

**Heritage Significance Assessment,
149 Livingstone Avenue, Pymble, NSW**



Prepared by
Chris Betteridge, Betteridge Consulting Pty Ltd
t/a Betteridge Heritage
for
Residents' Action Group 149

Version 3, 18 June 2018

Betteridge Consulting Pty Ltd t/a Betteridge Heritage (ABN 15 602 062 297) 42 BOTANY STREET RANDWICK NSW 2031
Tel: 61 (0)2 9314 6642 Email: musecape@accsoft.com.au Web: www.musecape.com.au
Mobile (Margaret Betteridge): +61 (0)419 238 996 Mobile (Chris Betteridge): +61 (0)419 011 347

SPECIALISTS IN THE IDENTIFICATION, ASSESSMENT, MANAGEMENT AND INTERPRETATION OF CULTURAL HERITAGE



Report Register

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1	Heritage Significance Assessment, 149 Livingstone Avenue, Pymble, NSW, Version 1	18 June 2018
2	Heritage Significance Assessment, 149 Livingstone Avenue, Pymble, NSW, Version 2	18 June 2018
3	Heritage Significance Assessment, 149 Livingstone Avenue, Pymble, NSW, Version 3	18 June 2018

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Executive summary

The property at 149 Livingstone Avenue, Pymble, is part of an historic land holding once held by the Hamilton family who were important figures in the development of Pymble. The residential dwelling on the property is a rendered brick single storey Federation Bungalow style house with attic, built circa 1918, now called 'Clooneen' but originally known as 'The Meads' and, later, as 'Wood-Martin' (in reference to the Hamilton family's former family home). The house was once home to architect Thomas James Darling who designed numerous houses in Ku-Ring-gai and elsewhere in Sydney in the first half of the 20th century.

The garden around the house contains a range of ornamental trees and shrubs including a very prominent row of *Cinnamomum camphora* (Camphor Laurel) along the property's northern boundary.

At the ordinary meeting of Ku-ring-gai Council on 8 May 2018, Council's attention was drawn to the property at 149 Livingstone Avenue, Pymble, which is subject to a Development Application (DA0152/18) for demolition and which is considered by Council staff, local residents and Council's Heritage Reference Committee to be likely worthy of local heritage listing. In response to the threat posed by the imminent demolition of the house on the subject property, Council resolved 8 to 1 to place an Interim Heritage Order (IHO) under Section 25 of the NSW Heritage Act 1977 over 149 Livingstone Avenue, Pymble (Lot 3, DP607951) to enable full and proper evaluation of the heritage significance and prevent any harm to the site in the interim.

Residents' Action Group 149, a community group opposed to the demolition of the house and redevelopment of No.149 and two adjoining properties as proposed for a seniors living development of 19 dwellings, commissioned Chris Betteridge, Director, Betteridge Heritage to prepare an assessment of the heritage significance of 149 Livingstone Avenue, Pymble, with the following brief:

"Assess the heritage significance of 149 Livingstone Avenue, Pymble in accordance with the 8-step assessment process in the NSW Heritage Manual and determine whether it is of local or State significance."

Comprehensive analysis of documentary and physical evidence relating to the subject property and its environs, involving library and web-based research and site investigations has enabled an assessment of significance against the Heritage Council criteria.

It is concluded that the property at 149 Livingstone Avenue, Pymble is of local heritage significance, with historical, associational, aesthetic, social and representative values for the Ku-ring-gai local government area, warranting its consideration for inclusion as an item of environmental heritage on Schedule 5 of *Ku-ring-gai LEP 2015*.

Recommendations for the conservation and management of the subject property are included.

1.0 Introduction

This section contains background information, identifies the subject property, identifies the report's author and his qualifications and relevant experience, acknowledges those who assisted in the preparation of the report, outlines the methodology used and identifies any limitations affecting the heritage assessment. A disclaimer and matters relating to copyright and intellectual property rights are discussed.

1.1 Background

The historic property 'Clooneen' at 149 Livingstone Avenue, Pymble, along with two adjoining properties is the subject of a Development Application to Ku-ring-gai Council for demolition of the three houses on these properties and construction of 19 retirement villas.

At the ordinary meeting of Ku-ring-gai Council on 8 May 2018, Council's attention was drawn to the property at 149 Livingstone Avenue, Pymble, which is subject to a Development Application (DA0152/18) for demolition and which is considered by Council staff, local residents and Council's Heritage Reference Committee to be likely worthy of local heritage listing. In response to the threat posed by the imminent demolition of the house on the subject property, Council resolved 8 to 1 to place an Interim Heritage Order (IHO) under Section 25 of the NSW Heritage Act 1977 over 149 Livingstone Avenue, Pymble (Lot 3, DP607951) to enable full and proper evaluation of the heritage significance and prevent any harm to the site in the interim.

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"Assess the heritage significance of 149 Livingstone Avenue, Pymble in accordance with the 8-step assessment process in the NSW Heritage Manual and determine whether it is of local or State significance."

This heritage assessment is to be submitted to Ku-ring-gai Council in response to a call for public submissions on the proposal.

1.2 Identification of the subject property

The subject property is identified as 149 Livingstone Avenue, Pymble, being Lot 3, DP607951, in the Ku-ring-gai local government area. The local context is shown in Figure 1 below and the subject property in Figure 2.



Figure 1 The location of 149 Livingstone Avenue, Pymble (edged red) in the local context. (Source: *nearmap* / Betteridge Heritage)

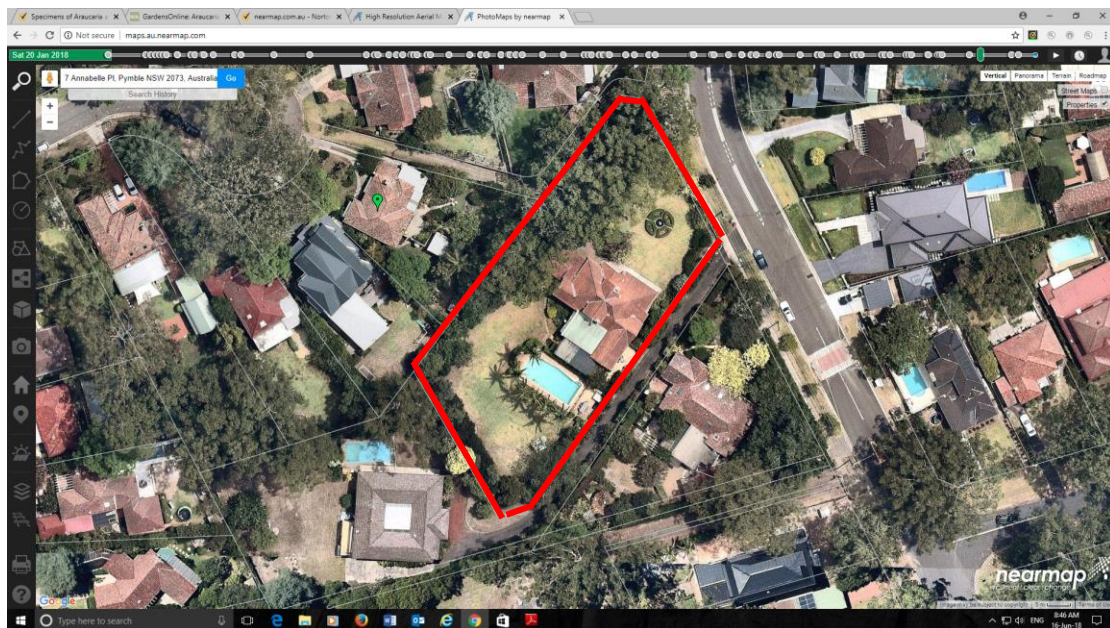


Figure 2 The cadastral boundary of 149 Livingstone Avenue, Pymble (edged red) in relation to adjoining residential development and road pattern. (Source: *nearmap* / Betteridge Heritage)



Figure 3 149 Livingstone Avenue, Pymble viewed from the carriageway of Livingstone Avenue, showing the very prominent row of Camphor Laurel trees along the property's northern boundary. (Source: Google Maps Street View)

1.3 Identification and experience of the author

This heritage assessment has been prepared by Chris Betteridge BSc (Sydney), MSc (Museum Studies) (Leicester), AMA (London), MICOMOS, Director, Betteridge Consulting Pty Ltd t/a Betteridge Heritage, heritage consultants. Chris is a trained botanist with postgraduate qualifications in museum studies and extensive experience in heritage conservation. His background includes ten years as environmental and landscape specialist with the NSW planning agencies, advising the Heritage Council of NSW, and four years as Assistant Director (Community Relations) at the Royal Botanic Gardens Sydney. Chris was consultant Heritage Advisor to both Wollondilly Shire Council and Port Stephens Council for eight years and is currently a member of Northern Beaches Council's Heritage Advisory Panel. For the past 27 years he has been director of a consultancy specialising in the identification, assessment, management and interpretation of historic cultural landscapes.

1.4 Acknowledgments

The author would like to thank the following long-time Pymble residents and members of Residents' Action Group 149 for their kind assistance in the preparation of this heritage assessment:

Adrian Batterby;
Warwick Cumming;
June and Mark Weatherley.

1.5 Methodology

This assessment was prepared in accordance with the 8-step process in the *NSW Heritage Manual*, as listed below.

- 1 Summarise what is known about the item.
- 2 Describe the previous and current uses of the item, its associations with individuals or groups and its meaning for those people.
- 3 Assess significance using the NSW heritage assessment criteria.
- 4 Check whether a sound analysis of the item's heritage significance can be made.
- 5 Determine the item's level of significance i.e. local or state.
- 6 Prepare a succinct statement of heritage significance.
- 7 Obtain feedback from relevant information providers and other stakeholders.
- 8 Write up all the information gathered.

1.6 Limitations

The preparation of this assessment was based on research of the available documentary material and visual inspection on 15 June 2018 of above-surface physical fabric from outside the subject property boundaries, within the time and budget and the availability of site survey information.

No physical disturbance or intervention was carried out on any part of the site. Comparative analysis was limited to properties of similar type and significance currently listed on heritage registers or otherwise known to the author.

1.7 Disclaimer and copyright

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2.0 Analysis of documentary evidence

This section provides a narrative history and thematic analysis of the historical records relating to 149 Livingstone Avenue, Pymble and its environs, drawn from Kuring-gai Council and other sources.

2.1 Evolution of the cultural landscape

2.1.1 Some definitions

“A cultural landscape is fashioned from a natural landscape by a culture group. Culture is the agent; the natural area is the medium. The cultural landscape the result.”

- Carl Sauer¹

“Landscape is never simply a natural space, a feature of the natural environment. Every landscape is the place where we establish our own human organization of space and time”.

- John B. Jackson²

Cultural landscapes, by their name, imply human intervention but they may also include substantial natural elements. “They can present a cumulative record of human activity and land use in the landscape, and as such can offer insights into the values, ideals and philosophies of the communities forming them, and of their relationship to the place. Cultural landscapes have a strong role in providing the distinguishing character of a locale, a character that might have varying degrees of aesthetic quality, but, regardless, is considered important in establishing the communities’ sense of place.”³.

In recent years the Heritage Council of New South Wales has identified the depletion of cultural landscapes as a major issue threatening the cultural values of our cities and requested that the NSW Heritage Office (now Heritage Division, Office of Environment and Heritage) address this issue. There has been ongoing criticism in the media and in the wider community over the encroachment of urban development on some of Sydney’s important Colonial and Victorian homesteads and their landscape settings. In response to this threat, the Heritage Council provided funding to the National Trust of Australia (New South Wales) for a study of ‘Colonial Landscapes of the Cumberland Plain and Camden.’⁴

In 2003 a charette of cultural landscape professionals hosted by the NSW Heritage Office debated the issues, identified constraints and opportunities and made recommendations for developing sustainable measures to facilitate the protection of important cultural landscapes in the State. In the Campbelltown City local government area, the public outcry over the loss of setting for significant properties such as Glen Alpine and Blair Athol led Council to commission a consultant study of that area’s cultural landscapes.

A 2010 publication by the NSW Department of Environment, Climate Change and Water (DECCW) provides guidelines for managing cultural landscapes. It defines the

¹ Sauer 1963, p.343

² Jackson 1984, p.156

³ Pearson, Michael and Sullivan, Sharon (1995), *Looking After Heritage Places*, Melbourne University Press.

⁴ Britton, Geoffrey and Morris, Colleen (2000), ‘Colonial Landscapes of the Cumberland Plain and Camden’, unpublished draft report.

cultural landscape concept as emphasising “the landscape-scale of history and the connectivity between people, places and heritage items. It recognises the present landscape is the product of long-term and complex relationships between people and the environment. On any given area of land, it is likely that some historical activity will have taken place. Evidence of that activity may be detectable in the vegetation or in landscape modifications as well as in archaeological evidence, historical documents or people’s stories. Some pasts have ‘touched the landscape only lightly’, while some places of historical activity are marked by imposing built structures or are commemorated for their association with important events or people.

For the purposes of the DECCW guide, cultural landscapes are defined as:

“... those areas which clearly represent or reflect the patterns of settlement or use of the landscape over a long time, as well as the evolution of cultural values, norms and attitudes toward the land.”

The elements of a cultural landscape are illustrated below;

Landscape = Nature + People
Landscape = The Past + The Present
Landscape = Places + Values

Figure 4 The Elements of a Cultural Landscape. (Source: Diagram after Guilfoyle 2006:2, based on Phillips 2002:5)

The DECCW Guidelines emphasise that cultural heritage management has, until recently, conceptualised heritage mainly as isolated sites or objects. For example, a hut, woolshed, fence, ground tank, bridge, scarred tree, grave, orchard or piece of machinery. A site-based approach is thus an ‘easy’ concept for land managers and heritage practitioners as it supports separating the natural and cultural for management purposes. However, this site-based approach has the unfortunate effect of reinforcing the notion of culture and nature as spatially separate and thus able to be managed independently. In a national park or nature reserve context, cultural heritage sites are seen as isolated points or pathways that are set in a natural landscape. The work of nature conservation can go on around these sites. The authors of the guidelines argue that the natural environment is part of these sites. Similarly, in an environment that has been highly modified by industrial activity in the past, the natural values may have been almost obliterated but can be recovered through well-planned rehabilitation measures. A cultural landscape approach offers an opportunity to integrate natural and cultural heritage conservation by seeing culture and nature as interconnected dimensions of the same space.

2.1.2 The landscape of Pymble prior to European settlement

Ku-ring-gai local government area straddles the broad ridge followed by the Pacific Highway, between upper Middle Harbour and the upper Lane Cove River. From Roseville to Wahroonga the central spine of the ridge is covered with fertile clay soils developed from the Wianamatta Shale. Here, with the highest rainfall in Sydney (Pymble receives 1,441mm per annum) were magnificent stands of the Blue Gum High Forest. This forest extended in a band up to two kilometres wide along today’s Pacific Highway from Roseville to Gordon, broadening north of Pymble, covering the

ridgeline now followed by Mona Vale Road and the higher parts of St Ives and Turramurra.⁵

2.1.3 Aboriginal occupation of the Pymble area

The Darramuragal or Darug people occupied the Ku-ring-gai area for thousands of years, long before the arrival of European settlers. Some experts believe the Aboriginal people of the area now known as Ku-ring-gai belonged to the Guringai language group but there is no conclusive evidence for this, given the relative paucity of early records of Aboriginal languages.⁶ They lived from Newcastle down to Sydney, mostly along the foreshores of the harbour and other water bodies. They fished and hunted in the waters and harvested food from the surrounding bushland. They had no need to travel long distances as the land's resources were abundant and they were able to trade with other tribal groups. Spending much of their time developing a rich and complex culture, this included a distinctive language, customs, spirituality and law - the heart of which was their connection to the land.⁷

The arrival of Lieutenant James Cook at Botany Bay in 1770 and the European settlement at Port Jackson in 1788 brought devastating changes to the Aboriginal population of Sydney through the introduction of diseases to which they had no immunity, their dispossession from country and loss of their traditional ways of life. Those not lost completely were altered as survivors gathered into new groups. Much of what we do know about Sydney's clans must be gleaned from archaeological remains. While there are some families who have identified links to original Sydney clans-people, very few traditional stories remain about the sites and landscapes of the Ku-ring-gai area.⁸

2.1.4 Early European activity in the Pymble area

First Fleet surgeon John White described the Blue Gum High forest on Sydney's North Shore as an 'endless wood'. The tall straight trees of *Eucalyptus saligna* (Sydney Blue Gum) and *Eucalyptus pilularis* (Blackbutt) soon attracted timber-getters to the area. Botanist George Caley in 1805 described the North Shore timber as being very valuable for building Sydney town.⁹ After the tallest trees had been cut and turned into beams, floorboards, wheel rims and boats, the remaining timber in the area supplied local residents with firewood for many years. One of the first white settlers to live in Ku-ring-gai was William Henry, who farmed the land next to the Lane Cove River from 1814.¹⁰ The suburb of Pymble is named after Robert Pymble (1788-1861), a silk weaver who came to Sydney from Herefordshire in 1821 and received a grant of land for capturing a bushranger. His homestead at Pymble was built with convict labour.¹¹ The early population consisted of workers and farmers who lived in small, isolated communities. Orchards were established on cleared forest land from as early as 1826. Only tiny patches of the ridge top High Forest exist today including Sheldon Forest at Pymble which contains some of the last remnants of the endangered ecological communities Sydney Turpentine Ironbark Forest and Blue Gum High Forest.¹² After World War II, expansion of housing

⁵ Benson and Howell 1990, pp. 110, 112

⁶ Attenbrow 2010, p. 34

⁷ Ku-ring-gai Council website <http://www.kmc.nsw.gov.au>, accessed on 16 June 2018

⁸ Ibid.

⁹ Benson and Howell 1990, p.112

¹⁰ Ku-ring-gai Council website <http://www.kmc.nsw.gov.au>, accessed on 16 June 2018

¹¹ Kennedy 1982, p. 71

¹² Sheldon Forest website accessed at http://www.kmc.nsw.gov.au/Services_facilities/Basics/Bushwalking_tracks/Sheldon_Forest_Track on 16 June 2018

destroyed much of the remaining bushland in suburbs such as Pymble¹³. In the 34 years between 1947 and 1981 the population of Ku-ring-gai local government area increased by 88%.¹⁴

2.1.5 The Hamilton family and Pymble

Frederick James Hamilton, an important figure in the early development of Pymble had previously been a cordial maker, with businesses in Newtown, Darlinghurst and Parramatta.



Figure 5 Part of the Parish Map of Gordon, dated 1893, showing the Hamilton Estate (edged yellow) at that time, incorporating a major part of Livingstone Avenue. (Source: *The Historian*, Vol.37, No.1, November 2008, copy held by Ku-ring-gai Historical Society)

Hamilton sold his cordial business and in 1876 bought a 79 acre farm called Lemon Hedge Farm located on Lane Cove Road, Pymble. In 1896 he purchased two lots

¹³ Benson and Howell 1990, p.36

¹⁴ Kelly (ed.) 1987, p.103

opposite Pymble Station on Lane Cove Road. His sons, Frederick, William, Arthur and Percy were the proprietors of a general store at this site. Their business collected orders and made deliveries from Lindfield to Hornsby. F J Hamilton constructed Livingstone Avenue in the 1890s to access his Pymble estates. A stone bridge was built across the watercourse which flowed over the road, south of Rand Street, Pymble.¹⁵ The business was sold by the family in 1905 and in the same year the family home 'Wood-Martin' was built (see Figure 6). This house is now 104 Livingstone Avenue, Pymble.



Figure 6 (Left): The original Hamilton Home 'Wood-Martin' at 104 Livingstone Avenue, Pymble during the ownership of Frederick James Hamilton. (Photo: Courtesy of Joan McDonald; *The Historian* Vol.37, Vol.1, p.110); **(Right):** 'Wood-Martin' in 2008 (Source: Preliminary Heritage Assessment).

Many of the Hamilton children were still living at home during this time including Will, Fred, Ernest, Bert, Arthur, Florence, Annie, Amy and Ada. In 1916 Frederick James Hamilton died and his wife Charlotte died in 1920. In 1924 the children of Frederick and Charlotte Hamilton sold the family home and surrounding land. The eight unmarried children purchased 'The Meads' (149 Livingstone Avenue, Pymble) on land that had previously been part of the original family holding. The family renamed the property 'Wood-Martin' in reference to the family's earlier home.

2.1.6 The Hamilton family and 149 Livingstone Avenue, Pymble

A house listed in *Sands* directory for the years 1919 to 1922 as 'The Meads', was owned by architect Thomas James Darling, and built circa 1918 on land which is now 149 Livingstone Avenue, Pymble. In 1922, the property was sold to the adult children of the Hamilton family.¹⁶

2.1.7 Thomas James Darling architect

In 1918, Victorian-born architect Thomas James Darling (1874-1946) purchased Lots 15, 16 and 17, Section 3, DP 3065 in Livingstone Avenue, Pymble from Ernest Coombe. The Darling family are listed at 'The Meads' in the *Sands* directory from 1919 to 1922, the house at that time being the last house on the north side of the street.¹⁷ Margaret, the eldest of their children, wrote her recollections of the family and their home, now listed as 149 Livingstone Avenue:

"The Darling family with their four young children moved into their country home 'The Meads', Livingstone Avenue. In those days Livingstone Avenue finished at

¹⁵ Harvey, J. (2008) *The Historian*, Vol.37, No.1, p.89.

¹⁶ Ibid. (2016) "Thomas James Darling – Architect" in *The Historian*, 45.1, p.100.

¹⁷ Ibid.

'The Meads' and our home was known as 'the house at the end of the road'. We had over 12 acres [4.8 hectares] of ground, stables for the horse and sulky, dozens of fowls and fowl yards and large citrus orchard and vegetable garden at the back, a beautiful rose garden in front, and an avenue of camphor laurel trees separated the tennis court from the front entrance on the western side. All this was surrounded by paddocks for the horse and cow. Livingstone Avenue, while we were at Pymble, was indeed a bush road, no footpaths or bitumen, just dirt and in most parts deeply furrowed with water erosion as well as three defined tracks. Everybody had horses and sulkies, the centre track was for the horse.

My father was one of the earliest people in that area to have a motor car, a Chevrolet open tourer with enormous wheels and wooden spokes. He was never a particularly good driver and he always drove as fast as possible over these shockingly bumpy road [sic], going up or down to the station in the car was quite and adventure."¹⁸



Figure 7 Undated photograph of 'The Meads' by Jennifer Harvey. The circular garden feature with central fountain and clipped hedges is believed to be quite recent. (Source: *The Historian* Vol.45, No.1, p.101)

Thomas Darling sold part of the land at 'The Meads' in 1922 and moved his family to 'Chasecote' at 75 Ku-ring-gai Avenue, Turramurra. In 1924, he sold the residence 'The Meads' and the remainder of the property in Livingstone Avenue to the Hamilton family.¹⁹ His eldest daughter, the late Margaret Love (born 1908) remembered 'The Meads' being a mile and a half from the station and that as children she and her siblings walked those three miles every day to and from school and twice on Sundays to Church and Sunday School. Occasionally, on a wet winter's day, their mother would drive them to Gordon, via Ryde Road, which was also very much a country road.²⁰

Darling started his architectural career in Melbourne circa 1895 when he was only 21 years old but by 1900 he was working out of premises in Spring Street, Sydney.

¹⁸ *The Historian* Vol.37, No.1, pp.90,91. Article by Margaret Love.

¹⁹ *The Historian* Vol. 45, No.1, *ibid.*

²⁰ *Ibid.*, Vol.37, p.91

Between then and 1940 he designed many buildings, mostly in Sydney and on the North Shore, mostly residential but including some church and school commissions. His works included, in 1922, new offices for the Australian Gaslight Company in Pitt Street, Sydney, constructed in freestone by builders Kell and Rigby.²¹

2.1.8 149 Livingstone Avenue, Pymble between the wars

David Neil Body was born in 1933 and grew up on the plant nursery operated by his father, as a branch of Hazelwood's Nursery, on land to the northwest of 'Wood-Martin', the Hamilton family's home now called 'Clooneen' at 149 Livingstone Avenue. David recalls spending much time in the company of the occupants of 'Wood-Martin' – two bachelor brothers Fred and Bert Hamilton and their two spinster sisters Annie and Florrie. All had 'private means', so Bert had plenty of spare time to entertain David, who remembers Bert as a great companion in his younger years.



Figure 8 Subdivision plan showing the occupation of various areas in c.1945, as remembered by David Neil Body, with present day 149 Livingstone Avenue, Pymble, edged red. At that time, he recalls the Hamilton property then called 'Wood Martin' comprising 145-153 Livingstone Avenue and the properties fronting present-day Annabelle Place.

When he was growing up, David recalls that:

"The home block at 'Wood-Martin' had an extensive frontage to Livingstone Avenue, [including the present-day Nos.145 -153] and extended back to a line parallel to Inverallan Avenue, [including the properties now fronting Annabelle Place (see Figure)]. Behind the house there was a long shed containing the

²¹ Ibid., p.101

garage, a fully equipped carpenter's workshop and a store room. Beyond this shed there was an orange grove. To the west of this building there was another large shed which had been a stable. Beyond that there had been a dairy. By the time I knew them [the Hamiltons] there were no horses or cows involved. However, Fred did drive a Willys Knight of which he was very proud. There were no pets but there was a number of curlews in runs down the eastern side of the back lawn. These could be heard calling on moonlit nights. I also have a vague recollection of an emu. Beyond the camphor laurels which line the right of the drive was the tennis court. Back along Livingstone Avenue adjacent to the court was a small arboretum.

Details of the interior of the house are a bit hazy. From the front door you entered a wide hall with two bedrooms each side. Straight ahead was the billiard room which doubled as the lounge room and off it there was a covered-in porch. A corridor led to the right to the bathroom and then to the left an entry to the kitchen at the back of the house. The dining room was off the kitchen and from there was a porch to the outside.

Their land extended to the north in a triangular paddock bordering the [Body's] nursery which is now part of Annabelle Place.²²

2.1.9 Recent history of 149 Livingstone Avenue, Pymble

A Building Application (BA1625/97) in 1997 was for alterations and additions to the house at 149 Livingstone Avenue, Pymble, comprising a rear extension to the ground level and additions to the attic including a gabled dormer to the front elevation and a gabled extension to the rear elevation. By this time, a carport extension to the western side of the house appears to have been already added.



Figure 9 Elevations for the rear extension and attic conversion at 149 Livingstone Avenue, Pymble, as submitted with BA 1625/97.

²² 'Memories of Livingstone Avenue' by David Neil Body, unpublished memoir.



Figure 10 Floor plans for the rear extension and attic conversion at 149 Livingstone Avenue, Pymble, as submitted with BA 1625/97.

The property at 149 Livingstone Avenue, Pymble, was auctioned in 2007.²³

The property at 149 Livingstone Avenue, Pymble, then named “Clooneen” was sold on 2 June 2011 through Lindfield’s McConnell Bourn real estate agency for \$2,625,000.²⁴ The advertisement for the property, which estimated the construction year as 1915, was headed:

“A Federation landmark with contemporary nuances”,

and continued thus:

“A true grande dame graced by 2778 square metres of estate-like surrounds, ‘Clooneen’ has been lovingly restored and enlarged to become one of the most distinguished landmarks amid many prestige homes and the leafy environs of one of Pymble’s best streets. This gracious Federation home showcases the grandeur of a bygone age fused with an exciting contemporary nuances and convenience for family life.

Majestic proportions embracing both formal and informal living areas which flow naturally onto alfresco spaces. Dress circle position convenient to shops, station and Pymble Ladies College.

A wealth of authentic period charm in timber floors, high ornate ceilings, original leadlight windows, carved arches, tessellated tiles, elegant double formal lounge with original working fireplace and bay window, separate formal dining with sunroom annex. Huge casual family living/informal dining area spilling out onto

²³ *The Historian*, Vol.37, No.1, Nov.2008, p.110

²⁴ Accessed at https://www.realestate.com.au/sold/property-house-nsw-pymble-107396444?s_kwcid=AL!4401!3!275419791748!b!s!!&ef_id=VY0B8QAAASZYj58O:20180616205409:s on 17 June 2018

wraparound pergola-covered entertaining deck, courtyard and barbecue area. Stylishly appointed kitchen with stone benchtops, soft-closing drawers and walk-in pantry. Upstairs master bedroom / parents' retreat with full en-suite with spa and frameless shower. Three more bedrooms, two with built-ins, charming bathroom. Secure secluded rear garden with 12.5 metre pool, double carport, ample storage, cellar, air-conditioning and security."

The agent's website estimates the value range of the property in June 2018 as \$2,900,000 - \$3,799,999.²⁵

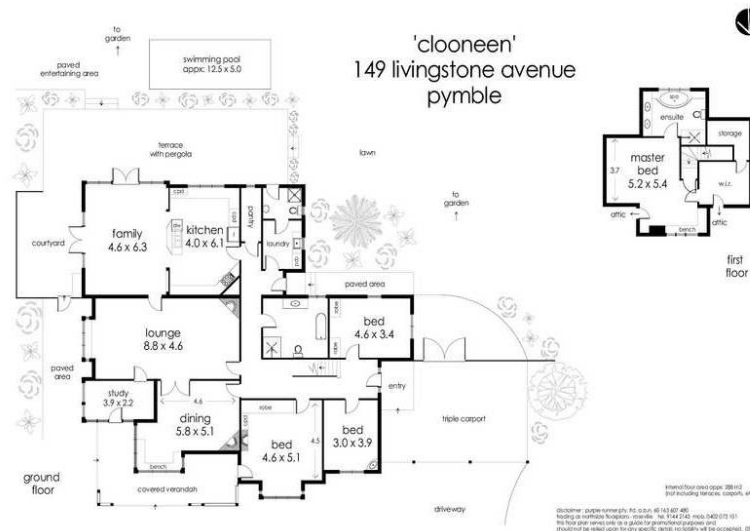


Figure 11 Floor plan of 149 Livingstone Avenue, Pymble as shown in the 2011 real estate advertisement.



Figure 12 The interior of one of the living areas at 149 Livingstone Avenue, as photographed for the 2011 sale of the property. This image and the estate agent's description suggest that the interiors retained some original features including some ceilings (with later air conditioning ducts added) and an original working fireplace. (Photo: ©www.thepicturedesk.com.au)

²⁵ Ibid.



Figure 13 View along the rear of the house in 2011 for the real estate agent's advertisement, showing the rear extension and paved rear verandah with timber pergola over and the in-ground pool with a row of *Archontophoenix cunninghamiana* (Bangalow) palms along its southern edge. These non-original alterations and additions are to the rear of the dwelling and are generally sympathetic to its heritage values and streetscape presentation. (Photo: ©www.thepicturedesk.com.au)

Development Application (DA0152/18) lodged with Ku-ring-gai Council in 2018 is for the demolition of the existing dwellings on Nos.149-153 Livingstone Avenue, Pymble, and the construction of 19 retirement dwellings on the consolidated site has resulted in considerable concern raised by local residents opposed to the destruction of the historic house on 149 Livingstone Avenue and what many see as an unsympathetic over-development of the site. A protest rally organised by other residents and supported by Residents' Action Group 149 attracted an estimated 150 people and it is understood that the proposed development has resulted in a record number of objections lodged with Council.



Don't wreck our suburb, council

Doug Conway

149 residents fight to save historic houses ... and their street

RESIDENTS are fighting moves to knock down three houses – including a century-old residence of historic significance – to build 19 retirement villas in the midst of leafy Pymble.

They say they are used to higher-density developments on the Pacific Highway but this is the first time it has threatened to encroach so far into their peaceful streets and they are worried it could set a precedent.

They also want to save the property at the heart of the plan, Clooneen, at 149 Livingstone Ave, which is under a temporary heritage order.

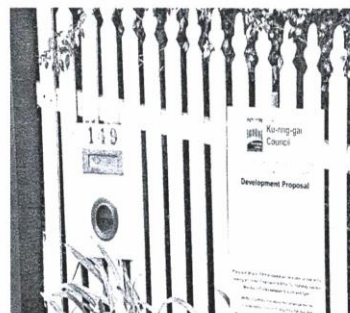
"The house can't speak for itself so we are going to be



resident Boru Tumulty, spokesman for the 149-resident action group.

"You can't prune a medium-sized tree in your backyard but apparently knocking down a heritage house for development is no problem. It

A Ku-ring-gai Council spokesman said: "An interim heritage order has been placed on the property to provide protection while a full heritage assessment is completed. The council will then decide whether to use



The house was occupied by children of the Hamilton family – the area's first major landholders – whose main manor is 200m away and who built Livingstone Ave in the horse and buggy days of the 1880s.

"It's part of the intrinsic history of the area and we want to preserve it for our children. Once it's lost, it's lost," Mr Tumulty said.

"We are not anti-development, just not at the cost of

"We are used to it up on the highway, where house after house has gone and the policy seems to be make sure the bulldozers are full of fuel.

"We are fed up. "Enough is enough, otherwise there will be nothing left. A lot of houses don't have heritage value but this one does."

He said the proposed two-storey development, with basement carpark, got around the R2 low-density zoning because it was designed for seniors and people with disability.

But it was "totally out of character" for the area and was unsuitable because it was nowhere near shops or a bus stop.

Figure 14 Newspaper clipping from *The North Shore Times* showing the rally outside 149 Livingstone Avenue, Pymble, by residents opposed to the demolition of the house and development as proposed on the site and two adjoining properties.

2.3 Historical themes & ability to demonstrate

The NSW State Heritage Inventory identifies 36 historical themes, which signify historical processes, but do not describe physical evidence or items in a study area. These State Themes are very general, and many heritage items will relate to more than one theme. They do, however, help us to understand the historical context of individual items. The main State Themes relevant to 149 Livingstone Avenue, Pymble are Environment – Cultural Landscape; Land Tenure; Creative Endeavour; and Persons.

Set out below is a table of Australian and NSW historical themes, with the potential ability of the property at 149 Livingstone Avenue, Pymble to demonstrate these themes indicated.

Australian theme	NSW State theme	Ability to demonstrate
Developing local, regional and national economies	Environment – Cultural Landscape	The subject property provides evidence of the evolution of the cultural landscape of Pymble, particularly the subdivision of early estates for Federation style houses and gardens to shape the physical surroundings of the community
Building settlements, towns and cities	Towns, suburbs and villages	The subject property helps to demonstrate the creation and planning of the urban landscape through the subdivision pattern and the contribution the property makes to the streetscape of Livingstone Avenue, Pymble
Building settlements, towns and cities	Land Tenure	The subject property demonstrates a major phase in the historical subdivision pattern of Pymble, with original grants and purchases subdivided into smaller estates and further split into the current lot patterns
Building settlements, towns and cities	Accommodation	The property demonstrates a particular type of accommodation, namely the detached house set in an extensive garden
Developing Australia's cultural life	Creative Endeavour	The Federation Bungalow on the subject property demonstrates a particular architectural style, the Federation Bungalow, which was an adaptation for Australian conditions of a style influenced by colonial bungalows in countries such as India and the Craftsman style houses popular in West Coast United States
Marking the phases of life	Persons	The property demonstrates part of the dynastic Hamilton family estate in Pymble and has associations with the architect Thomas James Darling who designed many residential dwellings on Sydney's North Shore.

3.0 Analysis of physical evidence

This section of the heritage assessment describes and analyses the property at 149 Livingstone Avenue, Pymble as a place in the environmental context of the Ku-ring-gai local government area. Physical evidence considered includes the cultural landscape as a whole, its hard and soft landscape elements and associated archives.

3.1 The environmental context & site description

3.1.1 The site and its boundaries

The subject property is a roughly trapezoidal north-facing lot of approximately 2,778 m², located on a bend in Livingstone Avenue, Pymble with a concrete vehicular entrance drive on the northern side, lined on one side by a row of old camphor laurels, leading to a triple carport which is an extension to the original house. The Livingstone Avenue boundary has a non-original 'acorn top' timber picket fence with double timber gates to the vehicular drive. The lot's northern boundary is shared with 147 Livingstone Avenue, 7 Annabelle Place and part, 5 Annabelle Place, with a timber paling fence along the boundary. The lot's southern boundary is with 151 Livingstone Avenue, a 'battle-axe' block with vehicular access along a drive separating No.147 from No.153.

3.1.2 The residential dwelling

The residential dwelling on 149 Livingstone Avenue is a single storey Federation Bungalow with alterations and additions including front and rear extensions to the roof space to provide a master bedroom, en-suite and storage in the attic (see Figure 10). The house is centrally located on the lot, with the dwelling's long axis parallel to the street.

3.1.3 Ornamental plantings

Outside the front fence, edging the footpath, are mass plantings of *Agapanthus* sp. Ornamental plantings in the garden are mainly along the perimeter of the lot and are a mix of native and exotic trees and shrubs, with a very prominent row of *Cinnamomum camphora* (Camphor Laurel) along the western boundary, beside the driveway. Native species include *Eucalyptus pilularis* (Blackbutt), *Syzygium australe* (Brush Cherry), *Syzygium leuhmannii* (Riberry), *Syzygium smithii* (Lilly Pilly), *Callistemon viminalis* (Weeping Bottlebrush), *Pittosporum undulatum* (Sweet Pittosporum, Native Daphne) and *Tristaniopsis laurina* (Water Gum). Locally native tree species include Blackbutt, Native Daphne and Water Gum and the specimens on the subject property may be regrowth from the original ecological communities which occurred in the area prior to European settlement.

In addition to *Cinnamomum camphora*, exotic species include *Jacaranda mimosifolia* (Jacaranda), *Liquidambar styraciflua* (Liquidambar, Sweet Gum), *Ulmus* cultivar (Golden Elm), *Olea europaea* (Common Olive), *Laurus nobilis* (Bay Tree), *Photinia robusta* (Photinia), *Acer buergerianum* (Trident Maple), *Cupressus* species and cultivars and *Camellia sasanqua*. A full list of the ornamental tree and shrub species can be found in the Landscape Plan prepared by landscape architects Taylor Brammer for the proposed development.

3.2 *Nearby development and landscape character*

Livingstone Avenue in the vicinity of the subject property is bitumen sealed with concrete kerbs and gutters, relatively wide grassed nature strips with occasional street tree plantings. Traffic calming devices are employed to reduce vehicle speeds since the road is reportedly used in peak periods as a 'rat-run' by residents wishing to avoid traffic delays.

Adjoining and nearby development is primarily single and two storey detached residential dwellings set back on generous lots with established gardens featuring plant species suited to the high rainfall, cooler climatic conditions of Pymble. Architectural styles vary from Federation and Interwar styles to circa 1970s –'80s post-World War II houses on more recent subdivisions such as Annabelle Place to some very recent houses on sites where earlier dwellings have been demolished.

3.3 *Views analysis & visual absorption capacity*

3.3.1 *Views to 149 Livingstone Avenue, Pymble*

There are sequential views of the subject property from the carriageway and footpaths of Livingstone Avenue, restricted to varying degrees by the plantings in the front garden. There are significant views of the entire front boundary of No.149 from the carriageway of Livingstone Avenue.

There are views from the footpath of Livingstone Avenue immediately outside the front boundary of No.149, allowing visual access along the vehicular entrance drive and across the front lawn to the front elevation of the house.



Figure 15 View from the carriageway of Livingstone Avenue to no.149 (centre). (Photo: Chris Betteridge, 15 June 2018)



Figure 16 A more distant view towards 149 Livingstone Avenue, showing the character of the streetscape and the landmark qualities of the tall trees along the property's western boundary. (Photo: Google Maps Street View)



Figure 17 View from the footpath outside 149 Livingstone Avenue, Pymble, showing the house and front lawn, with an ornamental fountain surrounded by clipped hedges. (Photo: Chris Betteridge, 15 June 2018)

There are restricted views into the subject property from the rear gardens of some properties in Annabelle Place, a cul-de-sac subdivision of part of the original Hamilton family holding to the southwest of the subject property.



Figure 18 Restricted view from the rear garden of 7 Annabelle Place to the rear of the house at 149 Livingstone Avenue. (Photo: Chris Betteridge, 15 June 2018)

3.3.2 Views out of 149 Livingstone Avenue

Access to the subject site was not available at the time of this author's inspection but it is expected that there would be local views of the garden and adjoining properties from various parts of the residence and the garden.

3.3.3 Views & vistas within 149 Livingstone Avenue, Pymble

Views and vista within the subject property could not be assessed but it is reasonable to assume that there would be views and vistas within the property, restricted to varying degrees by structures and plantings, with seasonal variations due to deciduous plantings.

3.3.4 Visual absorption capacity

Visual absorption capacity is an estimation of the ability of a particular area of landscape to absorb development without creating a significant change in visual character or a reduction in scenic quality of the area. The capacity of an area to absorb development visually is primarily dependent on landform, vegetation and the location and nature of existing development. Generally, flat or gently undulating open forest or woodland has a higher capacity to visually absorb development than open heathland or swamp or heavily undulating topography with cleared ridges and slopes.

A major factor influencing visual absorption capacity is the level of visual contrast between the proposed development and the existing elements of the landscape in which it is to be located. If, for example, a visually prominent development already exists, then the capacity of that area to visually absorb an additional development of similar scale and form is higher than a similar section of land that has no similar development but has a natural undeveloped visual character.

Given the size of the subject property, it is considered that it would have the visual absorption capacity for some further development of sympathetic height, scale and

bulk to the existing in the back garden without compromising the public perception of the place from Livingstone Avenue.

Given the openness of the front garden, the visual prominence of the subject property in Livingstone Avenue and the positive contribution the property makes to the streetscape, it is considered the front garden has low visual absorption capacity to accept further built elements without compromising its heritage values.

3.4 Physical condition

Assessment of the condition of the house would require inspection by an independent building assessor / structural engineer with experience in assessing heritage buildings. At the time of the property's sale in 2011, the real estate agent's photographs and descriptions suggested the house and the property generally were in very good condition.

Assessment of the vigour, condition and public safety risk of the trees growing on the subject site requires inspection by an independent qualified arborist with experience in assessing heritage trees. The arboricultural assessment commissioned by the developer has provided an assessment of the trees on 149 to 153 Livingstone Avenue, Pymble.

4.0 Comparative Analysis

4.1 Rationale for comparison

Comparison of a place with other places of similar age, use and form can assist in establishing relative heritage significance. This analysis has been limited to other comparable reserves listed on LEP schedules in NSW or otherwise known to the author. Such comparison is useful in helping to assess the rarity or representativeness of a place, but it must be noted that the other sites with which 149 Livingstone Avenue, Pymble is compared may not have been assessed according to the same criteria or studied to the same extent.

4.2 The Federation Bungalow style

The Federation Bungalow style of domestic architecture had remote origins in single storey, verandah'd, vernacular houses in countries colonised by Europeans, particularly the English in India. The style had other, more immediate origins in the United States (especially on the West Coast) around 1900, when Arts and Crafts values and the notion of the 'simple life' were promoted by people such as Gustav Stuckley in his magazine *The Craftsman* and in the writings of Henry Thoreau, particularly his *Walden*. The style was prevalent in Australia in the late Federation period, which is generally regarded as spanning the years c. 1890 to c. 1915 although the style persisted well after the end of World War I and 149 Livingstone Avenue, Pymble is a late example, being constructed c.1918.

The broad characteristics of the Federation Bungalow style are ground-hugging, generally single-storey, dwellings but sometimes with rooms in the roof-space, with natural light to attics achieved through the use of dormer windows. They are usually set on suburban blocks, with informal lawns and gardens.

Exterior characteristics include simple massing, broad simple roof planes, often featuring a gable roof with the ridge parallel to the street and the main roof extending over the verandah. Verandah roofs are typically supported on masonry and/or simple, sturdy posts. Favoured wall materials were roughcast, face brick and timber

shingles. Leadlights were used sparingly, usually in simple rectangular or diamond grid patterns.

The Federation Bungalow style is transitional between the more decorative Federation Queen Anne Style and the Inter-war California Bungalow Style which typically has more assertive roof detailing such as street-facing gables with exposed timber components.

4.3 Other examples of the Federation Bungalow style

In this section, other examples of the Federation Bungalow architectural style cited in the authoritative architectural heritage publication *A pictorial guide to identifying Australian architecture: Styles and terms from 1788 to the present*²⁶ are discussed.

4.3.1 'The Eyrie', Fox Valley Road, Wahroonga

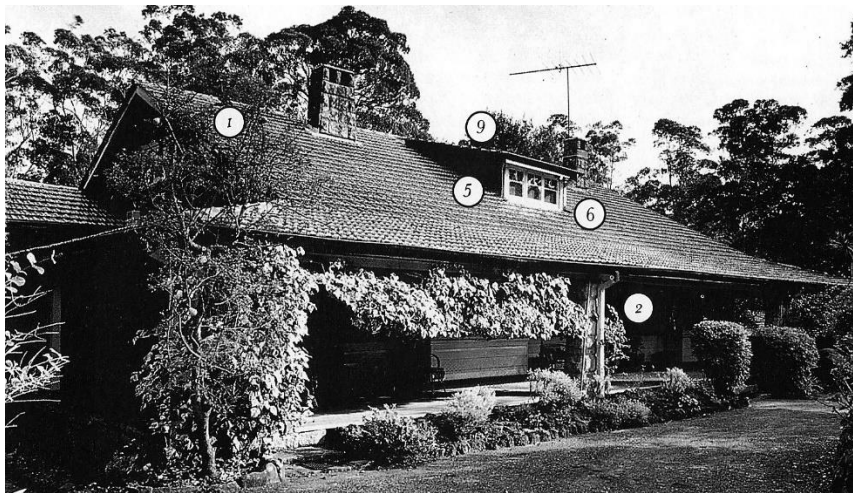


Figure 19 'The Eyrie', Fox Valley Road, Wahroonga, photographed by Solomon Mitchell, circa 1989 as an example of the Federation Bungalow style, showing typical characteristics of the style 1.Large, simple roof planes; 2.Deep, shady verandah; 5.First floor room in roof space; 6. 'Eyelid' dormer; 9.Awning-like roof. Wikipedia lists this house as an outstanding example of the Federation Bungalow style.²⁷ A search of the State Heritage Inventory database did not show this property, which may have been demolished. (Source: Apperly et al 1989, p. 146)

²⁶ Apperly et al. 1989, pp.146-147

²⁷ https://en.wikipedia.org/wiki/Federation_architecture

4.3.2 Blythewood, Beecroft Road Cheltenham



Figure 20 'Blythewood', Beecroft Road, Cheltenham photographed by Solomon Mitchell, circa 1989 as an example of the Federation Bungalow style, showing typical characteristics of the style. 1. Large, simple roof planes; 2. Deep, shady verandah; 3. Wide eaves with exposed rafters; 7. Roof ventilator; 12. Wall-hung shingles; 14. Plain or sparingly decorated timber posts. A search of the State Heritage Inventory database did not show this property, which may have been demolished. (Source: Apperly et al 1989, p. 146)

4.3.3 Ranger's Residence, Centennial Park, Sydney

The Park Ranger's house (or Ranger's Residence) sits on the crest of a small hill near the Robertson Road Gates of Centennial Park and is cited as an example of the Federation Bungalow style²⁸ but also as an example of the European Arts and Crafts style.²⁹ The house was designed by NSW Government Architect, Walter Liberty Vernon in 1898, with the building being completed the following year.

It is a single storey brick building with a hipped and gabled tiled roof and features decorative timber fretwork, brackets and pillars, and multi-panelled windows. A carport was removed in 1989, and a new garage designed in the style of the residence was built by the Public Works Department in 1989.

The Residence had been used continuously as accommodation for Park staff and Rangers until 2008 but in September 2010 the Centennial Park and Moore Park Trust completed a refurbishment of the building, with a new picket fence around its perimeter. It is now available for holiday letting.

²⁸ Apperly et al. 1989, p. 146, Fig. 365

²⁹

http://www.centennialparklands.com.au/about/history_and_heritage/heritage_buildings_and_structures/rangers_residence



Figure 14 (Left); Undated historic image of the Ranger's Cottage in Sydney's Centennial Park; **(Right):** The cottage after its refurbishment for holiday lets. This house is cited as an example of the Federation Bungalow style.³⁰ (Photos: http://www.centennialparklands.com.au/about/history_and_heritage/heritage_buildings_and_structures/rangers_residence)

4.3.4 Joseland house, Burns Road, Wahroonga

Architect Howard Joseland (1860-1930) was among the first to reject the excesses of late Victorian architecture in Australia. In an article, 'Domestic architecture in Australia', in *Centennial Magazine* (August 1890), he advocated design for climate, using appropriate materials undisguised, and excluding irrelevant embellishment. These principles contributed to the development of the 'Queen Anne' or 'Federation' style in Australia. A fashionable architect, he had many clients among the prosperous people who were then building substantial houses on the upper North Shore. He had helped to found the Sydney Architectural Association in 1891 and was elected president in November 1893, but the association did not survive the depression and was disbanded next year. In 1906 he became a fellow of the Institute of Architects of New South Wales.

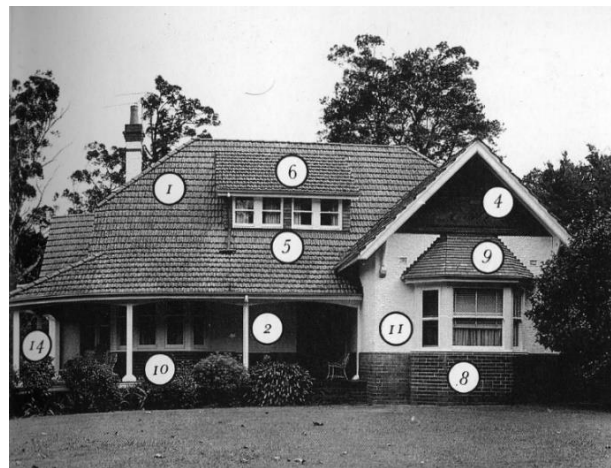


Figure 21 Joseland house, Burns Road, Wahroonga, photographed by Solomon Mitchell, circa 1989 as an example of the Federation Bungalow style, showing typical characteristics of the style. 1. Large, simple roof planes; 2. Deep, shady verandah; 4. Prominent gable verge; 5. First floor room in roof space; 6. 'Eyelid' dormer; 8. Bay window; 9. Awning-like roof; 10. Face brickwork; 11. Rough-cast walling; 14. Plain or sparingly decorated timber post. A search of the State Heritage Inventory database did not show this property, which may have been demolished. (Source: Apperly et al 1989, p. 147)

³⁰ Apperly et al 1989, p.146

In 1903 Joseland took into partnership his former pupil Hugh Vernon, son of NSW Government Architect Walter Liberty Vernon. Although Joseland's work always included a variety of building types, the greater part of his practice was domestic architecture. He built many houses on Sydney's developing North Shore, particularly on the Berry estates at North Sydney and Wahroonga, where for twenty-two years he lived in a house built for himself in 1900. He was in sole practice from 1914 until 1919, when he formed a partnership with Frederic Glynn Gilling, a young English architect. Thereafter he became less active and retired in 1929, selling out to Gilling, who retained the name — Joseland & Gilling is still an important architectural firm.

4.3.5 House, Malvern Avenue, Croydon

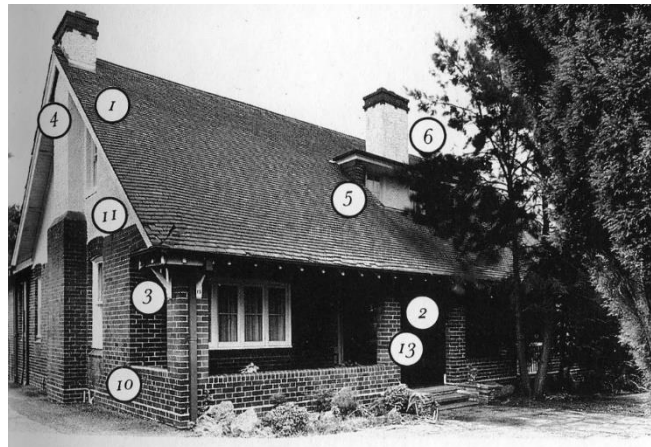


Figure 22 House, Malvern Avenue, Croydon, photographed by Solomon Mitchell, circa 1989 as an example of the Federation Bungalow style, showing typical characteristics of the style. 1. Large, simple roof planes; 2. Deep, shady verandah; 4. Prominent gable verge; 5. First floor room in roof space; 6. 'Eyelid' dormer; 10. Face brickwork; 11. Rough-cast walling; 13. Masonry verandah pier. A search of the State Heritage Inventory database did not show this property, but it may survive as part of the LEP-listed Malvern Hill Precinct which includes 1-23 and 2-36 Malvern Avenue, Croydon. (Source: Apperly et al 1989, p. 147)

4.3.6 Results from comparative analysis

Comparison of 149 Livingstone Avenue, Pymble with other residential dwellings cited as exemplars of the Federation Bungalow style in an authoritative architectural heritage publication shows that the subject property retains many of the typical characteristics of the style and later alterations and additions to the house have been generally sympathetic. The fact that three of the five comparative examples discussed above cannot be located in a recent search of the State Heritage Inventory database suggests that good examples of the style may be declining in number.

5.0 Assessment of Cultural Significance

This section of the heritage assessment describes the methodology used for the assessment of cultural significance of heritage places in NSW and applies the assessment criteria to the subject property and its component elements.

5.1 Principles and basis for assessment

The concept of 'cultural significance' or 'heritage value' embraces the value of a place or item which cannot be expressed solely in financial terms. Assessment of cultural significance endeavours to establish why a place or item is considered important and is valued by the community. Cultural significance is embodied in the fabric of the place (including its setting and relationship to other items), the records associated with the place and the response that the place evokes in the contemporary community.

Cultural landscapes by their name imply human intervention but they may also include substantial natural elements. "They can present a cumulative record of human activity and land use in the landscape, and as such can offer insights into the values, ideals and philosophies of the communities forming them, and of their relationship to the place. Cultural landscapes have a strong role in providing the distinguishing character of a locale, a character that might have varying degrees of aesthetic quality, but, regardless, is considered important in establishing the community's sense of place."

5.2 Assessment methodology

The Australia ICOMOS charter for the conservation of places of cultural significance (the Burra Charter) was formulated in 1979 and most recently revised in 1999, with an updated edition published in 2013. The Burra Charter is the standard adopted by most heritage practitioners in Australia. The Burra Charter and its Guidelines for Assessment of Cultural Significance recommend that significance be assessed in categories such as aesthetic, historic, scientific, social and other. The 1999 amendments to the Burra Charter emphasise the importance of setting in the conservation of heritage items.

The *NSW Heritage Manual* outlines the same broad criteria for assessing the nature of significance. These criteria are considered in addition to an item's rarity and / or representativeness, criteria that relate to comparative significance. The seven criteria adopted by the Heritage Council of New South Wales for the assessment of items for potential listing on the State Heritage Register apply equally well for items of local significance. To qualify for listing on a LEP schedule or on the SHR, an item must satisfy at least one of the seven assessment criteria at a local or State level respectively, although many items will satisfy more than one criterion. Items are assessed firstly in relation to the heritage values and, secondly, in regard to the context in which the item is significant. Decisions on whether items are significant against each criterion are assisted by application of Inclusion and Exclusion Guidelines.

5.3 Current heritage listings in the nearby area

The properties listed below are all included as items of environmental heritage on Schedule 5, Ku-ring-gai LEP 2015 and include houses either directly associated with the Hamilton family or built on lots in the subdivision of the Hamilton's estate. Examination of the State Heritage Inventory (SHI) forms for these properties, mostly obtained from the 1989 Ku-ring-gai Heritage Study, indicate that most have limited information about the properties.

Suburb	Item name	Address	Property description	Significance	Item no
Pymble	Dwelling house	3 Courallie Avenue	Lot G, DP 391490	Local	I537
Pymble	"Jesmond Dene", dwelling house	56 Livingstone Avenue	Lot 15, DP 603889	Local	I559
Pymble	Dwelling house	62 Livingstone Avenue	Lot 2, DP 1009908	Local	I560
Pymble	Dwelling house	66 Livingstone Avenue	Lot 1, DP 1009908	Local	I561
Pymble	Dwelling house	75 Livingstone Avenue	Lot 8, DP 285294	Local	I562
Pymble	Dwelling house	75A Livingstone Avenue	Lot 1, DP 285294	Local	I566
Pymble	Dwelling house	78 Livingstone Avenue	Lot 1, DP 25970	Local	I563
Pymble	Dwelling house	80 Livingstone Avenue	Lot 1, DP 202787	Local	I564
Pymble	Dwelling house	104 Livingstone Avenue	Lot E, DP 386858	Local	I565

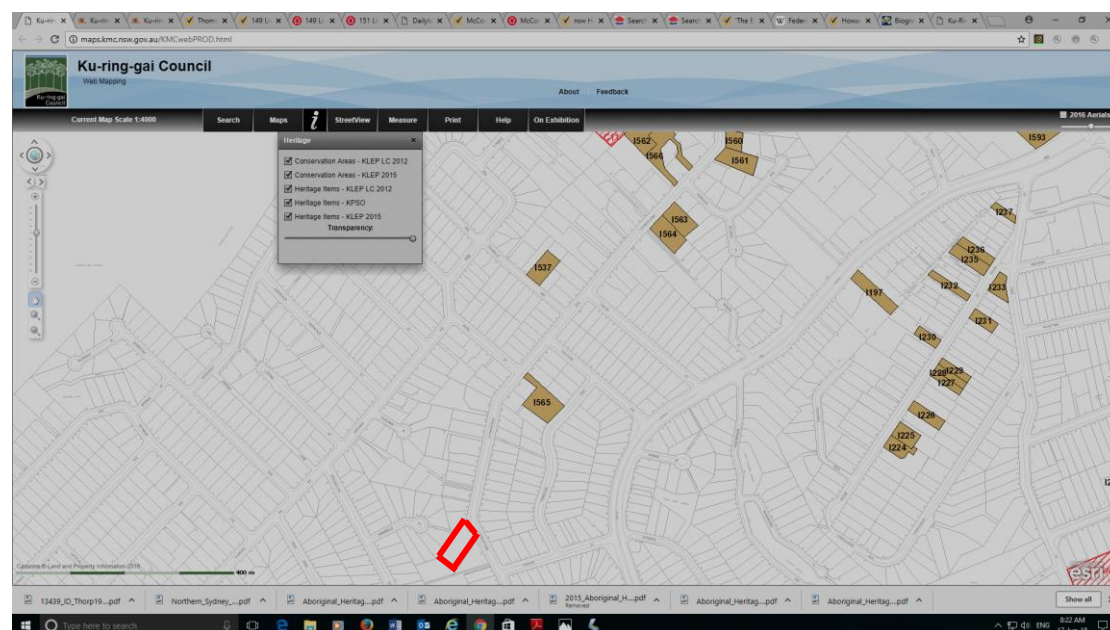


Figure 23 Extract of Ku-ring-gai LEP 2015 Heritage Map showing the listed heritage items in the vicinity of 149 Livingstone Avenue, Pymble, with the subject property edged red. (Source: Ku-ring-gai Council)

5.4 Assessment of heritage significance

The additional information obtained from review of previous documents and from the research for this assessment has enabled an assessment of the heritage values of the subject property against the relevant criteria.

5.4.1 Historical Significance (Criterion A)

An item is important in the course, or pattern, of NSW's or an area's cultural or natural history.

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

Types of items which typically meet criterion (a) include:

- items which demonstrate strong associations to past customs, cultural practices, philosophies or systems of government, regardless of the intactness of the item or any structure on the place;
- items associated with significant historical events, regardless of the intactness of the item or any structure on the place;
- significant cultural landscapes and other items demonstrating overlays of the continual pattern of human use and occupation; and/or
- items where the physical fabric (above or below ground) demonstrates any of the points described above.

149 Livingstone Avenue Pymble is associated with a significant historical phase in the development of Pymble from the larger family land holdings of the 1880s through to the resub-division into smaller residential lots after WWI. It retains considerable original physical fabric in the form of a residential dwelling and substantial garden with early ornamental plantings, particularly the row of mature specimens of Camphor Laurel along the property's western boundary.

The subject property satisfies the inclusion guidelines for Criterion A at a local level as a significant part of the historic cultural landscape of Ku-ring-gai local government area.

5.4.2 Historical Associational Significance (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 or an area's cultural or natural history.

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

Types of items which typically meet this criterion include:

- items which demonstrate strong associations to a particular event, historical theme, people or philosophies, regardless of the intactness of the item or any of its structures;
- items associated with significant historical events, regardless of the intactness of the item or any structure on the place; and/or
- items where the physical fabric (above or below ground) demonstrates any of the points described above.

The house and land at 149 Livingstone Avenue, Pymble have strong historical associations with the architect Thomas James Darling and the Hamilton family who owned substantial lands in Pymble and it was the sale of these lands which resulted in the modern subdivision patterns evident in major parts of Pymble today.

The subject property satisfies the inclusion guidelines for Criterion B at a local level.

5.4.3 Aesthetic Significance (Criterion C)

An item is important in demonstrating aesthetic characteristics and / or a high degree of creative or technical achievement in NSW or an 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

Types of items which meet this criterion include:

- items which demonstrate creative or technical excellence, innovation or achievement;
- items which have been the inspiration for creative or technical achievement;
- items which demonstrate distinctive aesthetic attributes in form or composition;
- items which demonstrate a highly original and influential style, such as an important early (seminal) work of a major architect; and/or
- items which demonstrate the culmination of a particular architectural style (known as climactic).

The house and its setting at 149 Livingstone Avenue have landmark qualities in the local cultural landscape and the house exemplifies a particular architectural style. The house was also the home of architect Thomas James Darling, whose life and body of work deserve further research. The property is considered to satisfy the inclusion guidelines for this criterion.

5.4.4 Social Significance (Criterion D)

An item has strong or special association with a particular community or cultural group in NSW or an 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

Types of items which meet this criterion include:

- items which are esteemed by the community for their cultural values;
- items which if damaged or destroyed would cause the community a sense of loss; and/or
- items which contribute to a community's sense of identity.

Items are excluded if:

- they are valued only for their amenity (service convenience); and/or
- the community seeks their retention only in preference to a proposed alternative.

Social value is hard to quantify without detailed surveys of those who have been associated with a place, but the very high degree of concern raised in the local community by the potential loss of the subject property through its proposed demolition and subsequent redevelopment suggests that the place is esteemed by a significant group in the local community and that it contributes to the community's sense of place and identity.

It is considered that the subject property satisfies the inclusion guidelines for Criterion D at a local level.

5.4.5 Technical Significance and Research Potential (Criterion E)

An item has potential to yield information that will contribute to an understanding of NSW's or an area's cultural or natural history.

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 inclusion guidelines are pointers to assist in making an assessment against this criterion, but should not constrict the consideration. Similarly, the attributes described in the exclusion guidelines can be used to check if the fabric of the item or place meets the criterion, or to check a judgment that an item does not meet this criterion. In addition to a detailed examination of surviving physical fabric, documents, oral history and other sources of evidence can often assist the assessment of whether a site has the ability to reveal valuable archaeological, technical, or scientific information. For example, it may become apparent that the buried footings of a colonial house have little integrity if there is historical evidence that the site has been so disturbed that there will be no additional archaeological deposits associated with the use of the house.

It is considered unlikely that further research of the physical fabric of the house or garden at 149 Livingstone Avenue, Pymble, has potential to yield new or substantial scientific or archaeological information but it is considered that further research of the historical records associated with the property and the Hamilton land holdings at Pymble could contribute to enhanced knowledge and understanding of the area's history.

It is considered that the property satisfies the Exclusion Guidelines for this criterion.

5.4.6 Rarity (Criterion F)

An item possesses uncommon, rare or endangered aspects of NSW's or an area's cultural or natural history.

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

The inclusion guidelines are pointers to assist in making an assessment against this criterion, but should not constrict the consideration. Similarly, the attributes described in the exclusion guidelines can be used to check if the fabric of the item or place meets the criterion, or to check a judgment that an item does not meet this criterion. For example, a park in a country town may be said to be a *rare* example of Victorian public garden design, but further research may reveal that it is a *representative* example, as there are many such parks in country towns in NSW. If it is one of the few remaining examples of an important 19th century garden designer, or contains species not found in similar gardens elsewhere, it may qualify as rare in the NSW context. Assuming it is the only garden of its type in the local area, it is likely it would also be rare in the local context. The level of heritage significance at State or local levels can only be determined by comparison with other like items or by proving that there is no documentation on similar items. This helps in determining the heritage significance of an item.

Without further research of other examples of the Federation Bungalow architectural style across Ku-ring-gai and NSW, it is difficult at this stage to satisfy this criterion, therefore it is concluded that the property satisfies the Exclusion Guidelines for this criterion.

5.4.7 Representativeness (Criterion G)

An item is important in demonstrating the principal characteristics of a class of NSW's or an area's cultural or natural places or 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

The inclusion guidelines are pointers to assist in making an assessment against this criterion, but should not restrict the consideration. A fine representative example needs to demonstrate key characteristics of its type or class. The intactness of the physical fabric of an item (its integrity) is another attribute that can be used to qualify the rare or representative criteria. The attributes described in the exclusion guidelines can be used to check if the item or place meets the criterion or to check a judgment that an item does not meet this criterion. For example, a group of Victorian cottages in a place with many examples of 19th century architecture, such as Bathurst or the inner suburbs of Sydney, may have representative value. In another city or suburb in which most of the 19th century architecture has been replaced they may be assessed as rare.

The level of heritage significance at State or local levels can only be determined by comparison with other like items. The attributes described for criteria (f) and (g) will assist in the determination of significance. A heritage item is not to be excluded on the ground that items with similar characteristics have already been entered on a statutory list.

From the limited Comparative Analysis carried out for this Assessment, it is concluded that the subject property is representative of a particular architectural style i.e. Federation Bungalow. The property is considered to satisfy the Inclusion Guidelines for this criterion.

5.5 Integrity and intactness

Integrity is “the state of being whole, entire or undiminished”³¹. While the original Hamilton family land holding which included the lot on which 149 Livingstone Avenue has been subdivided and re-subdivided, the existing lot retains considerable integrity as the setting for the house.

Another term commonly used in the assessment of heritage items is intactness, a measure of the degree to which the item remains unaltered from its original configuration. Against this measure, the house can still be read as an example of the Federation Bungalow style. The later alterations and additions have been generally sympathetic and the house retains considerable original form and fabric.

³¹ *Macquarie Dictionary*, 2nd ed., 1991

5.6 Archaeological Significance

5.6.1 Definitions

Archaeological potential is based on the likelihood of archaeological material surviving from the historical occupation phases of the site. Archaeological material can contribute to understanding the history and significance of a site. The survival of archaeological material depends on the nature of the archaeological material and on the degree of site disturbance.

Archaeological material has statutory protection under the *Heritage Act* 1977, which prohibits the exposure of *relics*.³² If proposed work is likely to affect known relics or is likely to discover, expose, move, damage or destroy a relic, an excavation permit is required. Permits are issued to archaeologists by the Heritage Council of NSW in accordance with Sections 57 or 140 of the *Heritage Act*, 1977. Permits are approved based on a demonstrated need to disturb the archaeological resource, a research design, the archaeological technique to be employed and the management of excavated material or features left in-situ. Applications for permits require approximately 21 days to consider. Exemptions for maintenance of plumbing and other subterranean services exist and are assessed for each archaeological site.

The National Parks and Wildlife Service has delegated authority to issue excavation permits for some classes of excavation, including the work on sites containing Aboriginal archaeological sites. The Aboriginal archaeological potential of the subject property has not been assessed during this assessment. If Aboriginal archaeological material is exposed in the future, work should stop and the NP&WS contacted.

All archaeological work, whether carried out under a permit or not, must conform to the established professional standards. The archaeological requirements include the archiving of reports and archaeological collections as well as the dissemination of the results as part of the archaeological work.

No archaeological investigations of the subject property have been carried out for this assessment but, given the subdivision of the original holding and the likely disturbance to the western and southern sides of the property for past alterations and additions and driveway construction, it is considered unlikely that significant archaeological resources remain. However, it is always possible that sub-surface evidence such as the outline of former paths and garden beds may be revealed in the future.

5.7 Statement of significance

The property known as 'Clooneen' and formerly as 'The Meads' and 'Wood Martin', at 149 Livingstone Avenue Pymble is of historical significance at a local level through its association with a significant historical phase in the development of Pymble from the larger family land holdings of the 1880s through to the resub-division into smaller residential lots after WWI. It retains considerable original physical fabric in the form of a residential dwelling and substantial garden with early ornamental plantings, particularly the row of mature specimens of Camphor Laurel along the property's western boundary. (Criterion A).

³² "relic" means any deposit, artefact, object or material evidence that:

(a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and (b) is of State or local heritage significance. Ref: *Heritage Act* 1977 & *Heritage Amendment Act* 2009 No.34

The house and land at 149 Livingstone Avenue, Pymble have strong historical associations with the architect Thomas James Darling and the Hamilton family who owned substantial lands in Pymble and it was the sale of these lands which resulted in the modern subdivision patterns evident in major parts of Pymble today. The property has historical associational significance at a local level. (Criterion B)

The house and its setting at 149 Livingstone Avenue have landmark qualities in the local cultural landscape and the house exemplifies a particular architectural style. The house was the home of the architect Thomas James Darling, whose life and body of work deserve further research. The property has aesthetic values at a local level. (Criterion C).

Social value is hard to quantify without detailed surveys of those who have been associated with a place, but the very high degree of concern raised in the local community by the potential loss of the subject property through its proposed demolition and subsequent redevelopment suggests that the place is esteemed by a significant group in the local community and that it contributes to the community's sense of place and identity. It therefore is considered to have social significance at a local level. (Criterion D).

The subject property is considered to representative at a local level of a particular architectural style i.e. Federation Bungalow. (Criterion F)

The property is not assessed at this stage to have technical/research potential (Criterion E) or rarity value (Criterion G).

5.8 Grading of significance

5.8.1 Rationale for grading

Grading of significance is in accordance with the *NSW Heritage Manual* update 'Assessing Heritage Significance' (NSW Heritage Office, August 2000). Typical gradings and the recommended management regimes for each grading are shown in the table below.

Grading	Justification	Status & Management
Exceptional	Rare or outstanding item of local or State significance. High degree of intactness. Item can be interpreted relatively easily.	Fulfils criteria for local or State listing. Retain, conserve (restore / reconstruct) and maintain. Adaptation is appropriate if it is in accordance with Burra Charter principles and with the specific guidance provided in this heritage significance assessment.
High	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	Fulfils criteria for local or State listing. Retain, conserve (restore/reconstruct) and maintain. Adaptation is appropriate if it is in accordance with Burra Charter principles and with the specific guidelines provided in this heritage significance assessment. There is generally more scope for change than for components of exceptional significance.
Moderate	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	Fulfils criteria for local or State listing. Retain, adapt and maintain. Demolition / removal is acceptable if there is no adverse impact on the significance of the place. Retention in some cases may depend on factors other than assessed values, including physical condition and functionality.
Little or none	Alterations detract from significance. Difficult to interpret.	Does not fulfil criteria for local or State listing. Retain, alter or demolish / remove as required provided there are no adverse impacts on the significance of the place. Sensitive alteration or demolition/removal may assist with enhancing the significance of components of greater significance.
Intrusive	Damaging to the item's heritage significance.	Does not fulfil criteria for local or State listing. Demolish / remove when the opportunity arises while ensuring there are no adverse impacts on the significance of other more significant components. Components that are actively contributing to the physical deterioration of components of higher significance should be removed as a matter of priority.

5.8.2 Application of gradings to subject property elements

Those components that are critical to the significance of the place include items of local significance, worthy of inclusion on any register of items of significance.

Elements in this category include:

- all original and early principal spaces that retain all or much of their original spatial character and characteristic fabric;
- original and early site layout and plantings;
- significant views and view corridors to, from and within the site;
- the entire archival collection, including Ku-ring-gai Council records, historic photographs, plans and reports.

The heritage values of the various component elements within the subject property have been assessed using the criteria in Section 5.4 for the purpose of enabling decisions on the future conservation and development of the place to be based on an understanding of its significance. The schedule below identifies those landscape components which contribute to the overall significance of 149 Livingstone Avenue, Pymble.

These assessments have been made without regard to the practical considerations which will subsequently be taken into account in formulating conservation policies. In other words, the assessments below relate solely to *significance* (how important the item is), and do not relate to *management* (what should happen to the item). Management decisions should take into account both significance and other issues such as physical condition.

It should be noted that some components or spaces have been degraded by recent development, by adaptation or deterioration, and would require restoration or reconstruction to recover their full significance. In some cases, significant fabric may be obscured by later materials or finishes.

Significance Level	Elements in 148 Livingstone Avenue, Pymble
Exceptional	Entire curtilage of the 149 Livingstone Avenue, Pymble being Lot 3, DP607951, a remnant of the original Hamilton land holding containing the residential dwelling and significant plantings from the original or early garden; The row of specimens of <i>Cinnamomum camphora</i> (Camphor Laurel) along the western boundary.
High	Original and early external and internal fabric.
Moderate	Sympathetic alterations and additions to the original dwelling. Recent ornamental plantings
Little or none	Non-original timber acorn-top picket front fence with acorn finial posts and timber gates; In-ground swimming pool at rear of house
Intrusive	

5.9 *Curtilage Considerations*

5.9.1 **Some Definitions**

In the past, the term curtilage has been interpreted in various ways by landscape professionals and the courts, often as the minimal area defined as ‘the area of land occupied by a dwelling and its yard and outbuildings, actually enclosed or considered as enclosed by a building and its outbuildings’³³. This definition does not take into account the importance of the setting of a heritage item, which may not be a building and may include a substantial garden or landscape and views and vistas to and from the item. The current NSW Heritage System interpretation of curtilage, embodied in the 1996 Heritage Council publication, *Historic Curtilages*, may be summarised as the area around a heritage item that must be conserved in context to retain the significance of the item and enable its heritage values to be interpreted.

The curtilages for many properties now listed on the State Heritage Register or on Local Environmental Plan schedules were defined at a time when more emphasis was placed on the architectural qualities of buildings than on their landscape contexts. Since the early 1980s there has been an increase in community awareness of the need to protect adequate settings for heritage items, including views and vistas. This enhanced appreciation of landscape is highlighted in the 1999 revision of the Burra Charter of Australia ICOMOS, placing greater emphasis on ‘setting’. Article 8 of the Burra Charter now reads:

“*Conservation* requires the retention of an appropriate visual *setting* and other relationships that contribute to the *cultural significance* of the *place*. New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate”.

The Explanatory Notes to Article 8 are as follows:

“Aspects of the visual setting may include use, siting, bulk, form, scale, character, colour, texture and materials. Other relationships, such as historical connections, may contribute to interpretation, appreciation, enjoyment or experience of the place.”

5.9.2 **Determination of a curtilage for 149 Livingstone Avenue, Pymble**

The statutory curtilage for a heritage item is usually but not always the lot or lots on which the item stands and, for statutory purposes, is usually but not always restricted to land in the same ownership as the item. The boundaries for an adequate curtilage may be the historic lot boundaries or a smaller area resulting from previous subdivision(s). They may also include adjoining lands critical to retention of views and vistas, although these values may sometimes be more appropriately conserved through planning controls other than those used to protect the item and its immediate setting.

Definition of a curtilage for a historic place does not preclude development within its bounds but requires particular care in the consideration of the nature, extent and impact of such development.

It is recommended that the heritage curtilage for 149 Livingstone Avenue, Pymble should be the entire site described as Lot 3, DP 607951.

³³ *Macquarie Dictionary*, 2nd edition, 1991

6.0 Conclusions and management recommendations

6.1 Conclusions

Based on the assessment in the previous sections, I am of the opinion that the property known as 149 Livingstone Avenue, Pymble is of local heritage significance for its historic, associational, aesthetic and social values and its representativeness, warranting its consideration for inclusion as an item of environmental heritage on Schedule 5, *Ku-ring-gai LEP 2015*.

6.2 Management recommendations

It is recommended that:

1. The subject property be managed in accordance with a conservation management strategy to conserve and enhance its heritage significance through a proactive program of architectural, arboricultural and horticultural maintenance.
2. Consideration be given to interpreting the heritage significance of the subject property in culturally sensitive ways which may include material on Council's website and possible inclusion on a downloadable app for a walking tour of heritage sites in the Ku-ring-gai local government area.
3. A Canopy Replenishment Strategy for the subject property be prepared to provide for the staged replacement of the significant trees on the site, the timing of such replacement to be guided by arboricultural assessment of the vigour, condition and useful life expectancy of the trees.



Chris Betteridge
Director, Betteridge Heritage
18 June 2018

7.0 Sources consulted and useful references

Sources consulted, and useful references are listed below. Web sources for newspaper articles are shown in the footnotes.

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