful applicants.

### 14. Further Information

Please email [heritagehomegrants@kmc.nsw.gov.au](mailto:heritagehomegrants@kmc.nsw.gov.au) or contact Vanessa Holtham on 9424-0929.





## **HERITAGE HOME GRANTS**

*For Heritage Items and Contributory Places in Heritage Conservation Areas*

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E [kmc@kmc.nsw.gov.au](mailto:kmc@kmc.nsw.gov.au) W [www.kmc.nsw.gov.au](http://www.kmc.nsw.gov.au) ABN 86 408 856 411

### **1. Purpose**

Ku-ring-gai's Heritage Home Grants assist and encourage owners to conserve their heritage places, primarily through repairs and restoration.

### **2. Properties funded**

Funding is available for the following heritage listed properties:

- Heritage items identified in Ku-ring-gai Local Environmental Plan 2015;
- Contributory heritage properties within heritage conservation areas identified in Ku-ring-gai Development Control Plan 2015

### **3. Funding available**

Funding is allocated on a dollar-for-dollar basis for a minimum of \$1,000 to a maximum of \$5,000. This means if the maximum funding was granted, Council would contribute \$5,000 and the applicant \$5,000.

### **4. Who can apply**

Owners and recognised managers of the above listed properties may apply. Owner consent must be granted for the application to proceed.

### **5. When to apply**

Applications for the annual grants open on **1 April** and close **31 May** for works to commence and complete in the next financial year.

### **6. Eligible projects**

Funding is available for projects that protect or improve the heritage significance of listed buildings and public appreciation for their heritage value. These projects include:

- Approved conservation works, including restoring or reinstating original and significant features
- Repair of original and significant fabric
- Conservation management plans in limited circumstances described below

This can include works to the roof, building structure, verandah, windows, façade brickwork, fence or other significant listed features.

Painting in historically appropriate colours is eligible for:

- Timberwork or other significant building material, where needed to prevent fabric deterioration
- Other materials if restoring an original or historically appropriate colour scheme or finish
- Removing paint to restore the original unpainted finish

### **7. Eligible conservation management plans**

Funding is available for conservation management plans (CMPs) where needed to understand and conserve the significance of heritage items, unrelated to major development or planning change, for all of the following circumstances:

- Intact places listed as heritage items;
- No or limited existing item research and heritage assessment, such as in the heritage inventory;
- No major development application or planning proposal approved or in progress for the item;
- CMP does not support major redevelopment or planning change;
- CMP will assess and provide policies to conserve the significance of the full item, including interiors, landscape and setting; and
- CMP is prepared in accordance with NSW Heritage Council and Burra Charter standards, as approved by Council on completion.

### **8. Ineligible projects**

The following types of projects are not funded:

- Development of new buildings or modern additions, such as new kitchens and bathrooms
- Purchase of heritage buildings or equipment
- Routine maintenance, such as lawn mowing, gutter cleaning or carpet cleaning
- Repainting with contemporary colour schemes
- Landscape works, other than for fences or other significant features
- Private headstones, unless there is no possibility of descendent support
- Floodlighting buildings
- Relocation of buildings or associated works
- Moveable railway heritage items
- New commemorative monuments or works
- Works that do not enhance heritage significance of the place
- Works already commenced or completed
- Properties that received a Heritage Home Grant funds in the previous 5 years

### **9. Funding priorities**

Priority will be given to projects with greatest conservation benefit. This includes projects that are:

- Necessary to avert damage or risks for significant building fabric, such as water ingress
- Necessary fire, access or other upgrades for ongoing use of the building
- In locations of high public access or visibility, such as church, hall, street frontage
- Beneficial for promoting public appreciation for the heritage value of the place
- Beneficial for encouraging others to undertake similar conservation works
- Within a group, precinct or streetscape of heritage buildings
- Capable of completion within the financial year

### **10. How to apply**

Complete the application form at <https://www.krg.nsw.gov.au/Planning-and-development/Heritage/Heritage-home-grants>. Attach the following:

- Quotations for the proposed work (two required)
- Photographs of existing structures
- Samples of finished materials/colours
- Plans/sketches of the proposed works (if required)

### **11. Submitting your application**

Submit your completed application form and attachments by email or post to:

Email: [heritagehomegrants@kmc.nsw.gov.au](mailto:heritagehomegrants@kmc.nsw.gov.au)  
Ku-ring-gai Council  
Locked Bag 1006  
Gordon NSW 2072

### **12. Assessing your application**

- Council takes into account the quality and clarity of information provided in your application.
- Council's Heritage Reference Committee will consider all eligible applications.
- Projects must meet eligibility criteria and funding priorities. However, in exceptional circumstances, Ku-ring-gai Council reserves the right to approve funding for projects that may not fully meet these requirements.
- Ku-ring-gai Council will advise applicants of the outcome by **31 July**.

### **13. Approved grants**

- Council will send a funding offer letter and form to successful applicants.
- This offer sets out the requirements, conditions and timing for claiming the grant.
- When applicants accept the offer by signing and returning the form, the grant is activated.
- Council provides grant funding by reimbursement following project completion.
- Approved projects must be completed and payment claimed by **30 May**. This is to ensure grants are paid before they expire at the financial year end of 31 July.
- Council approves grant payments based on submitted receipts and heritage specialist staff inspection or review of satisfactory completed works.