

**ATTACHMENT E**

**Statement of Heritage Impact - Graham Brooks and Associates**  
**Conservation Management Plan - Graham Brooks and Associates**



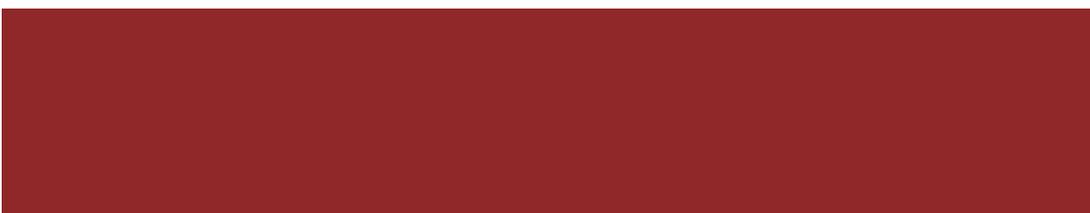
## **STATEMENT OF HERITAGE IMPACT**

Planning Proposal

556 Pacific Highway, Killara NSW

September 2017

Issue D



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**556 PACIFIC HIGHWAY, KILLARA**

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# 1.0

## INTRODUCTION

### 1.1 REPORT OVERVIEW

This Statement of Heritage Impact (SHI) accompanies a Planning Proposal for the area designated as Deferred Area 15 in the *Ku-ring-gai Local Environmental Plan (LEP) 2015*.

This area is currently zoned Residential under the *Ku-ring-gai Planning Scheme Ordinance (KPSO)*, which also lists the “Killara Golf Course Clubhouse” as a heritage item. The Planning Proposal seeks to amend the *Ku-ring-gai LEP 2015* to rezone the area currently designated as Deferred Area 15 as R2 Low Density Residential and R4 High Density Residential, and to include the Clubhouse in Schedule 5, Environmental heritage, as an item of local heritage significance.

This report evaluates the Planning Proposal compiled by Ian Glendinning Planning. It considers the impact of potential future development based on the *Killara Golf Club Urban Design Study* prepared by PMDL Architects and assesses the proposal against the accompanying *Conservation Management Plan, Killara Golf Course Clubhouse Building* (the *CMP*) prepared by GBA Heritage. It concludes that the proposal will have an acceptable heritage impact.

### 1.2 REPORT OBJECTIVES

The objective of this report is to review the Planning Proposal and consider the implications, from a heritage perspective, of the proposed rezoning.

### 1.3 METHODOLOGY AND STRUCTURE

This Statement of Heritage Impact has been prepared in accordance with guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Significance, 2013*, known as *The Burra Charter*, and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication, *NSW Heritage Manual*.

*The Burra Charter* provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined in Article 1 of *The Burra Charter*. The



**Figure 1.1**

Aerial view showing the Killara Golf Club links with location of subject building indicated by ellipse.

Source: NSW LPI SIX Maps Website

*NSW Heritage Manual* explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

### 1.4 SITE IDENTIFICATION

Killara Golf Club occupies an extensive area west of Pacific Highway, Killara, part of which is the property at 556 Pacific Highway.

This property includes several lots, the largest of which is the subject lot, described by NSW Land and Property Information (LPI) as Lot 2, DP 535219. This lot includes the area designated under the *Ku-ring-gai LEP 2015* as Deferred Area 15, which is proposed to be rezoned.

(Other lots forming 556 Pacific Highway are Lot 9, DP 3725; Lot 4, DP 404775; and Lot B, 412102.)

## 1.5 HERITAGE MANAGEMENT FRAMEWORK

A building on the subject site, the Killara Golf Course Clubhouse, is listed in Schedule 7 of the *Ku-ring-gai Planning Scheme Ordinance* (KPSO) of 1971 as amended. The site is not located in a statutory Heritage Conservation Area but is within the National Trust of Australia (NSW) 'Ku-ring-gai Urban Conservation Area Precinct 11 - Killara Golf Links', which has no statutory force. It is also in the vicinity of several properties listed as heritage items in Schedule 5 of the *Ku-ring-gai LEP 2015*, the closest being:

- 'Dormie House', 558 Pacific Highway, Killara (item I342)
- 1B Fiddens Wharf Road, Killara (item I267)
- 'Southdean', 10 Buckingham Road, Killara (item I255)
- 22 Buckingham Road, Killara (item I257)

No part of the subject site is listed on the NSW State Heritage Register, the Commonwealth Heritage List or the National Heritage List.

The site is zoned as Residential 2(b) (low density) in the KPSO.

## 1.6 AUTHORSHIP

This report has been prepared by Dov Midalia, Heritage Consultant, of GBA Heritage and has been reviewed by the Director, Graham Brooks. Unless otherwise noted, all of the photographs and drawings in this report are by GBA Heritage.

## 1.7 REPORT LIMITATIONS

While this report is limited to the analysis of European cultural heritage values, GBA Heritage recognises that for over forty thousand years or more Aboriginal people occupied the land that was later to be claimed as a European settlement.

Recommendations have been made on the basis of documentary evidence available.

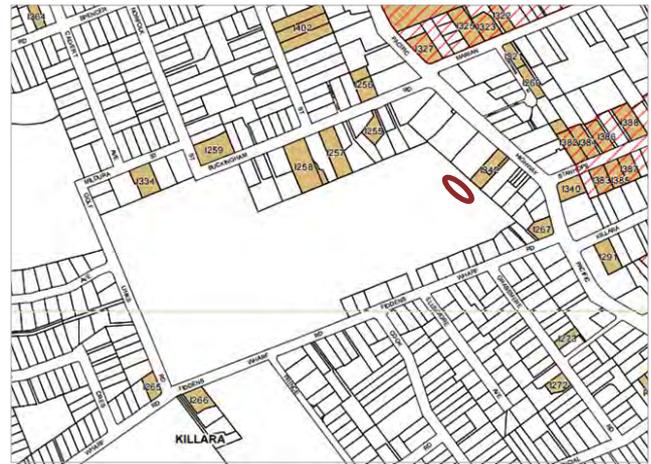
This report only addresses the relevant heritage planning provisions.

Archaeological assessment of the subject site is outside the scope of this report.

A detailed history and description of the site is not included in this report. These are included in the accompanying *CMP*.

## 1.8 COPYRIGHT

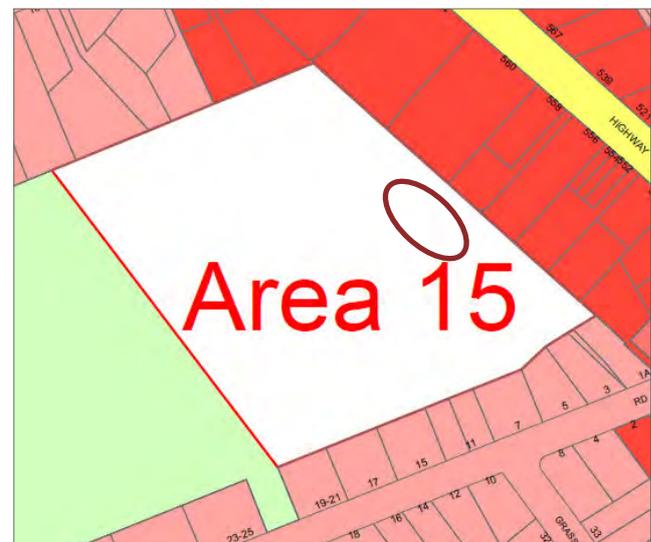
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**Figure 1.2**  
Excerpt from *Ku-ring-gai LEP 2015 Heritage Map*, showing heritage items in the vicinity shaded brown, conservation areas hatched in red and the location of the Clubhouse indicated by a red ellipse.  
Source: *Ku-ring-gai LEP 2015, Heritage Map sheets HER\_014 and HER\_015*



**Figure 1.3**  
Excerpt from *Ku-ring-gai LEP 2015 Land Application map*, showing subject site as "Deferred Matter" (red boundary).  
Source: *Ku-ring-gai LEP 2015 Land Application Map*



**Figure 1.4**  
Excerpt from *Ku-ring-gai LEP 2015 Deferred Area 15 - Killara Golf Club*, with location of Clubhouse indicated by ellipse. Red shading indicates R4 zoning (high density residential); pink indicates R2 (low density residential).  
Source: "Deferred Areas", *Ku-ring-gai Council website*

# 2.0

## ESTABLISHED HERITAGE SIGNIFICANCE

### 2.1 THE SUBJECT SITE

The listed heritage item on the subject site is the Killara Golf Course Clubhouse. A full analysis of its significance is included in the accompanying *CMP*, based on the criteria of significance established by the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage). The following Statement of Significance is sourced from the *CMP*.

*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 building 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.*

The Clubhouse building and its setting have been carefully assessed in the *CMP* to determine a relative grading of significance into five levels.

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.

The *CMP* grades the significance of the main site elements and components of the building exterior, as shown in the following tables. The *CMP* also includes floor plans reflecting this grading, and detailed gradings of the interiors of stages 1 and 2 of the Clubhouse.

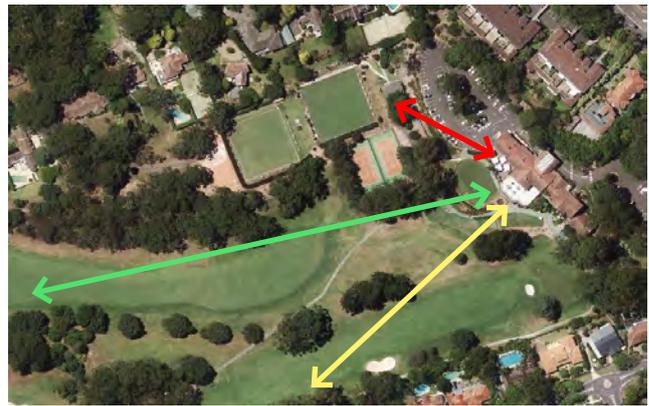
GRADING OF SIGNIFICANCE OF SITE ELEMENTS	
SITE ELEMENTS	GRADING
There are no elements of the site considered to be of Exceptional significance	Exceptional
<ul style="list-style-type: none"> <li>• The 1933 component of the Clubhouse (Stage 1)</li> <li>• The 1938 component of the Clubhouse (Stage 2)</li> <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 onwards)</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

GRADING OF SIGNIFICANCE OF EXTERIOR		
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

A curtilage analysis is included in the *CMP*. It defines a Heritage Curtilage Area of an extent and configuration “essential for retaining and interpreting [the building’s] heritage significance”,<sup>1</sup> as shown in Figure 2.2.

As it is also important to protect visual catchments which include “outside elements with which [the item] has important visual or functional relationships”,<sup>2</sup> and as the primary views between the subject building and the golf links, which have been significant in determining the siting, orientation and design of the building, comprise such an element, the *CMP* also establishes a Heritage Visual Curtilage Area, as shown in Figure 2.3.

1 Mayne-Wilson, p.3  
2 Mayne-Wilson, p.10



**Figure 2.1**  
Views from and to Clubhouse building. Primary views are indicated by the green arrow, secondary by yellow and tertiary by red.  
*Source: Base image: SIX Maps*



**Figure 2.2**  
Aerial view showing subject building and proposed Heritage Curtilage Area curtilage boundaries. North is at the top. Not to scale.  
*Source: Base image: SIX Maps*



**Figure 2.3**  
Aerial view showing the Clubhouse building, the whole property shaded in yellow, Deferred Area 15 outlined in a dashed line and proposed curtilage outlined in yellow: the proposed Heritage Curtilage Area is labelled A, and the proposed Heritage Visual Curtilage Area is labelled B. North is at the top. Not to scale.  
*Source: Base image: SIX Maps*

## 2.2 HERITAGE ITEMS IN THE VICINITY OF THE SITE

There are a number of individually listed heritage items in the vicinity of the subject site. These are listed as items of local heritage significance on Schedule 5 of the *Ku-ring-gai LEP 2015*.

The analysis in this report focuses on the impact of the proposal on the closest items, being 1B Fiddens Wharf Road, “Dormie House” at 558 Pacific Highway, “Southdean” at 10 Buckingham Road and 22 Buckingham Road.

The other listed heritage items in the wider locality, including 26 Buckingham Road, 41 Buckingham Road and 517 Pacific Highway, are physically and visually separated from the subject site by intervening development, distance and roadways.

The following information is drawn from the NSW Heritage Inventory unless otherwise noted.

### **1B Fiddens Wharf Road** (512 Pacific Hwy) *Item*, database no. 1880645

*Statement of Significance:*

*Reasons for listing; architectural, municipal significance. Note: gateposts to former building on highway verge.*

*Description:*

*Substantially intact.*

### **“Dormie House”, 558 Pacific Highway** *Dormie House*, database no. 1880616

*Statement of Significance:*

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

*Description:*

*Substantially intact.*

### **“Southdean”, 10 Buckingham Road** *Item*, database no. 1880597

*Statement of Significance:*

*Reasons for listing; historic, architectural, municipal, state [sic] significance*

*Description:*

*Substantially intact.*

### **22 Buckingham Road**<sup>3</sup>

*Statement of Significance:*

*No. 22 Buckingham Road, Killara is significant as part of the subdivision and residential development of the suburb of Killara during the 1930s to 40s when the construction of large houses on large landscaped allotments was at its peak. Although having undergone some modifications to the original building, the house remains largely intact externally with its original Georgian Revival stylistic detailing. The largely intact and mature bushland gardens at the front of the house contribute to the streetscape character as the original curtilage to this mid 20th Century residence.*

*Description:*

*No. 22 Buckingham Road Killara is a large scale two storey rendered brick Inter-war Georgian Revival residence with classical details, a hipped and gabled roof clad in terracotta tiles with chimney extending up the eastern wall. The front façade is dominated by a central, projecting bay with gable roof and classical rendered mouldings and details to the gable end, upper storey double hung window and opening to the ground floor entry porch opening which is framed by two engaged piers with decorative capitals supporting an arched moulding and entablature. The recessed door features glass sidelights and elliptical top-light over. The front façade, which is largely concealed by a pair of large conifer pines in the front garden, also features sandstone steps leading up the entry porch, a curved balcony with classical balustrade in the internal angle between the two sections of the building and multipane windows. The building is considerably setback from the front boundary which features a hedge and row of planting and centrally located, rendered piered gateposts which frame a stone flagged and concrete circular driveway which sweeps past the front of the house. The front garden also includes a number of very tall, mature eucalypts and jacaranda near the front boundary in addition to the two large pines which frame the central entry to the building.*

<sup>3</sup> From NSW Heritage Inventory form, courtesy of Ku-ring-gai Council

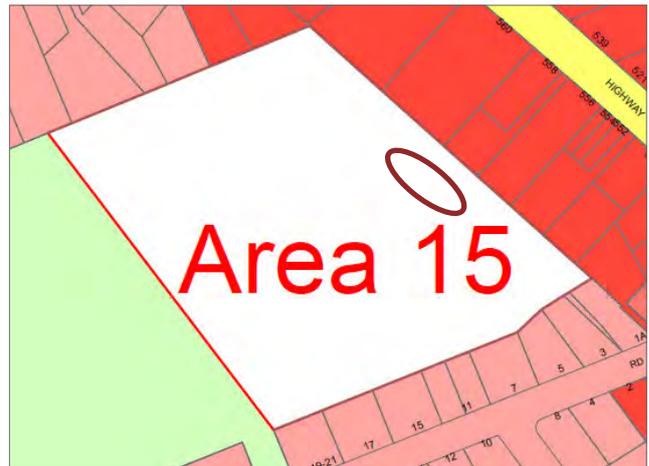
# 3.0

## DESCRIPTION OF THE PROPOSAL

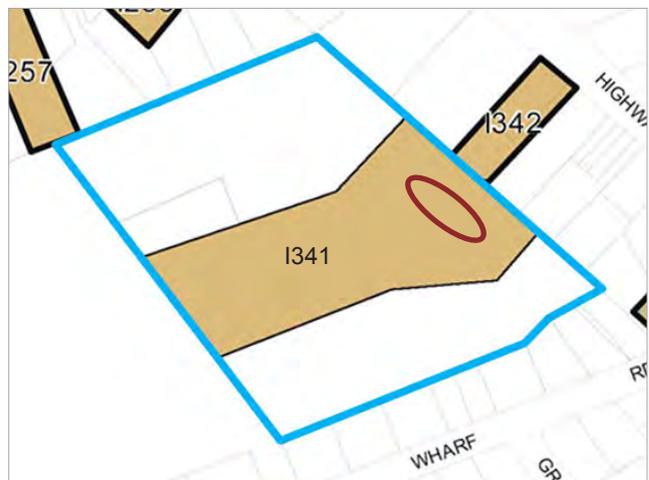
The proposal is detailed in the Planning Proposal report prepared by Ian Glendinning Planning, which accompanies this application.

It is proposed to amend the *Ku-ring-gai LEP 2015* so that:

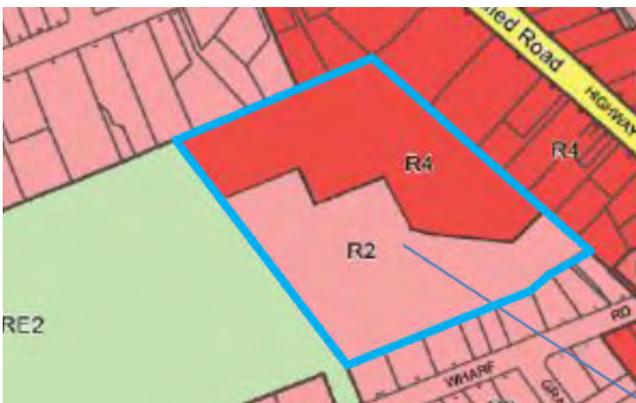
- Deferred Area 15 is zoned in part as R2 Low density residential and in part (including the Killara Golf Course Clubhouse) as R4 High density residential;
- The new R4 area is divided into zones of varying maximum height;
- Schedule 5 includes the item “Killara Golf Course Clubhouse including putting green and fairway” and describes it as part of Lot 2, DP 535219;
- the LEP Heritage Map shows the heritage item as the combined spatial and visual curtilages described in the accompanying *CMP*.



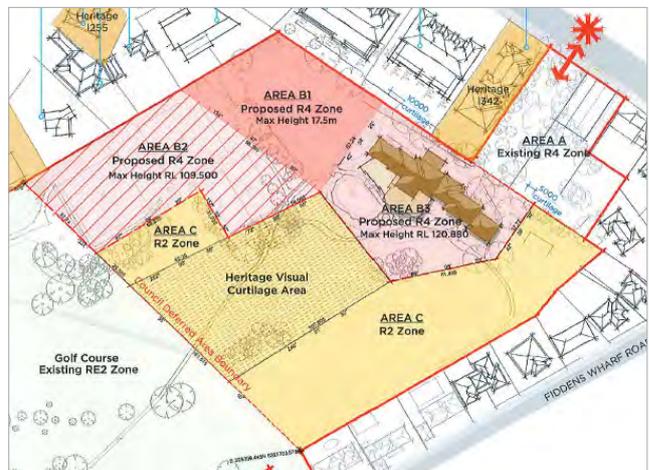
**Figure 3.1**  
Excerpt from *Ku-ring-gai LEP 2015 Deferred Area 15 - Killara Golf Club*, with location of Clubhouse indicated by ellipse. Red shading indicates R4 zoning (high density residential); pink indicates R2 (low density residential) and green indicates RE2 (private recreation)  
Source: “Deferred Areas”, *Ku-ring-gai Council website*



**Figure 3.2**  
Proposed heritage map showing the extent of proposed heritage item I341 (shaded in tan), with Deferred Area 15 outlined in blue and location of Clubhouse indicated by ellipse.  
Source: *Planning Proposal prepared by Ian Glendinning Planning*.



**Figure 3.3**  
Plan showing R2 and R4 zones within Deferred Area 15.  
Source: *Urban Design Study by PMDL Architects*



**Figure 3.4**  
Excerpt from Planning Proposal plan showing R4 area subdivided into different height limit zones.  
Source: *Courtesy of IG Planning*

# 4.0

## ASSESSMENT OF HERITAGE IMPACT

The site specific Planning Proposal seeks to establish controls under the Ku-ring-gai LEP 2015 that retain the existing permissible residential use applicable under the KPSO, and permit development that is compatible with the locality. It is proposed to rezone part of the site as R2 Low Density Residential and part as R4 High Density Residential, consistent with the adjoining land uses.



**Figure 4.1**  
Aerial view showing Deferred Area 15 outlined in blue, proposed R2 and R4 areas divided by red line, the proposed extent of the heritage listing for the Killara Golf Course Clubhouse shaded in yellow and the closest listed heritage items in the vicinity.  
Source: Base image: NSW LPI SIX Maps

The Killara Golf Course Clubhouse building is a listed heritage item under the KPSO. The Planning Proposal seeks to retain the current statutory heritage management framework by adding the building to Schedule 5 of the Ku-ring-gai LEP 2015 and identifying a formal curtilage on the associated Heritage Map (Map 14).

The NSW Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) has published a series of criteria for the assessment of heritage impact. The relevant 'questions to be answered' in the NSW Heritage Manual 'Statements of Heritage Impact' guidelines relating to development adjacent to a heritage item are:

- *How is the impact of the new development on the heritage significance of the item or area to be minimised?*
- *Why is the new development required to be adjacent to a heritage item?*
- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*
- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*
- *Will the additions visually dominate the heritage item? How has this been minimised?*
- *Will the public, and users of the item, still be able to view and appreciate its significance?*

As these have been prepared in the context of the assessment of the impacts of built form rather than planning controls, the following additional questions have been formulated for consideration in determining the heritage impact of changing the LEP controls for the site:

- *What are the potential heritage impacts for this item arising from the future development of the subject site under the current planning controls?*
- *What are the likely consequences of the Planning Proposal?*
- *How can adverse heritage impacts be mitigated?*

The existing controls for this site permit low density residential development around the Killara Golf Course Clubhouse building and adaptive re-use of the Killara Golf Course Clubhouse building for any purpose if the conservation incentives under clause 61D(10) of the KPSO are applied.

The CMP prepared to accompany the Planning Proposal application identifies a Heritage Curtilage Area around the listed heritage item and a Heritage Visual Curtilage Area that maintains the item's connection to the golf course. The curtilages defined

in the CMP have been combined to form the boundary of the LEP heritage listing identified on the Planning Proposal Heritage Map (Map 14). This will ensure that any future development retains an appropriate setting for the Killara Golf Course Clubhouse building and its visual connection with the golf course.

The likely consequence of the Planning Proposal is that the site will be developed in accordance with the permissible land use and associated controls such as height and FSR.

The land on which the Killara Golf Course Clubhouse building and its identified curtilage is located is zoned for low density residential use under the KPSO. The intensified residential use (R4) proposed for part of this land (see Figure 4.1) will allow more flexibility in preparing options for future adaptive re-use of the building. The R4 area has been further divided into zones of varying maximum building height in order to optimise development potential while protecting the heritage significance of the Clubhouse and other heritage items in close proximity (see Figure 3.4).

The height and form permissible under the proposal is demonstrated in the Killara Golf Club Urban Design Study prepared by PMDL Architects in October 2016 that has been submitted with the application. The Study also identifies potential future adaptive re-use scenarios for the Killara Golf Course Clubhouse building.

Any future development will require approval from Ku-ring-gai Council, and will be subject to the heritage provisions of the Ku-ring-gai LEP 2015 and the guidelines of the Ku-ring-gai DCP 2016 and be assessed accordingly.

As the Killara Golf Course Clubhouse building is a listed heritage item future development will also be assessed against the policy framework in the *Conservation Management Plan, Killara Golf Course Clubhouse Building (CMP)*, prepared by GBA Heritage in 2016.

Preparation of an application for future development would, therefore, include refinement of the indicative building envelopes shown in the Killara Golf Club Urban Design Study in order to mitigate any adverse heritage impacts.

The Planning Proposal will permit buildings to a height of 17.5m (approximately five storeys) within the R4 zone in the vicinity of the Killara Golf Course Clubhouse and the listed residential buildings at 10 and 22 Buckingham Road, 558 Pacific Highway and 1B Fiddens Wharf Road. The height limit in the R2 zone is 9.5m.

The proposed R4 High Density Residential zone outside the identified curtilage of the listed heritage item is restricted to areas graded in the CMP as having low sensitivity, and is further divided into zones of varying maximum building height selected in order to minimise heritage impact. Areas identified in the CMP as having moderate sensitivity are proposed to be zoned as R2, Low Density Residential.

Preparation of the Planning Proposal has considered, and is generally consistent with, the principal conservation policies of the CMP. These being:

**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 6.2.3 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... 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 6.2.2 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 6.2.4 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.*

**Policy 6.4.6 Development in the Vicinity of the Clubhouse**

*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... 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.*

This assessment also considers the potential impacts of the change in views and setting of the heritage items in the vicinity of the subject site. These are houses at 10 and 22 Buckingham Road, 558 Pacific Highway and 1B Fiddens Wharf Road.

The land containing two of these items, 558 Pacific Highway and 1B Fiddens Wharf Road, and land that adjoins them, is zoned R4 High Density Residential. In this context, it is considered that the proposed rezoning of the subject site will not have an adverse affect on their established heritage significance.

As the listed heritage item at 10 Buckingham Road is separated from the subject site by an intervening property, the potential future development that will be permitted will not affect the heritage significance or setting of this building.

The listed item at 22 Buckingham Road is a substantial house, set in the middle of its allotment, with a mature bushland garden at the front. Given that these significant elements of the item are well separated from the boundary with the subject site, that the level of the golf course is well below that of 22 Buckingham Road and that the maximum height in the proposed R4 zone adjacent to 22 Buckingham Road is limited specifically in order to minimise heritage impact, potential future development permitted by the proposal will not have an adverse impact on the established heritage significance or setting of this item.

The current update to Section 117 (S117) Direction 2.3 Heritage Conservation, issued under S117 of the Environmental Planning and Assessment Act (EP&A Act) 1979 on 1 July 2009, requires the following in relation to European heritage:

- (4) A planning proposal must contain provisions that facilitate the conservation of:
  - (a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area...

The Planning Proposal seeks to retain the existing heritage controls applicable to the site by adding the Killara Golf Course Clubhouse building to Schedule 5 of the Ku-ring-gai LEP 2015 and identifying a formal curtilage on the associated Heritage Map (Map 14).

As a Conservation Management Plan (CMP) for this heritage item has been prepared to inform the preparation of the Planning Proposal, it is considered that the Planning Proposal is consistent with the S117 Directions in relation to European heritage.

# 5.0

## CONCLUSIONS AND RECOMMENDATION

### Conclusions

- The “Killara Golf Course Clubhouse” at 556 Pacific Highway is listed as a heritage item in Schedule 7 of the *KPSO*. The Clubhouse is not listed as a heritage item in Schedule 5 of the *Ku-ring-gai LEP 2015*, or on the NSW State Heritage Register. It is not within a Heritage Conservation Area.
- The subject site is a portion of Lot 2, DP 535219, one of several lots making up the property at 556 Pacific Highway. This portion is designated as Deferred Area 15 under the *Ku-ring-gai LEP 2015* and includes the Club House.
- The operative statutory instrument for Deferred Area 15 is the *Ku-ring-gai Planning Scheme Ordinance (KPSO)*, under which the area is zoned Residential 2(b) (low density). The Planning Proposal seeks to retain this zoning in part of the site and zone the remaining area to match adjacent high density residential zoning.
- The Planning Proposal is informed by a *CMP* prepared for the Clubhouse building by GBA Heritage, which also accompanies the application.
- The Planning Proposal seeks to retain the local heritage listing of the Clubhouse building by including it in Schedule 5 of the *Ku-ring-gai LEP 2015* as the “Killara Golf Course Clubhouse including putting green and fairway” and showing it in the LEP Heritage Map, in accord with the curtilage described in the *CMP*.
- The closest other heritage items in the vicinity of the site are at 1B Fiddens Wharf Road, 556 Pacific Highway, 10 Buckingham Road and 22 Buckingham Road. These items are separated from the site by distance, intervening development and topography, and maximum building heights within the proposed R4 area have in part been selected to minimise heritage impact on these items.
- Development permitted by the Planning Proposal would be consistent with other development in the immediate area.
- Future development of the site will require approval from Ku-ring-gai Council and be subject to the heritage provisions of the *Ku-ring-gai LEP 2015*, the guidelines of the *Ku-ring-gai DCP 2016* and the policies of the *CMP*, and will be assessed accordingly.
- It is considered that any potential adverse heritage impacts of future development can be adequately mitigated by the preparation of a proposal in accordance with the conservation policies in the *CMP*, the controls of the *LEP* and the guidelines of the *DCP*.

### Recommendation

- As such, the Planning Proposal is considered acceptable from a heritage perspective and is recommended for approval.

# 6.0

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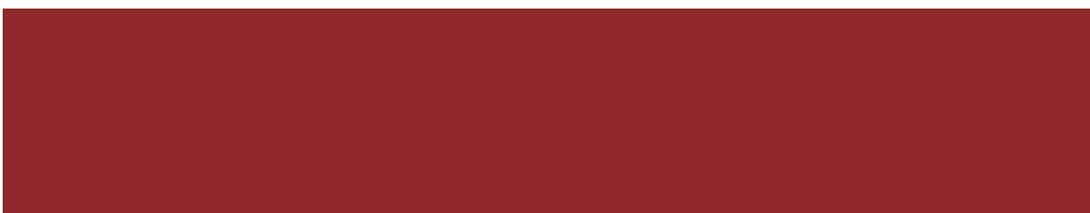
## **CONSERVATION MANAGEMENT PLAN**

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Killara Golf Course Clubhouse Building  
556 Pacific Highway, Killara NSW

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December 2016



Issue	Description	Date	Issued By
A	Preliminary Draft for Review	02/02/16	DM
B	Draft for Review	04/02/16	DM
C	Issued for DA Submission	05/12/16	DM

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# Introduction

# 1.0

## 1.1 Background

This Conservation Management Plan (CMP) for the Clubhouse building at the Killara Golf Club, located at 556 Pacific Highway, Killara, has been prepared in response to a request from Ku-ring-gai Council, to accompany a Planning Proposal for the area designated as Deferred Area 15 in the *Ku-ring-gai Local Environmental Plan (LEP) 2015*.

This area is currently zoned Residential under the *Ku-ring-gai Planning Scheme Ordinance (KPSO)*, which also lists the Club House Building as a heritage item. The Planning Proposal seeks to amend the *Ku-ring-gai LEP 2015* to include the area currently designated as Deferred Area 15 with a residential zoning and to include the Clubhouse Building in Schedule 5 as an item of local heritage significance.

## 1.2 Report Objectives

The main objective of this CMP is to develop heritage strategies and guidelines for ongoing or compatible adaptive re-use of the existing heritage building. It identifies the building's main original features and surviving fabric, recommends appropriate policies to conserve these in any future plans to upgrade or adaptively re-use the building and recommends a legal heritage curtilage for the building for incorporation into the LEP.

## 1.3 Report Structure

This CMP has been prepared in accordance with the guidelines contained in *The Conservation Management Plan*, by James Semple Kerr, and *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance*, 2013, also known by its more common title *The Burra Charter*. The *Burra Charter 2013* and *The Australian Natural Heritage Charter 2002* both provide definitions, principles and processes, for the conservation of items of cultural significance.

This CMP also follows guidelines set out in the *NSW Heritage Manual*. The aim of these documents is to assist with the identification of items of heritage significance. This assessment assists in providing guidance on substance, structure and methodology for the writing of effective conservation management plans.

This CMP is divided into sections dealing with the history of the building and its immediate area, the physical description of the building, the assessment of the building's significance, the ongoing use of the building including constraints and opportunities, and an ongoing maintenance strategy.



Figure 1.1  
Location map showing the property referred to as 556 Pacific Highway outlined in red.

Source: SIX Maps



Figure 1.2  
Aerial view showing 556 Pacific Highway shaded in yellow. The golf links to the north-west and south-west are also parts of the Killara Golf Course.

Source: SIX Maps

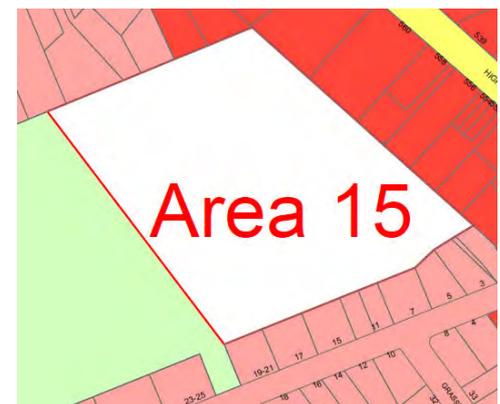


Figure 1.3  
Plan of Deferred Area 15. Yellow area is Pacific Highway, green area is also part of 556 Pacific Highway.

Source: *Ku-ring-gai LEP 2015, Deferred Areas- Area 15*

## 1.4 Site Identification

Killara Golf Club occupies an extensive area west of Pacific Highway, Killara, part of which is the property at 556 Pacific Highway. This property includes several lots, the largest of which is described by NSW Land and Property Information (LPI) as Lot 2, DP 535219. (Other lots forming 556 Pacific Highway are Lot 9, DP 3725; Lot 4, DP 404775; and Lot B, 412102.) This lot includes the area designated under the *Ku-ring-gai LEP 2015* as Deferred Area 15. The subject site is the Clubhouse Building and its setting, which are located within this Deferred Area.

## 1.5 Authorship

This CMP has been prepared by Dov Midalia, Heritage Consultant, of GBA Heritage Pty Ltd and has been reviewed by the Director, Graham Brooks. Unless otherwise noted, all of the photographs and drawings in this report are by GBA Heritage Pty Ltd.

## 1.6 Acknowledgements

We are grateful for the assistance of the following:

- David Gazzoli, General Manager, Killara Golf Club
- Laraine Gray, Archivist, Killara Golf Club
- Mirjana Djukic, Ku-ring-gai Library
- Chris Galetti, Ku-ring-gai Council
- Ku-ring-gai Historical Society
- Noni Boyd, Heritage Officer, Australian Institute of Architects (NSW)

## 1.7 Report Limitations

This report is limited to the investigation of the European history and the assessment of significance of the Club House Building at the Killara Golf Club. Recommendations have been made on the basis of archival and documentary evidence viewed and inspection of the existing fabric.

Limited development records were available from Ku-ring-gai Council. Current floor plans of the Clubhouse were not available; any current plans by GBA Heritage included in this report are schematic only and not to scale. Archaeological assessment of the subject site is outside the scope of this CMP.

## 1.8 Copyright

Copyright of this report remains with the author, GBA Heritage Pty Ltd.



Figure 1.4  
Aerial view with 556 Pacific Highway shaded in yellow, Deferred Area 15 outlined in dashed line and Clubhouse indicated by arrow.

Source: Base image: SIX Maps, NSW Land & Property Information



Figure 1.5  
Aerial view showing eastern section of 556 Pacific Highway with boundary marked in yellow, the main lot including the subject site on the left and the three other lots along Pacific Highway on the right. Lot 9, DP 3725 (indicated by arrow) includes the driveway and pedestrian path from Pacific Highway.

Source: Base image: SIX Maps, NSW Land & Property Information

# Historical Summary

# 2.0

## 2.1 Brief History of the Locality

### 2.1.1 Timber-Getting and Agriculture

At the time of European settlement the Hornsby plateau formed a lush, heavily wooded highland rich in vegetation, wildlife and fresh water, with creeks flowing down many of the valleys and ravines to Middle Harbour or Lane Cove River. While sustaining a rich indigenous culture, this complex terrain presented a daunting prospect to early explorers and settlers, who turned westwards towards Parramatta instead.<sup>1</sup> A track cut from Port Jackson along the high ridge towards Hornsby by Lt. Henry Ball in 1789 probably followed an Aboriginal trail.<sup>2</sup>

In the 1820s-1830s the area attracted itinerant timber-getters rather than farmers or graziers. Bullock-drawn drays and jinkers were a common sight, hauling logs to Lane Cove River for transport to Sydney and use as building lumber, fencing, shingles or firewood.<sup>3</sup> One of the ferrymen was the freed convict Joseph Fidden, who was granted land directly south of the subject site. His landing on Lane Cove River became known as Fidden's Wharf and the track down to it from the high ridge road following Ball's track (initially known as Hunters Hill Road, then Pennant Hills Road, Gordon Road, Lane Cove Road and, as of 1931, Pacific Highway), became Fidden's Wharf Road.

Not all timber-getting was approved: a newspaper advertisement of 1833 cautioned the public from "cutting timber, splitting shingles or otherwise trespassing" on private land, on pain of being "prosecuted with the utmost rigour of the law".<sup>4</sup> Indeed the untamed wilderness provided refuge for escaped convicts and illicit activities such as "cock fights and prize fights. Stolen booty and unlawful liquors were cached in its thickets and caves."<sup>5</sup> In 1821 the bushranger William Geary was active in what is now Killara,<sup>6</sup> and even in 1841 newspapers were calling for a military and police presence to "cleanse" Lane Cove of thieving, smuggling, sly-grog selling and "disreputable people" in general.<sup>7</sup>

A government-run timber-cutting camp exploiting convict labour operated from at least 1805 until 1819, when the supply of suitable trees in its immediate area became exhausted.<sup>8</sup> By 1835, when the Parish of Gordon was proclaimed, saw-pits south-west of the subject site were already described on maps as "old" and by the 1840s the timber-getters were moving on. The 1841 census revealed an



Figure 2.1  
Timber getters with log on jinker, c.1905 (not in Killara).

Source: State Library of NSW, <http://tinyurl.com/j649gql>



Figure 2.2  
Killara Wharf, possibly Fidden's Wharf, on Lane Cove River, 1908.

Source: State Records NSW, <http://tinyurl.com/jjr24pl>



Figure 2.3  
Slab hut, NSW, c.1880-1890

Source: Powerhouse Museum Collection, object 85/1285-1212

1 Proudfoot (1), p.6  
2 Witham, p.38  
3 Edwards and Rowland  
4 *Sydney Gazette and NSW Advertiser* 4/6/1833, <http://trove.nla.gov.au/ndp/del/article/2212294>  
5 quoted by Witham, p. 38  
6 <http://sydneysolesisters.org/walks/bungaroo-bushrangers>  
7 quoted by Witham, p. 38  
8 Edwards and Rowland

official Parish population of just 337, including 24 convicts, 58 freed convicts, 5 landed proprietors and just 2 masonry houses: many local homes consisted of bark or slab huts.<sup>9</sup>

Initially property was allotted on the basis of promisory titles; only in 1821 did Governor Macquarie issue a series of grants regularising ownership, most notably, in Killara, to John Griffiths, Edwin Booker, Henry Oliver, Joseph Fidden and Samuel Midgely, whose land included the subject site (as detailed in Section 2.2 below). A significant later grantee in the vicinity was Jane McGillivray.

Once the tall timber began to run out the land, now partly cleared, criss-crossed with (albeit rough) roads and more amenable to settlement, transport and the law, began to be subdivided for sale as farms and orchards,<sup>10</sup> taking advantage of the area's rich soil, abundant water and established transport lines to Sydney. Further clearing took place but sufficient bushland and stands of larger trees remained to continue attracting nature lovers, bushwalkers and artists from the city.<sup>11</sup>

Yet road access remained minimal for many decades; contact with Sydney was almost exclusively by water as the main road (today's Pacific Highway) was still in effect a bullock track, flanked, as late as 1845, only by a few bark huts. In 1861 parliament was finally persuaded to allocate money for road improvement, but in 1865 the mail cart still had to stop to cut away fallen trees.<sup>12</sup> While developers agreed to provide free or low-priced land for a North Shore railway line, farmers and orchardists resisted, as they would still have to move their produce to stations along unimproved tracks. Only in 1881 was it decided to build the line. The Hornsby to St Leonards section (including a station at Lindfield but not Killara) opened in 1891 and the connection to Milson's Point in 1893.

### 2.1.2 The Suburban Ideal

By the late 19th Century Sydney was showing the classic symptoms of rapid urbanisation – air pollution, poor sanitation, cramped living conditions – and the need for urban reform was evident. As the economic depression of the 1890s struck, crime rates rose and health declined, culminating in an outbreak of Plague *circa* 1900. In contrast, the North Shore seemed to offer “a relatively pristine area, elevated, graced with surviving stands of the old highland forests, clear of air and free from pollution... There were fine bushland views from its elevated ridges, cool breezes in summer,” and good soil where fine, European-style gardens could be established.<sup>13</sup>

The ills of “Coketown” (as Dickens called it) afflicted England too, in response to which the idea of suburban development, in particular that of the “Garden City” as advocated by Ebenezer Howard, had taken hold and spread to Australia. In effect the North Shore became what Howard called a “country magnet”, to which better-off victims of urban congestion sought to escape.

9 Brown, p.50

10 Ku-ring-gai Historical Society, 'Killara'

11 Proudfoot (1), p.5

12 Witham, p.38

13 Proudfoot (2), p.58



Figure 2.4  
Orchard at the property 'Lorne', Killara, c.1885-1900.

Source: State Library of NSW, <http://acms.sl.nsw.gov.au/album/ItemViewer.aspx?itemid=833565&suppress=N&imgindex=4>



Figure 2.5  
Cartoon, *Illustrated Sydney News*, 1880, showing the angel of Sanitary Reform sweeping away 'fever, disease, death'.

City of Sydney, <http://history.cityofsydney.nsw.gov.au/waterexhibition/images/zoom/cartoon3.jpg.html>



Figure 2.6  
Suburban street, Lindfield, c.1900-1927

Source: State Library of NSW, <http://acms.sl.nsw.gov.au/album/ItemViewer.aspx?itemid=823305&suppress=N&imgindex=3>

Over the Federation period of the next twenty years, the garden suburb vision of well-separated villas surrounded by air, gardens and parks gained further strength. In 1890 the influential architect, urban planner and Garden City advocate John Sulman, who wrote, “the beauty or otherwise of a town or city must have an effect on its inhabitants”,<sup>14</sup> moved to Turrumurra. Local town-planning associations began advocating Garden City principles and the 1909 Commission for the Improvement of Sydney and Its Suburbs noted that “the charm of Sydney lies in its harbour and the picturesque heights surrounding it; and to hand these over to the vagaries of the speculative builder would be deplorable. Our aim should be to emphasise the beauty of Sydney’s environs.”<sup>15</sup>

### 2.1.3 The Birth of Killara

James George Edwards played a significant role in realising this suburban vision in Killara. The son of a convict, Edwards was a headmaster with a passion for progress, successfully petitioning the government for a post office and Methodist church in Gordon, a park at Lindfield and, from 1874, the North Shore railway line. He dreamt of an “ultimate garden suburb, free of shops and offering a lush retreat from the commercialism of the city where many of its residents worked.”<sup>16</sup> To this end he became a real estate developer, investing eight years and considerable expense in tracing the descendants of Jane McGillivray, who had owned a large estate called ‘Springdale’ between the highway and the new railway line, and buying their portions of it. By 1893 he owned 165 acres and had begun building roads in preparation for subdivision and sale, and in the same year petitioned for a new railway station near his holdings; it was built in 1899. Allowed to name it, Edwards chose “Killara”, meaning ‘always there’ in the language of the local Gurindgi people.<sup>17</sup>

The first residential subdivisions in Killara were south of Fiddens Wharf Road and north of Buckingham Street (the “Great Northern Township”, c.1880) and Edwards began promoting the ‘Springdale Estate’ in 1896.<sup>18</sup> The new suburb featured large allotments, often over an acre in size, and most of the houses were substantial and architect-designed “to suit the lifestyle of the moneyed gentry who lived in them. With the growth in housing, Killara acquired the accoutrements of an up-market community.”<sup>19</sup>

Edwards’s preference for keeping industry and commerce out of Killara was shared by other founders of the area. The new community “had a residential, recreational and cultural focus rather than a business one”,<sup>20</sup> resulting in real estate and house construction becoming the main industry,<sup>21</sup> in turn encouraging the construction of substantial homes with high resale potential.

14 Sulman, p.215  
 15 Proudfoot (2), p.58  
 16 Edwards and Roland  
 17 Bastian, 1999, pp.63-64  
 18 Architectural Projects, p.61  
 19 Edwards and Roland  
 20 Godden Mackay Logan et al, p.443  
 21 Proudfoot (1), p.5

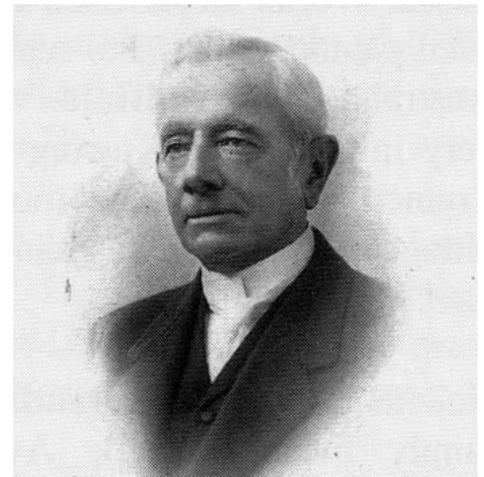


Figure 2.7  
 James George Edwards, 1844-1927

Source: <http://gutenberg.net.au/ebooks15/1501111h.html>



Figure 2.8  
 Killara Station, c.1905-1915

Source: State Library of Victoria, <http://tinyurl.com/ng3xl24>



Figure 2.9  
 Poster for JG Edwards’s Springdale Estate, undated.

Source: National Library of Australia, <http://nla.gov.au/nla.map-lfsp1337>

An influx of English architects at the time brought in a strong Arts and Crafts influence and produced local examples of the fashionable *faux-rustic*, cottage-come-manor style known unkindly as “Stockbroker Tudor”, but also some of the finest houses of the Federation style.<sup>22</sup> The large lots, the Garden City aesthetic and residents’ determination to preserve as much of the North Shore’s original character as possible produced fine garden settings for these fine houses, which featured in national magazines like *The Home* and helped spur the development of garden suburbs across Australia<sup>23</sup>.

Thus “Killara became a popular and high-class residential suburb with the demarcation line between classes rapidly evolving – the eastern side patronised by gentlemen, stockbrokers and architects, and the western side running along Fiddens Wharf Road where a blacksmith, a draper, a gardener and a bricklayer lived. In 1906, residents built on streets which had failed to attract buyers” in the 1880s, including Buckingham Road and Norfolk Street.<sup>24</sup> By 1925 *Wilson’s Directory* could state that Killara “may justly claim to be both attractive and select. There are many substantial residences, the homes of the well-to-do citizen, and altogether the dwellings are of a superior class.” On the whole this was ‘a residential society where conservative and traditional middle- and upper-class values were held sacred.’<sup>25</sup>

Once the Killara Golf Club had become established, the links themselves became a tone-setting attraction of the suburb. Real estate advertisements featured panoramic images of the links and vied to offer lots “overlooking” them when direct views were available (Niblick Estate, 1921) or “adjoining” them when they were not (Killara Estate, 1910), and emphasising the socio-economic stature of the suburb by noting the “beautiful homes of city business men built right up to the estate” (Links Estate, 1924). Another common feature of advertising for Killara was its “highland” character, promising clean, healthy air and vistas to the Blue Mountains. A 1919 poster for the Club House Estate declared that “So great is the demand for land and houses [in Killara] that values are constantly on the rise and thus offer excellent opportunities for securing homes that will increase in value and are sound financial investments.”



Figure 2.10  
The residence at “Lorne”, Killara, c.1885-1900

Source: State Library of NSW, <http://tinyurl.com/jvbcgmm>



Figure 2.11  
House at 517 Pacific Highway, Killara, c.1907

Source: State Heritage Inventory



Figure 2.12  
House at 663 Pacific Highway, Killara, c.1901-20

Source: State Heritage Inventory



Figure 2.13  
House at 20 Locksley Street, Killara, c.1920-40

Source: State Heritage Inventory

22 Proudfoot (2), p.59  
23 Proudfoot (1), p.5  
24 Edwards and Rowland  
25 *Ibid*



Figure 2.14  
1901 auction poster for Killara Estate, the Bank of NSW's lots along Lane Cove Road (Pacific Highway). Note JG Edwards's role as co-auctioneer.

Source: Ku-ring-gai Historical Society

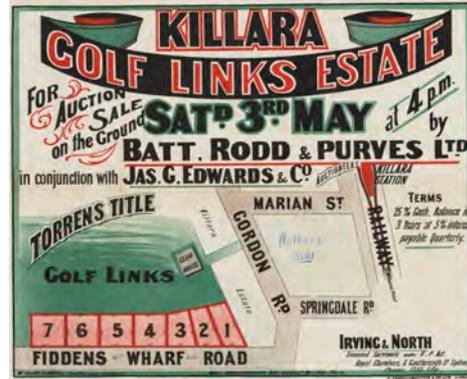


Figure 2.15  
1913 auction poster for Golf Links Estate, along Fiddens Wharf Road. JG Edwards was co-auctioneer, but a handwritten note reads "Nothing sold". By 1915 all the lots had sold.

Source: Mitchell Library, Z/SP/K2



Figure 2.16  
1919 auction poster for Club House Estate. Views of the links and (1908) clubhouse are featured. The text extolls the "most healthful mountain air" and promises that "values are constantly on the rise and thus offer... sound financial investments."

Source: Ku-ring-gai Library, Gordon



Figure 2.17  
1921 auction poster for Niblick Estate, "overlooking the Golf Links".

Source: Mitchell Library, Z/SP/K2



Figure 2.18  
1924 auction poster for Links Estate, "Adjoining the beautiful Killara Golf Links, one of the most attractive locations in this much desired suburb. Beautiful homes of city business men built right up to the estate... Glorious panoramic views."

Source: Mitchell Library, Z/SP/K2



Figure 2.19  
Detail of Figure 2.18, showing "One of the many fine Homes, showing the garden, for which Killara is noted".

## 2.2 Brief History of the Subject Site

### 2.2.1 Ownership History

The subject site is part of a 60-acre grant, approximately bounded today by Pacific Highway, Fidden's Wharf Road, Golf Links Road and Buckingham Street, made by Governor Lachlan Macquarie to the freed convict Samuel Midgely in 1821. Little information about Midgely has been identified; he was not either of two other convicts of that name, one not having been transported until 1835<sup>26</sup> and the other having left the colony by 1800.<sup>27</sup>

Midgely had been in possession of the land since 1813, when he leased it from one Michael Ansell, and received a promisory title from Macquarie in 1814.<sup>28</sup> In 1816, five years before his grant was formalised, records show him transferring it back to Ansell.<sup>29</sup> Ansell gave 12 acres along what is now Golf Links Road to a relative, who sold it to Thomas Curran<sup>30</sup>; this was not the portion containing the subject site. The remaining land was sold in turn to George Porter in 1840, James George Edwards in 1885 and Abraham Friedman in 1888, who appears to have forfeited it to his mortgagee, the Bank of New South Wales, in 1899.<sup>31</sup>

The Bank approached JG Edwards (a member of the Lindfield Golf and Recreation Club, later the Killara Golf Club) to manage the sale of Friedman's land. As the Club had just lost its original site near Lindfield Station, Edwards and the Club President seized the opportunity to acquire this large parcel of unsubdivided land. Part of the purchase price took the form of lots along the northern (Buckingham Street) and eastern (Pacific Highway) boundaries, which the Bank retained for sale.<sup>32</sup> Formal transfer of the land took place in 1906, until which time the Club leased it.

The Club acquired the remaining portion of the Midgely grant from Thomas Curran in 1906.<sup>33</sup> The present links were completed by acquisition of land south of Fidden's Wharf Road ('the Old Dairy') in 1911 and west of Golf Links Road ('Foy's Paddock') in 1923.<sup>34</sup>

In 1913 the Club advertised lots along Fidden's Wharf Road, and sold them by 1915<sup>35</sup>. Over subsequent years it bought and sold properties on its boundaries as required. Lot 9, DP 3725, fronting onto Pacific Highway and including the present entrance, was transferred back and forth between the Club and various parties from c.1902 and finally acquired in 1932,<sup>36</sup> though the entrance was in use from 1915.<sup>37</sup> Two lots to its south were acquired c.1952 to provide space for the upper carpark.<sup>38</sup>

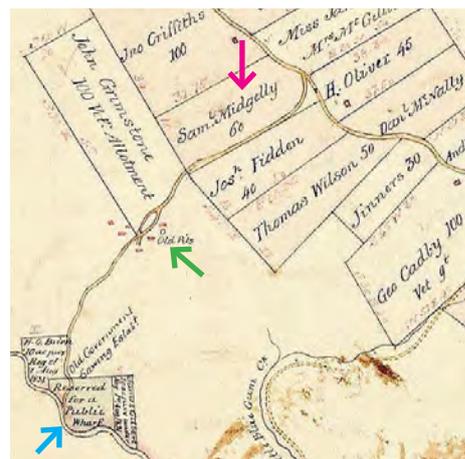


Figure 2.20  
Excerpt from 1835 map of grants along Lane Cove Road (now Pacific Highway), showing Midgely's grant (red arrow), wharf on Lane Cove River (blue arrow), "Old Pits", i.e. saw-pits (green arrow), and Fidden's Wharf Road on south boundary of Midgely's estate.

Source: Map of Parish of Gordon by Surveyor General's Office, 1835, Land & Property Information



Figure 2.21  
The portion of Midgely's grant transferred to the Bank of NSW, 1899. North is at the top. Curran's portion of Midgely's grant is to the west.

Source: Title Certificate vol.1297, folio 146, NSW Land & Property Information



Figure 2.22  
The land purchased by Killara Golf Club in 1900, transferred in 1906, showing lots on north and east boundaries retained by Bank of NSW.

Source: Title Certificate vol. 1678 folio 127, NSW Land & Property Information

26 <http://www.convictrecords.com.au/convicts/midgely/samuel/36028>

27 <http://fmpro.uow.edu.au/FirstFleet/details.aspx?-recid=33112>

28 Edwards, p.116

29 Primary Application 10987, NSW Land & Property Information

30 Bastian, 1983, p.11

31 *Ibid* and Torrens Title vol.1297 folio 146, NSW Land & Property Information

32 Bastian, 1999, p.13

33 Old System deed, Book 797 No. 640, NSW Land & Property Information

34 Dwyer, pp.24-25

35 Bastian, 1999, p.19

36 Torrens title Vol. 4605 Folio 93, NSW Land & Property Information

37 Dwyer, Plan No. 5

38 Bastian, 1999, p.29.

## 2.2.2 Planning History

The County of Cumberland Planning Scheme of 1948, Sydney's first comprehensive metropolitan planning scheme, designated all golf club lands simply as 'open space'. Following objections by various sporting bodies, however, golf club land was left unzoned.

After direct negotiations with the County of Cumberland Council, in 1955 the Killara Golf Club was invited to submit a proposal for the land east of "a line from the vacant allotment owned by the Club on Fiddens Wharf Road [21 Fiddens Wharf Road] to the western side of the second bowling green" to be zoned as Residential and that the balance... be zoned as Private Recreation...<sup>39</sup> One motive for preferring a "Private Recreation" zoning was the lower valuation and thus rating of such land. This was approved by the Council in 1957, and the *Ku-ring-gai Planning Scheme Ordinance* (KPSO) of 1971 shows the area east of the agreed line zoned as "Residential (b)", that is, low density housing.<sup>40</sup>

The *Ku-ring-gai Draft Local Environmental Plan (LEP) 2013* proposed to designate the whole Killara Golf Club site as "Private Recreation". Due to objections by the Club, in the *Ku-ring-gai Local Environmental Plan 2015* the area hitherto zoned "Residential (b)" is designated as Deferred Area No. 15, to which the KPSO still applies.

## 2.3 Origins of the Killara Golf Club

In the late 19th Century golf was a novel pastime in Australia, its devotees "regarded as freaks by the non-initiated public".<sup>41</sup> In 1899 a group of golf and tennis players formed the Lindfield Golf and Recreation Club, leasing grounds for a golf course at Archbold's Paddock near Lindfield Station. The Club's annual report for 1900 recorded a membership of 61 "full" (male) members and 10 "associate" (female) members.<sup>42</sup>

In the same year, however, the Club was required to vacate its grounds, and acquired part of its current site. Accounts vary as to the state of the property at this time: though a later newspaper report describes it as having been "all forest",<sup>43</sup> other sources suggest that it was at least in part orchard,<sup>44</sup> the rest being "paddocks in which oats and maize were grown".<sup>45</sup> Although the land was not legally transferred to the Club until 1906, by 1901 it had been substantially cleared and new golf links created, with a timber Clubhouse located on the northern side of the site and 175 sheep on lawnmower duty.<sup>46</sup>

The Club flourished in its new home and was renamed the Killara Golf Club Limited in 1904, in order, it was said, to prevent golfers alighting at the wrong station.<sup>47</sup>

39 Dwyer

40 Dwyer

41 Bastian, 1999, p.17

42 Bastian, 1999, p.12

43 *Sydney Mail*, 1905, quoted in Bastian, 1999, p.14

44 Dwyer, p.10 and Edwards (as 'Jones'), p.116.

45 Edwards (as 'Jones'), p.116.

46 Dwyer, p.12

47 Dwyer, p.15

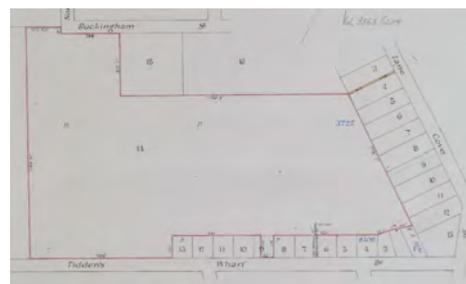


Figure 2.23  
The Club's property, 1926, following sale of lots along Fiddens Wharf Road c.1915

Source: Title Certificate vol. 3863 folio 119, NSW Land & Property Information

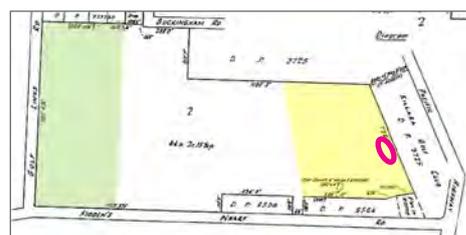


Figure 2.24  
The property amalgamated with Curran's land (shaded in green). Deferred Area 15 is shaded in yellow and the location of the Club House is indicated by the ellipse.

Source: Title Certificate vol. 11070 folio 109, 1969, NSW Land & Property Information



Figure 2.25  
Zoning of subject site under KPSO. The area later designated Deferred Area 15 is shaded pink, denoting Residential zoning.

Source: Ku-ring-gai Council, Web Mapping, <http://maps.kmc.nsw.gov.au/KMCwebPROD.html>

## 2.4 A New Club House

In 1908 a large brick and weatherboard Clubhouse, described in newspapers as “one of the finest... in Australia”,<sup>48</sup> was opened (by JG Edwards<sup>49</sup>) on the site of the present building.

The Clubhouse was the physical heart of the Club’s social as well as sporting life, accommodating dances, balls and charity events in support of hospitals, in particular the Royal North Shore Hospital.<sup>50</sup> As World War I approached the Club helped prepare members intending to enlist, took on “war work” such as sewing and mending for the RAAF and raised money for war funds (a pattern it followed in World War II as well).<sup>51</sup> After the war, social activities were largely managed by the ‘associate’ members.<sup>52</sup> The annual ball of 1929, featuring as a novelty the ‘silhouettes of golfing figures’, attracted 350 guests,<sup>53</sup> and by 1932 Killara Golf Club was described as “one of the largest and most influential” golf clubs in Sydney.<sup>54</sup>

The character of the Club’s membership in this period is partly indicated by the professions of its Presidents: Charles Danvers was an insurance executive, Henry Braddon a company director and President of the Chamber of Commerce, Charles Graham an attorney, William Maschwitz a businessman in the import-export realm and Frederick Greaves a solicitor. JG Edwards himself was the Club’s second President.<sup>55</sup> Other members over the years have been librarians, clerks, physiotherapists, architects, rugby players and a Prime Minister, Billy Hughes.<sup>56</sup>

On the night of 2 August 1932 the Club House was gutted by a spectacular fire, visible from afar due to its elevated position and attracting over two thousand spectators despite heavy rain, which had equally little dampening effect on the blaze.<sup>57</sup>

## 2.5 Planning for a Replacement

The insurance payout being generous, planning for a new Club House soon began. After some debate it was decided to build on the existing site, probably due to its greater proximity to Killara Station than the alternatives. A design competition was held among the eight architect members of the Club, one of whom was Cyril Ruwald, designer of many Sydney hotels and other buildings in the 1930s. The competition was won by Colin C Brewster, son of prominent Club member Robert Brewster, and construction of his winning design was completed in 1933.

48 *Sydney Mail and NSW Advertiser* 24 March 1909

49 ‘Killara Golf Club’, *Evening News*, 13 March 1909

50 Bastian, 1999, pp.95-96

51 Bastian, 1999, pp.19-26

52 Bastian, 1999, p.78

53 ‘Killara Golf Club Dance’, *Sydney Morning Herald*, 10 August 1929

54 ‘Killara Golf Club House Destroyed by Fire’, *Sydney Morning Herald*, 3 August 1932

55 Bastian, 1999, pp.62-66

56 Bastian, 1999, pp.98-107

57 ‘Killara Golf Club House Destroyed by Fire’, *Sydney Morning Herald*, 3 August 1932



Figure 2.26 Part of photomontage of Club members, 1905-1906, with JG Edwards at top centre.

Source: Dwyer



Figure 2.27 View to south-west over the links, with Fiddens Wharf Road beyond, 1910.

Source: Bastian, 1999, p.16



Figure 2.28 The 1901 Club House, on the north side of the site.

Source: Bastian, 1999, p.52



Figure 2.29 Opening of the new Club House on the site of the present building, 1908.

Source: Bastian, 1999, p.50

## 2.6 The Architect: Colin Campbell Brewster<sup>58</sup>

Born in Killara in 1904, Colin Brewster was one of the first to study at the University of Sydney's new school of architecture, founded by the architect Leslie Wilkinson. Graduating in 1923, Brewster worked in England and the USA before returning to Sydney in 1931 to work for the architect Henry White (one of the designers of Sydney's State Theatre). The Killara Golf Course Clubhouse appears to have been Brewster's first commission.

By 1934 he was in partnership with Frederick Manderson, with whom he undertook commissions such as the Wentworth Hotel in Lang Street, Sydney (since demolished), residential buildings in Manly, Willoughby and Killara (some of which are on the Australian Institute of Architects (NSW) Register of Significant Architecture) and three now heritage-listed buildings in the Inter-War Functionalist style (Bryson House, Forbes Street, Woolloomooloo; the former Booth House, Bridge Street, Sydney; and the former Dalgety's building, Bourke Street, Woolloomooloo)<sup>59</sup>. In a later partnership with Alan Murray, Brewster designed various additions to the Clubhouse. (Other architects associated with alterations to the Clubhouse included JA Kerr; Davey Brindley and Vickery; Brown Brewer and Gregory; and Nettleton Tribe.<sup>60</sup>) Brewster died in 2000.

Brewster's work reflects the issues influencing architecture in the Inter-War period. The Arts and Crafts and Federation movements had given way to a simpler Georgian Revival style, chosen to reflect early colonial, albeit originally English, forms as a way of recovering an "Australian" identity. At the same time, American movies and magazines imported visions of the Spanish Mission style, whose gables and arches in luxurious garden settings became desirable features of middle class domestic and other buildings nation-wide. A further Sydney and national influence was Brewster's onetime teacher, Leslie Wilkinson, a passionate advocate of Mediterranean architecture. Wilkinson's sources of inspiration, however, were Spain and Italy rather than California or Florida, and he saw the Mediterranean style as an appropriate regional variation to the Australian Georgian style, better suited to and more authentic in the Australian context than imported English styles.<sup>61</sup> A combination of Georgian style and Mediterranean influences is evident in Brewster's design for the Killara Golf Course Clubhouse; whether this was a conscious implementation of Wilkinson's theory is not known.

As the Clubhouse interior shows, Brewster was equally at home with the Art Deco style of the period. His later fluency in the Modernist/Functionalist style was expressed in buildings such as Dormie House, a block of flats adjacent to the subject site,<sup>62</sup> and Booth House, where he had his own office.



Figure 2.30  
Wentworth Hotel, Lang Street, Sydney, by  
Brewster and Manderson, c.1938

Source: State Library of NSW, <http://acms.sl.nsw.gov.au/item/itemDetailPaged.aspx?itemID=11931>



Figure 2.31  
Booth House, Bridge Street, Sydney, by  
Brewster and Manderson, 1938

Source: <http://www.boothhousesydney.com>



Figure 2.32  
Dormie House, Pacific Highway, Killara, by  
Brewster and Manderson, 1940

Source: Google Streetview

<sup>58</sup> Unless otherwise noted the information in this section is drawn from biographical material provided by the Australian Institute of Architects.

<sup>59</sup> NSW Office of Environment & Heritage, State Heritage Inventory

<sup>60</sup> Various architectural drawings, Killara Golf Club Archives.

<sup>61</sup> Esau, ch.7, '1920s: Australian and Spanish Style architecture'

<sup>62</sup> A golf match reaches 'dormie' when one of the golfers achieves a lead that matches the number of holes remaining' - [http://golf.about.com/cs/golfterms/g/bldef\\_dormie.htm](http://golf.about.com/cs/golfterms/g/bldef_dormie.htm)

## 2.7 Initial Construction of the Current Building

Ten main, distinct Stages of the Clubhouse's development have been identified, as shown below.



### Stage 1 : The Original Clubhouse

The first floor of the new two-storey brick building included large Lounge and Dining rooms and a spacious verandah featuring five tall arches in an imposing gable addressing the view over the links. To the south was the (men's) Smoking Room and to the north a wing housing a Ladies' Lounge and servants' quarters. The ground floor was primarily occupied by locker rooms and service areas, with an open terrace on the west side.

Brewster's original drawings are shown below. The building's symmetrical rectangular form, pitched roof, classic proportions, domestic scale, facebrick finish, bold chimneys and vertical double-hung multi-paned windows are features of the Georgian Revival style.<sup>63</sup> At the same time the prominent west-facing gabled verandah with its grouped arches shows the influence of the Mediterranean style.<sup>64</sup>

Internally, the main rooms (notably the Lounge and Dining) exhibited forms, patterns and decorations typical of the Art Deco period.

Figure 2.33  
Currently visible stages of development. North is at left.

Source: Base image: SIX Maps. Markup: GBA Heritage

#### KEY TO MAIN STAGES OF DEVELOPMENT

1	Original building	1933
2	Billiard Room, Squash Courts	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

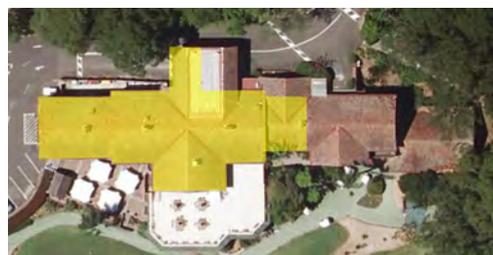


Figure 2.34  
Aerial view with original footprint of Stage 1 shaded in yellow. North is at left.

Source: Base image: SIX Maps.

63 Apperly *et al*, pp.150-153

64 Apperly *et al*, pp.172-175

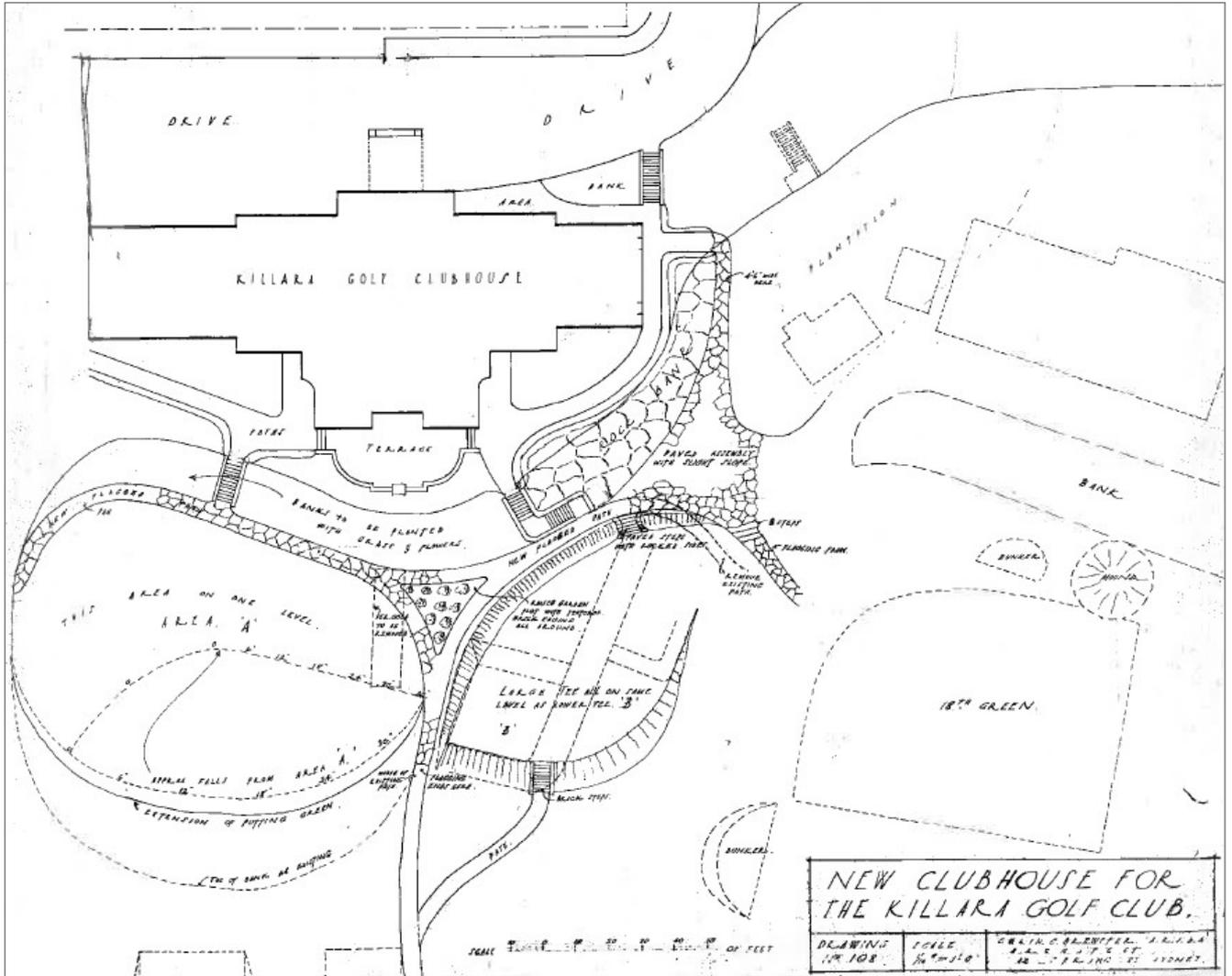


Figure 2.35 Site plan by CC Brewster, 1933, showing original terrace, paths, and putting green

Source: Killara Golf Club Archives

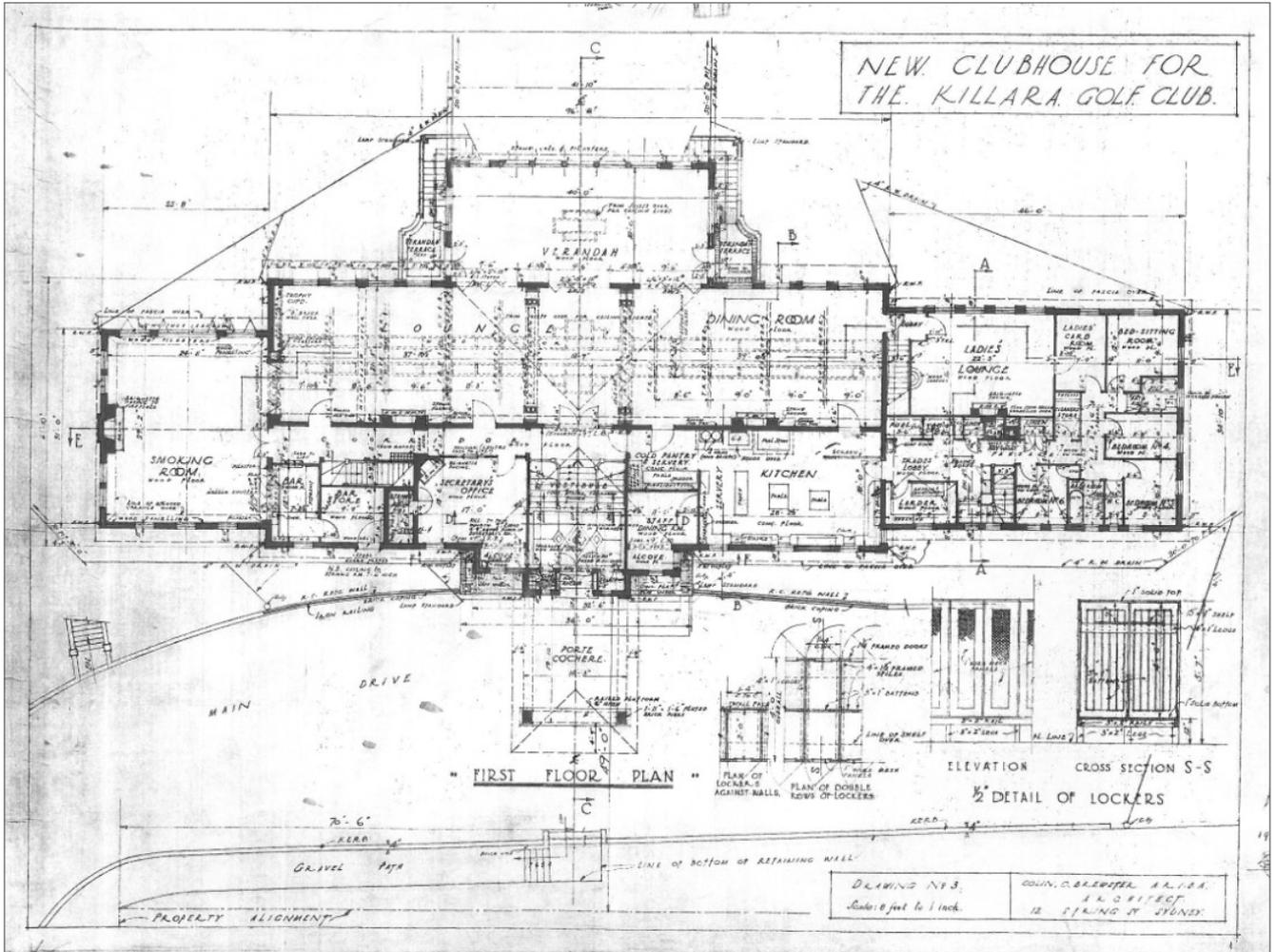


Figure 2.36  
First floor plan by CC Brewster, 1933

Source: Killara Golf Club Archives

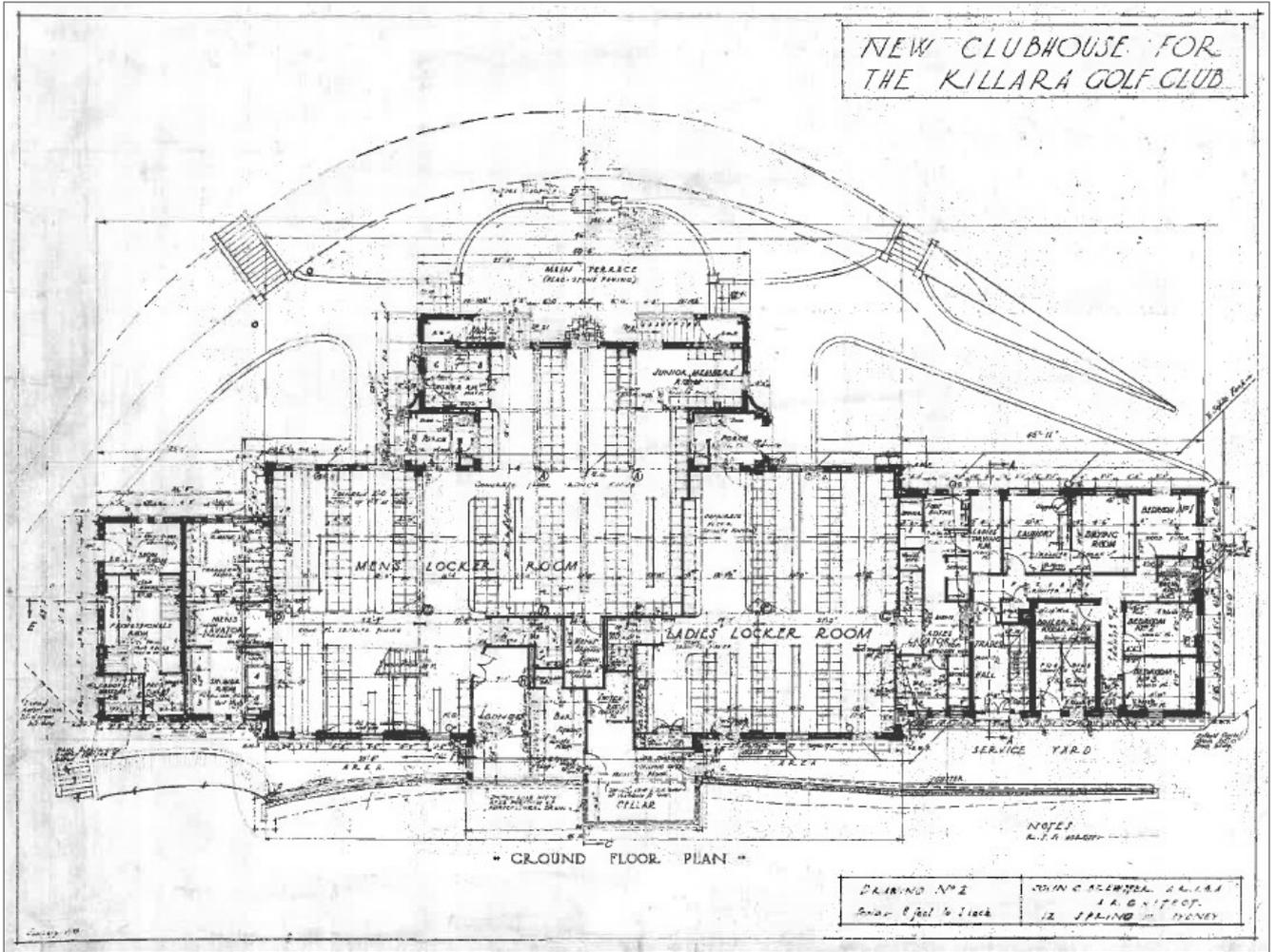


Figure 2.37  
Ground floor plan by CC Brewster, 1933

Source: Killara Golf Club Archives

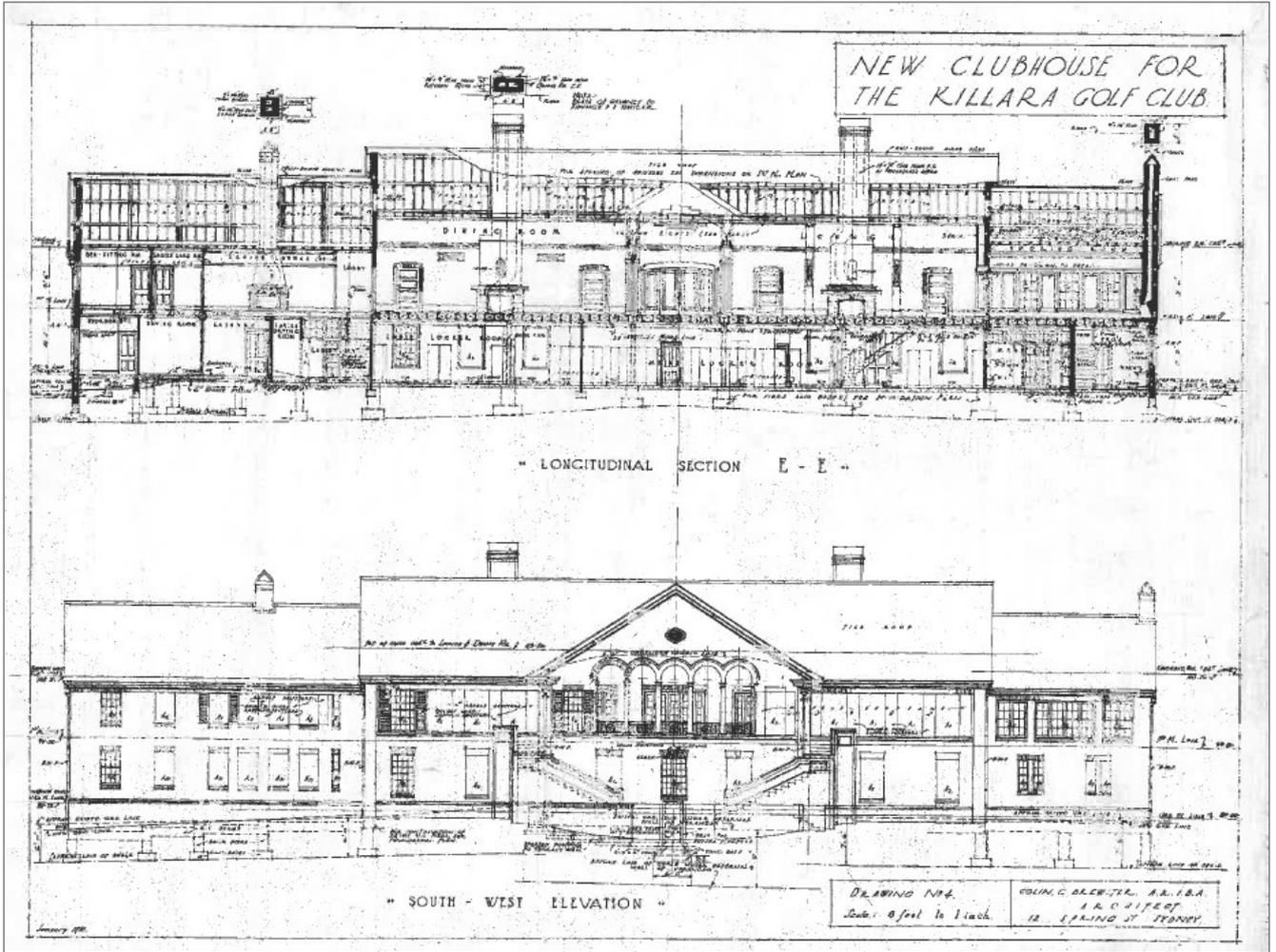


Figure 2.38  
Section and West elevation by CC Brewster, 1933

Source: Killara Golf Club Archives

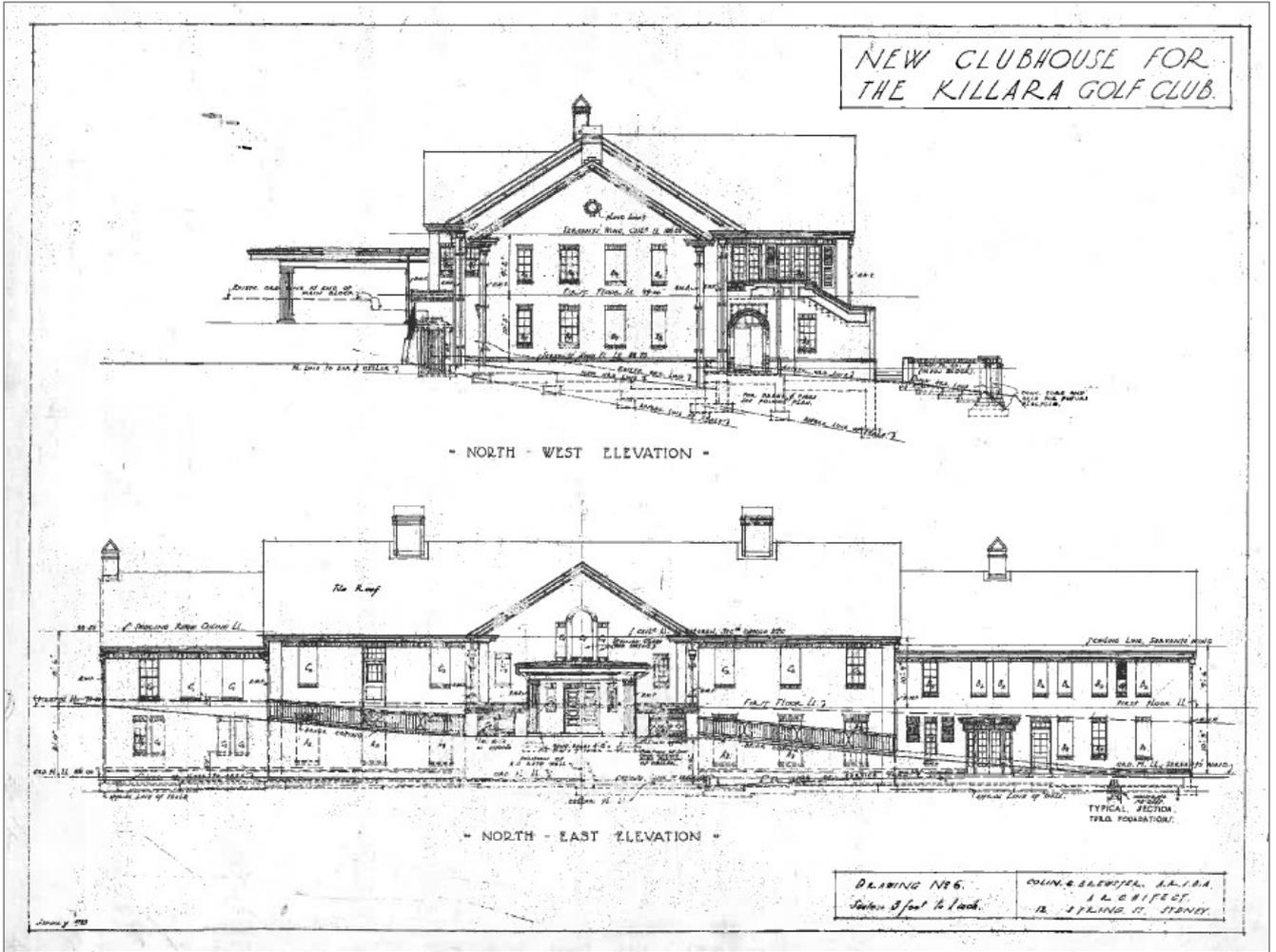


Figure 2.39  
North and East elevations by CC Brewster, 1933

Source: Killara Golf Club Archives

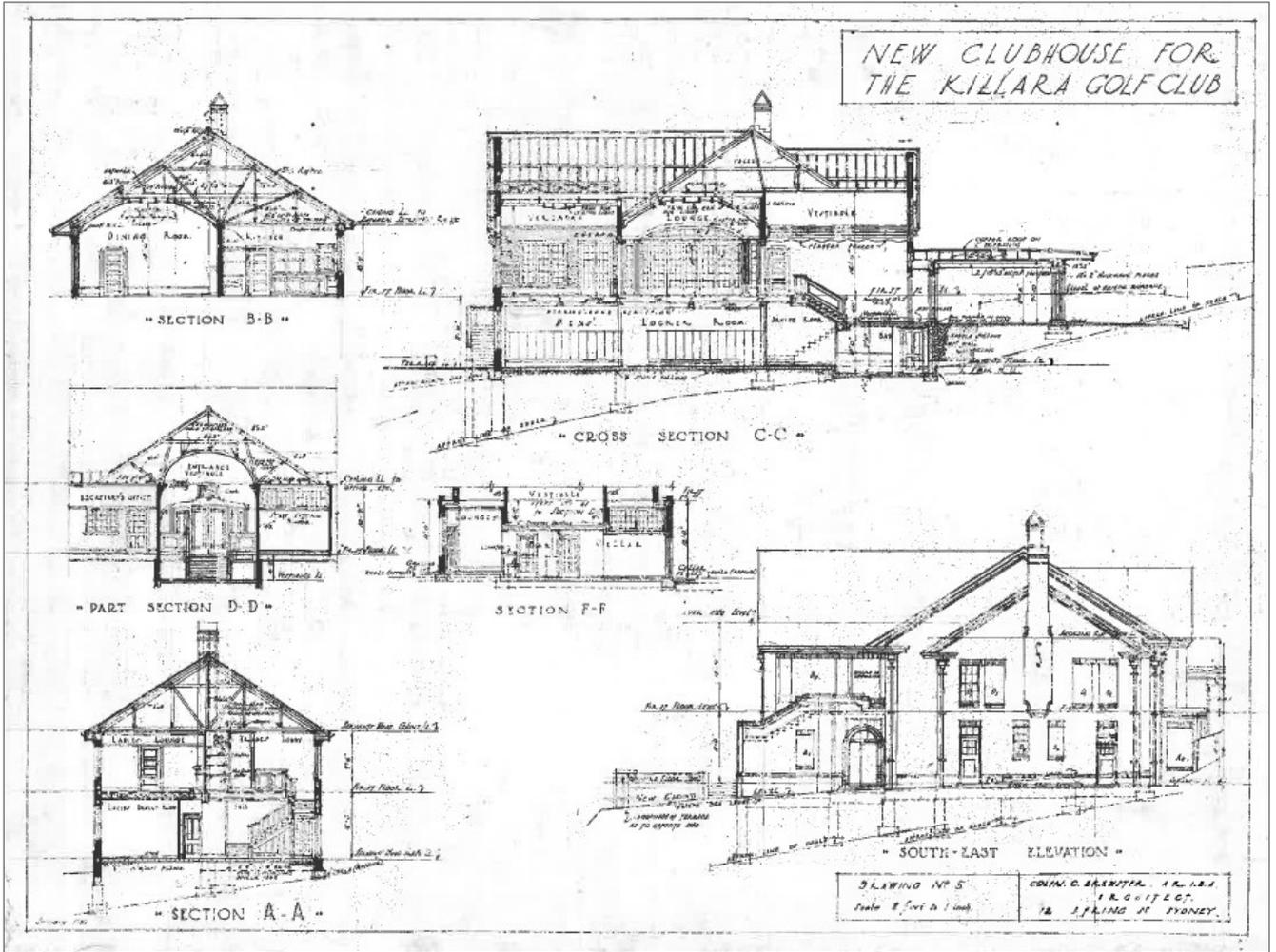


Figure 2.40  
South elevation and sections by CC Brewster, 1933

Source: Killara Golf Club Archives

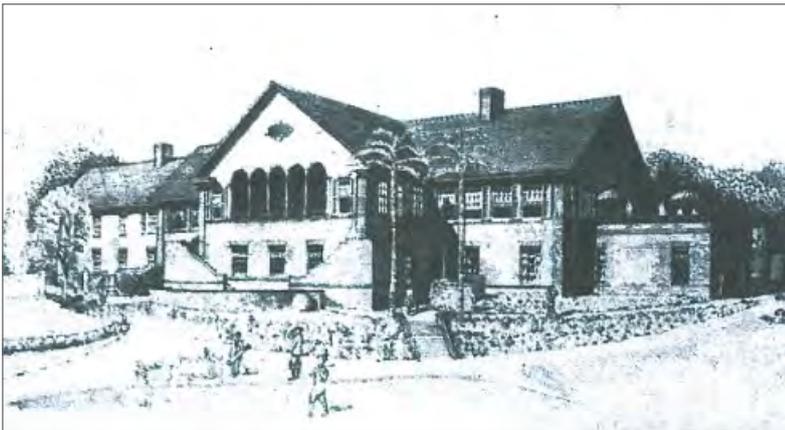


Figure 2.41  
Early perspective drawing by CC Brewster, 1933. The first floor deck at the south end became an enclosed Smoking Room in final plans.

Source: *Building*, 12 November 1932

Built by a Mr M Bowcock at a cost of £14,000, including paths and parking for 100 cars (the lower carpark),<sup>65</sup> the Clubhouse opened in November 1933. The *Sydney Morning Herald* described it at the time as follows:

*The exterior of the building is in coloured textured brick. The metal work and outside joinery are painted green and cream. Shutters to the elevation facing the links add to the artistic appearance of the building. Marseilles tiles on the roof blend well with the brickwork. A new brick fence, modern in character to match the building, has been erected at the entrance from the Pacific Highway. This is through wrought iron gates.*

The style and condition of the brick fence flanking the pedestrian entrance off Pacific Highway (see Figure 3.8) suggest that this is the “new brick fence” mentioned, though the “wrought iron gates” have gone; the current piers at the driveway entrance are thought to date from the 1970s or later.

The article continues:

*An imposing porte-cochere leads from the pathway to the entrance vestibule, and thence through the common lounge to a central verandah and a wide stone terrace. Interior decoration and furnishing are strikingly modern. The main rooms are panel lighted, with unusual and attractive lighting features on the fireplaces and around the walls. The fireplaces are a combination of textured brick and tiles. The furnishing, which is being done under the supervision of the architect, will be of modern style, harmonising with the interior joinery.<sup>66</sup>*

The fireplaces were further commented upon by the journal *Building*:

*The fireplaces are built in textured bricks, and the joints are picked out boldly. In this illustration [Figure 2.48] may be seen a type of lighting fixture built into the corners of the fireplace...<sup>67</sup>*

A photograph in the same edition (Figure 2.47) shows the verandah with a face-brick eastern wall and the “unusual and attractive lighting features” mentioned by the SMH. In the Lounge and Dining Room “the colours of the lighting... may be controlled in either amber or the ordinary light colour.”<sup>68</sup> The new Clubhouse was said to be “probably the most modern in the State...”<sup>69</sup>

65 'Killara Golf Club New Building Completed', *Sydney Morning Herald*, 21 November 1933

66 *Ibid*

67 'Fireplace, Killara Golf Club House', *Building*, January 12, 1934, p.13

68 'Killara Golf Club House', *Building*, January 12, 1934, p.14

69 Bastian, 1999, p.57.



Figure 2.42  
The completed Clubhouse, 1933. The curved walls of the Terrace, the dual staircases down to it and the original windows below the Verandah arches are visible.

Source: Bastian, 1999, p.55



Figure 2.43  
Aerial view from east, 1935, with Clubhouse in foreground. The bowling greens, tennis courts and associated structures are as yet absent. The lower carpark, however, was in place by 1933; if the image is correctly dated the carpark may have been erroneously coloured green.

Source: Bastian, 1999, p.44



Figure 2.44  
Detail of Figure 2.34. The relatively simple building and roof forms are clearly visible, including the original eastern gable and *porte cochere*. Tall, well-established trees are evident south of the Clubhouse.



Figure 2.45  
Dining Room, undated (1960s at latest)

Source: Dwyer



Figure 2.46  
The western Verandah before 1938, when the arches were glazed.

Source: Bastian, 1996, p.56



Figure 2.47  
Eastern wall of Verandah, c.1934, showing face-brick finish and Art Deco wall lighting.

Source: *Building*, 12 January 1934



Figure 2.48  
Dining Room fireplace, showing corner lighting detail, c.1934.

Source: *Building*, 12 January 1934

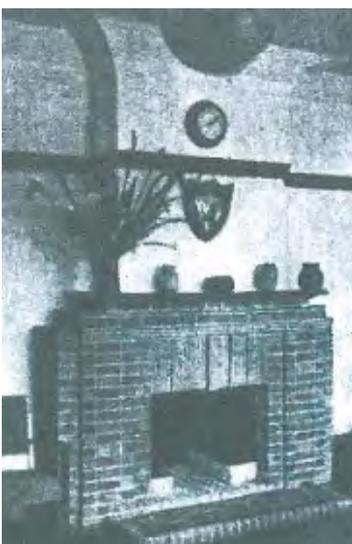


Figure 2.49  
Ladies Lounge fireplace, c.1934

Source: *Building*, 12 January 1934

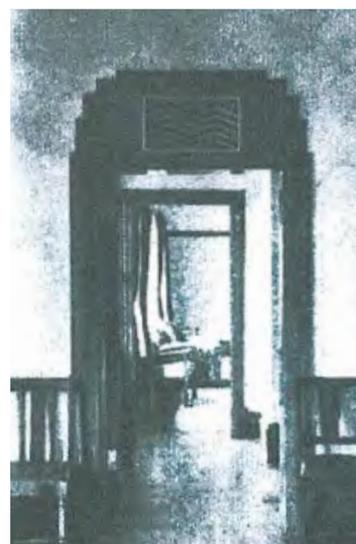


Figure 2.50  
Typical doorway, c.1934

Source: *Building*, 12 January 1934

## 2.8 Subsequent Phases of Development

### Stage 2: 1938: Squash Courts and Billiards Room

By 1937 it was felt that the new building was in some respects inadequate,<sup>70</sup> and by 1938 a new two-storey wing was added to the south end, including squash courts, a workshop and a showroom on the lower ground floor, card rooms on the ground floor and a billiards room, with ornate timber and steel trusses and a verandah along the western side, on the first floor. A bar was added in the existing Smoking Room. Thus in the evenings the members (but not the associates) would move from the Dining Room and Lounge first to the Smoking Room and thence to the Billiard and card rooms. The arches of the original verandah were glazed at this time.

These additions were also designed by CC Brewster, in the same mixed Georgian/Mission style as the existing building, with a smaller, three-arch gabled verandah echoing the original on the western facade. The interior is much simplified, omitting the ornate ceilings and other Art Deco detailing of the original building but somewhat compensating with the decorative timber and steel trusses of the Billiard Room.



Figure 2.53  
The Club House with Stage 2 completed, 1938.

Source: Bastian, 1999, p.57



Figure 2.51  
Aerial view with footprint of Stage 2 shaded in yellow. North is at left.

Source: Base image: SIX Maps



Figure 2.52  
Preliminary drawing of Club House with proposed additions, 1937. Several features were altered in final plans; the gable and arches to the new verandah, for example, are not shown.

Source: *Decoration and Glass*, December 1937



Figure 2.54  
Aerial view of Club House, 1943, showing Stages 1 and 2.

Source: SIX Maps

<sup>70</sup> Bastian, 1999, p.57

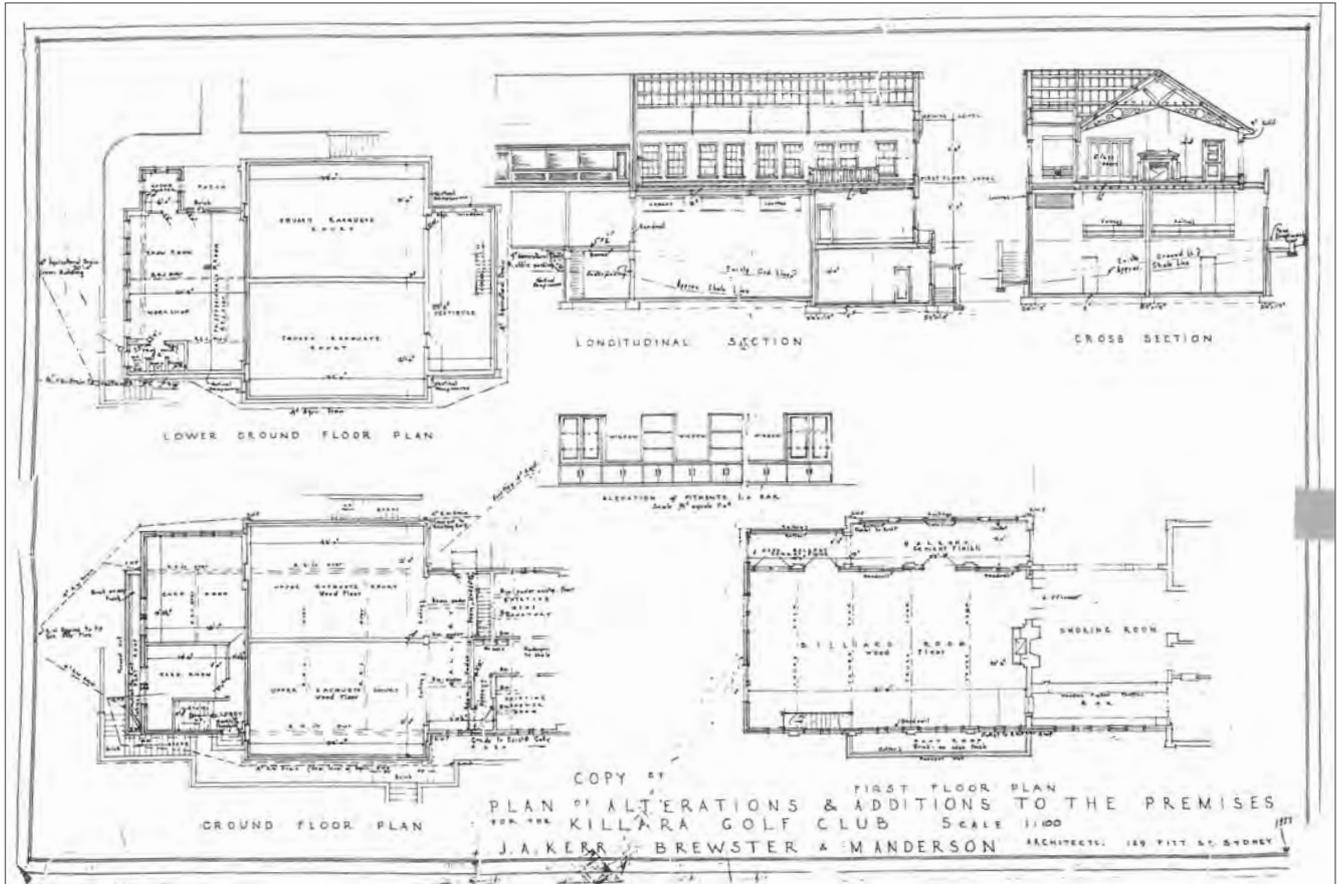


Figure 2.55

Stage 2: An early drawing showing plans and sections, by Kerr Brewster and Manderson, 1937. The new bar in the Smoking Room is shown at bottom right. The ornate trusses of the Billard Room are visible in the Cross Section at top right.

Source: Killara Golf Club Archives



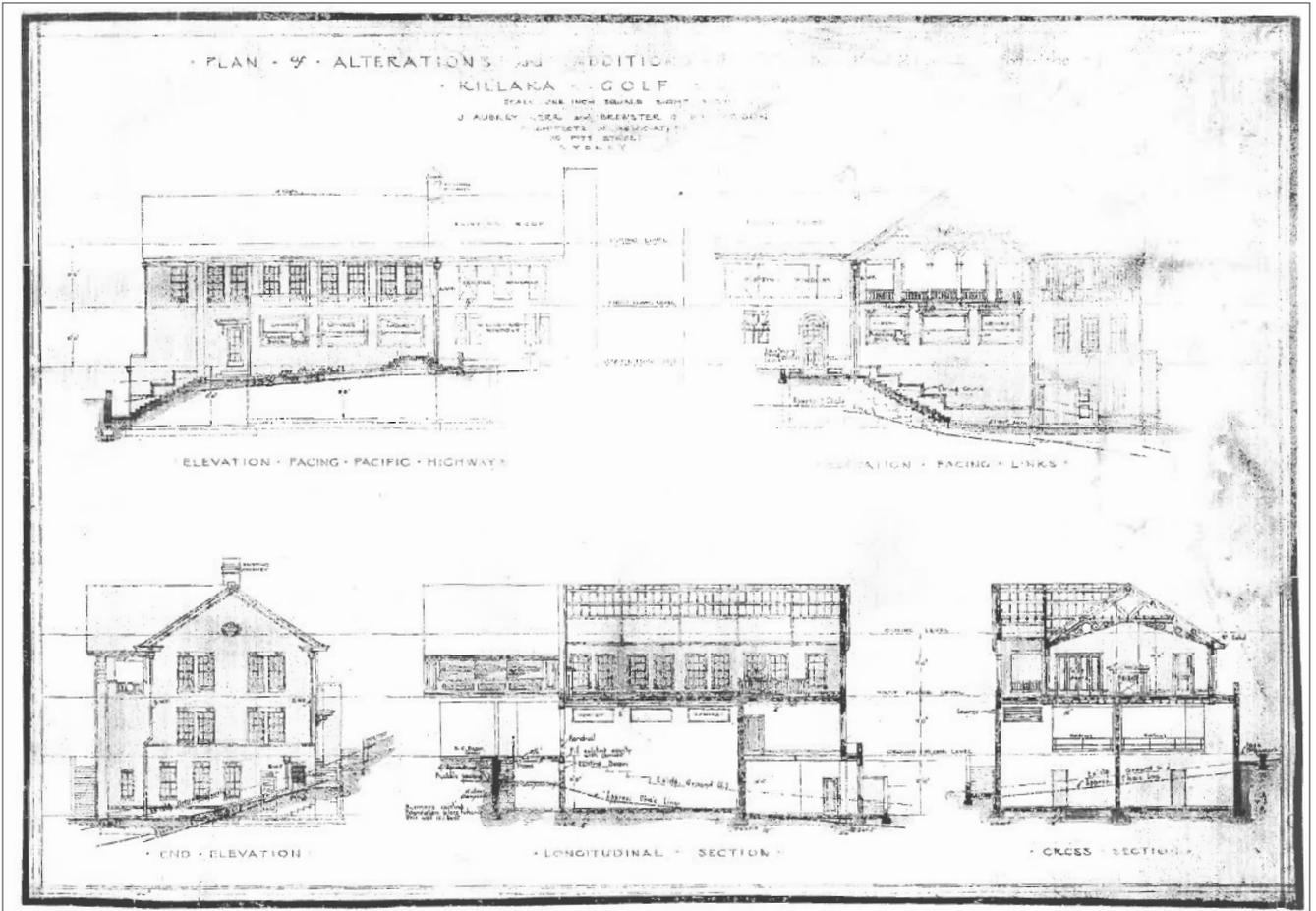


Figure 2.57  
 Stage 2: Elevations and sections by Kerr Brewster and Manderson, 1937. The small roof over the ground floor Card Rooms lobby and its ornate bracket, shown in the elevation at bottom left, remain intact.

Source: Killara Golf Club Archives

### Stage 3: 1954: Lower Lounge

A postwar influx of new members rendered the bar/lounge area in the east side of the ground floor men’s locker room (presently the shoe-cleaning area) inadequate<sup>71</sup>, prompting the addition of a large lounge and bar on the western side.

The existing Terrace, the southern external dogleg staircase off the Verandah and the lower leg of the northern staircase were demolished; a new lower leg was added. The new Lounge occupied the footprint of the original Terrace, its canted corners reflecting the latter’s curved ones. A golf-buggy store was accommodated below, while the Lounge’s flat concrete roof formed a new first floor terrace. The window immediately north of the five Verandah arches became a doorway onto the terrace, while the one to the south was partly replaced by the top of the new internal stairwell and the rest bricked up.

The ground floor external wall below the arches was extensively modified, becoming the eastern wall of the new bar area. The northern of this wall’s three windows was bricked up while the other two became doorways. New penetrations were made to north and south of the windows to accommodate access from the men’s locker area and stairs from the Verandah above.

These alterations were designed by the firm of CC Brewster and Murray. Some features of earlier Stages, such as red face brickwork with soldier courses, splayed-brick sills and multi-paned timber windows, are echoed, but the addition’s angled corners, flat roof and large steel-framed windows are clearly of their era.

The new lounge was said to ‘weld members together and [increase] the breadth of good feeling and comradeship in the Club.’<sup>72</sup>



Figure 2.58  
Aerial view with footprint of Stage 3 shaded in yellow. North is at left.

Source: Base image: SIX Maps



Figure 2.59  
Western facade, 1960s, showing new doorway to left of arches and protruding top of new stairwell, and bricked up window, to right. The central arch appears to have been temporarily filled in at this time.

Source: Dwyer

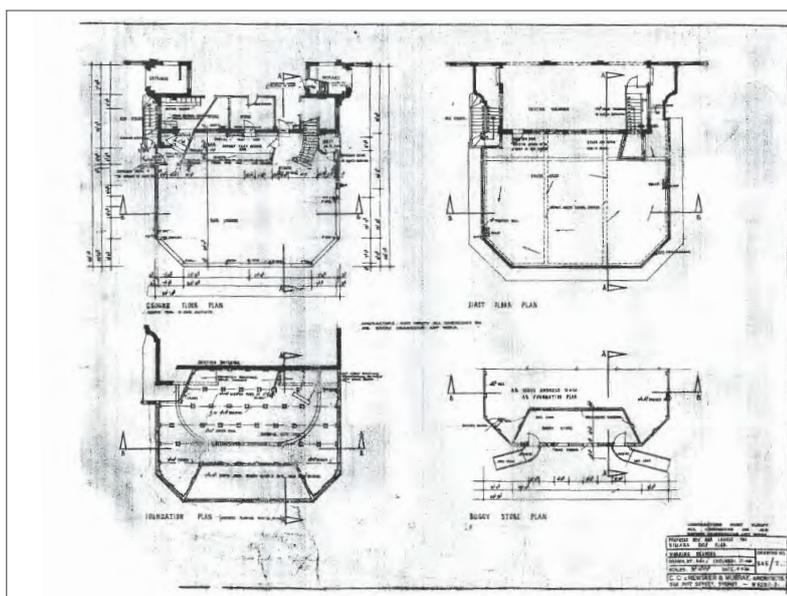


Figure 2.60  
Plans of Lower Lounge addition by Brewster and Murray, 1954.

Source: Killara Golf Club Archives

71 Bastian, 1999, p.57

72 Bastian, 1999, p.57



### Stage 5: 1967: Buggy Store and Starter's Box

The number of clubs and size of bag in common use had grown since the 1930s, and golf buggies were now *de rigeur*. The 1954 buggy store under the Lower Lounge proved too small and in 1966 Brewster Murray and Partners designed a single-storey buggy store to be added to the south end of the building. At the same time the adjoining workshop and showroom on the lower ground floor of the 1938 additions became the Professionals' Show Room (now the Pro Shop).

This involved demolishing the wall between the workshop and showroom, the showroom's external western wall and the Caddie Master's room next to the western porch (shown on drawings for Stage 2). In the existing southern wall the lower ground floor doorway and westernmost window were bricked up and one window converted to a door into the new buggy store. Two windows on the ground floor southern wall above, where the Buggy Store's roof met the existing building, were bricked up. New sliding glass door units were installed to the western wall of the extended Pro Shop and the northern wall of the Buggy Store.<sup>76</sup>

The addition was designed to resemble Stages 1 and 2, using red textured brick and tiles and white-painted timber windows, some being relocated from bricked up openings in the Stage 2 structure. The level of detailing is lower, however; soldier courses over windows, for example, are omitted.

In the same year<sup>77</sup> a new red brick and concrete Starter's Box was built just south-west of the Lower Lounge, designed by Brewster Murray and Partners in a utilitarian style.<sup>78</sup>

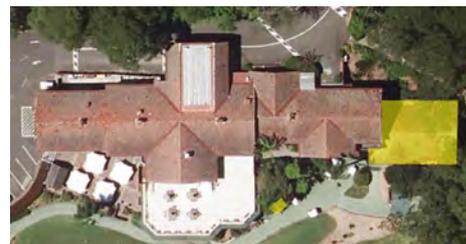


Figure 2.63  
Aerial view with footprint of Stage 5 shaded in yellow. North is at left.

Source: Base image: SIX Maps

<sup>76</sup> Drawings by Brewster Murray & Partners

<sup>77</sup> Bastian, 1999, p.58

<sup>78</sup> Drawings by Brewster Murray and Partners, 10 April 1967, Killara Golf Club Archives



## Stage 6: 1969: Bar Store and other works

Plans for an addition to the east facade were drawn up by Davey Brindley & Vickery in 1968, including a new first floor Bar Store and office area behind the Smoking Room bar, with a storage area on the ground floor below, presenting a gabled facade to the east with a roof matching the original. A new concrete slab connected the driveway to the building, permitting deliveries to the new Bar Store and direct access to the Billiard Room but requiring partial demolition of the parapet wall above the squash courts' eastern wall.

The existing kitchen was also refurbished and air conditioning installed in the main first floor spaces at this time.<sup>79</sup> A new brick wall was also built to screen the external ground floor loading area east of the north wing of Stage 1 from the driveway.<sup>80</sup> Works were completed in 1969.<sup>81</sup>

The projecting gabled form echoes that of the Stage 2 western verandah, though minus the arches, featuring instead a window and two inset soldier course panels. The gabled section is flanked by small flat-roofed sections with windows reused from the original eastern external walls. The (purely decorative) timber window in the gable was relocated from one of two narrow north-facing window openings in the Kitchen, which were bricked up at this time.

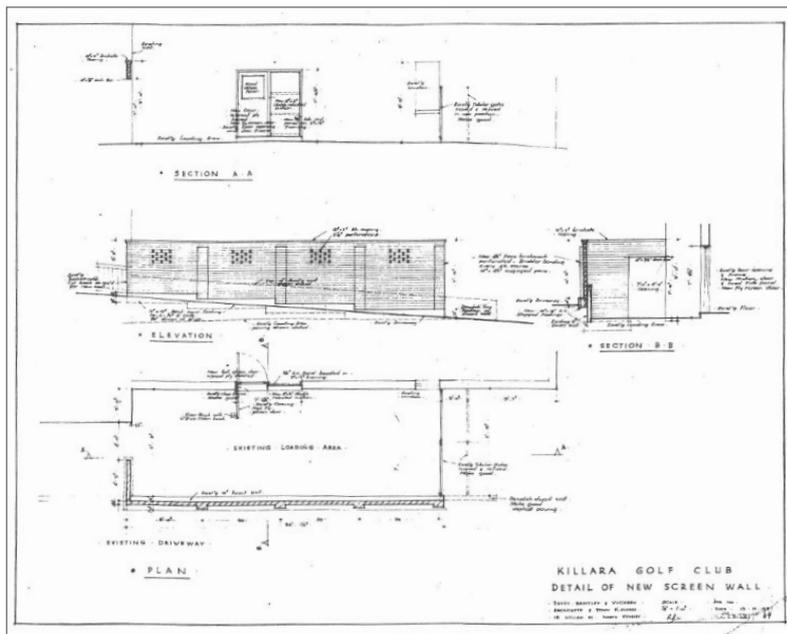


Figure 2.68  
Drawings for loading area wall, 1969, by Davey Brindley and Vickery.

Source: Killara Golf Club Archives



Figure 2.66  
Aerial view with footprint of Stage 6 shaded in yellow. North is at left.

Source: Base image: SIX Maps

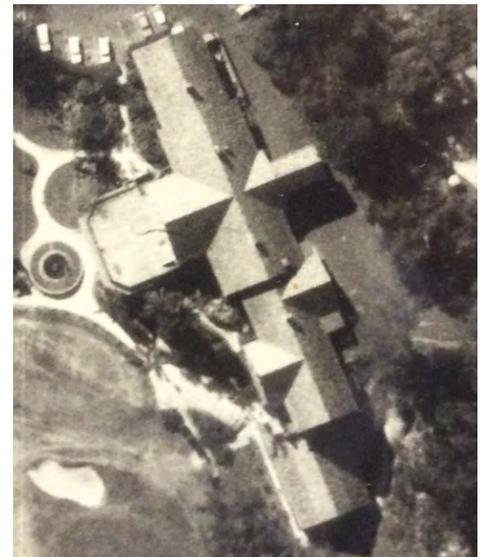


Figure 2.67  
Aerial view of Clubhouse, 1972. Stages 1-6 are complete but the *porte-cochere* office (stage 4) has not yet been extended (stage 7). North is at the top.

Source: Photograph from NSW Land & Property Information, courtesy of Killara Golf Club Archives

<sup>79</sup> Drawings by Davey Brindley & Vickery, 7 November 1968, Killara Golf Club Archives

<sup>80</sup> Drawings by Davey Brindley and Vickery, 15 December 1969.

<sup>81</sup> Bastian, 1999, p.58

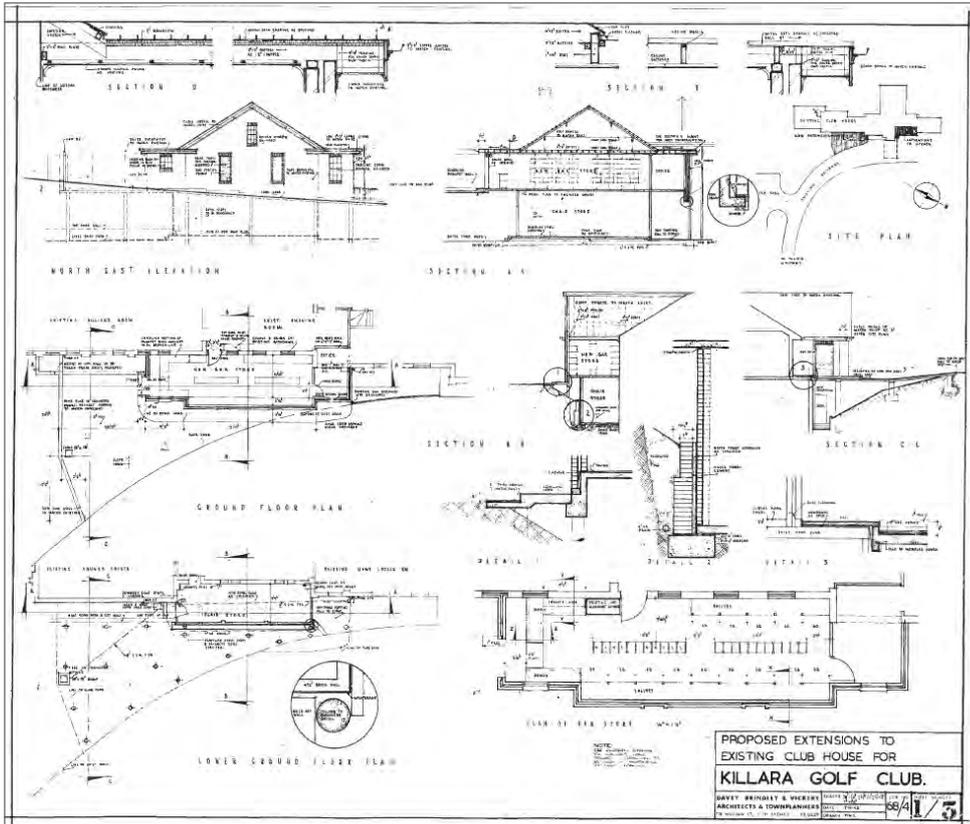


Figure 2.69  
 Drawings for Bar Store additions,  
 1968, by Davey Brindley and  
 Vickery.

Source: Killara Golf Club Archives

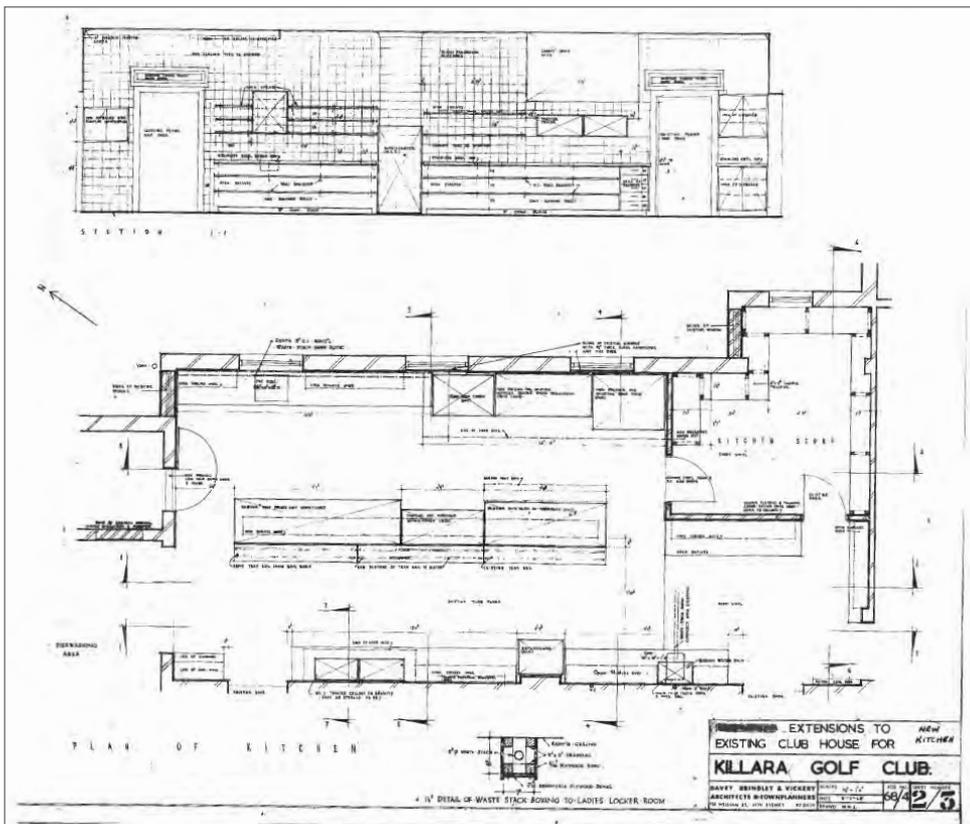


Figure 2.70  
 Drawings for Kitchen alterations,  
 1968, by Davey Brindley and  
 Vickery.

Source: Killara Golf Club Archives

**Stage 7: 1972: Extension of Porte Cochere Office**

In 1966 Davey Brindley and Vickery drew up sketch plans for a southward extension of the Secretary's Office over the *porte-cochere*, more than doubling the office area by extending the floor southwards. Revised drawings were drawn in June 1972.<sup>82</sup>

The original brick piers were retained and two new piers constructed to their south. The timber under-structure was replaced by the present concrete structure. The northern shed of the Stage 4 (Secretary's Office) roof was retained and the southern half replaced by a flat metal roof and a new southern shed reusing the old tiles. While the long Modernist-style windows of Stage 4 were retained (on the north side) and re-used (on the south), the top of the east-facing truncated gable was clad in half-timbered panelling associated with Inter-war Californian Bungalow and other period styles.

Although Bastian places construction in 1969,<sup>83</sup> working drawings are dated 1972 and an aerial view of that year does not show the addition. Given the Club's habit of moving quickly once working drawings were commissioned, the likely construction date is late 1972 or soon thereafter.

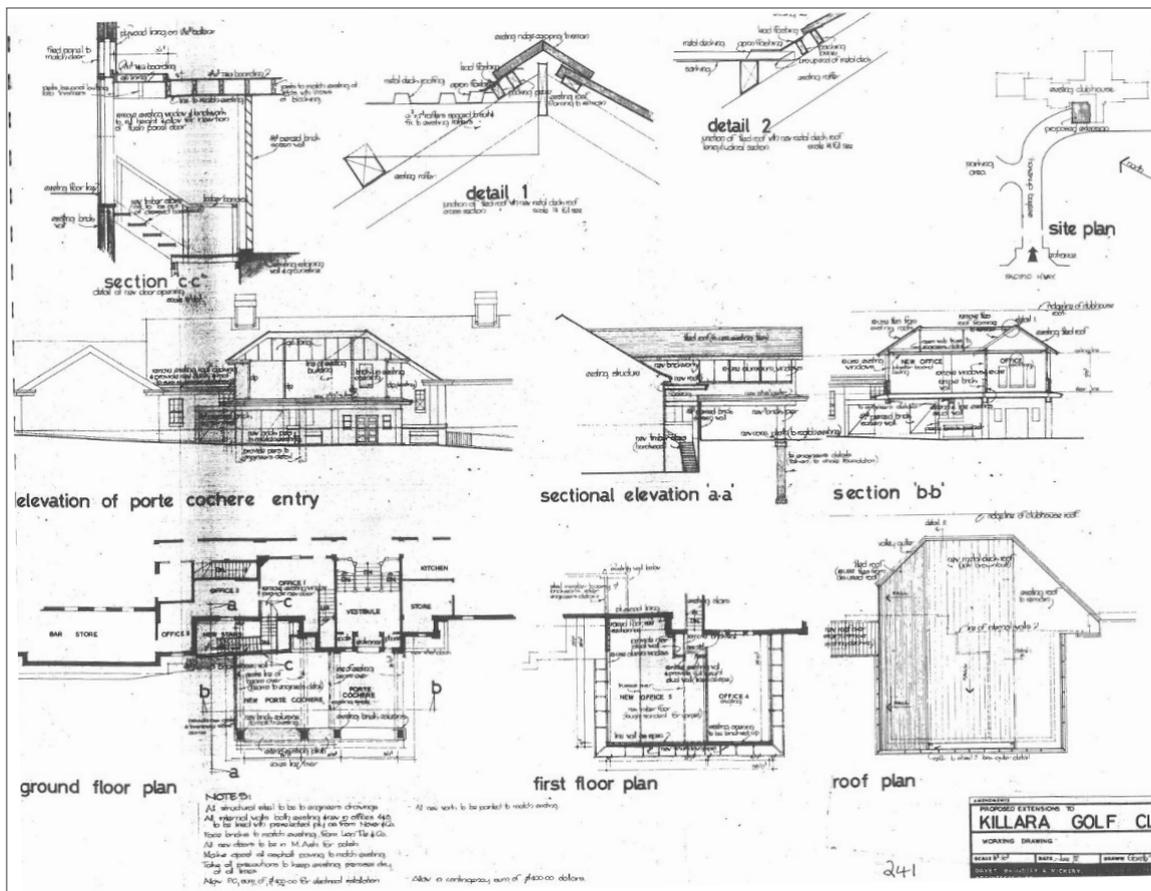


Figure 2.71  
Aerial view with footprint of Stage 7 shaded in yellow. North is at left.

Source: Base image: SIX Maps

Figure 2.72  
Drawings for *porte cochere* extension, 1972, by Davey Brindley and Vickery

Source: Killara Golf Club Archives



82 Drawings by Davey Brindley and Vickery, June 1972, Killara Golf Club Archives  
83 Bastian, 1999, p.58

**Stage 8: 1996: Extension of Lower Lounge**

By the early 1990s the Club was “looking tired and worn”<sup>84</sup> and the Lower Lounge, now used for dining as well as drinks, had reached its limits. After a proposal to build a new Clubhouse elsewhere on the course was declined by members, significant refurbishments were undertaken according to 1996 plans by the architect Graham Vaughan, including southward additions to the Lower Lounge (with a Junior’s Room under) and Golfer’s Foyer (or Golfer’s Walk) and new external stairs to the upper terrace on the northern side. The Lounge addition continued the Modernist style of the existing Lounge while the other extensions reflected that of the original building. The arched brick opening with ornate corbelled surround originally forming the entrance to the Men’s Lockers now became internal, and a new matching arch was built at the south end of the newly extended Golfer’s Foyer.

Extensive internal alterations were also carried out, including creation of the Golfer’s Foyer, installation of an electric hoist between the first floor kitchen and the ground floor and installation of a disability WC.<sup>85</sup> Other known internal alterations are listed in Section 2.9 below.



Figure 2.73  
Aerial view with footprint of Stage 8 shaded in yellow. North is at left.

Source: Base image: SIX Maps

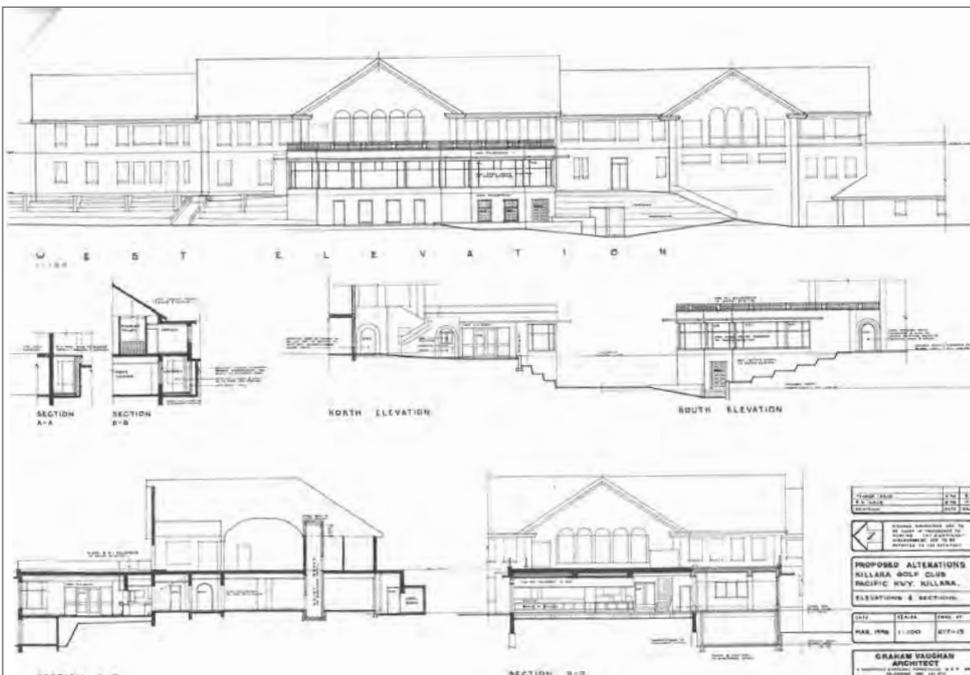


Figure 2.74  
Elevations for Lower Lounge extensions and other works, 1996, by Graham Vaughan.

Source: Killara Golf Club Archives

84 Bastian, 1999, p.60

85 Drawings by Graham Vaughan, March 1996, Killara Golf Club Archives, and DA 4686/95, Ku-ring-gai Council.

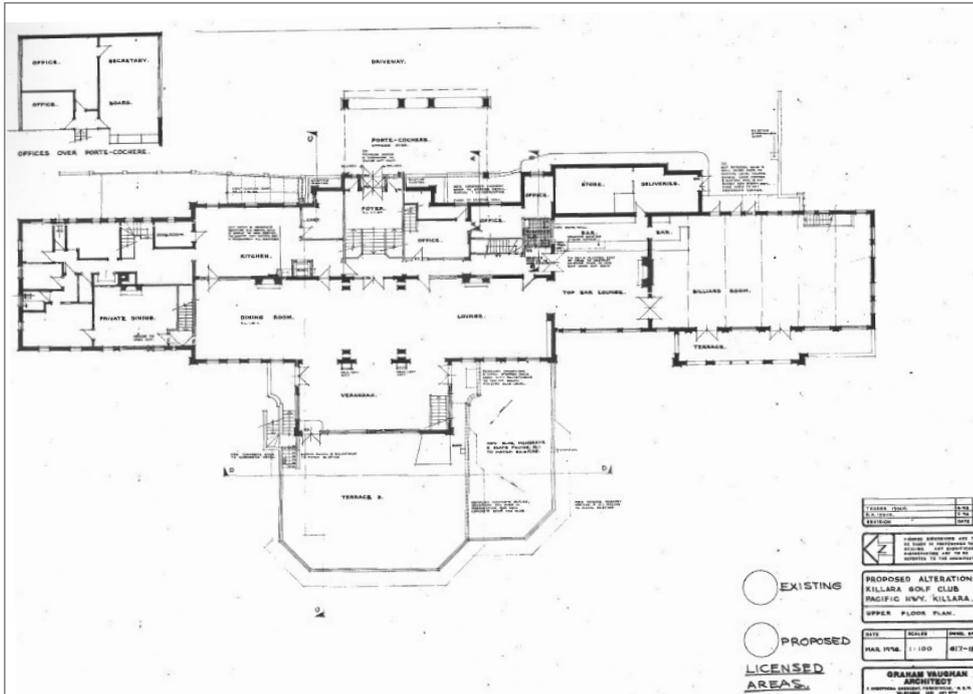


Figure 2.75  
First floor plan for Lower Lounge extensions and other works, 1996, by Graham Vaughan.

Source: Killara Golf Club Archives

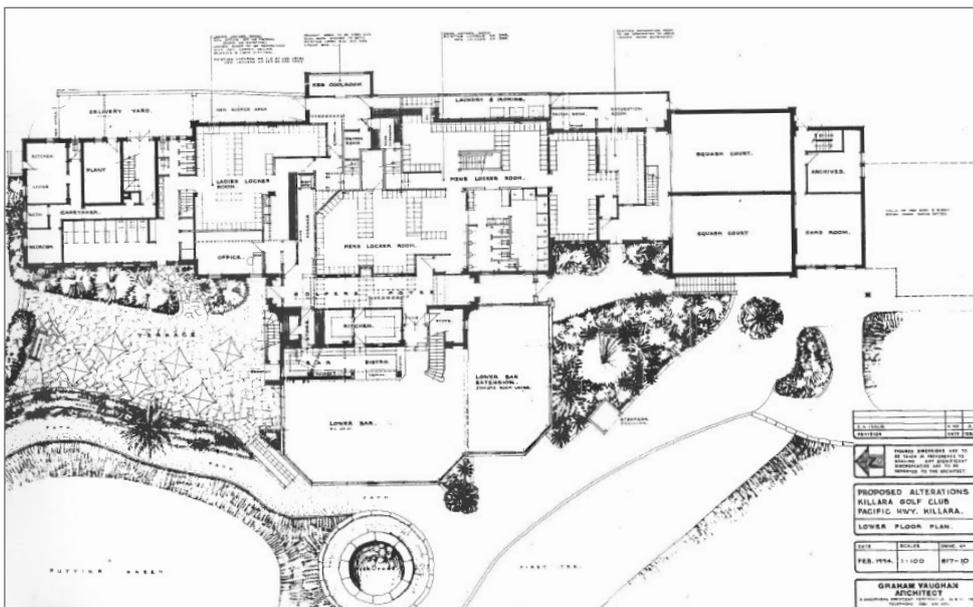


Figure 2.76  
Ground floor plan for Lower Lounge extensions and other works, 1996, by Graham Vaughan.

Source: Killara Golf Club Archives

### Stage 9: 2000: Roof Over Pro Shop Entrance

In 2000 a small extension of the Buggy Store roof was added over the entrance to the Pro Shop.<sup>86</sup>

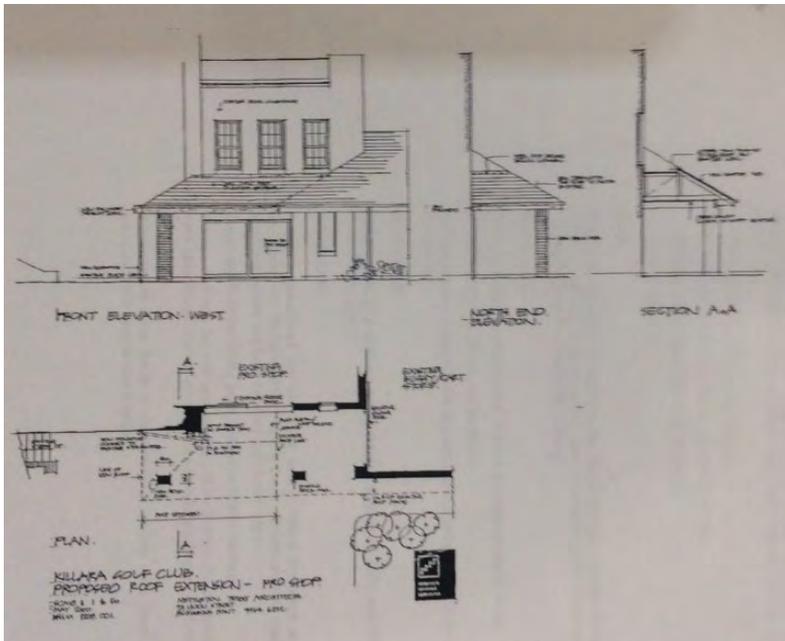


Figure 2.78  
Submitted plans for Pro Shop roof extension, 2000. The extension as built is smaller in area, with the northern column differently located.

Source: File DA 0701/00, Ku-ring-gai Council



Figure 2.77  
Aerial view with footprint of Stage 9 shaded in yellow. North is at left.

Source: Base image: SIX Maps

86 DA 0701/00, 2000, Ku-ring-gai Council

**Stage 10: 2001: Extension of First Floor Office**

The small office added behind the Smoking Room bar in 1969 was extended to the north in 2001, requiring demolition of sections of external wall and construction of new sections, re-using the original window.<sup>87</sup>

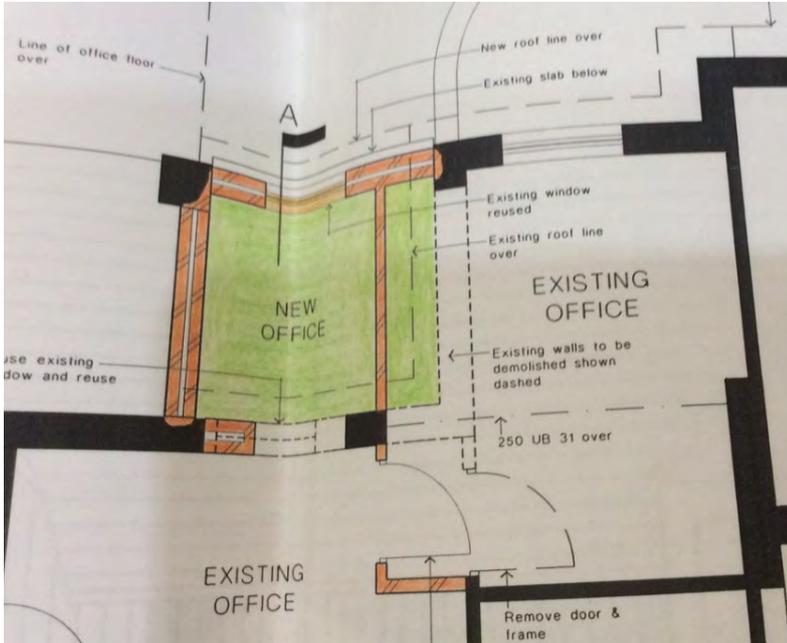


Figure 2.80 Drawings of office extension, 2001, with new section shaded in green.

Source: File DA 0171/01, Ku-ring-gai Council



Figure 2.79 Aerial view with footprint of Stage 10 shaded in yellow. North is at left.

Source: Base image: SIX Maps

87 File DA 0171/01, Ku-ring-gai Council

## 2.9 Summary of Internal Alterations

The interior of the building has been frequently altered, not always as part of the major Stages outlined above. The following outline of the main changes is based on analysis of available original architectural drawings, which were not always fully implemented, the account by Earle Bastian and investigation of current fabric. It is noted that a variety of other minor alterations are evident for which records have not been identified.

### 1958

- Sections of internal wall removed in the Kitchen, for example widening the opening to the present dishwashing area.<sup>88</sup>

### 1968

- Minor alterations to kitchen shelving.<sup>89</sup>

### 1970

- Alterations to the men's locker area including relocation of showers and lockers.<sup>90</sup>

### 1982

- Women's locker area reconfigured and office created, though opening to the south rather than east.
- Part of the ground floor servants' quarters converted to women's WCs, showers, etc.
- Bar in Lower Lounge modified.
- Alterations to lighting in the Lounge, Dining and Billiard Rooms.<sup>91</sup>

### 1988

- Alterations to men's locker area, including new WCs and showers, and locker area extended southward into previous WC/shower area.<sup>92</sup>

### 1996

- Ground floor Golfer's Foyer created, hitherto part of the men's locker area.
- Men's locker area entrance foyer reconfigured.
- Electric hoist installed connecting first floor kitchen and ground floor, with new ground floor east-west passage providing access from the hoist to the bar kitchen, in turn requiring the diagonal 'cutting' of the north-east corner of the men's locker

88 Drawings by Brewster Murray and Partners, 1958, Killara Golf Club Archives

89 Drawings by Davey Brindley & Vickery, November 1968, Killara Golf Club Archives

90 Drawings by Davey Brindley and Vickery, April 1970, Killara Golf Club Archives

91 Drawings by Brown Brewer and Gregory, Architects, August-September 1981, Killara Golf Club Archives, and Bastian, 1999, p.58

92 Drawings by Nettleton Tribe Partnership, Architects, April 1988, Killara Golf Club Archives, and Bastian, 1999, p. 58.

area and reconfiguration of the womens' locker area entry foyer and office.

- Lower Lounge bar and kitchen reconfigured.
- Disability WC installed on first floor.
- New ceiling installed in the Pro Shop.
- Area between ground floor east wall and driveway retaining wall roofed to create internal Laundry.
- Part of service yard adjacent to eastern wall of north wing roofed with metal sheet.
- Extensive fire and service upgrading (ramps, signage, hardware, etc).
- Extensive redecoration.<sup>93</sup>

## 2003

- Alterations to fittings, lighting and ceilings in ground floor men's WCs/shower area.<sup>94</sup>

## 2.10 Supplementary Club Facilities

With a new generation coming in after World War II, additional activities were introduced to retain older members. Tenders for construction of a bowling green, first sought in 1939, resumed in 1946<sup>95</sup> and the first green was built in 1947. This attracted many players and a second green was completed in 1961,<sup>96</sup> together with the current bowls pavilion.<sup>97</sup>

The two current tennis courts were added in 1979<sup>98</sup> and the small tennis pavilion circa 2002.<sup>99</sup>

The lower carpark was built together with the original 1933 Clubhouse, providing parking for a hundred cars.<sup>100</sup> The land for the upper carpark was acquired and the carpark constructed *circa* 1952.<sup>101</sup>

93 Drawings by Graham Vaughan, Architect, 1994-1996, Killara Golf Club Archives

94 Drawings by Michael Tribe, Architect, February 2003, Killara Golf Club Archives

95 Dwyer p.50.

96 'Club History', Killara Golf Club website, <http://www.kgc.com.au/cms/the-club/history>

97 Dwyer, p.61

98 'Club History', Killara Golf Club website, <http://www.kgc.com.au/cms/the-club/history>

99 DA 0617/01, Ku-ring-gai Council

100 'Killara Golf Club New Building Completed', *Sydney Morning Herald*, 21 November 1933

101 Bastian, 1999, p.29

## 2.11 Summary of Building Development

The following table summarises the development of the existing Clubhouse.

TABLE 2.1 SUMMARY OF CLUBHOUSE DEVELOPMENT			
STAGE	YEAR	EXTERNAL / INTERNAL	WORKS
1	1933	External and internal	Construction of original Clubhouse
2	1938		Addition of Squash Courts, Billiard Room, Card Rooms including modification of ground floor of Stage 1 to provide Squash Lobby and arched external doorway
3	1954		Addition of Lower Lounge including modification of western external wall of Stage 1
	1958	Internal	Sections of internal wall removed in Kitchen
4	1963	External and internal	Addition of Secretary's Office over <i>porte cochere</i> including modifications to first floor office
5	1967		Addition of Buggy Store and modification of Stage 2 workshop and showroom to form Professionals' Show Room (now Pro Shop). Construction of new Starter's Box.
	1968	Internal	Minor alterations to kitchen shelving
6	1969	External and internal	Addition of Bar Store with Chair Store under, including extension of driveway to meet east facade, modifications to first floor kitchen including bricking up of two windows
	1970		Internal
7	1972	External and internal	Extension of <i>porte cochere</i> office
	1982		Women's locker area reconfigured and office created. Part of servants' quarters converted to women's WCs, showers, etc. Lower Lounge bar modified. Alterations to lighting in the Lounge, Dining and Billiard Rooms
	1988		Alterations to men's locker area including new WCs and showers; area extended southwards
8	1996	External and internal	Extension to Lower Lounge. Golfer's Foyer created. Men's locker area entrance foyer reconfigured. Electric hoist installed. New ground floor east-west passage. Diagonal 'cutting' of north-east corner of men's locker area. Reconfiguration of womens' locker area entry foyer and office. Lower Lounge bar and kitchen reconfigured. Disability WC installed. New ceiling in Pro Shop. New Laundry area roofed at east side. Roofing of part of service yard at east side. Extensive fire and service upgrading. Extensive redecoration.
9	2000		External
10	2001	External and internal	Addition of extension to ground floor Office
	2003		Internal

# Physical Evidence

# 3.0

## 3.1 Introduction

This section describes the current buildings and their context. It makes use of the historical evidence outlined in the previous section to understand the physical changes that have taken place.

## 3.2 Urban Context

The Killara Golf Club site is approximately 16 kilometres north of central Sydney, just off Pacific Highway near the corner of Fidden's Wharf Road. The grounds consist of three distinct land parcels (see Figure 1.2) in a residential area characterised by wide streets lined with large one- or two-storey houses on large lots among large trees, with few large commercial or community facilities. In this context the well-maintained, well-treed golf links, where visible from public roads, read as extensive parkland and contribute to the character of the area.

The parcel containing the subject site bounds onto Pacific Highway but is largely separated from it by residential lots, increasingly occupied by medium-density housing. This parcel is only partly bordered by roads; the land on which the subject building is sited is separated from the public realm on three sides by private housing and on the fourth by the golf links. Thus the site sits within a parklike setting separate from the public realm.

The Clubhouse building is sited on a relatively flat plateau at a lower level than surrounding land to the east and north, and includes: a driveway to its immediate east; part of the lower carpark to its north; the Putting Green and part of the golf links to the west; and practice nets and part of the links to the south. Outside the Clubhouse building's setting to the north are the bulk of the lower carpark, the bowling green and tennis courts and their pavilions. The western part of the property falls to the west and is occupied by the golf links.

## 3.3 Views to and from the Site

Owing to the subject site's isolation from the public realm by the links and surrounding private development, there are almost no views between the subject site and the public realm. Views associated with the subject site are almost exclusively to or from private housing or within the Club grounds.

Views to and from the bulk of the Clubhouse building from the west are restricted by thick vegetation and a change of ground level just west of the building, while views to and from the building's narrow south and north facades are minimal. The primary views available to or from the Clubhouse building are across the links and to or from a small number of private properties along Fidden's Wharf Road.



Figure 3.1  
View north along Pacific Highway with entrance to Killara Golf Club indicated by arrow.



Figure 3.2  
View west along Buckingham Road. Houses line both sides of the road behind well-established trees; the golf links lie beyond the houses on the south (left) side.



Figure 3.3  
View south along Golf Links Road, with golf links at left.



Figure 3.4  
View north along Fidden's Wharf Road, with golf links at left.



Figure 3.5  
Residences on north side of Fidden's Wharf Road, backing onto golf links.



Figure 3.6  
View north from Fidden's Wharf Road at corner of Grassmere Road, with Clubhouse building beyond (arrow) - possibly the only view of the building available from the public realm.



Figure 3.7  
 Driveway entrance off Pacific Highway. The style and condition of the brick piers suggests they date from *circa* the 1970s.



Figure 3.8  
 Brick fence at pedestrian entrance off Pacific Highway, with driveway entrance beyond. This appears to be the original 1933 fence.



Figure 3.9  
 Westward view along entrance driveway with Clubhouse building beyond.



Figure 3.10  
 Westward view along pedestrian accessway from Pacific Highway.



Figure 3.11  
 Westward view to Clubhouse building east facade from entrance driveway.



Figure 3.12  
 View looking north from foot of entrance driveway (at right), showing drop in ground level from adjacent property (Dormie House, 558 Pacific Highway, behind vegetation).



Figure 3.13  
South-eastward view of Clubhouse building and putting green.



Figure 3.14  
Eastwards view of Clubhouse building from links.



Figure 3.15  
Primary, westwards view from Clubhouse upper terrace over Putting Green to links.



Figure 3.16  
Southwards view from Clubhouse upper terrace towards houses in Fidden's Wharf Road.



Figure 3.17  
North-eastward view of Clubhouse building and 18th Hole from near houses in Fidden's Wharf Road.



Figure 3.18  
Eastward view of upper carpark embankment.