



# **Ku-ring-gai Council**

## **PLANNING PROPOSAL**

**To heritage list 6 Springdale Road, Killara**

**October 2020**

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## INTRODUCTION

This Planning Proposal contains the justification for the proposed amendments to Schedule 5 of the *Ku-ring-gai Local Environmental Plan* ('KLEP 2015') to list the building known as '*Eastment House*', designed by architect Ken Woolley, located at 6 Springdale Road, Killara (Lot 1, DP505522) as a local heritage item.

This Planning Proposal has been prepared in accordance with section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the NSW Department of Planning, Industry and Environment's '*A Guide to Preparing Planning Proposals*' (December 2018).

Council will request the plan making delegation under section 3.36 of the Environmental Planning and Assessment Act for this Planning Proposal.

This Planning Proposal includes:

- Existing site and surrounding context
- Existing planning controls applying to the site
- The objective of the amendment to the *Ku-ring-gai Local Environment Plan 2015*
- An explanation of provisions that are to be included in the amendment to the *Ku-ring-gai Local Environment Plan 2015*
- Justification for the objective and provisions to be included in the amendment to the *Ku-ring-gai Local Environment Plan 2015*
- Mapping for the heritage listing
- Community Consultation
- Project Timeline

## Background

The property at 6 Springdale Road, Killara ('the Site') is located within the Springdale Conservation Area (C21) ('HCA') under KLEP 2015, between two heritage items (I366 and I368) and directly opposite a heritage item (I365). A Council commissioned Heritage Assessment by Robertson and Hindmarsh Pty Ltd concluded that 6 Springdale Road, Killara meets the NSW Heritage threshold for local heritage listing for its historic, associative, aesthetic, social, representative and rarity values. The dwelling's significance is identified as being underpinned by its architectural merit, which is evident through the internal arrangement of rooms, spatial quality and the integrity and intactness of the whole building composition. Its individual listing will ensure that this significance is recognised into the future and that its vulnerability to intrusive changes or potential demolition diminishes.

In mid-November 2019, the subject property was first brought to Council's attention when it was advertised for sale as an original Ken Woolley designed residence, offered for the first time since its 1976 construction. Council heritage staff viewed and conducted preliminary research of the Site during November and December 2019.

On 4 December 2019, the new owners of the property lodged a Minor Heritage Works application to paint the existing face brick and construct a new front fence. A preliminary heritage assessment was undertaken by Council staff and completed in December 2019 (See **Appendix A**).

On 10 December 2019, the preliminary heritage assessment was considered by Council. Council resolved:

*"That a letter be sent to the Special Minister of State and Minister for the Public Service and Employee Relations, Aboriginal Affairs and the Arts requesting a State Interim Heritage Order be placed over 6 Springdale Road, Killara."*

Council did not have authority under section 25 of the *NSW Heritage Act 1977* ('Heritage Act') to make an interim heritage order on the property. Schedule 2 of the Ministerial Order published in the NSW Government Gazette on 12 July 2013 states: *"Council must not make an IHO where...the item is within a heritage conservation area identified in an environmental planning instrument."*

On 11 December 2019 Council requested the Special Minister of State, and Minister for the Public Service and Employee Relations, Aboriginal Affairs, and the Arts, to make an Interim Heritage Order ('IHO') over 6 Springdale Road, Killara.



On 31 January 2020 an IHO was gazetted in relation to 6 Springdale Road, Killara, providing a 12-month period where the proposed heritage item cannot be 'harmed' (modified without Minor Works or Development Consent). This period enables a more detailed heritage assessment to be undertaken. The IHO is to expire on 31 January 2021.

The letter from the Special Minister of State and Minister for the Public Service and Employee Relations, Aboriginal Affairs and the Arts on 23 January 2020 and a copy of the gazette are included at **Appendix B**.

In relation to an IHO, Heritage NSW sets out the following post-gazettal processes:

*During the first half of the IHO period the heritage assessment will establish the level of heritage significance of the item.*

*For the second 6 months of the IHO period, if the item is found to be of State or local significance, the statutory process for listing on State Heritage Register or Local Environment Plan begins.*

*After 12 months, the IHO expires and the listings process continues.*

An independent heritage assessment of 6 Springdale Road, Killara was undertaken by Dr Scott Robertson of Robertson and Hindmarsh Pty Ltd (See **Appendix C**). The assessment found that the Site is of local heritage significance and should be included as a heritage item under Schedule 5 and on the heritage map of the Ku-ring-gai Local Environmental Plan 2015.

On 21 May 2020, the matter of 6 Springdale Road, Killara was referred to Council's Heritage Reference Committee. The Heritage Reference Committee moved unanimously to support the local heritage listing of this property.

On 30 June 2020, the matter was considered by Council, with the officer's recommendation for a Planning Proposal to be prepared to list 6 Springdale Road, Killara as an item of local heritage significance under Schedule 5 of the KLEP 2015. Council resolved to defer their decision pending a site inspection. A site inspection was undertaken on 17 July 2020.

On 28 July 2020, Council initially resolved:

*"To prepare a Planning Proposal to amend KLEP 2015 to include 6 Springdale Road, Killara [Lot 1, DP505522] as a local heritage item in Schedule 5." and to refer the Planning Proposal "to the Ku-ring-gai Local Planning Panel ('KLPP') for advice in accordance with the Local Planning Panel Direction – Planning Proposals." (see **Appendix E**).*

This motion was subject to a rescission motion, which was considered by Council at its meeting on 25 August 2020. The rescission motion was lost.

On 21 September 2020, the draft Planning Proposal was referred to the Ku-ring-gai Local Planning Panel ('KLPP') for advice. The KLPP unanimously resolved to support the Planning Proposal to list 6 Springdale Road, Killara as a local heritage item. The KLPP resolution is included as **Appendix F**.

A draft Heritage Inventory ('SHI') form for 6 Springdale Road, Killara is included as **Appendix G** in support of the Planning Proposal.

### **Existing site and context**

*Eastment House* is located at No. 6 Springdale Road, Killara. The site is identified as Lot 1, DP505522. The subject site is located in Springdale Conservation Area (C21) under Schedule 5 of *the Ku-ring-gai Local Environmental Plan 2015*.

*Eastment House* is a c. 1976 split-level Sydney School style house designed by renowned architect Ken Woolley. The property is situated at the front of the deep block that runs from the south-east at the Springdale Road frontage to the north-west at the rear boundary. The area between the house and the street contains the driveway and mature trees along the street boundary. The house is set back from the northern site boundary to create a level, grassed and landscaped yard. Between the rear wall of the house and the rear boundary the majority of the site is taken up with a tennis court that is the original tennis court of the house at No. 4 Springdale Road. The two long elevations of the house face north-east (the family living areas) and south-west (the parental and service areas). The rear of the house faces north-west over the former tennis court of No. 4 and the relatively blank front wall of the house fronting Springdale Avenue faces south-west. The exterior of the house is finished in unpainted select common dry pressed bricks with dark brown Swiss patterned roof tiles and Mission Brown painted timber windows and vertical boarding.

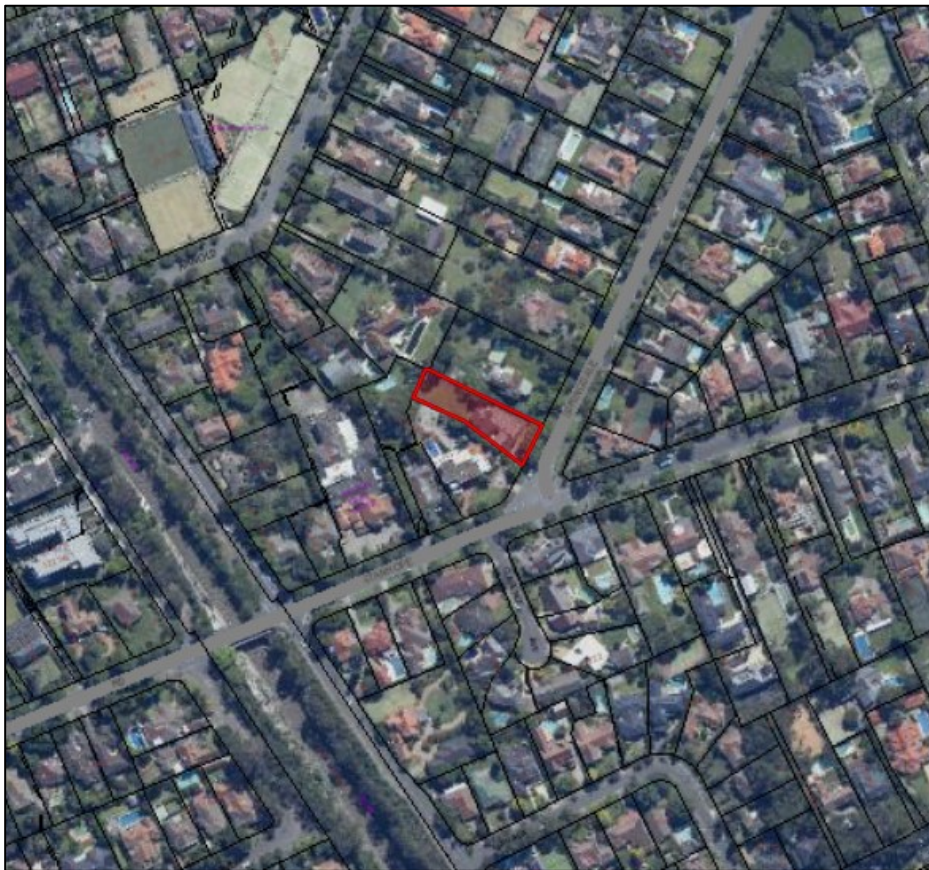


Figure 1. Site Location (Source: Ku-ring-gai Council GIS)



Figure 2. 6 Springdale Road, Killara, March 2020 viewed from the driveway entrance at the Springdale Road boundary showing the forms of the building, the brickwork, brown roof tiles & painted timber (Source: Robertson & Hindmarsh Pty Ltd – see **Appendix C**)





*Figure 3. 6 Springdale Road, Killara, March 2020 viewed from the rear tennis court showing the strong geometric forms of the building and the double chimney from the twinned fireplaces in the Living Room & Sunroom (Source: Robertson & Hindmarsh Pty Ltd see **Appendix C**)*



Figure 4. 6 Springdale Road, Killara, March 2020 Front door viewed from Entry porch looking along the Gallery and Front door viewed from Entry porch looking along the Gallery (Source: Robertson & Hindmarsh Pty Ltd see **Appendix C**)

## Existing planning controls

The site is subject to existing planning controls within the KLEP 2015, relating to land zoning, height of building and minimum lot size. These are as follows:

	Land Use Zone	Height of Building	FSR
<b>6 Springdale Road, Killara</b>	R2 Low Density Residential	9.5m	0.3

The Objectives for R2 Low Density Residential in the KLEP 2015 are:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for housing that is compatible with the existing environmental and built character of Ku-ring-gai.

The Site is located within the Springdale Conservation Area (C21) under the KLEP 2015. The Site is not currently listed as a State or local heritage item.

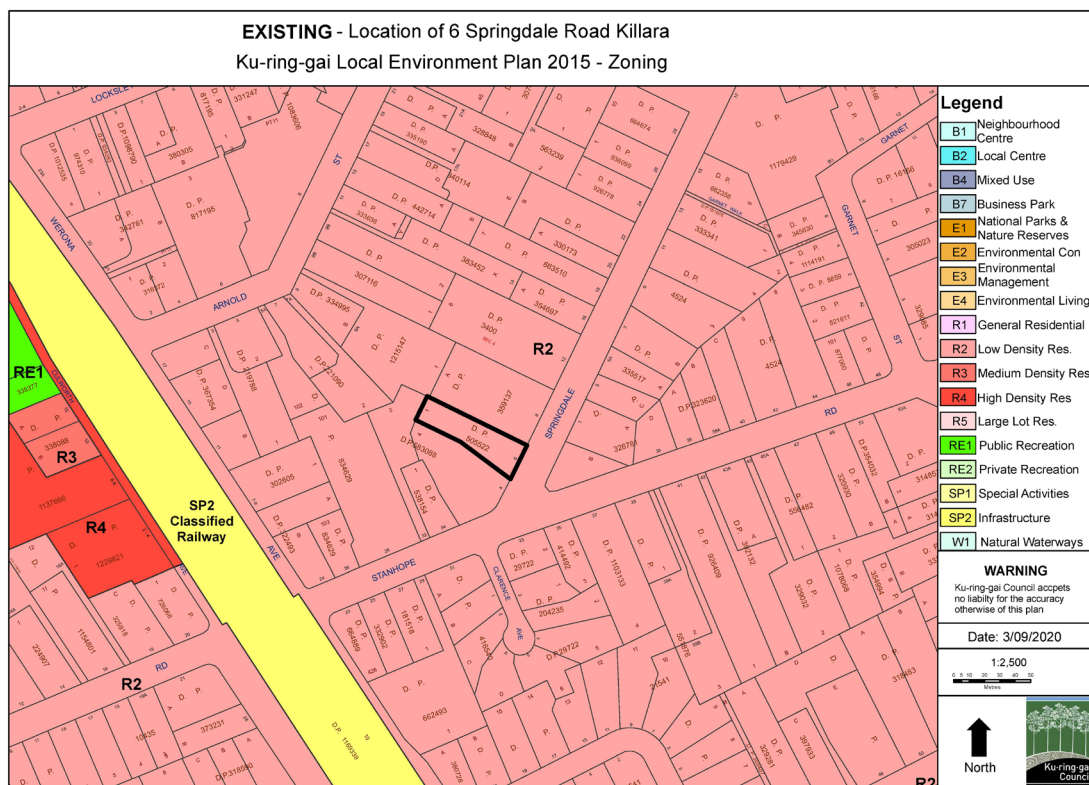


Figure 5. Map showing zoning of 6 Springdale Road, Killara



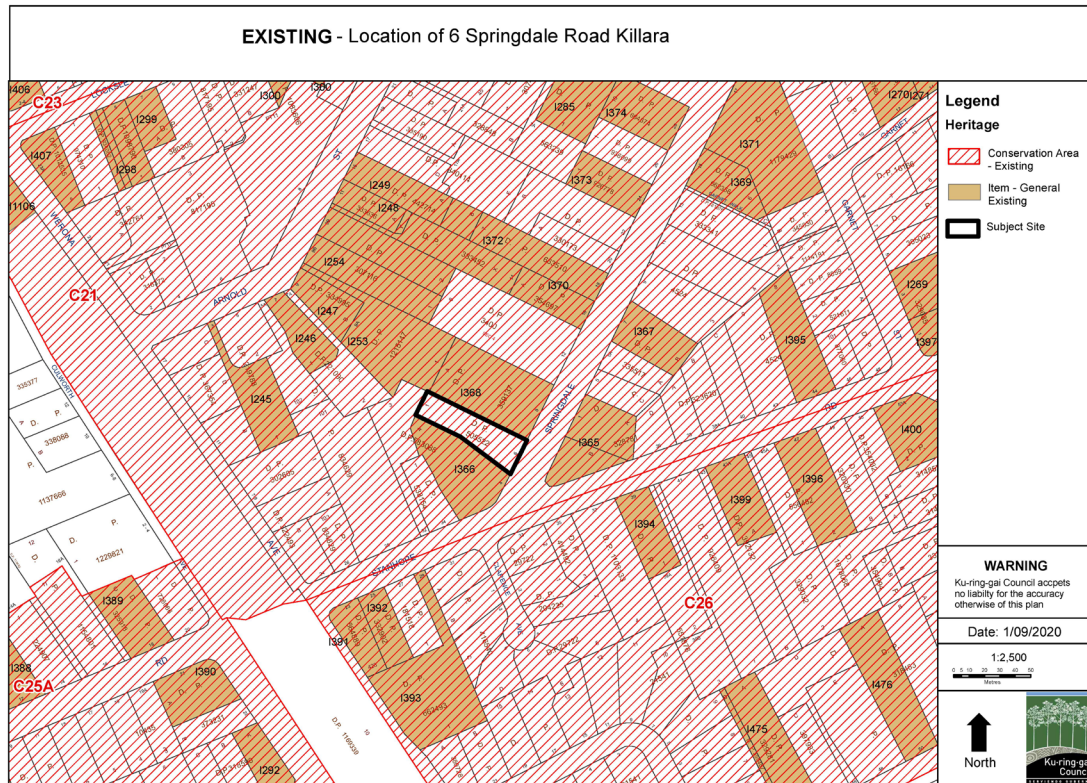


Figure 6. Map showing existing non-heritage listed status of 6 Springdale Road, Killara, existing Heritage Conservation Areas and existing Heritage Items

## **PART 1 – OBJECTIVE AND INTENDED OUTCOMES**

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

The objective of the planning proposal is to amend Part 1 (Heritage items) under Schedule 5 (Environmental Heritage) of the KLEP 2015, to list the house at 6 Springdale Road, Killara and its interiors as a local heritage item. Heritage listing of this property will ensure recognition of its significance, as well as protection through ensuring any future modification proposals are assessed against heritage provisions in the KLEP 2015.

The existing R2 Low Density Residential zoning and existing 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

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

Suburb	Item Name	Address	Property Description	Significance	Item No.
Killara	"Eastment House" Dwelling House and Interior	6 Springdale Road	Lot 1, DP505522	Local	<i>To be confirmed</i>

The Planning Proposal seeks to make amendments to the following map:

**Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER\_014** by colouring the Site 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 an endorsed local strategic planning statement, strategic study or report?***

Yes. Following the making of the IHO, an independent heritage assessment was prepared by Robertson & Hindmarsh Pty Ltd (see **Appendix C**). The assessment maintains that 6 Springdale Road warrants local listing on Schedule 5 of the KLEP 2015, satisfying the NSW Heritage Council's criteria for listing. The report outlines that 6 Springdale Road demonstrates significance particularly through its association with notable architect Ken Woolley and through its demonstration of a high degree of technical achievement. Importance is placed on the dwelling's relative intactness and on it being one of the few single residences that the firm agreed to take on during a time where commissions were much larger.

A heritage item is a place, which may include built structures, landscapes, moveable objects and relics, that have recognised cultural significance. In NSW, heritage items of local significance are assessed against 7 criteria:

- Historical significance – an item is important in the course, or pattern, of the cultural or natural history of the local area;
- Historical association significance – an item has strong or special association with the life or works of a person, or group of persons, of importance to the local area's cultural or natural history;
- Aesthetic significance – an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area;
- Social significance – an item has a strong or special association with a particular community or cultural group in the local area, for social, cultural or spiritual reasons;
- Technical/research significance – an item has potential to yield information that will contribute to an understanding of the local area's scientific, cultural or natural history;
- Rarity – an item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history; and

- Representativeness - an item is important in demonstrating the principal characteristics of a class of the local area's cultural or natural places; or cultural or natural environments.

The property at 6 Springdale Road, Killara fulfils several criteria for heritage significance. In particular, it has aesthetic, historical association, rarity and technical significance to Ku-ring-gai. A copy of the Heritage Assessment prepared by Robertson & Hindmarsh Pty Ltd in April 2020 is included at **Appendix C**. A draft Heritage Inventory ('SHI') form for 6 Springdale Road, Killara is included at **Appendix G**.

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

Yes. The Planning Proposal seeks to amend Part 1 (Heritage items) under Schedule 5 (Environmental Heritage) of the KLEP 2015, to list *Eastment House* at 6 Springdale Road, Killara as a local heritage item. The best and only means of achieving the objective to recognise the heritage significant and provide the Site with statutory protection is through the Planning Proposal process. The Site has been assessed as satisfying the NSW Heritage Council's Criteria for local heritage significance and a heritage listing will provide ongoing protection and recognition of the heritage significance of the Site. Other options such as adding site-specific objectives and controls to the *Ku-ring-gai Development Control Plan 2016* will not provide the same level of heritage protection and recognition.

**B. Relationship to strategic planning framework**

**Q3. *Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?***

Yes. The Planning Proposal is consistent with the relevant objectives of the *Greater Sydney Region Plan: A Metropolis of Three Cities* (2018) and the relevant actions of the *North District Plan* (2018), as discussed below.

**Greater Sydney Region Plan: A Metropolis of Three Cities**

The Planning Proposal is consistent with the directions and objectives of the Plan, particularly Objective 13:

*'Environmental heritage is identified, conserved and enhanced'.*

Heritage listing of *Eastment House* at 6 Springdale Road will provide ongoing protection and recognition of the heritage significance of the item.

**North District Plan**

Yes. The Planning Proposal is generally consistent with the directions, priorities and objectives of the *North District Plan*, and more specifically with:

*Planning Priority N6. Creating and renewing great places and local centres and respecting the District's heritage*

Action 21. Identify, conserve and enhance environmental heritage by:

- a. engaging with the community early in the planning process to understand heritage values and how they contribute to the significance of the place
- b. applying adaptive re-use and interpreting of heritage to foster distinctive local places
- c. managing and monitoring the cumulative impact of development on the heritage values and character of places.

Action 55. Consider the following issues when preparing plans for tourism and visitation:

- e. protecting heritage and biodiversity to enhance cultural and eco-tourism

Action 67. Identify and protect scenic and cultural landscapes

**Q4. *Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?***

Yes. The Planning Proposal is consistent with Ku-ring-gai's Community Strategic Plan 2038 (2018) ('CSP'). In particular, the Planning Proposal gives effect to the identified priority of '*protecting heritage buildings and historic places*'. In addition, the Planning Proposal will give effect to Theme 3 of the CSP, 'Places, spaces and infrastructure' which identifies the long-term objective '*Ku-ring-gai's heritage is protected, promoted and responsibly managed*'.

The Planning Proposal is consistent with Ku-ring-gai's Local Strategic Planning Statement (2020) ('LSPS') giving effect to a number of Ku-ring-gai Local Planning Priorities identified within the LSPS, including:

*Local Character and Heritage*

*K12. Managing change and growth in a way that conserves and enhances Ku-ring-gai's unique visual and landscape character*

*K13. Identifying and conserving Ku-ring-gai's environmental heritage*

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

The following table identifies the key applicable SEPPs and deemed 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. The Planning Proposal does not seek to rezone or change the use of the Site.
SEPP Exempt and Complying Development Codes 2008	Consistent. The Planning Proposal is consistent with the aims of the policy.
SEPP (Housing for Seniors or People with a Disability) – 2004	Consistent. The Planning Proposal is consistent 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.

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.9.1 directions)?***

The following table identifies applicable section 9.1 Directions and outlines this Planning Proposal's consistency with those Directions.

Directions under s.9.1	Objectives	Consistency
<b>2. ENVIRONMENT AND HERITAGE</b>		
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 satisfied the NSW Heritage Council's criteria for local heritage significance.
<b>3. HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT</b>		
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.
<b>6. LOCAL PLAN MAKING</b>		
Approval and Referral Requirements	The objective of this direction is to ensure that	Consistent. The planning proposal does not contain a

Directions under s.9.1	Objectives	Consistency
	LEP provisions encourage the efficient and appropriate assessment of development.	provision which is contrary to the operation of this direction.
Site Specific Provisions	The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	Consistent. This Planning Proposal is not for the purpose of facilitating a particular development proposal. It relates solely to the heritage listing of a new item of environmental heritage.
<b>7. METROPOLITAN PLANNING</b>		
7.1 Implementation of <i>A Metropolis of Three Cities</i> (2018)	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.	Applicable. The planning proposal is consistent with the objectives of <i>A Metropolis of Three Cities</i> , particularly Objective 13: Environmental heritage is identified, conserved and enhanced. Heritage listing of 6 Springdale Road, Killara will provide ongoing protection and recognition of the heritage significance of the item.

**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 is for the purposes of retaining an existing building. As such, 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. Protection of the proposed item, will be required if development is proposed for the Site or in the vicinity of the Site. Protection measures are not likely to result in environmental harm and will be managed through the development assessment process.

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

The Planning Proposal will result in positive social effects by facilitating the conservation of an item of local architectural and cultural heritage that has significance for the local community. The Planning Proposal will not adversely impact on existing social infrastructure, such as schools and hospitals.

The Planning Proposal is not expected to result in adverse economic effects. A review of the numerous studies investigating the effect of designation (heritage listing and/or inclusion within a heritage precinct) on the value of houses has found the impact to be negligible. Other features including locational factors such as proximity to schools and access to public transport, and household attributes, such as number of bedrooms and parking spaces, have been shown to have greater influence on price than designation.

**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 and does not involve amendments to the planning controls that will facilitate intensified



development. No additional demand for public infrastructure is anticipated as a result of this listing. The existing services that are available to the site are suitable for the proposal of a local heritage listing in a residential zone.

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

Prior to the preparation of this Planning Proposal, Council requested the Special Minister of State, and Minister for the Public Service and Employee Relations, Aboriginal Affairs, and the Arts, to make an Interim Heritage Order ('IHO') over 6 Springdale Road, Killara. On 23 January 2020 Council received a letter from the Special Minister granting the request for an IHO, based on information provided by Council along with preliminary research from Heritage NSW in the Department of Premier and Cabinet. The letter from the Special Minister and a copy of the gazette are included at **Appendix B**.

Should the Planning Proposal proceed to public exhibition, consultation with the relevant public authorities will be conducted. Council intends to notify Heritage NSW, Department of Premier and Cabinet during the public exhibition of the Planning Proposal. Any other authorities nominated by the Department of Planning, Industry and Environment as part of the requirements of the Gateway Determination will be consulted.

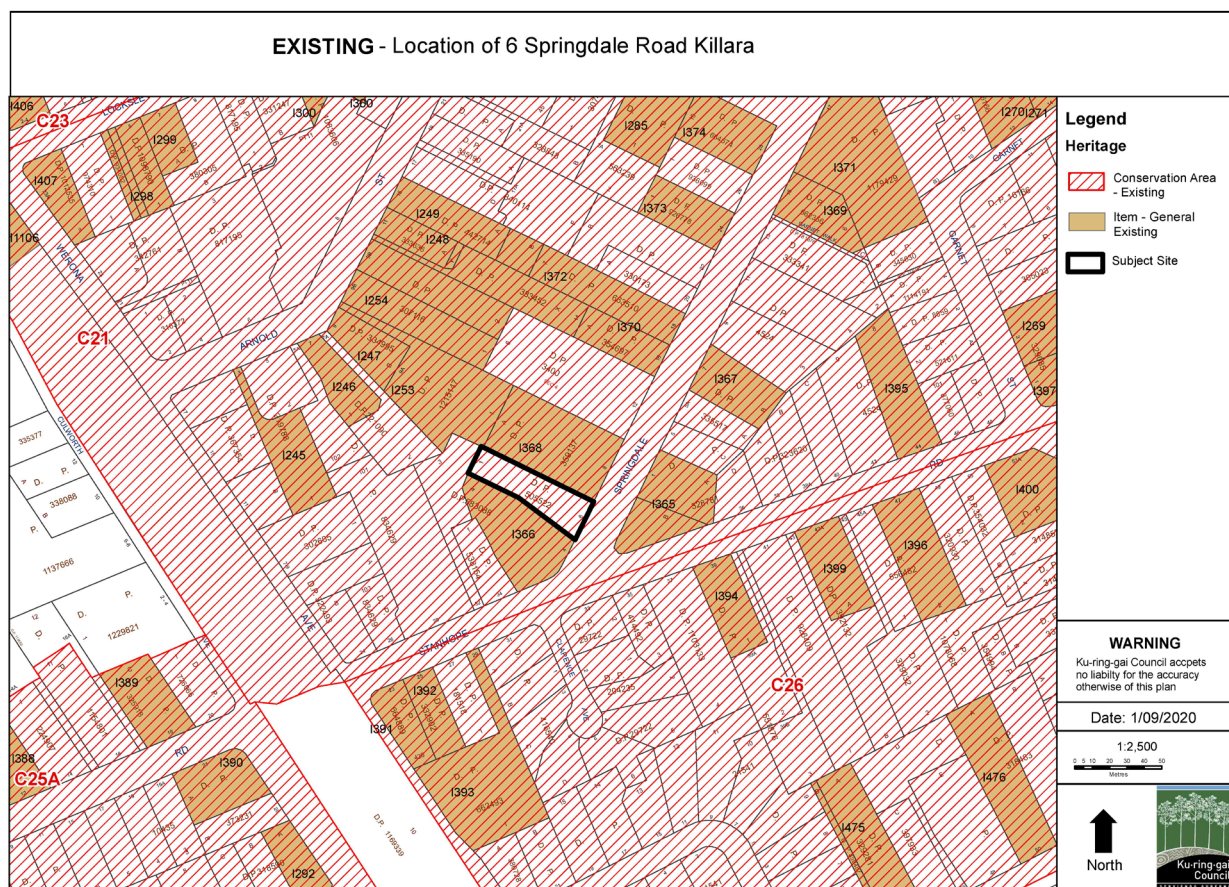
## PART 4 - MAPPING

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

The land subject to the Planning Proposal is 6 Springdale Road, Killara (Lot 1, DP505522). The Planning Proposal will require amendment to the following KLEP 2015 map sheet:

- **Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER\_014**

The subject Site will be coloured to indicate a Heritage Item – General.



*Figure 7. Map showing existing non-heritage listed status of 6 Springdale Road, Killara, existing Heritage Conservation Areas and existing Heritage Items*



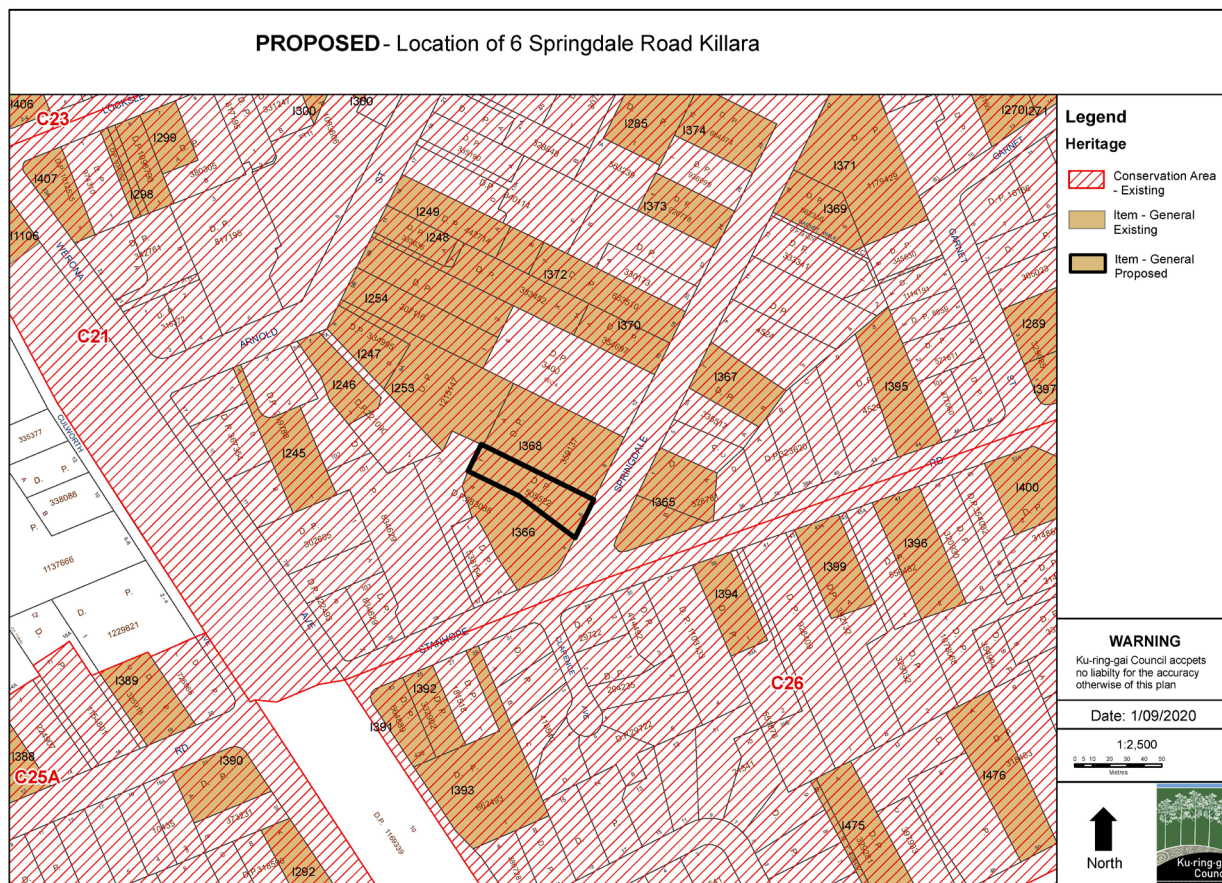


Figure 8. Draft map showing proposed amendment to heritage map showing 6 Springdale Road shaded as Heritage Item – General

## 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, the requirements of the Act, the *Environmental Planning and Assessment Regulation 2000* and the consultation guidelines contained within the NSW Department of Planning, Industry and Environment's '*A Guide to Preparing Local Environmental Plans*' (December 2018).

In accordance with the Guide, the public exhibition of a 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 on the 'Have my say' exhibition page
- Notification in writing to the affected and adjoining landowners

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

- The Planning Proposal
- The Gateway Determination
- Information and technical reports relied upon by the Planning Proposal

The Planning Proposal is considered a low impact proposal. Therefore, the Proposal will be exhibited for a minimum of 14 days.

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

**PART 6 – PROJECT TIMELINE**

Stage	Timing
Anticipated commencement date (date of Gateway determination)	December 2020
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	Run concurrently with exhibition period
Commencement and completion dates for public exhibition period	8 February 2021 - 21 February 2021 - 14 days
Post exhibition review and reporting	21 February 2021 - 21 March 2021
Council meeting / consideration	April 2021
Legal drafting of LEP	April 2021
Anticipated date RPA will make the plan (if delegated)	April 2021
Notification of Plan on Legislation website	May 2021

## **APPENDIX A – Preliminary Heritage Assessment of 6 Springdale Road, Killara December 2019**

# Preliminary Heritage Assessment: 6 Springdale Road, Killara

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## Description

Lot 1 DP 505522

Zoned R2

6 Springdale Road, Killara (also known as the Eastment House) is a c.1976 split-level Sydney School style house designed by renowned architect Ken Woolley. The dwelling is predominately single storey with high ceilings but contains an office and an additional bedroom in the roof space, and a rumpus room, garden shed and bar in the lower level. It is constructed of smooth brown face brickwork with timber infill panels above, timber framed windows, timber cladding and a grey brown skillion tiled roof with copper gutters. It has asymmetrical massing with a split-level design that features a prominent clerestory window, which maximises the light to the interiors and integrates the indoor/outdoor entertaining spaces.

The property retains its original gourmet kitchen fitted with rock maple and European beech cabinetry, as well as striking original light fittings, soaring high cedar-clad ceilings, exposed brickwork and solid cedar entry door. It has a striking visual character and presence with its use of rich cedar coupled with dramatic high ceilings, curved forms and the warmth of wood fireplaces.

Rooms include a master suite with dressing room, ensuite and access to jacuzzi courtyard, children's wing with three double bedrooms and original family bathroom, upper and lower-level home offices with custom-built fixtures/drawers, entertainer's deck overlooking a grass tennis court in need of refurbishment, and court-side games room with wet bar and wine cellar.

There is no fence to the front of the property with low perimeter plantings and garden beds. There is a double garage to front of the property with brick paved driveway.

## History of the site

This property was originally part of a 660 acre crown grant to the reverend Doctor John Dunmore Lang and James Bradley in 1839. By 1890 it was part of a large 172-acre landholding of Rebecca Edwards, who subdivided the land under the Springdale Estate, DP3400, specifically the subdivision of parts 4 and 5 occurring 1897. In January 1898, lots 1-4 and 49-52 of Section 4 were obtained by Florence Lillian Edwards of North Sydney. The subject site was contained in lots 3-4.

In March 1899, the relevant lot 4 was transferred to Richard Pickering Sellars of Roseville, astronomical observer. Lot 4 was 2 roods, 28 ½ perches. In February 1906, it was transferred to Alexander Denovan of Sydney, merchant. In July 1909, the property was transferred to Constance Ellen Jackson wife of Herbert Moore Jackson of Sydney, Clerk. In May 1911, the property was transferred to William Bremmer Carmichael of Sydney, merchant. In April 1923, the property was transferred to Adrian William Hildebrand of Sydney, public accountant and Alfred Bremmer Carmichael of Molong, Grazier. In March 1924, the property was transferred to Alfred Bremmer Carmichael and Charles Wostenholm Rundle of Sydney, solicitor.

In February 1926 the property was transferred to the Permanent Trustee Company of NSW Limited. In July 1930 the land was leased to Jules Lippensahn of Sydney, Company Manager. In October 1936, the property was transferred to John Thomas McKee of Sydney, merchant. In December 1936, the previous lease expired. On lots 3 and 4, which McKee was in ownership of at the time, McKee commissioned a grand art deco residence designed by Architect J Aubrey Kerr.

In November 1962, the property was transferred to Harold Hamilton Moore of Sydney, solicitor, and Patricia Margaret McKee of Killara, spinster. In February 1962, the property was transferred to Avril Clarice Jones of Epping.

In July 1963, lots 3 and 4 were re-subdivided to create a total of four lots, of which the subject site became the northern-most Lot 1.

This house was constructed for Mr Barry Eastment and his wife Mrs Margaret Eastment, and is known as 'Eastment House' (according to 2019 sale info and Davina Jackson thesis).

This house was designed by Ken Woolley in the 1970s, during his time with the firm Ancher, Mortlock, Murray & Woolley. The exact build date is unclear. A PhD Thesis by Davina Jackson gives the build date of the 'Eastment House' as 1970, whilst the 2019 real estate advertisement gives the build date as 1976. However, no BAs were lodged between 1973-1988 for the construction of a house on this site, suggesting it must have occurred prior to this point. Electoral rolls do not aid the clarification of the date; in 1972 and 1977 Barry and Margaret were still listed at 11 Yirgella Avenue, Killara, and not at the subject property until 1980.

The Eastment family occupied the house from its construction until November 2019 when it was sold to a new owner. As a result, it is highly intact, and there appears to have been little change to the interiors, and no building applications to change the house have been lodged since 1973.

### History of Architect

Ken Woolley, certainly the designer of the dwelling, was a prominent architect active from the 1950s onwards. Upon his passing in 2015 the following biographical article was published in Architecture Australia, which gives an overview of his career:

*"Ken Woolley was the most complete architect of the modern era in Australia. He designed buildings of every type and scale – from small homes and project houses to office towers, apartments, churches, corporate headquarters and civic squares, for public and private clients from prestigious to poor. He was the quintessential Sydney architect; almost all of his work can be found within forty kilometres of the Sydney Town Hall (for which he designed an office tower and public square). He was a founder of the "The Sydney School" in houses, and notably his AS Hook RAI A Gold Medal address in 1994 was entitled "State of the Art in Sydney". Every building he designed was different (there being no repetition or house style) but everyone seems right for its place and purpose, particularly as they respond to the sharp sunlight and forceful topography of Sydney. His design approach, particularly the planning, was rooted in the modern humanism of his early study and travels, together with sensitive but uncompromising forms and materiality, often with stepping outlines following the underlying Sydney sandstone.*

*"The basis of the Woolley House design was derived from a series of garden terraces, most of which were covered by sections of timber roof sloping parallel to the land. A geometric order was applied to the plan as a series of 12-foot square units that combine to make up the main central space. Natural materials were exploited, with neutral colour schemes of dark tiles, western red cedar boarding and panelling, and painted bricks, creating a feeling of warmth in the house. The open plan living spaces were connected with volumes containing variations of ceiling height and changes in direction, enabling floor areas to be narrow but for the feeling of space to still be maximised."* (Source: Vale Ken Woolley, 1933-2015 - <https://architectureau.com/articles/vale-ken-woolley-1933-2015/>; accessed 20 November 2019)

Figure 1: Interior of 6 Springdale road, Killara. Note the use of exposed brick, cedar panelled ceilings and stained timber window, doorframes and screens. (Source: <https://www.realestate.com.au/property/6-springdale-rd-killara-nsw-2071> accessed 9 December 2019)





Figure 2: Interior of 6 Springdale road, Killara. Note the raked cedar clad ceiling and the feature brick fireplace ceiling (Source: <https://www.realestate.com.au/property/6-springdale-rd-killara-nsw-2071> accessed 9 December 2019)



Figure 3: Front façade of 6 Springdale road, Killara. Note the split-level configuration of the house. (Source: <https://www.realestate.com.au/property/6-springdale-rd-killara-nsw-2071> accessed 9 December 2019)



Figure 4: Aerial photograph of 6 Springdale Road, Killara (2018)



### **Brief heritage assessment against heritage listing criteria**

#### **b) Historical association significance**

6 Springdale Road has historical association with its designer the renowned architect Ken Woolley. Woolley is acknowledged as one of the founders of the “Sydney School” of architecture, and was recognised as a nationally significant and award winning architect.

#### **c) Aesthetic significance**

The house is an architecturally designed representative example of the Late Twentieth-Century Sydney Regional architectural style. The style and 6 Springdale Road are characterised by split-level houses of timber post-and-beam construction, which are responsive to their site and interior featuring exposed brick and exposed timber beams that are oiled or stained. The style is described as relaxed and informal, though carefully contrived.

#### **f) Rarity**

Houses from the 1970s are not rare. The rarity of this house arises from its provenance as an architect designed home, built for a single client that has retained ownership until December 2019 with no documented significant change to the main building, resulting in a high level of intactness of the interior.

#### **g) Representativeness**

The house is a representative example of the Late Twentieth-Century Sydney Regional architectural style.

### **Preliminary statement of significance**

The house at 6 Springdale Road, Killara may have local or state cultural significance based upon the historical association with the designer architect Ken Woolley, aesthetic significance as a representative example of the Late Twentieth-Century Sydney Regional architectural style and be potentially rare due to its mostly intact interior.

### **Recommendation**

This house is considered to have high potential as a local heritage item for its architectural significance as a very intact example of the Late Twentieth Century Sydney Regional architectural style designed by renowned architect and one of founders of the Sydney School of architecture Ken Woolley. It is recommended an Interim Heritage Order be sought from the Minister to protect the property from deleterious changes that will greatly impact on the cultural significance and relative intactness of the house and to give Council time to undertake a full heritage assessment of the property.

**APPENDIX B – Letter from Minister Don Harwin 23 January 2020 and a copy of the gazette 31 January 2020**





**The Honourable Don Harwin MLC**

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

Ref: IM19/30525  
A3403367  
HMD19/151

Mr John McKee  
General Manager  
Ku-ring-gai Council  
818 Pacific Highway  
GORDON NSW 2072

Dear Mr McKee

Thank you for your correspondence of 11 December 2019 regarding placing an Interim Heritage Order over 6 Springdale Road, Killara.

I have considered the information you provided, along with preliminary research from Heritage NSW in the Department of Premier and Cabinet. Based on this information, I have decided to grant your request for an Interim Heritage Order over 6 Springdale Road, Killara.

The order over 6 Springdale Road, Killara, will be effective for one year and provide Ku-ring-gai Council with time to consider the heritage significance of this item and its potential inclusion on the Ku-ring-gai 2015 Local Environmental Plan.

You will be notified once the order is gazetted so that you may correspond with and commence discussions with the owner.

Thank you for taking the time to bring this matter to the Government's attention.

Yours sincerely

**Don Harwin MLC**

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

DATE: 23.1.20

Cc: Mr Antony Fabbro, Ku-ring-gai Council

## GOVERNMENT NOTICES

### Planning and Environment Notices

#### HERITAGE ACT 1977

#### INTERIM HERITAGE ORDER NO. 152

6 Springdale Road, Killara

In pursuance of Section 24 of the *Heritage Act 1977* (NSW), I, the Minister administering the *Heritage Act 1977*, do, by this my order:

- (i) make an interim heritage order in respect of the item of the environmental heritage specified or described in Schedule 'A'; and
- (ii) declare that the interim heritage order shall apply to the curtilage or site of such item, being the land described in Schedule 'B'.

The Hon. Don Harwin MLC  
 Special Minister of State  
 Minister for the Public Service and Employee Relations,  
 Aboriginal Affairs, and the Arts  
 Vice-President of the Executive Council  
 Sydney, 23rd Day of January 2020

#### SCHEDULE "A"

The property known as 6 Springdale Road, Killara, situated on the land described in Schedule "B".

#### SCHEDULE "B"

All those pieces or parcels of land known as Lot 1 DP 505522 in Parish of Gordon, County of Cumberland shown on the plan catalogued HC 3255 in the office of the Heritage Council of New South Wales.



Reference number: jn2020-173

#### NATIONAL PARKS AND WILDLIFE ACT 1974

#### Cromer Heights Rock Engravings and Shelter Site Aboriginal Place

Pursuant to section 84 of the *National Parks and Wildlife Act 1974*, I, the Special Minister of State, Minister for the Public Service and Employee Relations, Aboriginal Affairs, and the Arts, and Vice-President of the Executive Council being of the opinion that the place known as the Cromer Heights Rock Engravings and Shelter Site Aboriginal Place is, and was, of special significance to Aboriginal culture, declare the lands described in schedule "A" as an Aboriginal Place.

The values for which the Cromer Heights Rock Engravings and Shelter Site Aboriginal Place has been assessed as being significant to Aboriginal culture include, but are not limited to, significant rock engraving and occupation site in the Cromer Heights area.

**APPENDIX C – Independent Heritage Assessment of 6 Springdale Road,  
Killara – Robertson and Hindmarsh Pty Ltd April 2020**



# HERITAGE ASSESSMENT REPORT

Potential Heritage Item:

“Eastment House”

6 Springdale Road, Killara



6 Springdale Road, Killara, March 2020 (Photo: Robertson & Hindmarsh Pty Ltd)

for  
**Ku-ring-gai Municipal Council**

Prepared by  
**Robertson & Hindmarsh Pty Ltd**  
**Architects**

ABN 47 000 915 622

Phone: 02 9439 7779

Email: [rharch@ozemail.com.au](mailto:rharch@ozemail.com.au)

11 April 2020



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## 1.0 Introduction

Robertson & Hindmarsh Pty Ltd, Architects was engaged by Ku-ring-gai Municipal Council on 9 March 2020 to undertake a heritage assessment of, and prepare a heritage assessment report for, three potential heritage items located within the Ku-ring-gai local government area.

The scope of the project is to include:

- Review and assess the existing information on 77 Pymble Avenue, Pymble; 17 Larchmont Avenue, East Killara; 6 Springdale Road, Killara.
- Undertake any additional appropriate historical research as required.
- Undertake necessary site inspections (internal access subject to prior approval from owner).
- Undertake a detailed heritage assessment report assessing the heritage significance of each property against the criteria gazetted by the NSW Heritage Council and using its guidelines. This report is to include a comparative analysis of each building to relevant information and provision of final recommendations. An assessment of the significance of the garden may also be required depending on the development history of the property or properties.
- Should the recommendation be to proceed with heritage listing, prepare a State Heritage Inventory form for the property or properties.
- The State Heritage Inventory Form is to include management recommendations that identify any opportunities for change within the property or properties; as well as identifying significant parts of the property or properties which require retention.

This part of the report deals with 6 Springdale Road, Killara.

## 2.0 Report authors

The authors of this report are:

Dr Scott Robertson, BSc (Arch), BArch (Hons), M Built Environment (Building Conservation), PhD – Architect, Heritage Consultant

Dr Noni Boyd, BArch, M Architectural Conservation, PhD – Architectural Historian, Heritage Specialist

## 3.0 Referenced documents

This report is to be read in conjunction with the following reports in addition to the references listed in the Bibliography:

- Heritage Research 6 Springdale Road, Killara (Attachment 3) prepared by Ku-ring-gai Municipal Council,
- Eastment House Building Application (including drawings by Ancher, Mortlock, Murray and Woolley for B. Eastment) to Ku-ring-gai Council, 1971, provided by the Eastment Family to the current owner of 6 Springdale Road, Killara,
- Letter dated 6 March 2020 from Touring the Past, *Heritage Statement of Facts and Submissions – 6 Springdale Road, Killara*.

## 4.0 Documentary Evidence

### 4.1 History

The Eastment House is located within the subdivision of Springdale, a portion of land granted to Jane McGillivray (or McGilliveray) but held in trust by her father James Bradley and the Reverend Dunmore Lang. It was not until the construction of the North Shore railway line that the subdivision of the land for housing began. The Springdale Estate was subdivided in the 1890s (DP 3400) when Springdale Road was still known as McGillivray's Road. The subject site changed hands a number of times between 1899 and 1926 when it came under the control of the Permanent Trustee. Jules Lippenshan leased a substantial block of land in Springdale Road but did not build a residence. The subsequent owner, John Thomas McKee commissioned the architect J. Aubrey Kerr to design a substantial residence (now No. 4 Springdale Road). The Killara home of Mrs and Mrs McKee was featured in *Decoration and Glass*, 1 April 1939. The article notes that the natural setting of gum trees was so beautiful that very little aid from the landscape gardener was necessary to create the desired effect (*Decoration and Glass*, 1 April 1939 p26). The outline of the grounds can be seen on the 1943 aerial photograph (**Figure 1**) and in later aerial photographs. In the early 1960s the McKee family subdivided the grounds of No. 4 Springdale Road, creating a lot on either side of the house and a battle axe block to the rear (as shown in **Figures 1 & 2**). These lots are now all on separate titles. The curved drive to No.4 was curtailed to create the lot to the north and east of the house,

which also included a substantial lawn area, described as a tennis court on the site plan for the Eastment House. The kink in the lot was to skirt the formal terraced garden to No. 4, which no longer survives.



Figure 1: The original site of the McKee House showing the grounds in 1943 with the current subdivided lot boundaries (Source: SixMaps with Robertson & Hindmarsh overlay 2020)



Figure 2: The future site of the Eastment House shown on the 1943 aerial photograph (Source: SixMaps with Robertson & Hindmarsh overlay 2020)

In 1970 Mr and Mrs B. A. Eastment applied to alter an existing dwelling at 11 Yirgella Avenue, East Killara. The following year an application for a new house was submitted for the site in nearby Springdale Road.

The Eastment House was designed for Barry and Margaret Eastment. The Eastment family were Master Builders, including Barry's grandfather F. T. Eastment and his father Arthur Eastment. The Eastment House is job 7017 in the Ancher Mortlock Murray and Woolley job list, which indicates a commission date of 1970. Hand-written notes amending the drawings are signed by Furio Valich and the drawings are initialled "FV", indicating he was the draftsman for the project. Margaret Eastment recalls that the design architect was Ken Woolley but that the architects were not engaged to supervise the construction. The Eastments utilised their own family building company to construct the house and manufactured all of the joinery with the exception of the kitchen. According to Margaret Eastment the selection of the internal finishes was by the Eastments. The original, commissioning owners continued to live in the house until recently when the house was sold to its present owner.

The structural engineers were Everingham and Platt. The Building Application drawings show that a number of trees were to be preserved in the front yard and that the entrance to the earlier looped driveway to No.4 was retained at the property boundary. Areas of Ku-ring-gai had been designated as "brick areas" to control the standard of housing, however, the Council minutes recall that these conditions were being lifted to allow limited use of timber weatherboards on parts of houses.

The Eastment family had been living in Killara for a number of years. Arthur Eastment erected a substantial house for his family designed by G. Kenworthy at 22 Buckingham Road, Killara in circa 1941. Arthur Eastment also constructed the Cremorne Orpheum Theatre designed by Kenworthy. The Eastments, and their building company, were important, not only in the local area, but also in Sydney as quality master builders. F.T. Eastment & Sons constructed Sydney Square and arcade beneath as well as the Readers Digest Building. Architect for the Readers Digest Building, John James, wrote an obituary on Barry Eastment in which he remembered the utmost honesty of Eastment in all his dealings with him.

#### **4.2 The architect: Ken Woolley**

The architect, Ken Woolley (1933-2015) trained in NSW, receiving a BArch and the University Medal from the University of Sydney in 1955. In addition to his architectural studies, Woolley was a trainee within the Government Architect's Branch of Department of Public Works under the guidance of the architect Harry Rembert. After travelling to London on a Byera Hadley Travelling Scholarship and working for the well-known firm of Chamberlin, Powell and Bon he returned to the NSW Government Architect's Branch (GAB). Following the success of his own house and competition designs undertaken with a fellow member of the 'Design Room' of the GAB, Michael Dysart, Woolley joined the architectural firm of Ancher, Mortlock and Murray. Had he remained in the GAB he would not have been able to pursue his interest in the design of individual houses or project homes.

Woolley entered the firm of Ancher, Mortlock and Murray at a high level, as a partner effective from January 1964. The firm became Ancher, Mortlock, Murray and Woolley.

Woolley had already received two key architectural awards in 1962, the Sulman Award to the NSW Government Architect for the Fisher Library and the Wilkinson Award for his own house in Mosman (extant, now owned by the University of NSW). Woolley remained with the firm until 2005, by which time he was Chairman and Design Director (Stuart Murray having left the firm and both Sydney Ancher and Bryce Mortlock have passed away). The firm received architectural awards for their designs of medium density housing, project housing design for Pettit and Sevvitt and awards for public buildings and spaces including the University of Newcastle Student Union (1964) and Staff House (1969), Town Hall House and Sydney Square (the latter with Noel Bell Ridley Smith who designed the adjacent St Andrews House), the Botanic Gardens Kiosk (with the NSW Government Architect), the conversion of the NSW Nurses Association building in Darlinghurst. Work in Canberra and Leura also received architectural awards, including the national Sir Zelman Cohen award for the Cadets Mess at Duntroon in Campbell, ACT.

He received two further Wilkinson awards awarded by the NSW Chapter of the Royal Australian Institute of Architects for the design of housing for his second house in Paddington and his third (weekend) house at Palm Beach.

Some of his individual houses designed in the 1960s, including the Rothery House, Strathfield and the Myers House in Mosman, have been demolished. Following the appointment of Ken Woolley as a partner, the output of Ancher, Mortlock, Murray and Woolley was largely educational buildings in Sydney, Newcastle and Canberra and townhouse or group houses in Canberra and Sydney. The firm's job list contains six new houses in

1964, the year that Woolley became a partner, three (potentially four) houses in Sydney in 1965 and three interstate or in country NSW, one of which was an official residence for the Canadian Government in Canberra, one house in 1966, one house in 1968, no individual houses in 1969 and the Eastment House in 1970. A few other houses were begun, but the design was not proceeded with to Working Drawing Stage. There was one NSW design outside of Sydney, a proposed residence on Mt Panorama and a house in Townsville as well as some designs for Canberra.

Only two of these houses are listed by their street number. Two houses, one in Mosman and one in Strathfield have been destroyed. Given the number of houses designed, the firm had become highly selective in the individual house commissions, but were designing substantial housing complexes in Sydney and in Canberra. The houses in Sydney are mostly in distinct areas, Northern Beaches, North Shore, Georges River / Sutherland and Strathfield / Lakemba. There are some additions and alterations to houses in the Inner Ring of suburbs. A number appear to be subdivisions of existing lots. A number of Woolley's individual house commissions were for project home building company managers, including Pettit and Sevvitt. In these larger houses Woolley continued to experiment with architectural forms, adapting international architectural trends to suit the particular environment, landscape and climate of Sydney

Ken Woolley became a Member of the Order of Australia in 1988 and received the RAIA Gold Medal in 1993.

### 4.3 Historical themes

The property falls within the following national and NSW historical themes.

National historical theme	State historical theme	How the historical theme is demonstrated in this building
4. Building settlements, towns and cities	Towns, suburbs and villages	Subdivision of larger estates creating closer settlement; reflecting harsher economic circumstances
4. Building settlements, towns and cities	Accommodation	Single family suburban house on large block subdivided from a larger block
8. Developing Australia's cultural life	Creative endeavour	Work of a creative, much-awarded architect; Exemplar of what Robin Boyd termed "a tamed Australian romantic kind of brutalism"; Influence of international Modernist architects such as Alvar Aalto

### 4.4 Architectural Drawings

#### 4.4.1 Listed drawings:

The microfilmed job list of Ancher, Mortlock, Murray & Woolley (AMMW) lists the following drawings prepared for the Eastment house:

7017-01A	Eastment House, 6 Springdale Road, Killara	Plan Level 1
7017-02A	Eastment House, 6 Springdale Road, Killara	Plan Level 2
7017-03A	Eastment House, 6 Springdale Road, Killara	Plan Level 3
7017-04A	Eastment House, 6 Springdale Road, Killara	Section
7017-05A	Eastment House, 6 Springdale Road, Killara	Elevations
7017	Eastment House, 6 Springdale Road, Killara	Stair Details
7017	Eastment House, 6 Springdale Road, Killara	Roof framing
7017	Eastment House, 6 Springdale Road, Killara	Sections
7017	Eastment House, 6 Springdale Road, Killara	Sections
7017	Eastment House, 6 Springdale Road, Killara	Sections
7017	Eastment House, 6 Springdale Road, Killara	Sections

There were 11 drawings prepared (or planned to be prepared) for the house which indicated the house was an important house that required to be described architecturally in some detail. The archive of the firm Ancher,



Mortlock & Woolley is now in the possession of its successor firm, Queensland architects, Conrad Gargett. The archive has not been accessed to determine if any of the drawings survive.

#### 4.4.2 Building Application drawings:

The original client for the house has supplied scanned copies of drawings in their possession to the new owners of the house, who are only the second owners of the house. The drawings supplied were those that had been submitted to Ku-ring-gai Municipal Council as the Building Application (BA 71/280). The BA was approved on 7 April 1971 and was valid for 12 Months.

The scanned Building Application drawings (dated February 1971) supplied by Mrs Eastment to the current owners were:

7017-01	Eastment House, 6 Springdale Road, Killara	Plan Level 1
7017-02	Eastment House, 6 Springdale Road, Killara	Plan Level 2
7017-03	Eastment House, 6 Springdale Road, Killara	Plan Level 3
7017-04	Eastment House, 6 Springdale Road, Killara	Section
7017-05	Eastment House, 6 Springdale Road, Killara	Elevations

Copies of these plans are in **Appendix B** to this report. No copies of the amended drawings listed in the AMMW microfilm list have been presented. This is not surprising as most owners keep only the important legal documents in their records and Council-approved Building Application drawings are such legal documents.

#### 4.4.3 Preliminary drawings:

A coloured set of un-numbered drawings (dated January 27, 1971) were made available at the site inspection on 19 March 2020. The coloured set contained the same drawings eventually submitted as the BA set and the coloured set appears to have been a preliminary documentation set as indicated by the title block being hand written and not stencilled like the BA drawing set. The coloured set also has numerous pencil notes commenting on the dimensions, materials and accuracy of the drawings. It is not clear who made the notes but the BA set appears to have made the suggested corrections noted on the coloured set.

## 5.0 Physical Evidence

### 5.1 Description of the property

The exterior and interior of the property was inspected by Dr Scott Robertson on Thursday 19 March 2020 in company with Mr Antony Fabbro & Ms Olivia Turner (Ku-ring-gai Council), and Mr Patrick Wilson (Touring the Past – owner's heritage consultant).

The house is situated at the front of the deep block that runs from the south-east at the Springdale Road frontage to the north-west at the rear boundary. The area between the house and the street contains the driveway and mature trees along the street boundary (see photo on the **Cover** of this report). The mature street boundary trees are remnants of the garden of No. 4 Springdale Road and are clearly visible in the early to mid-twentieth century aerial photographs (**Figures 1 & 2**) and the current vehicle crossover on the footpath from No. 6 also dates from the original loop driveway of No. 4. The house is set back from the northern site boundary to create a level, grassed and landscaped yard opening off the bedrooms and the Sunroom, Dining Room, Kitchen/Laundry, Family Room and children's bedrooms (note room names are those used on Woolley's original drawings – see **Appendix B** – and not those used in the real estate agency floor plans). Between the rear wall of the house and the rear boundary the majority of the site is taken up with a tennis court that is the original tennis court of the house at No. 4 Springdale Road. The two long elevations of the house face north-east (the family living areas) and south-west (the parental and service areas). The rear of the house faces north-west over the former tennis court of No. 4 and the relatively blank front wall of the house fronting Springdale Avenue faces south-west.

The exterior of the house is finished in unpainted select common dry pressed bricks with dark brown Swiss-patterned roof tiles and Mission Brown painted timber windows and vertical boarding. The eaves gutters are half-round copper. The interior brick walls and plasterboard walls of the house are painted white, with the exception of the clear-finished timber window and door joinery and the unpainted sculptural form of the brick and concrete double fireplace (one half located in the Formal Living Room and the other half at the Family Room level, one-half floor below). This is an exceptional sculptural piece with its two fireplaces at ninety degrees to one another and the two chimneys that rise up through the tall Formal Living Room & Home Office (Study) space and are expressed externally on the roofline of the house.

The effect of the unpainted brick walls and dark brown roof tiles is to make the house appear recessive in the streetscape, allowing the earlier interwar houses to predominate.



Figure 3: Eastment House viewed from the driveway entrance at the Springdale Road boundary showing the forms of the building, the brickwork, brown roof tiles & painted timber (Photo: Robertson & Hindmarsh Pty Ltd, March 2020)





Figure 4: Eastment House viewed from the driveway showing the strong geometric forms of the building, the brickwork, and the Entry porch (Photo: Robertson & Hindmarsh Pty Ltd, March 2020)



Figure 5: Eastment House viewed from the rear tennis court showing the strong geometric forms of the building and the double chimney from the twinned fireplaces in the Living Room & Sunroom (Photo: Robertson & Hindmarsh Pty Ltd, March 2020)



Figure 6: Family Room on the north-east side with the doors and window deeply recessed to shade them from the sun (Photo: Robertson & Hindmarsh Pty Ltd, March 2020)

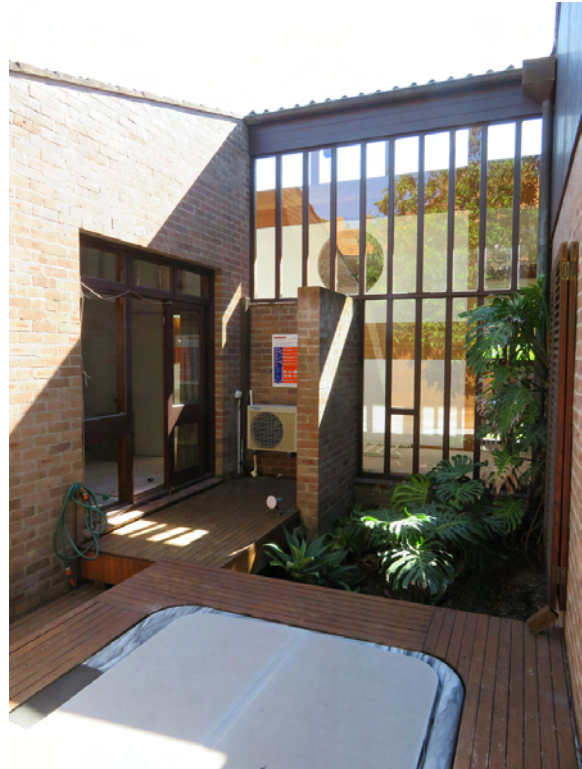


Figure 7: Courtyard on the south-west side with the window wall in the Gallery and the circular opening above the Gallery on its north side (Photo: Robertson & Hindmarsh Pty Ltd, March 2020)

The planning of the house is structured around a central access spine (Gallery) running through the length of the long floor plan from the entry door and culminating in the Living Room at the rear of the house overlooking the tennis court (see **Appendix B Figures B1-B5**). The house is essentially a one-storey split-level house taking advantage of the fall of the land and with two small mezzanine areas accommodating the original Rumpus Room and the original Study. Under the house at the north end at the tennis court level is the original Games Room.

On the west side of the clerestory-lit access Gallery are located the Garage (with Workshop behind), followed by a Courtyard visible from the corridor/gallery, then the Master Bedroom suite of bedroom, dressing room and ensuite bathroom. At the north end of the Gallery is located the Living Room opening out onto a north-facing deck. To the east of the Living Room, at a half level above, is the Study mezzanine. At a half level below the Living Room, in the north corner of the house is the Sunroom which opens onto a north- and east-facing deck. Back towards the south the Sunroom is linked to the Dining Room and Kitchen followed by the Family Room, Laundry, the main Bathroom and three Bedrooms.

The bifurcated plan separates the more formal, parental area of the house (Garage, Main Bedroom suite and Living Room) to the west of the Gallery and the family area on the east side at a half level below (Sunroom, Dining Room, Kitchen, Family Room, Laundry, Bathroom and children's Bedrooms). See **Figures 8 to 21** for views of the interior.



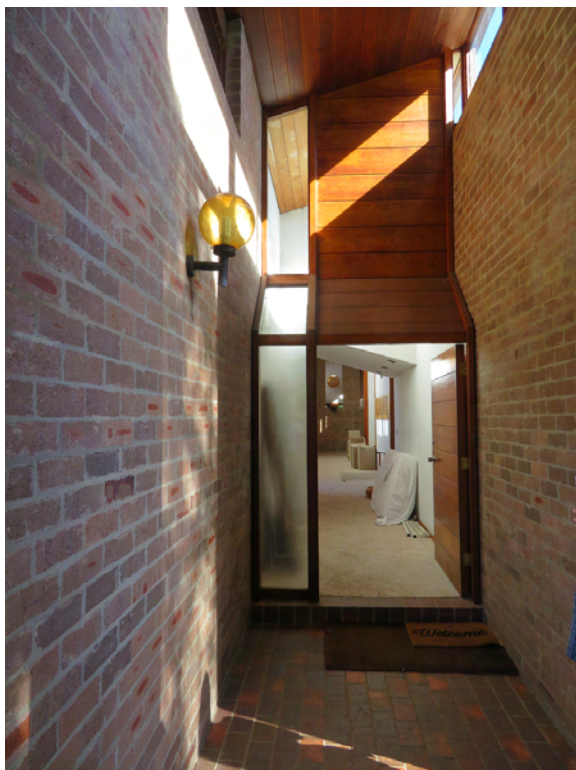


Figure 8: Front door viewed from Entry porch looking along the Gallery (Photo: Robertson & Hindmarsh Pty Ltd, March 2020)



Figure 9: Looking north-west along the Gallery (Photo: Robertson & Hindmarsh Pty Ltd, March 2020)





Figure 10: Looking north-west at the end of the Gallery across the Dining Room towards the Sunroom. Stair to Study in centre  
(Photo: Robertson & Hindmarsh Pty Ltd, March 2020)



Figure 11: Double chimney fireplaces at the end of the Gallery. Stair to Study at right  
(Photo: Robertson & Hindmarsh Pty Ltd, March 2020)



Figure 12: Double chimney fireplaces viewed from Living Room. Study mezzanine to the left behind timber screen  
(Photo: Robertson & Hindmarsh Pty Ltd, March 2020)



Figure 13: Double chimney fireplaces viewed from Sunroom  
(Photo: Robertson & Hindmarsh Pty Ltd, March 2020)



Figure 14: Double height Living Room with Study mezzanine timber screen (Photo: Robertson & Hindmarsh Pty Ltd, March 2020)



Figure 15: View from Sunroom to Kitchen and Dining Room (Photo: Robertson & Hindmarsh Pty Ltd, March 2020)



Figure 16: View from Family Room to Dining Room & Kitchen. Sliding doors cover the openings and slide back to the left into the wall when not in use (Photo: Robertson & Hindmarsh Pty Ltd, March 2020)



Figure 17: Same doors in closed position (Photo: Robertson & Hindmarsh Pty Ltd, March 2020)





Figure 18: Garage with original brick paving  
(Photo: Robertson & Hindmarsh Pty Ltd, March 2020)



Figure 19: Non-Ken Woolley kitchen fitout  
(Photo: Robertson & Hindmarsh Pty Ltd, March 2020)



Figure 20: Main Bathroom: Original opening from Main Bathroom to Gallery above  
(Photo: Robertson & Hindmarsh Pty Ltd, March 2020)



Figure 21: Main Bathroom: Non-Ken Woolley bathroom fitout  
(Photo: Robertson & Hindmarsh Pty Ltd, March 2020)

## 6.0 Comparative Analysis

### 6.1 Ken Woolley-designed houses:

Assessments of the work of Ken Woolley have tended to concentrate on the larger-scale works by the firm and not the commissions for individual houses. The selected list of works in the 1999 monograph, *Ken Woolley and Ancher Mortlock & Woolley*, lists only a few of the houses designed by the firm in the period from when Woolley joined the firm in 1964.

The most widely published house is Ken Woolley's own first house in Mosman, built on a steep hillside overlooking Middle Harbour, which received the NSW Chapter of the Royal Australian Institute of Architects' Wilkinson Award in 1962. Woolley continued to utilise split level planning and detailing using NSW building materials such as exposed brickwork, unpainted (ie stained) timbers and vertical boarding in his subsequent houses, tailoring each design to the specific site conditions. In her discussion of the series of Woolley's drawings, now held in the collection of the State Library, Anna Corkill notes that the design "evolved in sympathy with the natural landscape" and that he was known for his sensitivity to site and context in all of his buildings".

In the booklet accompanying the exhibition *Ancher, Mortlock, Murray, Woolley; Sydney Architects 1945-1967*, the curators described that, "in the 1960s, another dominant theme appeared, as the office became identifiable with the 'Sydney School'. Some of the individual houses and most of the project houses shared brown bricks, brown tiles and particular sharp-pointed forms...Ken Woolley's own house is one of the finest designs of that period, and of that mode, that Sydney has." (Saunders & Burke, p6).

Woolley commented that in his project home work he had "made several normal architectural devices such as board and glass doors, white painted brick, brown oiled timber and deep window rails into a vernacular". (Saunders & Burke p43).

Jennifer Taylor notes that,

"Since the age of 23 years Ken Woolley has been making remarkable contributions to Australian architecture. He has maintained a front line position through the high quality of his architecture and its relevance to the circumstances and mood of the time of its creation. The buildings produced over this period exhibit a consistency in fundamental ideals but a wide diversity in formal compositions. Always evident in his work are an understanding of and delight in the building materials be they rough and rustic or refined and precise, the exploration of spatial variety, the exploitation of the properties of light, and a united relationship between buildings which provide unique answers in terms of programme and location and Woolley's current position in his restless search for appropriate expression...

"In 1964 Woolley joined the highly respected Sydney firm of Ancher, Mortlock and Murray. Before leaving the Government Architect's Office he had become involved in project housing design and, with his own house, in Mosman, had established a reputation as a leading figure in the regional romantic "Sydney School" movement. His brick and tile "Sydney School" buildings of the 1960s, which included the Student Union at the University of Newcastle, were inspired by the terrain, colours and textures of Australian bushland sites. Off-saw timber and rough clinker bricks, carefully chosen to blend with surroundings, were put together with great care and craftsmanship. These buildings, often on several levels, followed the contours and reflected the slopes in raking roof planes. The resulting interior spaces were rich in their earthy colours and heavy textures and dramatically lit through high openings in the walls and roofs. These buildings were influential in establishing an ethic in Australian Architecture that was widely shared over a decade.

"Perhaps Woolley's greatest contribution to the environment has come in the field of housing, for with over 4,000 individual houses built to his designs, he has played a major part in raising the standard of the average suburban dwelling. His single houses and multiple housing scheme share roots in the vernacular." (Jennifer Taylor quoted in the RAIA Biography, Woolley Kenneth Frank Charles 2012. Original source not cited)

In the appendix to this report is a list, extracted from the microfilmed job list of Ancher, Mortlock, Murray & Woolley, listing the houses designed by the firm from 1964 (when Woolley joined the firm) to 1970 (when the Eastment House was designed). The list does not discern between houses designed by the individual directors of the firm but it does indicate that the firm was designing only a few houses in the period when the firm was designing larger commercial and institutional buildings. The fact that only a few houses were designed indicates that the firm was able to select which private clients they selected to work with, a number of whom were for project home builders such as Pettit, Sevvit, etc. The fact that Woolley worked on the Eastment House indicated that it was a project the firm wanted to do amidst their larger, more lucrative projects. This was also the boom period before the 1974-77 economic recession stopped much of the building work and destroyed many architectural practices.

Using the job list and the list of selected works in the book on Ken Woolley the following houses have been identified as having been designed by Woolley:

Woolley House I, Mosman (1961-62),  
Exhibition Houses at the Carlingford Estate (1961),  
Baudish House, Middle Cove (1964),  
Rothery House, Strathfield (1964, since destroyed by fire),  
Pettit & Sevitt 3,500 project homes (1964 onwards),  
Myers House, Mosman (1965, demolished),  
Hann House, Blakehurst (1966),  
Eastment House, Killara (1970),  
Pettit House, Garran, Canberra (1975),  
Pettit House, Collaroy (1978),  
Woolley House II, Paddington (1979-80),  
Pettit House, Scotland Island (1984),  
Woolley House, Palm Beach (1985-86),  
Pettit House, Yarralumla, ACT (1988),  
Pettit House, Terrey Hills (1993).

In this period Ken Woolley won awards for his project home designs:

Lowline House, 1967  
Split Level, 1967  
Gambrel D, 1968  
Split Level Mark 1 E 1969  
Split Level Mark 2 E 1969  
Shingle House 1970  
Lowline J 1973  
Courtyard J 1974

And, in association with Neil Clerehan:  
3616 House 1970  
3616 House Basic & 3616 House (variation 3H) 1971

The Eastment House is the culmination of the period of Woolley's designs for individual houses that was informed by Aalto's use of "raw" materials, triangular roof forms utilising the skillion roof. Houses in this period are characterised by the use of unpainted, un-rendered brick, skillion (or shed) roofs, clerestory windows providing high level daylighting to wash the underside of ceilings and a flow of internal space facilitated by split level planning and open access galleries or platforms. His Woolley House I in Mosman began that period and his Woolley House II in Paddington began the next period that was characterised less by the materiality of the first period and more by an interest in history and urban context. The use of the "moon" window in the Eastment House prefigures the use of an enlarged moon window in the front façade of his Woolley House II nine years later.

## **6.2 Eastment House drawings vs built reality:**

All architectural design drawings and working drawings indicate the intentions of the architect with respect to the design and detailed construction of the building. However, the construction process of all buildings requires amendments and alterations to those initial intentions that are brought about by a series of factors; the budget constraints of the owner, changes to the building under construction made by the client or by site circumstances and design changes made by the architect. Even prior to construction, changes to the architect's or the client's vision can be imposed by the authorities and regulations. The Eastment House is an example of such changes with the refusal by the council to permit the construction of the thin porte cochere.

Perusal of the approved BA drawings reveals that changes were made during the construction of the building. Given that the owner was also the builder changes would have been made for cost-saving reasons as well as buildability to suit the methods employed by the owner's building company. This is standard procedure on all building sites as each builder has their methods that they prefer to use, including preferred structural systems, products, suppliers and sub-contractors.



The changes made during construction were to secondary elements whereas the primary planning, form, spatial layout and flow all remained intact. The major design elements of the front entry, the double-height clerestory-lit Gallery (corridor), the split level Living/Dining/Sunroom areas and the double chimneyed fireplaces all remained intact in the final built building. The biggest change to the exterior of the house was the materiality of the exterior walls of the mezzanine Rumpus Room. The exterior wall on the south-west side of the room is indicated as brick on the drawing but it has been constructed as a timber wall in the same manner as the other two exterior walls of that room and the same as the original design of the mezzanine Study on the other side of the house.

On the exterior, the change from face bricks to unpainted select commons maintained the original aesthetic desired by Woolley and the Mission Brown windows and brown roof tiles continued that aesthetic. The timber doors and windows were substantially changed by Eastment in that sliding doors became hinged doors and the large sheets of fixed glass were broken down into more manageable, less expensive smaller sheets of glass. The drawings that are available do not indicate much of the interior detailing but it appears that the large, rectangular timber handrails has been constructed as a closed riser stair. Similarly, the exterior timber deck handrails are not exactly as shown on the 1:100 working drawings that are available. There are no bathroom or kitchen detail drawings but the bathrooms and kitchen currently in the house do not align with any of Woolley's known kitchens or bathrooms and are definitely the work of the Eastments.

## 7.0 Assessment of Heritage Significance

The criteria used to assess the significance of this property are the criteria contained within the 2001 NSW Heritage Office publication, *Assessing Heritage Significance*, which were gazetted in April 1999. Contained within that publication are guidelines to assist in determining whether an item or place could be included or should be excluded from listing as a heritage item at either the State or Local levels. Those guidelines are for guidance and are not prescriptive.

The application of the criteria should be based on the physical and documentary evidence, informed by the comparison of buildings and places of a similar type, or by the same architect. The step from the evidence to the conclusions regarding significance is conditioned by either lay or professional opinion and is often conditioned by the level of experience of the person making the assessment. It is important that professional opinion is based on the appropriate experience of the professional assessor (ie buildings assessed by architects, archaeological sites assessed by archaeologists, etc). Multi-disciplinary teams making assessments is the best way of obtaining a comprehensive, balanced assessment of significance.

### 7.1 Application of the Assessment Criteria to 6 Springdale Road, Killara

The following section analyses the elements of No. 6 Springdale Road, Killara that do and do not meet the NSW Heritage Council's criteria for heritage listing.

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

#### 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 post-World War 2 period was characterised by material shortages due to war-time restrictions on materials as well as by a series of economic downturns and recessions. Such economic disruptions often resulted in owners of large allotments of land subdividing portions of their estates to increase financial liquidity. The creation of land upon which the subject house stands is the result of a re-subdivision of a larger Interwar estate.

The single family residence that was constructed on the site reflected the historical preference for separate family houses in the suburbs.

The brick walls of the house reflected the historical phenomenon of the long-established “brick covenant” areas that estate developers had created to maximise the size and quality of houses erected on their estates. This maintained the price of the land for subsequent land purchases from the estate developer.

**Significance:**

The Eastment House is of local historical significance in demonstrating the post-World War 2 process of subdividing the grounds of the larger suburban houses erected from the 1890s until World War 2 creating closer settlement and reflecting the historical pressures of economic downturns on owners of larger allotments.

**Conclusion:**

No. 6 Springdale Road, Killara meets the requirements for the criterion of historical significance because it:

- shows evidence of a significant human activity
- is associated with a significant activity or historical phase

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

**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:**

The Eastment House came into the architectural office of Ancher, Mortlock, Murray and Woolley at the same time as the commission to design Town Hall House for the Council of the City of Sydney. It was unusual for architectural practices to undertake commissions to design houses when the practice was engaged in large-scale commercial city buildings or institutional work, however, Ken Woolley, and the firm as a whole, continued to undertake housing commissions. Woolley continued to design single houses and a small series of houses for his own use as well as continuing to act as the architect for the range of Pettit and Sevitt project homes being constructed throughout Sydney and regional NSW. The different generations of the Eastment family remained centred on the Killara area and the construction of the house in Springdale Road continued that local association.

**Significance:**

The house is of local associative significance because of its strong association with renowned architect, Ken Woolley and his firm, Ancher, Mortlock, Murray & Woolley.

The construction of a new residence within an existing suburban area demonstrates a desire by the Eastment family to continue to live in Killara, where the family had been since the 1930s.

**Conclusion:**

No. 6 Springdale Road, Killara meets the requirements for the criterion of historical association significance because it:

- shows evidence of a significant human occupation
- is associated with a significant person

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

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:**

The planning of the Eastment House separates the areas into functional areas for different members of the family and different family activities. The planning and orientation of the house acknowledge the importance of relating to northern sunshine and the prevailing cooling breezes during Summer (typically from the north-east in the afternoon).

The aesthetic ideal was to both respond to the site and to merge with the site in a symbiotic relationship. The intended use of face bricks (and their substitution with unpainted select commons) sets the building back within the streetscape and between its larger and more forthright neighbours. The palette of unpainted, predominantly brown, brick, Mission Brown coloured timberwork and dark brown roof tiles causes the house to be visually recessive and this was an important intention in Woolley's houses and in the sphere of the "romantic brutalist" architects of the so-called 'Sydney School' as stated by architectural historian, Jennifer Taylor. Whilst the house does not employ the face bricks documented by Woolley on the approved drawings, the select common bricks are reasonably uniform in colour presenting an overall brown colour that harmonises with the brown timber joinery and brown roof tiles. The long lines of the house are punctuated by the courtyard on the south-western side and by the counter-raking skillion roofs of the two First Floor rooms.

The structure of the floor plan is centred on the main top-lit corridor that runs the length of the house. To the west of the corridor lie the parents' domain of Garage, and Main Bedroom and the children's bedrooms and casual dining area on the east side. At the northern end of the corridor the house opens out and up to encompass the Living Room, Sunroom (with Study above) and the Dining Room. The 800mm level difference between the corridor and Living Room at the upper level and the Sunroom and Dining Room at the lower level creates a visual flow of space as well as a physical three-dimensional diagram of the flow of air through the house. The use of split levels and visual interest looking down through other spaces to the outside garden was a feature of Woolley's designs. This visual flow and openness is an important part of the house's aesthetic significance. The use of the free flow of air through the house was taken to an unusual extreme with the full height of the main bathroom on the lower level being open through to the main house corridor on the upper level.

**Significance:**

This Eastment House is of local aesthetic significance as its design exhibits the hallmarks of the regional form of modernism (termed by some as the Sydney School) including its use of unpainted external brickwork, vertical timber boarding, high lighting through clerestory windows, and complex, broken roof forms as well as the use of split levels within the house to create a flow of both visual space and of cooling Summer breezes. The surviving architectural drawings and the completed Eastment House demonstrate the palette of materials and construction methods employed by the architectural firm of Ancher, Mortlock, Murray and Woolley that are recognised as forming a distinct regional variation of modern architecture.

The Eastment House contains a large, highly sculptural fireplace form comprising two brick and concrete fireplaces that rises up through the house from the lower Sunroom level, through the Living Room level and up past the Study to emerge through the roof as twin chimneys with opposing skillion concrete chimney cappings.

The Eastment House is one of a series of houses within the Ku-ring-gai municipality that demonstrate the regional variant of modern architecture known as the "Sydney School" of which the architect Ken Woolley was a leading proponent in NSW. Architectural historians have acknowledged that Woolley's greatest contribution as an architect was in the field of housing, raising the standard of suburban dwellings. The Eastment house demonstrates Woolley's key hallmarks that developed during the mid to late 1960s out of his award-winning design for his own house at Mosman.

Ken Woolley is one of two architects to receive multiple awards for residential designs during the 1960s and 1970s, and houses designed by Woolley have developed a strong following, demonstrated by publications, tours and the acquisition of his drawings by the State Library of NSW.

**Conclusion:**

No. 6 Springdale Road, Killara meets the requirements for the criterion of technical significance because it:

- shows or is associated with, creative or technical innovation or achievement
- is the inspiration for a creative or technical innovation or achievement

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

**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:**

The work of Woolley has a strong following within the architectural community of NSW as evidenced by the publications and exhibitions on the firm's work. Drawings from the early years of the firm's activities have been acquired by the State Library of NSW.

**Significance:**

Modern houses designed by Ken Woolley have developed a strong following, demonstrated by publications including monographs and inclusion in architectural guides, tours to surviving examples and the acquisition of his drawings by the State Library of NSW.

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

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

The Eastment House is not significant under this criterion.

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

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:**

As a house commissioned by an individual client it demonstrates a design of exceptional interest as it embodies the client's brief to the architect whilst also embodying design elements that the architect was trialling for his work on the project homes designed for Pettit & Sevvitt. Architect-designed houses are rare within the context of suburban housing in Australia and well-designed houses by prominent, highly recognised architects are rarer still.

The Eastment house was one of a small number that Ancher, Mortlock, Murray and Woolley designed for master builders (the other being the Pettit House), thus indicating the high regard builders held for the firm.

**Significance:**

The substantially intact Eastment house is a rare example of a substantial residence, one of a series designed for master builders by the architectural practice of Ancher, Mortlock, Murray and Woolley.

**Conclusion:**

No. 6 Springdale Road, Killara meets the requirements for the criterion of rarity because it:

- demonstrates designs of exceptional interest



**Criterion (g): An item is important in demonstrating the principal characteristics of a class of NSW's**

- cultural or natural places; or
- cultural or natural environments

**(or a class of the local area's**

- cultural or natural places; or
- cultural or natural environments).

**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:**

The work of Woolley has a strong following within the architectural community of NSW as evidenced by the awards given to his firm throughout his architectural career. In addition to being highly-regarded by the architectural profession Woolley's designs for merchant builders, Pettit & Sevitt, have gained a cult-like status and a positive marketing cache. The importance of the early project houses has been reinforced by the re-commissioning of Woolley to design new versions of the project houses for a reopened Pettit & Sevitt in 2013.

**Significance:**

The Eastment House demonstrates the key characteristics of the domestic work of the firm of Ancher, Mortlock, Murray and Woolley in the late 1960s and early 1970s and demonstrates the firm's use of similar details in houses at the upper end of the real estate market as were then modified and used in the firm's work for the project home market.

## **7.2 Statement of Significance**

The Eastment House is of local historical significance in demonstrating the post-World War 2 process of subdividing the grounds of the larger suburban houses erected from the 1890s until World War 2 creating closer settlement and reflecting the historical pressures of economic downturns on owners of larger allotments.

The house is of local associative significance because of its strong association with renowned architect, Ken Woolley and his firm, Ancher, Mortlock, Murray & Woolley. The construction of a new residence within an existing suburban area demonstrates a desire by the Eastment family to continue to live in Killara, where the family had been since the 1930s

This Eastment House is of local aesthetic significance as its design exhibits the hallmarks of the regional form of modernism (termed by some as the Sydney School) including its use of unpainted external brickwork, vertical timber boarding, high lighting through clerestory windows, and complex, broken roof forms as well as the use of split levels within the house to create a flow of both visual space and of cooling Summer breezes. The surviving architectural drawings and the completed Eastment House demonstrate the palette of materials and construction methods employed by the architectural firm of Ancher, Mortlock, Murray and Woolley that are recognised as forming a distinct regional variation of modern architecture.

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The Eastment House is one of a series of houses within the Ku-ring-gai municipality that demonstrate the regional variant of modern architecture known as the "Sydney School" of which the architect Ken Woolley was a leading proponent in NSW. Architectural historians have acknowledged that Woolley's greatest contribution as an architect was in the field of housing, raising the standard of suburban dwellings. The Eastment house demonstrates Woolley's

key hallmarks that developed during the mid to late 1960s out of his award-winning design for his own house at Mosman.

Ken Woolley is one of two architects to receive multiple awards for residential designs during the 1960s and 1970s, and houses designed by Woolley have developed a strong following, demonstrated by publications, tours and the acquisition of his drawings by the State Library of NSW.

The Eastment house is a rare example of a substantial residence designed for master builders by the architectural practice of Ancher, Mortlock, Murray and Woolley in a period of the firm's work that primarily was occupied by large-scale commercial and institutional buildings as well as multi-residential and project homes, indicating the importance the firm placed on the project as one of the few single residential buildings the firm agreed to undertake for an existing / known client.

The Eastment House demonstrates the key characteristics of the domestic work of the firm of Ancher, Mortlock, Murray and Woolley in the late 1960s and early 1970s and demonstrates the firm's use of similar details in houses at the upper end of the real estate market as were then modified and used in the firm's work for the project home market.

## **8.0 Significance of elements, spaces, materials and finishes**

### **8.1 Exterior**

The form of the house should not be altered by additions to the house or alterations to the roof forms, heights and shapes. The modulation of the plan with the courtyard on the south side that breaks up the length of the house and introduces south light into the main corridor is an important element that must be retained. The current form of the house is an important part of the design and, therefore, its significance.

The materials of the exterior of the house should not be altered. The original design intent of unpainted face bricks has been maintained in the construction of the house despite the use of unpainted select common bricks in lieu of face bricks as the overall colouring of the brickwork gives a reasonably uniform brown hue to the house, which ties in with the brown roof tiles and the brown-painted timber elements.

The Mission Brown-painted timber windows and doors, as well as the external timber boarding, are as intended by Woolley in broad outline on the available elevations of the drawings.

The chocolate brown, Swiss-pattern roof tiles are an important part of the external aesthetic of the house. If the roof tiles have reached the end of their life, an equivalent roof tile is still available.


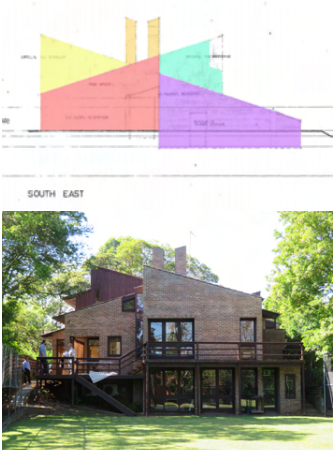

An external detail that was popularised by Woolley and other architects of the 1960s and 1970s was the use of slots in the brickwork to provide underfloor ventilation rather than building in terra cotta vents.





The timber decks at the rear and north-east corner of the house appear to be largely in accordance with Woolley's drawings. Any repairs to the decks should be carried out to match the existing detail and any upgrading of the handrail to achieve BCA compliance must be carried out so that the original design is not obscured.


The external form of the house and the materials with which it is constructed is of Exceptional significance.

The front boundary trees pre-date the house and subdivision of the site and belong to the original garden of No. 4 Springdale Road. These trees have aesthetic significance as a screen to the house and are also historically significant as remnants from the earlier interwar garden of No. 4 Springdale Road.

The following table highlights the significant external elements of the house. The recommended management of these elements is that they should not be altered.

External element	Description	Significance	Management
	<p>Modulated plan: The facades of the house are highly modulated as illustrated by the recesses and projections of the floor plan (including the large courtyard on the south-west side which introduces south light into the long access Gallery).</p>	<p>The modulation of the plan allows building masses and roofs to shade deeply recessed openings, to break up the facades and to create a pattern of light and shade along the facades.</p> <p>The current form of the house is an important part of the design and, therefore, its significance.</p>	<p>The modulation of the house in plan must be retained (ie not infilled or extended).</p>
	<p>Modulated section: The form of the house is modulated by projecting rooms, clerestories, chimneys, and counter-poised skillion roof forms (as shown in the adjacent coloured South-East Elevation showing the different planes and forms) which is also apparent in the photo of the North-East façade.</p>	<p>The projection of roofs above other roofs creates different planes and forms that breaks down the scale of the house. The clerestory lighting brings sunlight deep into the house and creates spatial interest within and outside the house.</p>	<p>The modulation of the house in three dimensions must be retained including the retention of the tall ceilings with clerestory windows (ie not altered or extended).</p>
	<p>External materials - Brick: Unpainted select common bricks gives the building a brown hue that relates to the brown roof tiles and external woodwork.</p>	<p>The original design intent of unpainted face bricks has been maintained by the use of unpainted select common bricks.</p>	<p>Do not paint or render the external brickwork. Such a restriction also complies with Conservation Area prohibitions on painting unpainted brickwork.</p>

External element	Description	Significance	Management
	<p>External materials – Tiles &amp; external woodwork: Chocolate brown Swiss pattern roof tiles &amp; Mission Brown-painted exterior woodwork.</p> <p>Exterior copper gutters &amp; downpipes.</p>	<p>The brown, Swiss-pattern roof tiles and the brown-painted exterior woodwork are an important part of the external aesthetic of the house as are the copper gutters &amp; downpipes..</p>	<p>If the roof tiles have reached the end of their life, an equivalent roof tile should be installed (ie same profile &amp; colour).</p> <p>Retain the copper gutters &amp; downpipes (in size &amp; profile to match existing).</p> <p>External woodwork should be maintained as timber (ie no aluminium windows, doors or cladding) and should continue to be painted brown. Rotten timber should be replaced with timber of matching species, size &amp; profile.</p>
	<p>External materials – External woodwork: Mission Brown-painted exterior woodwork.</p>	<p>Window openings in the brickwork are an important part of the architect's original aesthetic.</p>	<p>Maintain proportion of existing size of openings in masonry walls.</p> <p>Openings in the two timber triangular roof prisms are not in accordance with the original drawings but they should be retained as is unless the architect's original design is being reinstated.</p>
	<p>Underfloor vents: Use of slots in the brickwork to provide underfloor ventilation rather than building in terra cotta vents.</p>	<p>A detail that was popularised in the 1960s &amp; 1970s.</p>	<p>The original detail should be maintained and not replaced with proprietary vents.</p>
	<p>The timber decks at the rear and north-east corner of the house appear to be largely in accordance with Woolley's drawings.</p>	<p>The architect intended the decks to have the form and approximate handrail detail as built.</p>	<p>Any repairs to the decks should be carried out to match the existing detail.</p> <p>Any upgrading of the handrail to achieve BCA compliance must be carried out so that</p>

External element	Description	Significance	Management
			the original design is not obscured.
	The front boundary trees pre-date the house and subdivision of the site and belong to the original garden of No. 4 Springdale Road. Whilst a brick front fence was approved it was never constructed.	These trees have aesthetic significance as a screen to the house and are also historically significant as remnants from the earlier interwar garden of No. 4 Springdale Road	Retain the front boundary trees.  Construction of a front fence would damage the roots of the trees and introduce a hard "wall" effect in the streetscape rather than the open front garden aesthetic of the majority of the Conservation Area.


## 8.2 Interior

The interior of the house has different types and degrees of significance.


### 8.2.1 Room volumes and interconnectedness:



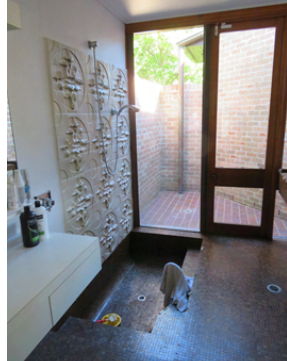
- The volumes of the rooms (especially the double-height corridor spine, the split-level flow of space between the Living Room, Sunroom, Dining Room & Study) is a complex architectural composition that must remain in its entirety.
- In addition, the more subservient rooms such as the other bedrooms, bathrooms and garage remain intact from their date of conception.
- These volumes and the interconnected flow of space through rooms (such as across the split level changes at the north end of the house and the interpenetration of space through the main bathroom) should be maintained to preserve the architectural integrity of the house.

The room volumes and their interconnected relationship are of Exceptional significance and should be retained to preserve the significance of the architecture.

Internal element	Description	Significance	Management
	Architectural spine: The architectural centre of the house comprises the volumes and connected visual relationship between the double-height corridor spine, and the split-level flow of space between the Living Room, Sunroom, Dining Room & Study.	The volumes of these rooms and spaces is the architectural core of the interior of the house. The flowing space from room to room (both horizontally and vertically) is the essence of the house's architectural composition.	The volumes of these rooms and their interconnectedness should be retained. The connected and flowing spaces are a complex architectural composition that must remain in its entirety.



Internal element	Description	Significance	Management
	Architectural spine: The double-height corridor spine.		
	Architectural spine: The double-height, split-level flow of space between the Living Room, Sunroom, Dining Room & Study.		
	Architectural spine: The split-level flow of space between the Living Room, Sunroom, Dining Room & Study.		
	Architectural spine: The flow of open, unglazed space even occurs between the Gallery and the Main Bathroom. The photo at left shows the high level opening in the wall between the Gallery & Main Bathroom.		Ideally this opening should be retained but if a more enclosed bathroom is required then the opening should be glazed with a mullion-less, fixed sheet window.
	Garage volume and finishes of exposed brick walls and brick floor paving are original.	Original finishes indicate the value attributed by the architect to seemingly subservient service spaces.	Retain the room volume and finishes.

Internal element	Description	Significance	Management
	Main Bathroom volume is original. Bathroom fixtures and fittings may be original to the construction of the house but are not designed by the architect.	The volume of the room is significant as it is as conceived by the architect (including the opening to the Gallery above).  The fixtures and fittings are not significant.	Retain the room volume.  Fixtures and fittings can be removed and replaced.
	Kitchen volume is original. Kitchen fixtures and fittings (ie cupboards, appliances & floor coverings) may be original to the construction of the house but are not designed by the architect.	The volume of the room is significant as it is as conceived by the architect.  The fixtures and fittings are not significant.	Retain the room volume.  Fixtures and fittings can be removed and replaced.
	Ensuite Bathroom volume is original. Bathroom fixtures and fittings may be original to the construction of the house but are not designed by the architect.	The volume of the room is significant as it is as conceived by the architect (including the opening to the Gallery above).  The fixtures and fittings are not significant.	Retain the room volume.  Fixtures and fittings can be removed and replaced.

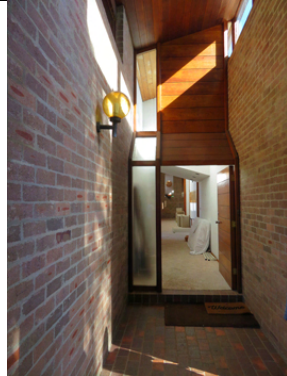



### 8.2.2 Details:

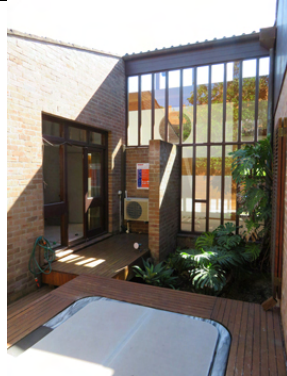


There are significant details in the house that are obviously by the hand of the architect:

- The unusual front door and cranked glazing is a sculptural form that Woolley was exploring in his larger commissions at the same time (such as at Town Hall House).
- The double fireplace in the Living Room, Sunroom and Study is a design *tour de force* and must be maintained in its current form and finishes.
- The circular “moon” window in the north wall of the main corridor is another important design element that permits visual spatial interpenetration as well as being a design element making reference back to traditional Chinese gardens and forward to the rise of Post-Modernism and Woolley's use of the motif in his Woolley House II, Paddington.
- The handle-less sliding doors between the Kitchen and the two adjoining rooms are an unusual original design element by Woolley.

The above-mentioned details are of Exceptional significance and should be retained.

The architectural details are of Exceptional significance and should be retained to preserve the significance of the architecture.

Internal element	Description	Significance	Management
	The unusual front door and cranked glazing is a sculptural form that Woolley was exploring in his larger commissions at the same time (such as at Town Hall House).	A major architectural detail exploring scale and detail that is more usually found in larger commercial projects.	Retain. If glazing requires upgrading to new safety standards the glass appearance should match the existing.
	Living Room/Sunroom double fireplace: Unpainted brick and concrete double fireplace with double chimney expressing each flue.	Design <i>tour de force</i> is the focal point of the Gallery and dominates the Living Room, Sunroom & Study as the main organising, structural element of the house.	Retain and do not alter shape, materials or finishes.
	Living Room/Sunroom double fireplace: Unpainted brick and concrete double fireplace with double chimney expressing each flue.	Design <i>tour de force</i> is the focal point of the Gallery and dominates the Living Room, Sunroom & Study as the main organising, structural element of the house.	Retain and do not alter shape, materials or finishes.
	The circular "moon" window in the north wall of the main corridor is a dominant visual feature in the Gallery and is also visible from the South Courtyard.	The circular "moon" window in the north wall of the main corridor is an important design element that permits visual spatial interpenetration as well as being a design element making reference back to traditional Chinese gardens and forward to the rise of Post-Modernism and Woolley's use of the motif in his Woolley House II, Paddington.	Retain and do not alter shape, materials or finishes

Internal element	Description	Significance	Management
			
 	The handle-less sliding doors between the Kitchen and the two adjoining rooms.	Unusual, non-standard detailing by the architect giving flexibility to spaces.	Retain.

### 8.2.3 Finishes

Certain interior finishes are also those intended by Woolley based on the documentation.



- The brick paving of the Entry, Garage and fireplace hearths are part of Woolley's interest in the importance of the floor/ground as a pattern and place of textural interest. At the same time as the Eastment House, Woolley was exploring the importance of the paving of Sydney Square, between the Town Hall and St Andrews Cathedral, as a unifying element between buildings of disparate design and orientation.
- The unpainted brickwork and custom-made concrete hoods of the double fireplace are the original finish and act as a contrast and foil to the painted interior walls of the house.
- The clear finishes on the interior faces of the glazed window walls and doors, the front door and its glazing assembly as well as the timber boarded ceiling are all part of the original design intent.
- It is clear that Woolley intended timber elements (windows, doors, ceilings, beams, etc) not to be painted and that the contrast between those elements and the painted walls gives the house a varied interest that would be lost if all the interior elements were painted.

The above finishes are of Exceptional significance and should be retained.



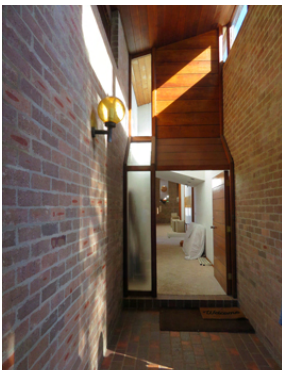

It is not clear from the surviving documentation what was the intended finish for the interior brick walls. It is not clear if they were intended to contrast with the painted plasterboard walls or harmonise with them by being painted. With the exception of the double fireplace, the interior walls have been painted white.

The finishes of the main spaces are of Exceptional significance and should be retained to preserve the significance of the architecture.



Internal element	Description	Significance	Management
	<p>The brick paving of the Entry, Garage and fireplace hearths.</p>	<p>The brick paving of the Entry, Garage and fireplace hearths are part of Woolley's interest in the importance of the floor/ground as a pattern and place of textural interest.</p>	<p>Retain. Do not cover with other finishes.</p>
	<p>Living Room/Sunroom double fireplace: Unpainted brick and concrete double fireplace with double chimney expressing each flue.</p>	<p>The unpainted brickwork and custom-made concrete hoods of the double fireplace are the original finish and act as a contrast and foil to the painted interior walls of the house.</p>	<p>Retain and do not alter shape, materials or finishes.</p>



Internal element	Description	Significance	Management
   	<p>The clear finishes on the interior faces of the glazed window walls and doors, the front door and its glazing assembly as well as the timber boarded ceiling are all part of the original design intent.</p>	<p>The clear finishes on the interior faces of the woodwork are all part of the original design intent.</p> <p>It is clear that Woolley intended timber elements (windows, doors, ceilings, beams, etc) not to be painted and that the contrast between those elements and the painted walls gives the house a varied interest that would be lost if all the interior elements were painted</p>	<p>Retain and do not alter shape, materials or finishes. Do not paint interior woodwork but maintain the clear finishes.</p>

#### 8.2.4 Unsympathetic elements

There are interior finishes and fixtures that are clearly not designed by Woolley and their refurbishment/replacement/renewal would be an appropriate means of upgrading the house bearing in mind the significance of the interior spaces should not be further degraded by intrusive elements that do not reference the period of the house and design intent of the original architect.

Such elements include:

- The kitchen cupboards and floor finish,
- The bathroom fitouts and finishes,
- Floor coverings,
- The spa pool and part of the decking around the spa in the south Courtyard.

The following table highlights unsympathetic elements of the house. The recommended management of these elements is also given in the table

Internal element	Description	Significance	Management
	Kitchen fixtures and fittings (ie cupboards, appliances & floor coverings) may be original to the construction of the house but are not designed by the architect.	The fixtures and fittings are not significant.	Retain the room volume.  Fixtures and fittings can be removed and replaced.
 	Bathroom: Bathroom fixtures and fittings may be original to the construction of the house but are not designed by the architect.	The fixtures, finishes and fittings are not significant.	Retain the room volume.  Fixtures, finishes (ie tiles) and fittings can be removed and replaced.

Internal element	Description	Significance	Management
  	<p>Floor coverings: Carpet, Resilient finishes (eg Kitchen floor finish), Bathroom tiles</p>	<p>These floor coverings have no significance with the exception of the Bathroom tiles which represent the taste of the owners.</p>	<p>Remove and replace, respecting the aesthetic significance of the major spaces such as the Gallery, Living &amp; Dining Rooms, Sunroom &amp; Study.</p>
	<p>The spa pool and part of the timber decking around the spa in the south Courtyard</p>	<p>The spa and timber decking immediately surrounding the spa have no significance.</p>	<p>Remove if desired. Ensure compliance with safety standards regarding the spa pool.</p>

## 9.0 Conclusion and Recommendations

It is our opinion that No. 6 Springdale Road, Killara meets the criteria for listing as a Local item of environmental heritage under the Ku-ring-gai LEP under the following criteria:

- Historical significance
- Associative significance
- Aesthetic significance
- Rarity

The original exterior materials and finishes should be retained and, if they have reached the end of their serviceable life (such as the roof tiles) they should be replaced with new items to match the existing in pattern, form and colour.

The interior volumes of the rooms and ceiling and wall finishes should be retained. Interior colour schemes should retain the clear-finished joinery woodwork and the contrast with the joinery by the use of white paint on the walls and non-timber ceilings. The flow of space through the house should not be interrupted by the construction of walls or barriers that impede either the visual flow of space or the free flow of air to achieve natural ventilation.

## 10.0 Bibliography

Dobney, Stephen (ed), 1999, *Ken Woolley and Ancher, Mortlock & Woolley: Selected and Current Works*, Mulgrave: Images Publishing Group

McKay, Ian; Boyd, Robin; Stretton, Hugh; Mant John, 1971, *Living & Partly Living: Housing in Australia*, Melbourne: Nelson

Saunders, David & Burke, Catherine, 1976, *Ancher, Mortlock, Murray, Woolley; Sydney Architects 1946-1976*, Sydney: Power Institute of Fine Arts, University of Sydney

Tanner, Howard, 1976, *Australian Housing in the Seventies*, Sydney: Ure Smith

Taylor, Jennifer, 1990, *Australian Architecture Since 1960*, Canberra: RAA Education Division

Background material held by the AIA (NSW Chapter) including the microfilmed list of projects

## Appendix A:

### Extract from Ancher, Mortlock, Murray & Woolley microfilm job list (commencing at Jan 1964)

Note: The text within the square brackets [ ] has been added by Robertson & Hindmarsh Pty Ltd, April 2020 and does not appear in the original microfilm list.

#### 1964

Ken Woolley Partner 1 January 1964  
6402 House, Lot 1 Curagul Road, Turramurra  
6404 [Rothery] House, Lot 4 McDonald Crescent, Strathfield  
6406 [Baudish] House, 86 Greenfield Avenue, Middle Cove  
6412 Proposed House, Lot 10, Coppins Close, St Ives  
6426 Lot 11, George Street, Hunters Hill  
6427 Proposed new house as part Lot 7 Clifton Street, Clifton Gardens

#### 1965

6503 House, Lot 4 Macdonald Crescent, Strathfield  
6510 Proposed House, Mt Panorama Working Drawings  
6517 Myers House, 431 Carrington Avenue, Mosman  
6522 House – Lugamo Working Drawings  
6524 Walters Surgery Lakemba  
6524 House: Townsville  
6526 Samuel House, Deakin ACT  
6533 Canadian Government Official Residence

#### 1966

6617 [Hann] House – Blakehurst  
6617-1 Guerin House : Working Drawings

#### 1967

No individual houses

#### 1968

6806 House, Harbord

#### 1969

No individual houses

#### 1970

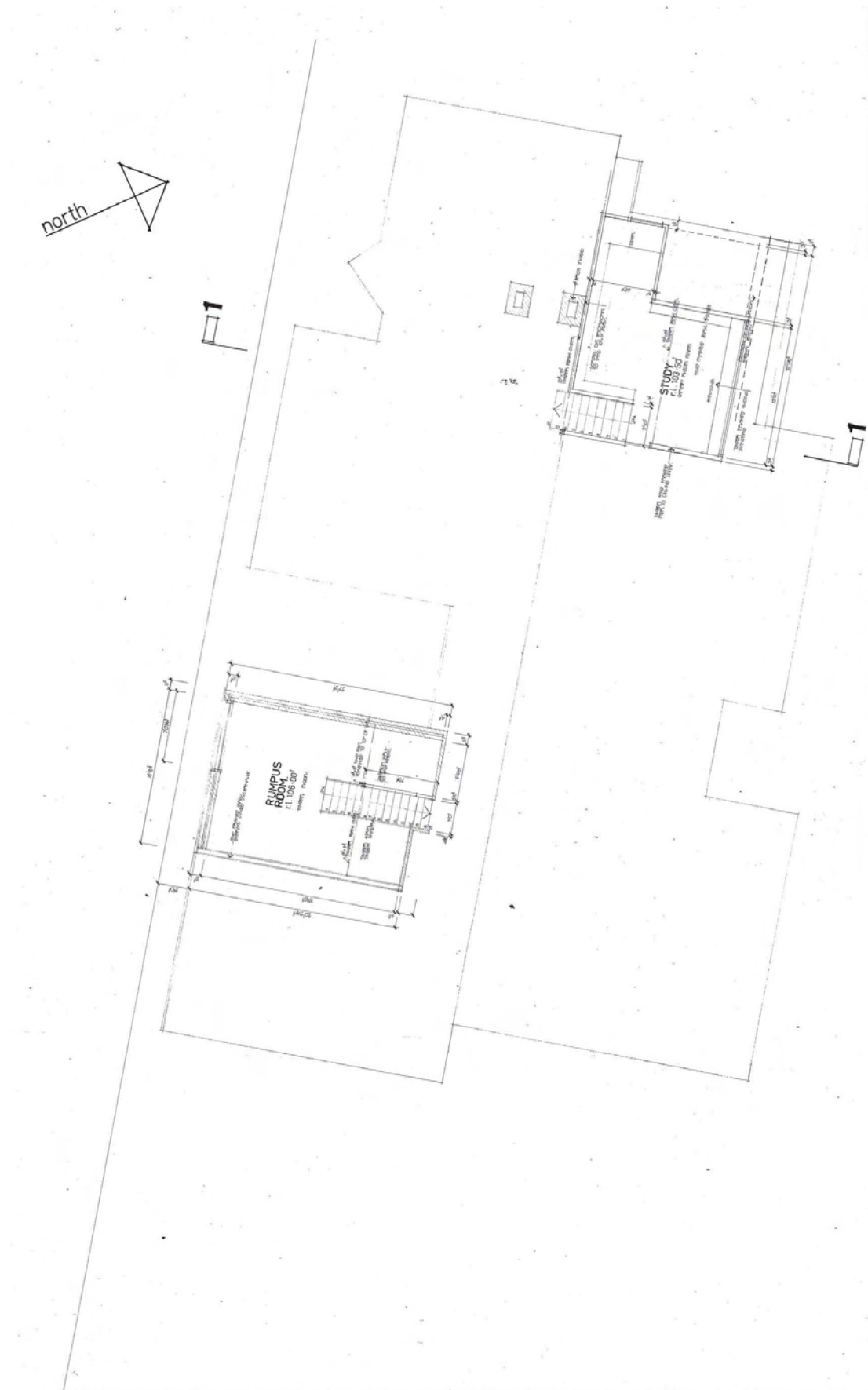
7017 Eastment House, 6 Springdale Road, Killara  
7020 House, Seaforth, Working Drawings



**Appendix B:**  
**Ancher, Mortlock, Murray & Woolley plans for the Eastment House (dated February 1971)**



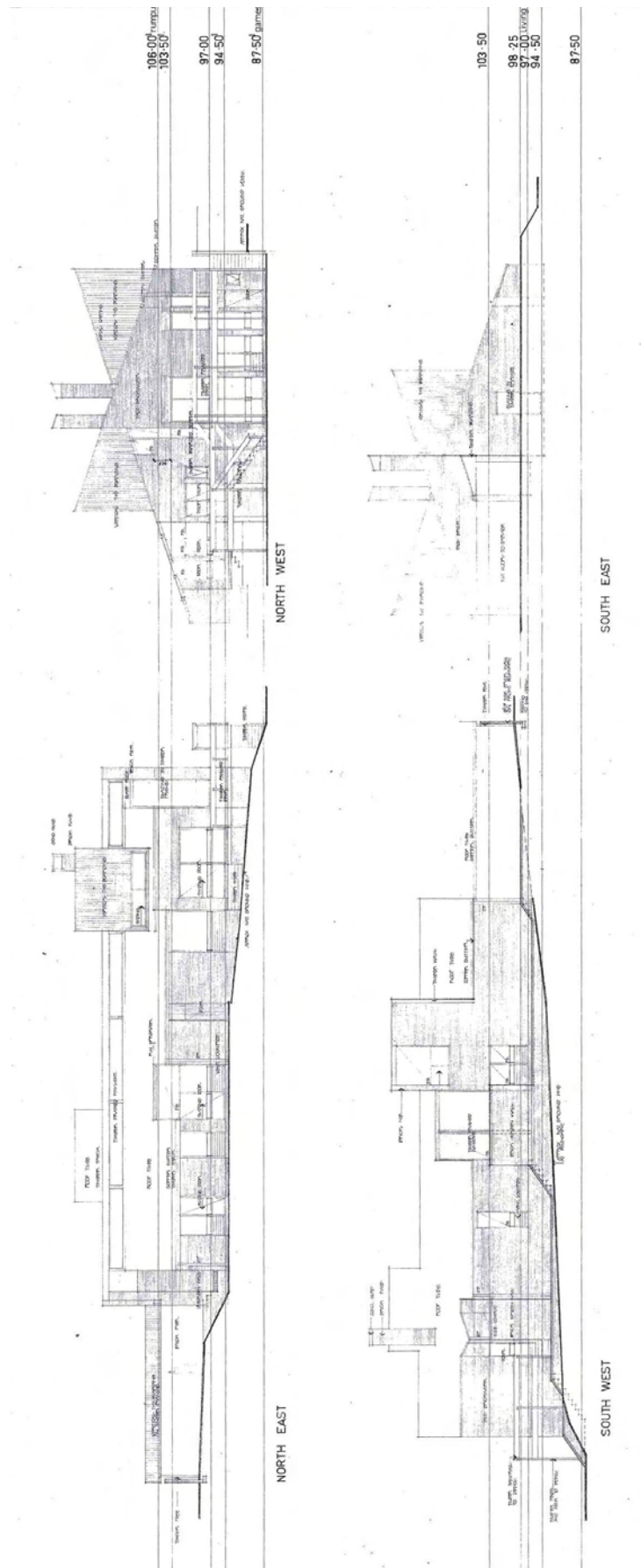
Appendix figure B1: Plan Level 2, Drawing 7117/02, Ancher Mortlock, Murray & Woolley, Feb 1971



Appendix figure B2: Plan Level 3, Drawing 7117/03, Ancher Mortlock, Murray & Woolley, Feb 1971

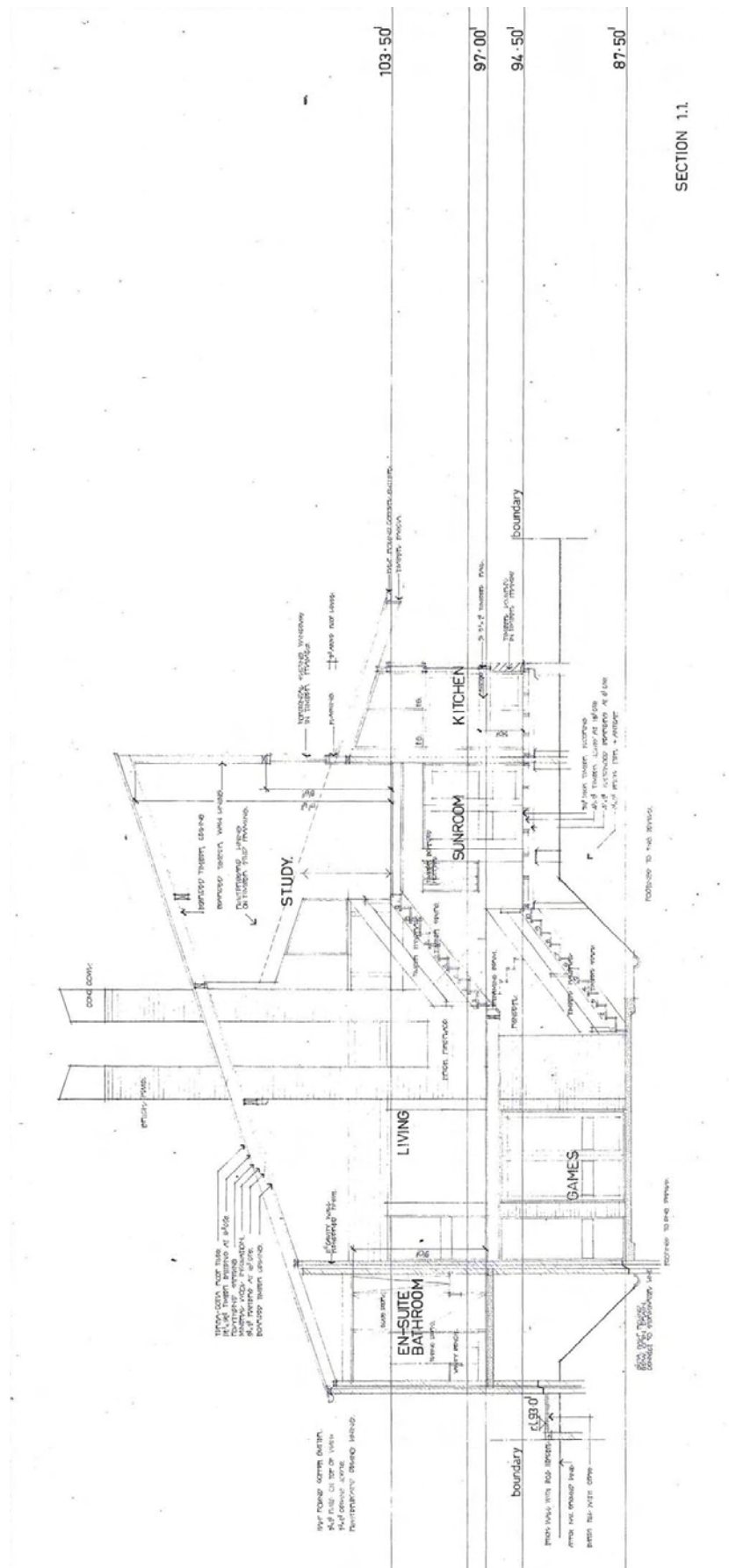


Appendix figure B3: Plan Level I, Drawing 7117/01, Ancher Mortlock, Murray & Woolley, Feb 1971



Appendix figure B4: Elevations, Drawing 7117/04, Ancher Mortlock, Murray & Woolley, Feb 1971





Appendix figure B5: Elevations, Drawing 7117/05, Ancher Mortlock, Murray & Woolley, Feb 1971





## **APPENDIX D - Council resolution OMC 10 December 2019**

**CARRIED UNANIMOUSLY**

262 **Preliminary Heritage Assessment**

File: S10066

*Vide: GB.16*

To have Council consider requesting the Special Minister of State and Minister for the Public Service and Employee Relations, Aboriginal Affairs and the Arts place a state Heritage Order on 6 Springdale Road, Killara (Lot 1, DP 505522).

**Resolved:**

(Moved: Councillors Clarke/Szatow)

That a letter be sent to the Special Minister of State and Minister for the Public Service and Employee Relations, Aboriginal Affairs and the Arts requesting a State Interim Heritage Order be placed over 6 Springdale Road, Killara.

**CARRIED UNANIMOUSLY**

## **APPENDIX E – Council report and resolution OMC 28 July 2020**



**ORDINARY MEETING OF COUNCIL  
TO BE HELD ON TUESDAY, 28 JULY 2020 AT 7:00PM  
LEVEL 3, COUNCIL CHAMBER**

**A G E N D A**

**\*\* \*\* \* \*\* \*\* \***

NOTE: For Full Details, See Council's Website –  
[www.kmc.nsw.gov.au](http://www.kmc.nsw.gov.au) under the link to business papers

The Livestream can be viewed here:  
[http://www.kmc.nsw.gov.au/Your\\_Council/Meetings/Council\\_Meeting\\_livestream](http://www.kmc.nsw.gov.au/Your_Council/Meetings/Council_Meeting_livestream)

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## PROPOSED HERITAGE LISTING - 6 SPRINGDALE ROAD KILLARA

### EXECUTIVE SUMMARY

**PURPOSE OF REPORT:**

To re-present the matter of the proposed heritage listing of 6 Springdale Road Killara on Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015 following a site inspection by Councillors held on Friday, 17 July 2020.

**BACKGROUND:**

6 Springdale Road, Killara, was identified as a potential heritage item by Council staff in November 2019. A Preliminary Heritage Assessment was considered by Council on 10 December 2019. Council resolved to request a Ministerial Interim Heritage Order ('IHO') for the site. An IHO was gazetted on 31 January 2020. Heritage Assessment reports have been completed by Patrick Wilson of *Touring the Past* (commissioned by the property owner) and Dr Scott Robertson of Robertson and Hindmarsh Pty Ltd (commissioned by Ku-ring-gai Council). A Council officer's report was prepared for the June 2020 OMC recommending the proposed listing of the property as a local heritage item. Consideration of the matter was deferred for a Councillor site inspection, which is scheduled for 17 July 2020.

**COMMENTS:**

A heritage assessment has been prepared on behalf of Council for the local heritage listing of 6 Springdale Road, Killara, by a heritage consultant specialising in the architecture of this era. It is considered the house meets the threshold for local heritage listing on the basis of its historic, associative, aesthetic, social, representative and rarity values. In particular its significance is through its association with its designer, renowned Australian architect Ken Woolley, as a rare and representative example of the hallmarks of a regional form of modernist architecture.

**RECOMMENDATION:**

That a Planning Proposal be prepared to list 6 Springdale Road, Killara as an item of local heritage significance under KLEP 2015.

## PURPOSE OF REPORT

To re-present the matter of the proposed heritage listing of 6 Springdale Road Killara on Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015 following a site inspection by Councillors held on Friday, 17 July 2020.

## BACKGROUND

6 Springdale Road, Killara is located within the Springdale Conservation Area (C21), a heritage conservation area ('HCA') under KLEP 2015. 6 Springdale Road, Killara is located within the Springdale HCA under KLEP 2015, between two heritage items (I366 and I368) and directly opposite a heritage item (I365). However, the significance of the Springdale HCA places emphasis on Federation and Interwar style housing, and because 6 Springdale Road does not fit this description, reliance on the 'protection' of the HCA is tenuous. The listing of Springdale Road as an individual item will ensure that its significance is recognised into the future and its vulnerability to intrusive changes or potential demolition, diminishes.

In mid-November 2019, the subject property was first brought to Council's attention as it was advertised for sale as an original Ken Woolley designed residence, offered for the first time since its 1976 construction. Staff viewed and conducted preliminary research of 6 Springdale Road, Killara during November and December 2019.

On 4 December 2019, the new owners lodged a Minor Heritage Works application to undertake to paint the existing face brick and construct a new front fence.

A preliminary heritage assessment was undertaken by Council staff and completed on 10 December 2019 (See **Attachment A1**). On 11 December 2019, Council resolved:

*"That a letter be sent to the Special Minister of State and Minister for the Public Service and Employee Relations, Aboriginal Affairs and the Arts requesting a State Interim Heritage Order be placed over 6 Springdale Road, Killara."*

On 11 December 2019 Council requested the Hon. Don Harwin, (then) Special Minister of State, and Minister for the Public Service and Employee Relations, Aboriginal Affairs, and the Arts, to make an Interim Heritage Order ('IHO') over 6 Springdale Road, Killara.

Council did not have authority under s.25 of the NSW Heritage Act 1977 (Heritage Act) delegation to make an interim heritage order on the property. Schedule 2 of the Ministerial Order published in the NSW Government Gazette on 12 July 2013 states: "Council must not make an IHO where...the item is within a heritage conservation area identified in an environmental planning instrument."

On 31 January 2020 the IHO came into effect. The IHO has provided Council with time to undertake further historical research and an independent heritage assessment of the property to establish if it warrants a formal heritage listing.

Under the conditions of the IHO the order will lapse on 31 July 2020 unless Council passes a resolution to list the item on the Schedule 5 of the KLEP 2015 to protect and manage the item, or it nominates the item for inclusion on the State Heritage Register.

## COMMENTS

Following the gazettal of the IHO, the property owners commissioned a heritage assessment ('Heritage Statement of Facts and Submissions') by Patrick Wilson (heritage consultant) of *Touring the Past* (See **Attachment A2**). It was received by Council on 2 March 2020. Following this, on 19 March 2020, Council staff were able to inspect the property, accompanied by heritage consultant and registered architect Dr Scott Robertson of Robertson and Hindmarsh Pty Ltd, as well as the owner's consultant and legal representative.

The owner's heritage consultant attests that the 6 Springdale Road does not meet the requirements for local listing as set out by the NSW Heritage Council. Their report disputes the heritage significance of the dwelling on the grounds of a lack of involvement from Ken Woolley during the dwelling's procurement from concept design to construction. The owner's consultant makes reference to correspondence and liaison with the former owner of the house (Mrs Eastment) to justify this assertion. Subsequent changes to the building fabric are also drawn on to outline the lack of significance of the dwelling.

Commissioned by Council, an independent heritage assessment of 6 Springdale Road, Killara [Lot 1, DP505522] was completed by Dr Scott Robertson of Robertson and Hindmarsh Pty Ltd. The final assessment was received 14 April 2020 (See **Attachment A3**). The assessment found that the property is of local heritage significance and should be included as a heritage item under Schedule 5 of the KLEP 2015.

The report prepared by Council's heritage consultant maintains that 6 Springdale Road warrants local listing on Schedule 5 of the KLEP 2015, satisfying the majority of the NSW Heritage Council's criteria for listing. This report outlines that 6 Springdale Road demonstrates significance particularly through its association with notable architect Ken Woolley and through its demonstration of a high degree of technical achievement. Importance is placed on the dwelling's relative intactness and on it being one of the few single residences that the firm agreed to take on during a time where commissions were much larger.

A heritage item is a place, which may include built structures, landscapes, moveable objects and relics, that have recognised cultural significance. In NSW, heritage items of local significance are assessed against 7 criteria:

- A. Historical significance – an item is important in the course, or pattern, of the cultural or natural history of the local area;
- B. Historical association significance – an item has strong or special association with the life or works of a person, or group of persons, of importance to the local area's cultural or natural history;
- C. Aesthetic significance – an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area;
- D. Social significance – an item has a strong or special association with a particular community or cultural group in the local area, for social, cultural or spiritual reasons;
- E. Technical/research significance – an item has potential to yield information that will contribute to an understanding of the local area's scientific, cultural or natural history;
- F. Rarity – an item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history; and
- G. Representativeness – an item is important in demonstrating the principal characteristics of a class of the local area's cultural or natural places; or cultural or natural environments.

6 Springdale Road, Killara fulfils several criteria for heritage significance. In particular, it has aesthetic, historic and technical significance to Ku-ring-gai. A summation of the findings of Dr Scott Robertson's Heritage Assessment Report follows.

### ***Heritage Significance of 6 Springdale Road, Killara***

Eastment House is a high-quality, rare and representative example of a regional form of modern architecture, designed by renowned architect Ken Woolley. Construction of Eastment House at 6 Springdale Road, Killara began in 1971 and was completed in 1976 for owners Barry and Margaret Eastment. The Eastment's were master builders, with their company *F.T. Eastment & Sons* known as a quality provider of master building services in the Ku-ring-gai and broader Sydney areas.

Eastment House was one of a small number that Ancher, Mortlock, Murray and Woolley designed for master builders (the other being the Pettit House) thus indicating the high regard builders held for the firm. Eastment House is also one of the very few individually-designed residential projects Woolley undertook in the Ku-ring-gai area, and one of the very few residential commissions he undertook in this phase of his firm's work.

The comprehensive Statement of Significance prepared by Robertson Hindmarsh for 6 Springdale Road, Killara, expounds this importance. It reads:

*The Eastment House is of local historical significance in demonstrating the post-World War 2 process of subdividing the grounds of the larger suburban houses erected from the 1890s until World War 2 creating closer settlement and reflecting the historical pressures of economic downturns on owners of larger allotments.*

*The house is of local associative significance because of its strong association with renowned architect, Ken Woolley and his firm, Ancher, Mortlock, Murray & Woolley. The construction of a new residence within an existing suburban area demonstrates a desire by the Eastment family to continue to live in Killara, where the family had been since the 1930s.*

*This Eastment House is of local aesthetic significance as its design exhibits the hallmarks of the regional form of modernism (termed by some as the Sydney School) including its use of unpainted external brickwork, vertical timber boarding, high lighting through clerestory windows, and complex, broken roof forms as well as the use of split levels within the house to create a flow of both visual space and of cooling Summer breezes. The surviving architectural drawings and the completed Eastment House demonstrate the palette of materials and construction methods employed by the architectural firm of Ancher, Mortlock, Murray and Woolley that are recognised as forming a distinct regional variation of modern architecture.*

*The Eastment House contains a large, highly sculptural fireplace form comprising two brick and concrete fireplaces that rises up through the house from the lower Sunroom level, through the Living Room level and up past the Study to emerge through the roof as twin chimneys with opposing skillion concrete chimney cappings.*

*The Eastment House is one of a series of houses within the Ku-ring-gai municipality that demonstrate the regional variant of modern architecture known as the "Sydney School" of which the architect Ken Woolley was a leading proponent in NSW. Architectural historians have acknowledged that Woolley's greatest contribution as an architect was in the field of housing, raising the standard of suburban dwellings. The Eastment house demonstrates Woolley's key hallmarks that developed during the mid to late 1960s out of his award-winning design for his own house at Mosman.*

*Ken Woolley is one of two architects to receive multiple awards for residential designs during the 1960s and 1970s, and houses designed by Woolley have developed a strong following, demonstrated by publications, tours and the acquisition of his drawings by the State Library of NSW.*

*The Eastment house is a rare example of a substantial residence designed for master builders by the architectural practice of Ancher, Mortlock, Murray and Woolley in a period of the firm's work that primarily was occupied by large-scale commercial and institutional buildings as well as multi-residential and project homes, indicating the importance the firm placed on the project as one of the few single residential buildings the firm agreed to undertake for an existing / known client.*

*The Eastment House demonstrates the key characteristics of the domestic work of the firm of Ancher, Mortlock, Murray and Woolley in the late 1960s and early 1970s and demonstrates the firm's use of similar details in houses at the upper end of the real estate market as were then modified and used in the firm's work for the project home market.*

On 21 May 2020, the matter of 6 Springdale Road, Killara was referred to Council's Heritage Reference Committee. This committee is comprised of representatives from the community, the local historical society, the Australian Institute of Architects and other qualified and experienced heritage professionals. The property owner, their heritage consultant, and legal representative made representations on the matter. All reports produced were provided to committee members. The Heritage Reference Committee moved unanimously to support the local heritage listing of this property.

An additional submission by Patrick Wilson was sent to Council one day prior to this meeting, by the legal representative of the property owner. This was supplied to the Heritage Reference Committee members (See **Attachment A4**). Dr Scott Robertson, on behalf of Council, commented as required on the matters raised in this submission verbally during the meeting, and has subsequently formalized a written response (See **Attachment A5**).

The above information was considered before the 30 June Council meeting and the Councillors decided to defer their decision pending a site inspection, which was subsequently undertaken on 17 July 2020.

A submission dated 24 June 2020 was received by Council from Weir Philips Heritage and Planning immediately following the 30 June Council meeting. The submission raises issue with the extent of the comparative analysis, Ken Woolley's involvement in the overall design of the dwelling and asserts that the current owners should have input into the heritage listing. More specifically, the submission raises concerns in relation to the required retention of the face brick and parameters around the construction of a front fence. However, proposals in relation to both of these elements would be relevant irrespective of the proposed local listing as they are covered within the assessment parameters for a Heritage Conservation Area. The submission also mentions additional information that has been provided by the former owner, which was not made available at the time of the preparation of the Robertson and Hindmarsh Report.

In support of the recognised heritage value, above and beyond that of a contributory building within a heritage conservation area, it is recommended that Council prepare a planning proposal to include 6 Springdale Road, Killara on Schedule 5 of KLEP 2015. To support the Planning Proposal a State Heritage Inventory form will also be prepared for Eastment House.



Council recognises that upgrades to the dwelling may be required to suit the changing needs of the occupants. The listing of 6 Springdale Road as a local heritage item does not preclude future alterations from being undertaken. Similar to the management of a dwelling within a conservation area, a qualified heritage professional can provide advice on changes that may be suitable both internally and externally and this has also been outlined in the report prepared by Council's heritage consultant. The owners may also liaise with Council to discuss sympathetic changes that may be possible.

## INTEGRATED PLANNING AND REPORTING

### Theme 3: Places, Spaces and Infrastructure

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
Ku-ring-gai's heritage is protected, promoted and responsibly managed.	Strategies, plans and processes are in place to effectively protect and preserve Ku-ring-gai's heritage assets.	Implement, monitor and review Ku-ring-gai's heritage planning controls including the development of a heritage strategy.

## GOVERNANCE MATTERS

This report addresses the first stage in obtaining a Gateway Determination for a Planning Proposal which seeks to list an item of local heritage significance under an amendment to Schedule 5 of the KLEP 2015. If the Planning Proposal is supported by the Department, the Planning Proposal will be placed on exhibition seeking further State agency and stakeholder feedback prior to being reported back to Council to decide if the property should be formally listed.

The process for the preparation and implementation of planning proposals is governed by the provisions of the *Environmental Planning and Assessment Act, 1979*. Council will seek the plan-making delegation under Section 3.36(2) of the EP&A Act to finalise the Planning Proposal.

## RISK MANAGEMENT

There is a community expectation that places of heritage significance within the Ku-ring-gai Council LGA will be identified and protected. There is a strategic risk of damaging the reputation of Council if these culturally significant places are not identified and considered for protection.

## FINANCIAL CONSIDERATIONS

The cost of preparing this report is covered by the Ku-ring-gai draft Principal Local Environmental Plan - Urban Planning & Heritage Budget – Strategy and Environment Department.

## SOCIAL CONSIDERATIONS

The identification and protection of Ku-ring-gai's heritage places contributes to the ongoing conservation of Ku-ring-gai's community-valued historic landscape and garden suburbs.

## ENVIRONMENTAL CONSIDERATIONS

The retention and conservation of heritage places has an important role in protecting the environment. The environmental sustainability benefits afforded by the retention of heritage places

includes the substantial reduction in building demolition and new construction waste, and the conservation of embodied energy in the existing buildings.

## **COMMUNITY CONSULTATION**

As part of making the Interim Heritage Order for the site, the IHO was published in the NSW Government Gazette on 31 January 2020. Council advised the property owner on 31 January that the order had been approved and published in the NSW Government Gazette.

The purpose of the IHO was to enable a full assessment of the property's heritage significance to be conducted. Council representatives and Dr Scott Robertson visited the property and met with the representatives of the property owner on 19 March 2020. The property owner and their representatives were also given an opportunity to speak at the Heritage Reference Committee on the 21 May 2020 and to read all of the assessment reports that have been completed in relation to the property.

The affected property owner was notified of this report going before Council and will be further notified and have the opportunity to provide feedback if Council supports its listing in a planning proposal during the formal exhibition period.

Should the Planning Proposal receive a favourable Gateway Determination, it will be exhibited in accordance with the Department's Gateway Determination requirements and with explanatory heritage information. This will involve appropriate notification and receipt of submissions on the draft Planning Proposal from the relevant State agencies and the general community, and a further report back to Council regarding this matter.

## **INTERNAL CONSULTATION**

Consultation with relevant Departments of Council has taken place in preparing this report, in particular, Development and Regulation. In addition, Council's Heritage Reference Committee has reviewed the proposed heritage item and moved a unanimous decision to support the listing.

## **SUMMARY**

An assessment of heritage significance supports the finding that 6 Springdale Road, Killara is worthy of inclusion on Schedule 5 of the KLEP2015. The purpose of this report is to instigate Council's commencement of a Planning Proposal in relation to this listing.

## **RECOMMENDATION:**













- A. That Council proceeds to prepare a Planning Proposal to amend KLEP2015 to include 6 Springdale Road, Killara [Lot 1, DP505522] as a local heritage item in Schedule 5.
- B. That the Planning Proposal is referred to the Ku-ring-gai Local Planning Panel ('KLPP') for advice in accordance with the Local Planning Panel Direction – Planning Proposals.
- C. That a report be brought back to Council following the advice from the KLPP for Council to consider whether or not to forward the Planning Proposal for a Gateway Determination under section 3.34 of the Environmental Planning & Assessment Act 1979.

Olivia Turner  
Student Heritage Planner

Vanessa Holtham  
Heritage Planner Specialist

Antony Fabbro  
Manager Urban & Heritage Planning

Andrew Watson  
Director Strategy & Environment

<b>Attachments:</b>	A1	Report by Council Staff - 6 Springdale Road, Killara - preliminary heritage assessment	2019/373548
	 		
	A2	Report by Patrick Wilson for Property Owners - Heritage Statement of Facts and Submissions for 6 Springdale Road Killara and Appendices 02/03/20	2020/160080
	 		
	A3	Report by Scott Robertson of Robertson and Hindmarsh Pty Ltd - 6 Springdale Road Killara Heritage Assessment report	2020/106975
	 		
	A4	Letter from Clare Collet (Mills Oakley) - 6 Springdale Road, Killara - regarding Heritage Reference Committee Meeting to be held on 21 May 2020	2020/160088
	 		
	A5	Response by Robertson & Hindmarsh 04 06 2020 - to Letter by Mills and Oakley to Heritage Reference Committee - Regarding 6 Springdale Road, Killara	2020/160643
	 		
	A6	Weir Phillips Heritage Report - 6 Springdale Road Killara - 24 June 2020	2020/199441
	 		

**Resolved:**

(Moved: Councillors Szatow/Smith)

That:

- A. Council proceeds to prepare a Planning Proposal to amend KLEP2015 to include 6 Springdale Road, Killara [Lot 1, DP505522] as a local heritage item in Schedule 5.
- B. The Planning Proposal is referred to the Ku-ring-gai Local Planning Panel ('KLPP') for advice in accordance with the Local Planning Panel Direction – Planning Proposals.
- C. A report be brought back to Council following the advice from the KLPP for Council to consider whether or not to forward the Planning Proposal for a Gateway Determination under section 3.34 of the Environmental Planning & Assessment Act 1979.

*For the Resolution:*

*The Mayor, Councillor Anderson and Councillors Clarke, Greenfield, Smith and Szatow.*

*Against the Resolution:*

*Councillors Kay, Kelly, Ngai, Pettett and Spencer.*

*The voting being EQUAL, the Mayor exercised her Casting Vote IN FAVOUR of the Resolution.*

## **APPENDIX F –Ku-ring-gai Local Planning Panel decision 21 September 2020**



in the public interest. The Panel also notes that the breach in the height control is acceptable on the basis of minimal impact with improved ecological outcomes.

- E. How community views were taken into account in making the decision:** The application was notified in accordance with the Council's Community Participation Plan and submissions made by members of the public were considered.

**Voting:** Unanimous (Michael Leavey was not part of this decision due to his conflict of interest Declaration)

KLPP23 **Proposed Heritage Listing of 6 Springdale Road, Killara**

File: S11660

*Vide: GB.6*

To present the proposed heritage listing of 6 Springdale Road Killara on Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015 to the KLPP for advice.

**The Panel Advised:**

**A. Decision**

The Ku-ring-gai Local Planning Panel supports the Planning Proposal.

**B. The date of the decision:** 21 September 2020

**Voting:** Unanimous

**KU-RING-GAI LOCAL PLANNING PANEL****Declaration of Interest**

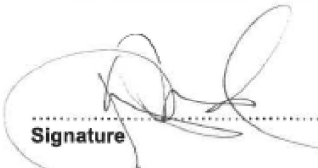
MEETING DATE	Monday 21 September 2020
Agenda Item/Panel reference number	<p>GB.1 – 34 Billyard Avenue, Wahroonga – Landscaping works including tree removal, retaining walls and front fence - Heritage Item within Heritage Conservation Area.</p> <p>GB.2 – 1 Garden Square, Gordon – Partial demolition, alterations and additions, landscaping works and adaptive re-use as a place of public worship associated with the Gordon Baptist Church - heritage item in heritage conservation area.</p> <p>GB.3 – 802-808 Pacific Highway, Gordon – Digital advertising signage on the southern approach of the Gordon Pedestrian Airbridge</p> <p>GB.4 – 39 Babbage Road, Roseville – Demolish existing structures and construct 10 seniors housing units, including basement parking, landscaping and associated works - State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</p> <p>GB.5 – 1 Corona Avenue, Roseville – Demolish existing structures, tree removal and construct new residential flat building development comprising 33 units, basement parking and associated works</p> <p>GB.6 – 6 Springdale Road, Killara – Proposed Heritage listing</p>

In relation to this matter, I declare that I have:

no known conflict of interest ☒

an actual<sup>1</sup> ☐, potential<sup>2</sup> ☐ or reasonably perceived<sup>3</sup> ☐ conflict of interest as detailed below:

\_\_\_\_\_

  
 Signature \_\_\_\_\_  
 Date 21.9.20 \_\_\_\_\_  
 Name Jacqueline Townsend \_\_\_\_\_

<sup>1</sup> An 'actual' conflict of interests is where there is a direct conflict between a member's duties and responsibilities and their private interests or other duties.

<sup>2</sup> A 'potential' conflict of interests is where a panel member has a private interest or other duty that could conflict with their duties as a panel member in the future.

<sup>3</sup> A 'reasonably perceived' conflict of interests is where a person could reasonably perceive that a panel member's private interests or other duties are likely to improperly influence the performance of their duties as a panel member, whether or not this is in fact the case.

## **APPENDIX G –Draft Heritage Inventory Sheet (SHI form) for 6 Springdale Road, Killara**

# Heritage Data Form

ITEM DETAILS									
Name of Item	Eastment House								
Other Name/s Former Name/s									
Item type (if known)	Built								
Item group (if known)									
Item category (if known)									
Area, Group, or Collection Name									
Street number	6								
Street name	Springdale Road								
Suburb/town	Killara						Postcode	2071	
Local Government Area/s	Ku-ring-gai								
Property description	Lot 1, DP505522								
Location - Lat/long	Latitude					Longitude			
Location - AMG (if no street address)	Zone		Easting			Northing			
Owner									
Current use	Residential dwelling								
Former Use	Residential dwelling								

# Heritage Data Form

<b>Statement of significance</b>	<p>The Eastment House is of local historical significance in demonstrating the post-World War 2 process of subdividing the grounds of the larger suburban houses erected from the 1890s until World War 2 creating closer settlement and reflecting the historical pressures of economic downturns on owners of larger allotments.</p> <p>The house is of local associative significance because of its strong association with renowned architect, Ken Woolley and his firm, Anchor, Mortlock, Murray &amp; Woolley. The construction of a new residence within an existing suburban area demonstrates a desire by the Eastment family to continue to live in Killara, where the family had been since the 1930s.</p> <p>This Eastment House is of local aesthetic significance as its design exhibits the hallmarks of the regional form of modernism (termed by some as the Sydney School) including its use of unpainted external brickwork, vertical timber boarding, high lighting through clerestory windows, and complex, broken roof forms as well as the use of split levels within the house to create a flow of both visual space and of cooling Summer breezes. The surviving architectural drawings and the completed Eastment House demonstrate the palette of materials and construction methods employed by the architectural firm of Anchor, Mortlock, Murray and Woolley that are recognised as forming a distinct regional variation of modern architecture.</p> <p>The Eastment House contains a large, highly sculptural fireplace form comprising two brick and concrete fireplaces that rises up through the house from the lower Sunroom level, through the Living Room level and up past the Study to emerge through the roof as twin chimneys with opposing skillion concrete chimney cappings.</p> <p>The Eastment House is one of a series of houses within the Ku-ring-gai municipality that demonstrate the regional variant of modern architecture known as the "Sydney School" of which the architect Ken Woolley was a leading proponent in NSW. Architectural historians have acknowledged that Woolley's greatest contribution as an architect was in the field of housing, raising the standard of suburban dwellings. The Eastment house demonstrates Woolley's key hallmarks that developed during the mid to late 1960s out of his award-winning design for his own house at Mosman.</p> <p>Ken Woolley is one of two architects to receive multiple awards for residential designs during the 1960s and 1970s, and houses designed by Woolley have developed a strong following, demonstrated by publications, tours and the acquisition of his drawings by the State Library of NSW.</p> <p>The Eastment house is a rare example of a substantial residence designed for master builders by the architectural practice of Anchor, Mortlock, Murray and Woolley in a period of the firm's work that primarily was occupied by large-scale commercial and institutional buildings as well as multi-residential and project homes, indicating the importance the firm placed on the project as one of the few single residential buildings the firm agreed to undertake for an existing / known client..</p> <p>The Eastment House demonstrates the key characteristics of the domestic work of the firm of Anchor, Mortlock, Murray and Woolley in the late 1960s and early 1970s and demonstrates the firm's use of similar details in houses at the upper end of the real estate market as were then modified and used in the firm's work for the project home market.</p>	
<b>Level of Significance</b>	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>



# Heritage Data Form

DESCRIPTION	
Designer	Ken Woolley
Builder/ maker	F.T. Eastment & Sons
Physical Description	<p>The house is situated at the front of the deep block that runs from the south-east at the Springdale Road frontage to the north-west at the rear boundary. The area between the house and the street contains the driveway and mature trees along the street boundary. The mature street boundary trees are remnants of the garden of No. 4 Springdale Road and are clearly visible in the early to mid-twentieth century aerial photographs and the current vehicle crossover on the footpath from No. 6 also dates from the original loop driveway of No. 4. The house is set back from the northern site boundary to create a level, grassed and landscaped yard opening off the bedrooms and the Sunroom, Dining Room, Kitchen/Laundry, Family Room and children's bedrooms (note room names are those used on Woolley's original drawings and not those used in the real estate agency floor plans). Between the rear wall of the house and the rear boundary the majority of the site is taken up with a tennis court that is the original tennis court of the house at No. 4 Springdale Road. The two long elevations of the house face north-east (the family living areas) and south-west (the parental and service areas). The rear of the house faces north-west over the former tennis court of No. 4 and the relatively blank front wall of the house fronting Springdale Avenue faces south-west.</p> <p>The exterior of the house is finished in unpainted select common dry pressed bricks with dark brown Swiss-patterned roof tiles and Mission Brown painted timber windows and vertical boarding. The eaves gutters are half-round copper. The interior brick walls and plasterboard walls of the house are painted white, with the exception of the clear-finished timber window and door joinery and the unpainted sculptural form of the brick and concrete double fireplace (one half located in the Formal Living Room and the other half at the Family Room level, one-half floor below). This is an exceptional sculptural piece with its two fireplaces at ninety degrees to one another and the two chimneys that rise up through the tall Formal Living Room &amp; Home Office (Study) space and are expressed externally on the roofline of the house. The effect of the unpainted brick walls and dark brown roof tiles is to make the house appear recessive in the streetscape, allowing the earlier interwar houses to predominate.</p> <p>The planning of the house is structured around a central access spine (Gallery) running through the length of the long floor plan from the entry door and culminating in the Living Room at the rear of the house overlooking the tennis court. The house is essentially a one-storey split-level house taking advantage of the fall of the land and with two small mezzanine areas accommodating the original Rumpus Room and the original Study. Under the house at the north end at the tennis court level is the original Games Room.</p> <p>On the west side of the clerestory-lit access Gallery are located the Garage (with Workshop behind), followed by a Courtyard visible from the corridor/gallery, then the Master Bedroom suite of bedroom, dressing room and ensuite bathroom. At the north end of the Gallery is located the Living Room opening out onto a north-facing deck. To the east of the Living Room, at a half level above, is the Study mezzanine. At a half level below the Living Room, in the north corner of the house is the Sunroom which opens onto a north- and east-facing deck. Back towards the south the Sunroom is linked to the Dining Room and Kitchen followed by the Family Room, Laundry, the main Bathroom and three Bedrooms.</p> <p>The bifurcated plan separates the more formal, parental area of the house (Garage, Main Bedroom suite and Living Room) to the west of the Gallery and the family area on the east side at a half level below (Sunroom, Dining Room, Kitchen, Family Room, Laundry, Bathroom and children's Bedrooms).</p>
Physical condition and Archaeological potential	Substantially intact as per inspection on 19/3/2020

# Heritage Data Form

Construction years	Start year	1970	Finish year	1977	Circa	<input checked="" type="checkbox"/>
Modifications and dates	Spa installed (c1988)					
Further comments						

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# Heritage Data Form

## HISTORY

### Historical notes

The Eastment House is located within the subdivision of Springdale, a portion of land granted to Jane McGillivray (or McGilliveray) but held in trust by her father James Bradley and the Reverend Dunmore Lang. It was not until the construction of the North Shore railway line that the subdivision of the land for housing began. The Springdale Estate was subdivided in the 1890s (DP 3400) when Springdale Road was still known as McGillivray's Road. The subject site changed hands a number of times between 1899 and 1926 when it came under the control of the Permanent Trustee. Jules Lippenshan leased a substantial block of land in Springdale Road but did not build a residence. The subsequent owner, John Thomas McKee commissioned the architect J. Aubrey Kerr to design a substantial residence (now No. 4 Springdale Road). The Killara home of Mrs and Mrs McKee was featured in *Decoration and Glass*, 1 April 1939. The article notes that the natural setting of gum trees was so beautiful that very little aid from the landscape gardener was necessary to create the desired effect (*Decoration and Glass*, 1 April 1939 p26). The outline of the grounds can be seen on the 1943 aerial photograph and in later aerial photographs. In the early 1960s the McKee family subdivided the grounds of No. 4 Springdale Road, creating a lot on either side of the house and a battle axe block to the rear. These lots are now all on separate titles. The curved drive to No.4 was curtailed to create the lot to the north and east of the house, which also included a substantial lawn area, described as a tennis court on the site plan for the Eastment House. The kink in the lot was to skirt the formal terraced garden to No. 4, which no longer survives.

In 1970 Mr and Mrs B. A. Eastment applied to alter an existing dwelling at 11 Yirgella Avenue, East Killara. The following year an application for a new house was submitted for the site in nearby Springdale Road.

The Eastment House was designed for Barry and Margaret Eastment. The Eastment family were Master Builders, including Barry's grandfather F. T. Eastment and his father Arthur Eastment. The Eastment House is job 7017 in the Ancher Mortlock Murray and Woolley job list, which indicates a commission date of 1970. Hand-written notes amending the drawings are signed by Furio Valich and the drawings are initialled "FV", indicating he was the draftsman for the project. Margaret Eastment recalls that the design architect was Ken Woolley but that the architects were not engaged to supervise the construction. The Eastments utilised their own family building company to construct the house and manufactured all of the joinery with the exception of the kitchen. According to Margaret Eastment the selection of the internal finishes was by the Eastments. The original, commissioning owners continued to live in the house until recently when the house was sold to its present owner.

The structural engineers were Everingham and Platt. The Building Application drawings show that a number of trees were to be preserved in the front yard and that the entrance to the earlier looped driveway to No.4 was retained at the property boundary. Areas of Ku-ring-gai had been designated as "brick areas" to control the standard of housing, however, the Council minutes recall that these conditions were being lifted to allow limited use of timber weatherboards on parts of houses.

The Eastment family had been living in Killara for a number of years. Arthur Eastment erected a substantial house for his family designed by G. Kenworthy at 22 Buckingham Road, Killara in circa 1941. Arthur Eastment also constructed the Cremorne Orpheum Theatre designed by Kenworthy. The Eastments, and their building company, were important, not only in the local area, but also in Sydney as quality master builders. F.T. Eastment & Sons constructed Sydney Square and arcade beneath as well as the Readers Digest Building. Architect for the Readers Digest Building, John James, wrote an obituary on Barry Eastment in which he remembered the utmost honesty of Eastment in all his dealings with him.

#### **The architect: Ken Woolley**

The architect, Ken Woolley (1933-2015) trained in NSW, receiving a B.Arch and the University Medal from the University of Sydney in 1955. In addition to his architectural studies, Woolley was a trainee within the Government Architect's Branch of Department of Public Works under the guidance of the architect Harry Rembert. After travelling to London on a Byera Hadley Travelling Scholarship and

# Heritage Data Form

working for the well-known firm of Chamberlin, Powell and Bon he returned to the NSW Government Architect's Branch (GAB). Following the success of his own house and competition designs undertaken with a fellow member of the 'Design Room' of the GAB, Michael Dysart, Woolley joined the architectural firm of Ancher, Mortlock and Murray. Had he remained in the GAB he would not have been able to pursue his interest in the design of individual houses or project homes.

Woolley entered the firm of Ancher, Mortlock and Murray at a high level, as a partner effective from January 1964. The firm became Ancher, Mortlock, Murray and Woolley.

Woolley had already received two key architectural awards in 1962, the Sulman Award to the NSW Government Architect for the Fisher Library and the Wilkinson Award for his own house in Mosman (extant, now owned by the University of NSW). Woolley remained with the firm until 2005, by which time he was Chairman and Design Director (Stuart Murray having left the firm and both Sydney Ancher and Bryce Mortlock have passed away). The firm received architectural awards for their designs of medium density housing, project housing design for Pettit and Sevvitt and awards for public buildings and spaces including the University of Newcastle Student Union (1964) and Staff House (1969), Town Hall House and Sydney Square (the latter with Noel Bell Ridley Smith who designed the adjacent St Andrews House), the Botanic Gardens Kiosk (with the NSW Government Architect), the conversion of the NSW Nurses Association building in Darlinghurst. Work in Canberra and Leura also received architectural awards, including the national Sir Zelman Cohen award for the Cadets Mess at Duntroon in Campbell, ACT.

He received two further Wilkinson awards awarded by the NSW Chapter of the Royal Australian Institute of Architects for the design of housing for his second house in Paddington and his third (weekend) house at Palm Beach.

Some of his individual houses designed in the 1960s, including the Rothery House, Strathfield and the Myers House in Mosman, have been demolished. Following the appointment of Ken Woolley as a partner, the output of Ancher, Mortlock, Murray and Woolley was largely educational buildings in Sydney, Newcastle and Canberra and townhouse or group houses in Canberra and Sydney. The firm's job list contains six new houses in 1964, the year that Woolley became a partner, three (potentially four) houses in Sydney in 1965 and three interstate or in country NSW, one of which was an official residence for the Canadian Government in Canberra, one house in 1966, one house in 1968, no individual houses in 1969 and the Eastment House in 1970. A few other houses were begun, but the design was not proceeded with to Working Drawing Stage. There was one NSW design outside of Sydney, a proposed residence on Mt Panorama and a house in Townsville as well as some designs for Canberra.

Only two of these houses are listed by their street number. Two houses, one in Mosman and one in Strathfield have been destroyed. Given the number of houses designed, the firm had become highly selective in the individual house commissions, but were designing substantial housing complexes in Sydney and in Canberra. The houses in Sydney are mostly in distinct areas, Northern Beaches, North Shore, Georges River / Sutherland and Strathfield / Lakemba. There are some additions and alterations to houses in the Inner Ring of suburbs. A number appear to be subdivisions of existing lots. A number of Woolley's individual house commissions were for project home building company managers, including Pettit and Sevvitt. In these larger houses Woolley continued to experiment with architectural forms, adapting international architectural trends to suit the particular environment, landscape and climate of Sydney

Ken Woolley became a Member of the Order of Australia in 1988 and received the RAI Gold Medal in 1993.

# Heritage Data Form

THEMES	
<b>National historical theme</b>	4. Building settlements, towns and cities
<b>State historical theme</b>	Towns, suburbs and villages
<b>National historical theme</b>	4. Building settlements, towns and cities
<b>State historical theme</b>	Accommodation
<b>National historical theme</b>	8. Developing Australia's cultural life
<b>State historical theme</b>	Creative endeavour

# Heritage Data Form

APPLICATION OF CRITERIA	
<b>Historical significance</b> SHR criteria (a)	The Eastment House is of local historical significance in demonstrating the post-World War 2 process of subdividing the grounds of the larger suburban houses erected from the 1890s until World War 2 creating closer settlement and reflecting the historical pressures of economic downturns on owners of larger allotments.
<b>Historical association significance</b> SHR criteria (b)	<p>The house is of local associative significance because of its strong association with renowned architect, Ken Woolley and his firm, Ancher, Mortlock, Murray &amp; Woolley.</p> <p>The construction of a new residence within an existing suburban area demonstrates a desire by the Eastment family to continue to live in Killara, where the family had been since the 1930s.</p>
<b>Aesthetic significance</b> SHR criteria (c)	<p>This Eastment House is of local aesthetic significance as its design exhibits the hallmarks of the regional form of modernism (termed by some as the Sydney School) including its use of unpainted external brickwork, vertical timber boarding, high lighting through clerestory windows, and complex, broken roof forms as well as the use of split levels within the house to create a flow of both visual space and of cooling Summer breezes. The surviving architectural drawings and the completed Eastment House demonstrate the palette of materials and construction methods employed by the architectural firm of Ancher, Mortlock, Murray and Woolley that are recognised as forming a distinct regional variation of modern architecture.</p> <p>The Eastment House contains a large, highly sculptural fireplace form comprising two brick and concrete fireplaces that rises up through the house from the lower Sunroom level, through the Living Room level and up past the Study to emerge through the roof as twin chimneys with opposing skillion concrete chimney cappings.</p> <p>The Eastment House is one of a series of houses within the Ku-ring-gai municipality that demonstrate the regional variant of modern architecture known as the "Sydney School" of which the architect Ken Woolley was a leading proponent in NSW. Architectural historians have acknowledged that Woolley's greatest contribution as an architect was in the field of housing, raising the standard of suburban dwellings. The Eastment house demonstrates Woolley's key hallmarks that developed during the mid to late 1960s out of his award-winning design for his own house at Mosman.</p> <p>Ken Woolley is one of two architects to receive multiple awards for residential designs during the 1960s and 1970s, and houses designed by Woolley have developed a strong following, demonstrated by publications, tours and the acquisition of his drawings by the State Library of NSW.</p>
<b>Social significance</b> SHR criteria (d)	Modern houses designed by Ken Woolley have developed a strong following, demonstrated by publications including monographs and inclusion in architectural guides, tours to surviving examples and the acquisition of his drawings by the State Library of NSW.
<b>Technical/Research significance</b> SHR criteria (e)	The Eastment House is not significant under this criterion.
<b>Rarity</b> SHR criteria (f)	The substantially intact Eastment house is a rare example of a substantial residence, one of a series designed for master builders by the architectural practice of Ancher, Mortlock, Murray and Woolley.
<b>Representativeness</b> SHR criteria (g)	The Eastment House demonstrates the key characteristics of the domestic work of the firm of Ancher, Mortlock, Murray and Woolley in the late 1960s and early 1970s and demonstrates the firm's use of similar details in houses at the upper end of the real estate market as were then modified and used in the firm's work for the project home market.



# *Heritage Data Form*

<b>Integrity</b>	The Eastment House remains substantially intact both internally and externally, with only minor modifications to fabric since its construction. Its spatial composition, room volumes and interconnectedness of space remain highly intact to the original design of the house.
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# Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	Interim Heritage Order No. 152 – gazetted 31 January 2020 (expires 31 January 2021)

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Report	Dr Scott Robertson of Robertson Hindmarsh Pty Ltd for Ku-ring-gai Council	Heritage Assessment Report: Potential Heritage Item: "Eastment House" 6 Springdale Road, Killara	2020	Ku-ring-gai Council

RECOMMENDATIONS	
Recommendations	See <i>Heritage Assessment Report: Potential Heritage Item: "Eastment House" 6 Springdale Road, Killara</i> (2020) by Dr Scott Robertson of Robertson Hindmarsh Pty Ltd for Ku-ring-gai Council for detailed management recommendations.

SOURCE OF THIS INFORMATION			
Name of study or report	Heritage Assessment Report: Potential Heritage Item: "Eastment House" 6 Springdale Road, Killara for Ku-ring-gai Council	Year of study or report	2020
Item number in study or report			
Author of study or report	Dr Scott Robertson of Robertson Hindmarsh Pty Ltd for Ku-ring-gai Council		
Inspected by	VH		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	OT	Date	2020

# Heritage Data Form

## IMAGES - 1 per page

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

<b>Image caption</b>	6 Springdale Road, Killara, March 2020				
<b>Image year</b>	2020	<b>Image by</b>	Robertson & Hindmarsh Pty Ltd	<b>Image copyright holder</b>	Robertson & Hindmarsh Pty Ltd



# Heritage Data Form

## IMAGES - 1 per page

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

<b>Image caption</b>	Eastment House viewed from the driveway entrance at the Springdale Road boundary showing the forms of the building, the brickwork, brown roof tiles & painted timber				
<b>Image year</b>	2020	<b>Image by</b>	Robertson & Hindmarsh Pty Ltd	<b>Image copyright holder</b>	Robertson & Hindmarsh Pty Ltd





# Heritage Data Form

## IMAGES - 1 per page

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

<b>Image caption</b>	Eastment House viewed from the rear tennis court showing the strong geometric forms of the building and the double chimney from the twinned fireplaces in the Living Room & Sunroom				
<b>Image year</b>	2020	<b>Image by</b>	Robertson & Hindmarsh Pty Ltd	<b>Image copyright holder</b>	Robertson & Hindmarsh Pty Ltd



# Heritage Data Form

## IMAGES - 1 per page

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

<b>Image caption</b>	Front door viewed from Entry porch looking along the Gallery				
<b>Image year</b>	2020	<b>Image by</b>	Robertson & Hindmarsh Pty Ltd	<b>Image copyright holder</b>	Robertson & Hindmarsh Pty Ltd





# Heritage Data Form

## IMAGES - 1 per page

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

<b>Image caption</b>	Looking north-west along the Gallery				
<b>Image year</b>	2020	<b>Image by</b>	Robertson & Hindmarsh Pty Ltd	<b>Image copyright holder</b>	Robertson & Hindmarsh Pty Ltd



# Heritage Data Form

## IMAGES - 1 per page

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

<b>Image caption</b>	Double chimney fireplaces viewed from Living Room. Study mezzanine to the left behind timber screen				
<b>Image year</b>	2020	<b>Image by</b>	Robertson & Hindmarsh Pty Ltd	<b>Image copyright holder</b>	Robertson & Hindmarsh Pty Ltd



# Heritage Data Form

## IMAGES - 1 per page

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

<b>Image caption</b>	Double height Living Room with Study mezzanine timber screen				
<b>Image year</b>	2020	<b>Image by</b>	Robertson & Hindmarsh Pty Ltd	<b>Image copyright holder</b>	Robertson & Hindmarsh Pty Ltd

