

# HERITAGE ASSESSMENT



## Rose Bay Scout Hall

3 Vickery Avenue, Rose Bay

May 2020 | J3657

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## **1.0 INTRODUCTION**

### **1.1 Preamble**

This Heritage Assessment for the Rose Bay Scout Hall, Vickery Avenue, Rose Bay, New South Wales has been prepared at the request of Woollahra Council. On 23 April 2018 Woollahra Council made the following decision:

*THAT Council requests staff to prepare and submit a report including a heritage assessment and draft heritage inventory sheet for each of:*

- 1. The Sydney Croquet Club building and greens (having its address in Woollahra Park, O'Sullivan Road, Rose Bay); and*
- 2. The Woollahra Golf Club clubhouse and George Grimley Pavilion (having its address in Woollahra Park at 50 O'Sullivan Road, Rose Bay)*

*to the relevant Council Committee to facilitate the Sydney Croquet Club building and greens and the Woollahra Golf Club clubhouse and George Grimley Pavilion (and their elements) being:*

- 1. Included in the Woollahra Local Environmental Plan as a heritage item; and*
- 2. Listed as a heritage item of state significance on the NSW State Heritage Register.*

On 18 June 2018 Woollahra Council made the following decision:

*THAT Council:*

*A. Request staff to undertake an assessment of heritage significance for the Rose Bay Scout Hall (former RAAF Officers' Canteen) located in Vickery Avenue, Rose Bay, and report to the Environmental Planning Committee on whether the property has sufficient heritage significance to be listed as:*

- i) a local heritage item in the Woollahra Local Environmental Plan 2014(WLEP), and*
- ii) an item on the State Heritage under the Heritage Act 1977.*

### **1.2 The Brief**

The brief is divided into two parts:

*Stage One – Assessment of heritage significance*

- 1. Using the process and heritage assessment criteria contained in the New South Wales Heritage Manual (2001) carry out an assessment of heritage significance of the three sites.*
- 2. Make a recommendation as to whether the three sites should be individually listed as a local heritage item in Schedule 5 of Woollahra LEP 2014.*
- 3. Make a recommendation as to whether the three sites should be individually listed as an item on the State Heritage Register under the Heritage Act 1977.*

*Note: The assessment of significance at local and State levels must be done separately and independently.*

*Stage Two*

- 1. If the recommendation is for listing in Woollahra LEP 2014, prepare an inventory sheet for the relevant site. The inventory sheet will include a statement of significance.*
- 2. If the recommendation is also for listing on the State Heritage Register, prepare an inventory sheet for the relevant site. The inventory sheet will include a statement of significance.*

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3. If the recommendation is for listing on the State Heritage Register, prepare a nomination form for the relevant site using the OEH Heritage Division standard template.

*Note: All inventory sheets must use the Office of Environment and Heritage (Heritage Division) standard template. A Microsoft Word version of this template will be provided by Council.*

### **1.3 Authorship**

This assessment was prepared by Alice Fuller, B.Appl.Sc.(CCM), M.Herit.Cons.(Hons), and James Phillips, B.Sc.(Arch), B.Arch., M.Herit.Cons.(Hons), of Weir Phillips Heritage and Planning.

### **1.4 Limitations**

An Aboriginal and historical archaeological assessment was not provided for. A survey of the site's users was not provided for to ascertain how/if they value the site.

A full search of records held by the National Archives of Australia has not been carried out. Records relating to the Rose Bay Flying Boat Base are held in Sydney, Melbourne and Canberra and comprise, in the main, un-indexed boxes.

### **1.5 Methodology**

This statement has been prepared with reference to the NSW Heritage Office's (Heritage NSW) publication *Assessing Heritage Significance* (2015).

A site visit was carried out in June 2019. Unless otherwise stated, the photographs in this assessment were taken on this occasion.

### **1.6 Documentary Evidence**

#### **1.6.1 General References**

- Broomham, R., *The Coopers of Woollahra: Land Dealings on the Point Piper Estate 1820-1920*. Unpublished report prepared for Woollahra Municipal Council in June 2001.
- 'History of Scouting,' <https://www.nsw.Scouts.com.au/about/about-us/history-of-Scouting/>
- Hughes, Trueman and Ludlow, *Heritage Study for the Municipality of Woollahra, Volume One*, NSW, Woollahra Municipal Council, 1984.
- 'Rose Bay and Empire.' Original source unknown. Woollahra Local Studies, Woollahra Library.
- Russell, E., *Woollahra: A History in Pictures*, Sydney, John Ferguson in association with Woollahra Municipal Council, 1980, p. 9-10.
- Fisher, J., *Lynne Park, Rose Bay: A Report to the Minister for Lands and Forests on the Future Use of Lynne Park and the Rose Bay Flying Base*, 1974.
- *Rose Bay Thematic History*, Woollahra Council, 2002.
- Sewell, H., 'Rose Bay and Empire'. Source unknown. Woollahra Local Studies, Woollahra Library.
- Sheedy, D., *A Brief History of the Rose Bay Flying Boat Base and Its Buildings*. Unpublished typed manuscript dated February 2011. Woollahra Local Studies Collection, Woollahra Library.

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### 1.6.2 Newspaper, Journal Articles

- 'The Boy Scout Gazette,' *Sunday Times*, 12 March, 1911, p.17.
- 'Building and Works Approved,' *Construction*, 12 June, 1940, p.17.
- 'Charity Covers Even a Cockroach Hunt,' *Daily News*, 11 July, 1939, p.3.
- 'C. Mack Walker, A.R.A.I.A,' *Decoration and Glass*, 1 April, 1937.
- 'Flying Boat Base. Opponents Critised. Dr. Louat's Views,' *The Sydney Morning Herald*, 17 July, 1937, p.9.
- 'Life of Sydney,' *Daily Telegraph*, 5 November, 1949, p.10.
- 'Lyne Park,' *The Daily Telegraph*, 26 November, 1900, p.6.
- 'Notice is hereby given...', *Government Gazette of the State of New South Wales*, 2 October, 1920, p.6264.
- 'Rose Bay Improvements,' *The Australian Star*, 14 April, 1900, p.6.
- 'Scout Hall opened by the Governor General,' *The Sydney Morning Herald*, 26 April, 1926, p.10.
- 'Sydney City Council Applications,' *Construction and Local Government Journal*, 17 June, 1918, p.1.
- 'The Rose Bay Park,' *Evening News*, 26 September, 1899, p.3.
- 'Town,' *Australian Town and Country Journal*, 30 September, 1899, p.14.

### 1.6.3 Historic Plans, Images and Photographs

- (Aerial photograph over Rose Bay), 1943. SIX Maps.
- (Aerial photograph over Rose Bay), 1951. Flicker
- (The Site), c.1945. Copy provided by Stirling Smith, Heritage, Community Engagement, Department of Premier and Cabinet.
- Kent, M., *Aerial Views Over Camellia, Mascot, Rose Bay, Zetland*, 194-. State Library of NSW.
- Mack Walker, C., *Proposed Scout and Sea Scout Hall at Vickery Avenue*, 1940. Woollahra Council, 40/94.
- *Property at Rose Bay, NSW*, September, 1942. National Archives of Australia, Rose Bay-Flying Boat Base (Box 20).
- (Rose Bay Flying Boat Base), c.1940s. Copy provided by Stirling Smith, Heritage, Community Engagement, Department of Premier and Cabinet.

### 1.6.4 Other

- Woollahra Council Building Cards. Woollahra Local Studies Collection.
- Woollahra Council Minutes, various years. Woollahra Local Studies Collection, Woollahra Library.

## 1.7 Site Location

The Rose Bay Scout Hall is located at No. 3 Vickery Avenue, Rose Bay (Figure 1). The site is identified as Lots 1536 and 1537 D.P. 40022 and Lot 1475 D.P. 752011.



**Figure 1: Site Location. The arrow points to the site.**

SIX Maps; annotation by WP Heritage.

## 2.0 HISTORICAL DEVELOPMENT OF THE SITE

### 2.1 Brief History Prior to 1830

While an Aboriginal history has not been provided for, it is acknowledged that the present-day Woollahra Municipality is located within the traditional lands of the Cadigal people, part of the Dharug language group.

The Colony of New South Wales was established at Sydney Cove in January 1788. All land was declared to be Crown Land. Present-day Woollahra is located well outside the first official boundaries of Sydney Township. The colonists exploited the natural resources of the area but did little to permanently settle it beyond establishing a lookout on South Head and a pilot station at Watsons Bay. The word *Woo-la-ra* first appears in a 'List of Local Names, or of Places' prepared by David Southwell, the lieutenant later placed in charge of the lookout on South Head.<sup>1</sup>

The first grants in present day Woollahra, made between 1793 and 1812, predominantly passed out of the hands of original grantees. During the early years of Macquarie's governorship (1810-1821), a number of grants were made to military men around Double and Rose Bays. The most notable of these was a grant made to the flamboyant Captain John Piper in 1815.

<sup>1</sup> Letter dated 12 July, 1788, cited Eric Russell, *Woollahra: A History in Pictures*, Sydney, John Ferguson in association with Woollahra Municipal Council, 1980, p. 9-10.

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The first colonists explored and named features of their new environment. Rose Bay was named for George Rose, a British Treasury official at the time that the Colony of NSW was founded.

During the 1820s, the land north of Darling Point through Double Bay, Point Piper and Rose Bay and eastward to Old South Head Road, was consolidated into a single estate by the prominent business partnership of Daniel Cooper (1785-1853) and Solomon Levey (1794-1833). The partners had acquired several early land holdings, including John Piper's estate, which were re-issued as a single grant of 1,130 acres on 22 March, 1830. The subject property stands upon this grant. Old South Head Road (1811) and New South Head Road (1832) provided the principal means of access into the area at this time.

The Cooper-Levey estate was beset by legal complications from the 1830s. During the 1840s, Daniel Cooper became the sole owner of the estate, which generally became known as the Cooper Estate. In 1844, T.L. Mitchell prepared a subdivision plan for the Cooper Estate. Old and New South Head Roads, Point Piper (now Jersey Road), Ocean Street North, William and Cross Streets were already in existence, while Edgecliff, Bellevue, Victoria and Wolseley Road were passable bush tracks. While the Cooper Estate was not always developed along the lines envisaged by Mitchell in 1844, his subdivision did much to determine the basic street pattern seen today.<sup>2</sup>

The Cooper Estate was willed not to Daniel Cooper's next of kin, his nephew Sir Daniel Cooper (1821-1902), but to Sir Daniel's son, Daniel (later also Sir Daniel). As the new owner was a minor when he inherited the estate in 1853, Trustees managed the Estate until November 1869. Even after Daniel Cooper (junior) obtained his majority, the Trustees continued to be a dominant influence in managing the Estate and were thus a major force in the development of the area.<sup>3</sup> When the Municipality of Woollahra was created in 1860, it was named for Sir Daniel Cooper's (senior) planned residence, *Woollahra*.

Between 1853 and the mid 1880s, the Trustees offered 99 year leaseholds on parts of the Cooper Estate; there were few freehold sales. Substantial villa estates were developed on some of these leaseholds. Smaller lots in West Woollahra and along Old South Head Road attracted more modest housing and commercial development.<sup>4</sup> Lack of transport, however, limited widespread development in Woollahra before 1880. As transport was almost exclusively by private means, development away from the bays and wharves was particularly reliant on satisfactory road patterns.

Sydney's population expanded sevenfold between 1850 and 1890. By the early 1880s, the areas closer to the City had been built-out and the demand for land was pushing further eastwards. The steady improvements made to the tramway system from the 1880s, together with the introduction of subsidised transport, did much to open up the Woollahra Municipality to small lot development.

Freehold subdivisions of land on the Cooper Estate began in the early 1880s and continued until the 1920s. Land was purchased by individuals and companies, many of whom then carried out further subdivisions.

The dense suburban development that characterises much of Woollahra today is largely a product of the first decades of the twentieth century. As subdivision continued, the population rose from 1,023 people in 1881 to 13,503 people in 1900; and 25,300 people

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<sup>2</sup> See Figure 7, a tracing of Mitchell's plan, in Rosemary Broomham, *The Coopers of Woollahra: Land Dealings on the Point Piper Estate 1820-1920*. Unpublished report prepared for Woollahra Municipal Council in June 2001.

<sup>3</sup> For further information see *ibid*.

<sup>4</sup> Hughes, Trueman and Ludlow, *Heritage Study for the Municipality of Woollahra, Volume One*, NSW, Woollahra Municipal Council, 1984, p. 15.



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in 1920 to 37,770 people in 1927.<sup>5</sup> Woollahra thus became an intensively developed area within a comparatively short time.

## 2.2 Lyne Park

As early as the 1830s, Rose Bay was a popular place for recreation and sea bathing. By the turn of the century, recreational facilities at Rose Bay varied from the exclusive Royal Sydney Golf Club (established in 1896) to local tea rooms. By the 1920s, there were several movie theatres.<sup>6</sup>

Plans for what is now Lyne Park were made in late 1899.<sup>7</sup> Land was reclaimed from the adjacent tidal flats to form a reserve of around 14 acres that was named in honour of Sir William Lyne, Premier of NSW from 1899 to 1901.<sup>8</sup> The Park was connected to the tram system by a short extension of the Rose Bay line. By April 1900, the Minister for Works was able to report that the work was 'about a third done' and

'...that unsightly little lagoon which threatened to become an insanitary fever bed, has been transformed into a sand patch. The work of reclamation is progressing vigorously.'<sup>9</sup>

The Park was officially opened during the Commonwealth Day celebrations in 1901.<sup>10</sup> In August 1905 it was formally dedicated as a public reserve. During the same year, and despite local protests, 3.2 hectares at the eastern end of the reserve were revoked for use as a recreation oval for the Navy. When the Commonwealth Government took control of the colonial naval entities in 1911, the area became Commonwealth property. The Naval Reserve was primarily used by trainees from the *HMS Tingira* for shore exercises. The *HMS Tingira* was moored in Rose Bay from 1912 until 1927.

## 2.3 The Origins of the Rose Bay Flying Boat Base

Use of the Naval Reserve at Rose Bay declined when the *HMS Tingira* was moved out of Rose Bay in the late 1920s. The next significant land use in this part of Rose Bay was the Flying Boat Base. As set out below, the subject site became part of the Flying Boat Base for a brief period during World War II. This section briefly outlines its origins.

During the late 1930s, the British Government began planning the Empire Airmail Scheme to carry all mail by air between British Empire countries at a flat, economical, rate. Flying boats were identified in preference to land based planes because of their range and load carrying capacities. Qantas secured the rights to operate the Sydney-Singapore sector of the Sydney-London route. There were, however, at this time no flying boat bases in this sector. In 1936, a party headed by Major H.G. Brackley of Imperial Airways and Hudson Fysh (later Sir Hudson Fysh) of Qantas carried out a survey route between Singapore and Sydney.

When the project was publicly announced in Sydney, the communities of Woollahra and Waverley, being the most likely locations for a flying boat base, raised concerns about safety and noise.<sup>11</sup> Despite these protests, the Federal Government confirmed that the base would be built in Rose Bay in 1937.<sup>12</sup>

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<sup>5</sup> Census figures cited in Hughes, Trueman and Ludlow, *op cit*, 1984, p. 7.

<sup>6</sup> *Rose Bay Thematic History*, Woollahra Council, 2002.

<sup>7</sup> See for example, 'The Rose Bay Park,' *Evening News*, 26 September, 1899, p.3.

<sup>8</sup> 'Town,' *Australian Town and Country Journal*, 30 September, 1899, p.14.

<sup>9</sup> 'Rose Bay Improvements,' *The Australian Star*, 14 April, 1900, p.6.

<sup>10</sup> 'Lyne Park,' *The Daily Telegraph*, 26 November, 1900, p.6.

<sup>11</sup> See, for example, 'Flying Boat Base. Opponents Criticised. Dr. Louat's Views,' *The Sydney Morning Herald*, 17 July, 1937, p.9.

<sup>12</sup> Hal Sewell, 'Rose Bay and Empire'. Source unknown. Woollahra Local Studies, Woollahra Library.

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In 1938, the Rose Bay Flying Boat Base was established on the Naval Reserve, adjacent to Lyne Park. Sunderland Avenue was created and officially dedicated as a public road on 18 January, 1939. Sunderland Avenue, since removed, was entered into from New South Head Road opposite Kent Road. The area to the east of the street was divided into two portions: the northern part was the Flying Boat Base. The southern part, from the Flying Boat Base to New South Head Road, was dedicated as a public reserve on 23 June, 1939, with Woollahra Council as Trustee.<sup>13</sup>

The Rose Bay Flying Boat Base was officially opened by Lord Huntingfield, acting Governor-General of Australia, on 4 August, 1938. Following the cutting of a ribbon linking the aircraft to the shore, the Empire Flying Boat G-AEUB *Camilla* departed for Britain carrying 8 passengers, 265 pounds of freight and 207 pounds of mail. This was not in fact the first flying boat to leave the Base. On 5 July, 1938, the *Coogee* departed from Rose Bay bound for Southampton.<sup>14</sup> The passage was a slow one, typically lasting nine and a half days.

The first building erected at the Rose Bay Flying Boat Base was a terminal building, designed by the Commonwealth Government Architect. This building, which was single storey with a tower, followed European standards for land base airport terminals. Three temporary buildings were erected nearby for workshops, stores and staff amenities. There were also a pontoon and dock for work and transport launches and a timber wave barrage. There was no ramp into the harbour; the flying boats were serviced at their moorings.

The main part of the Rose Bay Flying Boat Base was completed in 1939 and included:

- A large hangar constructed in 1938 but not completed until late 1939. A large curved roof building, the design of which appears to have been based on a standard British flying boat hangar. The building housed workshops and some staff amenities. It was able to service large flying boards. It had a large concrete apron and a wide ramp into the harbour, new fueling services and subsidiary smaller workshops.<sup>15</sup>
- The QEA Canteen. The third main building on the site, completed in 1939. The building appears to have been designed by the Commonwealth Government Architect for the Department of Civil Aviation and leased to Qantas Empire Airways. It provided amenity for aircrews, as well as food preparation for all flying boards and the terminal. It was extended during the war.<sup>16</sup>
- Council Minutes from September 1939 refer to a recently erected Radio and Meteorological Building on the base, possibly one of the many small buildings on the base cited above.<sup>17</sup>

The Rose Bay Flying Boat Base operated under the control of the Department of Civil Aviation (DCA), established, in its own right, in November 1938. The DCA provided control launches which had two main functions: to 'sweep' the three designated runways (i.e. remove all obstacles) and to assist in aircraft landing and taking off. They also established and maintained moorings.

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<sup>13</sup> John Fisher, *Lynne Park, Rose Bay: A Report to the Minister for Lands and Forests on the Future Use of Lynne Park and the Rose Bay Flying Base*, 1974.

<sup>14</sup> Unattributed article 'Rose Bay and Empire' Woollahra Local Studies, Woollahra Library.

<sup>15</sup> David Sheedy, *A Brief History of the Rose Bay Flying Boat Base and Its Buildings*. Unpublished typed manuscript dated February 2011. Woollahra Local Studies Collection, Woollahra Library.

<sup>16</sup> *Ibid.*

<sup>17</sup> Woollahra Council Ordinary Meeting Minutes, 25 September, 1939, p.516.

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## 2.4 The NSW Scouts

### 2.4.1 A Hall is Constructed

The Flying Boat Base was not the only new facility established within the immediate area during the Inter-War period. As the Rose Bay Flying Boat Base was developed, the Rose Bay Scout Association sought permission from the Maritime Services Board of NSW to construct a Scout Hall on the foreshore of Lyne Park. There were two Rose Bay Scout troops in existence at this time: the Rose Bay Scouts (established at least as early as 1924) and the Rose Bay Sea Scouts (established c.1938).<sup>18</sup> Woollahra Council opposed the application on the basis that it:

‘...strongly objects to the erection of any more timber structures on the Rose Bay foreshore and that this attitude is supported by public opinion in the locality.’<sup>19</sup>

Seemingly undeterred by this response, the Scouts approached Council later in the same year with a second request for land or use of a vacant building at Lyne Park ‘in light of the alterations now being made to the adjoining Flying Boat Base, located on the former Naval Reserve.’<sup>20</sup> The Scouts were offered a small parcel of land adjoining the ‘R.S. & S. Hall’ site in Vickery Avenue. The new site was intended to accommodate both the Scouts and Sea Scouts.<sup>21</sup>

At the same time as Council agreed to the Scout Hall, Woollahra Council were making what were ultimately successful representations to the Lands Department for control over the area of the former Naval Recreation Reserve that had not become part of the Rose Bay Flying Boat Base. To meet Departmental guidelines relating to the leasing of public land, the small parcel of land required by the Scouts was ultimately excluded from Lyne Park and leased directly by the Department to the Scouts under conditions providing for

‘...The erection of a suitable hall within a reasonable time (Plans to be approved by the Minister) and the hall to be available for leasing by similar bodies at a rental deemed reasonable by the Minister.’<sup>22</sup>

Council Minutes of the 26 June, 1939 record the decision of the Department of Lands to

‘...offer the Boy Scouts Association a Permissive Occupancy of 40’ by 110’ of Crown land for site for a hall at Rose Bay, being the area comprised in portion 1475, Parish of Alexandria, County of Cumberland....at a rental of £1 per annum, commencing 15 March, 1939...’<sup>23</sup>

The Scouts set about raising money for the new hall with dances and other events, such as a hunt for novelty items. The latter attracted the attention of local newspapers when a Japanese merchant threatened participants with an axe.<sup>24</sup>

In 1940, the Rose Bay Scouts made an application to Council to construct a Scout hall at Lyne Park. The builder’s name was given as A.H. Kirkwood.<sup>25</sup> Council hold a copy of the plan submitted, which was signed by architect C. Mack Walker (Figure 2). The existing building corresponds to the footprint shown by this plan. The way in which

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<sup>18</sup> With reference to newspapers accessed through TROVE.

<sup>19</sup> Woollahra Council Ordinary Meeting Minutes, 11 October, 1937, p. 524.

<sup>20</sup> *Ibid*, 11 July, 1939, p.373

<sup>21</sup> *Ibid*, 28 November, 1938, p.654.

<sup>22</sup> *Ibid*, 23 January, 1939, p.30.

<sup>23</sup> Woollahra Council Ordinary Meeting Minutes, 26 June, 1939, p.332.

<sup>24</sup> ‘Charity Covers Even a Cockroach Hunt,’ *Daily News*, 11 July, 1939, p.3.

<sup>25</sup> Yellow Card Series, 40/94. Woollahra Local Studies Collection.

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the ground floor space has been subdivided has been altered over time; no first floor plan is provided. A roof top deck was clearly part of the original design.

At the Council meeting at which approval was granted for the construction of the building in late May 1940, construction costs were estimated to be £800. The construction materials were listed as cypress pine rusticated weatherboards for the walls; fibro cement for the gables and parapets; and a roof of corrugated fibro-cement.<sup>26</sup> *Construction* noted the approval of the Scout Hall in their issue of 12 June, 1940.<sup>27</sup>

Council donated the building application fee back to the Scouts following their submission that the building was of 'such simple structure' and that they were part of a:

'public-spirited cause of national importance and of central benefit to the youth of the Municipality.'<sup>28</sup>

The Scouts obtained approval from the Chief Secretary's Department for the erection and subsequent licensing of the 'Scout Hall and Sea Scouts' Quarters' at Lyne Park in June 1940.<sup>29</sup>

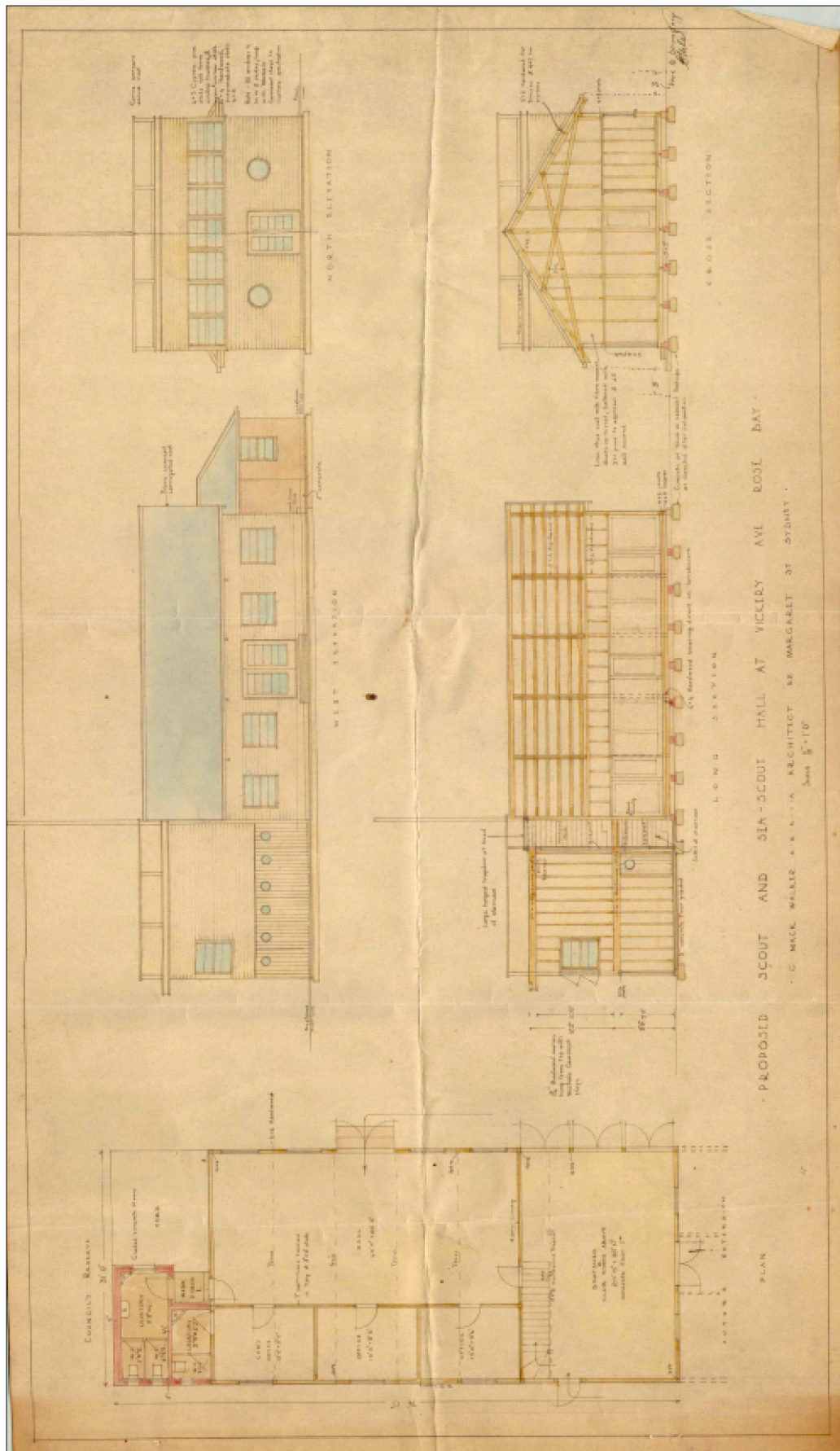
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<sup>26</sup> Woollahra Council Ordinary Meeting, Minutes 27 May, 1940 pp. 313-4.

<sup>27</sup> 'Building and Works Approved,' *Construction*, 12 June, 1940, p.17.

<sup>28</sup> Woollahra Council Ordinary Meeting Minutes, 24 June 1940, p.378.

<sup>29</sup> *Ibid*, 24 June 1940, p. 387.



**Figure 2: C. Mack Walker, *Proposed Scout and Sea Scout Hall at Vickery Avenue*, 1940. Woollahra Council, 40/94.**



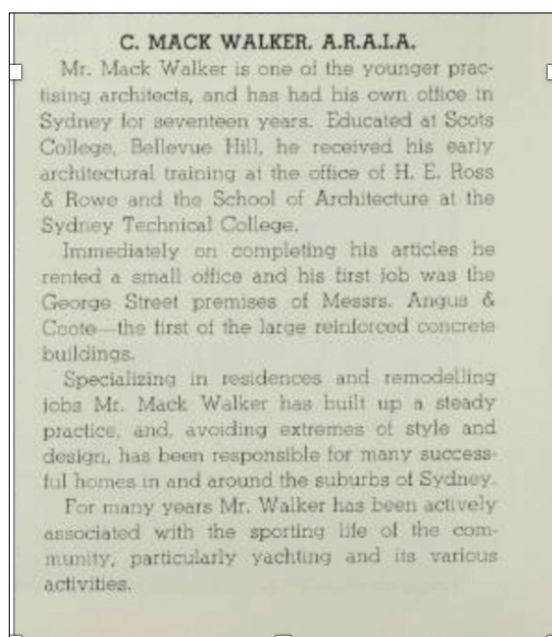
### 2.4.2 The Scouts

The Rose Bay Scouts and Sea Scouts were part of a world-wide movement. The movement has its origins in a camp held by Lieutenant- General Robert Baden-Powell on Brownsea Island, England, in 1907, which was followed by the publication of his book *Scouting for Boys*. From 1908, young boys and girls formed themselves into 'patrols' and sought out adults to guide them. Baden Powell set up an office to assist the fledgling Scouts. The movement spread throughout the British Empire. The Girl Guides were formed in 1910 under the auspices of Baden-Powell's sister, Agnes Baden-Powell. The Sea Scout Branch were formed in 1910; the Wolf Cub section followed in 1916; the Rover Scouts in 1918; the Deep Sea Scouts in 1928; the Air Scouts in 1941; and the Senior Scouts in 1946. By 1937, 2,500,000 Scouts from nearly 50 countries were affiliated with the International Scouting Bureau. General Sir Robert Baden-Powell (as he later became known) was proclaimed World Chief Scout at the first Jamboree at Olympia in 1920. He travelled widely, visiting Australia three times: in 1912, 1931 and 1934-4.<sup>30</sup>

The Scouting movement reached Australia in 1908. What are now the 1<sup>st</sup> Woollahra/ Paddington Scouts lay claim to being the oldest Scout group in Australia (1908). By 1911, troops had been formed in Edgecliff, Watsons Bay and Woollahra.<sup>31</sup>

### 2.4.3 The Architect: Charles Mack Walker

Little is known about the architect Charles Mack Walker. The first newspaper references to works designed/supervised by 'C. Mack Walker' date from June 1918.<sup>32</sup> For a short period, he was in partnership with two architects who went on to attain great eminence, Donald Esplin and Stuart Mould (c.1918- October, 1920). The partnership was known as Esplin, Mould and Mack Walker.<sup>33</sup> Figure 3 reproduces a brief biography about the architect from *Decoration and Glass*.



**Figure 3:**  
**C. Mack Walker, A.R.A.I.A.**  
*Decoration and Glass*, 1 April, 1937.

<sup>30</sup> 'History of Scouting,' <https://www.nsw.Scouts.com.au/about/about-us/history-of-Scouting/>

<sup>31</sup> 'The Boy Scout Gazette,' *Sunday Times*, 12 March, 1911, p.17.

<sup>32</sup> 'Sydney City Council Applications,' *Construction and Local Government Journal*, 17 June, 1918, p.1.

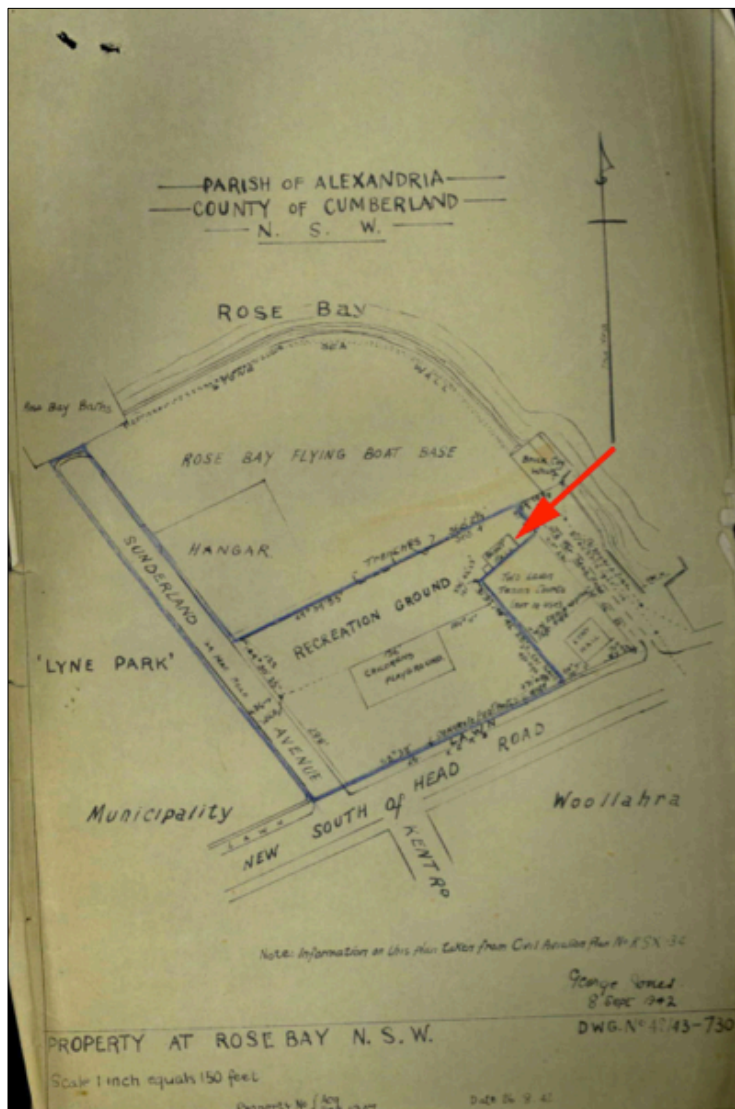
<sup>33</sup> 'Notice is hereby given....,' *Government Gazette of the State of New South Wales*, 2 October, 1920, p.6264.

No other examples of Mack Walker's work have been identified. Whilst he regularly advertised for tenders in newspapers until at least the mid 1940s, mostly for domestic work, no site addresses are given, making the buildings difficult to identify.

## 2.5 Expansion of the Rose Bay Flying Boat Base

### 2.5.1 The Hall is 'Impressed' by the RAAF

By mid 1942, the Director General of Civil Aviation informed Council that there was 'considerable difficulty' being experienced at the Rose Bay Flying Boat Base because of 'congestion resulting from activities vitally connected with the war effort.' The Department were desirous of extending the existing base area south to the New South Head Road as a temporary war measure. The area taken up by the lawn tennis courts and the Scout Hall was initially excluded.<sup>34</sup> Refer to Figure 4. This plan clearly shows that the Scout Hall was still in Scout occupation.



**Figure 4: Property at Rose Bay, NSW, September, 1942.**

**The arrow marks the Scout Hall.**

National Archives of Australia, Rose Bay-Flying Boat Base (Box 20).

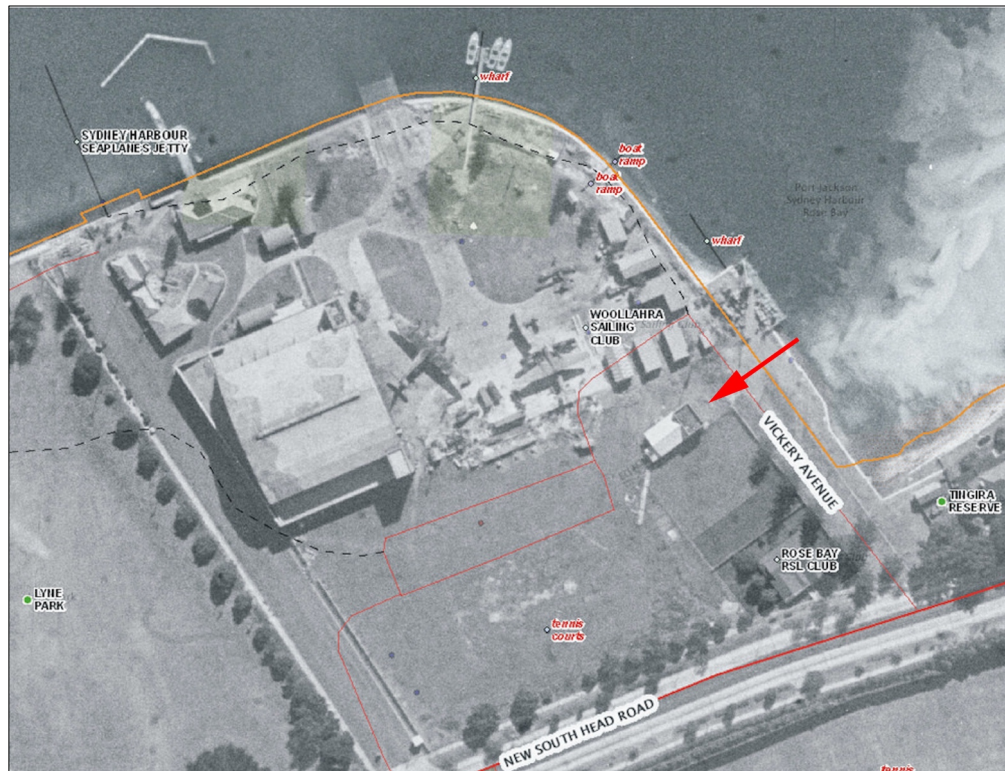
<sup>34</sup> Woollahra Council Ordinary Meeting Minutes, 27 July, 1942, p.266.

By late 1942, however the Scout Hall had become part of the Rose Bay Flying Boat Base. On 16 October, 1942, the Hall was 'impressed' by the Assistant Director of Hirings 'for and on behalf of the Royal Australian Air Force.' (RAAF). The RAAF paid a hiring rental for the hall.<sup>35</sup>

During the early years of World War II, the Flying Boat Base was greatly expanded to become a busy rear and overhaul base. A second large hangar was built, as well as a range of small buildings, including workshops, stores, amenities and garages, mostly along the Vickery Avenue side of the area. Sutherland Avenue was completed, as well as the concrete tarmac to the hangar and across to Vickery Avenue.<sup>36</sup> The concrete apron was extended to New South Head Road so that, in 1944 and 1945, the area was frequently packed with flying boats and seaplanes of many types in military configuration. Among these were Qantas planes pressed into military service.

Several photographs of the Scout Hall during the years it was used by the RAAF have been located. Past histories have suggested that the Scout Hall was used as the RAAF Officers' Canteen.<sup>37</sup> This has not been verified.<sup>38</sup>

Figures 5 to 8 illustrate the Scout Hall within its war time setting. The later photographs show unidentified sheds to the rear of the hall and a large building to one side.



**Figure 5: Aerial photograph over the site in 1943.**

Supplied by Woollahra Council (original source SIX Maps).

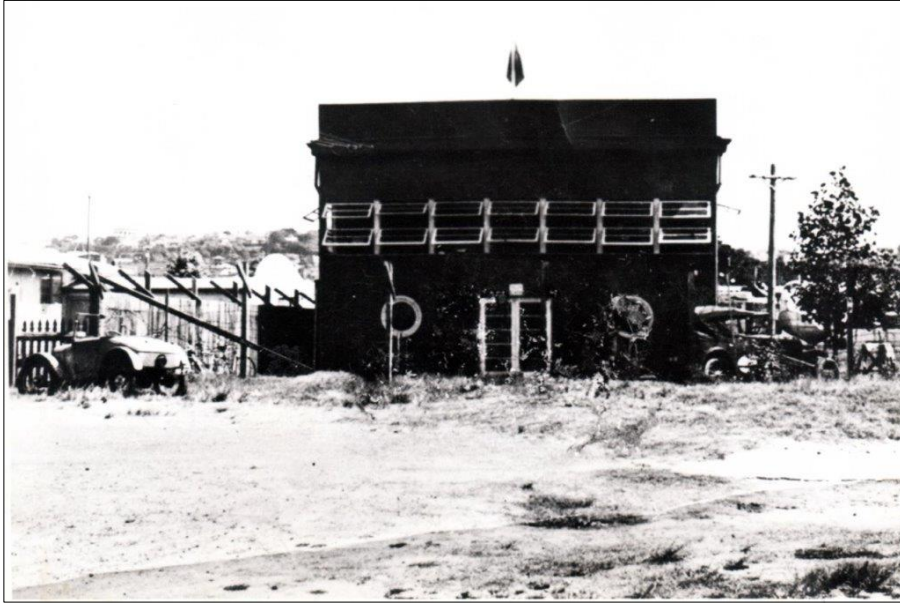
<sup>35</sup> Woollahra Council Ordinary Meeting Minutes, 13 December, 1943, p.438.

<sup>36</sup> David Sheedy, *A Brief History of the Rose Bay Flying Boat Base and Its Buildings*. Unpublished typed manuscript dated February 2011. Woollahra Local Studies Collection, Woollahra Library.

<sup>37</sup> From information provided by Woollahra Council in the brief for this project.

<sup>38</sup> The National Archives hold boxes of records relating to the Flying Boat Base at repositories in Sydney, Canberra and Melbourne.





**Figure 6: The Building, c.1945. Note the dark stain or paint.**

Copy provided by Stirling Smith, Heritage, Community Engagement, Department of Premier and Cabinet.



**Figure 7: Rose Bay Flying Boat Base, c.1940s. This photograph shows the side and rear of the Scout Hall. Note the extensive concrete apron surrounding the building.**

Copy provided by Stirling Smith, Heritage, Community Engagement, Department of Premier and Cabinet.



**Figure 8: Milton Kent, *Aerial Views Over Camellia, Mascot, Rose Bay, Zetland, 194-*.**  
State Library of NSW.

### 2.5.2 The Rose Bay Flying Boat Base After the War

Following World War II, returning Prisoners of War were flown in to Australia via the Rose Bay Flying Boat Base to huge receptions. The Base reverted to civilian use. Most of the buildings were sold and demolished. Several structures, including the original terminal (later expanded) and hangar were retained.<sup>39</sup> In 1946, 2.7ha was dedicated as a war memorial. It is on this site that the Rose Bay RSL now stands.

After World War II several companies tried to break into the flying boat business running charters and regular flights from the Rose Bay Flying Boat Base to the Pacific Islands. With the rapid advances in land base planes using Mascot Airport, the London service was no longer required. The flying boats out of the Rose Bay Flying Boat Base serviced New Zealand, Fiji and the other Pacific Islands. Qantas came back into the flying boat service in December 1947, establishing services to Lord Howe Island.

The last Qantas flight from the Rose Bay Flying Boat Base occurred on 1 June, 1955 when a Catalina Flying Boat departed for Port Moresby. By the end of the 1950s, the heyday of the flying boats were over and the only regular service was Ansett's service to Lord Howe Island.

The Commonwealth 'de-hired' the southern portion of the Rose Bay Flying Boat Base in 1957. The Base was further reduced in 1959 when an area was proclaimed a public reserve by the Department of Lands. The authority was given to Council to grant a license to the Woollahra Sailing Club to occupy part of the former Flying Boat Base. Their clubhouse lies north of the Scout Hall.<sup>40</sup>

The last commercial flight from the Rose Bay Flying Boat Base took off on 10 September, 1974 bound for Lord Howe Island. In preceding years, the Commonwealth Government had been concerned about maintaining the Rose Bay Flying Boat Base, whilst Ansett were concerned about the cost of maintaining their flying boats, which only had restricted usage. A runway was built at Lord Howe Island, opening in 1974, negating the need for the flying boat service. In 1974, the Rose Bay Flying Boat Base closed and the facilities were gradually removed.

As set out below, the Scout Hall did not play a role in the Post World War II use of the Rose Bay Flying Boat Base.

<sup>39</sup> John Fisher, *Lynne Park, Rose Bay: A Report to the Minister for Lands and Forests on the Future Use of Lynne Park and the Rose Bay Flying Base*, 1974.

<sup>40</sup> *Ibid.*



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## 2.6 The Scout Hall After Post World War II

At the end of 1946, the Scout Hall was returned to the Scout Association. In 1947, the Scouts reported to Council that

‘...the Scouting activities are now in full swing.’<sup>41</sup>

Access to the Scout Hall was improved in 1949 when Vickery Avenue was properly formed:

‘...the existing track was made out of refuse metal given the council from tram tracks repaired in New South Head Road, such metal being laid on the natural surface of the ground...It is now asked that a properly constructed carriageway, path and kerb and gutter be constructed...’<sup>42</sup>



**Figure 9: Aerial photograph over Rose Bay, 1951.**

Flicker

The Scout Hall appears to have been regularly used by other groups, including the Girl Guides and Brownies.<sup>43</sup> In 1954, the Annual Woollahra Children's Art Exhibition was held in the Hall.<sup>44</sup> Figure 9 above provides an aerial photograph from this period, showing the character of the immediate setting of the Scout Hall.

The Scouts applied for assistance from Council a number of occasions in the 1960s and 1970s to maintain what continued to be a very actively used community hall:

‘During January 1966, the Woollahra Council kindly allocated a sum of £600, in the form of a subsidy, to 1<sup>st</sup> Rose Bay Scout Group, to assist us to finance major repairs and maintenance on the Hall.

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<sup>41</sup> Woollahra Council Ordinary Meeting Minutes, 13 October, 1947, p. 391.

<sup>42</sup> *Ibid*, June, 1949, p.332.

<sup>43</sup> ‘Life of Sydney,’ *Daily Telegraph*, 5 November, 1949, p.10.

<sup>44</sup> Woollahra Council Ordinary Meeting Minutes, 23 August, 1954, p.591.

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Now, six years later, our Committee finds that once again we have need of your assistance, owing to the great strain placed on our finances by the very high costs of general maintenance in the Hall.

During the last six years, our Scout Hall has been in constant use, in fact each week night it is occupied by either Scouts or guides, as well as the many week-end activities which are held, in the process of training our young people.

We are anxious to maintain our Hall in the best possible condition, but do not wish to sacrifice the training of our boys, to cover our repair costs....

We appreciate the Annual Allocations made by Council to various youth organisations, and hope that this year we could be given special consideration.<sup>45</sup>

During the 1960s, the Scouts sought to enlarge their site and construct a new activities centre. The Scouts obtained a lease from the Department of Lands for a larger site. The centre was intended to house the Headquarters for the East Metropolitan Area Scout Association and facilities to allow boys to be trained as Scouts and in the safe use of the water ways. The site included a launching ramp which was to be shared with Cranbrook School and the Woollahra Sailing Club.<sup>46</sup> Council Minutes describe the proposal as follows:

**'The Site:**

Comprises one allotment located on the western side of Vickery Avenue between an existing Scout Hall and the Woollahra Sailing Club premises. The property forms part of land owned by the Crown and is of irregular shape, presently divided into two parts by a 10 foot steel mesh fence. The portion of the site on the northern side of the fence is largely unbuilt upon with a small amended structure located on the north corner which is presently used for the housing of small boats. The remainder of the site to the south of the fence was previously used as a private access road between Vickery Avenue and the Flying Boat Base. Apart from the small boat shed, the whole of the site is unbuilt upon and no rear access is provided.

Surrounding development comprises a number of public and semi-public uses, the Rose Bay Tennis Club being located to the south west, the Sea Scouts immediately to the south and the Woollahra Sailing Club to the north. Immediately west of the site is a large open paved area and the Flying Boat Base.

The site has a frontage to Vickery Avenue of thirty-four feet and a total area of 4,562 square feet.....

**The Proposal:**

Is to erect a two storey structure to be used by the Sea Scouts. The building is to occupy the majority of the site and there is a small unbuilt upon area on the eastern and western boundaries of the structure. The ground floor area is to be used for an amenities area, storage for boats and an activities area whilst the first floor area is to be used for the purposes of a general hall and office. No parking will be provided on the site and no rear access is available....

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<sup>45</sup> Woollahra Council Ordinary Council Meeting Minutes, Finance Committee 6 March, 1972, p.578.

<sup>46</sup> Woollahra Council Ordinary Council Meeting Minutes, 11 December, 1972, p.3460.

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The external materials of the building are to be brick to first floor level and timber above....'<sup>47</sup>

The proposal was ultimately refused by Council on the grounds that it was not consistent with the use of a foreshore reservation and that the design was unsatisfactory.

The Scout Hall continues to be used for a mixture of Scouting and community activities.

The Scouts were approached for information about the hall and who has used it without success.

### **3.0 SITE ASSESSMENT**

#### **3.1 The Site**

The site, for the purposes of this assessment, is the rectangular site defined by a high metal pole in mesh fence. Gates open onto Vickery Avenue to the north-east. As demonstrated by Figure 10, the building is set close to its south-eastern boundary and has a deep setback from Vickery Avenue. There is lawn to the front and rear of the building. The north half of the site is covered in concrete. There is a large gum tree in the front of the building and a second on its north-western side. The trees visible in Figure 10 along the south-eastern and north-western boundaries lie outside of the fence line. Refer to Figures 11 and 12 and to the photographs in the following section.



**Figure 10: Aerial photograph over the site.**  
SIXMaps; annotations by WP Heritage.

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<sup>47</sup> Building and Health Committee, 20.11.72 cited in Woollahra Council Ordinary Meeting Minutes 1972, pp. 3343-6.



**Figure 11:**  
Concrete over  
the north-  
eastern side of  
the site. Note  
the stone wall  
beneath the  
fence. The  
nature strip is  
slightly higher  
than the site.



**Figure 12:**  
Looking south-east  
across  
the front of the site.

## **3.2 The Building**

### **3.2.1 Exterior**

The Scout Hall is a free standing, one and two storey timber framed and weatherboard clad structure. There is an attached single storey brick amenities block to the rear. The building can be divided into three sections, each described below.

#### **Two Storey Section**

The two storey section comprises the north-eastern most end of the building. This section of the building is timber framed and clad in painted profiled timber weatherboards. The roof over this part of the building is a skillion roof clad in metal sheet. This part of the building appears to have been constructed on a brick edged concrete slab.

The principal elevation is the north-eastern elevation. There are three openings at ground floor level. There is a large opening in the centre fitted with a pair of single



panel timber doors. To either side, there is a large single porthole window fitted with 'wired' glass. A band of windows runs across the elevation at first floor window. These windows are awning sash timber framed windows; most sashes have a horizontal glazing bar. The eaves' overhang is wide and lined. Refer to Figures 13 and 14.



**Figure 13: Front (north-eastern) elevation.**



**Figure 14:  
Detail of one of the porthole  
windows.**

There are three large openings at ground floor level of the north-western elevation, arranged in a continuous band. Each is fitted with a pair of ledged and braced timber doors. Originally, each door had a porthole window. Only four doors retain this element. The opening in the other doors is boarded over. There is one opening at first



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floor level, set at the north end. This opening is fitted with a timber framed window to match the first floor windows in the north-eastern elevation. Refer to Figures 15.



**Figure 15: North-western elevation of the two storey section.**

There are two openings in the south-eastern elevation at ground floor level. The door at ground floor level has a single panel door. The opening at first floor level (presumably one matching the window at this level in the north-western elevation) has been boarded over. Refer to Figures 16 and 17.



**Figure 16:  
South-eastern elevation of the  
two storey section.**



**Figure 17:**  
Brick  
threshold  
ground  
floor door.

The south-western elevation, where it stands clear of the single storey section of the building is blind.

### **Single Storey Section**

There is a single storey section to the rear of the two storey section. This section of the building is timber framed and clad in profiled timber weatherboards. It appears to have a timber floor structure. This section has a pitched roof clad in corrugated metal sheet. The eaves are lined; there are widely spaced exposed timber rafters.

There are five openings in the north-western elevation. The central opening is larger and is fitted with a pair of timber and glazed doors. Concrete steps and a ramp running parallel to the building lead up to the door. There are two windows to either side of the door, each fitted with timber framed windows with two sashes; each sash has a horizontal glazing bar. Refer to Figures 18 and 19.



**Figure 18:**  
North-  
western  
elevation of  
the single  
storey  
section.



**Figure 19:**  
Detail of the  
awning  
sash  
windows.

There are three windows in the south-eastern elevation of this section of the building. Unlike the windows in the north-western elevation, the windows have a horizontal proportion and are aluminium framed windows with modern security grills. Refer to Figures 20 and 21.



**Figure 20:**  
South-eastern elevation,  
looking towards the rear.





**Figure 21:**  
Detail of an  
aluminium  
framed  
window.

The south-western elevation, where it stands clear of the brick amenities block is blind with the exception of a small vent hole set in the gable. Refer to Figure 22.



**Figure 22:**  
South-  
western  
elevation.

### **Brick Amenities Block**

The brick amenities block is single storey in height and constructed on a concrete base. It has a hipped roof clad in corrugated metal. It is attached to the south-western elevation of the single storey section described above.

A concrete ramp leads up to an opening in the north-western elevation. This opening is protected by a metal roof attached to the south-western wall of the single storey weatherboard section described above on one side and a metal pole on the other. The opening is fitted with a single panel timber door.

The south-western elevation of this building is blind except for small terracotta vents set high in the wall. Refer to Figure 22 above.

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### 3.2.2 Interior

#### Two Storey Section

##### *Ground Floor*

Access was only provided to part of this section of the building. Those areas inspected have concrete floors (large aggregate) and no ceilings, exposing the floor structure above. Most of the walls appear to be set below joist height. Some of the walls are lined with timber panelling (two different types) or plaster board (or equivalent). As illustrated by the following photographs, door types vary. Refer to Figures 23 to 28.



**Figure 23:**  
Concrete  
floor and  
vertical  
timber  
panelling.



**Figure 24:**  
Floor joists  
and  
flooring  
(looking up  
to the first  
floor).





**Figure 25: Vertical timber panelling and plasterboard (?); single panel door.**



**Figure 26: Horizontal timber panelling.**



**Figure 27: Unclad section of wall showing construction.**



**Figure 28: Panelled timber door. This is the only older style door within this part of the building at ground floor level.**

### **First Floor**

An enclosed ladder-staircase leads to the first floor. The walls are part lined and part exposed. There are three different lining materials: two different types of timber wall panelling and fibre-cement sheets (or equivalent) with cover strips. Refer to Figures 29 and 30.



**Figure 29: Ladder-staircase.**



**Figure 30: Lining to the above space.**

There are two rooms at first level lined with vertical timber boarding to the lower part with fibre-cement board (or plasterboard) with cover strips to the upper part. There are no ceilings, exposing the original timber rafters and boarding above. A steep ladder stair, which once led to the roof top deck, remains within a walled off enclosure. There is currently no access to the roof. Refer to Figures 31 to 37.



**Figure 31: First floor, with vertical timber panelling and plasterboard/fibro-lined walls with cover strips. There is no ceiling, exposing the roof above.**



**Figure 32:**  
Partition wall, which  
does not reach to the  
ceiling.

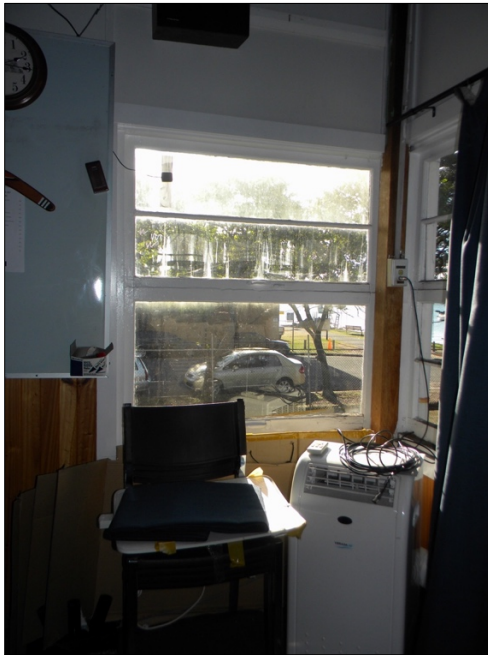


**Figure 33:**  
Modern kitchen fit-out.



**Figure 34:**  
Exposed rafters.





**Figure 35:**Detail of window in the front elevation.



**Figure 36:** The smaller room on the south-western side.



**Figure 37:**  
Ladder going up to the roof, now blocked off.

### **Single Storey Section**

Concrete stairs step up from the ground floor of the two storey section into the single storey section. This part of the building has a timber floor. The majority of this part of the building houses a large hall. The walls of the hall are lined with timber panelling to the lower part and fibre-cement sheet (or equivalent) with cover battens to the upper part. The roof trusses are exposed. The underside of the roof is partially lined in timber sheets.

A room has been portioned off on the south-western side (modern partition) and fitted out as a kitchen. Refer to Figures 38 to 42.



**Figure 38:**  
Hall, looking north-east.



**Figure 39:** Hall looking towards the amenities block to the rear.



**Figure 40:** Partition for kitchen on the south-western side.



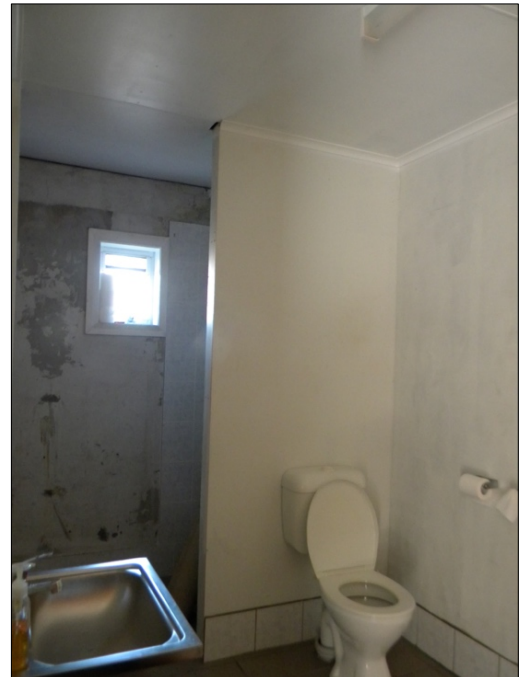
**Figure 41:**  
**Kitchen.**

### **Amenities Block**

The floor is tiled. The walls are rendered and painted. The fittings are mixed in date. Refer to Figures 42 to 44.



**Figure 42: Modern basin and tiling in bathroom.**



**Figure 43: Modern fixtures.**





**Figure 44:**  
Single panel door into the amenities.

### 3.3 The Setting

For the following, refer to Figure 45, an aerial photograph over the site and the surrounding area.



**Figure 45: The site in its setting.**  
SIX Maps; annotations by WP Heritage.

The site is located within a bend of Vickery Avenue. Vickery Avenue lies to the north-east, north-west and south-west of the site.

To the north-east of the site, directly outside of the site lies a grass nature strip planted with a line of mature trees. On the opposite side of Vickery Avenue in this direction lies the long, two storey, flat roofed form, of the Cranbrook School boat house.

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The nature strip and tree line continue around the north-western side of the site. On the opposite side of Vickery Avenue in this direction lies the large two storey brick form of the Woollahra Sailing Club. This building blocks views towards Rose Bay in this direction.

Directly outside of the south-western boundary, there is a wide grass verge. There is little planting in this area. Continuing in this direction, there is a large carpark, to one side of which lie tennis courts and to the other, Lyne Park.

To the south-west of the site lies Rose Bay RSL. A carpark separates the Scout Hall from the main club building. Refer to Figures 46 to 49.



**Figure 46:**  
**Cranbrook Boat Shed**  
**to the north-east of**  
**the site.**



**Figure 47:**  
**Woollahra Sailing**  
**Club to the north-west**  
**of the site.**





**Figure 48:**  
Carpark to the south-west.



**Figure 49:**  
Looking south-west  
along Vickery Avenue  
with the RSL building  
on the right hand side  
and the boat shed on  
the left.

#### **4.0 ASSESSMENT OF SIGNIFICANCE**

#### **4.1 Summary of Existing Statutory Heritage Listings for the Site**

##### **4.1.1 Commonwealth Listings**

The Rose Bay Scout Hall is not listed on the Commonwealth or National Heritage Lists under the auspices of the *Environment Protection and Biodiversity Conservation Act 1999*.

##### **4.1.2 State Listings**

The Rose Bay Scout Hall is not listed on the State Heritage Register under the auspices of the *NSW Heritage Act 1977*.

##### **4.1.3 Local Listings**

The Rose Bay Scout Hall is:

- Not listed as a heritage item by Schedule 5 Part 1 of the *Woollahra LEP 2014*.
- Is not located within a Heritage Conservation Area as defined by Schedule 5 Part 2 of the *Woollahra LEP 2014*.

### 4.3 View Corridors

The principal view corridors towards the site are obtained from directly outside of it from the north-east. These are view corridors towards the front elevation. On approach from the south-east, along Vickery Avenue or within the park, there are angled views towards the building. How much of the building is visible depends on the distance and angle of viewing. Refer to Figures 50 to 52.



**Figure 50:**  
Principal view  
corridor towards  
the site from  
directly outside of  
it on Vickery  
Avenue.



**Figure 51:**  
On approach along  
Vickery Avenue  
from the south  
east. The Scout  
Hall is not readily  
visible at this  
angle.





**Figure 52:**  
On approach from  
the south-east at a  
wider angle than  
Figure 51 above.

The building is visible on approach from the north-east. Refer to Figure 53. The view is of the northern corner of the building.

The north-western elevation of the building is visible through the trees that line the boundary fence from Vickery Avenue to the north west when standing in Vickery Avenue. Distant views from this direction are blocked by the Sailing Club building. Refer to Figures 54 and 55.

The rear of the building is visible from some distance on approach from the west and north west because of the carpark and park that lie in these directions. Refer to Figure 56.



**Figure 53:**  
On approach from  
the north-east.



**Figure 54:**  
View from the  
north-west.



**Figure 55:**  
View of the north-  
western elevation  
from Vickery  
Avenue.



**Figure 56:**  
View towards the  
Hall from the west.

The principal view corridors out of the site when the hall was built were to the east and north-east. The Cranbrook School boat shed blocks the view to the east. There remains a slot view to the north-north-west towards Rose Bay.



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#### 4.4 Integrity

The boundaries of the lease have altered over time. The existing fencing is not significant. The concrete paving also appears recent in date.

The footprint of the building has not been altered since it was constructed in 1940. Externally, the building is substantially intact. The following alterations are noted:

- A balustrade once ran around the top of the two storey section, where there was a viewing platform and flag pole (refer to Figures 2 and 6). The removal of this element is the most significant alteration made to the exterior of the building.
- The front doors, visible in the original plans (Figure 2) and the 1940s photograph (Figure 6) have been replaced with solid timber doors. The door in the south-western elevation is also likely to be a later replacement.
- The porthole elements in some of the doors in the north-western elevation have been blocked in.
- Windows in the south-eastern elevation of the single storey section have been replaced with aluminium framed windows.
- The window in the south-western of the two storey section is currently boarded up.
- Whilst most of the weatherboards appear original, there have been repairs of varying professionalism over time. Refer to Figure 57.
- The roof sheeting has been replaced.

The interior layout of the building has been altered over time. The front section has been partitioned for storage. When this first occurred is not clear. The layout of the hall to the rear, with rooms to one side, is intact. The three rooms, however, have become one room.

If and how the first floor layout has altered over time is not known as there are no original plans for this level available.

The interior fabric is mixed in date. The timber vertical panelling and the ceiling lining in the ground floor hall is Post World War II. The fibre-cement sheeting to the walls with cover battens is likely to be original.



**Figure 57:**  
**Repair where a**  
**lower**  
**weatherboard**  
**has rotted out.**

The setting of the site has changed over time. Shortly after the hall was constructed it became part of an RAAF Base. During World War II it was one of numerous structures of varying sizes and construction materials on the base. These were



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progressively removed following World War II. The buildings and carparks that now form the immediate setting of the building all date from c.1970s and later.


#### **4.4 Comparative Analysis**




##### **4.5.1 Scout Halls**


There are around twenty-five sites listed on the State Heritage Inventory that are related to the Scouts. These include buildings that were purpose built for the Scouts and existing buildings that were 'adopted' by the Scouts. One Scout Hall is listed on the State Heritage Register, being The Barn, at Mosman. This building was not a purpose built Scout Hall and is primarily listed not for its association with the Scouts, but because it is thought to be Sydney's only remaining maritime industrial building from the early colonial period. The examples in Table 1 focus on buildings that were purpose- built for the Scouts and which were built during the period 1919-1942.

Most of the listed Scout Halls in New South Wales are relatively small, single storey gabled roof buildings of brick, corrugated iron and or weatherboard. Few appear to have been architect designed. A few are larger buildings with architectural pretensions, such as the memorial headquarters and Scout Hall erected in Dulwich Hall in 1921-3 and the Scout Hall, erected in Orange in 1934 (see table 1 below). When compared against listed examples, the Rose Bay Scout Hall is a relatively large example and a rare example of a two storey or part two storey Scout Hall. It is also a Scout Hall that has clearly be designed to reflect its maritime surrounds, most notably through the use of porthole windows and the provision of a viewing platform.

All the examples in Table 1 are listed on local environmental plans.

<b>Item/Date</b>	<b>Address</b>	<b>Reasons For Listing</b>	<b>Photograph</b>
Baden Powell Scout Centre  c.1929 and later	No. 19 Orchard Street, Pennant Hills	High significance to the Scouting movement as long established camp.  Significant paths, buildings, bushland.	 Google Images.  Stone and timber buildings, some dating from the 1930s.

Item/Date	Address	Reasons For Listing	Photograph
Memorial Boy Scout Headquarters  c.1921-23	No. 31-33 Lewisham Street, Dulwich Hill	Historic, aesthetic, social reasons.	 <p>SHI</p> <p>Substantial two storey building, one of the grandest Scout halls in Sydney. Architect: A.B Polin, honorary architect to Boys Scout Association (<i>Sydney Mail</i>, 27 July, 1921 p.29).</p>
Hurstville Scout Hall  c.1922	116 Durham Street, Hurstville.	First Scout hall in area and one of oldest in state. Limited aesthetic significance; listed for its association with an important local group. Representative of purpose-built Scout halls.	 <p>Google Maps.</p> <p>Simple gabled roof brick building.</p>
Scout Hall, Orange  c.1934.	No. 94 Scout Street, Orange.	For association with Scouts; aesthetic significance.	 <p>SHI Listing Sheet.</p>

Item/Date	Address	Reasons For Listing	Photograph
Scout Hut, Rydalmere  Post 1943.	No. 6 Vineyard Street, Rydalmere	Historic and social. Unusually intact example of a simple, unmodified, Scout Hall.	 SHI Listing Sheet.

**Table 1: Examples of Heritage Listed Scout Halls in NSW.**

There is one other Scouting facility listed by the *Woollahra LEP 2014*, being the former Watsons Bay Public School, a Victorian period building first used as a Scout hall in 1928. This building was not purpose built as a Scout hall and is no longer used as such.

The 1<sup>st</sup> Woollahra/Paddington Scouts meet at No. 83 Paddington Street, in a finely detailed two storey brick corner building. Refer to Figure 58. This building was also purpose built for the Scouts as a hall and gymnasium and opened in 1926. It was designed by the honorary architect, Mr. Alan Jones. It is a different type and style of building to the Rose Bay Scout Hall.<sup>48</sup> Unlike the Rose Bay Scout Hall it had a grand opening, by the Governor General, to which a large crowd attended. This building is located in a Conservation Area but is not individually heritage listed.




**Figure 58: 1<sup>st</sup> Woollahra/Paddington Scout Hall, 1926.**  
Google Maps.


<sup>48</sup> 'Scout Hall opened by the Governor General,' *The Sydney Morning Herald*, 26 April, 1926, p.10.

#### 4.5.2 Buildings Associated with World War II Airbases

Rose Bay was one of a group of airbases for seaplanes established or expanded in Australia during World War II. Rathmines, NSW; Crawley, West Australia; and Darwin, N.T. all had seaplane bases. There were also numerous land based World War II airdromes including Darwin, N.T; Evans Head, NSW; and Townsville, QLD. There are surviving World War II era buildings at all of these examples, many of which were purpose built for the RAAF, unlike the subject building which was requisitioned. Table 2 identifies some of these examples.

Item/Date	Address	Reasons For Listing	Photograph
State Listed  Rathmines Park, former RAAF Seaplane Base	Lake Macquarie	For its pivotal role in the defence of Australia during WWII. Largest seaplane base in the southern hemisphere and longest serving during the war effort. Of the more than 230 structures, 10 remain (as of 1997).	 SHI
LEP Listing.  Christadelphian School	No. 2 Stilling Street, Rathmines	RAAF Rathmines Base Workshops.	 SHI.
LEP Listing.  Rathmines Holiday Camp	No. 3 Stilling Street, Rathmines	Former RAAF Rathmines Base Sergeants' Mess. Possibly moved from original location .	 SHI.



Item/Date	Address	Reasons For Listing	Photograph
LEP Listing.  Evans Head Scout Hall, former  c.WWII.	No. 22 Mangrove Street, Evans Head.	For association with the state listed WWII aerodrome, formerly the radio hut. Typical of buildings erected on the aerodrome during WWII. Later moved to this location from the Aerodrome (which is state listed).	 <p>Google images.</p> <p>Simple weatherboard clad building. Built by the military and later used by the Scouts.</p>
LEP Listing.  Bankstown Aerodrome	345 Marion Street, Georges Hall	World War II airbase; important centre of aircraft manufacture and assembly. Retains several World War II buildings, including Bellman hangars and timber headquarter's building. Still operational.	No photograph of WWII buildings available.
LEP Listing.  Narrow-mine Aerodrome and RAAF Base	Mitchell Highway, Narromine	Association with WWII, information of RAAF and training. Local significance as place of air shows and celebrations.  Some surviving World War II structures.	No photograph of WWII buildings available.

**Table 1: Examples of Heritage Listed RAAF Buildings in NSW.**

It is noted that the only other above ground evidence of the Rose Bay Flying Boat Base that appears to survive is a kerb side sign off New South Head Road, which is partially concealed. Refer to Figure 59.





**Figure 59:**  
**Sign in the kerb**  
**on New South**  
**Head Road**  
**reading 'To Air**  
**Port.'**  
Google Maps.

## 4.6 Significance

The Scout Hall, Rose Bay is assessed for heritage significance under the following criterion of the New South Wales Heritage Office, now Heritage NSW, to determine if it meets the threshold for listing as a heritage item on the *Woollahra LEP 2014* or the State Heritage Register. The Guidelines for Inclusion/Exclusion are as provided by *Assessing Heritage Significance, NSW Heritage Manual Update*.

In order to be listed at a local level, a site must fulfil at least one of the following criteria. To be assessed for listing on the State Heritage Register an item will, in the opinion of the Heritage Council of NSW, meet more than one of the following criteria or if an item satisfies only one of the criteria, the item is of such particular significance that it should be listed.

### 4.6.1 Criterion (a)

An item is important in the course, or pattern, of New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> <li>shows evidence of a significant human activity</li> </ul>	<ul style="list-style-type: none"> <li>has incidental or unsubstantiated connections with historically important activities or processes</li> </ul>
<ul style="list-style-type: none"> <li>is associated with a significant activity or historical phase</li> </ul>	<ul style="list-style-type: none"> <li>provides evidence of activities or processes that are of dubious historical importance</li> </ul>
<ul style="list-style-type: none"> <li>maintains or shows continuity of a historical process or activity</li> </ul>	<ul style="list-style-type: none"> <li>has been altered so that it can no longer provide evidence of a particular association</li> </ul>

The Rose Bay Scout Hall, Rose Bay has historic significance at a local level as a purpose built Scout hall which, except for a four year period during World War II, has been occupied by Scouts since 1940. Other community groups have also used the hall over this period. It is one of two known Inter-War period purpose built Scout halls in the Woollahra area that are still in use. The other example is the 1st Woollahra/Paddington Scout Hall in Paddington, a brick building dated 1926.

The Rose Bay Scout Hall, Rose Bay may have State and National significance under this criterion for its association with the Rose Bay Flying Boat Base, established in the late 1930s as part of the Empire Air Scheme and, prior to the development of land based airports, one of Australia's most important air bases. The Rose Bay Flying

Boat Base played an important role in World War II and after, when returning Prisoners of War were welcomed by large crowds. It is noted that the building was not purpose built for the Flying Boat Base and was only part of it for a period of four years during World War II. It, however, appears to be, with the exception of a degraded kerb side sign at the entrance off New South Head Road, the only surviving above ground structure associated with the Flying Boat Base.

#### 4.6.2 Criterion (b)

An item has strong or special association with the life or works of a person, or group of persons, of importance in New South Wales' cultural or natural history (or the cultural or natural history of the local area).

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> <li>shows evidence of a significant human occupation</li> </ul>	<ul style="list-style-type: none"> <li>has incidental or unsubstantiated connections with historically important people or events</li> </ul>
<ul style="list-style-type: none"> <li>is associated with a significant event, person, or group of persons</li> </ul>	<ul style="list-style-type: none"> <li>provides evidence of people or events that are of dubious historical importance</li> </ul>
<ul style="list-style-type: none"> <li>maintains or shows continuity of a historical process or activity</li> </ul>	<ul style="list-style-type: none"> <li>has been altered so that it can no longer provide evidence of a particular association</li> </ul>

The Rose Bay Scout Hall, Rose Bay, has significance for its association with the Australian Scouting movement. It is part of a large group of sites used by the Scouts over a long period of time. While this is a nation-wide pattern, the significance of this site under this criterion is at a local level.

The architect who designed the hall has been identified as C. Mack-Walker. This architect does not appear to have been a particularly significant or influential architect. There are no known examples of his work listed on state or local heritage registers. This weatherboard building would likely have been a minor commission. The site does not meet the threshold for listing on the basis of this association.

The hall has significance for its association with the RAAF. For a period of four years during World War II, it formed part of the Flying Boat Base. It is the only above ground structure from this period of the Flying Boat Base's history that survives. This part of the hall's history requires further in-depth research.

#### 4.6.3 Criterion (c)

An item is important in demonstrating aesthetic characteristics and/or a high degree of technical achievement in New South Wales (or the local area).

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> <li>shows or is associated with, creative or technical innovation or achievement</li> </ul>	<ul style="list-style-type: none"> <li>is not a major work by an important designer or artist</li> </ul>
<ul style="list-style-type: none"> <li>is the inspiration for creative or technical innovation or achievement</li> </ul>	<ul style="list-style-type: none"> <li>has lost its design or technical integrity</li> </ul>
<ul style="list-style-type: none"> <li>is aesthetically distinctive or has landmark qualities</li> </ul>	<ul style="list-style-type: none"> <li>its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded</li> </ul>
<ul style="list-style-type: none"> <li>exemplifies a particular taste, style or technology</li> </ul>	<ul style="list-style-type: none"> <li>has only a loose association with a creative or technical achievement</li> </ul>

Rose Bay Scout Hall, Rose Bay has local significance under this criterion as an example of an Inter-War period Scout Hall. Unlike many Scout halls, the building was architecturally designed and is part two storey. The Rose Bay Scout Hall makes reference to its bayside setting in the use of porthole windows.

#### 4.6.4 Criterion (d)

An item has strong or special association with a particular community or cultural group in New South Wales (or the local area) for social, cultural or spiritual reasons.

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> <li>is important for its association with an identifiable group</li> </ul>	<ul style="list-style-type: none"> <li>is only important to the community for amenity reasons</li> </ul>
<ul style="list-style-type: none"> <li>is important to a community's sense of place</li> </ul>	<ul style="list-style-type: none"> <li>is retained only in preference to a proposed alternative</li> </ul>

The social significance was not ascertained during the course of this assessment. It is likely that the Scout Hall has significance for Scouts (and Girl Guides and Brownies) past and present who have used it. This aspect of significance should be further investigated so as to distinguish attachment to the site as a Scouting location with it being important for the amenity it provides. Significance under this criterion will be at a local level.

The Scout Hall may also have significance for World War II veterans associated with the Rose Bay Flying Boat Base and their families.

#### 4.6.5 Criterion (e)

An item has potential to yield information that will contribute to an understanding of New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> <li>has the potential to yield new or further substantial scientific and/or archaeological information</li> </ul>	<ul style="list-style-type: none"> <li>has little archaeological or research potential</li> </ul>
<ul style="list-style-type: none"> <li>is an important benchmark or reference site or type</li> </ul>	<ul style="list-style-type: none"> <li>only contains information that is readily available from other resources of archaeological sites</li> </ul>
<ul style="list-style-type: none"> <li>provides evidence of past human cultures that is unavailable elsewhere</li> </ul>	<ul style="list-style-type: none"> <li>the knowledge gained would be irrelevant to research on science, human history of culture</li> </ul>

An archaeological assessment has not been carried out. It is noted, however, that there is an archaeological assessment currently being carried out for the site of the Rose Bay Flying Boat Base. This site once formed part of this base.

The Rose Bay Scout Hall does not demonstrate unusual construction techniques and is not known to have been a reference site for other Scout halls. It does not meet the threshold for listing on this basis.

#### 4.6.6 Criterion (f)

An item possesses uncommon, rare or endangered aspects of New South Wales' cultural or natural history (of the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"><li>• provides evidence of a defunct custom, way of life or process</li></ul>	<ul style="list-style-type: none"><li>• is not rare</li></ul>
<ul style="list-style-type: none"><li>• demonstrate a process, custom or other human activity that is in danger of being lost</li></ul>	<ul style="list-style-type: none"><li>• is numerous but under threat</li></ul>
<ul style="list-style-type: none"><li>• shown unusually accurate evidence of a significant human activity</li></ul>	
<ul style="list-style-type: none"><li>• is the only example of its type</li></ul>	
<ul style="list-style-type: none"><li>• demonstrate designs or techniques of exceptional interest</li></ul>	
<ul style="list-style-type: none"><li>• shown rare evidence of a significant human activity important to a community</li></ul>	

The Rose Bay Scout Hall has significance under this criterion as the only substantial above ground structure to survive which is associated with the Rose Bay Flying Boat Base. It is difficult to determine if this level of significance is at a State or local level, given that it is not known what the building was used for during World War II. Unlike other State heritage listed examples, however, such as the buildings at Rathmines, this building was not purpose built for the RAAF.

The Rose Bay Scout Hall is one of numerous Scout halls from the Inter-War period to survive across New South Wales. Two storey examples are less common than their single storey counterparts.

#### 4.6.7 Criterion (g)

An item is important in demonstrating the principal characteristics of a class of New South Wales (or a class of the local areas):

- Cultural or natural places; or
- Cultural or natural environments

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"><li>• is a fine example of its type</li></ul>	<ul style="list-style-type: none"><li>• is a poor example of its type</li></ul>
<ul style="list-style-type: none"><li>• has the potential characteristics of an important class or group of items</li></ul>	<ul style="list-style-type: none"><li>• does not include or has lost the range of characteristics of a type</li></ul>
<ul style="list-style-type: none"><li>• has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique of activity</li></ul>	<ul style="list-style-type: none"><li>• does not represent well the characteristics that make up a significant variation of type</li></ul>
<ul style="list-style-type: none"><li>• is a significant variation to a class of items</li></ul>	
<ul style="list-style-type: none"><li>• is part of a group which collectively illustrates a representative type</li></ul>	
<ul style="list-style-type: none"><li>• is outstanding because of its setting, condition or size</li></ul>	



Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> <li>is outstanding because of its integrity or the esteem in which it is held</li> </ul>	

The Rose Bay Scout Hall, Rose Bay is a fine example of a purpose built Inter-War period Scout hall that has, with the exception of four years during World War II, been continuously occupied by the Scouting movement. It demonstrates an association with its bayside setting in the inclusion of porthole windows. The building meets the threshold for listing at a local level under this criterion.

Although not erected by the RAAF, the building is typical of the weatherboard structures associated with World War II aerodromes.

#### 4.7 Statement of Significance

The Rose Bay Scout Hall, Rose Bay, has historic and aesthetic significance at a local level. The hall was designed by architect Charles Mack Walker and built in 1940 for the Rose Bay Scouts and Rose Bay Sea Scouts and, except for a brief period during World War II, it has been used by the Scouts (and other community groups) since this time. The hall is one of two known examples of buildings purpose-built for the Scouts in Woollahra during the Inter-War period. The building is a good example of a Scout hall that takes into consideration its setting, in this instance through the inclusion of porthole windows and a roof top deck from which to view Rose Bay. While the interior of the building has undergone some alteration, the exterior of the building is substantially 'as built.'

The Rose Bay Scout Hall has significance for its association, albeit brief, with the adjoining Rose Bay Flying Boat Base. Between October 1942 and the end of World War II, the building was used by the RAAF. The Rose Bay Flying Boat Base played an important service role during World War II and was the sight of huge receptions for returning Prisoners of War after World War II.

#### 5.0 CONCLUSIONS

The Rose Bay Scout Hall was designed by Charles Mack Walker for the Rose Bay Scouts and Rose Bay Sea Scouts and erected in 1940. Except for a brief period during World War II, when it became part of the Rose Bay Flying Boat Base, it has been occupied by the Scouts and used for other community uses. It is a simple weatherboard building that has undergone alteration over time.

#### 6.0 RECOMMENDATIONS

The Rose Bay Scout Hall, including interiors, Vickery Avenue, Rose Bay:

- Should be listed as a heritage item by Schedule 5 Part 1 of the *Woollahra LEP 2014*. It meets the threshold for listing under Heritage NSW criteria (a), (b), (c), (f) and (g).
- The hall should not be listed on the State Heritage Register as a solitary item at this point in time. The site may have State and National significance for its association with the Rose Bay Flying Boat Base, which played a significant role in air transport prior to World War II and in defence during World War II. It is the only surviving above ground structure associated with the Base. Significance, however, is diminished by the fact that the building was not built for the Flying Boat Base but was a pre-existing structure that was requisitioned for a four year period during World War II. There are other buildings that were purpose built during World War II for airbases surviving within New South Wales (notably at Rathmines, where a suite of buildings survives) and around Australia. Some of these buildings survive in groups and/or are capable of being read in conjunction with the airfield that they served. As the only above ground remnant of a structure associated with the

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Rose Bay Flying Boat Base, the building is not readily understood as once having being part of it. It is understood that a current archaeological investigation is being carried out into the former Rose Bay Flying Boat Base site. Any inclusion of this building on a State or National heritage register should be made in conjunction with a listing for the overall base site. It is unlikely that the site meets the threshold for State or National listing without this added context.

- The curtilage for listing should be the current fenced boundaries: Lots 1536 and 1537 D.P. 40022 and Lot 1475 D.P. 752011.
- The records of the Rose Bay Flying Boat Base, held in the National Archives in Sydney, Melbourne and Canberra, be accessed for additional information.
- A conservation management document should be prepared for the Hall in order to guide the management of the building and future conservation works. The document should include, but be not limited to, a maintenance schedule.

# *Heritage Data Form*

ITEM DETAILS							
Name of Item	Rose Bay Scout Hall, including interiors						
Other Name/s Former Name/s							
Item type (if known)							
Item group (if known)							
Item category (if known)							
Area, Group, or Collection Name							
Street number	3						
Street name	Vickery Avenue						
Suburb/town	Rose Bay				Postcode	2029	
Local Government Area/s	Woollahra						
Property description	Lots 1536 and 1537 D.P. 40022 and Lot 1475 D.P. 752011.						
Location - Lat/long	Latitude				Longitude		
Location - AMG (if no street address)	Zone		Easting		Northing		
Owner							
Current use	Scout Hall						
Former Use	Scout hall; part of the RAAF Base.						
Statement of significance	<p>The Rose Bay Scout Hall, Rose Bay, has historic and aesthetic significance at a local level. The hall was designed by architect Charles Mack Walker and built in 1940 for the Rose Bay Scouts and Rose Bay Sea Scouts and, except for a brief period during World War II, it has been used by the Scouts (and other community groups) since this time. The hall is one of two known examples of buildings purpose-built for the Scouts in Woollahra during the Inter-War period. The building is a good example of a Scout hall that takes into consideration its setting, in this instance through the inclusion of porthole windows and a roof top deck from which to view Rose Bay. While the interior of the building has undergone some alteration, the exterior of the building is substantially 'as built.'</p> <p>The Rose Bay Scout Hall has significance for its association, albeit brief, with the adjoining Rose Bay Flying Boat Base. Between October 1942 and the end of World War II, the building was used by the RAAF. The Rose Bay Flying Boat Base played an important service role during World War II and was the sight of huge receptions for returning Prisoners of War after World War II.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

# *Heritage Data Form*

DESCRIPTION	
Designer	Charles Mack Walker
Builder/ maker	A.H. Kirkwood
Physical Description	<p>The site of the hall is defined by a high metal pole in mesh fence. Gates open onto Vickery Avenue to the north-east. The building is set close to its south-eastern boundary and has a deep setback from Vickery Avenue. There is lawn to the front and rear of the building. The northern eastern half of the site is covered in concrete. There is a large gum tree in the front of the building and a second on its north-western side.</p> <p>The Scout Hall is a free standing, one and two storey timber framed and weatherboard clad structure. There is an attached single storey brick amenities block to the rear.</p> <p>Two storey section:</p> <p>The two storey section comprises the north-eastern-most end of the building. This section of the building is timber framed and clad in painted profiled timber weatherboards. The roof over this part of the building is a skillion roof clad in metal sheet. This part of the building appears to have been constructed on a brick edged concrete slab.</p> <p>The principal elevation is the north-eastern elevation. There are three openings at ground floor level. There is a large opening in the centre fitted with a pair of single panel timber doors. To either side, there is a large single porthole window fitted with 'wired' glass. A band of windows runs across the elevation at first floor window. These windows are awning sash timber framed windows; most sashes have a horizontal glazing bar. The eaves' overhang is wide and lined.</p> <p>There are three large openings at ground floor level of the north-western elevation, arranged in a continuous band. Each is fitted with a pair of ledged and braced timber doors. Originally, each door had a porthole window. Only four doors retain this element. The opening in the other doors is boarded over. There is one opening at first floor level, set at the north-eastern end. This opening is fitted with a timber framed window to match the first floor windows in the north-eastern elevation.</p> <p>There are two openings in the south-eastern elevation at ground floor level. The door at ground floor level has a single panel door. The opening at first floor level (presumably one matching the window at this level in the north-western elevation) has been boarded over.</p> <p>There are no openings in the south-western elevation, where it stands clear of the single storey section.</p> <p>Single storey section:</p> <p>There is a single storey section to the rear of the two storey section. This section of the building is timber framed and clad in profiled timber weatherboards. It appears to have a timber floor structure. This section has a pitched roof clad in corrugated metal sheet. The eaves are lined; there are widely spaced exposed timber rafters.</p> <p>There are five openings in the north-western elevation. The central opening is larger and is fitted with a pair of timber and glazed doors. Concrete steps and a ramp running parallel to the building lead up to the door. There are two windows to either side of the door, each fitted with timber framed windows with two sashes; each sash has a horizontal glazing bar.</p> <p>There are three windows in the south-eastern elevation of this section of the building. Unlike the windows in the north-western elevation, the windows have a horizontal proportion and are aluminium</p>



# *Heritage Data Form*

	<p>framed, with modern security grills.</p> <p>The south western elevation, where it stands clear of the brick amenities block, is blind with the exception of a small vent hole set in the gable.</p> <p>The brick amenities block is single storey in height and constructed on a concrete base. It has a hipped roof clad in corrugated metal. It is attached to the south western elevation of the single storey section described above.</p>					
Physical condition and Archaeological potential	<p>Physical condition: requires repair and painting.</p> <p>Archaeological potential is unknown.</p>					
Construction years	Start year	1940	Finish year	1940-41	Circa	<input type="checkbox"/>
Modifications and dates	<p>Roof deck modified and railing removed. Date unknown.</p> <p>Aluminium windows installed on the south-eastern side. Date unknown.</p> <p>Internal alterations, including bathroom updates. Date unknown.</p>					
Further comments						

# *Heritage Data Form*

HISTORY	
Historical notes	<p>Land was reclaimed from the adjacent tidal flats and Lyne Park officially opened in 1901. In 1905, 3.2 hectares at the eastern end of the park were revoked for use as a naval reserve. The reserve was primarily used for shore activities by trainees from the <i>HMS Tingara</i>, which was moored in Rose Bay.</p> <p>The use of the naval reserve declined when <i>HMS Tingara</i> was moved in the late 1920s. Rose Bay Flying Boat Base was established on the naval reserve in 1938, initially to service the Empire Airmail Scheme. The Base officially opened on 4 August, 1938.</p> <p>As the Rose Bay Flying Boat Base was developed, the Rose Bay Scout Association sought permission to erect a Scout Hall on the foreshores of Lyne Park near the flying boat base. The subject site was ultimately leased from the Lands Department for this purpose. The Scouts set about raising the money for a new hall and commissioned architect C. Mack Walker to design it. Plans were approved by Council in May 1940 and the tender awarded to A.H. Kirkwood (June 1940). The hall was intended for use by the Rose Bay Scouts and Sea Scouts.</p> <p>The Scouts had their origins in England in the movement started by Lieutenant-General Robert Baden-Powell in 1907. Scouting quickly spread to Australia (1908) and other parts of the British Empire. What are now the 1<sup>st</sup> Woollahra/Paddington Scouts lay claim to being the oldest Scout group in Australia (1908). By 1911, troops had been formed in Edgecliff, Watsons Bay and Woollahra. By 1937, 2,500,000 Scouts from nearly 50 countries were affiliated with the International Scouting Bureau. General Sir Robert Baden-Powell (as he later became known) was proclaimed World Chief Scout at the first Jamboree at Olympia in 1920. He travelled widely, visiting Australia three times: in 1912, 1931 and 1934-4.</p> <p>It is not clear when the Scout Hall was completed and first used. The Scouts, however, did not occupy their building for long. On 16 October 1942, the hall was 'impressed' by the Assistant Director of Hirings for use by the Royal Australian Airforce as part of the rapidly growing Rose Bay Flying Boat Base. What the building was used for during the war years is unknown. Following the end of the war, returning prisoners of war were met by huge crowds at the base.</p> <p>By the end of 1946, the hall had be returned to the Scouts, who resumed occupation. The hall was regularly used by other groups, such as the Girl Guides and Brownies, and for community activities, such as the Annual Woollahra Children's Art Exhibition (1954). A proposal by the Scouts for a large new hall in the 1960s was refused by Council. The Scouts continue to occupy the hall today.</p>

THEMES	
National historical theme	6 Educating 7 Governing 8 Developing Australia's cultural life
State historical theme	Education Defence Creative endeavour Leisure Social institutions Sport

# *Heritage Data Form*

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Rose Bay Scout Hall, Rose Bay has historic significance at a local level as a purpose built Scout hall which, except for a four year period during World War II, has been occupied by Scouts since 1940. Other community groups have also used the hall over this period. It is one of two known Inter-War period purpose built Scout halls in the Woollahra area that are still in use. The other example is the 1st Woollahra/Paddington Scout Hall in Paddington, a brick building dated 1926.</p> <p>The Rose Bay Scout Hall, Rose Bay may have State and National significance under this criterion for its association with the Rose Bay Flying Boat Base, established in the late 1930s as part of the Empire Air Scheme and, prior to the development of land based airports, one of Australia's most important air bases. The Rose Bay Flying Boat Base played an important role in World War II and after, when returning Prisoners of War were welcomed by large crowds. It is noted that the building was not purpose built for the Flying Boat Base and was only part of it for a period of four years during World War II. It, however, appears to be, with the exception of a degraded kerb side sign at the entrance off New South Head Road, the only surviving above ground structure associated with the Flying Boat Base.</p>
Historical association significance SHR criteria (b)	<p>The Rose Bay Scout Hall, Rose Bay, has significance for its association with the Australian Scouting movement. It is part of a large group of sites used by the Scouts over a long period of time. While this is a nation-wide pattern, the significance of this site under this criterion is at a local level.</p> <p>The architect who designed the hall has been identified as C. Mack-Walker. This architect does not appear to have been a particularly significant or influential architect. There are no known examples of his work listed on state or local heritage registers. This weatherboard building would likely have been a minor commission. The site does not meet the threshold for listing on the basis of this association.</p> <p>The hall has significance for its association with the RAAF. For a period of four years during World War II, it formed part of the Flying Boat Base. It is the only above ground structure from this period of the Flying Boat Base's history that survives. This part of the hall's history requires further in-depth research.</p>
Aesthetic significance SHR criteria (c)	<p>Rose Bay Scout Hall, Rose Bay has local significance under this criterion as an example of an Inter-War period Scout Hall. Unlike many Scout halls, the building was architecturally designed and is part two storey. The Rose Bay Scout Hall makes reference to its bayside setting in the use of porthole windows.</p>
Social significance SHR criteria (d)	<p>The social significance was not ascertained during the course of this assessment. It is likely that the Scout Hall has significance for Scouts (and Girl Guides and Brownies) past and present who have used it. This aspect of significance should be further investigated so as to distinguish attachment to the site as a Scouting location with it being important for the amenity it provides. Significance under this criterion will be at a local level.</p> <p>The Scout Hall may also have significance for World War II veterans associated with the Rose Bay Flying Boat Base and their families.</p>
Technical/Research significance SHR criteria (e)	<p>An archaeological assessment has not been carried out. It is noted, however, that there is an archaeological assessment currently being carried out for the site of the Rose Bay Flying Boat Base. This site once formed part of this base.</p> <p>The Rose Bay Scout Hall does not demonstrate unusual construction techniques and is not known to have been a reference site for other Scout halls. It does not meet the threshold for listing under this criterion.</p>

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Rarity SHR criteria (f)	<p>The Rose Bay Scout Hall has significance under this criterion as the only substantial above ground structure to survive which is associated with the Rose Bay Flying Boat Base. It is difficult to determine if this level of significance is at a State or local level, given that it is not known what the building was used for during World War II. Unlike other State heritage listed examples, however, such as the buildings at Rathmines, this building was not purpose built for the RAAF.</p> <p>The Rose Bay Scout Hall is one of numerous Scout halls from the Inter-War period to survive across New South Wales. Two storey examples are less common than their single storey counterparts.</p>
Representativeness SHR criteria (g)	<p>The Rose Bay Scout Hall, Rose Bay is a fine example of a purpose built Inter-War period Scout hall that has, with the exception of four years during World War II, been continuously occupied by the Scouting movement. It demonstrates an association with its bayside setting in the inclusion of porthole windows. The building meets the threshold for listing at a local level under this criterion.</p> <p>Although not erected by the RAAF, the building is typical of the weatherboard structures associated with World War II aerodromes.</p>
Integrity	<p>External: High. Internal: Moderate-high.</p>



# Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Written	Weir Phillips Heritage and Planning	<i>Rose Bay Scout Hall, No. 3 Vickery Avenue, Rose Bay: Heritage Assessment</i>	2019	Woollahra Council
Written	Sheedy, David	<i>A Brief History of the Rose Bay Flying Boat Base and Its Buildings.</i> Unpublished typed manuscript dated February 2011	2011	Woollahra Library
Plans	Mack Walker, C.	<i>Proposed Scout and Sea Scout Hall at Vickery Avenue, Rose Bay</i>	1940	Woollahra Council
Written	Woollahra Council	Woollahra Council Minutes	Various	Woollahra Library
Photographic	-	<i>The Scout Hall, c.1945</i>	c.1945	Stirling Smith, Heritage, Community Engagement, Department of Premier and Cabinet

RECOMMENDATIONS	
Recommendations	<p>The Rose Bay Scout Hall, Vickery Avenue, Rose Bay:</p> <ul style="list-style-type: none"> <li>Should be listed as a heritage item under Schedule 5 Part 1 of the <i>Woollahra LEP 2014</i>. It meets the threshold for listing under criteria (a), (b), (c), (f) and (g).</li> <li>The hall should not be listed on the State Heritage Register as a solitary item at this point in time. The site may have State and National significance for its association with the Rose Bay Flying Boat Base, which played a significant role in air transport prior to World War II and in defence during World War II. It is the only surviving above ground structure associated with the Base. Significance, however, is diminished by the fact that the building was not built for the Flying Boat Base but was a pre-existing structure that was requisitioned for a four year period during World War II. There are other buildings that were purpose built during World War II for airbases surviving within New South Wales (notably at Rathmines, where a suite of buildings survives) and around Australia. Some of these buildings survive in groups and/or are capable of being read in conjunction with the airfield that they served. As the only above ground remnant of a structure associated with the Rose Bay Flying Boat Base, the building is not readily understood as once having being part of it. It is understood that a current archaeological investigation is being carried out into the former Rose Bay Flying Boat Base site. Any inclusion of this building on a State or National heritage register should</li> </ul>

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	<p>be made in conjunction with a listing for the overall base site. It is unlikely that the site meets the threshold for State or National listing without this added context.</p> <ul style="list-style-type: none"> <li>• The curtilage for listing should be the current fenced boundaries: Lots 1536 and 1537 D.P. 40022 and Lot 1475 D.P. 752011.</li> <li>• The records of the Rose Bay Flying Boat Base, held in the National Archives in Sydney, Melbourne and Canberra, be accessed for additional information.</li> <li>• A conservation management document should be prepared for the Hall in order to guide the management of the building and future conservation works. The document should include, but be not limited to, a maintenance schedule.</li> </ul>
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SOURCE OF THIS INFORMATION			
Name of study or report		Year of study or report	1919
Item number in study or report			
Author of study or report	Weir Phillips Heritage and Planning		
Inspected by	Alice Fuller		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	Alice Fuller and Shona Lindsay	Date	May 2020

# Heritage Data Form

IMAGES - 1 per page

Image caption	Front (north-eastern) elevation				
Image year	2019	Image by	Weir Phillips Heritage and Planning	Image copyright holder	WP Heritage and Planning



# *Heritage Data Form*

Image caption	North-western elevation of the two storey section				
Image year	2019	Image by	Weir Phillips Heritage and Planning	Image copyright holder	WP Heritage and Planning





# *Heritage Data Form*

Image caption	North-western elevation of the single storey section				
Image year	2019	Image by	Weir Phillips Heritage and Planning	Image copyright holder	WP Heritage and Planning



# *Heritage Data Form*

Image caption	South-eastern elevation of the single storey section				
Image year	2019	Image by	Weir Phillips Heritage and Planning	Image copyright holder	WP Heritage and Planning



# *Heritage Data Form*

Image caption	South western elevation of the single storey section and the amenities block				
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# *Heritage Data Form*

Image caption	Ground floor hall (single storey section)				
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# *Heritage Data Form*

Image caption	First floor room (two storey section)				
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