



Ku-ring-gai Council

PLANNING PROPOSAL

To heritage list 25 Bushlands Avenue, Gordon

February 2016

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INTRODUCTION

This Planning Proposal contains the justification for the proposed amendment to the Ku-ring-gai Local Environmental Plan 2015 (KLEP 2015) to list the building known as “Birralee”, located at 25 Bushlands Avenue, Gordon (Lot 3 DP 578395) as a local heritage item.

This Planning Proposal has been prepared in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 and the NSW Department of Planning and Environment’s, “*A Guide to Preparing Planning Proposals*”(October 2012).

Council will request the plan making delegation under Section 23 of the Environmental Planning and Assessment Act 1979 for this Planning Proposal.

Background

A Pre-Lodgement Application was submitted with Ku-ring-gai Council on 14 July 2015 which proposed the demolition of the existing dwelling house and ancillary structures including in-ground swimming pool and tennis court, and the construction of a residential care facility with basement car parking and landscaping.

Ku-ring-gai Council received a number of submissions in relation to the property outlining its heritage significance and requesting an interim heritage order be made in order to establish the heritage significance of the site.

On 11 August 2015 Ku-ring-gai Council resolved to make an Interim Heritage Order under the provisions of the Heritage Act 1977 on 25 Bushlands Avenue, Gordon. On 14 August 2015 the Interim Heritage Order came into effect and provided Council with time to undertake further historical research of the property to establish if it warrants a formal heritage listing. A copy of the Interim Heritage Order published in the Government Gazette is included at **Appendix A**.

An independent heritage assessment of 25 Bushlands Avenue, Gordon has been undertaken by the heritage consultant Kate Higgins, who found that the property is of local heritage significance and that it should be included as a heritage item under Schedule 5 and on the heritage map of the KLEP 2015.

At its meeting held on 15 December 2015 Council resolved to prepare a Planning Proposal to include the property in Schedule 5 of the KLEP 2015 as a local heritage item. A copy of the Resolution of the meeting of 15 December 2015 is included at **Appendix B**.

Site Description and Existing Planning Controls

25 Bushlands Avenue, Gordon (Lot 3 DP 578395) is located on the northern side of Bushlands Avenue, in the block between The Pacific Highway (to the east) and Lynne Ridge Avenue (to the west). The area is residential in character, with wide grassed verges and mature street trees.

25 Bushlands Avenue is a two storey house set in an extensive garden. The block is “L” shaped with the wider area at the front facing Bushlands Avenue, and narrower at the rear. The block is generally level, with only a slight cross fall from east to west. The house is setback from Bushlands Avenue with an attractive front garden. A tennis court is located at the rear of the allotment, and a swimming pool to the side. A driveway is located along the western side of the house leading to a carport and garage. The garden is well established with extensive lawns, mixed shrubbery and several exotic mature trees.

The site is currently zoned R2 Low Density Residential under the KLEP 2015.

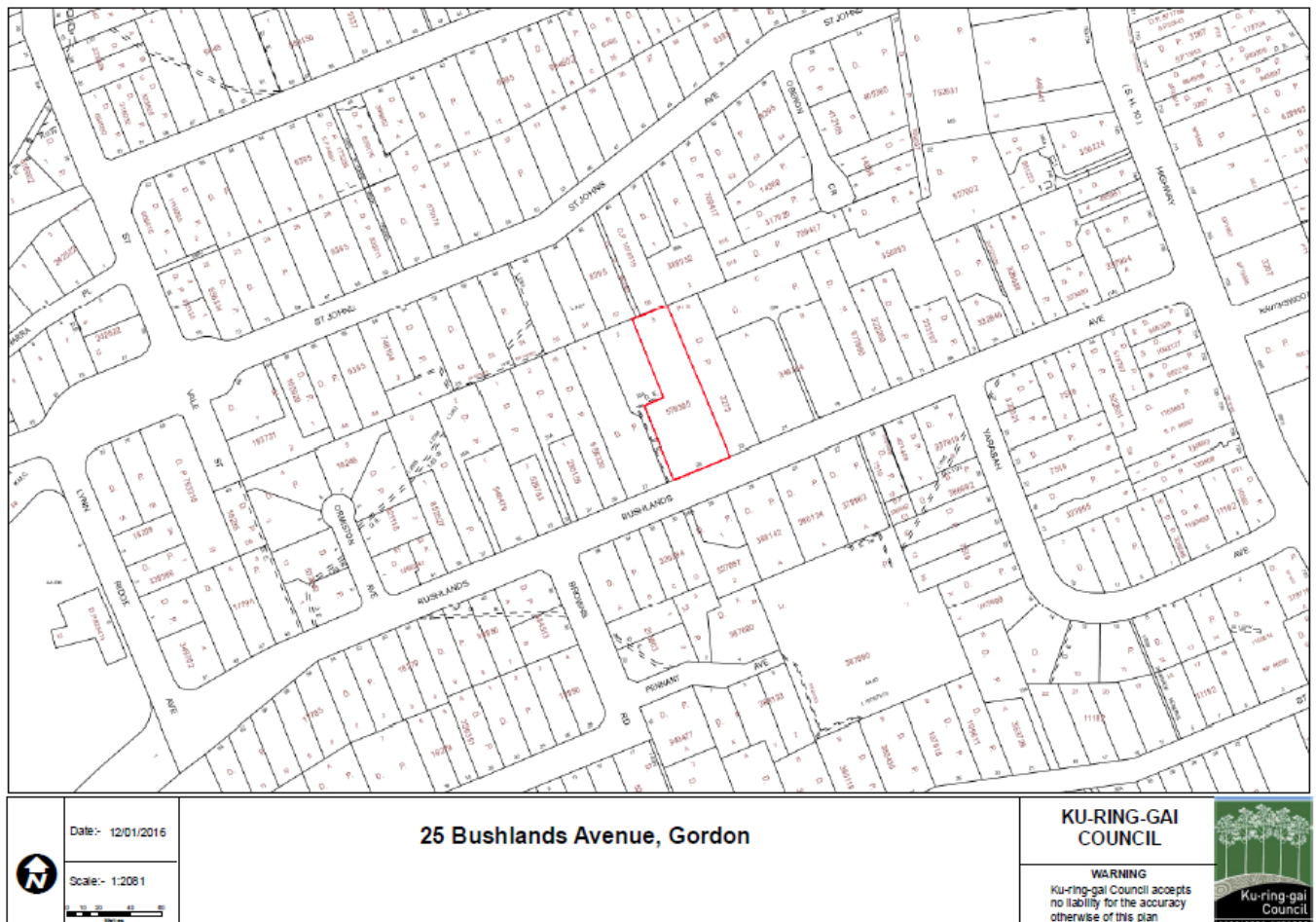


Image 1 – Property Location Map



Image 2 – Aerial Photo



Image 3 – Photo front façade and garden (Source: Kate Higgins Heritage Consultant)



Image 4 – Photo eastern facade (Source: Kate Higgins Heritage Consultant)



Image 5 – Photo western façade (Source: Kate Higgins Heritage Consultant)

PART 1 – OBJECTIVE AND INTENDED OUTCOMES

A statement of the objectives and intended outcomes of the proposed instrument

The objective of this Planning Proposal is to list 25 Bushlands Avenue, Gordon (Lot 3 DP 578395) as an item of local heritage significance in the KLEP 2015.

The zoning and development standards applying to the site are not proposed to change as a result of this Planning Proposal.

PART 2 – EXPLANATION OF PROVISIONS

An explanation of the provisions that are to be included in the proposed instrument

This Planning Proposal seeks to amend Schedule 5 Environmental Heritage of the KLEP 2015 as follows:

Suburb	Item Name	Address	Property Description	Significance	Item No.
Gordon	"Birralee" Dwelling House	25 Bushlands Avenue	Lot 3 DP 578395	Local	To be confirmed

This Planning Proposal will result in the amendment to the following map:

Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_014 by colouring the subject property so as to indicate a Heritage Item – General.

PART 3 - JUSTIFICATION

The justification for those objectives, outcomes and the process for their implementation

A. Need for the planning proposal

Q1. Is the planning proposal a result of any strategic study or report?

Yes. An independent heritage assessment was carried out on the site following the making of an Interim Heritage Order. A copy of the Assessment of Heritage Significance report prepared by Kate Higgins Heritage Consultant is included at **Appendix C**.

The Heritage Inventory Sheet completed by Kate Higgins Heritage Consultant states the following:

No. 25 Bushlands Avenue has local heritage significance as part of the first wave of residential suburban development undertaken in the area prior to World War I, an important phase of the growth of the Ku-ring-gai Local Government Area when rural lands were being subdivided for housing. The development at No. 25 Bushlands Avenue demonstrates the popularity of suburban living, made possible due to the provision of public infrastructure to support the growth of suburbs such as Gordon, away from the inner city which was seen as being unhealthy, overcrowded and dissolute. Birralelee, built c.1915 and highly intact, is a fine example of a Federation Bungalow style house retaining most of its original features. The attractive garden of Birralelee retains key features of the original garden and demonstrates the strong links between Federation houses and their gardens. The garden provides an appropriate setting for the Birralelee.

The complete Heritage Inventory Sheet is included at **Appendix D**.

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. The site has been assessed as satisfying the NSW Heritage Council's Criteria for local heritage significance and the Planning Proposal is the best means of achieving the objective to conserve and protect Ku-ring-gai's heritage.

B. Relationship to strategic planning framework

Q3. Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The relevant regional strategy is "A Plan for Growing Sydney" (December 2014). The Planning Proposal is assessed against the four goals contained within the strategy below:

Goal 1 - A competitive economy with world class services and transport

The Planning Proposal will not adversely impact on the directions and actions identified in the strategy to achieve a competitive economy and transport system.

Goal 2 – A city of housing choice, with homes that meet our needs and lifestyles

This Planning Proposal will have no impact on Ku-ring-gai's ability to meet the housing and employment targets and accordingly, the Planning Proposal is not inconsistent with this goal.

Goal 3 – A great place to live with communities that are strong, healthy and well-connected

This Planning Proposal will not adversely impact on the directions and actions identified in the strategy. The Planning Proposal is consistent with Direction 3.4 *Promote Sydney's heritage, arts and culture* and Action 3.4.4 *Identify and re-use heritage sites, including private sector re-use through the priority precincts program*.

Goal 4 – A sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources

The Planning Proposal will not adversely impact on the directions and actions identified regarding the natural environment and sustainability.

Q4. Is the planning proposal consistent *with a council's local strategy or other local strategic plan*?

The Ku-ring-gai Community Strategic Plan is called "Our Community. Our Future. Community Strategy 2030". The Planning Proposal is consistent with the following objectives within the community strategic plan:

P1.1 Ku-ring-gai's unique visual character and identity is maintained

P2.1 A robust planning framework is in place to deliver quality design outcomes and maintain the identity and character of Ku-ring-gai

P5.1 Ku-ring-gai's heritage is protected, promoted and responsibly managed

The Planning Proposal is also consistent with the following aims of the KLEP 2015:

(a) To guide the future development of land and the management of environmental, social, economic, heritage and cultural resources within Ku-ring-gai

(f) To recognise, protect and conserve Ku-ring-gai's indigenous and non-indigenous cultural heritage

Q5. *Is the planning proposal consistent with applicable State Environmental Planning Policies?*

The following table identifies the key applicable SEPPs and outlines this Planning Proposal's consistency with those SEPPs.

SEPP	Comment on Consistency
SEPP 55 Remediation of Land	Consistent. There is no evidence to suggest that the subject site could be affected by contamination from past land uses or activities being carried out on the land.
SEPP (Housing for Seniors or People with a Disability) – 2004	Consistent. The Planning Proposal is not inconsistent with the aims of the policy.
SEPP Building Sustainability Index : Basix 2004	Consistent. The Planning Proposal is consistent with the aims of the policy.
SEPP Infrastructure 2007	Consistent. The Planning Proposal is consistent with the aims of the policy.
SEPP Affordable Rental Housing 2009	Consistent. The Planning Proposal is consistent with the aims of the policy
SEPP Exempt and Complying Development Codes 2008	Consistent. The Planning Proposal is consistent with the aims of the policy.

SREPP	Comment on Consistency
SYDNEY REP 20 Hawkesbury-Nepean River	Consistent. The Planning Proposal is consistent with the aims of the policy and will have no adverse impacts on the Hawkesbury-Nepean River.
SYDNEY REP (Sydney Harbour Catchment) 2005	Consistent. The Planning Proposal is consistent with the aims of the policy and will have no adverse impacts on the Sydney Harbour Catchment.

Q6. *Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?*

The following table identifies applicable Section 117 Directions and outlines this Planning Proposal's consistency with those Directions.

Directions under S117	Objectives	Consistency
2. ENVIRONMENT AND HERITAGE		
2.3 Heritage Conservation	The objective of this direction is to conserve items, areas, objects and places of environmental Heritage significance and indigenous heritage significance.	Consistent. The Planning Proposal is consistent with this direction and it will result in the conservation of a property that has been assessed to satisfy the NSW Heritage Council's criteria for local heritage significance.
3. HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT		
3.1 Residential Zones	The objectives of this direction are: (a) to encourage a variety and choice of housing types to provide for existing and future housing needs, (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and (c) to minimise the impact of residential development on the environment and resource lands.	Consistent. The Planning Proposal relates to an established dwelling, and in this regard will have no effect on the housing choice, infrastructure or environment.
3.3 Home Occupations	The objective of this direction is to encourage the carrying out of low-impact small businesses in dwelling houses.	Consistent. The Planning Proposal does not preclude the carrying out of a home occupation.
6. LOCAL PLAN MAKING		
Approval and Referral Requirements	The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	Consistent. The Planning Proposal will not result in the requirement for concurrence, consultation or referral of a future development application to a Minister or public authority as a result of the proposed local heritage

Directions under S117	Objectives	Consistency
		listing.
7. METROPOLITAN PLANNING		
7.1 Implementation of the Metropolitan Strategy	The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in the Metropolitan Strategy.	Consistent. The Planning Proposal will not adversely affect the directions and actions outlined in the strategy to achieve the four goals relating to economy, housing, environment and community.

C. Environmental, social and economic impact

Q7. Is there any likelihood that *critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

The Planning Proposal will not adversely impact any critical habitat, threatened species, populations or ecological communities, or their habitats as a result of the heritage listing.

Q8. Are there any other likely *environmental effects as a result of the planning proposal and how are they proposed to be managed?*

There are no environmental effects envisaged as a result of the heritage listing proposed by the Planning Proposal.

Q9. Has the *planning proposal adequately addressed any social and economic effects?*

The Planning Proposal has positive social effects in recognising and protecting the local cultural heritage significance of the site within the Ku-ring-gai area.

D. State and Commonwealth interests

Q10. Is there *adequate public infrastructure for the planning proposal?*

The Planning Proposal relates to the heritage listing of an established building. No additional demand for public infrastructure is anticipated as a consequence of this listing.

Q11. What are the views of state and *Commonwealth public authorities consulted in accordance with the Gateway determination?*

Council will consult with any agencies nominated by the Department of Planning and Environment as part of the requirements of the Gateway Determination.

Council's resolution of 15 December 2015 (see **Appendix B**) required consultation with the Heritage Division of the Office of Environment and Heritage prior to the Planning Proposal being sent to the Department of Planning and Environment for Gateway Determination. Comment from the Heritage Division of the Office of Environment and Heritage was received on 5 February 2016, which states:

"...the proposal is based upon a comprehensive heritage assessment that sufficiently demonstrates how the property meets the significance criteria for local heritage listing. The Heritage Council of NSW therefore supports the inclusion of 25 Bushlands Avenue, Gordon as a heritage item in Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015."

Refer to **Appendix E** for the entire comment from the Heritage Division of Office of Environment and Heritage.

PART 4 - MAPPING

Maps, where relevant, to identify the intent of the planning proposal and the area to which it applies

The Planning Proposal will require the amendment to the following KLEP 2015 map sheet:

- Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_014

The subject property will be coloured so as to indicate a Heritage Item – General.

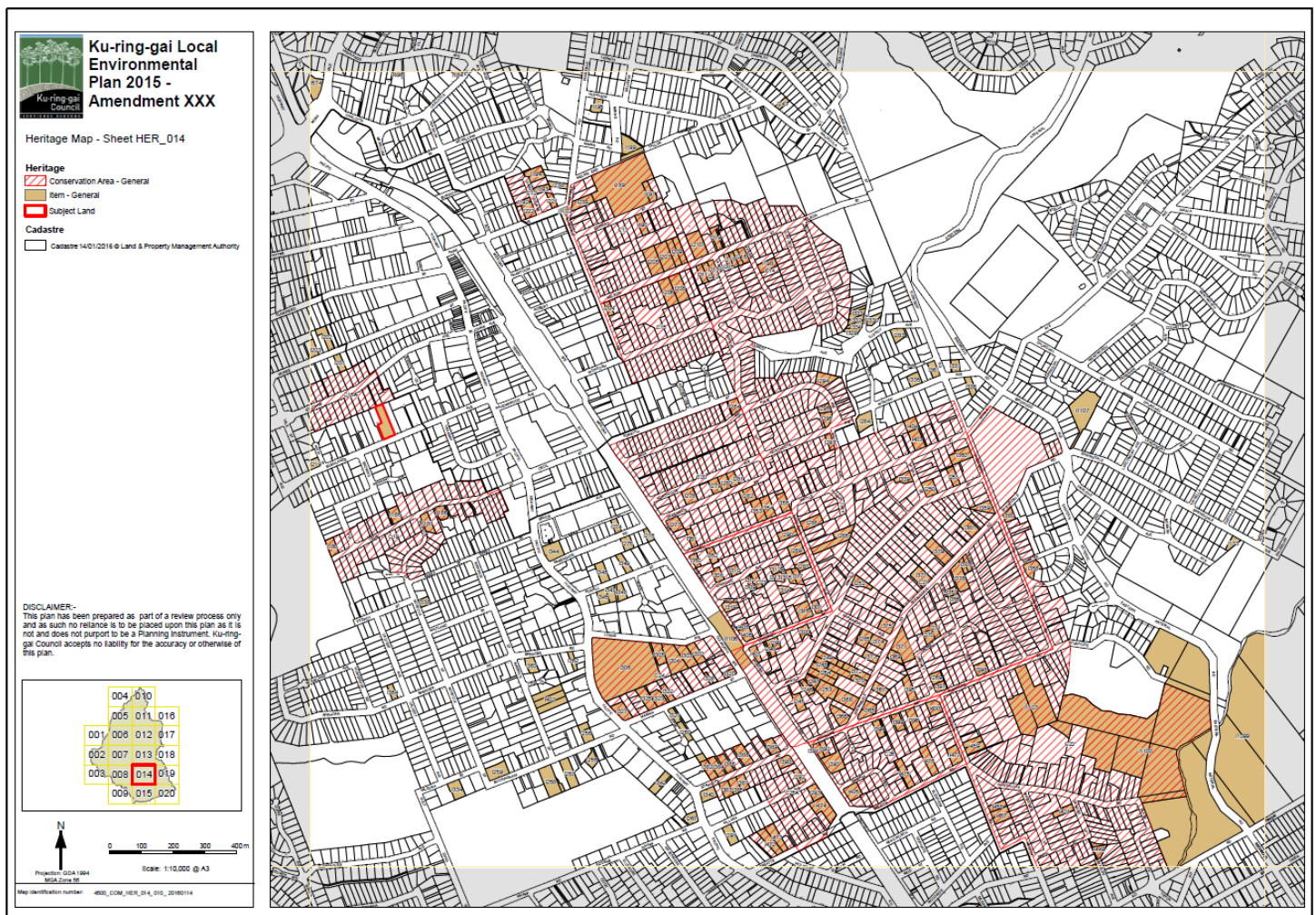


Image 6 – Draft Heritage Map Sheet

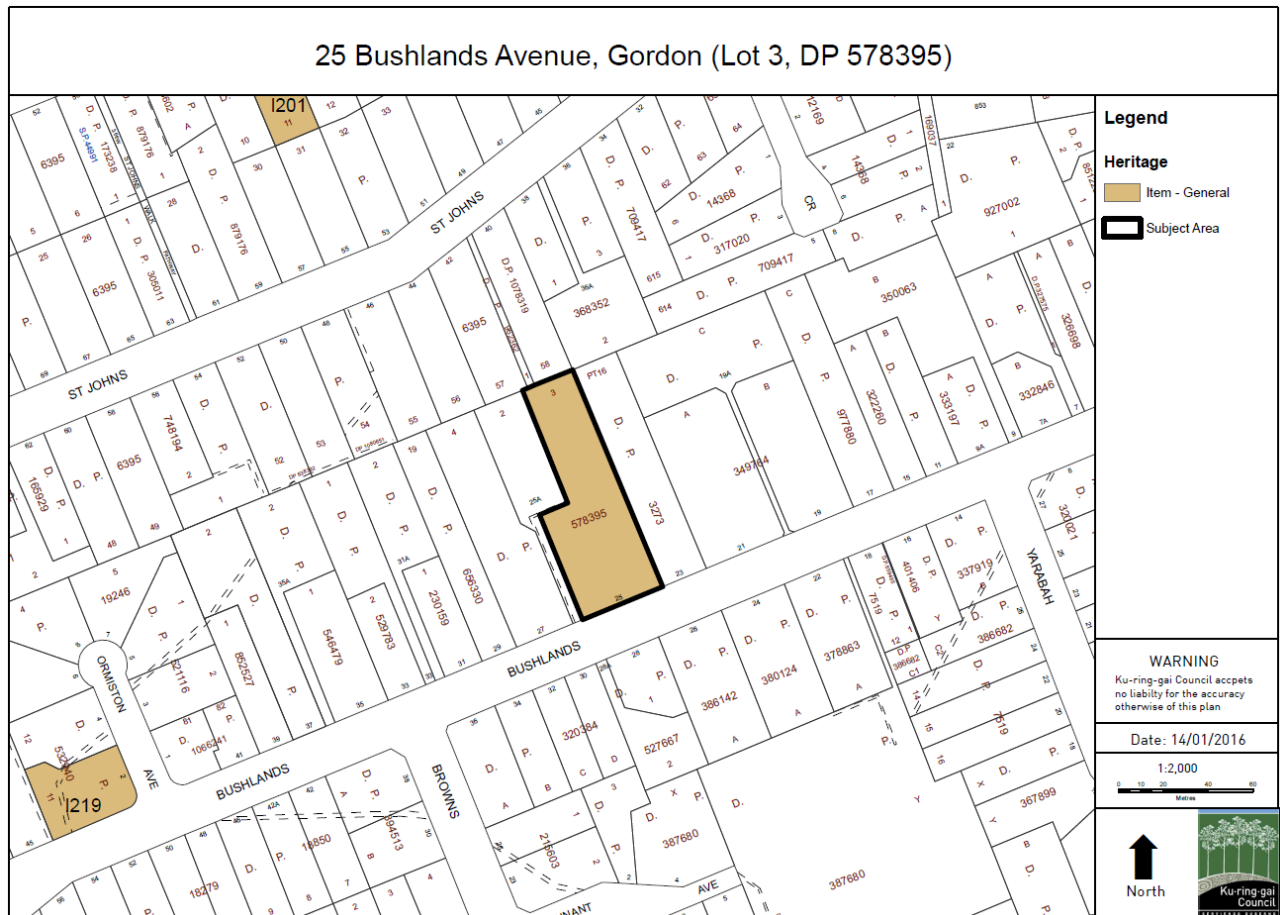


Image 7 – Draft Map showing 25 Bushlands Avenue Gordon identified as Heritage Item - General

PART 5 – COMMUNITY CONSULTATION

Details of the community consultation that is to be undertaken on the planning proposal

Community Consultation for this Planning Proposal will be consistent with the requirements of the Gateway Determination and the consultation guidelines contained in the Department of Planning and Environments “*A Guide to Preparing Local Environmental Plans*”(April 2013).

Public exhibition of the Planning Proposal is generally undertaken in the following manner:

- Notification in a newspaper that circulates the area affected by the Planning Proposal
- Notification on Council's website
- Notification in writing to the affected and adjoining land owners

During the exhibition period, the following material is made available for viewing:

- Planning Proposal
- Gateway Determination
- Information relied upon by the Planning Proposal (e.g. reports)

At the conclusion of the public exhibition, a report will be prepared and reported back to Council to allow for the consideration of any submissions received from the community.

PART 6 – PROJECT TIMELINE

Stage	Timing
Anticipated commencement date (date of Gateway determination)	March 2016
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	4 April 2016 – 2 May 2016 28 days - Run concurrently with exhibition period.
Commencement and completion dates for public exhibition period	4 April 2016 – 2 May 2016 28 days
Post exhibition review and reporting	2 May 2016 – 1 June 2016
Council meeting / consideration	14 June 2016
Legal Drafting LEP	June 2016
Anticipated date RPA will make the plan (if delegated)	July 2016
Notification of Plan on Legislation website	July 2016

APPENDIX A – Interim Heritage Order published in the Government Gazette

Council Notices

COUNCIL NOTICES

BEGA VALLEY SHIRE COUNCIL

ROADS ACT 1993

LAND ACQUISITION (JUST TERMS COMPENSATION) ACT 1991

Notice of Compulsory Acquisition of Land

Bega Valley Shire Council declares with the approval of His Excellency the Governor that the land described in the Schedule below, excluding any mines or deposits of minerals in the land, is acquired by compulsory process in accordance with the provisions of the *Land Acquisition (Just Terms Compensation) Act 1991* for a public road.

Dated at Bega this 20th day of May 2015

LEANNE BARNES, General Manager, Bega Valley Shire Council, Zingel Place, Bega NSW

Schedule

Lot 17 DP 251561 [8102]

COFFS HARBOUR CITY COUNCIL

Naming of Roads

Notice is hereby given that Coffs Harbour City Council, in pursuance of section 162 of the *Roads Act 1993*, has named roads as follows

Location	New name
Un-named laneway off Carrington and Queen Street, Woolgoolga	Comisari Lane
Un-named laneway off Angus McLeod Place, Coffs Harbour	Possums Lane
New roads off Plantain Road/ Herman Reick Avenue, Korora	Trevally Street, Mackerel Crescent and Cobia Close
Existing and new roads off Mariner Drive, Safety Beach	Ensign Cove, Outrigger Place, Reef Cove, Helmsman Close, Humpback Crescent

STEPHEN McGRATH, General Manager, Coffs Harbour City Council, Locked Bag 155, Coffs Harbour NSW 2450 [8103]

KU-RING-GAI COUNCIL

Interim Heritage Order No 5

Under section 25 of the *Heritage Act 1977* Ku-ring-gai Council does by this order:

- make an interim heritage order to cover the item of the environmental heritage specified or described in Schedule "A"; and
- declare that the Interim Heritage Order shall apply to the curtilage or site of such item, being the land described in Schedule "B".

This Interim Heritage Order will lapse six months from the date that it is made unless the local Council has passed a resolution before that date either:

- in the case of an item which, in the Council's opinion, is of local significance, to place the item on the heritage schedule of a local environmental plan with appropriate provisions for protecting and managing the item; and
- in the case of an item which in the Council's opinion, is of State heritage significance, nominate the item for inclusion on the State Heritage Register.

Sydney 12 August 2015

JOHN McKEE, General Manager, Ku-ring-gai Council

Schedule "A"

The property known as Berrilee 25 Bushlands Avenue, Gordon on land described in Schedule B.

Schedule "B"

All those pieces or parcels of land known as Lot 3 DP 578395, in Parish of Gordon, County of Cumberland. [8104]

MAITLAND CITY COUNCIL

ROADS ACT 1993

Naming of Roads

Notice is hereby given that Maitland City Council, pursuant to section 162 of the *Roads Act 1993*, has officially named the road(s) as shown hereunder:

Name	Locality
VANTAGE COURT	Bolwarra
Description	
Starting at the intersection of Bolwarra Park Drive and Riverside Street travelling south along Riverside Street, Vantage Court is an easterly turn and Lagoon Avenue is at the end of Riverside Street.	

Name	Locality
LAGOON AVENUE	Bolwarra
Description	
Starting at the intersection of Bolwarra Park Drive and Riverside Street travelling south along Riverside Street, Vantage Court is an easterly turn and Lagoon Avenue is at the end of Riverside Street.	

DAVID EVANS, General Manager, Maitland City Council, PO Box 220, Maitland 2320
GNB Ref: 0041 [8105]

WINGECARIBEE SHIRE COUNCIL

ROADS ACT 1993

LAND ACQUISITION (JUST TERMS COMPENSATION) ACT 1991

Notice of Compulsory Acquisition of Land

Wingecaribee Shire Council declares with the approval of His Excellency the Governor that the land described in Schedule 1 below, excluding the interest shown in Schedule 2 and excluding any mines or deposits of minerals in the

APPENDIX B – Council Resolution 15 December 2015

Planning Proposal to include 25 Bushlands Avenue, Gordon as an item of local heritage under KLEP 2015

File: S10066

Vide: GB.9

To have Council consider 25 Bushlands Avenue, Gordon as a potential heritage item under the Ku-ring-gai Local Environmental Plan 2015.

Resolved:

(Moved: Councillors McDonald/Anderson)

- A. That Council proceeds to prepare a planning proposal to amend KLEP 2015 to include: 25 Bushlands Avenue, Gordon (Lot 3, DP 578395) as a potential heritage item in Schedule 5 and on the Heritage Map.
- B. That the Planning Proposal be forwarded to the Department of Planning and Environment for a Gateway Determination in accordance with the provisions of the EP&A Act and Regulations.
- C. That in order to facilitate an expedient Gateway Determination, the NSW Heritage Office be consulted prior to submitting the Planning Proposal to the Department of Planning and Environment. Should comments not be received within 21 days, the Planning Proposal is to be submitted regardless.
- D. That Council requests the plan making delegation under Section 23 of the EP&A Act for this Planning Proposal.
- E. That upon receipt of a Gateway Determination, the exhibition and consultation process is carried out in accordance with the requirements of the Environmental Planning and Assessment Act, 1979 and with the Gateway Determination requirements.

CARRIED UNANIMOUSLY

**APPENDIX C – Heritage Significance Assessment No. 25 Bushlands
Avenue, Gordon – Kate Higgins Heritage Consultant**



HERITAGE SIGNIFICANCE ASSESSMENT

No. 25 Bushlands Avenue, Gordon

FINAL 23 November 2015

Kate Higgins

HERITAGE CONSULTANT

72 Reynolds Street BALMAIN NSW 2041

T: 02 9810 6140

M: 0406 522 492

E: khiggins@internode.on.net

ABN 40 251 790 562

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1.0 INTRODUCTION

1.1 Purpose

The purpose of this report is to assess the heritage significance of No. 25 Bushlands Avenue, Gordon, in response to Ku-ring-gai Council resolving at its meeting of 11 August 2015

That Council resolve to place an Interim Heritage Order under Section 25 of the NSW Heritage Act 1977, 25 Bushlands Avenue, Gordon (lot 3; DP 578395), to enable full and proper evaluation of the heritage significance and prevent any harm to the site in the interim.

The Interim Heritage Order was gazetted on 12 August 2015.

The site is located within the Ku-ring-gai Local Government Area.

This report has been prepared at the request of Andreanna Kennedy, Heritage Specialist Planner, Ku-ring-gai Council.

1.2 The Site

The subject site, No. 25 Bushlands Avenue, Gordon, is located on the northern side of Bushlands Avenue in the block between The Pacific Highway to the east and Lynne Ridge Avenue to the west.

The property title is Lot 3 DP 578395.

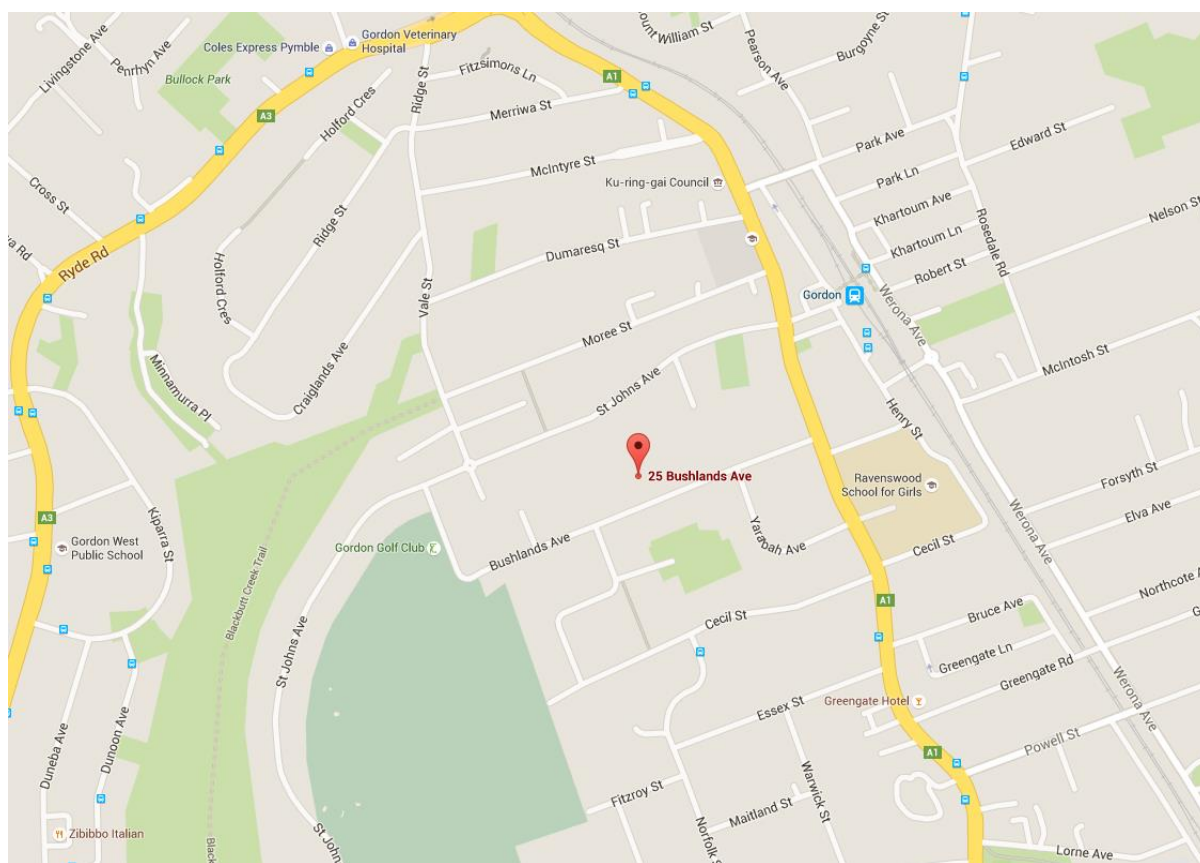


Figure 1: Locality map

Source: Google Maps, accessed 17 April 2015



Figure 2: Aerial view of the site. The site is outlined in red.
Source: SIX Maps, accessed October 2015. Annotation by author.



Figure 3: *Birralee*.

1.3 Methodology

This report has been prepared with reference to the NSW Heritage Division guidelines for the assessment of heritage significance *Assessing Heritage Significance*, NSW Heritage Office, 2002, and with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 2013*, Australia ICOMOS.

A site visit was made in October 2015. Unless otherwise stated, the photographs in this report were taken on that site visit. A brief visual inspection, without destructive fabric investigation, was undertaken of both the exterior and interior of the existing building.

Ku-ring-gai Council provided copies of some material from building application files, a 1921 valuation card, and some historical notes. Drawings of the original building were unable to be found. The property and development application files were not made available.

A property title search was made at the Queen's Square office of NSW Land and Property Information.

Historical research was undertaken using a range of sources as referenced in the report.

The standard Heritage Data Form for the heritage inventory sheet was downloaded from the NSW Office of Environment and Heritage website.

Limited research was undertaken of the garden.

The report does not assess the archaeological potential of the site nor its Aboriginal heritage values.

1.4 Author

This report has been prepared by Kate Higgins, B.Sc (Architecture), B. Architecture, Master Heritage Conservation.

1.5 Important Information

This report has been prepared for Ku-ring-gai Council for the sole purpose of the matters described in Section 1.1 of this report. The report should not be used for any other purposes, or by others, except as permitted under the Copyright Act.

In preparing this document it has been assumed that information provided by the client was up to date, complete and accurate.

1.6 Thanks

The author of the report would like to thank Andreanna Kennedy for assistance in the preparation of this report.

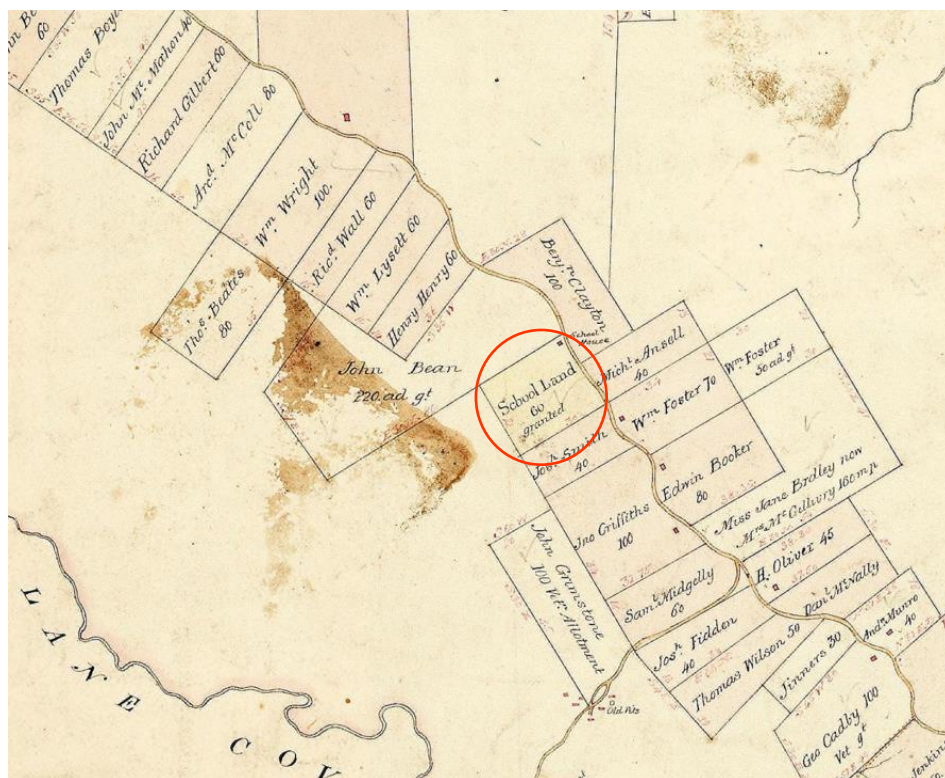
2.0 BRIEF OUTLINE OF HISTORICAL DEVELOPMENT

2.1 Aboriginal Occupation

The name Ku-ring-gai comes from the Kuringgai or Guringai Aboriginal language group of the people who inhabited the area from Port Jackson north across Broken Bay and beyond Brisbane Water. The name was used for the National Park and later for the Local Government area. There were two bands of the Guringai in what is now the Ku-ring-gai Local Government area: the Garrigal or Carigal people, who lived around West Head, and the Terramerragal, who lived in the Turramurra area. A ridge-top pathway made by the Guringai people was the route followed by what is now the Pacific Highway through Ku-ring-gai.

Within six weeks of the arrival of the British First Fleet in Sydney in 1788, Governor Phillip went exploring around Broken Bay, and commented on the friendliness of the Aboriginal people. However,

The village of Gordon was established following the land grants that were located along a ridgetop track that was to become the present day Pacific Highway. The track lead to “Wolstonecrofts Wharf on the N. Shore of P Jackson”. The size of the land grants, the topography, and the heavy timbering of the area, made the grants generally unsuitable for viable farms, better land being available around Parramatta and the Hawkesbury. Nevertheless people who lived in the relatively isolated rural area were largely involved in agricultural pursuits such as orchards (until fruit fly made these unfeasible) and in timber getting.² In the early days of settlement timber-getters and orchardists built rough slab and bark huts.³



The subject site, 25 Bushlands Avenue, is located on 35 acres and 2 roods of land purchased by John Brown, (noted on the title as a fruitier of Lane Cove), at auction on 13 May 1872 for £71 (Figures 5 and 6).⁴ This land was created by the subdivision of the 60 acre School Land grant which had been given by Governor Macquarie in 1816 to support a school and church at what was to become the village of Gordon (Figure 4).

⁴ Certificate of Title Vol. 158 Fol.134

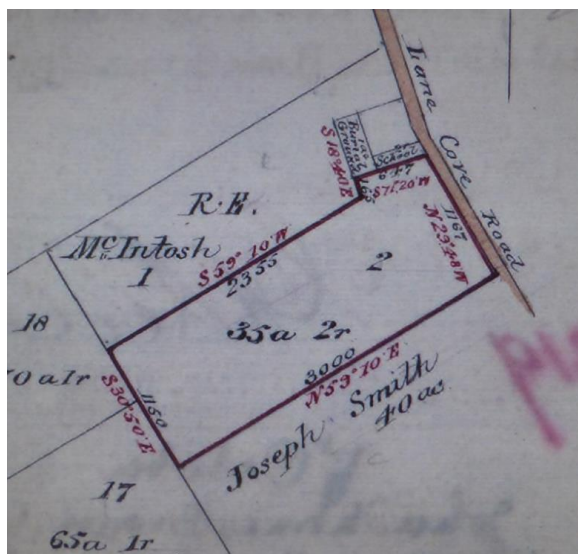


Figure 5: The lot purchased by John Brown in 1872 following subdivision of the School Land grant.
Source: Certificate of Title Vol. 158 Fol.134

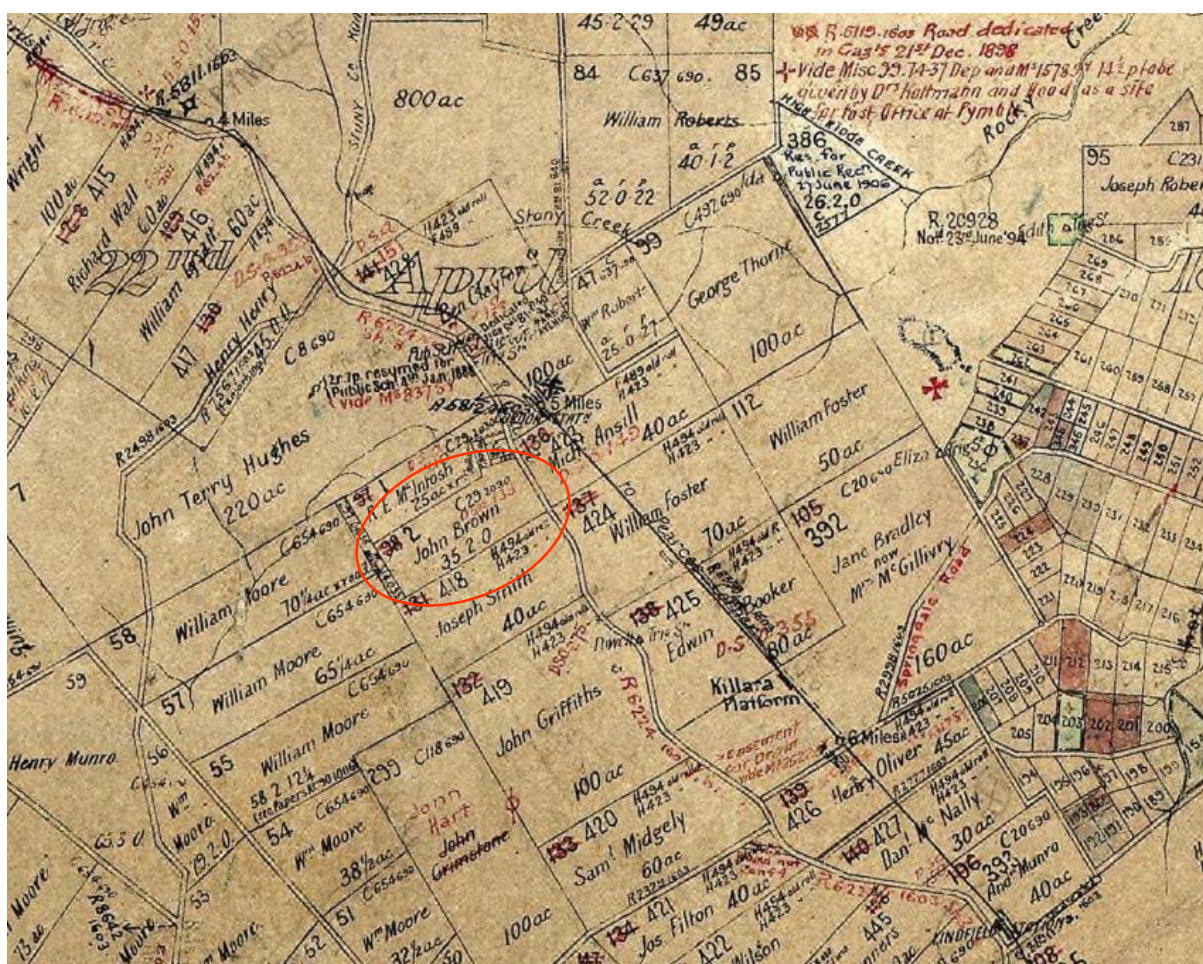


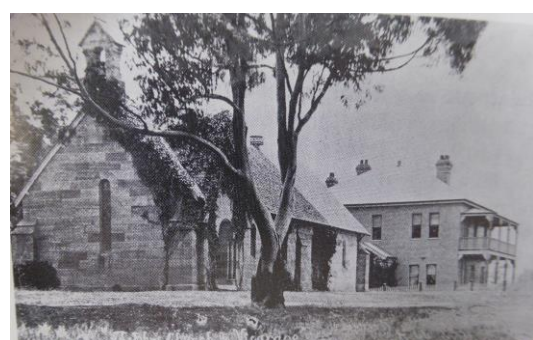
Figure 6: Parish Map of 1893 showing John Brown's land (circled).
Source: NSW Land and Property Information

John Brown was one of the early pioneers of Gordon, known as the Squire. A timber cutter, Brown acquired several portions of land and had a large timber yard at St. Leonards.⁵

The present day retail centre of Gordon became the nucleus of settlement in the area around the school established by Governor Macquarie.⁶ A Post Office was opened in 1860, a St John the

⁵ Frances Pollon, *The Book of Sydney Suburbs*, 1996, Cornstalk, p113

Evangelist Church (Anglican) was built in 1872, and Gordon Railway Station opened in 1890. Ku-ring-gai Shire was formed in 1906, named after Ku-ring-gai Chase which had been established in 1894.⁷



St John's Church and Manse



The Pacific Highway at Gordon in 1910.

Figure 7: Gordon in the early years of the twentieth century.

Source: *The Railway Came to Ku-ring-gai*



Figure 8: Gordon Public School c.1900

Source: State Library of NSW



Figure 9: Gordon Railway Station 1924.

Source: State Library of NSW

2.3 Residential Subdivision

The opening of Gordon railway station in 1890 encouraged real estate speculation and the subdivision of the rural holdings into residential allotments.

On the 17 April 1896 John Brown's land was transferred to John Thomas Brown, William Henry Brown, Sophia Laing and Charlotte Mary Ann Brown, presumably four of the eleven children of John Brown (possibly following his death).⁸ (John Thomas Brown and William Henry Brown were both timber getters like their father.)

The land was subdivided creating 50 allotments and Gertrude Avenue, the present day Bushlands Avenue (Figure 10).⁹ Smaller lots with frontages of 50 feet (15.25 metres) for commercial and retail development were located along Lane Cove Road (the Pacific Highway). The larger residential lots had frontages of 100 feet (30.5 metres) and areas of about 3,500 sq. metres (about 0.8 of an acre).

⁶ Ku-Ring-Gai Historical Society website, www.khs.org.au/local/gordon, accessed 1 November 2015

⁷ Frances Pollon, *The Book of Sydney Suburbs*, 1996, Cornstalk, p113.

⁸ Certificate of Title Vol. 158 Fol.134

⁹ Deposited Plan 3273, titled "Subdivision of Portion 2 of the Church and School Estate at Gordon".

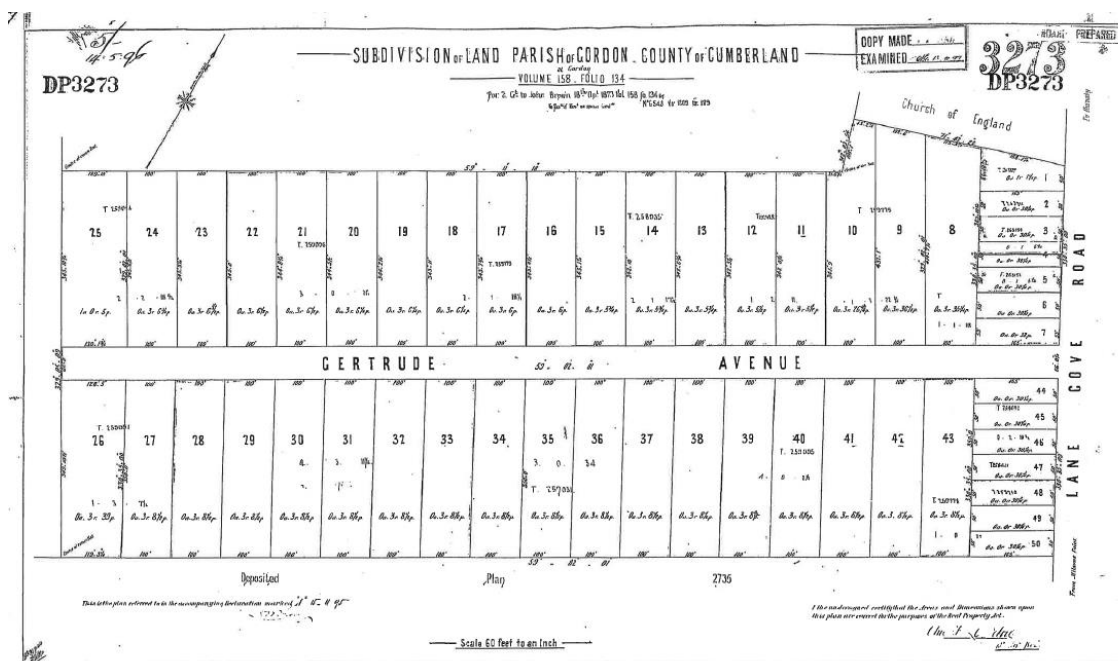


Figure 10: Deposited Plan 3273 showing the subdivision of John Brown's land.
Source: NSW Land and Property Information

The allotments were offered for sale on the 26 October 1895 with the auctioneers extolling the superior climate, elevation above sea level, dry atmosphere, good soil and easy access to the city by train. The potential increase in land values was not forgotten, "Watch and wait...Land is only 1 minute from Gordon Station. Now is the time to buy, as a few years will discover greatly enhanced value for land so well situated as this, in relation to its nearness to station and the general characteristics of this healthy district".¹⁰ The subdivision was typical of many other subdivisions that were occurring in the area creating numerous blocks available for purchase.¹¹

Sixteen of the fifty allotments had sold by 1896 (three allotments along the present day Pacific Highway and thirteen residential allotments), although none appear to have sold at the auction.¹²

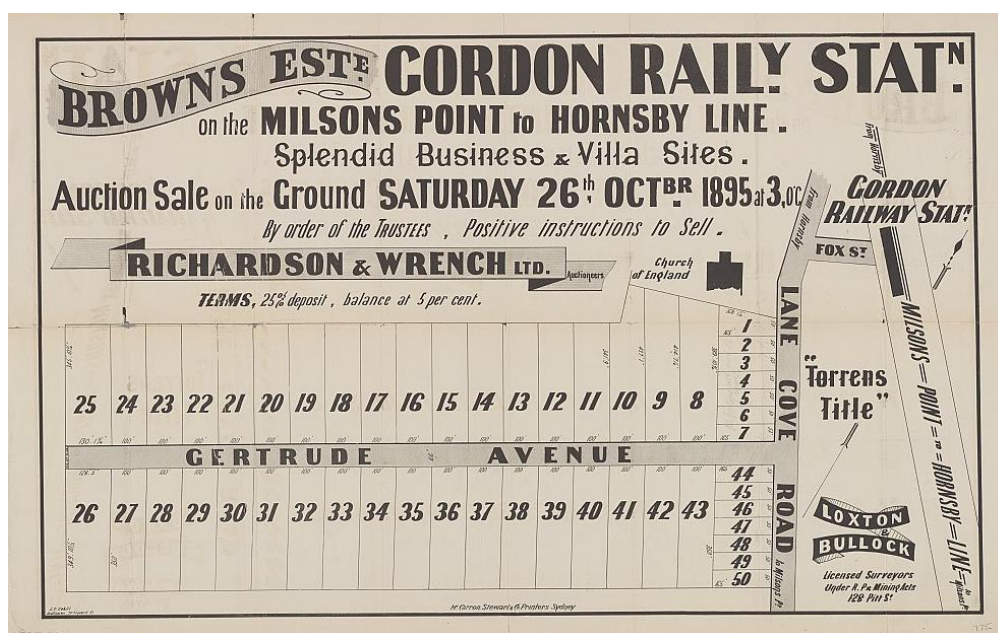


Figure 11: Auction Notice.
Source: National Library of Australia. Map Folder 63, LFSP 906

¹⁰ Auction notice, Sydney Morning Herald, 23 October 1895

¹¹ Municipality of Ku-ring-gai Heritage Study, 1987, p 69

¹² Certificate of Title Vol. 158 Fol.134

THE AUCTIONEERS
wish to impress upon the public that
INSTRUCTIONS ARE TO SELL
the following on

NEXT SATURDAY, 26th OCTOBER, 1895,
On THE GROUND, at 3 p.m.

G O R D O N,
on the Milson's Point to Hornsby Railway Route.

THE COMING DISTRICT,
already showing good signs of development.

SUBDIVISION SALE
of that eligible Block of 35 ACRES.

ALMOST AT GORDON STATION.

It adjoins the Church of England on main road.
WATCH and WAIT.

CLIMATE IS SUPERIOR,
district having elevation, with dry atmosphere.
379 FEET ABOVE SEA LEVEL.
ACCESS IS EASY BY TRAIN.
via a most pleasing route from city.

CONVENIENCES are practically as in the city.
Sites are good, and Soil is excellent for cultivation.

Acreage can be acquired to suit all buyers.

Lane Cove-road Lots, 50 x 165.

GERTRUDE-AVENUE Lots, 100 x 300.

SALE is BONA-FIDE to close the Estate.

Land is only 1 minute from Gordon Station.
Now is the time to buy, as a few years will discover
greatly enhanced value for land so well situated as this, in
relation to its nearness to station and the general charac-
teristics of this healthy district.

LITHOS Obtainable. ATTEND SALE.
By order of the Trustees of the Estate late Mr. John
Brown.

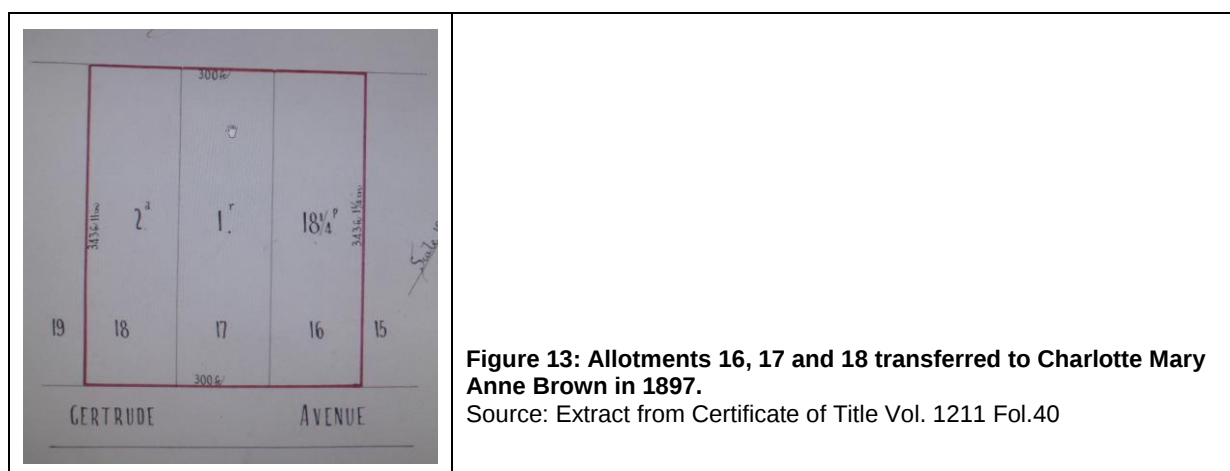
Terms— $\frac{1}{2}$ cash; balance 6, 9, and 12 months, at 5 per
cent.

TRAINS leave Milson's Point on DAY of SALE at
8.45, 9.30, 11.27, a.m., and 1.25 p.m.

RICHARDSON and WRENCH, Limited.

Figure 12: Auction advertisement
Source: Sydney Morning Herald, 23
October 1895

The land which was not sold appears to have been divided among the siblings with Lots 16, 17 and 18 being transferred to Charlotte May Anne Brown on the 7 Jan 1897.¹³



¹³ Certificate of Title Vol.1211 Fol.40

Lot 17 and part of Lot 16 were transferred to Edward George Hattersley on the 5 January 1913.¹⁴ This land was later transferred to Walter Wilkinson on 22 May 1914.¹⁵ Wilkinson also purchased part of Lot 18 (a strip along the western side of Lot 17) with the land being transferred to him on the 8 November 1920.¹⁶

2.4 Construction of *Birralee*

The house *Birralee* appears to have been built by Walter Wilkinson in 1915 as *Birralee* first appears in *Sands Sydney Directory* of 1916.¹⁷ At this time the Directory lists six houses in Gertrude Avenue (later renamed Bushlands Avenue), two on the south side and four on the north side. The number of listings in Gertrude Avenue remains much the same (six and seven) until the Inter-War years between 1919 and 1933 when the listings in *Sands Sydney Directory* increased from nine in 1919, to twenty-two in the 1932/33 Directory, with a particularly rapid increase just prior to the Great Depression. By 1930, much of the northern side of Gertrude Avenue had been developed as is evident in the aerial photograph of this date.

Gertrude Avenue <i>Off Gordon road</i> South Side Dalton Frank, "Braeside" Ochilins Captain F. F., "Nghari" North Side Buck Horace W. Fry Henry L., "Nutley" Higgins James Wilkinson Walter	Figure 14: Listing for Gertrude Avenue. Walter Wilkinson is living in <i>Birralee</i>. Source: <i>Sands Sydney Directory</i>, 1916
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The Metropolitan Water Sewerage and Drainage Board Block Plan of 1929 shows the arrangement of *Birralee* soon after it was built. What appears to be a garage is also shown on the drawing and a driveway is clearly evident along the side of the house in the 1930 aerial photograph (Figure 19). *Birralee* appears to have had a garage, so it is likely the owner had a motor car, something only the well-off could afford at this time (Figure 15).

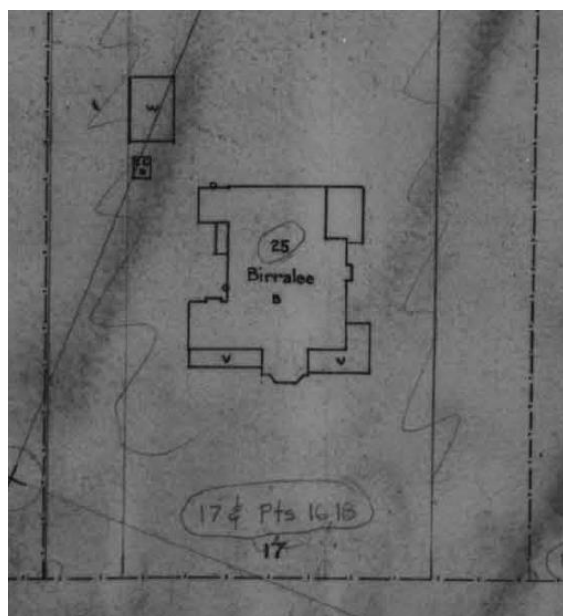


Figure 15: *Birrlee*, c.1929
Source: Metropolitan Water Sewerage and Drainage Board Block Plan dated 1929

¹⁴ Certificate of Titles Vol. 2434 Fol. 206 and Vol. 2434 Fol. 207

¹⁵ Certificate of Titles Vol. 2434 Fol. 206 and Vol. 2434 Fol. 207

¹⁶ Certificate of Title Vol.2078 Fol.78

¹⁷ Ku-ring-gai Council Valuation Card shows Walter Wilkinson as the owner in 1921. He is listed as the occupant in *Sands Sydney Directory*.



Figure 16: The houses along the northern side of Bushlands Avenue c.1929

Source: Metropolitan Water Sewerage and Drainage Board Block Plan dated 1929

An examination of the Metropolitan Water Sewerage and Drainage Board Block Plan dated 1929 (Figure 16) shows that *Birralee* was one of the larger houses in the street and on a wider allotment created adding strips of the adjoining allotments (Lots 16 and 18) to Lot 17.

The 1943 aerial photograph shows the house at this time (Figure 17). The house appears to be in its original form. It can also be seen from this photograph that the front garden path is not in its present location.



Figure 17: 1943 aerial photograph.

Source: SIX Maps

A photograph of the house and the garden taken prior to alterations (Figure 18) shows that the house appears to be only a single storey as there are no windows in the side gable. The front fence is a timber fence with the front garden path sweeps around the side of the front garden and the across the front of the house to the front steps. A tennis court with timber framed tall fence is located in the back yard. It appears that the tennis court was constructed at the same time as the house.

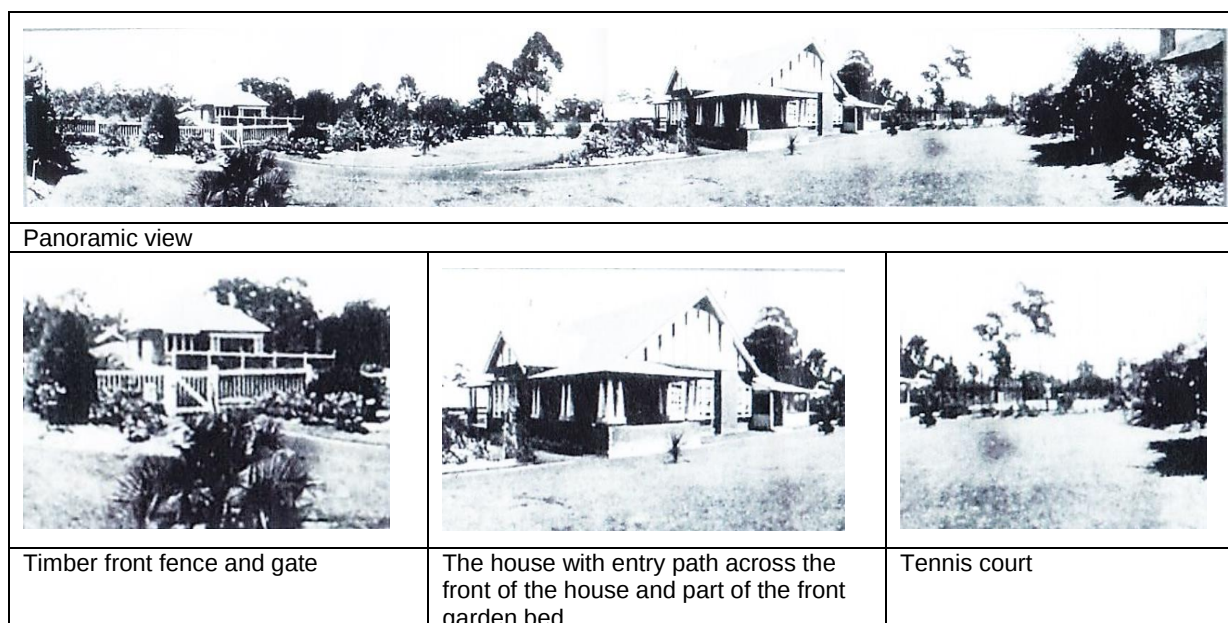


Figure 18: Photograph of the house and garden

Source: Supplied by Ku-ring-gai Council, undated, unsourced.

The architect of the house is not known. The Construction and Local Government Journal records that G.E. Dickens was the builder of a house in Gertrude Avenue in October 1914, and that J. Stidwell was the builder of a house in September 1915, however it is not clear if either of these builders, or a different builder, constructed *Birrlee*, or if the house was designed by an architect or the builder. There are three more listings in the 1916 *Sands Sydney Directory* than in the 1915 or 1914 Directories so the houses noted as being built in Gertrude Avenue could also have been any of these three.

Arthur Stanton Cook is noted as the architect for a house being built in Gordon by G.E. Dickens in *Builder*, 12 December 1914. It may be that the house being built is *Birrlee* but this is not certain. Stanton Cook was the architect for *Talagow* and *Chasecote* (other historic homes) however it is difficult to accredit *Birrlee* to him without tangible evidence.

The photographs below show the development of the area around *Birrlee* up until the mid-twentieth century.



Figure 19: Aerial photograph of 1930.
***Birrlee* is circled in red.**
 Source: NSW Land and Property Information



Figure 20: Aerial photograph of 1943. *Birrilee* is circled in red.

Source: SIX Maps



Figure 21: 1951 aerial.

Source: NSW Land and Property Information

In 1946 ownership of the property at 25 Bushland Avenue was transferred to Robert Christian Wilson of Gordon, Company Manager.¹⁸ Wilson was a member of the NSW Legislative Council between 1949 and 1961.

2.5 Suburban Development in Ku-ring-gai Before World War 1

Ku-ring-gai grew slowly in the nineteenth century. Its population of 4,000 in 1901 had increased to 9,458 by the 1911 Census, the residents living in 1,884 occupied dwellings.¹⁹ The number of occupied dwellings in Ku-ring-gai had increased to 4,063 by the 1921 Census and the population had increased almost five-fold to 19,209. In the 1921 Census, 71 % dwellings in Ku-ring-gai Shire were occupied by home owners and rent purchasers. This is very different from areas such as North Sydney where 68% of dwellings were rented, and Manly where 63% of dwellings were rented. The 1921 Census also shows that 70% of private dwellings had brick walls, 50% had tiled roofs, and 17% slate roofs.²⁰

Gordon at this time was described as a quiet and charming suburb with “many magnificent residences of unique design, including bungalows and superior cottages”.²¹

Suburban development followed the outbreak of bubonic plague in the crowded inner-city and ill-health caused by poor sanitation and inferior buildings. The virtues of the suburban house, set apart from its neighbour allowing free air circulation, and surrounded by health-giving gardens, and with ready access to bushland, as is the case of Ku-ring-gai, were lauded.²² Suburban development was inspired, argues the historian Paul Ashton, by powerful ideologies including “evangelicalism, which extolled a return to homely virtues; romanticism, which endowed the suburbs with rusticity; sanitarianism, which supposedly purified the environment, underwriting health and happiness; and capitalism.....Suburbs allowed the recipients of the benefits of capitalism to insulate themselves from sites of industry and commerce and to quarantine themselves from 'inferior' classes. Thus the suburbs collectively embodied 'respectable' bourgeois values and standards....insular environments were created in relatively isolated areas largely for Sydney's middling classes....With grass and garden, sun, a backyard and vegetable patch, a solid fence, sturdy children and a manageable mortgage promising lifetime security and an assured inheritance, the 'average' suburbanite was held up as a latter-day yeoman. Traditional, organic values – deference, respectability and the Protestant work ethic – were reasserted in a regenerated familial Arcadia. Suburbia – both on the ground and in the mind – became the foundation of the new conservatism which embraced or invented tradition”.²³

The popularity of suburban living is reflected in the changing balance between urban and suburban populations, the proportion of people living in and near the city rapidly declining so that by 1933 only 16 per cent of the inhabitants of greater Sydney lived in the City and its immediately adjoining inner suburbs.²⁴ The suburban development along Bushlands Avenue typifies suburban development in the Ku-ring-gai area prior to World War 1. Suburban development of the area, with garages increasing provided, also reflected the growing popularity of the motor car, although the numbers of cars did not start to rise rapidly until after 1920. The number of cars increased dramatically during the 1920s with 1929 being a record year for car sales. Improved roads, and more roads, also made driving more enjoyable and the popularity of the motor car increased alongside the ever expanding suburbs.

2.6 Changes to 25 Bushlands Avenue

The house has also been altered since its original construction although most of the original form and much of the original room layout remains.

¹⁸ Certificate of Titles Vol. 2434 Fol. 206 and Vol. 2434 Fol. 207

¹⁹ The Official Year Book of New South Wales, 1914

²⁰ Australian Bureau of Statistics

²¹ M. A. Harris, *Where to Live. ABC Guide to Sydney and Suburbs*, Sydney, N.S.W., Marchant & Co. Ltd., 1917.

²² *Municipality of Ku-ring-gai Heritage Study*, 1987, p 49

²³ Paul Ashton, *Suburban Sydney*, Dictionary of Sydney, www.home.dictionarofsydney.org, 2008

²⁴ Paul Ashton, *Suburban Sydney*, Dictionary of Sydney, www.home.dictionarofsydney.org, 2008

It is not clear when the original garage was demolished or when the existing garage was constructed. The carport was constructed c.1988.

The land comprising No. 25 Bushlands Avenue was reduced when a battle axe allotment was created c.1970.

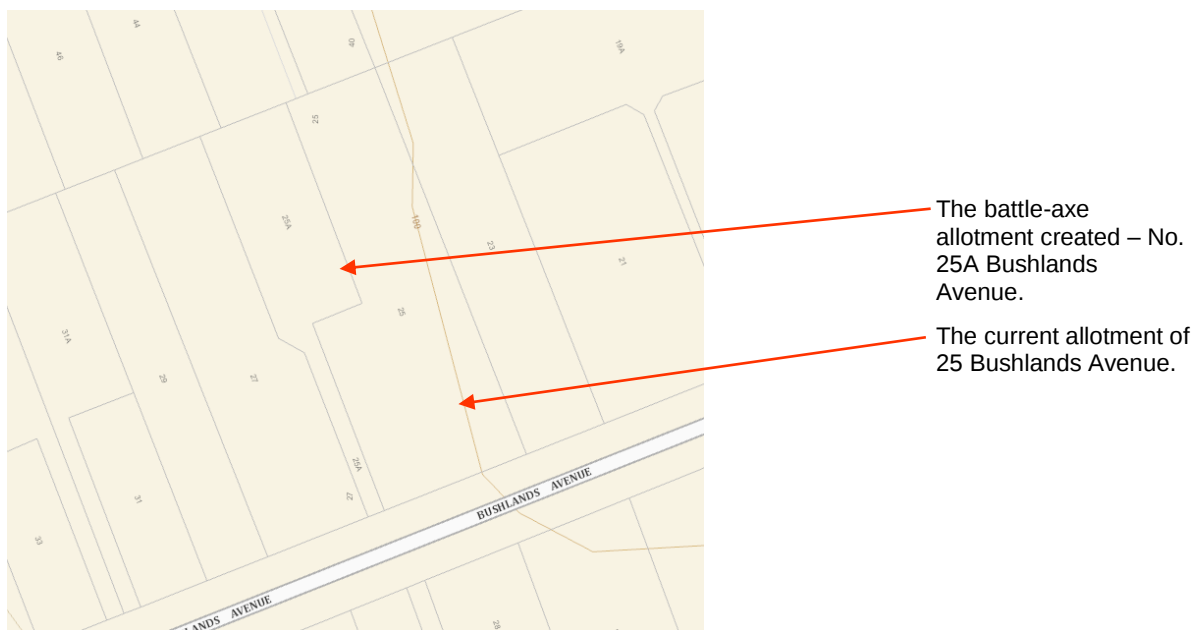


Figure 22: Allotments

Source: SIX Maps accessed 16 October 2015

A development application in 2001 resulted in the construction of a swimming pool.

3.0 DESCRIPTION OF THE SITE

3.1 Bushland Avenue Streetscape

No. 25 Bushlands Avenue is located in a residential streetscape with wide grassed verges and mature street trees. Well established front gardens of lawns with lawns, shrubbery and trees are typical, as are large mature trees in back gardens.



Figure 23: Bushlands Avenue looking west.



Figure 24: Bushlands Avenue looking east.

3.2 House Exterior

No. 25 Bushlands Avenue is a two storey house set in an extensive garden. The block is “L” shaped with the wider area at the front facing Bushlands Avenue and the block stepping behind the garage so that it is narrower at the rear. The block is generally level with only a slight fall across the site from east to west. The house is set back from Bushlands Avenue with an attractive front garden. A tennis court is located at the rear of the allotment and a swimming pool at the side. A driveway, located along the western side of the house, leads to a carport and garage. The garden is well-established with extensive lawns, mixed shrubbery, and several exotic mature trees, including a large Fir tree. The bush located at the rear of the property has been identified as Sydney Turpentine Ironbark Forest.²⁵

The house is constructed of brick walls with warm red/brown face bricks in a stretcher bond forming the external walls which are set above a rusticated sandstone block base. In some places the walls to the service areas have been painted, and the joints on the verandah appear to have been re-grouted with black mortar. The original mortar joint seems to have been a flush joint in grey mortar.

The main roof of the house is a large transverse gable, the gables facing the sides of the property. The large gables have timber vents at their apex. A smaller gable on the front of the house is set above a projecting wing. There is also a small gable on the western façade terminating the roof of the bay extending to the west. The original rear hipped roof has been changed to a gable form in order to create additional space at first floor level. The main roof is slate with metal cappings. It is not known if this is the original capping or if the capping replace earlier metal or terracotta cappings. The upper floor is contained within the main roof. The gables ends are finished with vertical timber battens and rough cast render. The barge boards are plain. The four tall chimneys are finished with roughcast render and topped with terracotta pots. The main chimney breast to the living room to the north east is expressed on the facade with the lower portion in face brickwork and a single brick string with roughcast render above. The eaves are lined with timber boards and have expressed rafters.

Verandahs, set under the main roof, are located on either side of the bay on the front facade, the entry verandah on the western side. The main verandah roofs are supported by tapered timber paired posts sitting on rough faced sandstone plinths. The roof pitch is reduced over the verandahs which have raked soffits following the pitch of the verandahs roofs, and are lined with painted timber boards. A lower pitched roof also covers a rear sunroom located on the north-eastern corner of the house. The front verandahs are enclosed by a 230mm thick face brick balustrade with a double bull nosed

²⁵ Advice from Ku-ring-gai Council.

capping rising to the location of the sandstone post bases. The floor to the front verandah is finished with tessellated tiles (may not be original) and has sandstone block entry steps.

Windows on the ground floor are generally box framed double hung with multiple panes to the top sashes. There is a projecting bay window to the front projecting bay. Elsewhere other windows project as boxed elements with bracketed sills and small hoods resulting in deep reveals internally. The top floor windows are also double hung but with one horizontal glazing bar to each sash.

The front door has glazed side and top lights. The clear glazed lead top lights are inward opening hoppers. The front door panel is half glazed with three lower panels. The clear lead light glazing in the door panel has a flat arch shaped top rail. The side lights are clear single panels with arched tops.

A small laundry projects west from the main body of the house at the rear. It is located under a skillion roof which extends from the main roof. A roofed rear porch provides access from the driveway to the kitchen and the laundry and connects these two rooms.

A modern extension to create an ensuite and walk in wardrobe is located at the rear of the side projecting bay and a modern terrace and painted timber pergola have been built across the full extent of the rear façade.



Figure 25: The front of the house and front garden.



Figure 26: The eastern facade of the house.



Figure 27: The rear and eastern side of the house. The rear gable roofed extension of the original hipped roof is evident. The windows in the gables are alterations to the original. The rear terrace and painted timber pergola are modern changes as are the glazed doors to the sunroom.



Figure 28: The rear (northern) facade of the house. Most of this façade has been altered from the original. The kitchen chimney is evident.



Figure 29: The laundry.



Figure 30: The back verandah and large western gable which terminates the main roof. The wall of the modern bathroom addition is evident on the right and the laundry on the left. The lightweight carport is just visible on the left.



Figure 31: The western facade of the house showing the small gable which terminates the roof over the bedroom bay. The chimney of the existing living room is evident.



Figure 32: The verandah which wraps around the south-eastern side of the house. The tapered timber posts sitting on sandstone bases support the roof.



Figure 33: The projecting bay and its bow window on the front facade of the house.



Figure 34: The front verandah at the entry and the projecting timber framed window of the bedroom.



Figure 35: The roof of the modern wardrobe and ensuite addition. The chimney of the front bedroom is just visible on the left. The fireplace below has been removed.



Figure 36: The modern garage.

3.3 House Interior

The house is entered from the front verandah into a hall which bends through the house with rooms on either side. The walls, probably solid brick, are rendered and plastered and painted, with a simple skirting. The floor is timber floorboards. The high ceiling, where original, appears to be decorative fibrous plaster. Ceilings have decorative cornices and roses with a floral motif. In some cases the main centre panel has a floral and ribbon border. On the walls, the picture rails are simple mouldings, and the ventilators include a floral motif.

The entry hallway has a decorative timber fretwork arch with an elongated clover motif. The internal stair, a modern intervention, has a tapered newel post echoing the form of the verandah posts. The balusters have a similar fretwork pattern matching the fretwork to the adjacent hall arch. The longer corridor leading to the kitchen has an arch at the entry end with decorated haunches in a floral motif. At the kitchen end, the door has a glazed highlight over.

Internal doors are panelled with plain architraves and skirtings. The door panels consist of three tall vertical panels below with two horizontal panels above. Each panel has a raised moulding. In some case the doors have a glazed highlight above.

Some of the windows have tapered side architraves with deep reveals. The tapered architrave is full height at the bay window to the front bedroom. The ceiling to the laundry is comprised of timber boards, and the ceiling rakes with the pitch of the roof. The walls are painted face brick.

The fireplace of the Living Room has a cast iron insert with a simple timber surround and mantle. The smaller fireplace in the front bedroom/sitting room has a simple timber surround with a blue glazed tiles within the fireplace and includes small elongated floral feature tiles. The former owner advised that this fireplace surround has been altered.



Figure 37: Typical internal door. Family Room. Probably the original Dining Room.



Figure 38: Decorative timber arch of the entry hall.



Figure 39: The window of the main bedroom.



Figure 40: The bay window of the Living Room (original Drawing Room).



Figure 41: The fireplace of the Living Room (original Drawing Room).



Figure 42: The fireplace of the Living/Family Room (original Dining Room).



Figure 43: The decorative ceiling of the Sitting Room/Bedroom (original Drawing Room).



Figure 44: The decorative ceiling of the Main Bedroom.



Figure 45: Decorative wall vent.



Figure 46: Simple timber skirting.



Figure 47: Timber ceiling of the Laundry. The back wall of the chimney of the Kitchen fireplace is evident.

3.4 Garden

The house is set in a large mature garden. The key elements are the front garden beds, extensive lawns, large fir tree, tennis court, driveway, and dense tree plantings at the rear of the property. The garden provides an appropriate setting for the house.



Figure 48: Aerial view of the garden.
Source: Google Maps



Figure 49: View of the front garden from the footpath showing the front lawn and garden bed immediately in front of the house. The front fence was original a timber fence.



Figure 50: The front entry path leading to the front verandah and front door. This is not the original front garden path.



Figure 51: The large fir tree which makes a significant positive contribution to the setting of the house.



Figure 52: View of the front garden from the street showing the well-established shrubbery.

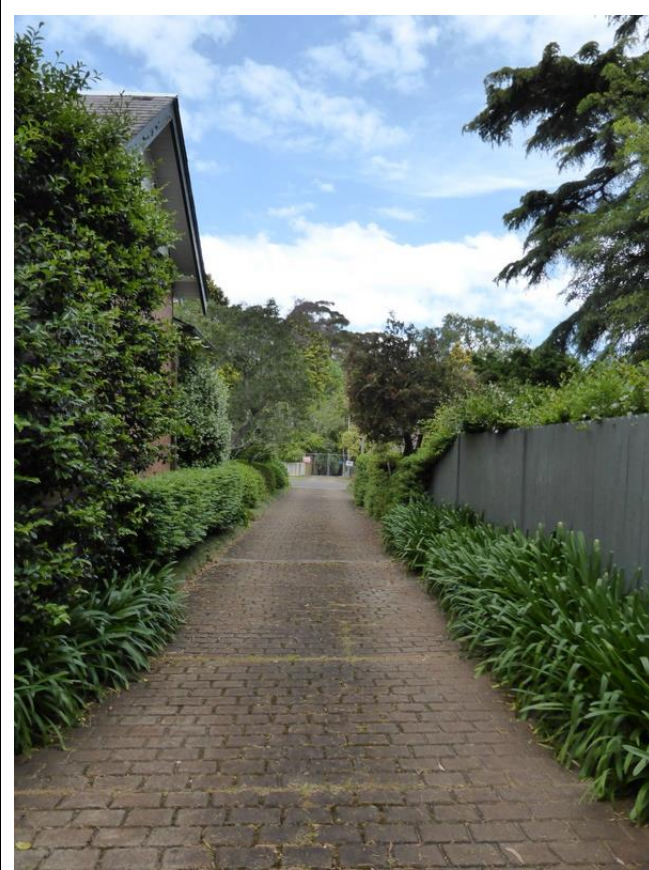


Figure 53: View south along the driveway. The driveway is located adjacent to the western boundary of the property.



Figure 54: View of the tennis court and trees at the rear of the property.

The house has a strong relationship with the garden, typical of houses of the Federation period as expressed by Robert Haddon in his 1908 *Australian Architecture*: “Now, the creating of a garden is second only in importance to the building of a house, and the two – the house as a well-balanced structure and the garden as a well laid-out frame – should find harmony the one with the other; and as

the house answers through the years to the kindly mellowness of Nature's touch, so may the garden grow up in strength and beauty to minister to the household her need of beauty and repose".²⁶

3.5 Condition and Integrity

The original house has undergone some alterations, the most notable being the creation of a first floor and changes to the rear of the house. The alterations and additions have generally been sympathetically done and the key features of the house remain intact, including: the main rooms and hall, the majority of the original roof form, all the chimneys, much of the original joinery and timber flooring, some original ceilings, and many original architectural details.

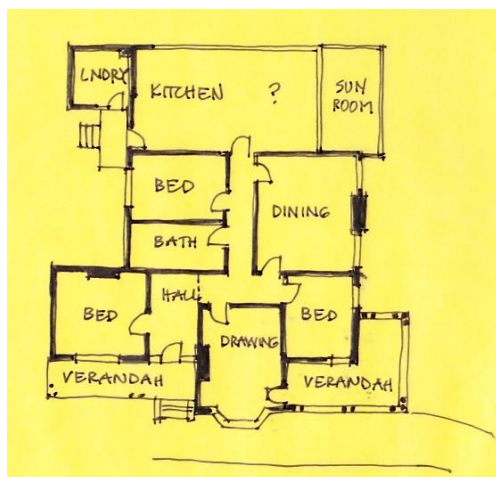
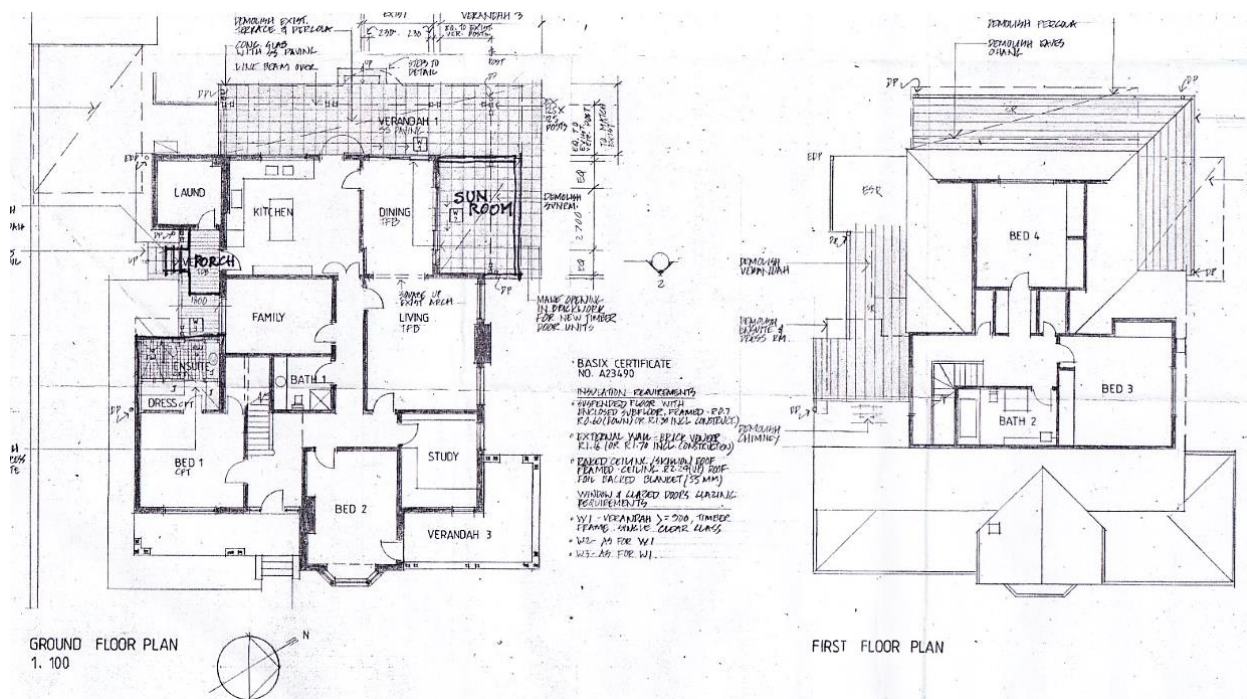


Figure 55 (left): A conjectural plan of the original house.

Figure 56 (below): Plans of the current house showing the bedrooms at first floor level and the stair to this level.

Source: Extract of development application drawing by Turpin Burton numbered 07/13, dated October 2007. Annotation by author.



The carport was built c. 1988.²⁷

Prior to 2004 a first floor, accessed from a stair in the existing Kitchen, appears to have been built to a new level created within the roof space. The windows to the large side gables may have been installed at this time.

²⁶ As quoted in Heritage Council of New South Wales, *Conservation of Federation Houses*, p. 43

²⁷ BA88/01282

A development application in 2004 appears to have resulted the following changes:

- demolition of an existing non-original ensuite and construction of a new ensuite/dressing room (while this is shown on the plans it may not have been executed);
- replacement of the original door to the enclosed front verandah with a window;
- demolition of an existing (non-original?) stair to the first floor;
- internal alterations to the kitchen and adjacent room;
- a first floor bathroom inserted into the roof space;
- possibly the removal of the fireplace in the front bedroom (although this may have occurred at some other time);
- demolition of the existing bathroom and construction of new stairs to the first floor.²⁸

A development application in 2007 appears to have resulted the following changes:

- replacement of the existing non-original ensuite and construction of an ensuite/dressing room
- demolition of the, probably original, sunroom at the north-eastern corner of the house;
- construction of a terrace and pergola at the rear.²⁹

It is not clear when the rear sunroom was enclosed with glazed walls.

Changes have also been made to the front garden. The original timber front fence has been replaced with a low brick fence and the original curved front path replaced with a straight front garden path which leads directly to the front steps.

The house and garden are in good condition.



Figure 57: The new kitchen room. The door leads to the back porch.

²⁸ Ku-ring-gai Council DA 0518/2004. It is difficult to determine the exact extent of changes as the copy of the architectural drawings was not clear. Also only two of the four drawings were made available, together with the Statement of Environmental Effects and Notice of Determination. The Council file was not made available.

²⁹ Ku-ring-gai Council DA 0518/2004. The two architectural drawings were made available, together with the Statement of Environmental Effects and Notice of Determination. The Council file was not made available.



Figure 58: Looking towards the new sunroom.

3.6 Architectural context

Birrlee was built at the end of the Federation Period³⁰ just prior to the outbreak of World War 1. Its design can generally be described as “Federation Bungalow”, a style that “can be regarded as a transition between the Federation Queen Anne and the Inter-War Californian Bungalow styles” displaying the qualities of “homely simplicity and robust honesty”.³¹

The Federation style, had been developed at the end of the nineteenth century in response to, amongst other things, a patriotic up-swell following Federation, the Australian climate, new technologies which made available good quality face bricks, English architectural fashions, the availability of the fashionable Marseille tiles, and the availability of relatively cheap labour and materials for decorative architectural work. While architects lead the movement, it was quickly taken up by builders resulting in a variety of building designs and an abundance of decorative details often with an Australian motif. These bungalows, built in the growing low density suburbs, became a symbol of middle-class virtues and values: respectability, individualism, order and material success via hard work and thrift.³²

The plan of *Birrlee* illustrates changes to the plans of the houses at this time arising from the desire to make a more interesting house form with the location of rooms sometimes responding to external design imperatives rather than function.³³

A good description of Federation style buildings is provided in the *Municipality of Ku-ring-gai Heritage Study* (Figure 59).

³⁰ Defined in *Identifying Australian Architecture*, as between c.1890 – c.1915.

³¹ Richard Apperly, Robert Irving and Peter Reynolds, *A Pictorial Guide to Identifying Australian Architecture*, Angus and Robertson, 1989, p.144

³² Paul Ashton, *Suburban Sydney*, Dictionary of Sydney, www.home.dictionarofsydney.org, 2008

³³ Ian Evans, *The Federation House*, Flannel Flower Press, pp 16-17

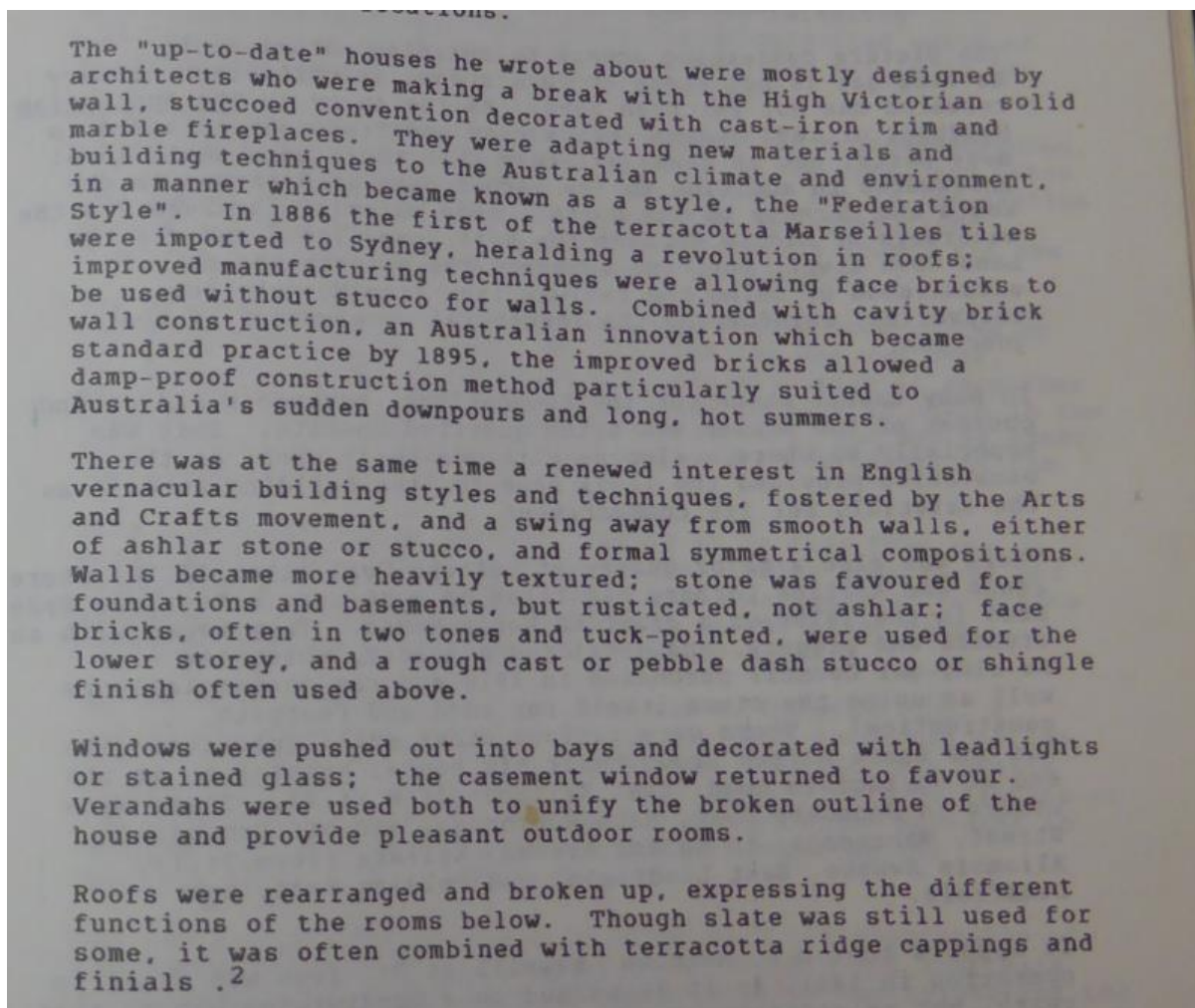


Figure 59: Description of the Federation style of buildings

Source: Extract of *Municipality of Ku-ring-gai Heritage Study*, p 65.

By the time *Birrlee* was built, the design of bungalow style buildings was changing to one of greater simplicity and there was greater interest in other styles. *The Salon, Being the journal of the NSW Institute of Architects of NSW* arguing in 1912 that originality in architecture does not depend on the need to invent a new architectural style but rather in designing a building which is a good expression of a particular style, stating in the editorial that: "A man who has the gift, will take up any style and will work with that, and be great in that, and make everything he does in it look as fresh as if every thought of it had just come down from Heaven. I do not say that he will not take liberties with his materials or his rules; I do not say that strange changes will not sometimes be wrought by his efforts or his fancies in both. But these changes will be instructive, natural, though sometimes marvellous; they will never be sought after as things necessary for his dignity or independence; and those liberties will be those that a great speaker takes with the language not a defiance of the rules for the sake of singularity, but inevitable, uncalculated, and brilliant consequences of an effort to express what the language, without such infraction, could not".³⁴ It was such views which influenced the proliferation of a wide variety of architectural styles in the Inter-War years.

The Federation style is evident in such things as the high pitched slate roof which spreads over the verandahs, the variety of forms that comprise the roof, the complex form of the house, the warm red face brickwork walls, the exposed rafters and timber lined eaves, the verandahs of the front façade, the simply designed chimneys, and the leadlight windows. The bay window of the original Drawing

³⁴ "Originality in Architecture", in *The Salon. Being the journal of the NSW Institute of Architects of NSW*, Vo. 1, No 1, July – August 1912, West Wilson Co, p 1

Room is also typical of Federation designs, the bays being “considered graceful and useful features and most drawing-rooms had one”.³⁵ The vertical timber battens of the gables is typical of Inter-War bungalows, and the lack of intricate timberwork forecasts the simpler decoration of later buildings. *Birrilee* does not display an avant-garde design, but is characteristic of other buildings of conservative design being built at the same time, as is evidenced by illustrations in journals of the time.

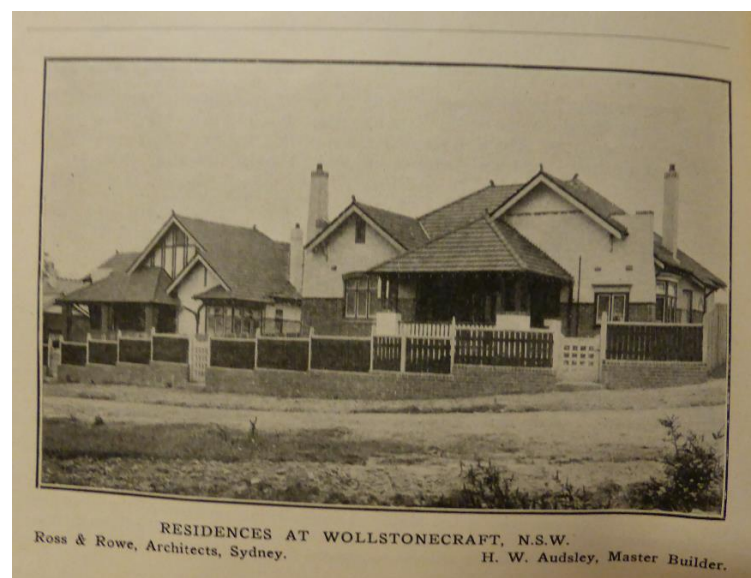


Figure 60: Houses at Wollstonecraft.

Source: *Building*, 11 July 1914

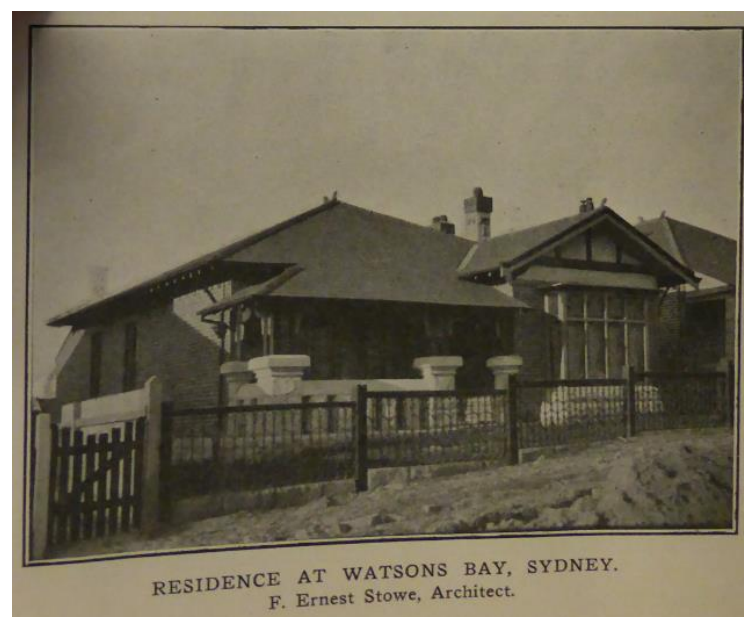


Figure 61: Houses at Wollstonecraft.

Source: *Building*, 11 July 1914, p 101

³⁵ Ian Evans, *The Federation House*, Flannel Flower Press, p.19



Figure 62: House at North Sydney.
Source: *Building*, 12 August 1915, p 115



Figure 63: House at North Sydney.
Source: *Building*, 12 August 1915, p 116

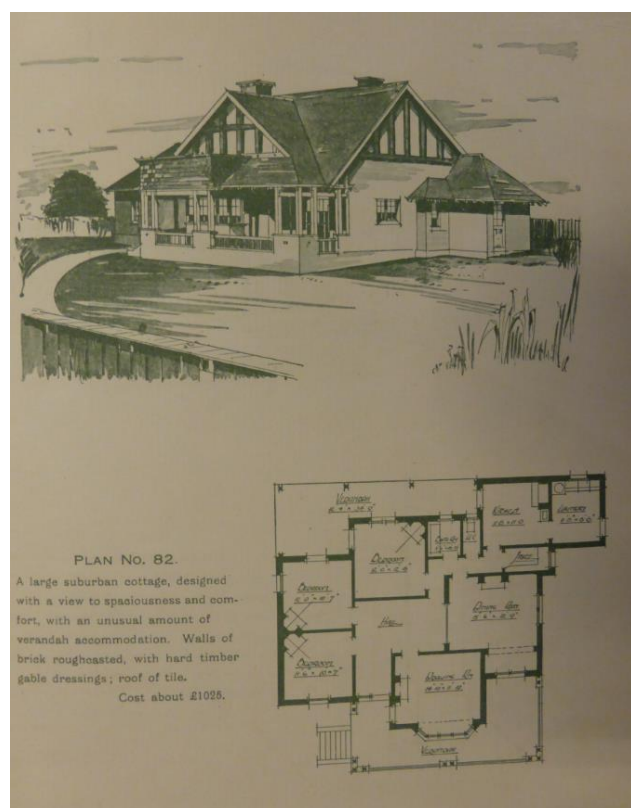


Figure 64: Bungalow design
Source: *Australian Bungalow and Cottage House Designs*, Sydney, Bookstall, 1914

An illustration of a Federation garden in the suburb of Haberfield has key similarities with the early garden at No. 25 Bushlands Avenue, displaying an indirect curved front garden path, extensive lawns, garden beds, and specimen tree plantings (Figure 65).



Figure 65: The Federation garden.
Source: Illustration in *The Federation House*, p117

4.0 COMPARATIVE ANALYSIS

4.1 Approach

A comparison of similar other buildings helps in the evaluation of the heritage significance of No. 25 Bushlands Avenue. The brief comparative analysis takes the form of a visual comparison of the house at No. 25 Bushlands Avenue, *Birrlee*, with other houses in the area from the same period which are listed as local heritage items in Ku-ring-gai Local Government Area. The photographs of the item and its description and statement of significance is taken from the heritage inventory sheet for the item.

4.2 Comparison

The houses selected for comparison are mostly located in the suburb of Gordon, although some houses from other suburbs have also been considered. The comparison provides a benchmark for consideration of whether or not No. 25 Bushlands Avenue also has heritage values sufficient to warrant listing as a heritage item at either State or local level.

	Address: 16 Edward Street, Gordon Description: Altered or extended sympathetically Significance: Reasons for listing; architectural, State significance.
	Address: 35 Rosedale Road, Gordon Description: Altered or extended sympathetically Significance: Reasons for listing; architectural, Municipal Significance.

	Address: 2 Garden Square, Gordon
	Description: Substantially intact
	Significance: Reasons for listing; architectural, Municipal significance.
	Address: 32 Nelson Street, Gordon
	Description: Altered or extended unsympathetically
	Significance: cultural, architectural, group value, Municipal significance. Note: garden.
	Address: 24 Nelson Street, Gordon
	Description: Altered or extended sympathetically, 1961-1986 period.
	Significance: Reasons for listing; cultural, social, architectural, group value, Municipal significance.
	Address: 38 Nelson Street, Gordon
	Description: Substantially intact
	Significance: Reasons for listing; architectural, group value, Municipal significance.
	Address: 35 Nelson Street, Gordon
	Description: Altered or extended unsympathetically
	Significance: Reasons for listing; architectural, group value, Municipal significance.



Address: 25 Nelson Street, Gordon

Description: Substantially intact

Significance: Reasons for listing; cultural, architectural, group value, Municipal significance.



Address: 23 Nelson Street Gordon

Description: Substantially intact

Significance: Reasons for listing; historic, cultural, architectural, group value, State significance. Note: fence & gates.



Address: 724-726 Pacific Highway Gordon

Description: Altered or extended sympathetically

Significance: Reasons for listing; architectural, Municipal significance.



Address: 748 Pacific Highway Gordon

Description: Altered or extended unsympathetically

Significance: Reasons for listing; historic, architectural, landmark value, Municipal significance.

	Address: 707 Pacific Highway Gordon Description: Tulkiyan is a remarkably intact survivor of a distinctive phase in the development of domestic architecture in Australia. It is a substantial two storey brick residence located on the north eastern side of the Pacific Highway at Gordon NSW. Significance: Tulkiyan is of State significance as an important, intact example of a fine Arts & Crafts suburban villa, designed by eminent Edwardian architect B.J. Waterhouse of the architectural firm of Waterhouse and Lake, for a prominent local family. The design of the house, together with their contents, represent the taste and lifestyle of the upper middle class in Sydney prior to World War 1, and document the building's ownership and occupation by the Donaldson Family for 80 years with a minimum of alteration from the original 1913 house. The ownership has remained in the one family from the commissioning of the architect to its bequest to Ku-ring-gai Council by Miss Margaret Donaldson in 1985. The largely intact interior is furnished with most of the original contents of the house. There is comprehensive documentary evidence relating to the house, family, contents and garden. The house and its garden setting also represent the suburban expansion of Gordon during the early twentieth century (Noel Bell Ridley Smith, 1998, 43).
	Address: 82 Grosvenor Street Wahroonga Description: Altered or extended sympathetically. Significance: Reasons for listing; cultural, social, architectural, group value, state significance.
	Address: 62 Braeside St Wahroonga Description: Altered or extended unsympathetically. Significance: Reasons for listing; architectural, municipal significance.

	Address: 102 Grosvenor Street Wahroonga
	Description: Altered or extended unsympathetically. Substantial works done in the 1950s.
	Significance: Reasons for listing ; cultural, architectural, municipal significance. Note: Tennis pavilion, gardens, outbuildings and mature tree planting.
	Address: 37a Arnold Street Killara
	Description: Altered or extended sympathetically
	Significance: Reasons for listing; cultural, architectural, Municipal significance.
	Address: 24 St John's Avenue Gordon
	Description: Substantially intact
	Significance: Reasons for listing; cultural, architectural, rarity value, State significance. Note: fine intact house and garden.

4.3 Analysis

No. 25 Bushlands Avenue dates from the same historical period as the houses above. The high degree of integrity of No. 25 Bushlands Avenue allows it to demonstrate the history of Ku-ring-gai, and in particular Gordon, in the period from 1901 to 1920, in the same way as do other houses which are heritage items in the Ku-ring-gai Local Government Area. No. 25 Bushlands Avenue is not a special demonstration of the history of NSW.

The aesthetic values of No. 25 Bushlands Avenue are also equal to those of other properties which are local heritage items in the Ku-ring-gai Local Government Area. No. 25 Bushlands Avenue demonstrates to a high degree the architectural and garden fashions in suburban Gordon in the early years of the twentieth century in the same way as similar buildings that are listed as heritage items.

A place can also have heritage values associated with an important person who had links with the place. No person connected with No. 25 Bushlands Avenue has been identified as being of importance to the history of NSW or Ku-ring-gai. This is the case with most of the similar places listed as heritage items in Gordon.

Heritage values can also be derived from the importance a place has to a community or cultural group. All the places used for comparison purposes can be considered to have importance to the Ku-ring-gai community due to their being made heritage items by Ku-ring-gai Council. Likewise, the making of an Interim Heritage Order by Council for No. 25 Bushlands Avenue indicates that the place has a particular importance for the community. Apart from this, No. 25 Bushlands Avenue, based on available information, has no other special relationship with a community or cultural group. This is also the case for many of Ku-ring-gai Council's listed heritage items. Therefore, in this regard No. 25 Bushlands Avenue, is comparatively equal to many similar local buildings which are heritage items.

The potential of No. 25 Bushlands Avenue to yield technical information is considered comparable with similar buildings which are listed as heritage items.

No. 25 Bushlands Avenue, as evidenced by similar houses listed as heritage items, is not rare, but rather is a representative example of a middle class suburban home and garden built in the period 1901 to 1920.

5.0 ASSESSMENT OF HERITAGE SIGNIFICANCE

Cultural significance is synonymous with 'heritage significance'. It is the terminology used by *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 2013* which defines cultural significance as the aesthetic, historic, scientific, social or spiritual values of a place for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.

The NSW Heritage Council has established guidelines for the assessment of cultural significance of places and for the statement of significance for the place. The guidelines incorporate the five types of cultural heritage values identified in the ICOMOS Burra Charter into a specifically structured framework which is currently accepted as the required format by heritage authorities in New South Wales. The guidelines are set out in the NSW Heritage Division publication, *Assessing Heritage Significance*, has seven criteria for the assessment of heritage significance. The significance of the subject site is assessed against these criteria.

The assessment of heritage significance relies on an understanding and analysis of documentary and physical evidence of the subject site.

5.1 Significance Criteria

-
- a)** *An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).*
-

Guidelines for INCLUSION

- *shows evidence of a significant human activity*
- *is associated with a significant activity or historical phase*
- *maintains or shows the continuity of a historical process or activity*

Guidelines for EXCLUSION

- *has incidental or unsubstantiated connections with historically important activities or processes*
- *provides evidence of activities or processes that are of dubious historical importance*
- *has been so altered that it can no longer provide evidence of a particular association*

Discussion

The original residential allotment for the house at No. 25 Bushlands Avenue was created in 1895 as a speculative subdivision of rural land. The allotments finally sold in 1913 and *Birrilee* was constructed in c.1915 as a middle class family home. The design of the house and its suburban setting represents the taste and lifestyle of the middle class in Sydney prior to World War 1.

No. 25 Bushlands Avenue provides evidence of the growth of Ku-ring-gai during the years following the Federation of Australia and the start of World War 1. This was the first stage of suburban residential subdivision and housing construction which followed the provision of infrastructure such as the railway, water and electricity, and demonstrates the popularity of “healthy” suburban living following the bubonic plague in the inner city areas of Sydney. *Birrilee* makes a noteworthy contribution to an understanding of the history of the area in the early twentieth century, and of the promulgation of town planning ideas which saw industry and other places of employment separated from residential living areas.

The property typifies the ideals of suburban living with the large site allowing for free air-circulation and large healthy gardens (with tennis court), around a suburban bungalow. The regard for the Australian bush is evident in the continual retention of endemic trees at the rear of the property. English landscape ideas are evident in the garden with its specimen trees and planting beds set in expansive lawns.

The driveway, which serviced a garage present by 1929, demonstrates the rapid take-up, especially by the middle class, of the motor car in the first part of the twentieth century, with the car eventually becoming inseparable from suburban living.

Assessment

Based on the research undertaken, this criterion has been satisfied.

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

Guidelines for INCLUSION

- *shows evidence of a significant human occupation*
- *is associated with a significant event, person, or group of persons*

Guidelines for EXCLUSION

- *has incidental or unsubstantiated connections with historically important people or events*
- *provides evidence of people or events that are of dubious historical importance*
- *has been so altered that it can no longer provide evidence of a particular association*

Discussion

Numerous people have been associated with No. 25 Bushlands Avenue however these associations are incidental and not of historical importance.

Assessment

Based on the research undertaken, this criterion has not been satisfied.

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

Guidelines for INCLUSION

- *shows or is associated with, creative or technical innovation or achievement*
- *is the inspiration for a creative or technical innovation or achievement*
- *is aesthetically distinctive*
- *has landmark qualities*
- *exemplifies a particular taste, style or technology*

Guidelines for EXCLUSION

- *is not a major work by an important designer or artist*
- *has lost its design or technical integrity*

- *its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded*
- *has only a loose association with a creative or technical achievement*

Discussion

No. 25 Bushlands Avenue has high aesthetic values. *Birrlee*, built c. 1915 is a fine example of a Federation Bungalow style house retaining most of its original form and details. *Birrlee* exemplifies the design of large bungalows fashionable at the time of its construction and displays in a minor way the influence of the Californian bungalow on the Federation style just prior to World War 1. The conservative design of the house reflects the middle class conservatism of suburban Gordon at the time of *Birrlee*'s construction.

Birrlee, originally single storey, has a large spreading slate roof supported by warm red/brown face brickwork walls set on a sandstone base. The main roof is a large transverse gable with the rough cast and timber batten gables facing the side boundaries. The bulk of the house and its basic rectangular shape is broken up by gable roofed wings which extend towards the front and side of the house, and by verandahs at the front of the house that also provide visual delight with their detailing and shadows. The tall rough cast chimneys topped by terracotta chimney pots add to the character of the house providing a vertical counterpoint to the horizontal lines of the roof ridges and sloping lines of the gables. The verandahs are supported by pairs of timber tapered posts set on sandstone bases. The good timber workmanship is also evident in the bay window of the front façade, other windows, timber fire places surrounds and other internal joinery.

The well-established garden is also attractive and retains key features of the original garden such as an extensive lawn, specimen tree plantings, garden beds, a tennis court and driveway. The garden provides an appropriate setting for *Birrlee*.

The house and its garden make an important contribution to the Bushlands Avenue streetscape.

Assessment

Based on the research undertaken, this criterion has been satisfied.

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

Guidelines for INCLUSION

- *is important for its associations with an identifiable group*
- *is important to a community's sense of place*

Guidelines for EXCLUSION

- *is only important to the community for amenity reasons*
- *is retained only in preference to a proposed alternative*

Discussion

This aspect of significance has not been investigated in detail, although No. 25 Bushlands Avenue appears not to be of special importance to a particular community group.

However, the placing of an Interim Heritage Order on the property indicates that the place is important to the community's sense of place, the community being that of the Ku-ring-gai Local Government Area. Ku-ring-gai Council has long demonstrated an active concern to protect the historic and very attractive houses and gardens of its early suburban areas.

Assessment

Based on the research undertaken, this criterion has been satisfied.

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

Guidelines for INCLUSION

- *has the potential to yield new or further substantial scientific and/or archaeological information*
- *is an important benchmark or reference site or type*
- *provides evidence of past human cultures that is unavailable elsewhere*

Guidelines for EXCLUSION

- *the knowledge gained would be irrelevant to research on science, human history or culture*
- *has little archaeological or research potential*
- *only contains information that is readily available from other resources or archaeological sites*

Discussion

The house and landscaping at No.25 Bushlands Avenue does not appear to demonstrate a high level of technological achievement, although the level of intact fabric provides No. 25 Bushlands Avenue with some potential for discovery. However, given that it appears to be built using standard construction techniques of the time, Birralea has limited potential to yield new technical information about its construction and materials. An assessment of this criterion would benefit from review following in-depth research.

Assessment

Based on the research undertaken, this criterion has not been satisfied.

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

Guidelines for INCLUSION

- *provides evidence of a defunct custom, way of life or process*
- *demonstrates a process, custom or other human activity that is in danger of being lost*
- *shows unusually accurate evidence of a significant human activity*
- *is the only example of its type*
- *demonstrates designs or techniques of exceptional interest*
- *shows rare evidence of a significant human activity important to a community*

Guidelines for EXCLUSION

- *is not rare*
- *is numerous but under threat*

Discussion

No. 25 Bushlands Avenue is not a rare example of its type.

Assessment

Based on the research undertaken, this criterion has not been satisfied.

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

Guidelines for INCLUSION

- *is a fine example of its type*

- *has the principal characteristics of an important class or group of items*
- *has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity*
- *is a significant variation to a class of items*
- *is part of a group which collectively illustrates a representative type*
- *is outstanding because of its setting, condition or size*
- *is outstanding because of its integrity or the esteem in which it is held*

Guidelines for EXCLUSION

- *is a poor example of its type*
- *does not include or has lost the range of characteristics of a type*
- *does not represent well the characteristics that make up a significant variation of a type*

Discussion

No. 25 Bushlands Avenue is a good representative example of suburban development in the Federation period. The house is a representative example of a large Federation Bungalow style house and the garden representative of the setting of such houses.

Assessment

Based on the research undertaken, this criterion has been satisfied.

5.2 Statement of Significance

No. 25 Bushlands Avenue has local heritage significance as part of the first wave of residential suburban development undertaken in the area prior to World War 1, an important phase of the growth of the Ku-ring-gai Local Government Area when rural lands were being subdivided for housing. The development of No. 25 Bushlands Avenue demonstrates the popularity of suburban living, made possible due to the provision of public infrastructure to support the growth of suburbs such as Gordon, away from the inner city which was seen as being unhealthy, overcrowded and dissolute. *Birralee*, built c. 1915 and highly intact, is a fine example of a Federation Bungalow style house retaining most of its original features. The attractive garden of *Birralee* retains key features of the original garden and demonstrates the strong links between Federation houses and their gardens. The garden provides an appropriate setting for the *Birralee*.

6.0 CONCLUSION

The heritage significance of No. 25 Bushlands Avenue is sufficient to warrant the property be protected by being made a local heritage item through listing in the Heritage Schedule of Ku-ring-gai Local Environmental Plan 2015.

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Council files

HERITAGE INVENTORY SHEET

ITEM DETAILS						
Name of Item	<i>Birrlee</i>					
Other Name/s Former Name/s						
Item type (if known)	Built					
Item group (if known)	Residential buildings (private)					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	25					
Street name	Bushlands Avenue					
Suburb/town	Gordon				Postcode	2072
Local Government Area/s	Ku-ring-gai					
Property description	Lot 3 DP 578395					
Location - Lat/long	Latitude				Longitude	
Location - AMG (if no street address)	Zone		Easting		Northing	
Owner						
Current use	Single family dwelling					
Former Use	Single family dwelling					
Statement of significance	No. 25 Bushlands Avenue has local heritage significance as part of the first wave of residential suburban development undertaken in the area prior to World War 1, an important phase of the growth of the Ku-ring-gai Local Government Area when rural lands were being subdivided for housing. The development of No. 25 Bushlands Avenue demonstrates the popularity of suburban living, made possible due to the provision of public infrastructure to support the growth of suburbs such as Gordon, away from the inner city which was seen as being unhealthy, overcrowded and dissolute. <i>Birrlee</i>, built c. 1915 and highly intact, is a fine example of a Federation Bungalow style house retaining most of its original features. The attractive garden of <i>Birrlee</i> retains key features of the original garden and demonstrates the strong links between Federation houses and their gardens. The garden provides an appropriate setting for the <i>Birrlee</i>.					
Level of Significance	State ☐			Local ☒		

DESCRIPTION	
Designer	Unknown
Builder/ maker	Unknown
Physical Description	No. 25 Bushlands Avenue is a two storey house set in an extensive garden. The block is "L" shaped with the wider area at the front facing Bushlands Avenue and the block stepping behind the garage so that it is narrower at the rear. The block is generally level with only a slight fall across the site from east to west. The house is set back from Bushlands Avenue with an attractive front garden. A tennis court is located at the rear of the allotment and a swimming pool at the side. A driveway, located along the western side of the house, leads to a carport and garage. The garden is well-established with extensive lawns, mixed shrubbery, and several exotic mature trees, including a large Fir tree. The bush located at the rear of the property has been identified as Sydney Turpentine Ironbark Forest. The house is constructed of brick walls with warm red/brown face bricks in a stretcher bond forming the external walls which are set above a rusticated sandstone block base. In some places the walls to the service areas have been painted, and the joints on the verandah appear to have been re-grouted with black mortar. The original mortar joint seems to have been a flush joint in grey mortar. The main roof of the house is a large transverse gable, the gables facing the sides of the property. The large gables have timber vents at their apex. A smaller gable on the front of the house is set above a projecting wing. There is also a small gable on the western façade terminating the roof of the bay extending to the west. The original rear hipped roof has been changed to a gable form in order to create additional space at first floor level. The main roof is slate with metal cappings. It is not known if this is the original capping or if the capping replace earlier metal or terracotta cappings. The upper floor is contained within the main roof. The gables ends are finished with vertical timber battens and rough cast render. The barge boards are plain. The four tall chimneys are finished with roughcast render and topped with terracotta pots. The main chimney breast to the living room is expressed on the facade with the lower portion in face brickwork and a single brick string with roughcast render above. The eaves are lined with timber boards and have expressed rafters. Verandahs, set under the main roof, are located on either side of the bay on the front facade, the entry verandah on the western side. The main verandah roofs are supported by tapered timber paired posts sitting on rough faced sandstone plinths. The roof pitch is reduced over the verandahs which have raked soffits following the pitch of the verandahs roofs, and are lined with painted timber boards. A lower pitched roof also covers a rear sunroom located on the north-eastern corner of the house. The front verandahs are enclosed by a 230mm thick face brick balustrade with a double bull nosed capping rising to the location of the sandstone post bases. The floor to the front verandah is finished with tessellated tiles (may not be original) and has sandstone block entry steps. Windows on the ground floor are generally box framed double hung with multiple panes to the top sashes. There is a projecting bay window to the front projecting bay. Elsewhere other windows project as boxed elements with bracketed sills and small hoods resulting in deep reveals internally. The top floor windows are also double hung but with one horizontal glazing bar to each sash. The front door has glazed side and top lights. The clear glazed lead top lights are inward opening hoppers. The front door panel is half glazed with three lower panels. The clear lead light glazing in the door panel has a flat arch shaped top rail. The side lights are clear single panels with arched tops. A small laundry projects west from the main body of the house at the rear. It is located under a skillion roof which extends from the main roof. A roofed rear porch provides access from the driveway to the kitchen and the laundry and connects these two rooms. A modern extension to create an ensuite and walk in wardrobe is located at the rear of the side projecting bay and a modern terrace and painted timber pergola have been built across the full extent of the rear façade. The house is entered from the front verandah into a hall which bends through the house with rooms on either side. The walls, probably solid brick, are rendered and plastered and painted, with a simple skirting. The floor is timber floorboards. The high ceiling, where original, appears to be decorative fibrous plaster. Ceilings have decorative cornices and roses with a floral motif. In some cases the main centre panel has a floral and ribbon border. On the walls, the picture rails are simple mouldings, and the ventilators include a floral motif.

	The entry hallway has a decorative timber fretwork arch with an elongated clover motif. The internal stair, a modern intervention, has a tapered newel post echoing the form of the verandah posts. The balusters have a similar fretwork pattern matching the fretwork to the adjacent hall arch. The longer corridor leading to the kitchen has an arch at the entry end with decorated haunches in a floral motif. At the kitchen end, the door has a glazed highlight over. Internal doors are panelled with plain architraves and skirtings. The door panels consist of three tall vertical panels below with two horizontal panels above. Each panel has a raised moulding. In some case the doors have a glazed highlight above. Some of the windows have tapered side architraves with deep reveals. The tapered architrave is full height at the bay window to the front bedroom. The ceiling to the laundry is comprised of timber boards, and the ceiling rakes with the pitch of the roof. The walls are painted face brick. The fireplace of the living room has a cast iron insert with a simple timber surround and mantle. The smaller fireplace in the front bedroom/sitting room has a simple timber surround with a blue glazed tiles within the fireplace and includes small elongated floral feature tiles. The house is set in a large mature garden. The key elements are the front garden beds, extensive lawns, large fir tree, tennis court, driveway, and dense tree plantings at the rear of the property. The garden provides an appropriate setting for the house. The house has a strong relationship with the garden, typical of houses of the Federation period.					
Physical condition and Archaeological potential	The original house has undergone some alterations, the most notable being the creation of a first floor and changes to the rear of the house. The alterations and additions have generally been sympathetically done and the key features of the house remain intact, including: the main rooms and hall, the majority of the original roof form, all the chimneys, much of the original joinery and timber flooring, some original ceilings, and many original architectural details. Changes have also been made to the front garden. The original timber front fence has been replaced with a low brick fence and the original curved front path replaced with a straight front garden path which leads directly to the front steps. The house and garden are in good condition.					
Construction years	Start year	1915	Finish year	1915	Circa	☒
Modifications and dates	Date unknown: Original garage modified or demolished and re-built. Date unknown: Timber front fence demolished. Possibly between 1943 and 1951: Front garden path relocated to its present location. (Comparison of aerial photographs.) c. 1970: Land subdivided to create a battle-axe allotment c. 1986: Tennis court re-surfacing (it may have been slightly relocated at this time also – verbal advice from former owner) c. 1988: Carport built – BA88/01282 c. 2001: Swimming pool – DA666/01/DE Prior to 2004 a first floor level, accessed from a stair in the existing Kitchen, appears to have been built to a new level created within the roof space. The windows to the large side gables appear to have been installed at this time. c. 2004: DA518/04 - Alterations and additions including replacement of the original door to the enclosed front verandah with a window; internal alterations to the kitchen and adjacent room; first floor bathroom within the roof space; possibly the removal of the fireplace in the front bedroom (although this may have occurred at some other time); demolition of the existing bathroom and construction of new stairs to the first floor and new bathroom. c. 2007: DA1297/07 - Alterations and additions replacement of the existing non-original ensuite and construction of an ensuite/dressing room; possibly demolition of the, probably original, sunroom at the north-eastern corner of the house; construction of a terrace and pergola at the rear; and, alterations to the Kitchen. Date unknown: New glazed walls to Sunroom.					
Further comments						

HISTORY	
Historical notes	The earliest land grants in the area were located along a ridgetop track that was to become the present day Pacific Highway. The size of the land grants, the topography, and the heavy timbering of the area, made the grants generally unsuitable for viable farms, better land being available around Parramatta and the Hawkesbury. Nevertheless people who lived in the relatively isolated rural area were largely involved in agricultural pursuits such as orchards (until fruit fly made these unfeasible) and in timber getting. No. 25 Bushlands Avenue, is located on 35 acres and 2 roods of land purchased by John Brown at auction on 13 May 1872 for £71. This land was created by the subdivision of the 60 acre School Land grant which had been given by Governor Macquarie in 1816 to support a school and church at what was to become the village of Gordon. John Brown was one of the early pioneers of Gordon, known as the Squire. A timber cutter, Brown acquired several portions of land and had a large timber yard at St. Leonards. The opening of Gordon railway station in 1890 encouraged real estate speculation and the subdivision of the rural holdings into residential allotments. Suburban development also followed the outbreak of bubonic plague in the crowded inner-city and ill-health caused by poor sanitation and inferior buildings. The virtues of the suburban house, set apart from its neighbour allowing free air circulation, and surrounded by health-giving gardens, and with ready access to bushland, were extolled.³⁶ In 1895 Brown's land, now owned by some of his children, was subdivided creating 50 allotments and Gertrude Avenue, the present day Bushlands Avenue. The allotments were offered for sale on the 26 October 1895 with the auctioneers extolling the superior climate, elevation above sea level, dry atmosphere, good soil and easy access to the city by train. The potential increase in land values was not forgotten, "Watch and wait...Land is only 1 minute from Gordon Station. Now is the time to buy, as a few years will discover greatly enhanced value for land so well situated as this, in relation to its nearness to station and the general characteristics of this healthy district".³⁷ The lots on which <i>Birralee</i> was constructed were purchased by Edward George Hattersley in 1913, and sold to Walter Wilkinson in 1914. The house <i>Birralee</i> appears to have been built by Walter Wilkinson in 1915 as <i>Birralee</i> first appears in <i>Sands Sydney Directory</i> of 1916. Gordon at this time was described as a quiet and charming suburb with "many magnificent residences of unique design, including bungalows and superior cottages".³⁸
THEMES	
National historical theme	4. Settlement: Making suburbs
State historical theme	• Town suburbs and villages • Accommodation

³⁶ Municipality of Ku-ring-gai Heritage Study, 1987, p 49

³⁷ Auction notice, Sydney Morning Herald, 23 October 1895

³⁸ M. A. Harris, *Where to Live. ABC Guide to Sydney and Suburbs*, Sydney, N.S.W., Marchant & Co. Ltd., 1917.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The original residential allotment for the house at No. 25 Bushlands Avenue was created in 1895 as a speculative subdivision of rural land. The allotments finally sold in 1913 and <i>Birrlee</i> was constructed in c.1915 as a middle class family home. The design of the house and its suburban setting represents the taste and lifestyle of the middle class in Sydney prior to World War 1. No. 25 Bushlands Avenue provides evidence of the growth of Ku-ring-gai during the years following the Federation of Australia and the start of World War 1. This was the first stage of suburban residential subdivision and housing construction which followed the provision of infrastructure such as the railway, water and electricity, and demonstrates the popularity of “healthy” suburban living following the bubonic plague in the inner city areas of Sydney. <i>Birrlee</i> makes a noteworthy contribution to an understanding of the history of the area in the early twentieth century, and of the promulgation of town planning ideas which saw industry and other places of employment separated from residential living areas. The property typifies the ideals of suburban living with the large site allowing for free air-circulation and large healthy gardens (with tennis court), around a suburban bungalow. The regard for the Australian bush is evident in the continual retention of endemic trees at the rear of the property. English landscape ideas are evident in the garden with its specimen trees and planting beds set in expansive lawns. The driveway, which serviced a garage present by 1929, demonstrates the rapid take-up, especially by the middle class, of the motor car in the first part of the twentieth century, with the car eventually becoming inseparable from suburban living.
Historical association significance SHR criteria (b)	Numerous people have been associated with No. 25 Bushlands Avenue however these associations are incidental and not of historical importance.
Aesthetic significance SHR criteria (c)	No. 25 Bushlands Avenue has high aesthetic values. <i>Birrlee</i>, built c. 1915 is a fine example of a large Federation Bungalow style house retaining most of its original features. <i>Birrlee</i> exemplifies the design of large bungalows fashionable at the time of its construction and displays in a minor way the influence of the Californian bungalow on the Federation style just prior to World War 1. The conservative design of the house reflects the middle class conservatism of suburban Gordon in 1915. The well-established garden is also attractive and retains key features of the original garden such as an extensive lawn, specimen tree plantings, garden beds, a tennis court and driveway. The garden provides an appropriate setting for <i>Birrlee</i>. The house and its garden make an important contribution to the Bushlands Avenue streetscape.
Social significance SHR criteria (d)	This aspect of significance has not been investigated in detail, although No. 25 Bushlands Avenue appears not to be of special importance to a particular community group. However, the placing of an Interim Heritage Order on the property indicates that the place is important to the community's sense of place, the community being that of the Ku-ring-gai Local Government Area. Ku-ring-gai Council has long demonstrated an active concern to protect the historic and very attractive houses and gardens of its early suburban areas. Based on the research undertaken, this criterion has been satisfied.
Technical/Research significance SHR criteria (e)	The house and landscaping at No.25 Bushlands Avenue does not appear to demonstrate a high level of technological achievement therefore has limited potential to yield new technical information. An assessment of this criterion would benefit from review following in-depth research. Based on the research undertaken, this criterion has not been satisfied.
Rarity SHR criteria (f)	Based on the research undertaken, this criterion has not been satisfied.

Representativeness SHR criteria (g)	No. 25 Bushlands Avenue is a good representative example of a suburban development in the Federation period. The house is a representative example of a large Federation Bungalow style house and the garden representative of the setting of such houses.			
Integrity	No. 25 Bushlands Avenue has a high degree of integrity. While some changes have been made to the place, these are largely sympathetic, and key features have been retained.			
HERITAGE LISTINGS				
Heritage listing/s				
INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Report	Robert Moore, Penelope Pike, Helen Proudfoot, and, Lester Tropman	<i>Municipality of Ku-ring-gai Heritage Study,</i>	1987	Ku-ring-gai Library
RECOMMENDATIONS				
Recommendations	The form, character, details and finishes, of the house should be retained and conserved with any further alterations and additions restricted to the rear and other areas where the original house has already been altered. The verandahs should not be enclosed. Additions should not be visually intrusive. Original interior spaces (hall and main rooms) and their original features should be retained. Original door and window openings should be retained. Consideration could be given to re-instating the door to the front verandah which has been replaced by a window. The roof gutters should be regularly monitored and cleared of leaf litter from nearby trees and the original fabric of the house appropriately maintained. Intrusive elements such as the ensuite and walk-in-robe should be removed. The removal of paint from original face brickwork should be undertaken where possible. A garden setting should be retained at the front and side of the house. The garden should include extensive lawn areas, and garden beds. The large fir tree should be retained as well as attractive mature shrubs where these contribute to the setting of the house. Consideration could be given to reinstating a curved garden path and front garden bed in the original location. An archival photographic recording should be undertaken of the house prior to any modifications and lodged with Council's Local Studies library collection.			

SOURCE OF THIS INFORMATION			
Name of study or report	Heritage Significance Assessment 25 Bushlands Avenue, Gordon	Year of study or report	2015
Item number in study or report			
Author of study or report	Kate Higgins		
Inspected by	Kate Higgins		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	Kate Higgins	Date	24.11.2015

APPENDIX D – Heritage Inventory Sheet

Heritage Data Form

ITEM DETAILS							
Name of Item	Birralee						
Other Name/s Former Name/s							
Item type (if known)	Built						
Item group (if known)	Residential buildings (private)						
Item category (if known)	House						
Area, Group, or Collection Name							
Street number	25						
Street name	Bushlands Avenue						
Suburb/town	Gordon					Postcode	2072
Local Government Area/s	Ku-ring-gai						
Property description	Lot 3 DP 578395						
Location - Lat/long	Latitude				Longitude		
Location - AMG (if no street address)	Zone		Easting		Northing		
Owner							
Current use	Single family dwelling						
Former Use	Single family dwelling						
Statement of significance	No. 25 Bushlands Avenue has local heritage significance as part of the first wave of residential suburban development undertaken in the area prior to World War 1, an important phase of the growth of the Ku-ring-gai Local Government Area when rural lands were being subdivided for housing. The development of No. 25 Bushlands Avenue demonstrates the popularity of suburban living, made possible due to the provision of public infrastructure to support the growth of suburbs such as Gordon, away from the inner city which was seen as being unhealthy, overcrowded and dissolute. <i>Birralee</i>, built c. 1915 and highly intact, is a fine example of a Federation Bungalow style house retaining most of its original features. The attractive garden of <i>Birralee</i> retains key features of the original garden and demonstrates the strong links between Federation houses and their gardens. The garden provides an appropriate setting for the <i>Birralee</i>.						
Level of Significance	State ☐				Local ☒		

Heritage Data Form

DESCRIPTION	
Designer	Unknown
Builder/ maker	Unknown
Physical Description	No. 25 Bushlands Avenue is a two storey house set in an extensive garden. The block is "L" shaped with the wider area at the front facing Bushlands Avenue and the block stepping behind the garage so that it is narrower at the rear. The block is generally level with only a slight fall across the site from east to west. The house is set back from Bushlands Avenue with an attractive front garden. A tennis court is located at the rear of the allotment and a swimming pool at the side. A driveway, located along the western side of the house, leads to a carport and garage. The garden is well-established with extensive lawns, mixed shrubbery, and several exotic mature trees, including a large Fir tree. The bush located at the rear of the property has been identified as Sydney Turpentine Ironbark Forest. The house is constructed of brick walls with warm red/brown face bricks in a stretcher bond forming the external walls which are set above a rusticated sandstone block base. In some places the walls to the service areas have been painted, and the joints on the verandah appear to have been re-grouted with black mortar. The original mortar joint seems to have been a flush joint in grey mortar. The main roof of the house is a large transverse gable, the gables facing the sides of the property. The large gables have timber vents at their apex. A smaller gable on the front of the house is set above a projecting wing. There is also a small gable on the western façade terminating the roof of the bay extending to the west. The original rear hipped roof has been changed to a gable form in order to create additional space at first floor level. The main roof is slate with metal cappings. It is not known if this is the original capping or if the capping replace earlier metal or terracotta cappings. The upper floor is contained within the main roof. The gables ends are finished with vertical timber battens and rough cast render. The barge boards are plain. The four tall chimneys are finished with roughcast render and topped with terracotta pots. The main chimney breast to the living room is expressed on the facade with the lower portion in face brickwork and a single brick string with roughcast render above. The eaves are lined with timber boards and have expressed rafters. Verandahs, set under the main roof, are located on either side of the bay on the front facade, the entry verandah on the western side. The main verandah roofs are supported by tapered timber paired posts sitting on rough faced sandstone plinths. The roof pitch is reduced over the verandahs which have raked soffits following the pitch of the verandahs roofs, and are lined with painted timber boards. A lower pitched roof also covers a rear sunroom located on the north-eastern corner of the house. The front verandahs are enclosed by a 230mm thick face brick balustrade with a double bull nosed capping rising to the location of the sandstone post bases. The floor to the front verandah is finished with tessellated tiles (may not be original) and has sandstone block entry steps. Windows on the ground floor are generally box framed double hung with multiple panes to the top sashes. There is a projecting bay window to the front projecting bay. Elsewhere other windows project as boxed elements with bracketed sills and small hoods resulting in deep reveals internally. The top floor windows are also double hung but with one horizontal glazing bar to each sash. The front door has glazed side and top lights. The clear glazed lead top lights are inward opening hoppers. The front door panel is half glazed with three lower panels. The clear lead light glazing in the door panel has a flat arch shaped top rail. The side lights are clear single panels with arched tops. A small laundry projects west from the main body of the house at the rear. It is located under a skillion roof which extends from the main roof. A roofed rear porch provides access from the driveway to the kitchen and the laundry and connects these two rooms. A modern extension to create an ensuite and walk in wardrobe is located at the rear of the side projecting bay and a modern terrace and painted timber pergola have been built across the full extent of the rear façade. The house is entered from the front verandah into a hall which bends through the house with rooms on either side. The walls, probably solid brick, are rendered and plastered and painted, with a simple skirting. The floor is timber floorboards. The high ceiling, where original, appears to be decorative

Heritage Data Form

	fibrous plaster. Ceilings have decorative cornices and roses with a floral motif. In some cases the main centre panel has a floral and ribbon border. On the walls, the picture rails are simple mouldings, and the ventilators include a floral motif. The entry hallway has a decorative timber fretwork arch with an elongated clover motif. The internal stair, a modern intervention, has a tapered newel post echoing the form of the verandah posts. The balusters have a similar fretwork pattern matching the fretwork to the adjacent hall arch. The longer corridor leading to the kitchen has an arch at the entry end with decorated haunches in a floral motif. At the kitchen end, the door has a glazed highlight over. Internal doors are panelled with plain architraves and skirtings. The door panels consist of three tall vertical panels below with two horizontal panels above. Each panel has a raised moulding. In some case the doors have a glazed highlight above. Some of the windows have tapered side architraves with deep reveals. The tapered architrave is full height at the bay window to the front bedroom. The ceiling to the laundry is comprised of timber boards, and the ceiling rakes with the pitch of the roof. The walls are painted face brick. The fireplace of the living room has a cast iron insert with a simple timber surround and mantle. The smaller fireplace in the front bedroom/sitting room has a simple timber surround with a blue glazed tiles within the fireplace and includes small elongated floral feature tiles. The house is set in a large mature garden. The key elements are the front garden beds, extensive lawns, large fir tree, tennis court, driveway, and dense tree plantings at the rear of the property. The garden provides an appropriate setting for the house. The house has a strong relationship with the garden, typical of houses of the Federation period.					
Physical condition and Archaeological potential	The original house has undergone some alterations, the most notable being the creation of a first floor and changes to the rear of the house. The alterations and additions have generally been sympathetically done and the key features of the house remain intact, including: the main rooms and hall, the majority of the original roof form, all the chimneys, much of the original joinery and timber flooring, some original ceilings, and many original architectural details. Changes have also been made to the front garden. The original timber front fence has been replaced with a low brick fence and the original curved front path replaced with a straight front garden path which leads directly to the front steps. The house and garden are in good condition.					
Construction years	Start year	1915	Finish year	1915	Circa	☒
Modifications and dates	Date unknown: Original garage modified or demolished and re-built. Date unknown: Timber front fence demolished. Possibly between 1943 and 1951: Front garden path relocated to its present location. (Comparison of aerial photographs.) c. 1970: Land subdivided to create a battle-axe allotment c.1986: Tennis court re-surfacing (it may have been slightly relocated at this time also – verbal advice from former owner) c.1988: Carport built – BA88/01282 c.2001: Swimming pool – DA666/01/DE Prior to 2004 a first floor level, accessed from a stair in the existing Kitchen, appears to have been built to a new level created within the roof space. The windows to the large side gables appear to have been installed at this time. c. 2004: DA518/04 - Alterations and additions including replacement of the original door to the enclosed front verandah with a window; internal alterations to the kitchen and adjacent room; first floor bathroom within the roof space; possibly the removal of the fireplace in the front bedroom (although this may have occurred at some other time); demolition of the existing bathroom and construction of new stairs to the first floor and new bathroom. c. 2007: DA1297/07 - Alterations and additions replacement of the existing non-original ensuite and construction of an ensuite/dressing room; possibly demolition of the, probably original, sunroom at the north-eastern corner of the house; construction of a terrace and pergola at the rear; and, alterations to					

Heritage Data Form

	the Kitchen. Date unknown: New glazed walls to Sunroom.
Further comments	

Heritage Data Form

HISTORY	
Historical notes	The earliest land grants in the area were located along a ridgetop track that was to become the present day Pacific Highway. The size of the land grants, the topography, and the heavy timbering of the area, made the grants generally unsuitable for viable farms, better land being available around Parramatta and the Hawkesbury. Nevertheless people who lived in the relatively isolated rural area were largely involved in agricultural pursuits such as orchards (until fruit fly made these unfeasible) and in timber getting. No. 25 Bushlands Avenue, is located on 35 acres and 2 roods of land purchased by John Brown at auction on 13 May 1872 for £71. This land was created by the subdivision of the 60 acre School Land grant which had been given by Governor Macquarie in 1816 to support a school and church at what was to become the village of Gordon. John Brown was one of the early pioneers of Gordon, known as the Squire. A timber cutter, Brown acquired several portions of land and had a large timber yard at St. Leonards. The opening of Gordon railway station in 1890 encouraged real estate speculation and the subdivision of the rural holdings into residential allotments. Suburban development also followed the outbreak of bubonic plague in the crowded inner-city and ill-health caused by poor sanitation and inferior buildings. The virtues of the suburban house, set apart from its neighbour allowing free air circulation, and surrounded by health-giving gardens, and with ready access to bushland, were extolled.¹ In 1895 Brown's land, now owned by some of his children, was subdivided creating 50 allotments and Gertrude Avenue, the present day Bushlands Avenue. The allotments were offered for sale on the 26 October 1895 with the auctioneers extolling the superior climate, elevation above sea level, dry atmosphere, good soil and easy access to the city by train. The potential increase in land values was not forgotten, "Watch and wait...Land is only 1 minute from Gordon Station. Now is the time to buy, as a few years will discover greatly enhanced value for land so well situated as this, in relation to its nearness to station and the general characteristics of this healthy district".² The lots on which <i>Birralee</i> was constructed were purchased by Edward George Hattersley in 1913, and sold to Walter Wilkinson in 1914. The house <i>Birralee</i> appears to have been built by Walter Wilkinson in 1915 as <i>Birralee</i> first appears in <i>Sands Sydney Directory</i> of 1916. Gordon at this time was described as a quiet and charming suburb with "many magnificent residences of unique design, including bungalows and superior cottages".³

THEMES	
National historical theme	4. Settlement: Making suburbs
State historical theme	- Town suburbs and villages - Accommodation

¹ Municipality of Ku-ring-gai Heritage Study, 1987, p 49

² Auction notice, Sydney Morning Herald, 23 October 1895

³ M. A. Harris, *Where to Live. ABC Guide to Sydney and Suburbs*, Sydney, N.S.W., Marchant & Co. Ltd., 1917.

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The original residential allotment for the house at No. 25 Bushlands Avenue was created in 1895 as a speculative subdivision of rural land. The allotments finally sold in 1913 and <i>Birrlee</i> was constructed in c.1915 as a middle class family home. The design of the house and its suburban setting represents the taste and lifestyle of the middle class in Sydney prior to World War 1. No. 25 Bushlands Avenue provides evidence of the growth of Ku-ring-gai during the years following the Federation of Australia and the start of World War 1. This was the first stage of suburban residential subdivision and housing construction which followed the provision of infrastructure such as the railway, water and electricity, and demonstrates the popularity of "healthy" suburban living following the bubonic plague in the inner city areas of Sydney. <i>Birrlee</i> makes a noteworthy contribution to an understanding of the history of the area in the early twentieth century, and of the promulgation of town planning ideas which saw industry and other places of employment separated from residential living areas. The property typifies the ideals of suburban living with the large site allowing for free air-circulation and large healthy gardens (with tennis court), around a suburban bungalow. The regard for the Australian bush is evident in the continual retention of endemic trees at the rear of the property. English landscape ideas are evident in the garden with its specimen trees and planting beds set in expansive lawns. The driveway, which serviced a garage present by 1929, demonstrates the rapid take-up, especially by the middle class, of the motor car in the first part of the twentieth century, with the car eventually becoming inseparable from suburban living.
Historical association significance SHR criteria (b)	Numerous people have been associated with No. 25 Bushlands Avenue however these associations are incidental and not of historical importance.
Aesthetic significance SHR criteria (c)	No. 25 Bushlands Avenue has high aesthetic values. <i>Birrlee</i>, built c. 1915 is a fine example of a large Federation Bungalow style house retaining most of its original features. <i>Birrlee</i> exemplifies the design of large bungalows fashionable at the time of its construction and displays in a minor way the influence of the Californian bungalow on the Federation style just prior to World War 1. The conservative design of the house reflects the middle class conservatism of suburban Gordon in 1915. The well-established garden is also attractive and retains key features of the original garden such as an extensive lawn, specimen tree plantings, garden beds, a tennis court and driveway. The garden provides an appropriate setting for <i>Birrlee</i>. The house and its garden make an important contribution to the Bushlands Avenue streetscape.
Social significance SHR criteria (d)	This aspect of significance has not been investigated in detail, although No. 25 Bushlands Avenue appears not to be of special importance to a particular community group. However, the placing of an Interim Heritage Order on the property indicates that the place is important to the community's sense of place, the community being that of the Ku-ring-gai Local Government Area. Ku-ring-gai Council has long demonstrated an active concern to protect the historic and very attractive houses and gardens of its early suburban areas. Based on the research undertaken, this criterion has been satisfied.
Technical/Research significance SHR criteria (e)	The house and landscaping at No.25 Bushlands Avenue does not appear to demonstrate a high level of technological achievement therefore has limited potential to yield new technical information. An assessment of this criterion would benefit from review following in-depth research. Based on the research undertaken, this criterion has not been satisfied.

Heritage Data Form

Rarity SHR criteria (f)	Based on the research undertaken, this criterion has not been satisfied.
Representativeness SHR criteria (g)	No. 25 Bushlands Avenue is a good representative example of a suburban development in the Federation period. The house is a representative example of a large Federation Bungalow style house and the garden representative of the setting of such houses.
Integrity	No. 25 Bushlands Avenue has a high degree of integrity. While some changes have been made to the place, these are largely sympathetic, and key features have been retained.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Report	Robert Moore, Penelope Pike, Helen Proudfoot, and, Lester Tropman	<i>Municipality of Ku-ring-gai Heritage Study,</i>	1987	Ku-ring-gai Library

RECOMMENDATIONS	
Recommendations	The form, character, details and finishes, of the house should be retained and conserved with any further alterations and additions restricted to the rear and other areas where the original house has already been altered. The verandahs should not be enclosed. Additions should not be visually intrusive. Original interior spaces (hall and main rooms) and their original features should be retained. Original door and window openings should be retained. Consideration could be given to re-instating the door to the front verandah which has been replaced by a window. The roof gutters should be regularly monitored and cleared of leaf litter from nearby trees and the original fabric of the house appropriately maintained. Intrusive elements such as the ensuite and walk-in-robe should be removed. The removal of paint from original face brickwork should be undertaken where possible. A garden setting should be retained at the front and side of the house. The garden should include extensive lawn areas, and garden beds. The large fir tree should be retained as well as attractive mature shrubs where these contribute to the setting of the house. Consideration could be given to reinstating a curved garden path and front garden bed in the original location. An archival photographic recording should be undertaken of the house prior to any modifications and lodged with Council's Local Studies library collection.

Heritage Data Form

SOURCE OF THIS INFORMATION			
Name of study or report	Heritage Significance Assessment 25 Bushlands Avenue, Gordon	Year of study or report	2015
Item number in study or report			
Author of study or report	Kate Higgins		
Inspected by	Kate Higgins		
NSW Heritage Manual guidelines used?	Yes ☒	No ☐	
This form completed by	Kate Higgins	Date	24.11.2015

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Front façade and front garden.				
Image year	2015	Image by	Kate Higgins	Image copyright holder	Ku-ring-gai Council



Heritage Data Form

Image caption	Eastern facade				
Image year	2015	Image by	Kate Higgins	Image copyright holder	Ku-ring-gai Council



Heritage Data Form

Image caption	Rear facade				
Image year	2015	Image by	Kate Higgins	Image copyright holder	Ku-ring-gai Council



Heritage Data Form

Image caption	Western facade				
Image year	2015	Image by	Kate Higgins	Image copyright holder	Ku-ring-gai Council



Heritage Data Form

Image caption	Back porch				
Image year	2015	Image by	Kate Higgins	Image copyright holder	Ku-ring-gai Council



Heritage Data Form

Image caption	Fir tree				
Image year	2015	Image by	Kate Higgins	Image copyright holder	Ku-ring-gai Council



Heritage Data Form

Image caption	Tennis court				
Image year	2015	Image by	Kate Higgins	Image copyright holder	Ku-ring-gai Council



APPENDIX E – Comment from Heritage Division, Office of Environment and Heritage



Heritage Council
of New South Wales

3 Marist Place
Parramatta NSW 2150

Locked Bag 5020
Parramatta NSW 2124
DX 8225 PARRAMATTA

Telephone: 61 2 9873 8500
Facsimile: 61 2 9873 8599

heritage@heritage.nsw.gov.au
www.heritage.nsw.gov.au

File: EF15/13500
Job ID No: DOC16/20498
Your Ref: S10968

Mr Antony Fabbro
Manager Urban & Heritage Planning
Ku-ring-gai Council
Locked Bag 1056
PYMBLE NSW 2073

Attn: Alexandra Plumb

Dear Mr Fabbro

RE: Planning Proposal to heritage list 25 Bushlands Avenue, Gordon

Thank you for your letter dated 15 December 2015 referring the abovementioned proposal to the Heritage Division, Office of Environment & Heritage (OEH) to amend the Ku-ring-gai Local Environmental Plan 2015 to include 25 Bushlands Avenue, Gordon as an item of local heritage significance. As delegate of the Heritage Council of NSW, I provide the following comment:

Heritage listings provide statutory protection to assist with conservation and management of significant places. The Heritage Council of NSW supports the listing of items of local heritage significance where they are supported by a robust heritage assessment.

In this regard, the proposal is based upon a comprehensive heritage assessment that sufficiently demonstrates how the property meets the significance criteria for local heritage listing. The Heritage Council of NSW therefore supports the inclusion of 25 Bushlands Avenue, Gordon as a heritage item in Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015.

If you wish to discuss the matter further, please contact Vibha Bhattarai Upadhyay, Heritage Assessment Officer, on (02) 9873 8500 or via email to vibha.upadhyay@environment.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'Rajeev Maini'.

Rajeev Maini
Acting Manager Conservation
Heritage Division, Office of Environment & Heritage
As Delegate of the NSW Heritage Council
6 February 2016

Helping the community conserve our heritage