

## **PROPOSED REZONING**

## **OF THE**

## **FORMER GORDON BOWLING CLUB 4 PENNANT AVENUE, GORDON, NSW**

## **DEVELOPMENT OPTIONS HERITAGE ASSESSMENT**



Prepared by:

John Oultram Heritage & Design  
Level 2, 386 New South Head Road,  
Double Bay NSW 2028

T: (02) 9327 2748

E: [heritagedesign@bigpond.com](mailto:heritagedesign@bigpond.com)

Prepared for:

Ku-ring-gai Council

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Frontispiece      The site being cleared of tree cover in about 1952

Source: Ku-ring-gai Library

## 1.0 INTRODUCTION

### 1.1 THE BRIEF

The following report has been prepared to provide a heritage assessment and provide conservation guidelines for the potential rezoning of the former Gordon Bowling Club at 4 Pennant Avenue, Gordon, NSW. The report has been prepared on behalf of Ku-ring-gai Council, the owners of the property.

The Council is considering options for the rezoning of the site for residential use or for seniors living. Two options have been prepared for the site and this report assesses the potential heritage impact of the options.

### 1.2 THE STUDY AREA

The study area is Lot X in DP 387680 and Lot Y in DP 387680 in the Parish of Gordon and County of Cumberland (Figures 1.1).



Figure 1.2 The Study Area

Source: Six Maps

### 1.3 LIMITATIONS AND TERMS

The report only addresses the European significance of the place. The terms *fabric*, *conservation*, *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation*, *compatible use* and *cultural significance* used in this report are as defined in the Australia ICOMOS Burra Charter.

### 1.4 AUTHORS AND ACKNOWLEDGMENTS

This report, including all diagrams and photographs, was prepared by John Oultram of John Oultram Heritage & Design, unless otherwise noted. Historical research was prepared by Nicholas Jackson.

## 2.0 HISTORICAL DEVELOPMENT

### 2.1 CHRONOLOGY

Chronology	
March 1950	First meetings held calling for the formation of Gordon Bowling Club.
December 1950	Bushlands Avenue site selected
1951 April	Site resumed by Ku-ring-gai Council for 3530 pounds.
1951	Commencement of instructional courses held
October 1951	Site purchase finalised by Ku-ring-gai Council.
October 1951	First General Meeting of the Gordon Bowling Club.
February 1952	Constitution of the Club adopted with the executive comprising Richard Benson, president, Lance Petrie, honorary secretary, and AB Rowling, honorary treasurer.
Early 1953	Site cleared of trees
1953	Gordon Bowling Club Ltd acquired the undertaking and assets of the Gordon Bowling Club/
1953/54	Construction of No. 1 Green.
June 1954	First official bowl on No. 1 Green.
1955 August	First Annual General Meeting held.
1955/56	Construction of No.2 Green.
June 1956	Clubhouse completed and the Club was officially opened.
1959	Gordon Women's Bowling Club officially opened.
1959/60	Construction of No. 3 Green.
1961	Clubroom for use by the women players added to the Clubhouse.
1973/74	Clubhouse extended.
December 2017	Owing to the gradual decline in club membership, the Club closed
2018 May	Council resolved to start the process to rezone the site.

## 2.2 GORDON CONTEXT

The local government area of Ku-ring-gai is located approximately sixteen kilometres north of Sydney. It is elevated country that is defined by a broad ridge, which rises above upper Middle Harbour and the upper Lane Cove River. The early settlement at present day Gordon was known as Lane Cove, the name Gordon being derived from the parish name that was established in 1835. The change of name occurred gradually in the 1880s. Prior to the coming of the railway in 1890 Gordon was sparsely settled and largely rural with an economy based on orchards growing fruit for the Sydney market. Government services began to be established in the 1860s.

The real advance in settlement in the area followed the completion of the government railway between Milsons Point and Hornsby (Pearce's Corner) in 1893, with part of the line, inclusive of Gordon, having been opened for traffic in 1890. The line was electrified in 1927, and a direct link with the city commenced in the early 1930s with the opening of the Sydney Harbour Bridge.

Ku-ring-gai Shire Council was proclaimed on 7 March 1906. The Lindfield Progress Association had suggested the name Ku-ring-gai for the new shire. The first meetings were held in the parish hall of St John the Evangelist (Anglican) Church at Gordon, the geographic centre of the local government area. The first council chamber was opened in 1911 on a site to the north of the parish hall across St Johns Avenue. Full municipal status was attained in 1928.

## 2.3 SUBURBAN CONTEXT

### 2.3.1 Bushlands Avenue

The length of Bushlands Avenue (formerly Gertrude Avenue) between Pacific Highway and just west of Ormiston Avenue was subdivided in 1895 as Brown's Estate. The 35½ acres of this estate had been purchased from the government in 1873 by John Brown.<sup>1</sup> The land had originally been part of the 60 acre Church and School reserve granted in 1817 within which a small schoolhouse had been erected in 1816. This first school had closed by 1829, and a combined school and chapel were built in 1832, and it lasted until 1862. The existing Church of St John the Evangelist was built from 1872.<sup>2</sup> With the dissolution of the Church and School Corporation all of its reserves reverted to the Crown,<sup>3</sup> with the Church of England leasing the former reserve at Gordon.<sup>4</sup> The 60 acres remained in government ownership until it was put up for sale in May 1872 in two lots with Lot B (35½ acres) being purchased by John Brown (1825-1884).<sup>5</sup>

The subdivision and sale of Brown's land at Gordon was ordered by the trustees of Brown's estate. The subdivision comprised a total of 50 allotments; 14 narrow (50 feet) blocks fronted Pacific Highway and presumably were intended for commercial use, and 36 wide (100 feet) and deep (350 feet) residential blocks were located to the north and south of the one road in the subdivision, originally named Gertrude Avenue. The name was changed to Bushlands Avenue sometime in the first half of the 1930s (changed by 1935<sup>6</sup> and not before 1932<sup>7</sup>).

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<sup>1</sup> Torrens Title Vol. 158 Fol. 134

<sup>2</sup> Watt, Lorna, 'St John the Evangelist, Anglican Church', Gordon, *Historian*, Vol. 43, p.8

<sup>3</sup> Davies, 'Helen Whitsed, Evolution of a Street, St Johns Avenue, Gordon', *Historian*, p.111

<sup>4</sup> John Brown, 'Early Education and Religion in the Parish of Gordon', *Historian*, Vol.38, p.103

<sup>5</sup> Crown Plan 29.2030

<sup>6</sup> Lynn Ridgeway Estate - State Library of NSW Suburban Subdivision Plan G8/98

<sup>7</sup> Sands' Directory





Figure 2.1 Plan of Browns 35 acres at Gordon

Source: NSW Land Registry Services Vol. 158, Fol. 134

The 1890s was a period of financial downturn, which could account for the slow pace of development in Bushlands Avenue in the years following the land release. The first houses erected in Brown's Estate fronted Pacific Highway from about 1902.

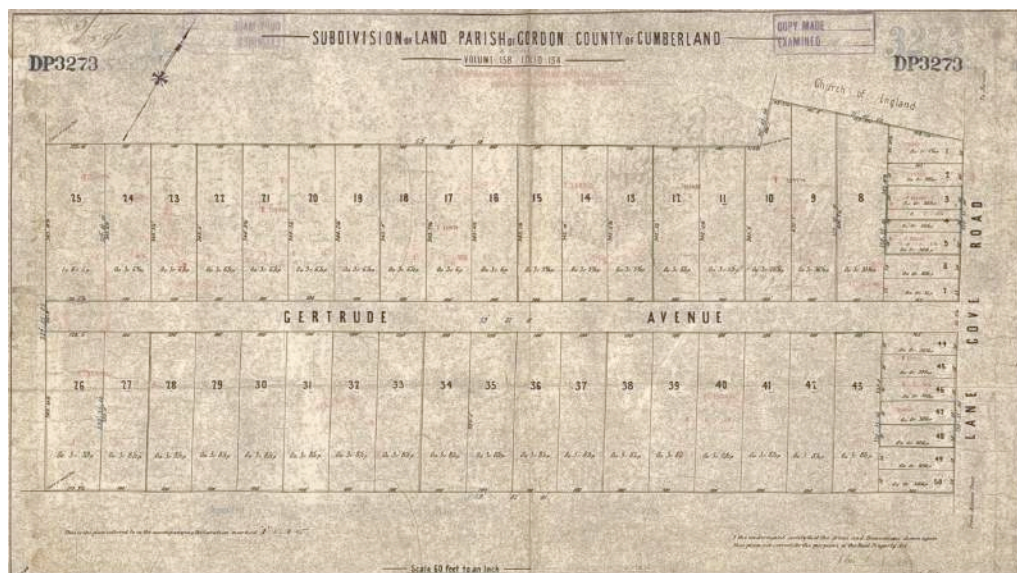


Figure 2.2 Plan of Subdivision of Browns land along Gertrude Street (now Bushlands Avenue)

Source: NSW land Registry Services, DP 3273

### 2.3.2 Cecil Street

Cecil Street is located within the 40 acres granted to John Smith in 1821. In the following year, the grant was conveyed to the business partnership of Edward Wollstonecraft, Alexander Barry and David Berry.<sup>8</sup> These three had interests in logging timber and presumably the grant was cleared of stands of old growth forest at this time. David Berry owned the land at the time of his death in 1889, and in 1892 Berry's executors conveyed it to Robert Samuel Callaghan.<sup>9</sup> Callaghan subdivided the land in 1893 in Deposited Plan 2735.

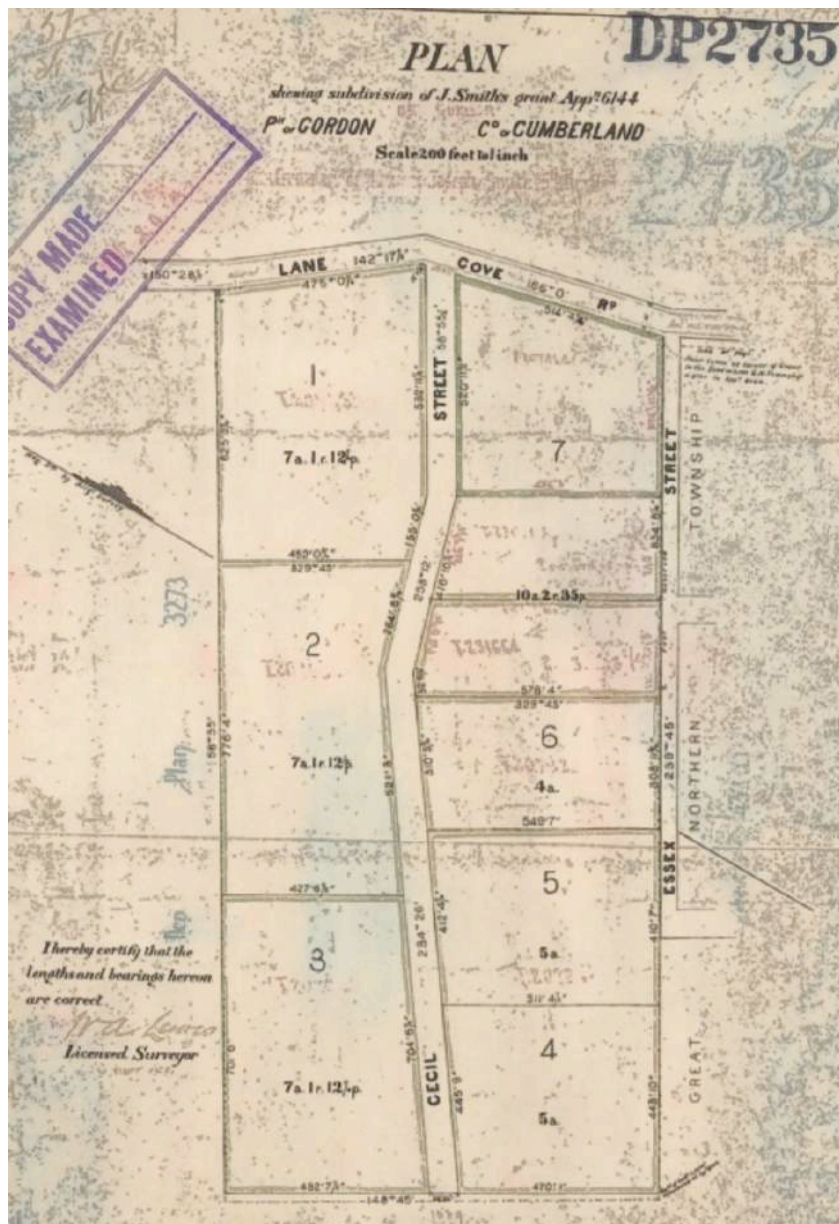


Figure 2.3 Plan of subdivision of J Smith's grant along Cecil Street, 1893

Source: NSW Land Registry Services, DP 2735

<sup>8</sup> Torrens Title Primary Application 6144

<sup>9</sup> Torrens Title Vol. 1040-204



### 2.3.3 Other Streets Formed

About 1908 Browns Avenue was put through to connect Bushland Avenue with Cecil Street.<sup>10</sup> The northern section of Yarabah Avenue (then named Har-Norm Avenue) was put through in 1914 in association with a re-subdivision to form 16 narrow (50 feet) blocks.<sup>11</sup> In 1922 Yarabah/Har-Norm Avenue was extended south to connect with Pacific Highway in association with another re-subdivision in Cecil Street.<sup>12</sup> Ormiston Avenue was put through in 1940 for a subdivision named the Bushlands Estate.<sup>13</sup>

The western return of Bushlands Avenue to St Johns Road by Lynn Ridge Avenue was formed in 1935<sup>14</sup>, while the Lynn Ridge golf course (now Gordon Golf Course) that defines the western terminus of these streets was formed by 1935 within part of the extensive Moore Estate.<sup>15</sup>



Figure 2.4 The Water Board's survey of the area undertaken in 1929 (Ku-ring-gai Sheet 195). The survey recorded the extent of development in the precinct prior to the Great Depression, after which there was little domestic building until the late 1930s. Most of the housing at this time was along Cecil Street. The area shaded red approximately is that of the Bowling Club site, which was formed by the Council by purchasing the rear gardens of houses fronting Bushlands Avenue and Cecil Street. Pennant Avenue was put in by the Council in about 1952/53 for the Bowling Club

Source: Ku-ring-gai Library

<sup>10</sup> Callaghan Estate- State Library of NSW Suburban Subdivision Plan G8/15

<sup>11</sup> Har-Norm Estate, State Library of NSW Suburban Subdivision Plan G8/17

<sup>12</sup> Callaghan Estate No.2, State Library of NSW Suburban Subdivision Plan G8/43 (also known as Ocean View Estate G8/65)

<sup>13</sup> Bushlands Estate, State Library of NSW Suburban Subdivision Plan G8/90

<sup>14</sup> Lynn Ridge Estate State Library of NSW Suburban Subdivision Plan G8/98

<sup>15</sup> *Gordon Golf Club Ltd: an illustrated history, 1935-2000*



Figure 2.5 Detail from aerial photography undertaken in 1953, with the Bowling Club site circled. By this date No. 1 Green had been formed, and much tree cover remained

Source: NSW Spatial Services

## 2.4 LAWN BOWLS CONTEXT

The history of lawn bowls in New South Wales can be traced back to the mid nineteenth century. Organised bowling clubs commenced in the late nineteenth century with the oldest in New South Wales being Balmain, Sydney City, and Parramatta; all founded in the late 1870s and in 1880. The New South Wales Bowling Association was formed in 1880.

By the onset of the depression of the early 1930s there were approximately 30 bowling clubs located throughout metropolitan Sydney. A disproportionate number of these clubs, over two thirds, were located in the northern and inner city suburbs.<sup>16</sup> An example being the Killara Bowling Club formed in 1916.

In the immediate aftermath of the Second World War there was an upsurge in the demand for new clubs and expansion of existing club greens. Again, most of these new or expanded clubs were located in the northern and eastern suburbs, and in the St George area.<sup>17</sup> As in England, the peak decades in the history of bowling commenced in the 1950s<sup>18</sup> and the greens, the clubhouse and members adhering to strict dress code contributed to a suburb's identity.

## 2.5 GORDON BOWLING CLUB

In early March 1950 an informal meeting of local bowlers was held in the home of AL Wright in Glenview Street, Gordon, where the attendees resolved to form a bowling club in Gordon. A provisional committee was formed with Robert A Gregory its chairman, and an advertisement placed in the *Ku-ring-gai Recorder* inviting residents of Ku-ring-gai to apply for membership.

<sup>16</sup> *Bowls in New South Wales*, February 1937

<sup>17</sup> 'More greens needed for bowlers', *Sydney Morning Herald*, 11/2/1946, p.7

<sup>18</sup> Hornby, H, *Bowled Over*, Historic England, 2015

Local alderman and Mayor HJ Cornish (who was on the Club's committee from 1951) were approached for their support, and the council engineer was instructed to investigate sites suitable for the bowling club. The interest of aldermen in promoting the new club was representative of Council's outlook in the years following the end of the Second World War in wanting to either build or encourage community facilities.<sup>19</sup>

By mid March 1950 a public meeting had been held where it was unanimously agreed to form Gordon Bowling Club, and by the end of 1950 some 140 residents had expressed their interest in joining the Club. Commencing in 1951 the Club held instructional courses at the Gordon Scout Hall and the City Council Bowling Club, with the instructors including J Messner, N Lazarus, R Benson, and RA Gregory.

After inspecting 29 locations for the new club, in December 1950 the provisional committee settled on the Bushlands Avenue site, which had space sufficient for three greens, a club house, and car parking. The site was put together by Ku-ring-gai Council by purchasing some eight parcels of land, and this was completed by October 1951, with the transfers being registered between December 1951 and January 1953. The Council put through the appropriately named Pennant Avenue from Browns Road at this time also. The Club was granted a 50 year licence to use the land to build the clubhouse and undertake bowling club activities.

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<sup>19</sup> Curby, P and V Macleod, *Under the Canopy*, Ku-ring-gai Council, 2006, pp.104-105

Sites acquired for the new club comprised:

Address	Owner	Transfer Registration	Title Reference
No. 22 Bushlands Avenue	Charles Frederick Everett	5th May 1952	CT 4945-200
No. 24 Bushlands Avenue	Mrs Alison Norton Baur	8th September 1952	CT 4874-223
No. 26 Bushlands Avenue	Mrs Ruby Holliday	23rd January 1953	CT 2645-28
No address (off Pennant Avenue)	Stanley Thomas	6th December 1951	CT 6055-3
No. 23 Cecil Street	Frederick William Bartley	13th February 1952	CT 5326-219
No. 25 Cecil Street	Kathleen Stella Dansey	14th March 1952	CT 1507-5
No. 27 Cecil Street	Dorothea Sophia Hutchinson, and others	22nd July 1952	CT 1833-196
No. 29 Cecil Street	Arthur Montague Coward	18th June 1952	CT 1508-97

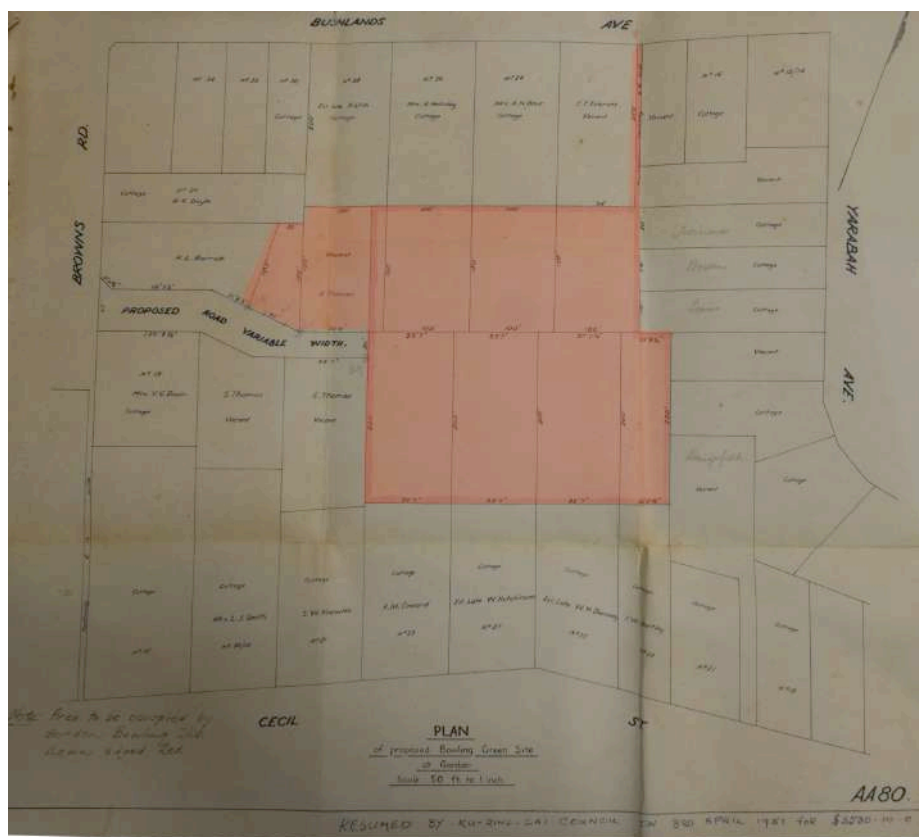


Figure 2.6 A Council plan showing the areas purchased for the new bowling club. The author has marked up the drawing to show the area of the Bowling Club site, however the original shows only the red line, which was noted as being resumed by Council in April 1951 for 3580 pounds

Source: Ku-ring-gai Library

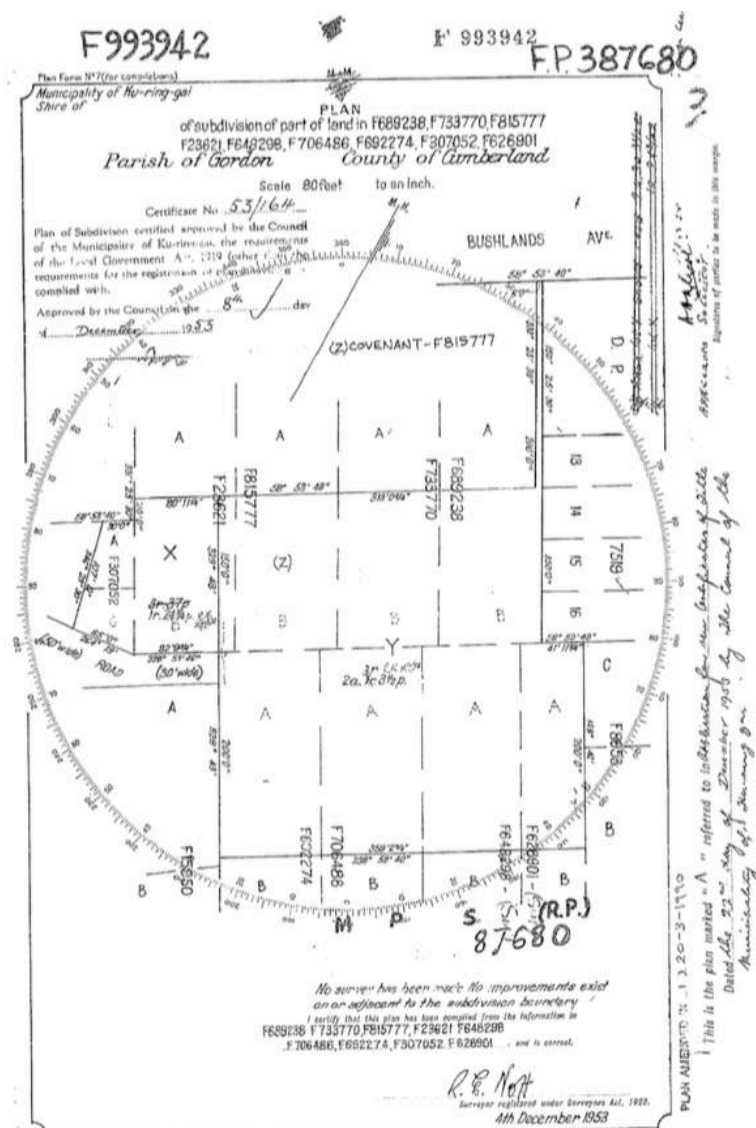


Figure 2.7 Plan of the subdivision that formed the site of the Bowling Club

Source: NSW Land Registry Services, FP 387680 dated December 1953

While the Council purchased the site, it was left to the club members to arrange for clearing and fencing it, and constructing the greens and clubhouse. Several hundred trees (inclusive of saplings) were cleared by a contractor, and the excavation and grading was done also by contractors. The work of beautifying and part fencing the site, making the pathway to Bushlands Avenue, and many other works were done by teams of volunteers. Financial assistance was provided by the Council in making a loan to construct No 1 Green.





Figure 2.8 The site being cleared of tree cover in about 1952.

Source: Ku-ring-gai Library



Figure 2.9 The site being cleared of tree cover in about 1952

Source: Ku-ring-gai Library



Figure 2.10 State of the site prior to grading and commencement of making the greens

Source: Ku-ring-gai Library



Figure 2.11 State of the site prior to grading and commencement of making the greens

Source: Ku-ring-gai Library



Figure 2.12 View to rear of neighbouring houses

Source: Ku-ring-gai Library



Figure 2.13 Probably a view to Pennant Avenue

Source: Ku-ring-gai Library

In June 1953 the Gordon Bowling Club Ltd was registered, and it acquired the undertaking and assets of the Club (presumably to address legal requirements such as liability, liquor licensing, raising capital through share issue and loans, etc.) The Company's Memorandum and Articles of Association gave preference to ratepayers and residents of the municipality seeking membership. By mid 1954 membership of the Club was approximately 120.



Figure 2.14 The club members in 1954. 1st Row: CS McIntosh, B Rowling, P Sherman, E Bender, L Petrie, R Kline, R Scriven, N Page, G Hickey, not identified, E Stokes, not identified, not identified, J. Lockley, W. Rumbelow. 2nd Row: not identified, H Brown, F Puddicombe, S Bracey, R Benson, not identified, S Green, not identified, J Cornish, J Davies, not identified, C Edwards, N Holland, W Dunn, H Woodward, A Bryant, not identified, N Dimond, not identified, not identified, not identified, RH Grove, WR Scriviner, not identified. 3rd Row: Not identified

Source: Ku-ring-gai Library

Work commenced on making No. 1 Green in September 1953, and a small weatherboard clubhouse; while modest in scale it took the traditional pavilion form found in many bowling clubs around the world. Work commenced on No. 2 Green in February 1955, and this was financed by a bank loan. The new green was available to play from January 1956, and later in June of that year, on completion of the permanent clubhouse, the Gordon Bowling Club was officially opened by the President of the NSW Bowling Club Association.

Work commenced on No. 3 Green in 1959, which was completed in June 1960. The stone utilised in the low wall beside this green was sourced from a woolstore at Circular Quay that was being demolished at the time. All three greens could accommodate seven rinks.





Figure 2.15 The making of No. 1 Green.

Source: Ku-ring-gai Library



Figure 2.16 The completed No. 1 Green.

Source: Ku-ring-gai Library



Figure 2.17 The first clubhouse completed in 1953.

Source: Ku-ring-gai Library





Figure 2.18 The clubhouse in 1956.

Source: Ku-ring-gai Library

In March 1959 The Gordon Women's Bowling Club commenced. This Club had been formed in 1958 as a temporary measure with an initial membership of around 38, and that number increased to 67 in the first year. Since 1950 women players had supported the establishment of the bowling club in Gordon, and it is thought a de facto Ladies Auxiliary had been formed at this time. Tuesday was designated the day for the women to bowl, and this was changed later to include Thursday also. The first president was Mrs Lil Fordred, and the early instructors included Mrs Agnes Weis, and Andy Ireland. In 1961 a locker/change room for use by the women players was added to the Clubhouse.

The involvement of women led to the Club becoming homelier and more welcoming. Subsequently membership was limited to 70 (later raised to 100) with a waiting list for future members.

The clubhouse was extended in 1974 to provide additional dining accommodation. The kitchen and women's locker room were improved in 1981, and in 1986 the licensed bar area was renovated.

Owing to the gradual decline in club membership, the Club closed in late 2017, and in mid 2018 Council resolved to start the process to rezone the site.

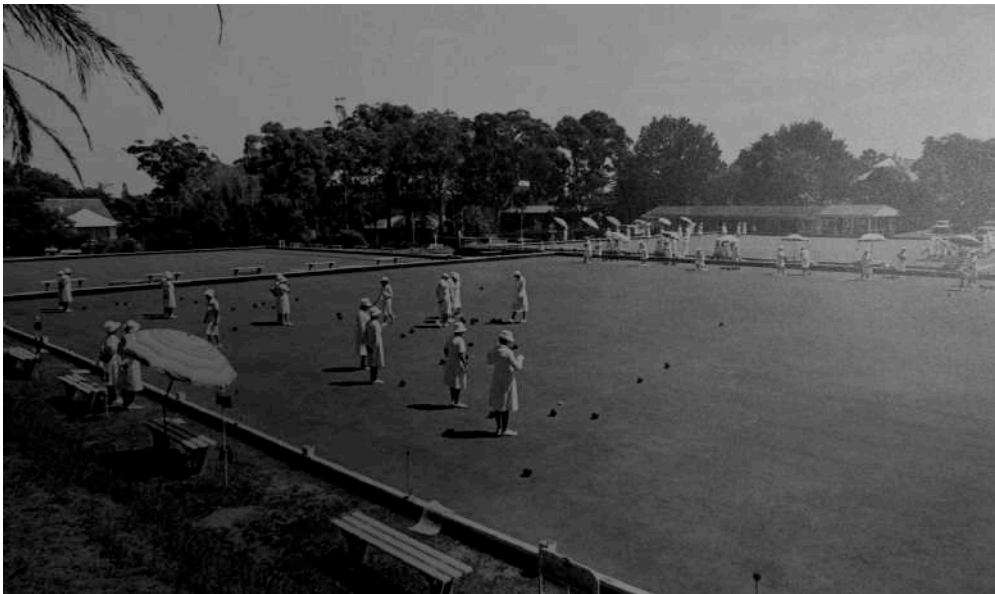


Figure 2.19 The mature state of the greens

Source: Ku-ring-gai Library



Figure 2.20 The state of the Clubhouse by 2007 showing the main stages of piecemeal development

Source: Ku-ring-gai Library

### 3.0 PHYSICAL DESCRIPTION

An inspection of the site was carried out by John Oultram in November 2020. The current layout of the site is shown in Figure 3.1.

#### 3.1 THE SITE

4 Pennant Avenue is the site of the former Gordon Bowling Club. The large site is set to the centre of a residential area bounded by Bushlands Avenue, Yarabah Avenue, Cecil Street and Browns Road with an access drive off Browns Road (Pennant Avenue) partly lined with residential development.

The site rises to the west and is terraced with three bowling greens and a parking area at the lower level off the access drive. There are embankments down from the greens areas to the car park and there are embankments to the east, south and north. The greens aside, the site is laid to lawn with perimeter tree and shrub plantings along the boundaries with an area of trees off the car park to the south. There is a stone retaining wall just off the southern boundary

There is a narrow pedestrian path from the northeast corner of the site to Bushlands Avenue.

The greens are bounded by concrete edges and there are a series of shade structures and seats at the green ends and along the central, grassed walkway. There is a low, rendered retaining wall to the centre with a set of steps to the lower green to the south.

The northern side of the car park has a low brick retaining wall and a kriblock concrete retaining wall to the lower section. There is an embankment to the car park to the northern green with stone edgings. The bank is heavily planted with shrubs and there are concrete steps and a path to the car park. The treed area of the car park has a log rails and posts.

The car park and entry drive are in asphalt with no footpath but with green verges, swales, drainage culverts and drives to the houses each side. There is a second, angled drive from the main drive to the car park.

#### 3.2 CLUBHOUSE

The main clubhouse is to the east set at the higher level. The building is a single storey structure that appears to have been built in stages. The main building is in fibro with a hipped, corrugated metal roof with a shade enclosure under the main roof to the east.

To the south are a series of linked pavilions in fibro with gabled, metal roofs with flat roof walkway to the south.

#### 3.3 OTHER OUTBUILDINGS

To the east of the site is a series of metal sheds with tile and corrugated metal roofs, all set on a concrete base. Beyond is a maintenance area bounded by a colorbond fence.

To the southern side of the car park is a small store in log cabin weatherboards with a gabled, concrete tile roof with a concrete block retaining wall to the west. Beyond to the south are a series of masonry sheds (partly open) with skillion, corrugated metal roofs and a fenced storage area to the west.

### 3.4 ENVIRONS

The site is set in a residential area of one and two storey house from the Edwardian period onwards set in well-landscaped grounds. The majority of houses back on to the Bowling Club site but the houses along the access drive front the drive. There is a large, two storey, modern house close to the car park to the east. The single storey house to the west of this is open to the treed area of the car park.

Figures 3.2 – 3.13

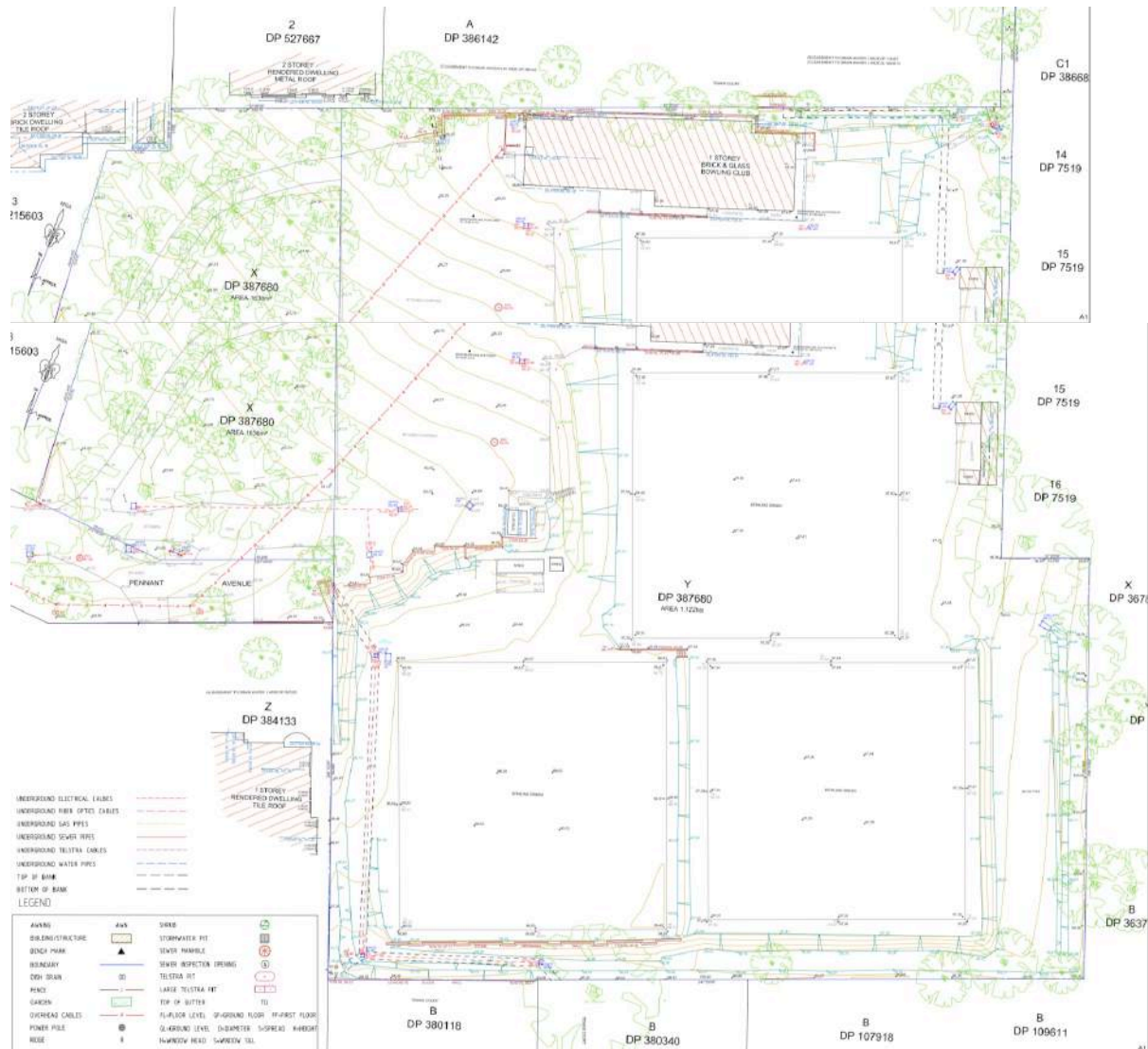


Figure 3.1 Gordon Bowling Club

Survey Plan

Source: Pinnacle Land Surveyors Ref 1506 Sheets 1 & 2





Figure 3.2 Gordon Bowling Club  
Pennant Avenue looking west



Figure 3.3 Gordon Bowling Club  
Secondary drive looking north



Figure 3.4 Gordon Bowling Club  
Car park looking east



Figure 3.5 Gordon Bowling Club  
Car park and clubhouse looking northeast





Figure 3.6 Gordon Bowling Club  
Maintenance shed at car park



Figure 3.7 Gordon Bowling Club  
Green looking north



Figure 3.8 Gordon Bowling Club  
Green looking northeast



Figure 3.9 Gordon Bowling Club  
Greens looking east



Figure 3.10 Gordon Bowling Club  
Stone retaining wall to the south of the greens



Figure 3.11 Gordon Bowling Club  
Clubhouse looking west



Figure 3.12 Gordon Bowling Club  
Greens looking southwest



Figure 3.13 Gordon Bowling Club  
Green looking south

## 4.0 HERITAGE LISTING AND CONTROLS

### 4.1 NATIONAL TRUST

The property is not classified on the Register of the National Trust of Australia (NSW).

### 4.2 HERITAGE NSW OF THE NSW DEPARTMENT OF PREMIER AND CABINET

#### 4.2.1 State Heritage Register

Under the Heritage Act 1977 (as amended), the NSW Heritage Council, administered by Heritage NSW of the NSW Department of Premier and Cabinet, maintains the State Heritage Register (SHR), a register of items and places that are considered to have heritage significance at a state level. The property is not listed on the Register.

#### 4.2.2 State Heritage Inventory

Heritage NSW also compiles the State Heritage Inventory (SHI), a collated database of all places listed on statutory heritage lists, including Local Environmental Plans. The subject property is not listed on the Inventory.

### 4.3 LOCAL AUTHORITY

The local authority for the area is Ku-ring-gai Council. The site is not listed as a heritage item in Schedule 5 Part 1 of the *Ku-ring-gai Local Environmental Plan 2015* (as amended) (KLEP) and is not within a conservation area.

The property is in the vicinity of heritage items at:

REF	ADDRESS	ITEM	RANKING
I185	37 Cecil Street	Dwelling House	Local
I186	38 Cecil Street	Dwelling House	Local
I187	42 Cecil Street	Dwelling House	Local
I200	25 Bushlands Avenue	Birrilee Dwelling House	Local

The site adjacent to the Smith Grant Conservation Area (C19) and is close to the St Johns Avenue Conservation Area (C16A)

The site is also adjacent to the Yarabah Avenue Conservation Area (C18) and in the vicinity of the Smith Grant Conservation Area (C19B) identified in Schedule 5 Part 2 of the *Ku-ring-gai Local Environmental Plan (Local Centres) 2012* (as amended) (KLEPLC).

The heritage provisions of the KLEP and the KLEPLC relating to development in the vicinity of a heritage item and in the vicinity of a conservation area would apply.

Development may also be the subject of the provisions of the *Ku-ring-gai Development Control Plan 2015* (KDCP) that contains detailed objectives and controls for the development in the vicinity of heritage items and in conservation areas.

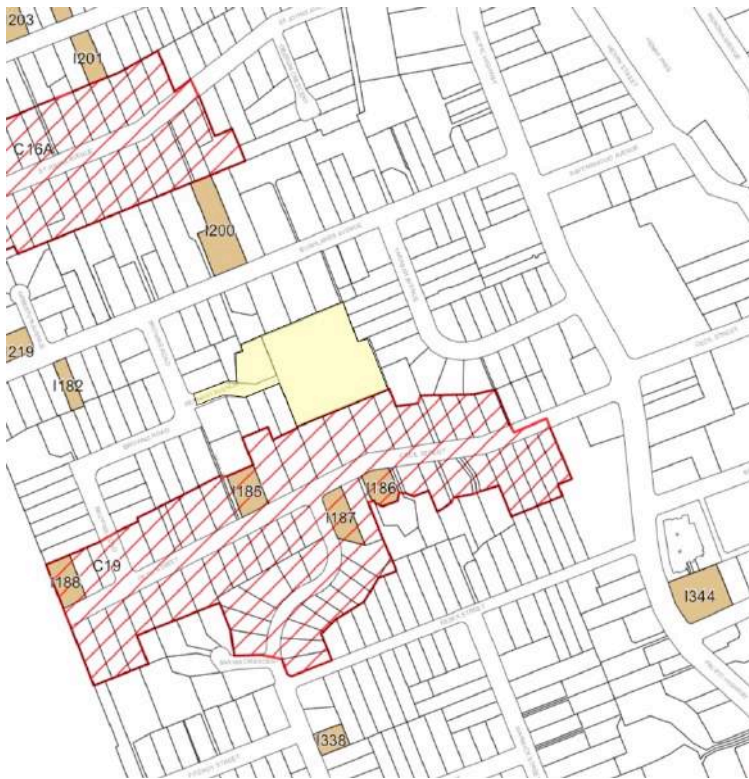


Figure 4.1 Ku-ring-gai Local Environmental Plan (2015 Heritage Map HER\_014

Subject site shaded by author

Source: Ku-ring-gai Council



Figure 4.1 Ku-ring-gai Local Environmental Plan (Local Centres) 2012 Heritage Map HER\_014B and HER\_014B

Source: Ku-ring-gai Council



## 5.0 ASSESSMENT OF SIGNIFICANCE

The Heritage Office of New South Wales has issued guidelines as part of the NSW Heritage Manual regarding the assessment of heritage significance. The Manual is a well-regarded methodology for the assessment of cultural significance and is appropriate for application to the subject property.

### 5.1 HISTORIC SIGNIFICANCE

#### 5.1.1 Historical Development

Criterion (a)	An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)
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The former Gordon Bowling at 4 Pennant Avenue is an example of a suburban bowling club established in 1951. The club was formed at the behest of local bowler's to establish a bowling club in the area. A committee member of the Club was a local alderman and the committee approached Ku-ring-gai Council to assist in the search and purchase of a site.

The committee selected the site in Pennant Avenue and Council purchased eight parcels of land for the site from adjoining owners. The Club was granted a 50 year licence and was responsible for site clearing and the construction of the greens and clubhouse with some financial assistance from Council. Works commenced on the greens in 1953 and these were developed over the next seven years.

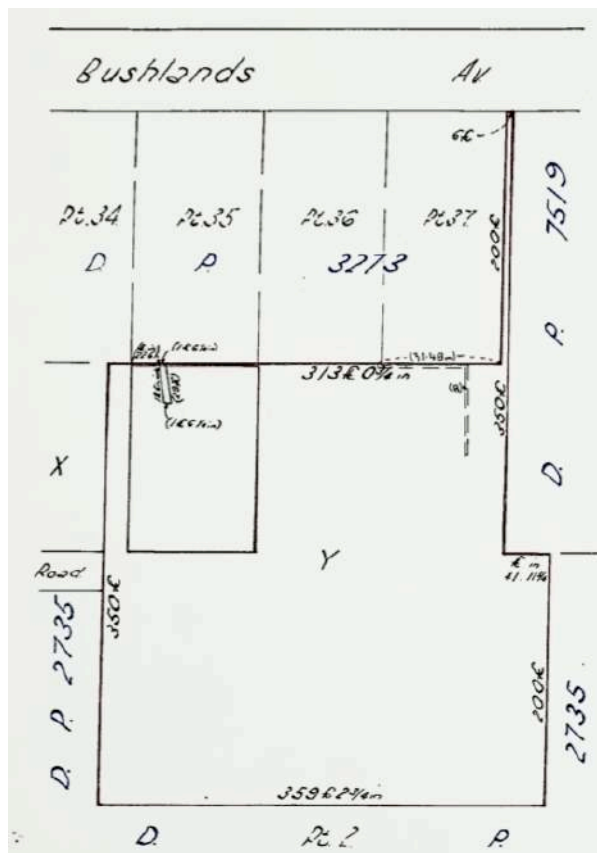


Figure 5.1 Land amalgamated by Ku-ring-gai Council for the site of the Bowling Club

Source: NSW Land Registry Services Vol. 6869190



Bowling Clubs was a popular pastime in Sydney from the 1880s onwards and Bowling Clubs were popular in the northern suburbs. The sport saw an upsurge in popularity after the Second World War and the clubs became centres for recreation and social gatherings.

The southern portion was part of the land grant to John Smith in 1821 that was later sold to a business consortium of Edward Wollstonecraft, Alexander Barry and David Berry, all active landholders and speculators on the North Shore. The land was subdivided in 1893 by Robert Callaghan.

The northern portion site was originally part a large parcel of land purchased by John Brown in 1873 that was later subdivided by the trustees of his will. The subdivisions were no doubt prompted by the coming of the railway in 1893 that saw the gradual residential development of the area.

The Bowling Club signals the Post War desire of the local community to provide a formal area for bowling and the efforts of Ku-ring-gai council to support local recreation. The action by Council to purchase and amalgamate the rear gardens of developed properties for such a use would have been no mean feat matched only by the efforts of the members to clear the site and lay the greens.

Does not meet the criterion.

#### 5.1.2 Historical Associations

Criterion (b)	<i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
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The site is most closely associated with the committee for the Gordon Bowling Club and its officers, though membership later declined and the Club closed in 2017.

Does not meet the criterion.

#### 5.2 AESTHETIC SIGNIFICANCE

Criterion (c)	<i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)</i>
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The site is a typical example of a suburban bowling club and has no features of note.

Does not meet the criterion.

#### 5.3 SOCIAL SIGNIFICANCE

Criterion (d)	<i>The item has strong or special association with a particular community or cultural group in NSW (or the local area) for social or spiritual reasons</i>
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The Club operated from the early 1950s till 2017 and would have special associations for the former members and the place is probably well known locally.

Does not meet the criterion.

#### 5.4 TECHNICAL/SCIENTIFIC SIGNIFICANCE

Criterion (e)	<i>An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
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There do not appear to have been previous buildings on the site and the place has little archaeological potential. The stone wall to the southern boundary apparently came from a wool store at Circular Quay (location not known). The place has limited archaeological potential.

The construction techniques and fabric of the Bowling Club are of no technical significance.

Does not meet the criterion.

#### 5.5 RARITY

Criterion (f)	<i>An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
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Bowling Clubs are common on the North Shore.

Not Rare - Does not meet the criterion.

#### 5.6 REPRESENTATIVENESS

Criterion (g)	<i>An item is important in demonstrating the principal characteristics of a class of NSW's Cultural or natural places; or Cultural or natural environments</i>
	<i>(or a class of the local area's: Cultural or natural places; or Cultural or natural environments)</i>

The place is a representative example of a suburban Bowling Club with no features of note but which represents the aspirations of both Council and the local community.

Does not meet the criterion.

#### 5.7 STATEMENT OF SIGNIFICANCE

The former Gordon Bowling at 4 Pennant Avenue is an example of a suburban bowling club established in 1951 with works commencing on the greens in 1953.

The Bowling Club signals the Post War desire of the local community to provide a formal area for bowling and the efforts of Ku-ring-gai council to support local recreation. The Club operated from the early 1950s till 2017 and would have special associations for its former members.

Based on the above we consider that the place would not meet any of the Heritage Manual criteria for identification as a place of local significance.

## 6.0 PROPOSED REZONING

### 6.1 PROPOSES REZONING

Ku-ring-gai Council are preparing options for rezoning the site. Two options are being considered:

- Residential Development (single dwellings)
- Seniors Living

The following conservation guidelines are aimed at identifying the constraints that might apply to any proposed use.

## 7.0 HERITAGE CONSIDERATIONS FOR THE PROPOSED REZONING

### 7.1 GENERALLY

The use of the site for a Bowling Club has ceased and the site is potentially open for other uses. The site is large and relatively close to public transport and the local commercial area. It is an ideal site for development and there are few heritage considerations that would preclude some development of the site.

### 7.2 HERITAGE SIGNIFICANCE

#### 7.2.1 Use

The site was part of a residential subdivision and a residential use will continue this historic use.

For seniors, the site is ideal for this type of development (depending on other matters) as the site is close to transport links, a major highway and a shopping precinct.

No heritage issues arise from the potential uses.

#### 7.2.2 Built Elements

The current site is of limited heritage significance and there are no structures that might require to be retained apart from the retaining wall close to the southern boundary that reputedly used stonework from a warehouse building in The Rocks. The relocation of the stone has reduced the associations with its former location and the wall is of interest rather than being intrinsically significant. Its location and materials are not elements of high significance on the site.

R1	Recommendation	The stone wall be left in place or the stone reused in retaining elements or landscaping
R2	Recommendation	The site and buildings be archivally recorded in accordance with the Heritage NSW guidelines for archival recording and a copy of the record lodged with a suitable archive (e.g. Ku ring gai Local History Library)

### 7.2.3 Landscaping

The site is largely open with perimeter plantings of trees and shrubs. Prior to the development of the Bowling Club the site was gardens to the properties fronting Cecil Street and Bushlands Avenue and was heavily treed though there appear to be what may have been tennis courts to some of the properties. The site was extensively cleared for the greens and was likely terraced to form level areas.

Some trees to the western side of the car park may date from the previous layouts but this section of the site will be retained by Council and the trees will remain.

The site backs on to the well planted gardens to surrounding properties and the current site provides an open outlook. This will obviously be affected by any development of the site but gardens or landscaped areas can be retained around the perimeter to provide a landscaped buffer to the surrounding residential development.

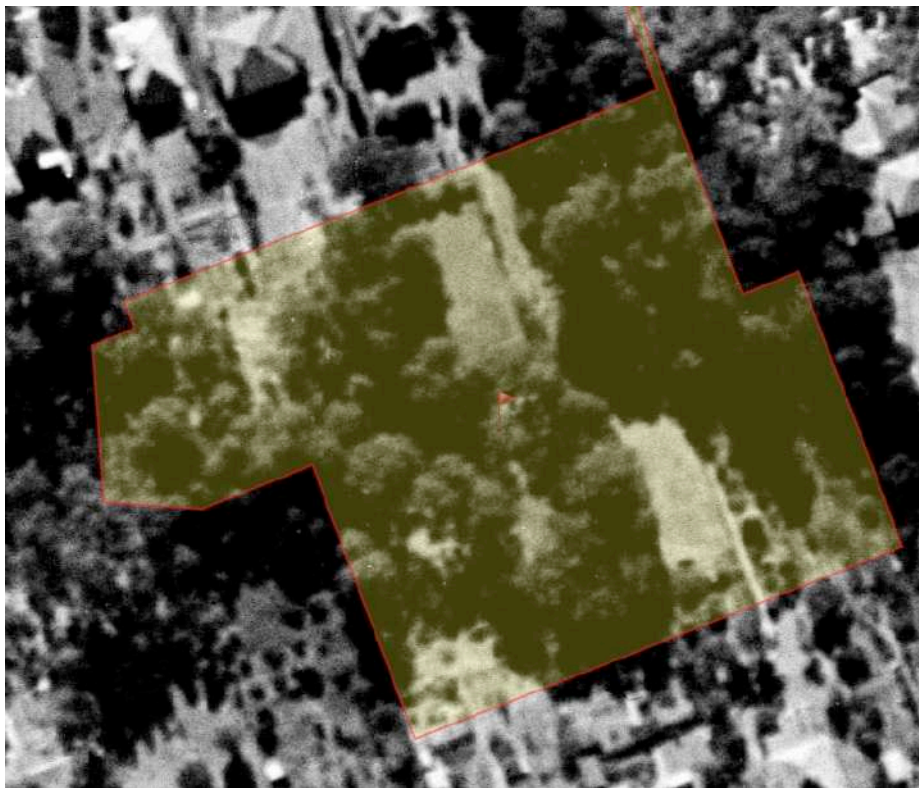


Figure 7.1 The site in 1943

Source: Six Maps

The layout of any landscaping and gardens will be dependent on the selected use of the site though residential development is likely to have gardens 'front and back' depending on the orientation of the lots.

R3	Recommendation	For any use a landscape buffer (gardens) be provided around the edge of the site to maintain a landscaped separation to the gardens of adjoining properties
R4	Recommendation	For a residential subdivision consideration be given to orientating lots around the edges of the site to allow for gardens at the rear fronting the rear gardens of adjoining properties

#### 7.2.4 Excavation

The site has no archaeological potential (apart from the stone wall to the south – see above) and excavation of the site for underground parking has no heritage implications apart from the retention of areas for deep soil planting particularly around the perimeter.

The site is terraced and rises to the east and any development is likely to be at the level of the greens and car parking could be provided below this.

For residential development this is likely to be less of any issue as above ground parking can be provided and houses are likely to have gardens to the front and rear (see above).

For seniors living development any excavation for below ground parking should seek to retain deep soil areas around the perimeter and perhaps to the centre of the site to allow for a 'continuous' tree canopy to the surrounding residential areas and the retained area of trees to the west of the site.

R5	Recommendation	Areas of deep soil planting be retained around the perimeter and to the centre of the site
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#### 7.2.5 Access

Pennant Avenue was formed at the time of the establishment of the Bowling Club and can readily serve the site for access though the road may require upgrading for higher traffic loads.

Access to any underground parking can be set into the site, perhaps at the line of the eastern embankment to the current car park.

No heritage issues arising

### 7.3 PROPOSED REZONING OPTIONS - RESIDENTIAL

#### 7.3.1 Generally

The proposed rezoning will result in the development of the site that has the potential to impact on the residential quality of the surrounding area and particularly to the Smith Grant Conservation Area to the south and the Yarabah Conservation Area to the east.

From a heritage perspective, the main issues relate to the impact on of the development on the local streetscape, contributory items nearby and the surrounding conservation area in terms of lot size, style, form, height, bulk and scale, setbacks, materials and detail.



### 7.3.2 Lot Size

Subdivision plans for the area are shown below to illustrate the pattern, scale and date of the early residential arrangement development and provide some background to potential lot patterns for the proposed site.

The area was subdivided in two parts with the Browns Estate to the north and the Smith Grant subdivision to the south.

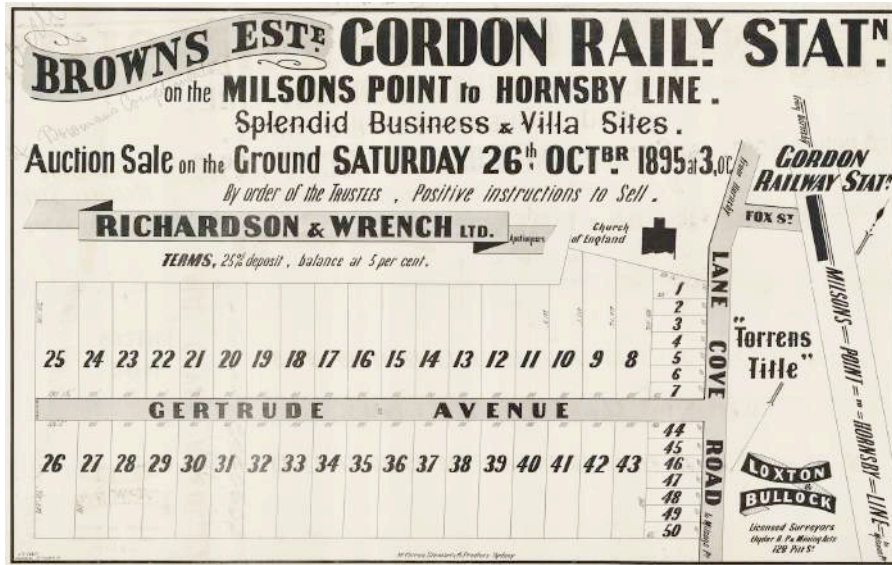


Figure 7.2 Subdivision plan of the Browns Estate dated 1895. Note the large lot sizes being 345 ft. (105 metres) by 100 ft. (30.5 metres). Gertrude Avenue is now Bushlands Avenue)



Figure 7.3 Subdivision plan of the Callaghan Estate dated 1908 to the north of the subject site



Figure 7.3 Subdivision plan of the Har-Norm Estate dated 1914 (Gertrude Avenue is now Bushlands Avenue)

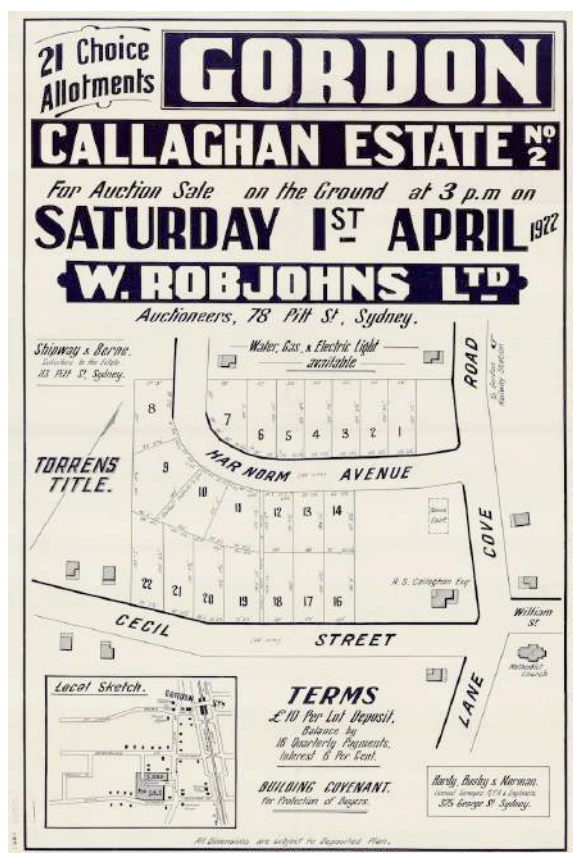


Figure 7.4 Re-subdivision plan of the Callaghan Estate, not dated



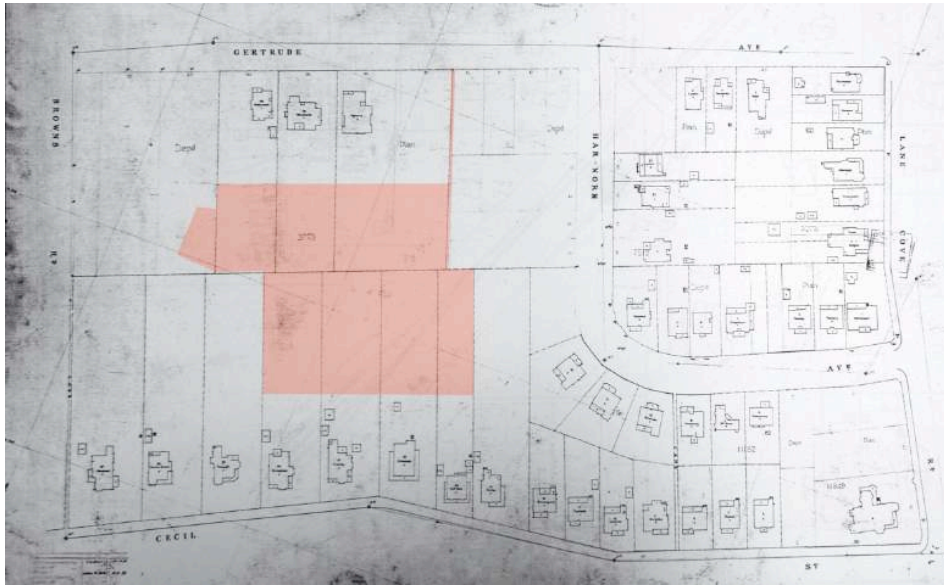


Figure 7.5 The Water Board's survey of the area undertaken in 1929 with the subject site highlighted. Note the lot sizes along Cecil Street

Source: Ku-ring-gai Library

The site has no lot size controls in the KLEP but the surrounding area is zoned S 840 square metres.



Figure 7.6 Ku-ring-gai Local Environmental Plan 2015 Lot Size Map LSZ\_014

Source: Ku-ring-gai Council

From a heritage perspective the restriction of lot sizes to match adjoining areas would provide a similar density of houses. There is some scope for reduced lot sizes depending on future layouts as the site is landlocked and not highly visible from surrounding streets. This would be dependent on the sites allowing good-sized gardens (as noted above) and a reasonable separation between houses.

R6	Recommendation	Lot sizes allow a density of development that is not out of kilter with the surrounding area
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### 7.3.3 Style

Any residential development is likely to be quite traditional in style with houses set in individual lots. The site is landlocked and not highly visible from the major roads surrounding. A more contemporary approach to the individual designs may be appropriate though the quantum of houses that may result from the rezoning may make this option rather alien to the surrounding area and particularly in relation to the conservation area to the south. A more traditional approach will provide an easy fit into the conservation area.

R7	Recommendation	Houses be to a traditional style with pitched roofs (gables and hipped) drawing on stylistic cues from contributory items in the conservation area
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### 7.3.4 Form

Residential development in a period style is likely to have a traditional form and articulation can be provided with single storey elements and verandahs.

Semi-detached houses would be larger but may allow greater landscaped area as no separation would be required.

R8	Recommendation	Houses be to a traditional form with pitched roofs (gables and hipped) drawing on cues from contributory items in the conservation area
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R9		Houses to have good articulation with the use of single storey elements and verandahs
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R10		Semi-detached dwellings be allowed
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### 7.3.5 Height

The surrounding area has a mix of one and two storey forms and this is an appropriate scale for any development on the site. It is not considered necessary to provide a mix of heights as residential development is likely to be set around the perimeter of the site with a central access road. One storey elements may provide some articulation in scale.

R11	Recommendation	Houses be limited to two storeys
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### 7.3.6 Bulk and Scale

Bulk and scale is unlikely to be an issue if a good separation is provided to the site boundaries and between but the footprint houses should reflect the common pattern in the area.

R12	Recommendation	The scale of houses reflect that found in the surrounding area
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### 7.3.7 Setbacks

The issue of setbacks is discussed above.

### 7.3.8 Materials and Detail

Development should draw on the common materials in the adjoining conservation area to provide for an easy fit. Selected use of more contemporary elements could be allowed to signal the newness of the development.

Common materials for walls are brick and render with slate or terracotta tiles for roofs with corrugated roofs to secondary elements.

R13	Recommendation	Development draw on materials common in the conservation area
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## 7.4 PROPOSED REZONING OPTIONS – SENIORS LIVING

### 7.4.1 Generally

Seniors Living will inevitably result in a different building style and form due to a greater requirement for built density on the site.

From a heritage perspective the issue are similar to those identified above.

### 7.4.2 Lot Size

The sites would presumably be in single ownership and no heritage considerations apply.

### 7.4.3 Style

Seniors Living development is likely to a similar style as the development is residential in form and detail. The site is landlocked and not highly visible from the major roads and a more contemporary approach is quite acceptable provided that the design is well articulated.

R14	Recommendation	Contemporary style be allowed
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### 7.4.4 Form

Seniors Living development is likely to have residential form and the use of pitched roofs would provide some linkage to the surrounding area.

Articulation can be provided in the layouts, by the use with lower storey elements and selection of materials.

R15	Recommendation	Consideration be given to development in a residential form
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R16		The development have good articulation with the use of lower elements particularly to the perimeter
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#### 7.4.5 Height

The surrounding area has a mix of one and two storey forms and this is an appropriate scale for any development on the site assuming that parking is provided in attached garages or the like. A mix of heights would assist in the breakdown of the development.

R17	Recommendation	Development be limited to one and two storeys with outer sections at two storey above the level of the current greens
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#### 7.4.6 Bulk and Scale

Bulk and scale may be an issue as the development is likely to be more connected though the site is landlocked and public views into the site are limited. Apparent separation can be provided by changes in height, narrow linkages, insets to the building layout and the use of single storey forms.

R18	Recommendation	The bulk and scale of the development be well modulated using changes in height, narrow linkages, insets and single storey forms to the building layout
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#### 7.4.7 Setbacks

Development should provide for reasonable garden areas around the perimeter of the site and a central courtyard (or courtyards) should allow for deep soil planting and trees to provide a tree canopy across the site.

R19	Recommendation	Perimeter setbacks reflect the setback to buildings in adjoining residential lots
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R20		Provision of a central courtyard(s) be considered to allow for deep soil planting
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#### 7.4.8 Materials and Detail

Development can draw on the common materials in the adjoining conservation area to provide for an easy fit but more contemporary treatment would also be acceptable as the development is not one of single dwellings. Selected use of more contemporary elements could be provided to signal the newness of the development.

Common materials for walls are brick and render with slate or terracotta tiles for roofs with corrugated roofs to secondary elements.

The use of pitched roofs may raise the building to unacceptable heights and the use of flat roofs to the higher sections should be allowed.

R21	Recommendation	Development draw on materials common in the conservation area
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R22		The more extensive use of contemporary materials be allowed
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## 7.5 KU-RING-GAI LOCAL ENVIRONMENTAL PLAN 2015 (KLEP) AND THE KU-RING-GAI LOCAL ENVIRONMENTAL PLAN 2012 (KLEPLC)

### 7.5.1 Impact on the Heritage items in the Vicinity

The property is in the vicinity of a number of heritage items but these are well separated from the subject site by intervening development and roads. The scale of the development (under either option) is unlikely to have any impact on the setting or significance of the items.

### 7.5.2 Impact on the Conservation Areas in the Vicinity

The site is adjacent to both sections of the Smith Grant Conservation Area (C19 & C19B) and the Yarabah Conservation Area (C18) and close to the St Johns Avenue Conservation Area (C16A).

The Saint Johns Avenue Conservation Area is well separated for the subject site and any development on the site at the scale anticipated will have no impact on its setting or significance.

The Bowling Club was built on part of the subdivision forming the Smith Grant Conservation Area and the northern boundary of the conservation area abuts the site. The site also abuts the western boundary of the Yarabah Conservation Area.

The houses in the surrounding streets are single and two storey from the Edwardian period onwards with some infill development. The houses are generally set in well-landscaped gardens both front and back.

The listing sheet for the Smith conservation area contains a statement of significance:

*The Smith Grant Conservation Area has historic significance as an intact portion of the Joseph Smith 40 acre land grant whose boundaries are evident through Essex Street and the Pacific Highway. The area evidences an overlay of Inter-war subdivision after an earlier land release, including the Open View Estate 1921, and the Fairmont Estate 1928. The area has aesthetic significance as a reasonably intact and consistent early Twentieth Century development with a high proportion of quality houses, including some examples of mid to late twentieth century development.*

The listing sheet for the Yarabah Conservation area contains a statement of significance.

*Yarabah Avenue is significant as part of a 1920s subdivision, which retains its character of predominately single storey Inter-war housing. It includes the remarkable heritage-listed 'Nebraska' designed by architect Alexander S Jolly at 17 Yarabah Avenue.*

Provided that the above recommendations are adopted we consider that rezoning of the site, and its future development for residential or aged care development, is capable of being carried out in a manner that will have a limited and acceptable impact on the conservation area.

## 7.6 KU-RING-GAI DEVELOPMENT CONTROL PLAN 2015 (KDCP)

Any development application should address the heritage provisions in Section B19F of the KDCP related to impact on the conservation areas in the vicinity.

	<i>Objective/Control</i>	<i>Comment</i>
19F	<i>Development in the vicinity of Heritage Item or Heritage Conservation Areas</i>	
19F.1	<i>Local Character and Streetscape</i>	
1	<i>All development in the vicinity of a Heritage Item or HCA is to include a Heritage Impact Statement (HIS). The HIS is to address the effect of the proposed development on a Heritage Item or HCA and demonstrate that the proposed works will not adversely impact upon significance, including any related heritage features within the identified curtilage and setting</i>	Any development applications should be accompanied by a Heritage Impact Statement prepared by a suitable qualified consultant
	<i>Built form</i>	
2	<i>Development on sites that either directly adjoin or are in the vicinity of a Heritage Item or an HCA is to have regard to</i>	To be addressed in any development proposal or can be included in controls prepared to guide development
(i)	<i>the form of the existing building or buildings including height, roofline, setbacks and building alignment;</i>	To be addressed in any development proposal or can be included in controls prepared to guide development
(ii)	<i>dominant architectural language such as horizontal lines and vertical segmentation;</i>	To be addressed in any development proposal or can be included in controls prepared to guide development
(iii)	<i>proportions including door and window openings, bays, floor-to- ceiling heights and coursing levels;</i>	To be addressed in any development proposal or can be included in controls prepared to guide development
(iv)	<i>materials and colours;</i>	To be addressed in any development proposal or can be included in controls prepared to guide development
(v)	<i>siting and orientation;</i>	To be addressed in any development proposal or can be included in controls prepared to guide development
(vi)	<i>setting and context;</i>	To be addressed in any development proposal or can be included in controls prepared to guide development
(vii)	<i>streetscape patterns.</i>	To be addressed in any development proposal or can be included in controls prepared to guide development

## 8.0 PROPOSED REZONING OPTIONS

### 8.1 REZONING OPTIONS

Two options have been developed for the rezoning of the site:

- Option A Low Density Option
- Option B Seniors Living Option

The options are shown in the document *4 Pennant Avenue, Gordon, Heritage Context*, dated March 2021 and prepared by Studio GL.

The proposal include:

#### 8.1.1 Option A – Low Density

- Central landscaped area
- Subdivision into 9 lots on a north south alignment
- Shared access drive around the central landscaped area with access from Pennant Avenue
- Retention of the pedestrian access to Bushlands Avenue
- Two storey dwellings with attached garages and drives to the front
- Front, side and rear gardens

#### 8.1.2 Option B – Seniors Living

- Central landscaped area
- Subdivision into 17 lots on a north south alignment
- Shared access drive around the central landscaped area with access from Pennant Avenue
- Retention of the pedestrian access to Bushlands Avenue
- Single and two storey dwellings with attached garages and drives to the front
- Front and rear gardens
- Common garden space to the southeast

The two storey houses (12 No.) are in a semi-detached form with the single storey dwelling (5 No.) interspersed to break up the street massing.

## 9.0 IMPACT OF THE PROPOSED OPTIONS

### 9.1 GENERALLY

As discussed above, the site is ideal for some form of residential development that will maintain the low scale of the surrounding area and allow for well-planted gardens,

#### 9.1.1 Central Landscaped Space

The site is flood prone and both Options adopt a central landscaped area to provide a flood mitigation area in a series stepped terraces to restrict water flows. The water travels from east to west and both options have a second garden space to the east to capture this.

The large landscaped area is centrally placed to provide a good degree of green space to the centre of the site visible in axial views along Pennant Avenue. The central space will also allow for larger trees that will continue the canopy provided by street and private planting and the well treed section of the site to the northwest that is to be reserved by Council. The canopy can be reinforced in both schemes by tree plantings to the rear gardens.

### 9.1.2 Subdivision Pattern

Both options have a north-south subdivision pattern that is reflective of the general and historic pattern of subdivision in the area (see Figure 2.4).

The layout allows for gardens to the rear of the houses that will provide back-to-back gardens to the houses on adjoining lots providing continuous garden space and the potential for a continuous, green canopy.

## 9.2 OPTION A

### 9.2.1 Subdivision Pattern

The site will be subdivided into nine lots with common landscaped areas to the centre and east. The lot sizes are smaller than much of the surrounding development but it would be unreasonable to look to the historic lot sizes as a template for the subject site as these are very large and the site cannot accommodate them. Larger lot sizes would probably make the scheme unworkable economically. The provision of a large, landscaped area to the centre of the site is preferred to a single, central drive that would allow larger lot sizes but limit opportunities for canopy plantings.

The site is 'landlocked' and cannot be seen from surrounding streets and lot sizes are reasonable and sensibly arranged and will not lead to an over-intensification of development in the area that would impact on its overall character.

The pattern allows for gardens around each property that is reflective of the common pattern in the area.

### 9.2.2 House Types

#### 9.2.2.1 Height and Form

The proposed dwellings are shown as two storey with well articulated footprints that will allow for a combination of single and two storey elements to break up the overall bulk and scale.

The proposals show pitched roof forms as per the general house form seen in the area.

#### 9.2.2.2 Garaging and Drives

The houses have integrated garages set to the street frontages that is not a common pattern for the area but allows for efficient planning and surrounding gardens. The streetscape is effectively modern and this form as is could be expected in a development of this type. However, the KDCP does not promote garages to the front of dwellings and consideration could be given to setting garages to the side of dwellings and back from the front building line.

The drives are to the front/side but this is a common pattern for the area.

#### 9.2.2.3 Materials and Finishes

The proposals are not a stage that would indicate materials but, as noted, above the development can draw on the common materials in the adjoining conservation area to provide for an easy fit but more contemporary treatment may also be acceptable. Selected use of more contemporary elements could be provided to signal the newness of the development.



### 9.3 OPTION B – SENIORS LIVING

#### 9.3.1 Subdivision Pattern

The site will be subdivided into seventeen lots with common landscaped areas to the centre and east. The landscaped area to the east extends to the southern boundary of the site providing a green connection to the gardens to the properties fronting Yarabah Avenue and Cecil Street.

The lot sizes are considerably smaller than much of the surrounding development but it would be unreasonable to look to the historic lot sizes as a template for the subject site as these are very large and the site cannot accommodate them. Larger lot sizes would probably make the scheme unworkable economically. The provision of a large landscaped area to the centre of the site is preferred to a single, central drive that would allow larger lot sizes but limit opportunities for canopy plantings.

In terms of lot sizes, Option A is preferred in heritage terms as there is little public benefit in the smaller arrangement though it does allow for smaller scale development (in terms of house footprints) and scale.

The site is 'landlocked' and cannot be seen from surrounding streets and lots size are sensibly arranged but may lead to an intensification of development in the area that would impact on its overall character.

The pattern allows for gardens to the front and rear of each property that is reflective of the common pattern in the area.

#### 9.3.2 House Types

##### 9.3.2.1 Height and Form

The proposed dwellings are shown as one and two storey with well articulated footprints that will allow for a combination of single and two storey elements to break up the over bulk and scale of the proposals. The two storey dwellings are semi-detached that may obscure the smaller lot arrangement particularly if the designs are handed or designed to read a single dwelling. There is some historical precedent for this as it was not uncommon for developers to adopt the same approach to disguise the small scale of dwellings.



Figure 9.1 Single storey, Edwardian period, semi-detached houses designed to read as a single form

The one storey houses are interspersed between the two storey forms to break up the massing along the streetscape and all of the two storey forms are separated by one storey forms, a good approach in heritage terms.

The proposal show pitched roof forms as per the general house form seen in the area.

#### 9.3.2.2 Garaging and Drives

The houses have integrated, single garages set to the street frontages that is not a common pattern for the area but allows for efficient planning and surrounding gardens. The streetscape is effectively modern and this form as is could be expected in a development of this type. However, the KDCP does not promote garages to the front of dwellings and consideration could be given to setting garages to the side of dwellings and back from the front building line.

The drives are to the front/side but this is a common pattern for the area.

#### 9.3.2.3 Materials and Finishes

The proposals are not a stage that would indicate materials but, as noted, above the development can draw on the common materials in the adjoining conservation area to provide for an easy fit but more contemporary treatment may also be acceptable. Selected use of more contemporary elements could be provided to signal the newness of the development.

## 10.0 SUMMARY AND RECOMMENDATIONS

### 10.1 SUMMARY

Overall, we consider that there are no heritage considerations that would preclude the rezoning of the site.

### 10.2 DEVELOPMENT OPTIONS

From a heritage perspective, Option A Low Density is preferred over Option B Seniors Living as it provides a closer fit into the surrounding area in terms of lot sizes, house forms and extent of landscaping. However, the higher intensity of the Seniors Living Option is not fatal to the scheme as the mix of housing is one and two storey and the higher density is mitigated by the use of one storey houses separating the two storey, semi-detached forms.

Both options meet, or are capable of meeting, the Heritage Considerations outlined in Section 7.0 above.

### 10.3 RECOMMENDATIONS

We would recommend the following:

#### 10.3.1 Heritage Parameters

The heritage parameters noted above be adopted in any site specific controls developed for the site.

#### 10.3.2 Archival Recording

The current buildings and landscape elements on the site should be photographically archivally recorded in accordance the Heritage NSW guidelines for digital capture.

#### 10.3.3 Interpretation

The history of the site should be interpreted through introduced devices such as plaques and displays detailing the interesting history of the site.



JOHN OULTRAM