

17 October 2013

The General Manager
Rockdale City Council
PO Box 21
Rockdale
NSW 2216

Dear Sir,

Re: 62 HARROW ROAD, BEXLEY — HERITAGE ADVICE FOLLOWING A FIRE

I have visited the site of the former Bexley Bowling and Recreation Club at 62 Harrow Road, Bexley following the extensive fire earlier this month. The clubhouse is effectively destroyed.

The fire was so severe that approximately 95% of the roofing timbers under the main hip roof were burnt out and collapsed with their roof tiles onto the floor. The fire brigade were able to put the fire out in time for only a minority of the southern veranda to be retained in a very fragile and unsustainable condition. All of the original fenestration and joinery in the clubhouse is burnt out. All of the original ceilings have collapsed. Some brick walls have collapsed. There is nothing from the original section of the clubhouse that can be salvaged. The north-east and south-western ends of the building were severely damaged by the fire, and have some walls standing at the time of inspection on 14 October 2013. These later sections of the former clubhouse had Moderate heritage significance, and these remains do not have sufficient heritage significance to justify conservation.

The two full-size bowling greens were unaffected by the fire, but having not been maintained to standard since 2005 when the club closed, so the greens are not truly intact. The brick retaining wall around the greens is a utilitarian structure. The greens are quite standard elements in a leisure landscape that can be found around the world with little variation. The bowling greens are not distinguishable from other bowling greens throughout the state that are not heritage listed; without the clubhouse, the bowling greens do not have sufficient heritage value to sustain a heritage listing of the site.

The storage sheds along the Bowlers Avenue boundary may be intact after the fire, but could not be inspected due to safety concerns. These sheds were found to be of high significance as early / original fabric. These sheds are, however, quite shoddily built, but include high-quality original timber-framed windows with a diamond pattern. It is possible that these windows were added to the sheds when alterations to the clubhouse caused their removal. Without the clubhouse, these sheds do not have sufficient heritage value to justify retention. If the two timber-framed windows with a diamond pattern are intact after the fire, they could be salvaged and used in an interpretation strategy in the new aged care development. There is no other original fabric that can be salvaged from the buildings on site.

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DIRECTORS Graham Thorburn reg. No 5706 + Robert Staas + Geoffrey Deane reg. No 3766 + Garry Hoddinett reg. No 5286 + Andrew Duffin reg. No 5602

ASSOCIATE DIRECTORS Rodney Drayton + James Ward SENIOR ASSOCIATES John Baker + Barry Flack ASSOCIATES Jon West + Trevor Eveleigh

NBRS & PARTNERS PTY LTD ABN 16 002 247 565

The fire did reveal how extensive the alterations were in the bar and lounge area, where many steel beams replaced original brick walls. We had suspicions that there may have been a decorative ceiling above a more recent decorative ceiling in the Ladies' boudoir. From scant remains of a cornice in this room, it appears that there was such a ceiling until the fire.

The fire has done enormous damage to the heritage value of the former Bexley Bowling and Recreation Club site. The clubhouse had historical and aesthetic significance as a substantial, early twentieth-century bowling club that was built by its members on land that they had effectively purchased themselves. The clubhouse was extended by its original architect and retained a considerable amount of original fabric, as well as a substantial amount of sympathetic additions. There are no parts of the clubhouse with sufficient structural integrity and heritage value to justify reconstruction works. The heritage value of the site could now be best be conserved in an on-site interpretation plan to be placed in the completed aged care development, and an archival recording of the site using available images of the site taken before the fire, which might be placed in the local studies section of Rockdale City Council Library.

Yours faithfully,
NBRS+PARTNERS



BRAD VALE
Heritage Consultant



Figure 1 — northwards view showing fire damage including a burnt-out roof.



Figure 2 — southwards view from Bowlers Avenue showing destroyed roof.



Figure 3 — north-east view along the former dining room (Rooms 14 and 15) revealing the steel beams from a phase of alteration.



Figure 4 — north-east view across the original locker room (Room 16). This was one of the most intact rooms with timber panelling.



Figure 5 — north-east view between Bowlers Avenue store room (now collapsed) and the outside of Room 16.



Figure 6 — this store room outside Room 11 facing Bowlers Avenue may be intact. Perhaps the timber-framed coloured glass windows could be salvaged for an interpretation, but the shed does not have sufficient significance to justify retention.

[End of report]



Project No: S13064

18 October 2013

Momentum Project Group
PO Box 928
NEUTRAL BAY NSW 2089

Attention: Mark Collison

Dear Sirs

**62-82 HARROW ROAD, BEXLEY NSW
FIRE DAMAGED STRUCTURE INSPECTION REPORT**

At the request of Mr Mark Collison of Momentum Project Group, a visual inspection of the fire affected structure at 62-82 Harrow Road Bexley was carried out on 14 October 2013.

It is understood that a fire took place in the vacated building known as the St George Bowling & Recreational Club on 5 October 2013 resulting in significant damage to the structure.

The purpose of this report is to provide a professional opinion based on our visual inspection as to whether the fire damage has caused the building to become unsafe.

Our findings and recommendations are summarised as follows;

- The timber roof framing structure has either been entirely destroyed and/or severely charred by fire to the point that it is no longer structurally adequate.
- The remaining masonry walls are now unbraced due to the fire destroying the roof framing structure posing a risk of further collapse under wind loads.
- Some of the remaining masonry walls appear to have already partially collapsed and many walls appear to be significantly charred due to fire exposure. The structural capacity of these masonry walls is unknown following several hours of heat/fire exposure.
- The remaining roof steel beams appear to have been warped due to the heat/fire exposure and now remain unrestrained posing a risk of collapse under wind loads. The structural capacity of these beams is also unknown following several hours of heat/fire exposure.
- Appended are some photographs taken at the time of inspection.

Sydney Office—

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bgeeng.com—

BG&E Pty Limited
ABN / 67 150 804 603

Based on the above observations I would conclude that the structure is unsafe and that further collapse may occur due to wind loads on unrestrained parts of the structure.

Feel free to contact the undersigned should you have any queries related to this inspection report.

Yours sincerely,
For BG&E Pty Limited



Renato Ranieri
Snr Engineer

enc.

Photographic Record



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7.



8.

18 November 2013

Our Ref: F08/598

St Basil's Home
PO BOX 126
LAKEMBA NSW 2195



Dear Sir/Madam

**Re Notice of Intention to Give an Order on (Lot 174 DP 715467) 62-82 Harrow Road,
BEXLEY NSW 2207**

An inspection of your property on 7 November 2013 revealed that the building on the property is in a dilapidated condition and is/or is likely to become a danger to the public without Council approval. This is considered to be in breach of the Environmental Planning and Assessment Act, 1979 (NSW).

As the appropriate authority under the Act, Council has determined that circumstances now exist which warrant the issuing of a Notice of Intention to Give an Order. Please pay immediate attention to the following:

Attached for your immediate attention and action is a Notice of Intention to Give an Order.

You are advised to give proper consideration to the consequences that may result should the Notice not be complied with in the specified time.

Should you have any questions please contact Mario Costa on 9562 1668 between 8.30 am and 10.00 am Monday to Friday.

Yours faithfully

Mario Costa
Compliance Officer

2 Bryant Street Rockdale NSW 2216 Australia
PO Box 21 Rockdale NSW 2216 Australia
Tel 02 9562 1666 Fax 02 9562 1777 Email rcc@rockdale.nsw.gov.au
DX 25308 Rockdale www.rockdale.nsw.gov.au
ABN 66 139 730 052

NOTICE OF INTENTION TO GIVE AN ORDER

Section 121H of the Environmental Planning and Assessment Act, 1979 (NSW)



Date 8 November 2013
To Whom St Basil's Home
Premises Lot 174 DP 715467 62-82 Harrow Road, BEXLEY NSW 2207

You are hereby given Notice under Section 121H of the *Environmental Planning and Assessment Act, 1979 (NSW)* (the 'Act') that the Rockdale City Council, as the appropriate authority under the Act, is now in possession of evidence that the building on the property is in a dilapidated condition and is/or is likely to become a danger to the public on the above premises and intends to give an Order No. 2 under Section 121B of the Act.

Prior to the Order being given you may make representations to the Council's Compliance Officer on or before 22 November 2013 in relation to the following matters:

- (1) why the Order should not be given;
- (2) the terms of the Order;
- (3) the period of compliance with the Order.

In making representations you may be represented by barrister, solicitor or agent.

Alternatively, you may ignore this Notice and an Order will be given either in the same terms as intended or with modified terms.

Description of the Order the Council intends to give

ORDER NO 2

To do what

- (1) An archival recording of the site using available images of the site taken before and after the fire and prepared by a suitably qualified heritage consultant according to the guidelines of the NSW Heritage Division (Heritage Office Publication) must be submitted to Rockdale City Council for storage in the Rockdale Local History Library.
- (2) Demolish and remove the building on the property which is in a dilapidated condition in accordance with the Fire Damaged Structure inspection report prepared by BG & E Pty Limited dated 18 October 2013, Site Assessment and Asbestos Removal Control Plan prepared by Aargus Pty Ltd dated 18 October 2013 and Demolition Plan prepared by State Demolition & Civil Works (NSW) Pty Ltd.

2 Bryant Street Rockdale NSW 2216 Australia
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ABN 66 139 730 052

- (3) A footpath inspection fee of \$3000 shall be paid to Council. This is to cover repair of any damages or other works to be done by Council. The deposit will not be returned by Council until works are completed and all damage is restored and all specified works are completed.
- (4) The existing dwelling/structure shall be demolished from the site prior to works commencing. All demolition work shall be carried out in accordance with Council's Demolition and Erection of Buildings Code with AS 2601-2001: The Demolition of structures and with the requirements of the WorkCover Authority of NSW.
- (5) All asbestos fibre demolition material and asbestos dust shall be handled, stored and removed in accordance with the relevant legislation and guidelines including:
 - Occupational Health and safety Act 2000
 - Occupational Health and Safety Regulation 2001
 - Code of Practice for the Safe removal of Asbestos {NOHSC: 2002((2005) }
 - Code of Practice for the Management and Control of Asbestos in Workplaces {NOHSC: 2018 (2005)}
 - Protection of the Environment Operations (Waste) Regulation 2005.

All work procedures shall be devised to minimise the release of dust and fibres. A check list of safety precautions when working with asbestos is available in Health & Safety Guidelines prepared by the Workcover Authority of NSW. Collection, storage and transportation is subject to the Protection of the Environment Operations (Waste) Regulation 2005.

- (6) Hazardous and/or intractable wastes arising from the demolition process shall be removed and disposed of in accordance with the requirements of the relevant statutory authorities(NSW Workcover Authority and the NSW Environment Protection Authority), together with the relevant regulations, including:
 - Occupational Health and Safety Act 2000
 - Occupational Health and Safety Regulation 2001
 - Protection of the Environment Operations (Waste) Regulation 2005

Reasons for the Order (s 121L of the Act)

- (1) Due to the extent of the fire damage to the existing building structures both BG & E Pty Limited and Aargus Pty Ltd recommend that the entire building structure be demolished and then disposed of in accordance with the following:
 - (i) Asbestos Removal Control Plan prepared by Aargus Pty Ltd dated 18 October 2013.
 - (ii) Fire Damaged Structure Report prepared by BG & E Pty Limited dated 18 October 2013.
 - (iii) Heritage advice following a fire, completed by NBRS & Partners dated 17 October 2013 confirming the clubhouse is effectively destroyed.
- (2) Council's Heritage Advisor has reviewed the letter from NBRS Heritage Consultants dated 17 October 2013 and advises that the fire has done enormous damage to the heritage value of the former Bexley Bowling and recreation club site. There are no

parts of the clubhouse with sufficient structural integrity and heritage value to justify reconstruction works.

Period of compliance with the Order (s 121M of the Act)

Fourteen (14) days from the date of this Notice.

Failure to comply with the Order

It is an offence under Section 125 of the Act to fail to comply with this Order.

Should the Order not be complied with, the Council may:

- (1) commence civil enforcement proceedings in the Land and Environment Court of NSW under Section 123 of the Act seeking mandatory orders to compel compliance with the Order and any other order necessary and costs; and/or
- (2) commence summary criminal proceedings in a Court of competent jurisdiction under Section 127 of the Act seeking a conviction and pecuniary penalty; and/or
- (3) issue a penalty notice under Section 127A of the Act which carries a maximum penalty of \$1,500 per penalty notice.

Note:

That in relation to (2) above the Act carries a maximum pecuniary penalty of \$1,100,000 and a further daily maximum pecuniary penalty of \$110,000.

Council may carry out work (s 121ZJ of the Act)

In addition to (1), (2) & (3) above the Council may choose to exercise its powers under Section 121ZJ of the Act to do all such things that are necessary to give effect to the Order and recover all associated costs incurred in giving effect to the Order as a debt in a court of competent jurisdiction.

Right of appeal against the Order (ss 121N & 121ZK of the Act)

Under Section 121ZK of the Act an individual or corporation affected by the Order may appeal to the Land and Environment Court of NSW against the Order within 28 days after the service of the Order.

Finally, should you choose to comply with the terms of the intended Order, as set out in this Notice, then no Order will be given and the matter will be finalised requiring no further action.



Mario Costa
Compliance Officer