



Figure 3.19  
North-westwards view of upper carpark with Clubhouse building beyond (arrow).



Figure 3.20  
Westward view over links from upper carpark.



Figure 3.21  
Northwards view from Clubhouse upper terrace over Putting Green with lower carpark and house at 6A Buckingham Road beyond (since demolished).



Figure 3.22  
Southwards view from lower carpark.



Figure 3.23  
South-eastwards view of bowling green and pavilion with Club House Building beyond (arrow).



Figure 3.24  
Westwards view of tennis courts and pavilion.

### 3.4 Description of the Building Exterior

The subject building presents as a group of two-storey red textured brick and tile-roofed components arranged along an approximately north-south axis (though some components have an additional lower ground level or second floor and one component, Stage 5, is single-storey). The main entry is from the eastern side at a level between the ground and first floors, but the primary facade must be said to be the western facade facing a view over the golf links.

While the generally consistent materials palette gives an initial visual impression of relative unity, on closer inspection the multiple stages of development are apparent to varying degrees. Some of the later stages, in the Modernist style (Stages 3, 8 and 10) or a mixed Modernist and Old English style (Stage 7), as well as utilitarian elements such as air conditioning vents, sheds, metal awnings or roofs, bricked up windows and sundry repairs, are out of keeping with the Inter-War Georgian and Spanish Mission/Mediterranean style of the earlier stages (Stages 1 and 2) or those more closely matched to it (Stages 4, 5 and 6). In some areas the overlaying and interweaving of stages of development is especially complex.

The overall result is one of somewhat reduced visual coherence and historical legibility. The original character of the eastern facade in particular is significantly obscured by the Stage 4, 6 and 7 additions. On the western facade, however, the 1933 and 1938 components of the building (Stages 1 and 2) remain dominant in mass, scale, height and character, only partly obscured by Stage 3.

The following photographs show the building exterior and identify components of each major stage, insofar as possible based on original architectural drawings, written accounts and visual inspection. (Note that the photographs are in a sequence commencing at the south-east corner of the building and proceeding anti-clockwise around it.)



Figure 3.25 Eastern facade: southern wing. In Stage 6 the driveway was extended to provide delivery access. The window in the gable was reused from the first floor kitchen (see Figure 3.33). Three Stage 2 windows were converted to doors (marked 'A') as part of the 1982 internal works.



Figure 3.26 Eastern facade: Left: view of Billiard Room (above) and squash courts (below). The concrete vents are original from Stage 2. Right: view of lower ground level doorway from Card Rooms (now Archives). The awning and its ornate metal bracket are original from Stage 2.



Figure 3.27 Eastern facade: partial view from south-east. The two chimneys and small surrounding areas of roof are the only Stage 1 elements visible. The tiles and window on this side of the *porte cochere* roof, marked A, were reused in Stage 7 from the south half of stage 4.



Figure 3.28 Eastern facade: view to left of main entrance. Part of the Stage 1 roof remains intact though the vent is a later addition. Both double-hung windows have been reused from Stage 1 and the large *porte cochere* window has been reused from Stage 4.



Figure 3.29 Eastern facade: view to left of main entrance. In Stage 4 the wall marked '4a' was rebuilt in the same location as a Stage 1 wall, but '4b' was added on top of the Stage 1 planter wall. In Stage 8 the wall and slab over the lower ground level Laundry were added.

KEY TO MAIN STAGES OF DEVELOPMENT		
1	Original building	1933
2	Billiard Room, Squash courts, etc	1938
3	Lower Lounge	1954
4	Secretary's office, <i>porte cochere</i>	1963
5	Buggy Store and Starter's Box	1967
6	Bar Store, service yard wall, etc	1969
7	Office extension, <i>porte cochere</i>	1972
8	Lower Lounge extension, etc	1996
9	Pro Shop roof extension	2000
10	Office extension	2001



Figure 3.30  
Eastern facade: main entrance. The brick facade including fluted pilasters and low level vents are Stage 1 elements but the *porte cochere* structure is Stage 7.



Figure 3.31  
Eastern facade: northern wall of *porte-cochere*. The two northern piers are from Stage 1. The brickwork, window and tiled roof on this side are from Stage 4 but the sub-structure and two southern piers are from Stage 7.



Figure 3.32  
Eastern facade: eastern wall of *porte cochere*. Some of the brickwork remains from Stage 4.



Figure 3.33  
Eastern facade: junction of *porte cochere* and original building, to right of main entrance. 'A' indicates evidence of repairs after removal in Stage 4 of the Stage 1 flat *porte cochere* roof. 'B' shows one of two windows bricked up in Stage 6, one of which was reused in the Stage 6 gable (see Figure 3.27).



Figure 3.34  
Eastern facade: northern wing. The chimneys are original from Stage 1 but the vents are later additions. 'A' denotes the second of two windows bricked up in Stage 6. The Stage 6 service yard wall was extended in Stage 8.

#### KEY TO MAIN STAGES OF DEVELOPMENT

1	Original building	1933
2	Billiard Room, Squash courts, etc	1938
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4	Secretary's office, <i>porte cochere</i>	1963
5	Buggy Store and Starter's Box	1967
6	Bar Store, service yard wall, etc	1969
7	Office extension, <i>porte cochere</i>	1972
8	Lower Lounge extension, etc	1996
9	Pro Shop roof extension	2000
10	Office extension	2001



Figure 3.35  
Eastern facade: northward view of northern wing. The lean-to marked 'A' was added at an unknown time. The grille at 'B' may be circa Stage 6.



Figure 3.36  
Eastern facade: southward view of northern wing.



Figure 3.37  
Eastern facade: view south along eastern wall. A metal roof over part of the service area was added in Stage 8.



Figure 3.38  
Northern facade: 'A' denotes a door converted from a Stage 1 window as part of the 1982 works.



Figure 3.39  
Western facade: Northward view of northern wing, virtually intact from Stage 1.

KEY TO MAIN STAGES OF DEVELOPMENT

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2	Billiard Room, Squash courts, etc	1938
3	Lower Lounge	1954
4	Secretary's office, <i>porte cochere</i>	1963
5	Buggy Store and Starter's Box	1967
6	Bar Store, service yard wall, etc	1969
7	Office extension, <i>porte cochere</i>	1972
8	Lower Lounge extension, etc	1996
9	Pro Shop roof extension	2000
10	Office extension	2001



Figure 3.40  
Western facade: Southward view with Stage 1 at left and Stage 3 at right



Figure 3.41  
Western facade: Northern facade of Lower Lounge. In Stage 3 the top flight of the Stage 1 stairs were retained and a new bottom flight added. In Stage 8 a new flight to the upper terrace was added.



Figure 3.42  
Western facade: Left: stairs to upper terrace and first floor. Right: original entrance to Associates' locker area, now the northern end of the Golfer's Foyer.



Figure 3.43  
Western facade: View of stairs from upper terrace.



Figure 3.44  
Western facade: Northern facade of Lower Lounge.

#### KEY TO MAIN STAGES OF DEVELOPMENT

1	Original building	1933
2	Billiard Room, Squash courts, etc	1938
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5	Buggy Store and Starter's Box	1967
6	Bar Store, service yard wall, etc	1969
7	Office extension, <i>porte cochere</i>	1972
8	Lower Lounge extension, etc	1996
9	Pro Shop roof extension	2000
10	Office extension	2001



Figure 3.45  
Western facade: The original Veranda and Stage 3 terrace. The arches were glazed in Stage 2. A window to the left of the arches was replaced by a door in Stage 3. A window to the right of the arches was partly bricked up and partly covered by the top of a stairwell in Stage 3. The gable clock is not original.



Figure 3.47  
Western facade: Detail of Veranda arch, glazed in Stage 2.



Figure 3.49  
Western facade: Eastward view of southern wing with Stage 3 addition at right.



Figure 3.46  
Western facade: Northward view of upper terrace over Lower Lounge. The Stage 3 stairwell housing, visible at right, has been modified since installation.



Figure 3.48  
Western facade: southern section of upper terrace. The air duct is a later component.

#### KEY TO MAIN STAGES OF DEVELOPMENT

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2	Billiard Room, Squash courts, etc	1938
3	Lower Lounge	1954
4	Secretary's office, <i>porte cochere</i>	1963
5	Buggy Store and Starter's Box	1967
6	Bar Store, service yard wall, etc	1969
7	Office extension, <i>porte cochere</i>	1972
8	Lower Lounge extension, etc	1996
9	Pro Shop roof extension	2000
10	Office extension	2001



Figure 3.50  
Western facade: stairs from terrace. This configuration postdates the 1990s but the bricks appear to date from Stage 1. A similarly configured stair was removed from the site of the Stage 8 Lower Lounge extension in 1996, and may have been rebuilt here.



Figure 3.51  
Western facade: view of Stage 3.



Figure 3.52  
Western facade: southern wing. In Stage 2 the arched door replaced a Stage 1 window.



Figure 3.53  
Western facade: view to south-east showing several stages including the Buggy Store, Starter's Box and Pro Shop roof extension.



Figure 3.54  
Western facade: Northward view of south entrance to Golfer's Foyer showing Stage 8 brick arch copying Stage 1 arch, which remains intact inside; and detail of junction with original building.

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5	Buggy Store and Starter's Box	1967
6	Bar Store, service yard wall, etc	1969
7	Office extension, <i>porte cochere</i>	1972
8	Lower Lounge extension, etc	1996
9	Pro Shop roof extension	2000
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Figure 3.55  
Western facade: Left: Stage 2 gabled Veranda over Squash Courts showing original concrete grilles. Right: Entrance to Buggy Store with Pro Shop on left.



Figure 3.56  
Western facade: Entrance to Pro Shop. The sliding glass doors were installed as part of Stage 5 and the roof in Stage 9.



Figure 3.57  
Western facade: Western facade of Buggy Store. Some of the windows were reused from the Stage 2 southern wing.



Figure 3.58  
Southern facade: Buggy Store in foreground with Billiard Room beyond.



Figure 3.59  
Southern facade: northward view showing southern facade of Stage 2. 'A' denotes the location of two windows removed when Stage 5 was added (a small vent has since been installed). Stage 2 windows at lower ground floor level, where the Buggy Store abuts Stage 2, were also removed and reused in the Buggy Store.

#### KEY TO MAIN STAGES OF DEVELOPMENT

1	Original building	1933
2	Billiard Room, Squash courts, etc	1938
3	Lower Lounge	1954
4	Secretary's office, <i>porte cochere</i>	1963
5	Buggy Store and Starter's Box	1967
6	Bar Store, service yard wall, etc	1969
7	Office extension, <i>porte cochere</i>	1972
8	Lower Lounge extension, etc	1996
9	Pro Shop roof extension	2000
10	Office extension	2001

### 3.5 Description of the Building Interior

The interiors of the main rooms of the original building (Stage 1) - the Lounge and Dining Rooms and the Verandah - largely remain decorated in the Art Deco style, with many original features: the ceilings, fireplaces, some lighting fixtures, timber stair balustrades and ornamental friezes are largely intact. Alterations such as the upgrading of lighting, ventilation and decore over the years have largely been sympathetic, maintaining the period character of these spaces. Other Stage 1 interior spaces appear to have always been utilitarian in character and have been similarly treated since. The addition of Stage 3 and successive modifications to the junction between Stages 1 and 3 have repeatedly altered the ground floor layout and impacted the legibility of this area. Other minor but frequent alterations to the layout, fitting out and character of spaces such as the locker areas, the erstwhile servants' quarters, and the service and office areas have somewhat reduced the building's internal visual coherence and historical legibility.

Similarly, the character of the main room of Stage 2, the Billiard Room, with its ornate timber and steel trusses, remains largely intact despite minor alterations and the upgrading of services and decore. The Squash Courts retain their original functional style and the original Art Deco air grilles remain intact. Again there have been utilitarian and not always sympathetic alterations over time, for example on the lower ground floor, which have blurred legibility.

Stage 3, the Lower Lounge, is a large open space of utilitarian Modernist character, employing large steel-framed windows and virtually no decorative features, the sole exceptions being the slightly curved staircase from the first floor and its ornamental timber balustrade reflecting the design of those in the Stage 1 foyer. The Stage 8 addition to the Lounge continues the Stage 3 style and further blurs the legibility of the ground floor, despite retaining the once external Stage 1 brick arch at the original southern entrance to the men's locker area.

Little remains of Stage 4 (*porte cochere* Secretary's Office) or its interior, excepting the probably original plaster ceiling. The Stage 7 (*porte cochere* office extension) interior is utilitarian in the 1970s style. The Buggy Store (Stage 5), Bar Store (Stage 6) and office extension (Stage 10) interiors are similarly functional.

Overall, the layout and character of the Stage 1 entry foyer and first floor (especially the Lounge, Dining Room and Verandah) and those of Stage 2 (Billiard Room and squash courts), remain largely intact. The Stage 1 ground floor and Stage 2 lower ground floor have been altered in such a manner and to such an extent as to significantly reduce legibility. The *ad hoc* alteration of other stages and areas has impacted on the building's original character to varying degrees.

The following photographs indicate the nature of the building interior.



Figure 3.60  
Main entry foyer, Stage 1. Left: eastwards view showing original windows over *porte cochere*, enclosed on other side by stage 4, now covered on other side and illuminated electrically. Right: westwards view.



Figure 3.61  
Main entry foyer, Stage 1: detail of balustrading.



Figure 3.62  
First floor, Stage 1: Dining Room with Lounge beyond.



Figure 3.63  
First floor, Stage 1: Left: doorway from Dining Room to Kitchen. Right: original Dining Room fireplace and chimney breast with corner lighting. Compare to Figures 2.50 and 2.48.



Figure 3.64  
First floor, Stage 1: Northwards view in lobby between Lounge and Dining Room, showing frieze of golf players.



Figure 3.65  
First floor, Stage 1: Ceiling in lobby between Lounge and Dining Room.



Figure 3.66  
First floor, Stage 1: north-eastwards view in Verandah. Compare to Figure 2.47.

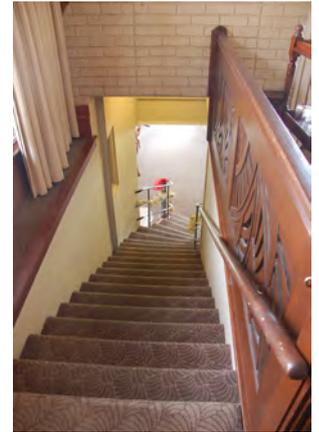


Figure 3.67  
First floor: Left: Northwards view in Stage 1 Verandah. Right: View down Stage 3 stairs from Verandah to Lower Lounge, showing timber balustrading. Outline of infilled window is visible above stairs.



Figure 3.68  
First floor, Stage 1: southwards view in erstwhile Ladies' Lounge, now private dining room.



Figure 3.69  
First floor, Stage 1: Left: fireplace and chimney breast in erstwhile Ladies' Lounge (compare to Figure 2.49). Right: stairwell off Ladies Lounge, now table store after post-1990s blocking up of stairwell.



Figure 3.70  
First floor, Stage 1: northwards view in kitchen. The opening to the washup area at the far end was widened as part of 1958 internal alterations.

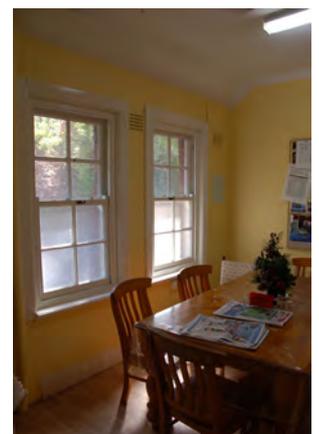


Figure 3.71  
First floor, Stage 1: Left: original stairs, north wing, east side. Right: original servant's room and bathroom on east side, combined as staff room c.1982.



Figure 3.72  
First floor, Stage 1: northwards view in Smoking Room. In Stage 1 the wall to the right of the corridor opened into the Bar.



Figure 3.73  
First floor: southwards view in Stage 1 Smoking Room with original fireplace. The bar was added in Stage 2 and the Bar Store beyond in Stage 6.



Figure 3.74  
First floor: southwards view in Stage 6 Bar Store.



Figure 3.75  
First floor: northwards view in Stage 2 Billiard Room.



Figure 3.76  
First floor: eastwards view in Billiards Room showing four Stage 2 windows, the left-most blocked up and the other three converted to doorways in 1982.



Figure 3.77  
First floor: Left: southernmost window in Stage 2 Billiard Room eastern wall, blocked up in 1982. Right: original Stage 2 well post on stairs from Billiard Room to ground floor.



Figure 3.78  
First floor: northwards view in Stage 1 corridor, with original stairs down to men's locker area at right and main entry foyer beyond.

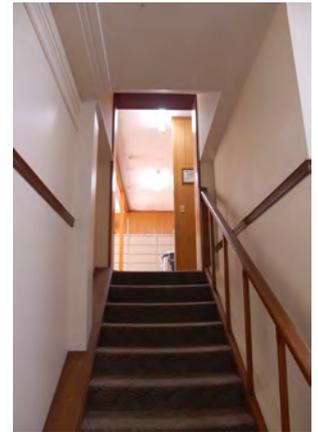


Figure 3.79  
First floor: Left: administration area composed of sections from Stages 1 (foreground), 6 and 9. Right: Stage 4 stairs from Stage 1 administration area up to Stages 4 and 7 *porte cochere* offices.



Figure 3.80  
Second floor: eastwards view in *porte cochere* office. Stage 4 ceiling is on the left, Stage 7 on the right.



Figure 3.81  
Second floor: southwards view in Stage 7 *porte cochere* board room.



Figure 3.82  
Ground floor: northward view along Stage 8 Golfer's Foyer, originally part of Stage 1 men's locker area (foreground) and entrance to women's locker area, showing Stage 1 brick arch beyond.



Figure 3.83  
Ground floor: southward view along Stage 8 Golfer's Foyer showing Stage 1 brick arch in foreground and Stage 8 brick arch beyond.



Figure 3.84  
Ground floor: northward view in men's locker area. The wall on the left dates only from Stage 8 and the lockers have been reconfigured several times over the years.



Figure 3.85  
Ground floor: Left: southwards view in men's locker area with Stage 1 stairs on left. Right: northwards view into shower area in men's locker area, dating from 1988.



Figure 3.86  
Ground floor: northward view in men's locker area. The area behind the counter, now the shoe cleaning area, was in Stage 1 the men's bar.



Figure 3.87  
Ground floor: westward view in southern section of men's locker area, converted from men's WCs in 1988.



Figure 3.88  
Ground floor: Left: eastward view along Stage 8 corridor to stage 8 electric hoist from Kitchen above. Right: Stage 8 diagonal wall to corner of men's locker room area and Stage 1 stairs to main entry foyer beyond.



Figure 3.89  
Ground floor: northward view in Stage 8 foyer of women's locker area with office at left.



Figure 3.90  
Ground floor: southward view in women's locker area, reconfigured in Stage 8.



Figure 3.91  
Ground floor: views of women's ablutions area, formerly part of stage 1 servants' quarters, reconfigured in 1982.



Figure 3.92  
Ground floor: northward view in Lower Lounge (Stage 3).



Figure 3.93  
Ground floor: southward view of Stage 8 addition to Lower Lounge, with post-1990s storeroom at left.



Figure 3.94  
Ground floor: northward view in Lower Lounge showing Stage 3 bar/servery, reconfigured several times since construction.



Figure 3.95  
Ground floor: Left: Stage 3 stairs up to Verandah. Right: kitchen behind Lower Lounge bar; the wall at right was the western external wall of Stage 1.



Figure 3.96  
Ground floor: Left: eastward view to door of Stage 1 cellar, now cool room, on eastern side of building. Right: southward view through Linen area to Stage 8 Laundry.

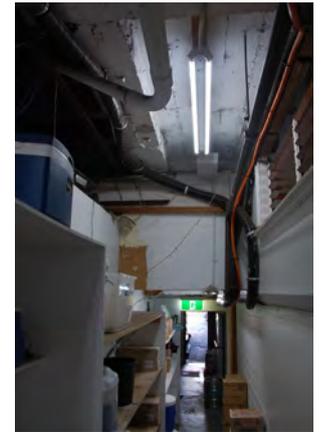


Figure 3.97  
Ground floor: Left: northward view from Linen area to service yard. Right: ceiling of Laundry/Linen area showing timber under-floor structure at left and later concrete roof at right.



Figure 3.98  
Ground floor: westward view in Stage 2 Card Room, now Archives. Windows in the southern wall were blocked up with the addition of the Buggy Store in Stage 5.



Figure 3.99  
Ground floor: Left: southward view in second Card Room, now Archives. Right: Stage 2 stairs up to Billiard Room.



Figure 3.100  
Ground floor: westward view in Squash Courts foyer, showing beam above, supporting original southern external Stage 1 wall, and Stage 2 arched doorway replacing window in Stage 1 wall.



Figure 3.101  
Ground floor: westward view in Stage 2 squash court showing original air grilles.



Figure 3.102  
Ground floor: northward view in Stage 6 Chair Store (below Bar Store) showing original Stage 1 wall and windows at left,



Figure 3.103  
Ground floor: southward view in Stage 6 Chair Store. The windows at right are Stage 1 but the doorway at the far end on the right is Stage 2 and the far wall is Stage 6.



Figure 3.104  
Lower ground floor: southward view in Stage 5 Buggy Store.



Figure 3.105  
Lower ground floor: eastward view in Stage 2 Professional's area. The beam in the foreground was the location of the original western external wall. The Professionals' workshop and showroom were united in 1982.



Figure 3.106  
Lower ground floor: southward view in Pro Shop showing two Stage 2 windows, the one on the right converted to a doorway in Stage 5.



Figure 3.107  
Lower ground floor: eastward view in area below Stage 3 Lower Lounge, now the golf cart store.

### 3.6 Condition and Integrity

The building's condition ranges from fair in areas such as the Stage 6 ground floor Chair Store through good in most secondary sections to very good in main areas such as the Lounge, Dining Room and Verandah and relatively recently refurbished spaces such as the ground floor locker areas. Some less visible alterations, for example the junction of the Stage 8 Laundry roof with the Stage 1 building (see Figure 3.97), have been roughly or incompletely finished.

The extent and nature of the many layers of alteration have been indicated above. While the early stages of development (Stages 1 and 2) remain reasonably visible and legible from the west and north, fabric has been lost and not replaced in several specific locations - notably the area around the current Golfer's Foyer, where Stages 1 and 3 meet; the current Pro Shop, where Stages 2 and 5 meet; the first floor office area (Stages 1, 6 and 9); the Squash Court foyer, where Stages 1 and 2 meet; and other locations. Overall, the original stages of the building have lost some integrity.

The northern and western facades of the original building (Stage 1) retain a significant degree of integrity (despite the attachment of Stage 3 on the western facade). However, the original southern facade was subsumed into Stage 2 and over half the original eastern facade is obscured by additions dating from 1963 or later. Internally, most of the first floor but less than half the ground floor of Stage 1 remain intact.

The three facades of Stage 2 remain largely intact (despite the addition of the Buggy Store to the south facade, the large Stage 6 gable to the eastern facade and the alterations to the lower ground floor Pro Shop entrance on the west side). Internally only the lower ground floor area currently used as the Pro Shop has significantly lost integrity.

Nevertheless, sufficient fabric and spaces remain visible and legible to convey the character of the 1933 and 1938 components of the building.

# Assessment of Cultural Significance

# 4.0

## 4.1 Introduction

Heritage, or “cultural” value, is a term used to describe an item’s value or importance to our current society and is defined as follows in *The Australia ICOMOS Burra Charter*, 2013, published by Australia ICOMOS (Article 1.0):

*Cultural significance* means **aesthetic, historic, scientific, social** or **spiritual value** for past, present or future generations.<sup>1</sup>

This section establishes the criteria which are used to understand significance and identifies the reasons for the cultural value of the site and its components.

Significance may be contained within, and demonstrated by, the fabric of an item; its setting and relationship with other items; historical records that allow us to understand it in terms of its contemporary context, and in the response that the item stimulates in those who value it.<sup>2</sup> The assessment of significance is not static. Significance may increase as more is learnt about the past and as items become rare, endangered or illustrate aspects that achieve a new recognition of importance.

Determining the cultural value is at the basis of all planning for places of historic value. A clear determination of significance permits informed decisions for future planning that will ensure that the expressions of significance are retained and conserved, enhanced or at least minimally impacted upon. A clear understanding of the nature and degree of significance will determine the parameters for, and flexibility of, any future development.

A historical analysis and understanding of the physical evidence provides the context for assessing the significance. These are presented in the preceding sections. An assessment of significance is made by applying standard evaluation criteria to the facts of the item’s development and associations.

<sup>1</sup> *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, (2013), p.2.

<sup>2</sup> ie “social”, or community, value

## 4.2 Comparative Analysis

Comparative analysis places the subject building in a context appropriate for gauging its significance.

Common to almost all golf clubhouses is an emphasis on addressing views to the links and being seen from them. In Inter-War buildings of an Arts and Crafts or neo-Georgian style this often finds expression in the later addition of a component in a style suited to provision of such views (for example the Mediterranean, Functionalist or International styles). The listed heritage examples below illustrate this relationship between club houses and golf links.

The following information is sourced from the NSW State Heritage Inventory.

### **Avondale Golf Club**

40 Avon Road, Pymble NSW  
Database no. 1880416

#### ***Statement of Significance***

*Reasons for listing; cultural, social, architectural, natural, municipal significance*

### **Bonnie Doon Golf Club House**

Banks Avenue, pagewood NSW  
Database no. 1210003

#### ***Statement of Significance***

*Bonnie Doon Golf Club is of local historic, aesthetic and social significance as: one of Sydney's three oldest golf clubs and has association with the Metropolitan Golf Club who established the Club and greens here and Bonnie Doon Club who were previously established at Arncliffe and Tempe; the original section of the Club House largely retains its original external character and Interwar Georgian detailing and remains a good example of the work of the architect Eric Apperley noted practitioner of the style and golf course designer; and despite successive alterations and additions the building retains its original form, external character and relationship to its setting, Banks Avenue and golf course. Its elevated siting enhances its streetscape presence and enables views from the building to the surrounding area.*



Figure 4.1  
Avondale Golf Club

Source: [http://www.golfselect.com.au/armchair/courseView.aspx?course\\_id=46](http://www.golfselect.com.au/armchair/courseView.aspx?course_id=46)



Figure 4.2  
Bonnie Doon Golf Club

Source: <http://nsw.golfer.com.au/directory/bonnie-doon-golf-club-sydney-nsw/128>

### Concord Golf Course

190 Majors Road, Concord NSW  
Database no. 2890353

#### Statement of Significance

*Major open space developed from the early 1900s conserving indigenous trees and cultural planting and constructions from 1920/30s period. Important naturalistic parkland in area of suburban development.*

### Manly Golf Club

Balgowlah Road, Fairlight NSW  
Database no. 2020365

#### Statement of Significance

*Listed as an imposing Inter-War Georgian Revival style golf club building, representative of the style, and historically significant.*

### Pennant Hills Golf Club

Burns Road, Pennant Hills NSW  
Database no. 1780736

#### Statement of Significance

*Golf course conserving significant Blackbutt and Bluegums. Remnant forest above Devlins Creek in a naturalistic landscape and intact landscape elements and cultural planting from c1960's. Of regional significance.*

### Royal Sydney Golf Club

Kent Road, Rose Bay NSW  
Database no. 2710106

#### Statement of Significance

*The Royal Sydney Golf Club building, constructed in the Federation Bungalow style is located on the eastern side of Kent Road and has frontage to New South Head Road. The complex of buildings, which retain much of the scale, massing and materials of the original building, has high significance as a fine example of a Club House building in a style which was largely used for small residences in the early years of the twentieth century. The building has significance externally as a largely intact example of a recreational building from the early twentieth century and has social and historical significance for its association with many prominent Sydney identities.*

*[The State Heritage Inventory also includes a Revised Statement of Significance by Noel Bell Ridley Smith and Partners]*



Figure 4.3  
Concord Golf Club

Source: <http://www.concordgolfclub.com.au/cms>



Figure 4.4  
Manly Golf Club

Source: State Heritage Inventory



Figure 4.5  
Pennant Hills Golf Club

Source: <http://www2.golflink.com.au/teetimes/ClubPopup.aspx?ClubID=20119>



Figure 4.6  
Royal Sydney Golf Club

Source: [http://old.agcsa.com.au/news/2012/sep/marsden\\_appointed\\_new\\_royal\\_sydney\\_superintendent](http://old.agcsa.com.au/news/2012/sep/marsden_appointed_new_royal_sydney_superintendent)

### 4.3 Established Statement of Significance

The following information is sourced from the State Heritage Inventory entry for the “Killara Golf Club”, database no. 1880602:

#### **Statement of Significance**

*Reasons for listing; cultural, social, architectural, landmark value, municipal significance Note: entrance, gates, garden, regenerating forest areas.*

### 4.4 Analysis of Cultural Significance

The following commentary discusses how each of the criteria established by the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) relate to the subject site.

#### **Criterion (a) – An item is important in the course, or pattern, of NSW’s cultural or natural history (or the cultural or natural history of the local area)**

The Killara Golf Club was established early in the development of Ku-ring-gai and of Killara in particular, reflecting the socio-economic character of this suburban, ‘Garden City’ response to the late 19th Century urbanisation of Sydney. The establishment of the Club and links at its present site itself contributed to the suburb’s growth, consolidation and social character, in turn influencing the original design of the Club House Building. While later Stages of the Club House’s development (1950s to present) attest to the Club’s ongoing role, it is primarily Stage 1 (1933) and Stage 2 (1938) which reflect and have influenced the rise and consolidation of Killara, giving these stages of the building historical significance at a local level.

#### **Criterion (b) - An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW’s cultural or natural history (or the cultural or natural history of the local area)**

The Killara Golf Club is strongly associated with James George Edwards, a prominent figure in the development of the North Shore, sometimes referred to as the “father of Killara”, who was partly responsible for the Club’s location and served as its second President. Edwards died in 1927, however, before construction of the present Club House.

The original Clubhouse building (Stage 1) appears to have been the first architectural commission won by Colin C Brewster, a Killara-born architect of some note (and son of a Club member) who together with Frederick Manderson went on to design three other currently heritage-listed buildings as well as various houses in Killara and, with Manderson or others, various later additions to the Clubhouse (including Stage 2).

Members and office-holders of the Club have also included many successful and locally well-known professionals and business people (as well as Prime Minister Billy Hughes).

The Clubhouse building thus has some local associational significance.

***Criterion (c) - An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)***

Stages 1 and 2 share an aesthetic approach and style, forming a visual unit which demonstrates careful attention to form, balance, hierarchy and outlook, exhibits the combination of Inter-War Georgian and Mediterranean styles which the architect Leslie Wilkinson regarded as an appropriate regional Australian style, and is designed to establish a visual connection to and landmark presence within the links.

Later stages do not share these features. Stages 3, 7, 8 and 10 are unsympathetic to the original aesthetic, while Stages 4 (or remnants thereof), 5, 6 and 9, though more sympathetic, partly obscure the original building. The original character remains legible primarily from the west, despite the Stage 3, 5, 8 and 9 additions.

The Clubhouse thus has aesthetic significance at a local level, almost entirely embodied in Stages 1 and 2 of its development.

***Criterion (d) - An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons***

While the extended golf links are doubtless an important contributor to the character and sense of place of Killara, the subject building and its immediate setting serve this purpose for only Club users and a small group of adjacent residents.

The Club and the present Clubhouse have, however, played a significant role in the recreational and social life of the golfing and to some extent the wider community, whether through golf itself, social functions and interactions at the Clubhouse (especially in the Stage 1, 2, 3 and 8 spaces) or various associated activities such as fund-raising for hospitals and organising for World Wars I and II. A sense of community and continuity among members is evident.

The Clubhouse thus has some local social significance.

***Criterion (e) - An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)***

Investigation of archaeological potential is outside the scope of this report. However no archaeological potential has been identified and the construction techniques employed in the subject building are those common to the period. The subject site does not meet this criterion.

***Criterion (f) - An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)***

Stages 1 and 2 of the Clubhouse demonstrate a combination of Inter-War Georgian and Mediterranean (or Spanish Mission) architectural styles. While examples of Inter-War Georgian and Inter-War Mediterranean (or Spanish Mission) buildings are not rare in Sydney, combinations of the two, especially successful combinations at the scale of the Killara Golf Course Clubhouse, are uncommon. The building thus has some local rarity value.

***Criterion (g) - An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments)***

The building's particular combination of architectural styles being uncommon, it does not meet this criterion.

## **4.5 Statement of Significance**

The current Clubhouse building at the Killara Golf Club at 556 Pacific Highway, Killara (the third on the course and the second on this site), is of local historical significance. The Clubhouse building as well as the golf course played a role in establishing the character of both the Club and the suburb of Killara.

The site is associated with the developer and "father of Killara" James George Edwards, who helped acquire it for the Club and was the Club's second President. The Clubhouse building (Stage 1) was designed by the architect Colin C Brewster and completed in 1933, and Stage 2, completed in 1938, was designed by Brewster in partnership with Frederick Manderson, who together went on to design other now heritage-listed buildings in Sydney. The site thus has associational significance at a local level.

Aesthetically the exterior of the original Clubhouse building (Stages 1 and 2) represents a successful combination of two popular architectural styles of the day, Inter-War Georgian and Inter-War Mediterranean, balancing the formality of the former with the more lyrical arches and gables of the latter in a hybrid style advocated

by Leslie Wilkinson, Brewster’s nationally influential teacher. The building strongly addresses views to the links and is designed to form a landmark component of views from them. Internally, many features of the Art Deco main rooms remain intact. Subsequent, often unsympathetic development has partly obscured or replaced elements of the original structure. However the exteriors of the 1933 and 1938 components and the interiors of their main rooms retain sufficient integrity and visibility to make their original character legible. The building thus has aesthetic significance at a local level.

Through their social as well as recreational functions the Club and Clubhouse building, in particular the 1933 and 1938 components, became and remain the focal point for a golfing and wider community, and thus have social significance at a local level.

While examples of Inter-War Georgian or Mediterranean architecture are not uncommon in Sydney, successful combinations of the two styles in a building of this scale are unusual, giving the 1933 and 1938 components of the Clubhouse buildings some rarity value at a local level. In the absence of evidence of archaeological potential and given the use of standard construction techniques of the day, the building does not meet the criterion for technical or research significance. As an uncommon blend of architectural styles, nor does it have representative significance.

#### 4.6 Curtilage Analysis

The New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication *Heritage Curtilages* defines “heritage curtilage” as the area of land surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance.<sup>3</sup> The types of heritage curtilage potentially applicable here are:

- Lot Boundary Curtilage: for places where the legal boundary of the allotment is defined as the heritage curtilage. The allotment should, in general, contain all significant related features, for example outbuildings and gardens, within its boundaries.
- Reduced Heritage Curtilage: for places where an area less than the total allotment is defined as the heritage curtilage. Applicable where not all parts of a property contain places associated with its significance.

The heritage curtilage of the Clubhouse building is presently undefined, the heritage item being described in the KPSO only as the “Killara Golf Course Clubhouse” at Pacific Highway. The Ku-ring-gai LEP 2013 proposed to list the “Killara Golf Club” at 556 Pacific Highway, implicitly proposing that property as the curtilage. As is shown below, however, not all parts of the Club grounds or of the property at 556 Pacific Highway are considered to be associated with its significance, and a Reduced Heritage Curtilage is considered appropriate, consisting of a part of Lot 2, DP 535219.

<sup>3</sup> Mayne-Wilson, p.3



Figure 4.7  
Views from/to Clubhouse building. Primary views are indicated by the green arrow, secondary by yellow and tertiary by red.

Base image: SIX Maps

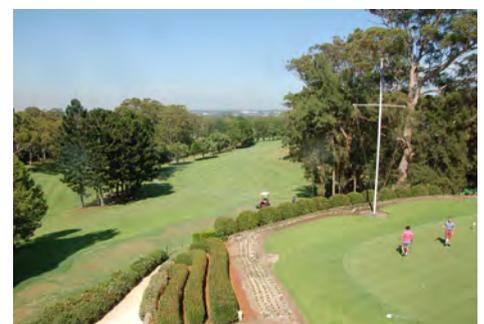


Figure 4.8  
Primary view from Clubhouse building.

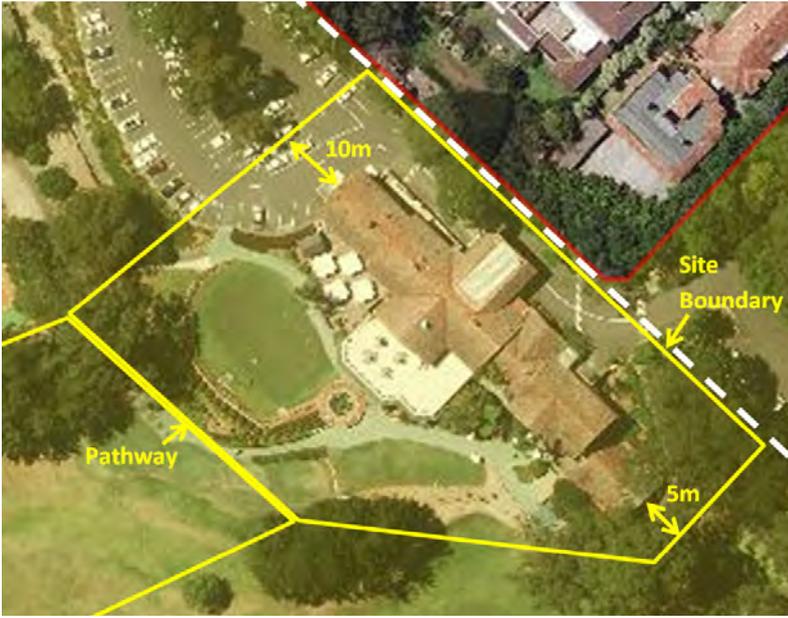


Figure 4.9  
Aerial view showing subject building and proposed essential curtilage boundaries. North is at the top. Not to scale.

Source: Base image: SIX Maps



Figure 4.10  
Aerial view showing the Clubhouse building, the whole property shaded in yellow, Deferred Area 15 outlined in dashed line and proposed curtilage outlined in yellow: the proposed spatial curtilage is labelled A, and the proposed visual curtilage B. North is at the top. Not to scale.

Source: Base image: SIX Maps

As discussed above, the significance of the Clubhouse building lies primarily in the history and character of its 1933 and 1938 components (Stages 1 and 2 of its development) and their relationship to the golf links and the vicinity. Subsequent stages of development are considered to have little significance.

It is important in establishing curtilage to provide adequate visual catchments including outside elements with which heritage items have ‘important visual or functional relationships’.<sup>4</sup> One such element is the Putting Green, which appears in CC Brewster’s original 1932 drawings (see Figure 2.35) and remains generally intact. Other site components such as the carparks, bowling greens, tennis courts and their pavilions are considered to have little significance.

The minimum spatial curtilage considered essential in order to protect the significance of the Clubhouse building is therefore as shown in Figure 4.9.

<sup>4</sup> Mayne-Wilson, p.10

An additional element with which the building has an important relationship is the golf links themselves. Both the 1909 and 1933 Clubhouses were sited, oriented and designed to address westward views over the links - views which (as shown in Figures 2.14-2.18) also influenced the development of Killara - and to present a suitably impressive prospect from the links. This view (which can be graded according to significance, as shown in Figure 4.7) is therefore considered contributory to the significance of the Clubhouse building and should be maintained. A minimum visual curtilage based on the primary views is shown in Figure 4.10 and is proposed to be included in the Clubhouse building's legal heritage curtilage.

It should be noted that the topography of the site is such that the sight line between the Clubhouse building and the links effectively precludes the construction of above-ground buildings within the view corridor.

## **4.7 Grading of Significance**

### **4.7.1 General**

The Clubhouse building and its setting at the Killara Golf Club at 556 Pacific Highway, Killara, have been carefully assessed to determine a relative grading of significance into five levels. This process examines a number of factors, including:

- Relative age
- Original design quality
- Degree of intactness and general condition
- Extent of subsequent alterations
- Association with important people or events
- Ability to demonstrate a rare quality, craft or construction process

Grading reflects the contribution the element makes to the overall significance of the item (or the degree to which the significance of the item would be diminished if the component were removed or altered).

#### **EXCEPTIONAL SIGNIFICANCE**

Includes rare or outstanding building fabric that displays a high degree of intactness or can be interpreted relatively easily.

#### **HIGH SIGNIFICANCE**

Includes original extant fabric or spaces of particular historic or aesthetic value, whose loss would have a detrimental impact on the character and significance of the building.

#### **MODERATE SIGNIFICANCE**

Includes building fabric and relationships which were originally of higher significance but have been compromised by later, less significant modifications, or whose loss would not have a significant detrimental impact on the character or significance of the building.

### LITTLE SIGNIFICANCE

Includes most of the fabric associated with recent alterations and additions made to accommodate changing functional requirements. These are components generally of neutral impact on the site's significance.

### INTRUSIVE

Recent fabric, which adversely affects the significance of the site.

Grading has been established as a valuable tool, to assist in developing appropriate conservation measures for the treatment of the building and its various elements. In general, good conservation practice encourages the focussing on change, or upgrading of, an historical building/site to those areas or components which make a lesser contribution to significance and are therefore less sensitive to change. The areas or components that make a greater or defining contribution to significance should generally be left intact or changed with the greatest care and respect.

### 4.7.2 Grading of Site Elements

The elements of the site and its context are shown in the aerial view below, and graded in Table 4.1 below.



Figure 4.11  
Aerial view showing main site elements. North is at the top.

Source: Base image: SIX Maps



Figure 4.12  
Aerial view of Clubhouse building showing identified stages of development.

Source: Base image: SIX Maps

Killara Golf Course Clubhouse Building  
Conservation Management Plan  
December 2016  
GBA Heritage Pty Ltd

SITE ELEMENTS	GRADING
There are no elements of the site considered to be of Exceptional significance	Exceptional
<ul style="list-style-type: none"> <li>The 1933 component of the Clubhouse (Stage 1)</li> <li>The 1938 component of the Clubhouse (Stage 2)</li> <li>The Putting Green</li> </ul>	High
There are no elements of the site considered to be of Moderate significance	Moderate
<ul style="list-style-type: none"> <li>Components of the Clubhouse constructed after 1938 (Stages 3-10 or later)</li> <li>The Bowling Greens and Pavilion</li> <li>The Tennis Courts and Pavilion</li> <li>The Carparks</li> </ul>	Little
There are no elements of the site considered to be Intrusive	Intrusive

#### 4.7.3 Grading of Zones Within Deferred Area 15

Given the proposed building curtilage and view corridor and the grading of significance of the primary site elements, the area described as Deferred Area 15 can be divided into zones of High, Moderate or Low sensitivity. Development within these areas would have High, Moderate or Low impact, respectively, on the heritage significance of the Clubhouse building and its setting.

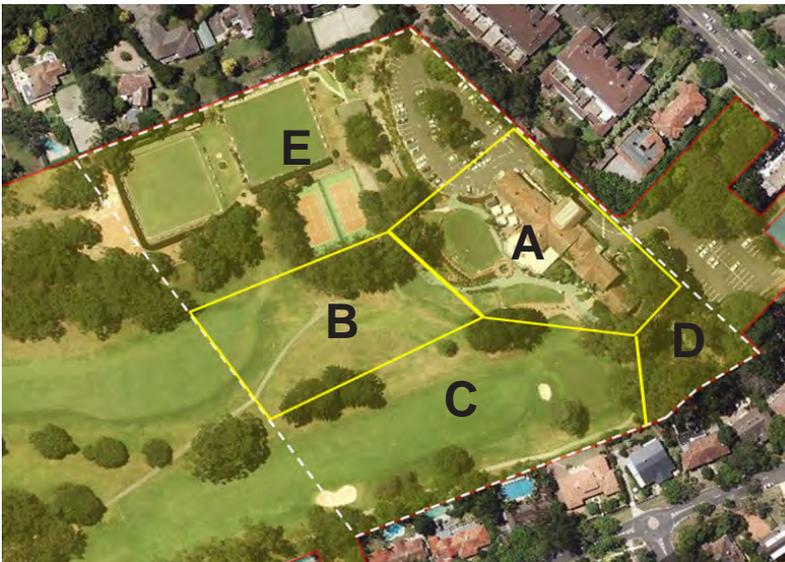


Figure 4.13  
Aerial view showing gradings of sensitivity in Deferred Area 15 (outlined in dashed line). North is at the top.

Source: Base image: SIX Maps

AREA	GRADING OF SENSITIVITY	POTENTIAL IMPACT
A	High	High
B		
C	Moderate	Moderate
D	Low	Low
E		

#### 4.7.4 Grading of Building Elements

The stages of construction of the building are discussed in Sections 2.7 and 2.8 above. The main stages of internal alteration are described in Section 2.9.

As discussed, large parts of the interior of the building have been altered to such an extent that integrity has been lost. Even where dating of internal components (such as sections of internal wall) remains possible, their altered functions, contexts or finishes often compromises their significance.

The following tables grade the significance of exterior and interior elements. (Note that only Stages 1 and 2 are assessed, as later stages have been identified above as having Little significance.)

STAGE	ELEMENT	GRADING
1	Original external walls including openings (windows, air grilles, etc), except as noted below	High
	Ground floor eastern doorway, north external wall	Moderate
	Ground floor doorway from women's locker area, west external wall	
	First floor doorway adjacent to (north of) Verandah arches	
	Blocked up window adjacent to (south of) Verandah arches	
2	Original external walls including openings (windows, air grilles, etc), except as noted below	High
	Ground floor air vent, south external wall	Little
	Three doorways, first floor, east external wall	Moderate
	Bricked up windows, first floor, east external wall	
General	Roof: original timber structure, ceramic tiles and brick chimneys	High
	Roof: metal ducts, vents, pipes	Little

For the purpose of grading the significance of internal elements, Stages 1 and 2 are divided into three 'wings'; the north, central and south, as shown below.

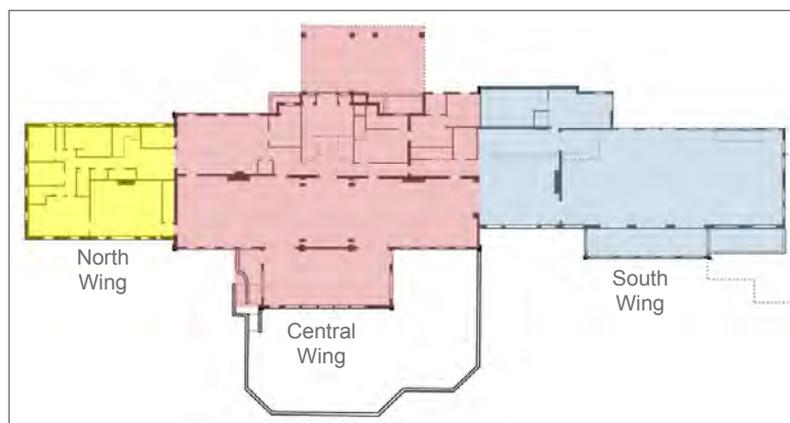


Figure 4.14 Designated Clubhouse 'wings', for purposes of grading only. The plan shown is of the First Floor.

Source: GBA Heritage

TABLE 4.4 : GRADING OF SIGNIFICANCE OF INTERIOR					
STAGE	LEVEL	WING	ROOM / AREA	ELEMENT	GRADING
1	Entrance level	Central	Foyer	All walls	High
				Windows including leadlighting and stained glass	
				All staircases including balustrades and hand rails	
				Timber doors and paneling	
	First floor	Central	Lobby	Walls and openings	High
				Doors	
				Ceilings including cornices	
				Above-door frieze	
		Central	Lounge and Dining Room	Walls and openings	High
				Ceilings including lighting pelmets	
				Doors and windows	
				Fireplaces, chimney breasts (including lighting)	
		Central	Verandah	Lighting housing	High
				Lighting louvres	
				Arched openings	
				Glazing/framing to arched openings	
		South	Smoking Room	Western wall	High
				Other walls and openings	
				Ceilings	
				Doors	
	North	Smoking Room	Walls and windows	High	
			Fireplace and Chimney breast		
			Ceilings		
Doors					
North	All external walls	All external walls	Little		
		All openings			
		Bricked up windows (two) in Kitchen			
		All internal walls/spaces/stairs			
Ground floor	Central	Original external walls and openings excepting sections near current Cool Room as shown in Figure 4.17	High		
				Golfer's Foyer	Brick arched doorway between Stages 1 and 2 (originally external)
					Stairwells to First Floor, including stairs, walls, balustrading.
				Stairwells to First Floor, including stairs, walls, balustrading.	
	Stairwells to First Floor, including stairs, walls, balustrading.	Stairs from men's locker area to corridor			
		South	All spaces and components	Little	
	North				

TABLE 4.4 : GRADING OF SIGNIFICANCE OF INTERIOR				
STAGE	LEVEL	ROOM / AREA	ELEMENT	GRADING
2	First floor	Billiard Room	External walls and northern wall	High
			Location and width of original openings on eastern wall, including bricked up or extended openings	
			Parts of openings bricked up or extended	Little
			Ceiling trusses	High
			Stairs down to ground floor	Little
			Bar extension	
	Ground floor	Former Card Rooms	External walls and windows	High
			Location and width of original openings on southern wall, including bricked up or extended openings	
			Parts of openings bricked up or extended	Little
			Internal walls	
			Stairs up to first floor	
		Foyer to squash courts	Foyer area	Little
	Arched external doorway including doors, framing		Moderate	
	Lower ground floor	Squash courts	External walls including air grilles	High
			Internal walls/spaces	Little
		Pro Shop	Existing original external (eastern and southern) walls	High
			Location and width of original openings on southern wall, including bricked up or extended openings	
			Parts of openings bricked up or extended	Little
			Internal walls/spaces	
	Western wall and openings			
All	Air conditioning plant, ducts and grilles			
	Sound systems including speakers			
	Data systems including cabling, conduits			

Figures 4.6-4.12 below show the elements of Stage 1 and 2 coloured according to stages of construction.

Figures 4.13-4.19 below show the elements of Stages 1 and 2 coloured according to grading of significance.

Later stages of construction, having been graded as having Little significance (Table 4.1) are not shown.

## Stages of Construction

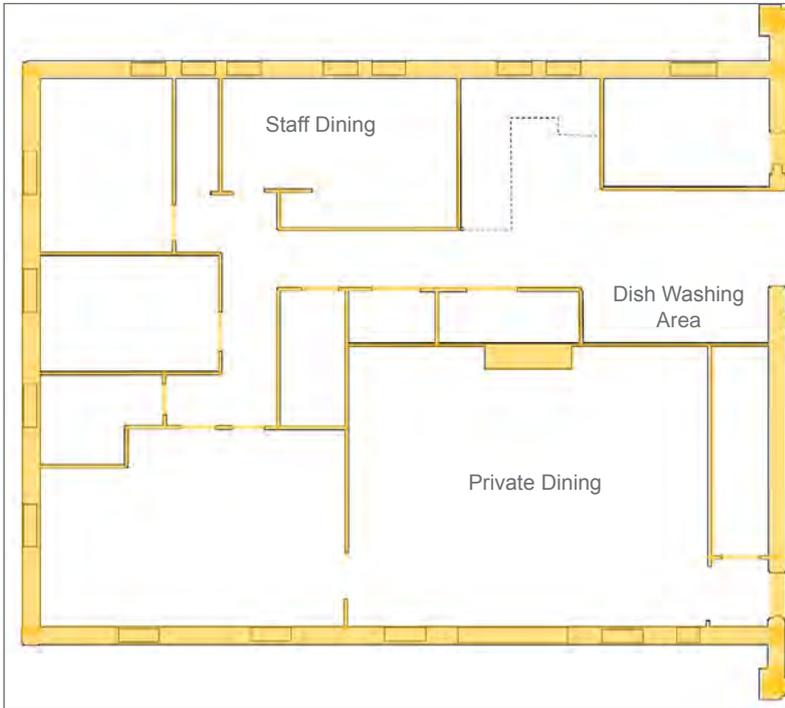


Figure 4.15  
Plan of First Floor, north wing. Stage 1 elements are shown in orange.

Source: GBA Heritage. Schematic only; not to scale.

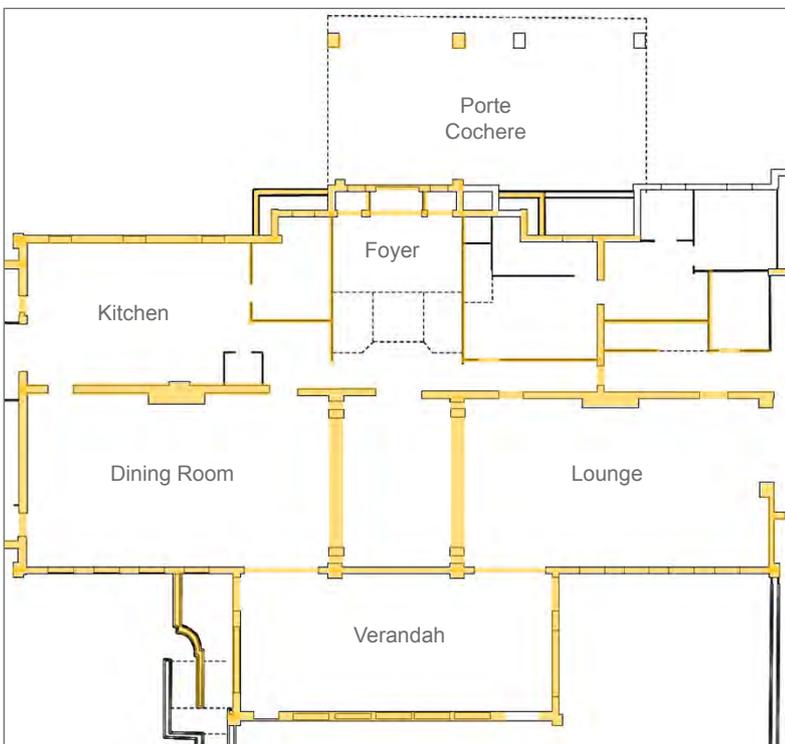


Figure 4.16  
Plan of First Floor, central wing. Stage 1 elements are shown in orange.

Source: GBA Heritage. Schematic only; not to scale.

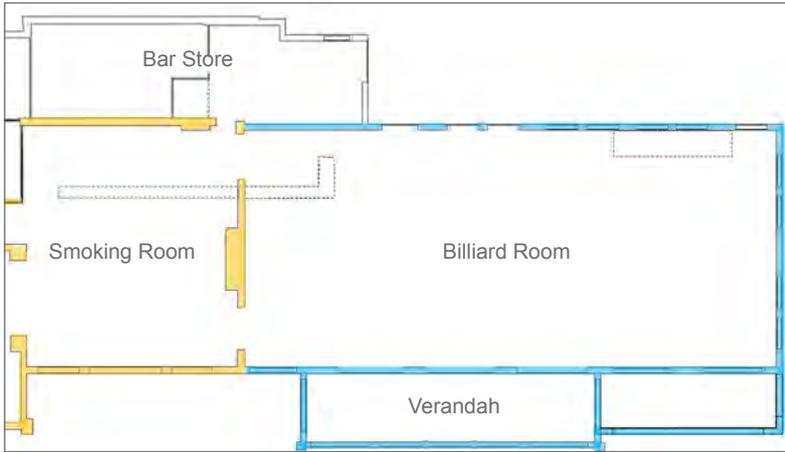


Figure 4.17  
 Plan of First Floor, south wing. Stage 1 elements are shown in orange and Stage 2 elements in blue  
 Source: GBA Heritage. Schematic only; not to scale.

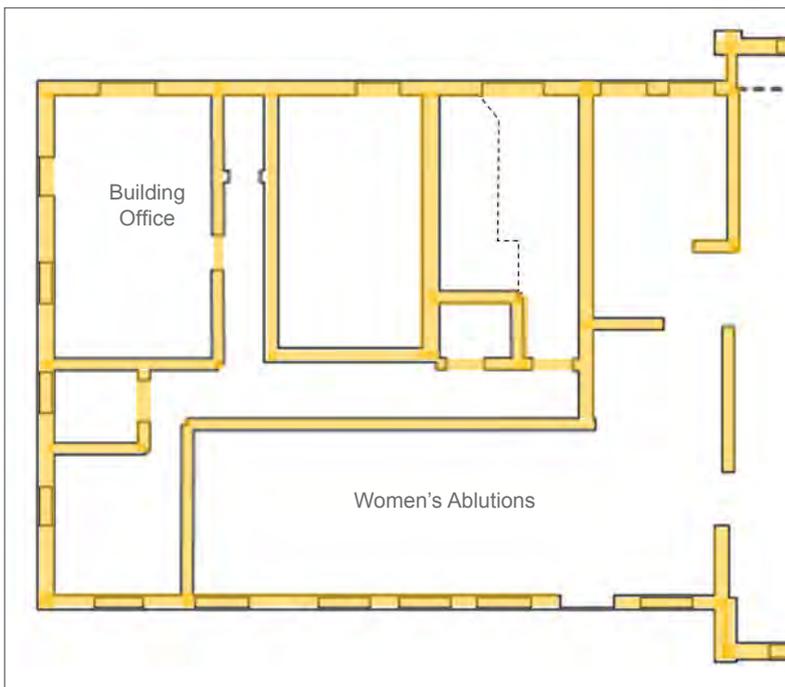


Figure 4.18  
 Plan of Ground Floor, north wing. Stage 1 elements are shown in orange.  
 Source: GBA Heritage. Schematic only; not to scale.

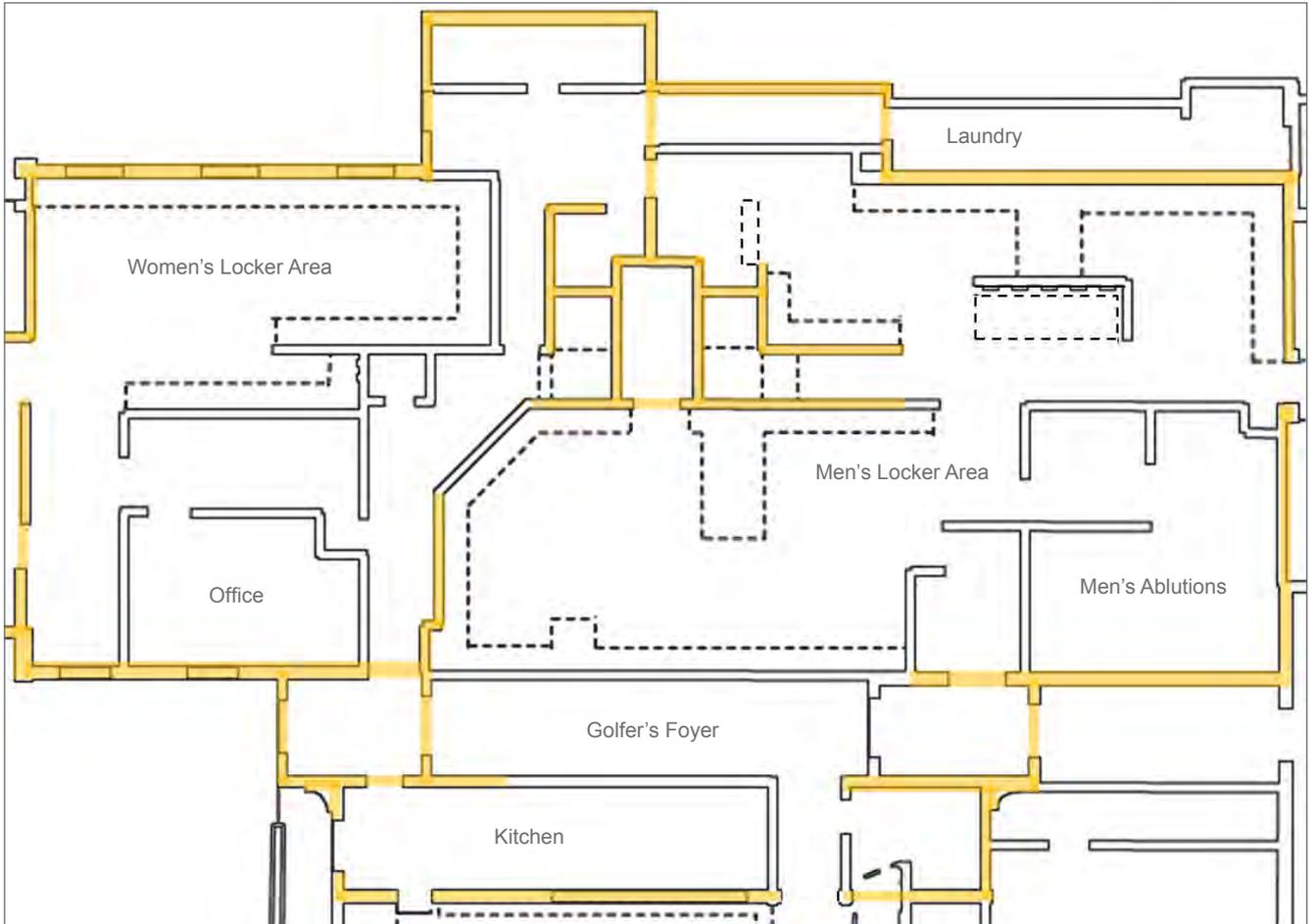


Figure 4.19  
Plan of Ground Floor, central wing. Stage 1 elements are shown in orange.

Source: GBA Heritage. Schematic only; not to scale.

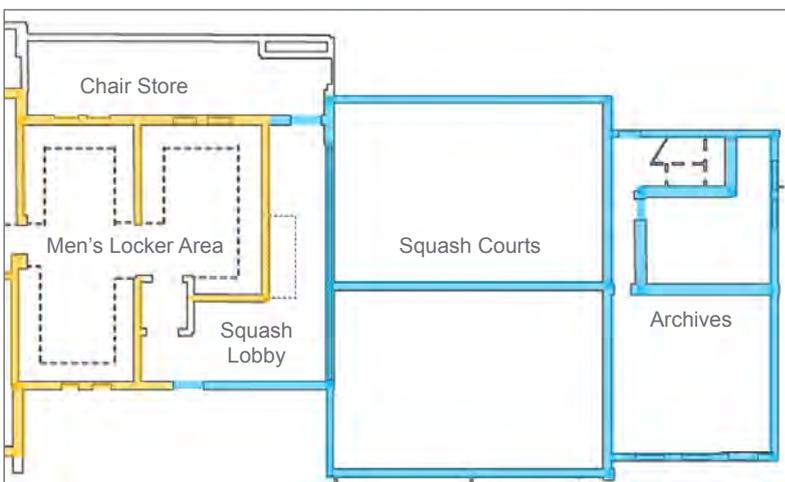


Figure 4.20  
Plan of Ground Floor, south wing. Stage 1 elements are shown in orange and Stage 2 elements in blue.

Source: GBA Heritage. Schematic only; not to scale.

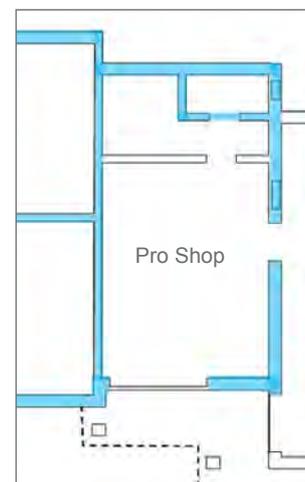


Figure 4.21  
Plan of Lower Ground Floor, south wing. Stage 2 elements are shown in blue.

Source: GBA Heritage. Schematic only; not to scale.

## Gradings of Significance



### KEY

- High Significance
- Moderate Significance
- Little Significance

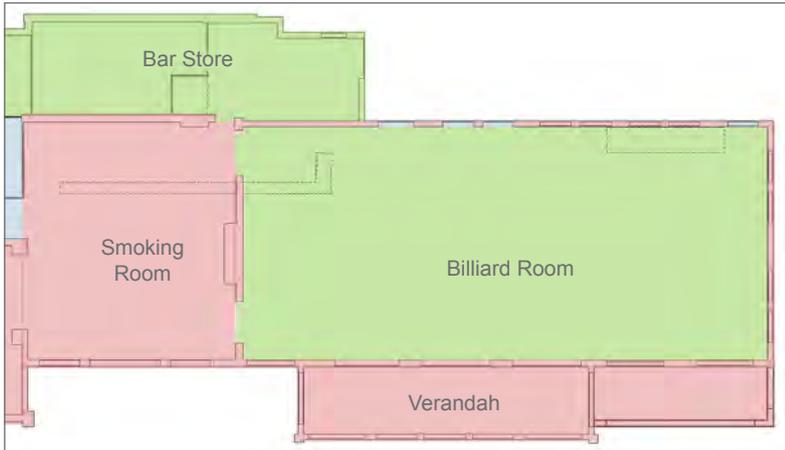
Figure 4.22  
Plan of First Floor, north wing, showing gradings of significance.

Source: GBA Heritage. Schematic only; not to scale.



Figure 4.23  
Plan of First Floor, central wing, showing gradings of significance.

Source: GBA Heritage. Schematic only; not to scale.



KEY

- High Significance
- Moderate Significance
- Little Significance

Figure 4.24  
Plan of First Floor, south wing, showing gradings of significance.

Source: GBA Heritage. Schematic only; not to scale.

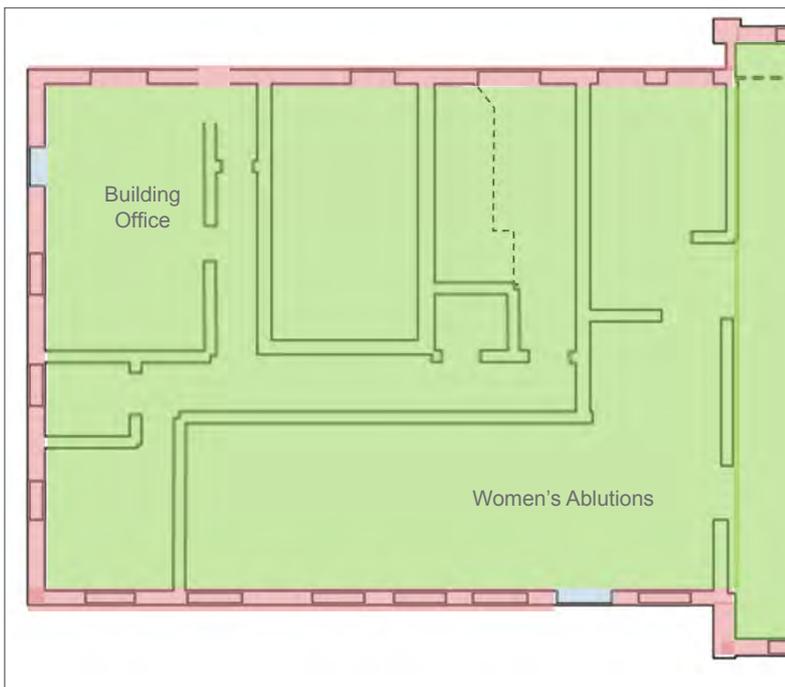


Figure 4.25  
Plan of Ground Floor, north wing, showing gradings of significance.

Source: GBA Heritage. Schematic only; not to scale.

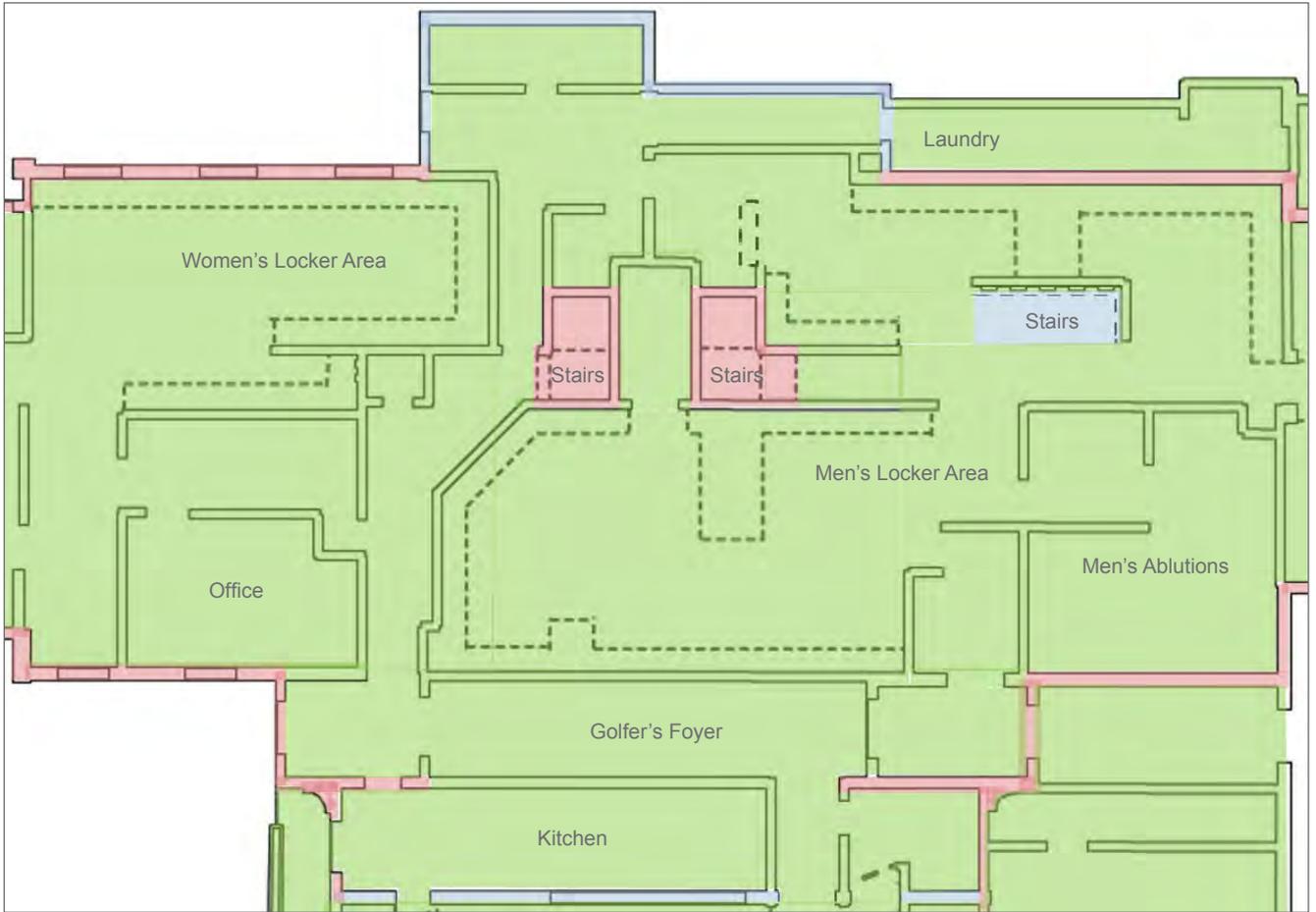


Figure 4.26  
Plan of Ground Floor, central wing, showing gradings of significance.

Source: GBA Heritage. Schematic only; not to scale.

KEY	High Significance	Moderate Significance	Little Significance

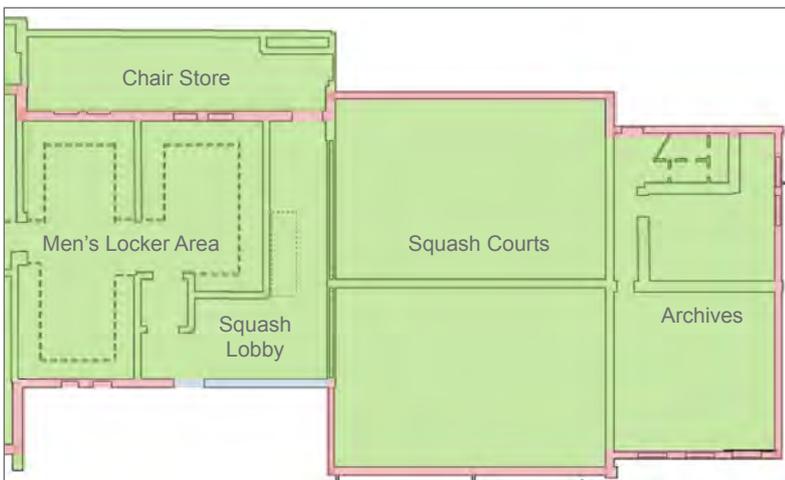


Figure 4.27  
Plan of Ground Floor, south wing, showing gradings of significance.

Source: GBA Heritage. Schematic only; not to scale.



Figure 4.28  
Plan of Lower Ground Floor, south wing, showing gradings of significance.

Source: GBA Heritage. Schematic only; not to scale.

## 4.8 Archaeological Potential

Prior to acquisition by the Killara Golf Club the site was used for orchards and/or farmland and, before that, timber-getting. As the building has been set into the sloping site it is unlikely that artefacts of earlier European or Aboriginal occupation remain below ground.

However, should such remains be found during construction, the requirements of the Heritage Act 1977 must be met, including halting excavation while investigation is carried out, any necessary permits obtained and any subsequent requirements met. Provision for such a contingency should be made in project planning.

# Constraints and Opportunities

# 5.0

## 5.1 Introduction

This section outlines various major considerations in the preparation of the conservation guidelines for the site. It takes into consideration matters arising from the Statement of Significance and procedural constraints imposed by cultural conservation methodology such as that of the Australia ICOMOS *Burra Charter*. It identifies all statutory and non-statutory listings that apply for the site and describes constraints and opportunities arising from these listings.

## 5.2 Issues Arising from the Statement of Significance

Considering the Statement of Significance, the following issues need to be addressed in the conservation guidelines:

- The Statement of Significance in Section 4.5 should be accepted as a guideline for the use and management of the site.
- The 1933 and 1938 components (Stages 1 and 2) of the building should be retained as essential components of any development within the total site.
- The scale and form of the original 1933 and 1938 components are to be retained with no additions that would have a detrimental impact on their original scale, form or significance.
- As opportunities arise, consideration should be given to conservation of high-significance elements of Stages 1 and 2 and removal of later stages.
- All original and significant components of the site, as identified in the Tables above, should be retained and conserved in accordance with the principles of *The Burra Charter*.
- The curtilage of the Clubhouse building as identified in Section 4.7 should be respected. This includes protection of the visual connection between the Clubhouse building and the golf links.

## 5.3 Heritage Management Framework

### 5.3.1 Current Heritage Listings

The following statutory and non-statutory lists have been reviewed in relation to the subject site. The implications of these listings, if any, is discussed below.

LIST	INCLUDED	COMMENT
Commonwealth Heritage List	NO	
National Heritage List	NO	
NSW State Heritage Register	NO	
Ku-ring-gai Planning Scheme Ordinance	YES	Listed as 'Killara Golf Course Clubhouse', Pacific Highway
Draft Ku-ring-gai Local Environmental Plan 2013	YES	Listed as 'Killara Golf Club', 556 Pacific Highway, Lot Lot 2 DP 535219, Lot 9 DP 3725, Lot C DP 329128 and Lot 4 DP 404775
Ku-ring-gai Local Environmental Plan 2015	NO	Neither the Club House nor any part of the site are listed.
Register of the National Trust of Australia (NSW)	YES	The site is within the 'Ku-ring-gai Urban Conservation Area Precinct 11 - Killara Golf Links'
Australian Institute of Architects (AIA) Register of Significant Architecture in NSW	NO	

### 5.3.2 NSW Heritage Act 1977

#### State Heritage Register

The *NSW Heritage Act 1977* (Amended) is an Act to conserve the environmental heritage of New South Wales. The *Act* established the Heritage Council of NSW and, more recently, the State Heritage Register. Section 4 of the *Act* defines State heritage significance as being:

*...relation to a place, building, work, relic, moveable object or precinct, means significance to the State in relation to the historical, scientific, cultural, social, archaeological, natural or aesthetic value of the item.*

No part of the Killara Golf Course Clubhouse is listed on the NSW State Heritage Register.

#### Archaeological Management

Under the *NSW Heritage Act 1977*, the disturbance or excavation of land containing or being likely to contain relics can only take place when an Excavation Permit has been granted by the Heritage Council. A "relic" is defined in the *NSW Heritage Amendment Act 2009* as:

*Any deposit, artefact, object or material evidence that:*  
*(a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and*  
*(b) is of State or local heritage significance*

All “relics” are protected under the *Heritage Act*, regardless of whether or not the place is listed as a heritage item on a local, State or national level. For places listed on the State Heritage Register, an Excavation Permit is obtained under Section 60 of the *Heritage Act*. For all other places, the disturbance of relics requires an Excavation Permit under Section 140 of the *Heritage Act*.

### 5.3.3 Local Government Heritage Management

Ku-ring-gai Council’s primary statutory planning instrument, from 1971, was the *Ku-ring-gai Planning Scheme Ordinance (KPSO)*, under which the eastern portion of the Killara Golf Course (including the subject building) was zoned “Residential 2(b)”. The *Draft Ku-ring-gai Local Environment Plan (LEP) 2013* proposed to zone the whole of the Golf Club as “Private Recreation”. Under the current *Ku-ring-gai LEP 2015* the portion of the site previously zoned Residential 2(b) is designated as Deferred Area 15, to which the *KPSO* still applies.

The Clubhouse building is currently listed as a heritage item in Schedule 7 of the *KPSO*. Approval from Ku-ring-gai Council is required for any alterations or additions to the site which must be assessed under Part 4, 79(c) of the *NSW Environmental Planning and Assessment Act 1979*. The relevant operative statutory regulations of the *KPSO* are noted in clause 61D Heritage conservation.

This report accompanies a Planning Proposal that seeks to amend the *Ku-ring-gai LEP 2015* to include Deferred Area 15 with a residential zoning and to include the Club House Building in Schedule 5 as an item of local heritage significance.

## 5.4 Community Agencies

### 5.4.1 National Trust of Australia (NSW)

The Register of the National Trust of Australia (NSW) is intended to perform an advisory and educational role. The listing of a place on the Register, known as “classification”, has no legal force. However it is widely recognised as an authoritative statement of the cultural significance of a place. The opinions of the Trust are usually sought when major proposals are being formulated in heritage precincts or in relation to heritage buildings.

Neither the subject building nor the property within which it is sited have been classified by the Trust. However they are within the “Ku-ring-gai Urban Conservation Area Precinct 11 - Killara Golf Links”, item S8685 on the Trust’s Register.

It should be noted, however, that the Trust’s Listing Report for the “Killara Golf Links” Precinct, prepared in the mid-1990s, is primarily concerned with the quality of existing residences, gardens and streetscapes in the area and makes no reference to the Killara Golf Club *per se* or the Clubhouse building. No part of this area was listed as a Conservation Area in the recent review and update of Ku-ring-gai Council’s planning controls.



Figure 5.1  
Map of National Trust ‘Ku-ring-gai Urban Conservation Area Precinct 11 - Killara Golf Links’, shaded in yellow, with location of Club House indicated by red ellipse.

Source: National Trust of Australia (NSW) Listing Report for Ku-ring-gai Urban Conservation Area Precinct 11 - Killara Golf Links, courtesy of National Trust

## 5.4.2 Australia ICOMOS

Australia ICOMOS is a professional body of conservation practitioners, represented by the Australian National Committee of the International Council on Monuments and Sites (ICOMOS).

Australia ICOMOS has developed and published a Charter for the Conservation of Places of Cultural Significance, generally known as the *Burra Charter*. This document establishes principles and methodologies for conservation work in Australia, based primarily on an understanding of the heritage values of a place and then appropriate responses to looking after the place in relation to various management issues and requirements. Its status is advisory, not statutory, but it has become widely recognised as establishing the basic methodology for conservation work in Australia.

## 5.5 Other Relevant Statutory Requirements

### 5.5.1 Disability Discrimination Act 1992

The provision of access must be taken into account when considering on-going and future use of the building.

The *Commonwealth Disability Discrimination Act 1992* relates to discrimination on the grounds of disability. Under Section 23 of this *Act* it is unlawful to discriminate by refusing persons with a disability access to any premises or facilities the public is entitled to use.

Amendments to this act that came into force in August 2009 introduced the concept of an explicit duty to make reasonable adjustments. A reasonable adjustment is any adjustment that does not impose an unjustifiable hardship on the person who would have to provide the access.

### 5.5.2 Building Code of Australia

Building regulations for New South Wales are specified in the *Building Code of Australia (BCA)* and administered by the Building Codes Board. The *BCA* contains standards relating to fire safety, egress, health and amenity provisions for buildings, and requires that any future uses, alterations or additions to the building must comply with these standards. The application and integration of *BCA* standards into the building or place must, however, be undertaken in a manner that responds to the heritage significance.

Advice on how to best achieve *BCA* compliance for historic buildings can be sought from the Fire, Access and Services Advisory Panel of the Heritage Division of the NSW Office of Environment and Heritage.

## 5.6 Physical Condition

The building's condition ranges from fair in areas such as the Stage 6 ground floor Chair Store through good in most secondary sections to very good in main areas such as the Lounge, Dining Room and Verandah and relatively recently refurbished spaces such as the ground floor locker areas.

Some less visible alterations, for example the junction of the Stage 8 Laundry roof with the Stage 1 building (see Figure 3.97), have been roughly or incompletely finished.

## 5.7 Owners' Requirements

The needs and expectations of the property's owners need to be considered when formulating guidelines for the future conservation, use and management of the building and its setting.

One of the Club's longstanding concerns has been the responsible management of its assets, in particular with an eye to its evolving needs and long-term survival. To this end land has been bought and sold by the Club as required over the course of its history, for example the sale of lots along Fidden's Wharf Road c.1913-1915 and the acquisition of land for the upper carpark in 1952.

While there are no plans for such sales or purchases at present, it is the Club's responsibility to consider future contingencies and provide a range of options. In the event that the Club House Building is adaptively re-used it is an essential requirement of the owners that the building remain commercially viable.

# Conservation Policies

# 6.0

## 6.1 Introduction

Conservation can be regarded as the management of change. It seeks to safeguard that which is important in the built environment, within a process of change and development. As such, it is one of the functions of this document to establish policies and recommendations for the conservation and on-going use of the building in a way that protects and enhances its heritage value. In this way, the owners and managers of the building will be able to formulate proposals within a known framework of acceptable directions, and planning authorities will be able to assess those proposals against the criteria.

## 6.2 Principal Conservation Policies

### Policy 6.2.1 Clubhouse Building to be Retained

In the context of any ongoing or new compatible use, the Clubhouse building at the Killara Golf Club shall be retained and conserved in accordance with the policies in this *CMP*, as essential components of any development within the property, and protected by specific heritage listing.

### Policy 6.2.2 Ongoing Use

The ongoing use of the Clubhouse building should take into account the building's heritage significance and heritage curtilage as identified herein. The planning and execution of any maintenance, repairs and alterations should have regard for the Statement of Significance and the policies in this *CMP*.

### Policy 6.2.3 Views to be Retained

The heritage significance of the Clubhouse building relies in part on its visual connection to the golf links. A minimum visual curtilage protecting primary views (Area B in Figure 4.10) shall be kept open and undeveloped, in accord with the policies in this *CMP*, to ensure the retention of historical primary views between the building and the links.

### Policy 6.2.4 New Development and Adaptive Re-Use

Development within and in the vicinity of the Clubhouse building's identified heritage curtilage, including works required for adaptive re-use of the Clubhouse building, is permitted in accord with the policies in this *CMP*.

## 6.3 Application of the Burra Charter

### Background

The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (known as the *Burra Charter*) is widely accepted in Australia as the underlying methodology by which all works to sites/buildings that have been identified as having national, state and regional significance are undertaken.

#### Policy 6.3.1 Application of the *Burra Charter*

Because the Clubhouse building at the Killara Golf Club is of demonstrated cultural significance, procedures for managing changes and activities for the site should be in accordance with the recognised conservation methodology of the *Burra Charter*.

### Background

In order to achieve a consistency in approach and understanding of the meaning of conservation by all those involved, a standardised terminology for conservation processes and related actions should be adopted. The terminology in the *Burra Charter* is a suitable basis for this.

#### Policy 6.3.2 Consistent Terminology

The following terms apply to the historic fabric of the site and are included here to assist in understanding the intent of the conservation requirements in this section.

*Place* means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

*Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, records, *related places* and *related objects*. Places may have a range of values for different individuals or groups.

*Fabric* means all the physical material of the *place* including elements, fixtures, contents, and objects.

*Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*.

*Maintenance* means the continuous protective care of a *place*, and its *setting*. Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.

*Preservation* means maintaining a *place* in its existing state and retarding deterioration.

*Restoration* means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

*Reconstruction* means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.

*Adaptation* means changing a *place* to suit the existing *use* or a proposed use.

*Use* means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

*Compatible use* means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

*Setting* means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.

*Related place* means a *place* that contributes to the *cultural significance* of another place.

*Related object* means an object that contributes to the *cultural significance* of a *place* but is not at the place.

*Associations* mean the connections that exist between people and a *place*.

*Meanings* denote what a *place* signifies, indicates, evokes or expresses to people.

*Interpretation* means all the ways of presenting the *cultural significance* of a *place*.

## **6.4 Conservation of the Setting**

For the purposes of this Section, “the setting” refers to the heritage curtilage identified in Section 4.7, comprising Areas A and B as shown in Figure 4.10.

### **Policy 6.4.1 Stages 1 and 2 of the Club House Building**

Stages 1 and 2 of the Clubhouse building, their historical, aesthetic and landmark qualities within the context of the identified curtilage and the visual connection between them and the original links shall be maintained.

#### **Policy 6.4.2 Development Within the Curtilage**

The visual setting within the identified heritage curtilage shall be retained in any future use of the building or the site. The physical form and character of the Putting Green shall be retained.

#### **Policy 6.4.3 Views to be Retained**

No built development or tree planting shall occur within the identified curtilage which would obscure primary views between the subject building and the golf course.

#### **Policy 6.4.4 Subdivision or Boundary Adjustments**

Potential future subdivision of the site shall retain the minimum site area for the Killara Golf Course Clubhouse identified as the heritage curtilage in Section 4.7.

#### **Policy 6.4.5 Rights of Way**

Rights of way are permitted within the spatial curtilage (Area A as shown in Figure 4.10) in order to provide necessary access. Rights of way are not permitted within the visual curtilage (Area B).

#### **Policy 6.4.6 Development in the Vicinity of the Club House**

Any new buildings within Areas C-E as shown in Figure 4.13 shall take into account the degrees of sensitivity and impact described in Table 4.2. Table 4.6 shows the implications of the sensitivity gradings for potential development.

AREA	GRADING OF SENSITIVITY	POTENTIAL IMPACT	SUITABLE DEVELOPMENT
A	High	High	Adaptive re-use; minor additions and alterations
B			Minor construction that does not obscure views between Club House Building and golf links
C	Moderate	Moderate	Low density housing (existing zoning)
D	Low	Low	Increased density
E			

The design and siting of buildings within Areas C-E shall be planned to maintain the visual presence of the Clubhouse building and be sympathetic to it in terms of scale, form and finishes.

## 6.5 Principles for Re-use

### Policy 6.5.1 Stages 1 and 2 of the Clubhouse Building

In the context of any new compatible use, Stages 1 and 2 of the Clubhouse building shall be retained and conserved as essential components of any development, in accord with the policies in this *CMP*.

### Policy 6.5.2 Compatible New Uses

Regard shall be had for the Statement of Significance and Grading of Significance herein in determining compatible new uses. Preference should be given to uses which maximise the ability of the general public to appreciate the heritage significance of the exteriors and interiors of Stages 1 and 2. Care should be taken to respect the scale and character of these stages.

### Policy 6.5.3 “Loose Fit”

New uses that are selected for any particular internal space should adopt the principle of “loose fit”, whereby the functional and spatial requirements of each use are tailored to suit the available space, in contrast to the approach that alters the building to suit the requirements of the new use.

### Policy 6.5.4 Retention of Significant Spaces

New enclosures or partitions to be installed within spaces of High significance shall not detract from their spatial quality or composition.

### Policy 6.5.5 Enclosures Within Internal Spaces

Installation of any new enclosures within spaces of High or Moderate significance shall recognise the *Burra Charter* principles of identifiability and reversibility, ensuring that such enclosures are clearly expressed as new, self contained units and can be readily installed, removed or altered in future without affecting significant fabric.

### Policy 6.5.6 Components of High Significance

Schemes for future uses for the building shall respect and conserve the original architectural and spatial quality and the fine architectural detailing and material of elements identified as having High significance.

### Policy 6.5.7 Components of Little Significance

Components or stages identified as having Little significance can be considered for development. Elements identified as having Little significance and which obstruct the visibility, legibility and appreciability of elements identified as having High significance,

or which have replaced such elements in whole or in part, can be removed. Any residual impact on elements of High significance shall be made good and any High significance features of Stages 1 or 2 which have been displaced, damaged or altered could be replaced or otherwise conserved.

#### **Policy 6.5.8 New Services**

Location and visual presentation of new services, whether internal or external, should generally remain subservient and respectful to the scale, dignity and presentation of the existing building. New plant shall not be visible inside spaces graded as having High or Moderate significance. Visibility of new plant from within the building or its curtilage shall be minimised. Intrusion into significant fabric shall be minimised.

## **6.6 Principles for Design of New Elements**

#### **Policy 6.6.1 Additions to Building**

No major or unsympathetic external alterations or additions shall be made to the Clubhouse building.

The design and detailing of new additions to the Club House Building for on-going or adaptive re-use should respect the significance of the building, in particular the presentation of Stages 1 and 2 of the building.

#### **Policy 6.6.2 New Elements to be of Contemporary Design**

New elements should not attempt to replicate original features. They should be of a contemporary design and character but remain respectful of the power and mixed character of the old, in accordance with Article 22.2 of *The Burra Charter*.

#### **Policy 6.6.3 Qualified Heritage Consultant**

A qualified Heritage Consultant shall be engaged to advise during the design and detailing process for new elements.

## **6.7 Principles for Treatment of Fabric**

### **Background**

The conservation planning process, which is outlined within this *CMP*, has its guiding principle to protect and conserve the elements and fabric of the place that most clearly make a contribution to its significance. In consequence, conservation activities, as defined above, are assigned to the assessed level of significance set out in Section 4.7 Grading of Significance.

### **Policy 6.7.1 Future Changes**

In general, future changes should be focused on areas or components which provide a lesser contribution to the overall significance and are, therefore, less sensitive to change.

### **Policy 6.7.2 Elements of High Significance**

Any work which affects fabric, spaces or relationships with a High assessed heritage value should be confined to preservation, restoration, reconstruction and adaptation as defined in *The Burra Charter* and should be carefully maintained. Any joining or fixing to components of High significance shall be reversible. No chasing of wiring, cabling, plumbing, etc into brick walls of High significance is permitted.

### **Policy 6.7.3 Elements of Moderate Significance**

In relation to elements of Moderate significance the principles of *The Burra Charter* should be followed as above; work involving the reduction (or even the removal) of a particular element may be an acceptable option where it is necessary for the proper function of the place and is beneficial to, or does not reduce, the overall significance of the place.

### **Policy 6.7.4 Elements of Little Significance**

Elements with Little assessed heritage value are of slight significance and do not intrude on the place in a way that reduces significance. Both retention and removal are acceptable options.

### **Policy 6.7.5 Intrusive Elements**

Intrusive elements reduce the overall significance of the place, despite their role as illustrations of continuing use. The preferred long-term option is for their removal and conversion to a compatible form of replacement in a way which helps retain the significance of the overall item.

### **Policy 6.7.6 Damage to Elements of High Significance**

Where possible, damage or scarring to elements of High significance caused by earlier fit-outs, service installations, repairs or alterations should be repaired to match the original and original fabric reinstated.

### **Policy 6.7.7 Reinstatement or Reconstruction**

In order to reinstate or reconstruct parts of the building, sufficient information must be available to guide the design and documentation of the work. Such information includes documentary evidence, archaeological material and evidence held within the fabric of adjacent components. Reinstatement of missing fabric, or detailing known to be consistent with such traditional beginnings, or

reconstruction should only take place within the context of retention of cultural significance of a particular element and of the building.

#### **Policy 6.7.8 Defective Building Practices**

While reconstruction or reinstatement should return an element to a known earlier state, building practices or construction details which are known to be defective should not be adopted.

#### **Policy 6.7.9 Date Stamping**

Reinstated or reconstructed fabric should be 'date stamped' in discreet ways, to indicate that the work is of this nature.

#### **Policy 6.7.10 Roof Structure**

Where repairs to the building are required, the roof framing (including significant roof trusses in the Billiard Room), should be retained where possible.

#### **Policy 6.7.11 Roofing Material**

Roofing material shall be replaced with similar material.

#### **Policy 6.7.12 Walls**

Retain significant unpainted face brickwork on all internal and external elevations of the building.

#### **Policy 6.7.13 Maintenance of External Fabric**

The existing external building fabric is generally in good condition and should be maintained according with the On-going Maintenance Plan in Appendix 1 to this *CMP*.

#### **Policy 6.7.14 Flooring**

Original timber flooring of the building shall be retained in any future use or maintenance of the building.

#### **Policy 6.7.15 Timber Joinery**

Retain and conserve significant timber joinery, including architraves, skirting, windows and doors. Clear-finished or varnished elements shall not be painted.

#### **Policy 6.7.16 Building Services**

Existing functional fire protection, emergency and electrical lighting shall be maintained as part of the regular maintenance program and can be upgraded as required, in consideration of other policies in this *CMP*.

### **Policy 6.7.17 Air Conditioning**

Existing air conditioning units, ducts, vents, etc, at roof level can be removed as opportunities arise. New air conditioning units at roof level should be situated so as to minimise the visual impact within the curtilage. Intrusion into significant fabric should be minimised in the installation of any new air conditioning services. Plant situated on the roof shall be designed to have a minimal impact on appreciation of the original roof structure of Stages 1 and 2 of the building in terms of finish and configuration.

### **Policy 6.7.18 Environmental Efficiency**

Proposals to upgrade the environmental efficiency of the services infrastructure should take into account a 'whole building' approach and be considered for their physical or visual impact on the spatial and architectural integrity of the significant components of the building in their own right.

## **6.8 Colour**

### **Background**

The correct use of colour is a most important aspect in the restoration and interpretation of old buildings. Stages 1 and 2 of the building date from 1933 and 1938 respectively.

### **Policy 6.8.1 Internal Colour Schemes**

Future colour schemes for the interiors of Stages 1 and 2 of the building should be based on research of earlier schemes or be limited to those schemes commonly used in buildings of this period.

## **6.9 Code Compliance**

### **Policy 6.9.1 Removal or Concealment of Fabric**

Wherever possible, the need to remove or conceal elements of High significance in order to comply with Codes shall be avoided, for example by the use of alternative solutions. If no alternatives are available, then the appropriate approach to removal or concealment shall be one of 'reversibility'.

### **Policy 6.9.2 Removal of Components**

Components of High significance which must be removed shall be carefully stored on site to facilitate potential reinstatement.

### **Policy 6.9.3 Covering of Components**

Original or early components which must be covered over shall be reversibly clad with a mechanically fixed, independent layer to facilitate potential re-exposure.

## 6.10 Access

### Background

An objective of the *Disability (Access to Premises - Buildings) Standard 2010*, made under the *Commonwealth Disability Discrimination Act 1992 (DDA)* is 'to ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings, and facilities and services within the building, is provided for people with a disability'. However, if strict adherence to the provisions of the DDA is likely to have an adverse heritage impact on significant fabric, this may be considered unjustifiable hardship under the terms of the *Act*. In such cases expert consultancy advice should be sought to investigate alternative compliance provisions.

#### Policy 6.10.1 CMP to be Considered

Any changes to the site required to improve public access should be made in accordance with the other policies in this *CMP*.

#### Policy 6.10.2 Adverse Heritage Impact

Where compliance with the DDA is likely to have an adverse heritage impact on significant fabric, formal advice on alternative means of compliance shall be sought from the Fire, Access and Services Advisory Panel of the Heritage Division of the NSW Office of Environment and Heritage, or expert consultants.

## 6.11 Landscaping and Vegetation Control

### Background

There are presently few large trees or other vegetation in immediate proximity to the Clubhouse on its northern, eastern or southern sides. To the west is the Putting Green and views including several stands of established tall trees, many of them already in place by the 1930s, which nevertheless permit the long views associated with the course since its establishment. The identified curtilage includes a view corridor west of the subject building.

#### Policy 6.11.1 Protection of Views

Tree growth shall be monitored and controlled to ensure the retention of views between the Clubhouse and the western parts of the links. New trees shall not be planted which will impinge on such views.

#### Policy 6.11.2 Retention of the Putting Green

The Putting Green shall be retained and maintained as a grassed area.

### **Policy 6.11.3 Prevention of Damage to Building**

Existing vegetation shall be monitored to prevent damage to the fabric of Stages 1 and 2 of the Clubhouse. Root growth shall be regularly assessed and potential root invasion of foundations or drains, contact with external walls or the creation of trip hazards prevented. Professional arboricultural advice shall be sought regarding the need for root or tree removal and alternative methods of treatment.

### **Policy 6.11.4 New Planting**

There shall be no new tree planting in close proximity to Stages 1 or 2 of the Clubhouse. The planting of new garden beds against the walls of Stages 1 or 2 shall be avoided.

## **6.12 Signage**

### **Policy 6.12.1 Design and Location of Signs**

Signage on Heritage Items should be:

- i. consistent in design to the architectural form of the building to which it is attached
- ii. of a high standard of materials, construction and graphics, and
- iii. appropriately located on the Heritage Item and of a compatible design and style, with the appropriate lettering.

### **Policy 6.12.2 Signage Policy**

If the building is to be adapted for a use involving multiple tenancies, a separate signage policy specifying materials, locations, size and design of signs shall be prepared and copies distributed to building managers.

## **6.13 Interpretation**

### **Policy 6.13.1 Interpretation Plan**

If the building is to be adaptively re-used, a separate Interpretation Plan should be prepared and implemented for the place.

## 6.14 Management of Archaeological Resources

### Policy 6.14.1 Compliance with Excavation Permit

Management of any archaeological resources associated with the subject building shall be undertaken in accordance with the recommendations and consent conditions of any Excavation Permit that is required under the provisions of the *NSW Heritage Act*.

## 6.15 Appropriate Skills and Experience

### Policy 6.15.1 Selection of Professionals and Tradespeople

The approach to the conservation of the historic building fabric should be based on a respect for the existing significant fabric.

Competent direction and supervision should be maintained at all stages, and any maintenance work should be implemented by professionals and/or tradespeople with appropriate conservation experience and knowledge of traditional building skills.

Where any significant fabric or spaces are to be disturbed, the advice of a Heritage Consultant is to be sought and implemented.

## 6.16 On-going Maintenance Regime

### Policy 6.16.1

To ensure the on-going conservation of significant building fabric, a regular maintenance schedule should be implemented. Regular inspections should be carried out and remedial action taken to minimise deterioration of building fabric due to the effects of weathering and use. An On-going Maintenance Schedule has been included as Appendix 1 to this *CMP* to assist in the care and maintenance of the building.

In addition to regular maintenance activities, prompt preventative action and repair should be taken as necessary.

The On-going Maintenance Schedule should be reviewed and updated every five years to coincide with a review of the Conservation Plan, or prior to major programs of upgrading or reuse.

No maintenance or repair work shall be allowed negatively impact on the significance of the fabric.

## 6.17 Review of the Conservation Plan

### Background

This *CMP* for the Clubhouse building at the Killara Golf Club has been prepared in the context of the ongoing use and maintenance of the building. Circumstances, however, will change over the years as various recommendations are implemented and new user requirements emerge.

Conservation Policies need to progressively respond to changing situations if they are to remain relevant.

### Policy 6.17.1

Conservation Policies shall be reviewed every ten years or whenever a major upgrade of the building is considered.

Reviews of the Conservation Policies shall be based on *The Burra Charter* and other guidelines provided by the Heritage Division of the NSW Office of Environment and Heritage.

Reviews shall also take into account any other relevant legislation, planning framework, appropriate literature and widely recognised conservation practices and procedures. They shall be undertaken by experienced conservation practitioners, in conjunction with relevant ownership and management representatives.

# Implementing the Plan

# 7.0

## 7.1 Introduction

This *Conservation Management Plan* has been prepared to provide guidelines for the on-going use and conservation of the Killara Golf Course Clubhouse and to ensure that the heritage value of the place is maintained and enhanced.

This section sets out the implementation guidelines for the policies, including a list of management issues.

## 7.2 Management Principles

The current owners are to:

- Review and adopt this *Conservation Management Plan (CMP)*.
- Refer any development proposals to Ku-ring-gai Council.
- Ensure funding for recurrent long-term maintenance.

## 7.3 Obtaining Development Consent

Any development proposals for the Killara Golf Course Clubhouse or its site must be referred to Ku-ring-gai Council for approval.

## 7.4 On-going Maintenance Schedule

The On-going Maintenance Schedule, included as an appendix to this report, refers to cyclical maintenance works to fabric that should be implemented by the owner as part of the process of on-going management of the site.

A record of when this work is performed, and any faults discovered or repairs made, should be recorded and kept separately alongside a copy of this maintenance schedule.

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NSW Government Legislation, [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au)

NSW Land & Property Information, Historical Land Records Viewer, <http://images.maps.nsw.gov.au>

NSW Land & Property Information, SIX Maps, [www.six.nsw.gov.au](http://www.six.nsw.gov.au), NSW LPI

Powerhouse Museum Collection, [www.powerhousemuseum.com/collection/database/menu.php](http://www.powerhousemuseum.com/collection/database/menu.php)

Project Gutenberg Australia, <http://gutenberg.net.au>

State Library of NSW, <http://www.sl.nsw.gov.au>

State Library of Victoria, <http://www.slv.vic.gov.au>

State Records NSW, <https://www.records.nsw.gov.au>

# Appendix 1: On-going Maintenance Schedule

The following Schedule applies to the 1933 and 1938 Components (Stages 1 and 2) of the Clubhouse

BUILDING ELEMENT	REQUIRED MAINTENANCE		
	Every Year	Every Five Years	Every Ten Years
<b>Footings and Foundations</b>		<ul style="list-style-type: none"> <li>• Monitor condition</li> <li>• Repair as required in accord with CMP policies, seeking specialist advice as necessary</li> </ul>	
<b>Chimneys</b>	<ul style="list-style-type: none"> <li>• Inspect for structural soundness and rising damp</li> <li>• Repair as required in accord with CMP policies, seeking specialist advice as necessary</li> </ul>	<ul style="list-style-type: none"> <li>• Monitor condition</li> <li>• Clean working chimneys</li> </ul>	
<b>Roofing</b> <ul style="list-style-type: none"> <li>• Tiling</li> <li>• Ridge Caps/Tiles</li> <li>• Flashing</li> </ul>	<ul style="list-style-type: none"> <li>• Inspect for damage, deterioration, vegetation or mould or pest intrusion, water ingress</li> <li>• Repair as required in accord with CMP policies, seeking specialist advice as necessary</li> </ul>	<ul style="list-style-type: none"> <li>• Remove vegetation or mould</li> <li>• Clean</li> </ul>	<ul style="list-style-type: none"> <li>• Assess for possible replacement</li> </ul>
<b>Stormwater Disposal</b> <ul style="list-style-type: none"> <li>• Gutters including box and valley gutters</li> <li>• Drainpipes including downpipes and horizontal leaders</li> <li>• Rainwater heads</li> </ul>	<ul style="list-style-type: none"> <li>• Monitor for obstruction, damage, deterioration, vegetation or mould or pest intrusion</li> <li>• Repair as required in accord with CMP policies, seeking specialist advice as necessary</li> <li>• Remove leaf litter and other debris, especially at beginning of winter</li> </ul>		<ul style="list-style-type: none"> <li>• Assess for possible replacement</li> </ul>
<b>External walls</b>	<ul style="list-style-type: none"> <li>• Monitor for damage to or deterioration of brickwork, intrusion of vegetation, mould or pests, water ingress</li> <li>• Repair as required in accord with CMP policies, seeking specialist advice as necessary</li> </ul>	<ul style="list-style-type: none"> <li>• Monitor for cracking, structural soundness</li> <li>• Repair as required in accord with CMP policies, seeking specialist advice as necessary</li> </ul>	
<b>External Doors and Windows</b> <ul style="list-style-type: none"> <li>• Timber frames, doors, sashes, sills and architraves</li> <li>• Timber shutters</li> <li>• Timber louvres</li> </ul>	<ul style="list-style-type: none"> <li>• Inspect for damage, deterioration, vegetation or mould or pest intrusion, water ingress</li> <li>• Repair as required in accord with CMP policies, seeking specialist advice as necessary</li> </ul>	<ul style="list-style-type: none"> <li>• Inspect windows, doors and shutters for functionality and ease of use</li> <li>• Ease or repair as required in accord with CMP policies, seeking specialist advice as necessary</li> </ul>	

BUILDING ELEMENT	REQUIRED MAINTENANCE		
	Every Year	Every Five Years	Every Ten Years
<b>Internal Joinery</b> <ul style="list-style-type: none"> <li>• Doors</li> <li>• Door and window frames</li> <li>• Architraves</li> <li>• Skirting</li> <li>• Picture rails</li> <li>• Stairs including handrails, balusters, etc</li> </ul>	<ul style="list-style-type: none"> <li>• Inspect for soundness, damage, decay, pest intrusion</li> <li>• Repair as required in accord with CMP policies, seeking specialist advice as necessary</li> </ul>	<ul style="list-style-type: none"> <li>• Inspect doors for functionality and ease of use</li> <li>• Ease or repair as required in accord with CMP policies, seeking specialist advice as necessary</li> </ul>	
<b>Internal Walls</b> <ul style="list-style-type: none"> <li>• Structure</li> <li>• Finishes</li> <li>• Cornices</li> <li>• Friezes</li> </ul>	<ul style="list-style-type: none"> <li>• Inspect for wear, damage, cracking</li> <li>• Repair as required in accord with CMP policies, seeking specialist advice as necessary</li> </ul>		
<b>Ceilings</b> <ul style="list-style-type: none"> <li>• Plasterboard</li> <li>• Timber</li> <li>• Decorative elements</li> </ul>	<ul style="list-style-type: none"> <li>• Inspect for wear, damage, cracking</li> <li>• Inspect ceilings in all spaces of High significance for deterioration, decay, signs of water ingress or pest intrusion</li> <li>• Repair as required in accord with CMP policies, seeking specialist advice as necessary</li> </ul>		
<b>Floors</b> <ul style="list-style-type: none"> <li>• Timber floorboards, joists, bearers, etc</li> <li>• Stone</li> <li>• Concrete</li> </ul>	<ul style="list-style-type: none"> <li>• Monitor timber floors for soundness, damage, decay or pest intrusion</li> <li>• Monitor all floors for trip hazards and general safety</li> <li>• Repair as required in accord with CMP policies, seeking specialist advice as necessary</li> </ul>	<ul style="list-style-type: none"> <li>• Monitor non-timber floors for intactness and safety</li> <li>• Repair as required in accord with CMP policies, seeking specialist advice as necessary</li> </ul>	
<b>Services</b> <ul style="list-style-type: none"> <li>• Electrical</li> <li>• Hydraulic</li> <li>• Mechanical</li> </ul>	<ul style="list-style-type: none"> <li>• Inspect for functionality, damage, deterioration, intrusion of vegetation, mould or pests</li> <li>• Repair as required in accord with CMP policies, seeking specialist advice as necessary</li> </ul>		
<b>Painting</b>	<ul style="list-style-type: none"> <li>• Monitor for dirt, marks, scrapes, scuffs, etc</li> <li>• Repaint as required in accord with CMP policies</li> <li>• Clear finishes to be retained and maintained where existing</li> </ul>	<ul style="list-style-type: none"> <li>• Assess all internal elements for repainting</li> <li>• Repaint as required in accord with CMP policies, seeking specialist advice as necessary</li> </ul>	<ul style="list-style-type: none"> <li>• Assess all external elements for repainting</li> <li>• Repaint as required in accord with CMP policies, seeking specialist advice as necessary</li> </ul>
<b>Signage</b>	<ul style="list-style-type: none"> <li>• Monitor all internal and external signage for compliance with CMP policies</li> </ul>		

BUILDING ELEMENT	REQUIRED MAINTENANCE		
	Every Year	Every Five Years	Every Ten Years
<b>Grounds</b> <ul style="list-style-type: none"> <li>• Fences</li> <li>• Paths and roadways</li> <li>• Steps and access</li> </ul>	<ul style="list-style-type: none"> <li>• Monitor fencing, handrails, etc for soundness, stability, safety, damage, decay, etc.</li> <li>• Monitor paths, roadways, steps and other accessways for integrity, damage, deterioration, trip hazards and general safety</li> <li>• Repair as required in accord with CMP policies and pertinent legislation, seeking specialist advice as necessary</li> </ul>		
<b>Vegetation</b> <ul style="list-style-type: none"> <li>• Landscaping</li> <li>• Trees</li> <li>• Lawn</li> <li>• Other plants</li> </ul>	<ul style="list-style-type: none"> <li>• Monitor vegetation for health and condition, root spread in the vicinity of the Club House, obstruction of accessways, leaf fall into building gutters</li> <li>• Address as required in accord with CMP policies, seeking specialist advice as necessary</li> </ul>		