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## PLANNING PROPOSAL TO REZONE AND HERITAGE LIST KILLARA BOWLING AND LAWN TENNIS CLUB

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### EXECUTIVE SUMMARY

**PURPOSE OF REPORT:**

To present the Planning Proposal for the heritage listing and rezoning of Killara Bowling and Lawn Tennis Club for consideration.

**BACKGROUND:**

In June 2021 Council considered a heritage assessment of the Killara Bowling and Lawn Tennis Club and resolved for staff to prepare a Planning Proposal.

The Planning Proposal was presented to the KLPP for advice in August 2021 and the matter was deferred. The matter was reconsidered in October 2021. In addition to the advice sought in August, the Panel was asked to provide advice as to whether Council should pursue rezoning the site to Private Recreation in addition to the heritage listing. The panel unanimously resolved to support the Planning Proposal to heritage list the site and for the Planning Proposal to be submitted to the DPIE for a Gateway Determination. The panel advised that they did not have sufficient information to provide advice in regard rezoning the site.

**COMMENTS:**

A heritage assessment has concluded that the site reaches the threshold for a local heritage listing against the NSW Heritage criteria.

Pursuing the rezoning of the site to Private Recreation in tandem with the heritage listing is considered to be the best means to meet the objectives of the Planning Proposal to recognise the heritage and recreational value of the site, and to ensure that the zoning objectives accurately reflect the past and present use of the site.

**RECOMMENDATION:**

That the Planning Proposal to rezone the Killara Bowling and Lawn Tennis Club and list the site as a local heritage item be adopted and submitted for Gateway Determination under section 3.34 of the EPA Act 1979.

## PURPOSE OF REPORT

To present the Planning Proposal for the heritage listing and rezoning of Killara Bowling and Lawn Tennis Club for consideration.

## BACKGROUND

The Killara Bowling and Lawn Tennis Clubs are associated with a number of parcels of land (Lot 3 DP 817195 and Lot 2 DP 817195 and Lot 11 DP 1083606 and Lot B DP 380305 and Lot 11 DP 1083606), which are located adjacent to each other within the Springdale Heritage Conservation Area ('HCA'). The site is currently zoned R2 Low Density Residential. A heritage assessment has concluded that the site reaches the threshold for a local heritage listing against the New South Wales ('NSW') Heritage criteria. The assessment is included as **Attachment A2**.

On 28 February 2021, Council received correspondence from a local community member, requesting that an '*...Urgent Interim Heritage Order to apply to both the Killara Bowling Club Limited and Killara Lawn Tennis Club Limited properties - with frontages to Arnold Street, Locksley Street and Werona Avenue, Killara.*'

Council officers advised the community member that Council does not have the delegation to make an Interim Heritage Order ('IHO') as the site is located within the Springdale HCA. It was suggested that he approach NSW Heritage with the IHO request and seek their feedback and action on the matter.

On 2 March 2021, NSW Heritage (OEH) requested information from Council in relation to the heritage significance of the Killara Bowling and Killara Tennis Clubs in response to the community member's request. Following a telephone conversation with NSW Heritage, Council provided general information about the planning and heritage affectations relating to the site to NSW Heritage, including the current zoning, permissible uses and heritage inventory information for a number of items within the vicinity.

On 15 March 2021, Council received correspondence from NSW Heritage to the community member which outlined that they were not proceeding with making an IHO in this instance, as they did not deem the site to reach the threshold for state significance nor did they consider it to be under any imminent threat (**Attachment A3**). NSW Heritage further noted that they would '*encourage Council to consider reviewing Killara Bowling Club and Killara Lawn Tennis Club as part of its review of items within the Springdale Road Heritage Conservation Area and engage with [the community member] and the community in assessing the sites local heritage.*'

Following the feedback from NSW Heritage, Council officers began preliminary investigations into the heritage significance of the site. Despite their location within the Springdale HCA, the significance of this HCA has been previously associated with significant architectural styles and residential allotments. Therefore, the Springdale HCA could not necessarily offer any protection of the Bowling and Lawn Tennis Club that may be required from a heritage perspective.

At the 20 April 2021 Ku-ring-gai Council Public Forum, Mr E.C Miller addressed Council regarding the potential listing of the Killara Bowling and Lawn Tennis Club. Former president of the Killara Lawn Tennis Club, Mr. R Heinrich, spoke on behalf of Mr. T Veale the current president, in support of the listing of the Club.

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At the 11 May 2021 Public Forum, community member Mr. E.C Miller and the former President of Killara Lawn Tennis Club, Mr. R Heinrich, addressed the Council again in support of the heritage listing of the Killara Bowling and Lawn Tennis Club. Mr. R Heinrich indicated that there was support from the Killara Lawn Tennis Club board members as well as a petition signed by over 180 people in support of the heritage listing.

At the 18 May 2021 Ordinary Meeting of Council resolved:

*'That:*

- A. That as a matter of urgency staff carry out a preliminary review of the heritage significance of the Killara Bowling Club and Killara Lawn Tennis Club.*
- B. That a report be brought back to Council's June meeting outlining the results of the preliminary review of heritage significance with a view to initiating a Planning Proposal to list the properties as heritage items in Council's Local Environmental Plan if appropriate.'*

Council officers prepared a preliminary heritage assessment of the Killara Bowling and Lawn Tennis Clubs and discussed this with the Ku-ring-gai Heritage Reference Committee ('HRC') on Thursday, 19 May 2021. The HRC agreed with the findings of the heritage assessment and suggested that, with minor refinement, this would be sufficient to support the Planning Proposal to Gateway Determination for the heritage listing of the site. HRC outlined that this would expedite the process and save resources that would otherwise be expended on an external heritage consultant. The HRC minutes from the May meeting are included as **Attachment A4**.

At the 15 June 2021 Ordinary Meeting of Council it was resolved that:

- A. Council prepares a planning proposal to amend KLEP 2015 to include the Killara Bowling and Lawn Tennis Club sites (Lot 3 DP 817195 and Lot 2 DP 817195 and Lot 11 DP 1083606 and Lot B DP 380305 and Lot 11 DP 1083606) as a proposed heritage item in Schedule 5 and on the Heritage Map.*
- B. If in the meantime there is any threat of imminent harm to either of the Killara Bowling and Lawn Tennis Club sites (Lot 3 DP 817195 and Lot 2 DP 817195 and Lot 11 DP 1083606 and Lot B DP 380305 and Lot 11 DP 1083606), Council request that NSW Heritage make an IHO on both properties to enable the sites to have protection from that harm until a Planning Proposal can be progressed to Gateway Determination.'*

The Planning Proposal to heritage list the site as a local heritage item on Schedule 5 and on the Heritage Map of the KLEP 2015 is included as **Attachment A1**.

The Council Report and Resolution from the 15 June 2021 OMC is included as **Attachment A5**.

At the June Public Forum, Mr E.C. Miller addressed the Council for the third time in support of the heritage assessment and the heritage listing of the Killara Bowling and Lawn Tennis Club. Mr E.C. Miller referred to a letter of heritage advice prepared by GML Heritage Pty Ltd at his request. The advice states that *'appropriate recognition and protection of the heritage values of the Killara Lawn Tennis Club and Killara Bowling Club site, are of vital important in maintaining the valued community and heritage character of the suburb, and the HCA in particular. In this context, the*

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*proposed heritage listing of the site as an individual heritage item in KLEP 2015 is strongly supported*. The heritage advice prepared by GML Heritage Pty Ltd is included as **Attachment A6**.

Former President of the Killara Lawn Tennis Club, Mr R. Heinrich addressed Council for the third time in support of the heritage listing. Mr R. Heinrich referred to letters of support received from the Honourable Jonathan O'Dea MP and the Honourable Paul Fletcher MP. The letters of support are included as **Attachment A7**.

Mr B. Shirvington, Chairman of the Board of Directors of Killara Bowling Club and Ms M. Middleton also addressed the Council in support of the heritage listing of the Killara Bowling and Lawn Tennis Club.

The Planning Proposal was presented to the KLPP on 16 August 2021 and the matter was deferred. The Panel advised:

- A. The matter be deferred to enable Council to provide a clearer statement of the objectives of the Planning Proposal with more specific detail of the heritage significance of the site. That further information be provided on whether the Planning Proposal is the best means of achieving these objectives.*

The KLPP Advice is included as **Attachment A8**.

The Panel deferred the matter to enable Council to provide further information on whether heritage listing the site was the best means to meet the objectives of the Planning Proposal. Alternatives discussed in the meeting included rezoning the site to RE2 Private Recreation or preparing a site specific DCP for the site. The Panel raised concerns regarding the future development of the site.

The Planning Proposal was reconsidered by the KLPP on 18 October 2021. Further information was provided regarding whether the heritage listing of the site was the best means to meet the objectives of the Planning Proposal and the Panel was asked to provide advice to Council as to whether the Planning Proposal should be amended to pursue rezoning the site to RE2 Private Recreation in tandem with the heritage listing.

Several alternative options were assessed as part of the report, including rezoning the site from R2 Low Density Residential to RE2 Private Recreation. Rezoning the site to RE2 Private Recreation would not protect the heritage values of the site in isolation. However, rezoning the site in tandem with the proposed heritage listing would both provide recognition of the specific heritage values of the site as well as protect the recreational values of the Clubs.

Another option assessed as part of the report was to consider adjusting the statement of significance for the Springdale Conservation Area to better embrace the significance of the Killara Bowling and Lawn Tennis Clubs. The Springdale Conservation Area has been previously associated with significant architectural styles and residential allotments. It is intended that the statement of significance for the Springdale conservation area will be adjusted, however, adjusting the statement of significance alone would not recognise the full heritage significance of the site and it is important to consider the significance of the Clubs within their own right. Furthermore, the significance of the site goes beyond that of the conservation area and the protection granted by the conservation area would not necessarily celebrate and protect the specific heritage values of the site.



At the October 2021 KLPP meeting, the Panel advised:

- A. The Ku-ring-gai Local Planning Panel is of the opinion that the proposal has sufficient strategic and site specific merit and therefore advises Council that the Planning Proposal to amend Schedule 5 of the KLEP 2015 to include as a local heritage item Killara Bowling Club and Killara Lawn Tennis Club (Lot 3 DP 817195 and Lot 2 DP 817195 and Lot 11 DP 1083606 and Lot B DP 380305 and Lot 11 DP 1083606) be submitted to the Department of Planning, Industry and Environment for a Gateway Determination.*
- B. The Ku-ring-gai Local Planning Panel does not have sufficient information to provide advice in regard to any prospective re-zoning of the site.*

The KLPP Report and Advice is included as **Attachment A9**.

The revised Springdale Conservation Area Statement is included at **Attachment A10**.

## COMMENTS

### Assessment against the NSW Heritage Criteria

The significance of the Killara Bowling and Tennis Clubs has been considered against the NSW Heritage criteria as outlined below.

***a) an item is important in the course, or pattern, of NSW's cultural or natural history:***

The Killara Bowling and Tennis Clubs have continued to demonstrate strong links to the Australian sporting culture for over a century, since the declaration of JG Edwards in the late nineteenth century of the sites' suitability for the purpose of park and/or recreation. Both established by JG Edwards, the site has continued to function for the purposes of a Tennis Club since 1910 and Bowling Club since 1916 and have had an ongoing affiliation with each other, which formally ended in 1919, but has informally continued as a product of their proximity to one another and symbiotic uses.

***b) an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history:***

The site has a strong historical links to their founder, JG Edwards, who resided in the area since the 1850s. Edwards demonstrated the qualities of an early Australian entrepreneur, having acquired, established and subdivided 160 acres known as the Springdale Estate in the late nineteenth century. Often referred to as the 'King of Killara', Edwards was known as an instigator in the establishment of the North Shore railway line, including the construction of a station at Killara. The clubs have provided recreational facilities for the immediate Killara and wider North Shore community for over a century.

The Tennis Club has been associated with notable Australians, including International Tennis players Neale Fraser, Lew Hoad, Fred Stolle and Ken Rosewell.

The Bowling Club has historic links to notable local people such as former President George Gissing who maintained a membership of the club for over 30 years until his death in 1955. The Arnold Street brick fence was later donated in memory of Gissing, by his family.

***c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW:***

The site is visually prominent within the Springdale Conservation Area, maintaining landmark qualities through their recreational and open space characteristics, which provide visual distinction within the highly historic and suburban precinct. The regularity and rectilinear nature of the tennis courts and bowling greens, centrally flanked by the clubhouses, which continue to face their respective sporting precincts, conveys an aesthetically pleasing sense of order to the site.

The existing tennis clubhouse has the potential to display an aesthetically pleasing and distinctive use of brickwork through its apparent high-quality construction and finer detailing.

The garden elements, fencing and historic stone walls are notable.

***d) an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons:***

The clubs have provided recreational facilities for the North Shore community for over a century and have been associated with prominent Australian Tennis players such as Neale Fraser, Lew Hoad, Fred Stolle and Ken Rosewell. The location of the clubs, side-by-side, within the suburban precinct has ensured that strong links with the surrounding community have been maintained since their establishment and the residential subdivision in the early twentieth century.

***e) an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history:***

Without further research, it is not known whether the site would meet the threshold for this criterion.

***f) an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history:***

Whilst part of the site is associated with lawn bowls, which has continued to lose popularity as a sport within Australian society, without further research or extensive comparative analysis, it is not known whether the site would meet the threshold for this criterion.

The site represents an early and possibly rare example of a sporting precinct within an affluent residential setting, whose curtilages have not been affected by the pressure of development.

***g) an item is important in demonstrating the principal characteristics of a class of NSW's - cultural or natural places; or - cultural or natural environments.***

Together, the clubs have the ability to represent the early entrepreneurialism of JG Edwards, who had the ability to envisage and manifest the ongoing use of the site for recreational purposes within a wider residential precinct.

The history of the site and built fabric that has evolved is somewhat representative of economic fluctuations, changing popularities of sports as well as changes in social values, such as the shifting opinions in relation to women.

## Statement of Significance

Individually and combined, the Killara Bowling and Lawn Tennis Clubs demonstrate significance at a local level through their ongoing association with the activities of lawn bowls and tennis within the local area and wider North Shore for over a century.

The site has strong historical links to their founder, JG Edwards, who resided in the area since the 1850s. Referred to as the 'King of Killara', Edwards demonstrated the qualities of an early Australian entrepreneur, having acquired, established and subdivided 160 acres known as the Springdale Estate in the late nineteenth century.

The site has continued to function for the purposes of a Tennis Club since 1910 and Bowling Club since 1916 and have had an ongoing affiliation with each other, which formally ended in 1919, but has informally continued as a product of their proximity to one another and symbiotic uses.

The Tennis Club has been associated with notable Australians, including International Tennis players Neale Fraser, Lew Hoad, Fred Stolle and Ken Rosewell whilst the Bowling Club has strong links to prominent local community members such as former President George Gissing.

The Clubs are visually prominent within the Springdale Conservation Area, maintaining landmark qualities through their recreational and open space characteristics, which provide visual distinction within the highly historic and suburban precinct. The regularity and rectilinear nature of the tennis courts and bowling greens, centrally flanked by the clubhouses, which continue to face their respective sporting precincts, conveys an aesthetically pleasing sense of order to the site. The garden elements, fencing and historic stone walls are notable.

Upon brief inspection, the existing tennis Clubhouse has the potential to display an aesthetically distinctive use of brickwork with finer detailing that is of interest.

The historical evolution of the Clubs, including the built fabric that physically represents this, has continued to evolve because of economic fluctuations and changes in social values, such as the shifting opinions in relation to women. Together, the clubs have the ability to represent early the entrepreneurialism of JG Edwards, who had the ability to envisage and manifest the ongoing use of the site for recreational purposes within a wider residential precinct.

The configuration of the courts and greens remains intact as well as their relationship to the central clubhouse buildings, which have undergone changes over time. Neither of the original clubhouses remains despite possible evidence of the earlier Bowling Clubhouse within the extant fabric.

A draft Heritage Inventory ('SHI') form for the Killara Bowling and Lawn Tennis Club has been prepared to support the Planning Proposal and is included as **Attachment A11**.

## Rezoning of the site to RE2 Private Recreation

While the KLPP formed the view that it did not have sufficient information to provide advice on any prospective re-zoning of the site, the rezoning of the Killara Bowling and Lawn Tennis Clubs sites to RE2 Private Recreation is considered to have merit. The rezoning, undertaken in tandem with the heritage listing, is considered to be the best means to meet the objectives to recognise the

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heritage and recreational value of the site, and to ensure that the zoning objectives accurately reflect the past and present recreational use of the site.

The objectives of the RE2 Private Recreation zone more accurately reflect the past and present use of the site than the objectives of the current zoning of R2 Low Density Residential. The RE2 Private Recreation zone objectives in the KLEP 2015 are as follows:

- *To enable land to be used for private open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*

The Killara Bowling and Tennis Clubs have provided recreational facilities for the immediate Killara and wider North Shore community and continued to demonstrate strong links to the Australian sporting culture for over a century, since the declaration of JG Edwards in the late nineteenth century of the sites' suitability for the purpose of park and/or recreation. The clubs represent the early entrepreneurialism of JG Edwards, who had the ability to envisage and manifest the ongoing use of the site for recreational purposes within a wider residential precinct.

In addition, the land uses permissible under the RE2 Private Recreation reflect the current use of the site while providing flexibility for a range of potential future uses that could be compatible with the existing context of the site. These uses include, but are not limited to: Community facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Information and education facilities; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs.

Rezoning the site to RE2 Private Recreation will ensure the preservation of the recreational and open space characteristics of the site.

## INTEGRATED PLANNING AND REPORTING

### Theme 3: Places, Spaces and Infrastructure

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

## GOVERNANCE MATTERS

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

The process for the preparation and implementation of planning proposals is governed by the provisions of the *Environmental Planning and Assessment Act, 1979* ('EP&A Act'). Council will seek

the plan-making delegation under Section 3.36(2) of the EP&A Act to finalise the Planning Proposal.

*Local Planning Panels Direction – Planning Proposals* issued by the Minister for Planning under section 9.1 of the *EP&A Act* requires Council to refer all planning proposals prepared after 1 June 2018 to the Local Planning Panel for advice, before it is forwarded to the Department of Planning, Industry and Environment for a Gateway Determination. The KLPP has reviewed the Planning Proposal and provided advice that they support the Planning Proposal to heritage list the site to be submitted to the DPIE for a Gateway Determination. The panel advised that they did not have sufficient information to provide advice in regard rezoning the site.

## **RISK MANAGEMENT**

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

## **FINANCIAL CONSIDERATIONS**

There is a community expectation that places of heritage significance within the Ku-ring-gai Council LGA will be identified and protected. There is a strategic risk of damaging the reputation of Council if these culturally significant places are not identified and considered for protection. The cost of preparing this report is covered by the Urban Planning & Heritage Budget – Strategy and Environment Department.

## **SOCIAL CONSIDERATIONS**

The identification and protection of Ku-ring-gai's heritage places contributes to the ongoing conservation of Ku-ring-gai's community-valued historic landscape and garden suburbs. The Planning Proposal will result in positive social effects by facilitating the conservation of an item of cultural heritage and maintaining a recreational facility that has significance to the local community.

## **ENVIRONMENTAL CONSIDERATIONS**

The retention and conservation of heritage places has an important role in protecting the environment. The environmental sustainability benefits afforded by the retention of heritage places includes the substantial reduction in building demolition and new construction waste, and the conservation of embodied energy in the existing buildings. There is no adverse environmental impacts envisaged as a result of the current and intended future use of the site for recreational purposes.

## **COMMUNITY CONSULTATION**

The Killara Lawn Tennis Club and the Killara Bowling Club have been notified on multiple occasions, both when the matter was to be considered by Council and of the Council resolution. Members of the community as well as representatives of the clubs have addressed the Council in support of the heritage listing of the Killara Bowling and Lawn Tennis Club.

Should the Planning Proposal receive a favourable Gateway Determination, it will be exhibited in accordance with the DPIE's Gateway Determination requirements and with explanatory heritage information. This will involve appropriate notification and receipt of submissions on the draft

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Planning Proposal from the relevant State agencies and the general community, and a further report back to Council regarding this matter. Neighbouring properties and both Clubs will be individually notified of the public exhibition and have the opportunity to provide feedback.

## INTERNAL CONSULTATION

Consultation with relevant Departments of Council has taken place in preparing this report.

Council's Heritage Reference Committee in May 2021 reviewed the proposed heritage item and moved a unanimous decision to support the listing based on the findings of the preliminary heritage assessment.

## SUMMARY

A heritage assessment has concluded that the site meets the threshold for listing as a local heritage item on Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015. A revised statement for the Springdale Conservation Area has been presented, which references the site as a significant landmark within the HCA. The Planning Proposal to heritage list the Killara Bowling and Lawn Tennis Club has been supported by the Heritage Reference Committee and the Ku-ring-gai Local Planning Panel.

Pursuing the rezoning of the Killara Bowling and Lawn Tennis Club to RE2 Private Recreation in tandem with the heritage listing is considered to be the best means to meet the objectives to recognise the heritage and recreational value of the site, and to ensure that the zoning objectives accurately reflect the past and present use of the site. A Planning Proposal to rezone Killara Bowling and Lawn Tennis Club and the associated allotments from R2 Low Density Residential to RE2 Private Recreation and to list the site as a heritage item and should be progressed to Gateway Determination.

## RECOMMENDATION:

That:

- A. Council adopt the planning proposal included as Attachment A1 to list Killara Bowling and Lawn Tennis Clubs and the associated allotments (Lot 3 DP 817195 and Lot 2 DP 817195 and Lot 11 DP 1083606 and Lot B DP 380305 and Lot 11 DP 1083606) as a local heritage item on Schedule 5 and on the Heritage Map of the KLEP 2015.
- B. The planning proposal be amended to include the rezoning of the Killara Bowling and Lawn Tennis Clubs ('the Site') from R2 Low Density Residential to RE2 Private Recreation.
- C. The amended Planning Proposal be submitted to the Department of Planning and Environment for a Gateway Determination in accordance with the provisions of the EP&A Act and Regulations.
- D. Council request the plan making delegation under Section 3.36(2) of the EP&A Act for this Planning Proposal.
- E. Upon receipt of a favourable Gateway Determination, the exhibition and consultation process is to be carried out in accordance with the Gateway Determination and requirements of the Environmental Planning and Assessment Act, 1979.











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<b>Attachments:</b>	A1		Planning Proposal to heritage list Killara Bowling and Lawn Tennis Club	2021/324008
	<a href="#">↓</a>			
	A2		Appendix A - Heritage Assessment of Killara Bowling and Lawn Tennis Club - September 2021	2021/271781
	<a href="#">↓</a>			
	A3		Appendix B - Letter - Response to request for an Interim Heritage Order - NSW Heritage - March 2021	2021/075266
	<a href="#">↓</a>			
	A4		Appendix C - Heritage Reference Committee Minutes - 20 May 2021	2021/153612
	<a href="#">↓</a>			
	A5		Appendix D - Council report and resolution - OMC 15 June 2021	2021/221186
	<a href="#">↓</a>			
	A6		Heritage Advice from GML Heritage Pty Ltd sought by E.C. Miller - June 2021	2021/268997
	<a href="#">↓</a>			
	A7		Letters of support received from Jonathan O'Dea MP and Paul Fletcher MP to Killara Bowling Club	2021/261813
	<a href="#">↓</a>			
	A8		Ku-ring-gai Local Planning Panel Meeting - KLPP Advice - August 2021	2021/323692
	<a href="#">↓</a>			
	A9		Ku-ring-gai Local Planning Panel Meeting - KLPP report and advice - 18 October 2021	2021/323627
	<a href="#">↓</a>			
	A10		Revised Springdale Conservation Area Statement	2021/271782
	<a href="#">↓</a>			
	A11		SHI Form - Killara Bowling and Lawn Tennis Club	2021/271778
	<a href="#">↓</a>			



## **Ku-ring-gai Council**

### **DRAFT PLANNING PROPOSAL**

**To list Killara Bowling and Lawn Tennis Club and the associated allotments as a heritage item in Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015.**

**OCTOBER 2021**



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## **INTRODUCTION**

This Planning Proposal contains the justification for the proposed amendments to Schedule 5 of the *Ku-ring-gai Local Environmental Plan* ('KLEP 2015') to list Killara Bowling and Lawn Tennis Club (Lot 3 DP 817195, Lot 2 DP 817195, Lot 11 DP 1083606, Lot B DP 380305 and Lot 11 DP 1083606) as a local heritage item.

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

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

This Planning Proposal includes:

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

## **Background**

The Killara Bowling and Lawn Tennis Club was the subject of a preliminary heritage assessment in May 2021. The assessment concluded that both individually and combined, the Killara Bowling and Lawn Tennis Clubs meet the threshold for heritage listing at a local level through for their historic, associational, aesthetic and social values. In addition, the sites are representative and potentially rare examples of highly intact recreational precincts, which have continued their historic use and function within a community for over a century. A revised assessment has now been prepared and is included as **Appendix A**.

In February, Council received correspondence from a local community member requesting an *“...[U]rgent Interim Heritage Order to apply to both the Killara Bowling Club Limited and Killara Lawn Tennis Club Limited properties - with frontages to Arnold Street, Locksley Street and Werona Avenue, Killara.”*

Council officers advised the community member that council does not have the delegation to make an Interim Heritage Order (‘IHO’) as the sites are located within the Springdale Conservation Area (‘HCA’). Council officers suggested that the community member seek feedback from NSW Heritage on the matter.

On 2 March, NSW Heritage (OEH) requested information from Council in relation to the heritage significance of the Killara Bowling and Lawn Tennis Club sites. Council provided general information about the planning and heritage affectations relating to the sites, including the current zoning, permissible uses and heritage inventory information for a number of heritage items in the vicinity.

On 15 March, Council received correspondence from NSW Heritage, which outlined that they were not proceeding to make an IHO in this instance, as they did not deem the sites to reach the threshold for **state** significance, nor did they consider the sites to be **under any imminent threat** (emphasis added). However, NSW Heritage noted that they would *“encourage Council to consider reviewing Killara Bowling Club and Killara Lawn Tennis Club as part of its review of items within the Springdale Road Heritage Conservation Area and engage with... [the community member] and the community in assessing the sites local heritage.”* The correspondence from NSW Heritage is included as **Appendix B**.

On 18 May 2021, the matter was raised at the Ordinary Meeting of Council (‘OMC’) through a Notice of Motion. At this meeting, Council resolved:

*'That:*

- A. That as a matter of urgency staff carry out a preliminary review of the heritage significance of the Killara Bowling Club and Killara Lawn Tennis Club.*
- B. That a report be brought back to Council's June meeting outlining the results of the preliminary review of heritage significance with a view to initiating a Planning Proposal to list the properties as heritage items in Council's Local Environmental Plan if appropriate.'*

A preliminary heritage assessment was prepared and presented to the Ku-ring-gai Heritage Reference Committee ('HRC') on May 20 2021. The HRC supported the findings of the heritage assessment and suggested that, with minor refinement, the assessment would be sufficient to support the Planning Proposal. The HRC minutes from the May meeting are included as **Appendix C**.

On 15 June 2021, the matter was raised at the Ordinary Meeting of Council ('OMC'). At this meeting, Council resolved:

*'That:*

- A. Council prepares a planning proposal to amend KLEP 2015 to include the Killara Bowling and Lawn Tennis Club sites (Lot 3 DP 817195 and Lot 2 DP 817195 and Lot 11 DP 1083606 and Lot B DP 380305 and Lot 11 DP 1083606) as a proposed heritage item in Schedule 5 and on the Heritage Map.*
- B. If in the meantime there is any threat of imminent harm to either of the Killara Bowling and Lawn Tennis Club sites (Lot 3 DP 817195 and Lot 2 DP 817195 and Lot 11 DP 1083606 and Lot B DP 380305 and Lot 11 DP 1083606), Council request that NSW Heritage make an IHO on both properties to enable the sites to have protection from that harm until a Planning Proposal can be progressed to Gateway Determination.'*

The Council report and resolution from the June OMC is included as **Appendix D**.

The Planning Proposal was presented to the KLPP on 16 August 2021 and the matter was deferred. The Panel advised:

- A. The matter be deferred to enable Council to provide a clearer statement of the objectives of the Planning Proposal with more specific detail of the heritage significance of the site. That further information be provided on whether the Planning Proposal is the best means of achieving these objectives.*

The KLPP Advice from 16 August 2021 is included as **Appendix E**.

The Planning Proposal was reconsidered by the KLPP on 18 October 2021. Further information was provided regarding whether the heritage listing of the site was the best means to meet the objectives of the Planning Proposal.

The Panel was asked to provide advice to Council as to whether the Planning Proposal should be amended to pursue rezoning the site from R2 Low Density Residential to RE2 Private Recreation in tandem with the heritage listing.

At the October KLPP meeting, the Panel advised:

- A. The Ku-ring-gai Local Planning Panel is of the opinion that the proposal has sufficient strategic and site specific merit and therefore advises Council that the Planning Proposal to amend Schedule 5 of the KLEP 2015 to include as a local heritage item Killara Bowling Club and Killara Lawn Tennis Club (Lot 3 DP 817195 and Lot 2 DP 817195 and Lot 11 DP 1083606 and Lot B DP 380305 and Lot 11 DP 1083606) be submitted to the Department of Planning, Industry and Environment for a Gateway Determination.*
- B. The Ku-ring-gai Local Planning Panel does not have sufficient information to provide advice in regard to any prospective re-zoning of the site.*

The KLPP Report and Advice from 18 October is included as **Appendix F**.

A draft Heritage Inventory ('SHI') form for the Killara Bowling and Lawn Tennis Club has been prepared to support the Planning Proposal and is included as **Appendix G**.

The revised Springdale Conservation Area Statement is included at **Appendix H**.

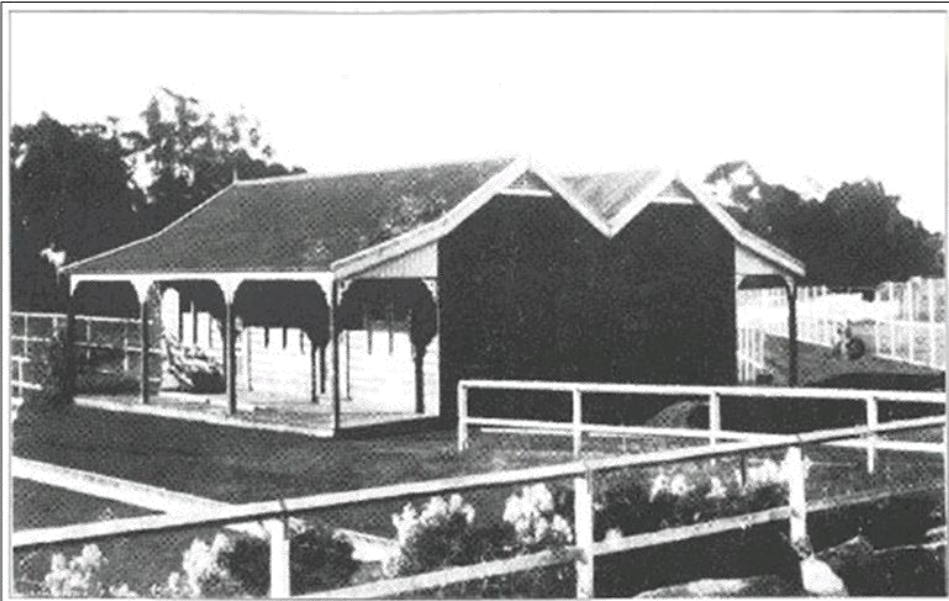
### Site and context

The subject site comprises of four allotments addressing three street frontages, Locksley Street, Arnold Street and Werona Avenue and comprising the Killara Lawn Tennis Club and the Killara Bowling Club. Collectively, the sites contains a small concentration of buildings located along the common boundary with the tennis building facing east to the tennis courts and the bowling club complex orientated to the bowling greens to the west. The history of both sites provides more information in relation to the evolution of the built fabric and landscape elements on the site.



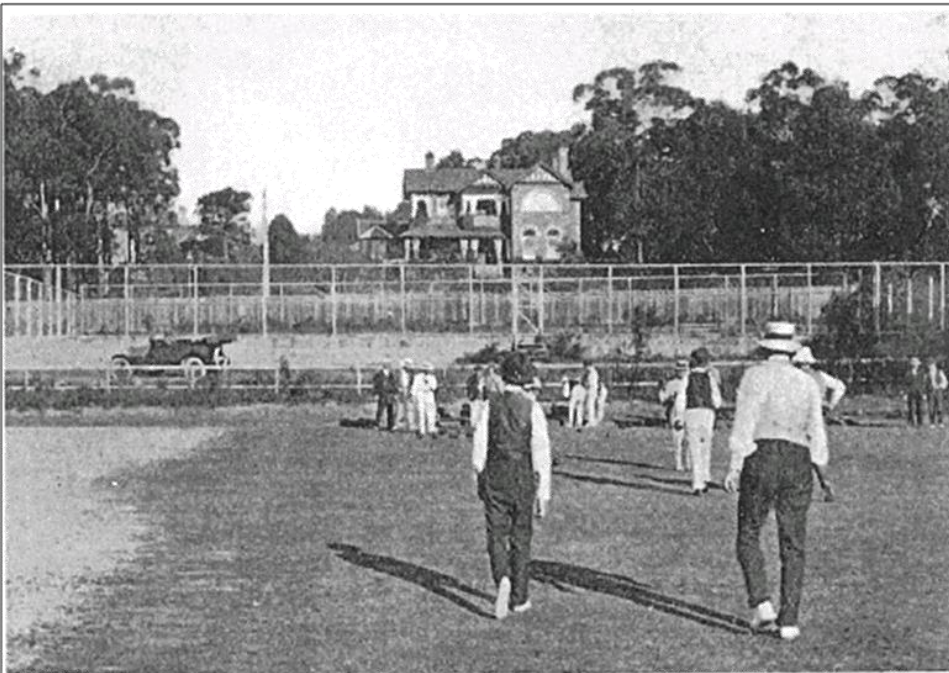
Figure 1. Killara Bowling and Lawn Tennis Club (Source: Heritage Assessment – see **Appendix A**)





*The original Clubhouse, built about 1910, served tennis players on its eastern side and bowlers on the west.*

*Figure 2. Killara Bowling and Lawn Tennis Club (Source: Heritage Assessment – see Appendix A)*



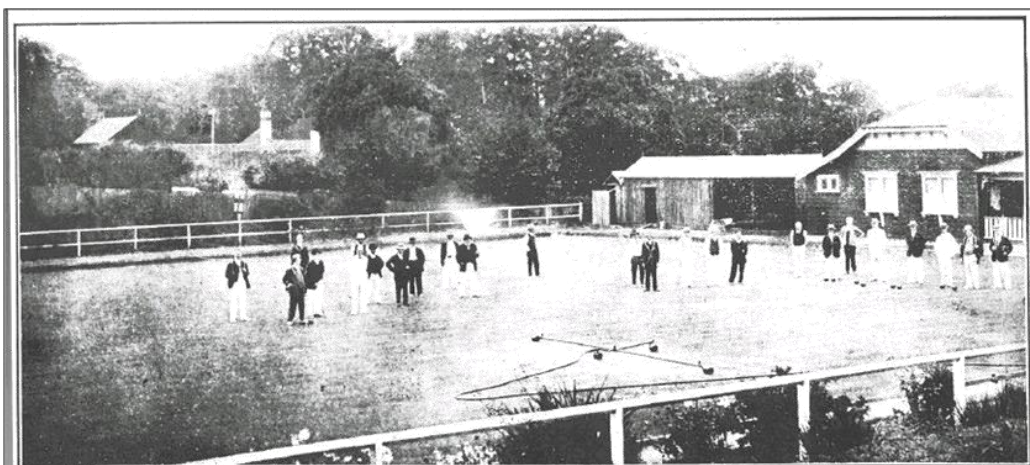
*View in 1918 of the Bowling Green and beyond the Tennis Club court - Photo: Club Collection*

*Figure 3. Killara Bowling and Lawn Tennis Club (Source: Heritage Assessment – see Appendix A)*



*A gala day at Killara Bowling Club about 1919. The "opening of the green" was a special occasion celebrated annually.*

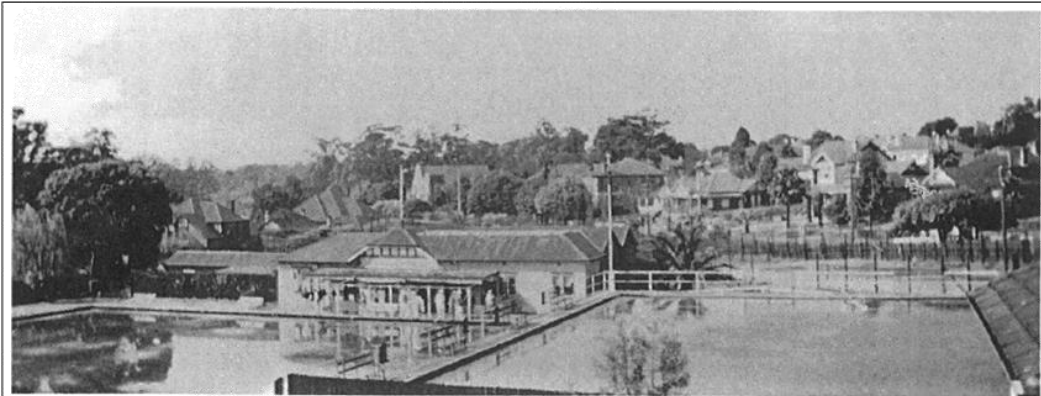
**Figure 4. Killara Bowling and Lawn Tennis Club (Source: Heritage Assessment – see Appendix A)**



*This photograph of the Killara green and Clubhouse appeared in a souvenir publication and programme for the 1926 Australian Bowling Carnival held in Sydney.*

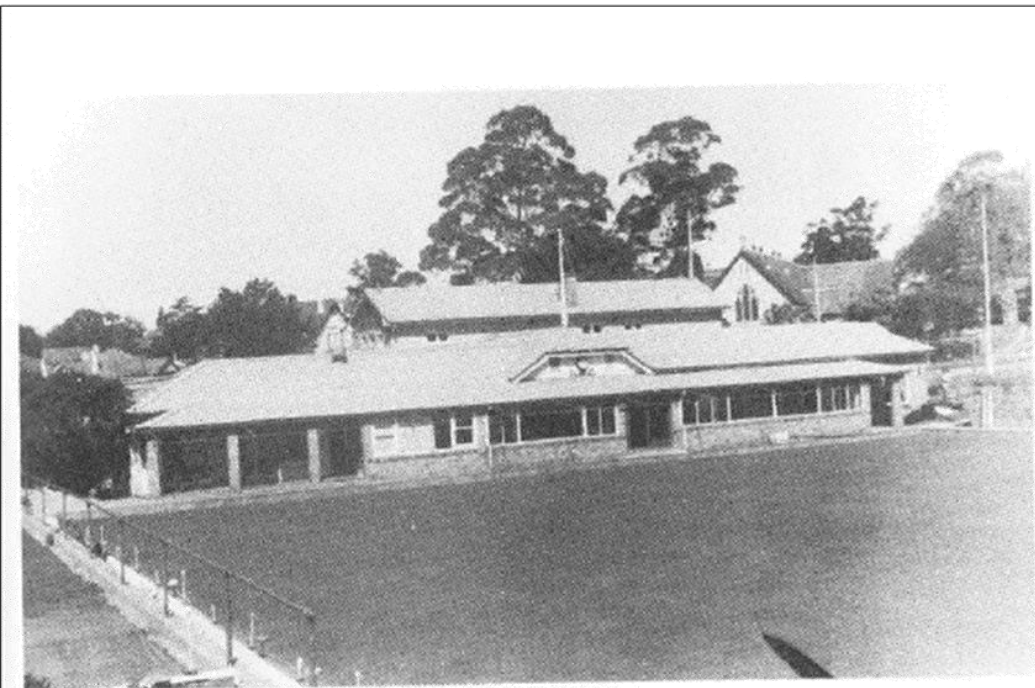
**Figure 5. Killara Bowling and Lawn Tennis Club (Source: Heritage Assessment – see Appendix A)**





*The Bowling greens flooded in April 1942. A storm-water drain on the southern side of No 2 green collapsed after a storm leaving an opening 6 ft wide and 50 ft long. Photo: courtesy of the Killara Bowling Club*

*Figure 6. Killara Bowling and Lawn Tennis Club (Source: Heritage Assessment – see **Appendix A**)*



*The Clubhouse as enlarged in 1958.*

*Figure 7. Killara Bowling and Lawn Tennis Club (Source: Heritage Assessment – see **Appendix A**)*

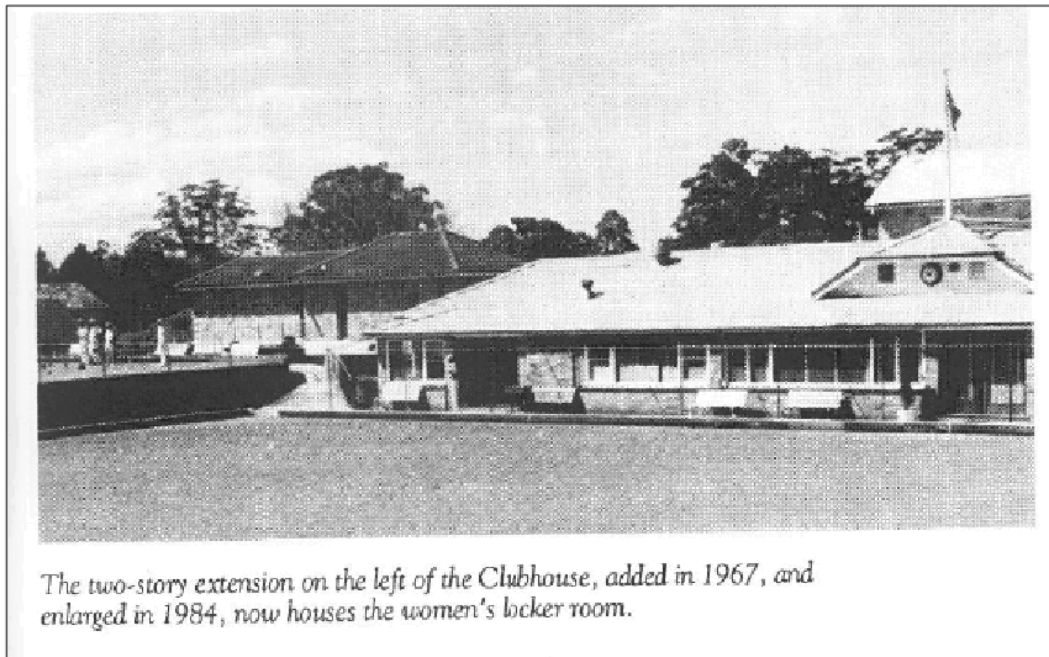


Figure 8. Killara Bowling and Lawn Tennis Club (Source: Heritage Assessment – see **Appendix A**)

### Existing planning controls

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

	Land Use Zone	Height of Building	FSR
<b>Killara Bowling and Lawn Tennis Club</b>	R2 Low Density Residential	9.5m	0.3

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

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

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

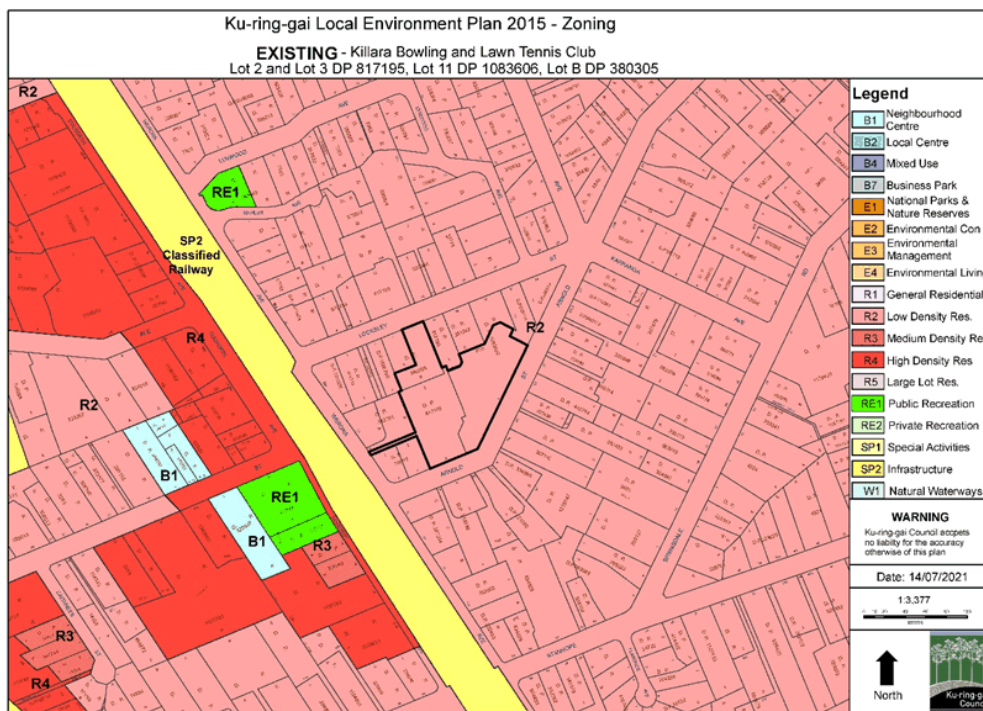
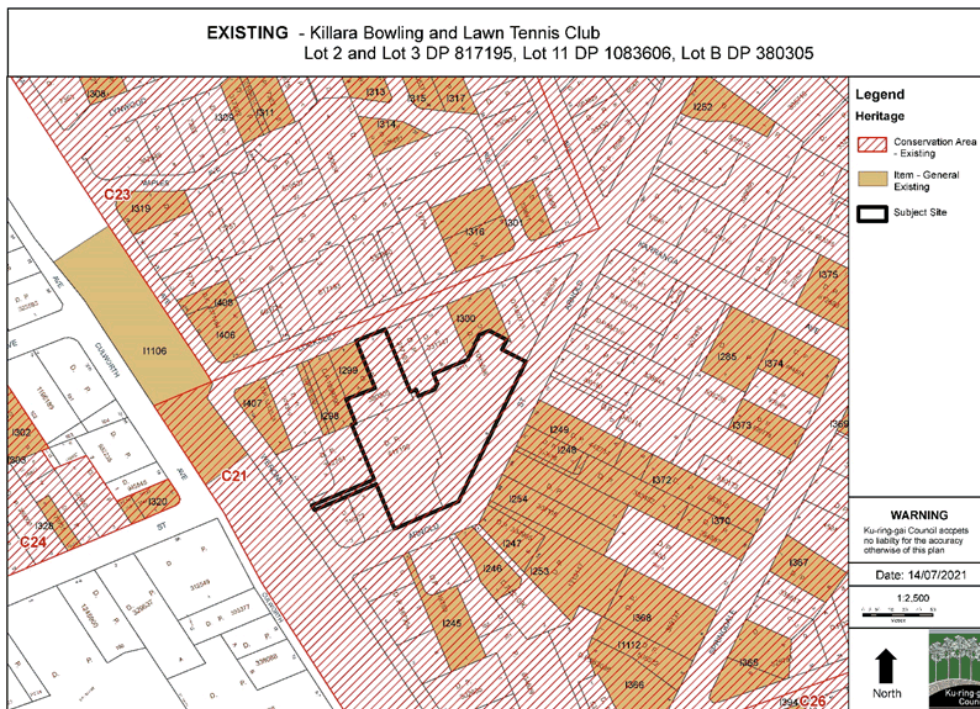


Figure 9. Map showing zoning of Killara Bowling and Lawn Tennis Club



*Figure 10. Map showing existing non-heritage listed status of Killara Bowling and Lawn Tennis Club within a heritage conservation area and existing Heritage Items nearby*

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

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

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

## **PART 2 – EXPLANATION OF PROVISIONS**

**An explanation of the provisions that are to be included in the proposed instrument**

The Planning Proposal seeks to amend Schedule 5 Environmental Heritage of the KLEP 2015 to insert the following:

<b>Suburb</b>	<b>Item Name</b>	<b>Address</b>	<b>Property Description</b>	<b>Significance</b>	<b>Item No.</b>
Killara	<i>Killara Bowling and Lawn Tennis Club to the extent of the allotment including clubhouses, bowling greens, tennis courts, garden elements, fencing and sandstone walls.</i>	6-8 Arnold Street	Lot 3 DP 817195 and Lot 2 DP 817195 and Lot 11 DP 1083606 and Lot B DP 380305 and Lot 11 DP 1083606	Local	<i>To be confirmed</i>

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

**Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER\_014** by colouring the Site so as to indicate a Heritage Item – General.

### **PART 3 - JUSTIFICATION**

The justification for those objectives, outcomes and the process for their implementation

#### **A. Need for the planning proposal**

**Q1. *Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?***

Yes. A Heritage assessment was prepared in July 2021 (see **Appendix A**). The Report considered the significance of the Killara Bowling and Tennis Clubs against the NSW Heritage criteria. The assessment maintains that the Killara Bowling and Lawn Tennis Club warrants local listing on Schedule 5 of the KLEP 2015, satisfying the NSW Heritage Council's criteria for listing, as outlined below.

**a) *an item is important in the course, or pattern, of NSW's cultural or natural history:***

The Killara Bowling and Tennis Clubs have continued to demonstrate strong links to the Australian sporting culture for over a century, since the declaration of JG Edwards in the late nineteenth century of the sites' suitability for the purpose of park and/or recreation. Both established by JG Edwards, the sites have continued to function for the purposes of a Tennis Club since 1910 and Bowling Club since 1916 and have had an ongoing affiliation with each other, which formally ended in 1919, but has informally continued as a product of their proximity to one another and symbiotic uses.

**b) *an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history:***

The sites have strong historical links to their founder, JG Edwards, who resided in the area since the 1850s. Edwards demonstrated the qualities of an early Australian entrepreneur, having acquired, established and subdivided 160 acres known as the Springdale Estate in the late nineteenth century. Often referred to as the 'King of Killara', Edwards was known as an instigator in the establishment of the North Shore railway line, including the construction of a station at Killara.

The clubs have provided recreational facilities for the immediate Killara and wider North Shore community for over a century.

The Tennis Club has been associated with notable Australians, including International Tennis players Neale Fraser, Lew Hoad, Fred Stolle and Ken Rosewell.



The Bowling Club has historic links to notable local people such as former President George Gissing who maintained a membership of the club for over 30 years until his death in 1955. The Arnold Street brick fence was later donated in memory of Gissing, by his family.

***c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW:***

The sites are visually prominent within the Springdale Conservation Area, maintaining landmark qualities through their recreational and open space characteristics, which provide visual distinction within the highly historic and suburban precinct. The regularity and rectilinear nature of the tennis courts and bowling greens, centrally flanked by the clubhouses, which continue to face their respective sporting precincts, conveys an aesthetically pleasing sense of order to the sites.

The existing tennis clubhouse has the potential to display an aesthetically pleasing and distinctive use of brickwork through its apparent high-quality construction and finer detailing.

The garden elements, fencing and historic stone walls are notable.

***d) an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons:***

The clubs have provided recreational facilities for the North Shore community for over a century and have been associated with prominent Australian Tennis players such as Neale Fraser, Lew Hoad, Fred Stolle and Ken Rosewell. The location of the clubs, side-by-side, within the suburban precinct has ensured that strong links with the surrounding community have been maintained since their establishment and the residential subdivision in the early twentieth century.

***e) an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history:***

Without further research, it is not known whether the site would meet the threshold for this criterion.

***f) an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history:***



Whilst the sites are associated with lawn bowls, which has continued to lose popularity as a sport within Australian society, without further research or extensive comparative analysis, it is not known whether the site would meet the threshold for this criterion.

The sites represent an early and possibly rare example of a sporting precinct within an affluent residential setting, whose curtilages have not been affected by the pressure of development.

***g) an item is important in demonstrating the principal characteristics of a class of NSW's***

***- cultural or natural places; or***

***- cultural or natural environments.***

Together, the clubs have the ability to represent the early entrepreneurialism of JG Edwards, who had the ability to envisage and manifest the ongoing use of the site for recreational purposes within a wider residential precinct.

The history of the sites and built fabric that has evolved is somewhat representative of economic fluctuations, changing popularities of sports as well as changes in social values, such as the shifting opinions in relation to women.

***Statement of Significance***

Individually and combined, the Killara Bowling and Lawn Tennis Clubs demonstrate significance at a local level through their ongoing association with the activities of lawn bowls and tennis within the local area and wider North Shore for over a century.

The sites have strong historical links to their founder, JG Edwards, who resided in the area since the 1850s. Referred to as the 'King of Killara', Edwards demonstrated the qualities of an early Australian entrepreneur, having acquired, established and subdivided 160 acres known as the Springdale Estate in the late nineteenth century.

The sites have continued to function for the purposes of a Tennis Club since 1910 and Bowling Club since 1916 and have had an ongoing affiliation with each other, which formally ended in 1919, but has informally continued as a product of their proximity to one another and symbiotic uses.

The Tennis Club has been associated with notable Australians, including International Tennis players Neale Fraser, Lew Hoad, Fred Stolle and Ken Rosewell whilst the

Bowling Club has strong links to prominent local community members such as former President George Gissing.

The sites are visually prominent within the Springdale Conservation Area, maintaining landmark qualities through their recreational and open space characteristics, which provide visual distinction within the highly historic and suburban precinct. The regularity and rectilinear nature of the tennis courts and bowling greens, centrally flanked by the clubhouses, which continue to face their respective sporting precincts, conveys an aesthetically pleasing sense of order to the sites. The garden elements, fencing and historic stone walls are notable.

Upon brief inspection, the existing tennis Clubhouse has the potential to display an aesthetically distinctive use of brickwork with finer detailing that is of interest.

The historical evolution of the Clubs, including the built fabric that physically represents this, has continued to evolve because of economic fluctuations and changes in social values, such as the shifting opinions in relation to women. Together, the clubs have the ability to represent early the entrepreneurialism of JG Edwards, who had the ability to envisage and manifest the ongoing use of the site for recreational purposes within a wider residential precinct.

The configuration of the courts and greens remains intact as well as their relationship to the central clubhouse buildings, which have undergone changes over time. Neither of the original clubhouses remains despite possible evidence of the earlier Bowling Clubhouse within the extant fabric.

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

Yes. The Planning Proposal seeks to amend Part 1 (Heritage items) under Schedule 5 (Environmental Heritage) of the KLEP 2015, to list Killara Bowling and Tennis Club as a local heritage item. The best and only means of achieving the objective to recognise the heritage significance and provide the Site with statutory protection is through the Planning Proposal process. The Site has been assessed as satisfying the NSW Heritage Council's Criteria for local heritage significance and a heritage listing will provide ongoing protection and recognition of the heritage significance of the Site.

Alternatives such as adjusting the significance of the Springdale Conservation Area have been considered. The Springdale Conservation Area has been previously

associated with significant architectural styles and residential allotments. It is intended that the statement of significance for the Springdale conservation area will be adjusted, however, adjusting the statement of significance alone would not recognise the full heritage significance of the site and it is important to consider the significance of the sites within their own right. Furthermore, the significance of the site goes beyond that of the conservation area and the protection granted by the conservation area would not necessarily celebrate and protect the specific heritage values of the site. The revised Springdale Conservation Area Statement is included at **Appendix H**.

Other options such as adding site-specific objectives and controls to the *Ku-ring-gai Development Control Plan 2016* will not provide the same level of heritage protection and recognition.

Rezoning the site from the existing R2 Low Density Residential zoning to RE2 Private Recreation in isolation would not protect the heritage values of the site. However, rezoning the site to RE2 Private Recreation in tandem with the heritage listing would protect the sites recreational values and ensure the objectives of the site's zoning aligns with the past and current use of the site.

**B. Relationship to strategic planning framework**

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

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

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

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

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

Heritage listing of Killara Bowling and Lawn Tennis Club will provide ongoing protection and recognition of the heritage significance of the item.

**North District Plan**

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

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

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

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

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

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

Action 67. Identify and protect scenic and cultural landscapes

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

Yes. The Planning Proposal is consistent with Ku-ring-gai's Community Strategic Plan 2038 (2018) ('CSP'). In particular, the Planning Proposal gives effect to the identified priority of '*protecting heritage buildings and historic places*'. In addition, the Planning Proposal will give effect to Theme 3 of the CSP, 'Places, spaces and infrastructure' which identifies the long-term objective P5.1 '*Ku-ring-gai's heritage is protected, promoted and responsibly managed*'.

The Planning Proposal is consistent with Ku-ring-gai's Heritage Strategy (2021) giving effect to the priority to identify new heritage items.

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

*Local Character and Heritage*

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

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

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

The following table identifies the key applicable SEPPs and deemed SEPPs and outlines this Planning Proposal's consistency with those SEPPs.

<b>SEPP</b>	<b>Comment on Consistency</b>
SEPP 55 Remediation of Land	Consistent. There is no evidence to suggest that the subject site could be affected by contamination from past land uses or activities being carried out on the land. The Planning Proposal does not seek to rezone or change the use of the Site.
SEPP Exempt and Complying Development Codes 2008	Consistent. The Planning Proposal is consistent with the aims of the policy.
SEPP (Housing for Seniors or People with a Disability) – 2004	Consistent. The Planning Proposal is consistent with the aims of the policy.
SEPP Building Sustainability Index : Basix 2004	Consistent. The Planning Proposal is consistent with the aims of the policy.
SEPP Infrastructure 2007	Consistent. The Planning Proposal is consistent with the aims of the policy.
SEPP Affordable Rental Housing 2009	Consistent. The Planning Proposal is consistent with the aims of the policy.

<b>SREPP</b>	<b>Comment on Consistency</b>
SYDNEY REP 20 Hawkesbury-Nepean River	Consistent. The Planning Proposal is consistent with the aims of the policy and will have no adverse impacts on the Hawkesbury-Nepean River.

**Q6. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?**

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

Directions under s.9.1	Objectives	Consistency
<b>2. ENVIRONMENT AND HERITAGE</b>		
<b>2.3 Heritage Conservation</b>	The objective of this direction is to conserve items, areas, objects and places of environmental Heritage significance and indigenous heritage significance.	Consistent. The Planning Proposal is consistent with this direction and it will result in the conservation of a property that has satisfied the NSW Heritage Council's criteria for local heritage significance.
<b>3. HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT</b>		
<b>3.1 Residential Zones</b>	The objectives of this direction are: (a) to encourage a variety and choice of housing types to provide for existing and future housing needs, (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and (c) to minimise the impact of residential development on the environment and resource lands.	Consistent. The Planning Proposal relates to an established dwelling, and in this regard will have no effect on the housing choice, infrastructure or environment.
<b>6. LOCAL PLAN MAKING</b>		
<b>Approval and Referral Requirements</b>	The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	Consistent. The planning proposal does not contain a provision which is contrary to the operation of this direction.
<b>Site Specific Provisions</b>	The objective of this direction is to discourage unnecessarily restrictive	Consistent. This Planning Proposal is not for the purpose of facilitating a particular

Directions under s.9.1	Objectives	Consistency
	site specific planning controls.	development proposal. It relates solely to the heritage listing of a new item of environmental heritage.

**C. Environmental, social and economic impact**

**Q7. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?***

The Planning Proposal is for the purposes of retaining an existing site. As such, the Planning Proposal will not adversely impact any critical habitat, threatened species, populations or ecological communities, or their habitats as a result of the heritage listing.

**Q8. *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?***

There are no environmental effects envisaged as a result of the heritage listing proposed by the Planning Proposal. Protection of the Site will be required if development is proposed for the Site or in the vicinity of the Site. Protection measures are not likely to result in environmental harm and will be managed through the development assessment process. The environmental sustainability benefits afforded by the retention and conservation of heritage places includes the substantial reduction in building demolition and new construction waste, and the conservation of embodied energy in the existing buildings.

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

The Planning Proposal will result in positive social effects by facilitating the conservation of an item of cultural heritage that has significance to the local community. The identification and protection of Ku-ring-gai's heritage places contributes to the ongoing conservation of Ku-ring-gai's community-valued historic landscape and garden suburbs. The Planning Proposal will not adversely impact on existing social infrastructure, such as schools and hospitals.

An assessment of economic effects as a result of the Planning Proposal has not been formally undertaken. However, it is unlikely that the heritage listing will place undue

economic strain on any individual or group of individuals. Such impacts are not easily measured and must be considered in balance with benefits to the community.

**D. State and Commonwealth interests**

**Q10. *Is there adequate public infrastructure for the planning proposal?***

The Planning Proposal relates to the heritage listing of an established site and does not involve amendments to the planning controls that will facilitate intensified development. It is not envisaged that the use of the site will change following the heritage listing of the site.

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

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



## PART 4 - MAPPING

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

The land subject to the Planning Proposal is the Killara Bowling and Lawn Tennis Club (Lot 3 DP 817195, Lot 2 DP 817195, Lot 11 DP 1083606, Lot B DP 380305 and Lot 11 DP 1083606). The Planning Proposal will require amendment to the following KLEP 2015 map sheet:

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

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

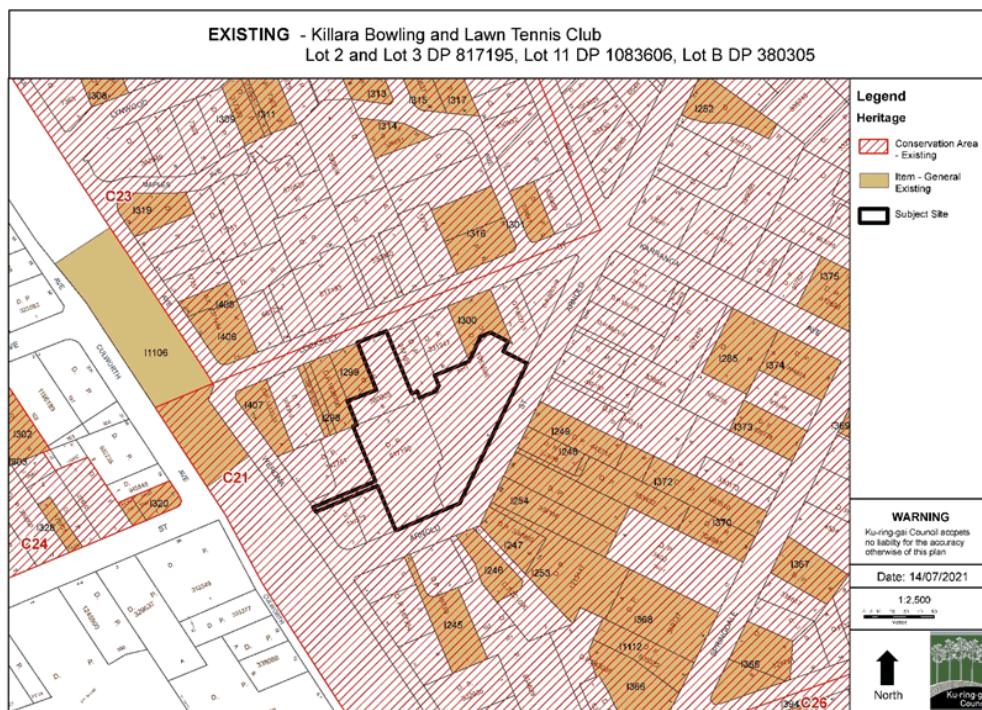
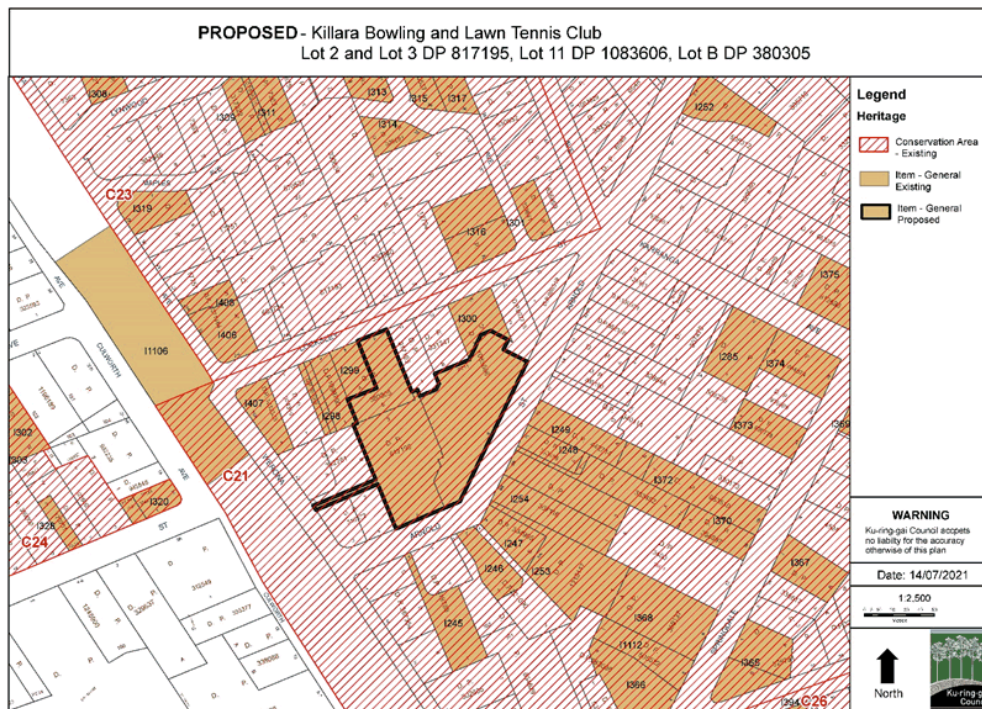


Figure 11. Map showing existing non-heritage listed status of Killara Bowling and Lawn Tennis Club within a heritage conservation area and existing Heritage Items nearby



*Figure 12. Draft map showing proposed amendment to heritage map showing Killara Bowling and Lawn Tennis Club shaded as Heritage Item – General*

## **PART 5 – COMMUNITY CONSULTATION**

### **Details of the community consultation that is to be undertaken on the planning proposal**

Community consultation for this Planning Proposal will be consistent with the requirements of the Gateway Determination, the requirements of the Act, the *Environmental Planning and Assessment Regulation 2000*, the consultation guidelines contained within the NSW Department of Planning, Industry and Environment's '*A Guide to Preparing Local Environmental Plans*' (December 2018) and Ku-ring-gai's Community Participation Plan.

In accordance with the documents above, the public exhibition of a Planning Proposal is generally undertaken in the following manner:

- Notification on Council's website on the 'Have my say' exhibition page
- Notification in writing to the affected and adjoining landowners that:
  - gives a brief description of the objectives or intended outcomes of the planning proposal
  - indicates the land affected by the planning proposal
  - states where and when the planning proposal can be inspected
  - gives the name and address of the PPA for the receipt of submissions
  - indicates the last date for submissions
  - confirms whether delegation for making the LEP has been issued to Council.

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

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

The Planning Proposal is considered a low impact proposal. However, due to the nature and size of the site as well as the number of community members that are likely to be invested in the future of the site, the Proposal will be exhibited for 28 days.

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

**PART 6 – PROJECT TIMELINE**

Stage	Timing
Anticipated commencement date (date of Gateway determination)	TBA
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	TBA
Commencement and completion dates for public exhibition period	TBA
Post exhibition review and reporting	TBA
Council meeting / consideration	TBA
Legal drafting of LEP	TBA
Anticipated date RPA will make the plan (if delegated)	TBA
Notification of Plan on Legislation website	TBA

**APPENDIX A – Heritage Assessment of Killara Bowling and Lawn  
Tennis Club – September 2021**

**APPENDIX B – Letter – Response to Request for an Interim Heritage  
Order – NSW Heritage – March 2021**

**APPENDIX C – Heritage Reference Committee Minutes – 20 May 2021**

**APPENDIX D – Council Report and Resolution OMC – 15 June 2021**



**APPENDIX E – Ku-ring-gai Local Planning Panel Meeting – KLPP Advice  
– August 2021**

**APPENDIX F – Ku-ring-gai Local Planning Panel Meeting – KLPP Report  
and Advice – October 2021**

**APPENDIX G – SHI Form – Killara Bowling and Tennis Clubs**

**APPENDIX H – Revised Springdale Conservation Area Statement**

**KILLARA BOWLING AND LAWN TENNIS CLUB**

**HERITAGE ASSESSMENT**

**PREPARED ON BEHALF OF**




**KU-RING-GAI COUNCIL**

**REVISED ISSUE – SEPTEMBER 2021**

**KILLARA BOWLING AND LAWN TENNIS CLUB HERITAGE ASSESSMENT**

**SEPTEMBER 2021**

**1. SITES' LEGAL DESCRIPTIONS AND ZONING:**

Address	Lot & DP	Owner	Map
6 Arnold Street, Killara	Lot 3 DP 817195	Killara Bowling Club Pty Ltd	
6 Arnold Street, Killara	Lot 2 DP 817195	Killara Bowling Club Pty Ltd	
Werona Avenue, Killara (Right of Way)	Lot 11 DP 1083606	Killara Lawn Tennis Club Pty Ltd	

**KILLARA BOWLING AND LAWN TENNIS CLUB HERITAGE ASSESSMENT**

**SEPTEMBER 2021**

6 Arnold Street,  
Killara  
Lot B DP 380305  
Killara Bowling Club Pty Ltd



8 Arnold Street,  
Killara  
Lot 11 DP 1083606  
Killara Lawn Tennis Club Pty Ltd



**Zoning - R2 Low Density Residential**

**Land Use Permitted with Consent** - Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture

**History of Zoning** – The site has been zoned for a residential use since the 1960s.

- County of Cumberland Planning Scheme 1961 – site was zoned 'Living Area'
- Ku-ring-gai Planning Scheme Ordinance 1971 – site was zoned Residential 2(c2).

When the Ku-ring-gai Local Environmental Plan 2015 was prepared, the residential 2(c2) zone was translated into the equivalent under the Standard Instrument, being R2 Low Density Residential.

## **2. BACKGROUND**

The Killara Bowling and Lawn Tennis Clubs are located within the Springdale Conservation Area. The statement of significance for the Conservation Area is as follows:

*The Springdale Conservation Area has historic significance as part of the Jane Bradley's 1839 160 acre land grant whose boundaries are evident through the following streets: Karanga Avenue, Locksley Street, Roseberry Road and Stanhope Rd. The area has aesthetic value for the high number of intact Federation and Inter-war buildings, as well as significant twentieth century development. The area is characterised by medium to large lots with well-established gardens. The houses are almost exclusively detached residences, with only few exceptions. Architectural styles present include Federation Queen Anne, Arts and Crafts and Bungalow, and Inter-war Old English, Spanish Mission, Mediterranean, Californian Bungalow and . Many houses retain period landscape features including sweeping drives, borders of mixed shrubberies and planted out beds.*

The significance of the Springdale Conservation area has been previously associated with significant architectural styles and residential allotments only. Whilst the significance of this Conservation Area will be adjusted to include the significance of the Killara Bowling and Lawn Tennis Clubs, this heritage assessment also considers the significance of the Bowling and Tennis Club sites within their own right.

The adjusted statement of significance will be as follows:

*The Springdale Conservation Area has historic significance as part of the Jane Bradley's 1839 160 acre land grant whose boundaries are evident through the following streets: Karanga Avenue, Locksley Street, Roseberry Road and Stanhope Road. The area has aesthetic value for the high number of intact Federation and Inter-war buildings, as well as significant twentieth century development. The area is characterised by medium to large lots with well-established gardens. The houses are almost exclusively detached residences, with only few exceptions. Architectural styles present include Federation Queen Anne, Arts and Crafts and Bungalow, and Inter-war Old English, Spanish Mission, Mediterranean, Californian Bungalow and . Many houses retain period landscape features including sweeping drives, borders of mixed shrubberies and planted out beds.*

*A significant landmark within the conservation area, the Killara Bowling and Lawn Tennis Club sites have strong links to the historical development of the area, notably the work of J G Edwards. They also represent a continued and historic use of the land for recreational purposes.*



### **3. PHYSICAL DESCRIPTION**

The subject site comprises of four allotments addressing three street frontages, Locksley Street, Arnold Street and Werona Avenue and comprising the Killara Lawn Tennis Club and the Killara Bowling Club. Collectively, the sites contains a small concentration of buildings located along the common boundary with the tennis building facing east to the tennis courts and the bowling club complex orientated to the bowling greens to the west. The history of both sites provides more information in relation to the evolution of the built fabric and landscape elements on the site.



Aerial photograph of the Killara Bowling and Lawn Tennis Clubs (Source: E Craig Miller).

Despite an inspection of the sites being carried out by Council Staff on 13 April 2021, photographs were not taken due to a children's sport event occurring at this time. Covid-19 restrictions permitting, a further and forensic analysis of the site's built and landscape fabric should be undertaken to determine any heritage significance that exists beyond what is identified in this report. Some images of the club houses, bowling greens, tennis courts and other built fabric contained within the sites, provided by community member Mr E Craig Miller, have been included as appendix 1.

#### **4. HISTORY OF KILLARA LAWN TENNIS CLUB**

The following history of the Killara Lawn Tennis Club has been provided by the Ku-ring-gai Historical Society, written by Elizabeth Dokulil (*The Historian* Vol 45.1 2016, pp 43-46):

*The area where the Killara Tennis Club now stands was covered with tall trees on the banks of a watercourse.<sup>i</sup> By 1893, J G Edwards an enterprising developer, had acquired the whole 160 acres of the Springdale Estate and proceeded to subdivide them into residential blocks. Edwards realised, to the benefit of Killara, that the site bounded by Locksley Street, Werona Avenue and Arnold Street was unsuitable for subdivision, so set it aside for a park, or recreational purposes.<sup>ii</sup>*

*Edwards attempted to form a company to clear and drain the site, but as there were no takers. He proceeded to cut a channel to carry away the water, shored it up with timber and bricks, removed trees and stumps and cleared the area. This indefatigable man proceeded to form three tennis courts, again attempted to float a company with no success, so he refunded all money and completed the project himself. By 1910 Edwards had fashioned six tennis courts, a croquet lawn and bowling green, built a small wooden clubhouse and thus his vision of the Killara Recreational Club was born.<sup>iii</sup>*

*At first the courts were little used by the residents until 1913, when five enterprising Killara gentlemen, Messrs Lovegrove, Shannon, North, Blackett and Wilkes banded together, took over the project for a nominal rent and established a large popular tennis club with to ten or eleven courts.<sup>iv</sup> A piece of grass on the western side was left aside for bowls or croquet, but there was little interest in Killara for anything other than tennis. Rather than the green deteriorate, Edwards maintained and leased it to the Tennis Club for £12 a year. The tennis players took advantage of the arrangement and it is recorded that some played both tennis and bowls on the same day.<sup>v</sup>*

*In 1916 three men, newcomers to Killara from Marrickville, joined together to form the Killara Bowling Club. Until 1919, the bowlers took over the lease, rented the green from Edwards but remained affiliated with the Tennis Club who also owned the clubhouse. As a direct consequence the tennis players enjoyed being members of both the Tennis Club and Bowling Club.<sup>vi</sup> The clubs functioned happily alongside each other until 1919. With growing membership the Bowling Club decided to secede from the Tennis Club and stand alone. In 1920 Killara Bowling Club became the Killara Bowling Company with its own Constitution. To be a viable club they needed two greens so commenced to negotiate with J G Edwards to buy his green plus the court that faced Arnold Street and belonged to the Tennis Club, at a cost of £1,185.<sup>vii</sup> The Title Deed included the 'Rights of Carriageway', with its freehold to be retained by the Tennis Club.*

*In 1910 the first clubhouse was little more than one room divided into two by a single dividing wall down the middle and owned by the Tennis Club. Each side was approximately 24 feet by 9 feet (7.3m x 2.7m) with a verandah on their fronts, 6 feet by 9 feet (1.8m x 2.7m), with the tennis section facing east and the bowlers, west. When the Bowling Club became a Company, they arranged to buy their side of the joint clubhouse from the Tennis Club. Both clubs embarked on improving their space and it is interesting to note that even though each has been rebuilt, the original back or dividing wall remains and is still the boundary between the clubs today. The affiliation has ceased, but the friendship still remains.<sup>viii</sup>*

*From old photographs taken in the mid-1920s, both clubhouses appear remarkably similar. As the bowler's improvements are on record, but as none are known for the Tennis Clubhouse, it is these that have been used in this history. By mid-1920 at a cost of £1,250, the size of each clubhouse*

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was increased to 59 feet x 27 feet or (17.9 x 8.2m) and the small verandah on either side was enlarged to 32 feet 6 inches x 12 feet or (10m x 3.6m). <sup>ix</sup>

*The tennis clubhouse faced Number 5 court and unfortunately their verandah was not sheltered from the elements. In the 1930's the verandah floor of the tennis clubhouse became 'cupped', or very uneven with many bumps and dips. <sup>x</sup> However, with the world in Depression the club's members were not prepared to give funds to fix the problem, so it remained in that state for twenty years. <sup>xi</sup>*

*This verandah was the scene of many convivial Killara gatherings until it was demolished in 1953. An early photo dated 1919, depicts the ladies in long white dresses, possibly made of muslin, with wide brimmed hats and presumably gloves, enjoying afternoon tea on the new clubhouse verandah. The women in the photo may not have had a game, but came to socialise with friends and neighbours, bringing the sandwiches, biscuits and sponges as well. The three gentlemen in the picture are in 'whites', the required tennis dress of the day, two wearing dark jackets or blazers, but no sign of any hats. <sup>xii</sup> In 1919, no man ever went without a jacket and their dress code followed cricketers' attire, of cream shirt and trousers. Men's tennis trousers were fairly narrow, always with a cuff and held up with a brown belt. A close inspection of the above mentioned photo shows the men wearing white sand shoes with black socks. Later the socks were changed to cream. <sup>xiii</sup> The bowlers next door also wore whites but with waistcoats and either straw hats or boaters. <sup>xiv</sup> There is a photo of M Lovegrove who won the men's tennis singles in 1918 -19 and in 1920-21 wearing a white shirt, white trousers, white sandshoes, black socks and brown belt, but no hat, so maybe hats were not worn by tennis players. <sup>xv</sup>*

*Tennis developed into a popular recreation in Killara and the centrally located clubhouse became the venue for meeting friends and neighbours after a game, or other convivial occasions. From 1913 until 1928-29 there are no women listed on the dark, brown Honour Board situated halfway up the clubhouse staircase. The first lady is recorded in 1930 with Z Edmondson as the first Women's Singles Champion. <sup>xvi</sup> This is surprising. Tennis was not only considered a suitable sport for ladies, but a social attribute. History records that Mary Queen of Scots played tennis at Hampton Court in 1528. <sup>xvii</sup> As well, one should also not forget that in 1884, the first Women's Singles Title was competed for at Wimbledon. <sup>xviii</sup>*

*The club had strict rules. Afternoon tea on the verandah saw, in the early thirties saw the women taking their tea at one end, with the men at the other. <sup>xix</sup> In 1936, after receiving verbal complaints, presumably from neighbours, the committee arranged that all games for ladies and men be played on separate courts and absolutely no mixed doubles played without authority. This segregation continued on into afternoon tea time, which indicates an entrenched attitude of the Tennis Club towards any mixing between sexes. <sup>xx</sup>*

*The early Constitution of the Killara Tennis Club stated that the players wear white as did the Royal Sydney Tennis Club, not that the club followed their edict as regards dress. This ruling remained firm until 2009 when the club allowed players to wear coloured clothing. Until that date, spare white shirts were kept upstairs in the clubhouse for any men who arrived wearing ones that were not all white. The correct women's attire in 1930 was a knee length pleated skirt, white blouses with white stockings.*

*After WWII the acceptable men's attire was tennis shirts and shorts in white or cream. The women were also all in white and could wear a dress, skirts or shorts with a shirt. The white stockings had been discarded in favour of white socks with white sandshoes. The stringent dress requirements*

remained at Killara but by 1975, some members felt the white ruling was out of date and wished to introduce some pastel shades. Wimbledon, where the 'all white' rule still reigns supreme in 2016, experienced small objections against this, as when in 1949 Gussy Moran wore a daringly short dress with lace trimmed panties. The advent of the 'mini' saw the length of the women's tennis skirts or frocks rise but in the Committee Minutes of December 1975 and February 1977 the vote was for predominantly white or cream gear with a coloured trim, but no tracksuits. However, the thorny problem would not lie down. On 2 April 1979, the committee met but could not reach a decision on the matter so they deferred the decision to the next meeting that was held on 21 May. It was a stormy meeting but the vote for pastel won. It is recorded that the meeting closed at 10.10 pm but was reopened one minute later at 10.11pm. Apparently the vote on pastel was queried, so another vote was taken and this time white won and pastel lost. However not for long, as soon after, pastel but not coloured clothing, was permitted on the courts. Some members suggested that after frequent washing, colour faded to pastel but the idea fell on deaf ears. <sup>xxi</sup>

Because of their stringent colour edict, from 1979 to May 1986, neighbouring clubs were sent letters advising them that no coloured clothing was permitted on Killara's courts. To enforce this, players arriving in coloured gear were given white shirts or shirts to change into from clothing pool of old tennis clothes kept by the club who charged \$4.00 for their laundering. <sup>xxii</sup> In 1988 further letters were sent out to clubs, again advising them of the rule. A letter to Killara from Manly Tennis Club in 1990 requested that their Badge players be allowed to wear aqua blue when playing at Killara. The committee debated this request and asked for a sample shirt before making a decision. The request failed, the colour was too aqua. <sup>xxiii</sup> In 2009 Killara decided to accept coloured clothing, but it is interesting to note, that in 2016 99% of the members still only wear white. <sup>xxiv</sup> Maybe this is because white clothes are still the most appropriate clothing worn in hot weather. One only has to travel to India to realise this.

As the tennis dress improved, so did the racquets. Early racquets were made of laminated white ash and strung with cat gut. Their size was limited by the strength and weight of the wooden frame which had to be strong enough to hold the strings and stiff enough to hit the ball. Later manufacturers started adding non-wood laminates to wood rackets to improve stiffness. In the 1930s the pale blue Cressy 'flat top' and Spalding's 'Top-Flite' were the most popular but the £5.00 cost was prohibitive, as at that time it was more than the basic wage. <sup>xxv</sup> Jimmy Connors in the 60s used a steel racket. This superseded the one made of aluminium and produced a larger and lighter racquet. Graphite replaced aluminium in the eighties and this lighter and stiffer racquet allowed players to hit the ball harder. However, today graphite is used, often mixed with tungsten, titanium and carbon fibre. <sup>xxvi</sup>

During the Depression of the 1930s, the Tennis Club fell on hard times and was forced to sell courts nos six, seven, eight and nine, for £1,550 or \$3,100. Money from their sale allowed the club to reduce their mortgage, pay creditors, clear the overdraft and re-construct court No 6 adjacent to No 5. The cost of the new court was a bargain at £186 or \$372, as the builder needed the work to keep his business afloat. <sup>xxvii</sup> The tennis club had lost land, but could afford to retain their six grass courts. <sup>xxviii</sup>

On 24 February 1936 the committee incorporated the club. This permitted them to apply to the Rural Bank for a mortgage of £180 at 3% for 10 years on 3 March 1936. A little snippet from the Club Minutes of 11 November 1937 records, that all unfinancial members were referred to the aptly named debt collector, R G Dun & Co. <sup>xxix</sup>

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*In 1936 the club installed hot showers in the ladies' and men's dressing rooms. The cost of £25 10s 0d was met by Mr John (Jack) Shand KC, a noted Sydney criminal barrister, with a passion for the club and where he met his wife Judith. <sup>xxx</sup> He was Club President from 1933- 59 and waved all fees for any litigation that involved the club. He died in 1959, still in office. A bronze plaque, placed on the wall to the right of the bar counter, honours this dedication. <sup>xxxi</sup>*

*Sydney Badge, the oldest tennis competition in the Sydney Metropolitan area has multiple grades on offer and caters for over 1200+ players of all ages, levels and abilities. Games are played at either the competitor's home court or at other NSW Member Clubs across the Greater Sydney Metropolitan area. Killara had very successful Badge teams and after the war Killara's top Badge team kept its one-one status up until the 1960s. <sup>xxxii</sup>*

*Several Metropolitan Badge Clubs held Open Grass Championships and in 1914 Killara decided to hold their own championship. From that year until 1957 the club organised the Northern Suburbs Lawn Tennis Championship each February. It became an important fixture and often drew either a Davis Cup player, or one of equal ranking. Names on the honour board, on the landing of the staircase, indicate how the club has been the foundation of many great Australian Tennis Players, such as Ken Rosewall, Lew Hoad, Fred Stolle and Neale Fraser. <sup>xxxiii</sup> After 1957 this competition faded from the scene, as players preferred to play in overseas tournaments. <sup>xxxiv</sup>*

*Over the years some members won the Men's Singles Championships several times. Dr Granville Sharp won the club's champion four times, both the NSW Singles and Doubles titles between 1903 and 1906, and in 1909 was the only NSW player chosen for the Davis Cup team. <sup>xxxv</sup> During WWII there were no club competitions and these were not resumed until 1946. Perusing a list of winners of the Men's' Singles Championship, some won the title several times. Bill Wallace, both President and Captain, won it ten times with the Epstein brothers, C Balcombe and A Anderson also winning multiple times.*

*Fred Stolle won the Singles championship in 1955, 56 and 57. <sup>xxxvi</sup> He went onto win the French Championship in 1965, the US Championship in 1966 and is remembered as the only male player in history, to have lost his first five attempts at winning a Grand Slam Singles Final. In other Grand Slam Championships he succeeded magnificently by claiming ten Doubles and seven Mixed Doubles Grand Slam Championship titles. Today in 2016, Fred is their Patron of the Killara Tennis Club and the club bar bears his name. <sup>xxxvii</sup>*

*During WWII, Killara extended a welcome to eight US Army servicemen to play on Saturday and Sunday. Two courts were also made available for use on Wednesdays, for those stationed at the RAAF Base at Bradfield Park. In appreciation of this gesture the RAAF presented Killara with a Pennant in 1944. <sup>xxxviii</sup> After the war Killara enjoyed an insurgence of players, old and young, seeking sport and social relaxation in their suburb. In the weekend, all courts were occupied. After a game, the players would shower and change, to be ready for a drink at the Bar, which was continuously kept open during the weekend. To cope with demand, it is reliably reported that Jim Carson the barman, who was vertically challenged, slept overnight in the men's change room. As the courts were closed at Christmas for the groundsmen to sprig the courts with new grass runners, the clubhouse became an ideal venue for Killara residents to hold functions. <sup>xxxix</sup>*

*Between 1930 and 1950 all gear, including tennis clothes, were brought into the clubhouse in long, tennis cases. Players took pride in their cases which were often made to measure. The cases were very necessary, as in the days before the prevalence of car ownership, a player did not arrive in*



*tennis gear, but brought it to change into at the courts. After the game, players would shower and change once more, before repairing with their case to the bar for a drink and a match post mortem. The club has recently painted the dressing room, installed new showers, mirrors and a thick green carpet. The lively atmosphere generated by players vigorously showering and towelling down has been lost. Today, players arrive already changed and depart the same way.* <sup>xi</sup>

*Killara demolished the old clubhouse in September 1953. As the club could not possibly function without poker machines and a bar, the solution was to install both in the shed beside court No 6. During its short merry life, the shed became known as a den of iniquity.* <sup>xii</sup> *The Tennis and Bowling Clubs rebuilt their clubhouses at much the same time, on either side of the old party wall, or boundary, which remains. During the renovations, the Tennis Club allowed the Bowling Club to buy a strip of land 19 feet (5.9m) x 15 feet (4.9m) on its southern side. This benefitted both, one providing one with much needed funds and the other with a bigger club room.* <sup>xiii</sup>

*The 60s saw the Tennis Club became the hub of much social interaction between Killara's younger set. Formal dinners, wine tastings, Melbourne Cup and Christmas luncheon parties were held. To entice new members, the club instigated a coaching program. Unfortunately licensing laws forbade any juniors near a bar which was situated in the open area of the clubhouse. The forced the committee to screen off the bar; a most unsatisfactory arrangement, as it prevented junior and senior members from socialising together. When the laws changed there was a sigh of relief, as without the screen all could mix again in their large room.* <sup>xiii</sup>

*Early in the 1970s, the committee realised an upgrade of the bar was essential. The problem was its counters were difficult to serve from, and with no cool room, a half empty beer keg could not be kept fresh overnight. After much deliberation, the committee agreed to arrange a bank loan and employed a member, Don Whitnall a structural engineer, to redesign this important facility. The result was gratifying. The bar sales improved, beer was kept cold, the loan was quickly repaid and the Fred Stolle Bar retained its important position in the social side of the club.* <sup>xiv</sup>

*From 1930 the women were very much part of the club. Some were very good tennis players as recorded by D Keys and J Connolly, both winning the Singles Championship eight times. Those who won the Singles title more than once, include E Dickenson, A Farrally, C Goddard and J Hickey. Many women's lives centred on the club. For example Beryl Turner played tennis continuously for fifty-one years. Molly Brown joined the club as a school girl in the 1920s, was Women's Captain for 28 years, Chairman of the Ladies Committee for a further 20 and was honoured with Life Membership in 1954 for her dedication. Helen Anderson who played tennis at Killara for 50 year, noted as the last to serve underhand, was honoured with Life Membership. She is remembered as being behind the bar after ladies' Badge matches pouring only doubles and was a member until the 1980s. Coral Hatty was Captain for four years from 1988 and organised the re-furnishing of the clubroom in 1991.* <sup>xv</sup>

*Grass requires endless maintenance and due to frequent top dressing over the years, the height of the courts gradually increased. All six courts required re-levelling by the 1970s, so the problem was tackled by removing as much as 30cm in depth from all. This drastic treatment resulted in Killara enjoying excellent surfaces for the next 24 years.*

*There was a drop in membership in the eighties because many wanted to play all year round. This was impossible because three months had to be set aside for restoring the grass. As a consequence the bar takings were down, but more seriously, promising juniors shifted to clubs with a modern*

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*surface. On 14 July 1986, a special meeting was called to discuss the issue of grass versus synthetic. By 68 votes to 32, grass won. Whether it was due to its grass or high fees, top players continued to avoid Killara. 1994 saw an influx of juniors compete in high Badge Grades which helped Killara regain some of its former status, but they continued to struggle. Finally in 2005, the club capitulated and all courts became synthetic.* <sup>xlvi</sup>

*On 16 September 2008, the Killara Bowling Club next door informed their members that negotiations had been initiated re a possible merger with nearby Killara Golf Club. Two days later Peter Roach, the President of the Killara Tennis Club, wrote to the Bowling Club for verification. Peter stated that if the problem was the predicted demise of the number of bowlers, surely it would be more beneficial and easier for the side by side clubs to merge and outlined three advantages.*

*The first was to keep the original intent of Edwards, for people to play their sports in perpetuity. So far this had meant only bowls and tennis, but in the future could include a health club, fitness classes or even a swimming pool. Peter pointed out this could never be achieved by either club in isolation. Secondly economies of scale would result from having one bar, one kitchen, and one administration. Finally, tennis players contemplating a move to bowls would feel comfortable to do so, having already met and mixed with the bowlers next door. Nothing came of either merger, so both clubs continued on happily as before, side by side.* <sup>xlvii</sup>

*In 2012 the Tennis Club submitted an application to Ku-ring-gai Council to install lights on four of their courts. The request was vigorously opposed by neighbours, so the application was referred to the Land and Environment Court. Only after an appeal to the High Court was the decision made in the club's favour. The club now awaits approval in 2016 to install lighting on its remaining two courts.*

<sup>xlviii</sup>

*Today the club has 125 members, offers one of the finest club facilities for North Shore tennis with six quality, well drained synthetic grass courts in the heart of Killara. The licensed bar/café is open daily, a social program runs on Tuesday, Thursday, Saturday and Sunday afternoons as well as mid-week mornings for ladies and night tennis. The club has a strong focus on competition tennis and enters teams in autumn and spring Badge Competitions as well as the Northern Suburbs Tennis Association mixed doubles competition. An important focus for the club is the professional coaching available to foster juniors and improve the standard of play. During term time and school holidays, ANZ Tennis Hot Shots, runs an excellent children's program.*

*Killara Lawn Tennis Club has a great history of providing social and competition tennis for the North Shore. The Honour Board in the clubhouse has names of such illustrious players as Jack Crawford, Ken Rosewall, Llew Hoad, Neale Fraser and Fred Stolle. After celebrating 100 years in 2012 it continues to be an operating tennis centre of excellence on the North Shore in Sydney. By day the courts are thronged with players of all ages, while at night the pok, pok, pok of the ball delights passers-by, who delight seeing workers or housebound wives actively enjoying a game.*

## **5. HISTORY OF KILLARA BOWLING CLUB**

As noted by E L Sommerlad in *Bowls at Killara, the history of Killara Bowling Club 1916-1990*, 21:

*The earliest surviving records of Killara Bowling Club are the Rules adopted on 31 October 1916. The Club, it was noted, was "affiliated with the Killara Tennis Club".*

The following history of the Killara Bowling Club has been provided by the Ku-ring-gai Historical Society, written by Elizabeth Dokulil (*The Historian* Vol 44.1 2015, pp 72-77). The footnotes have not been copied from the original article however are relevant to the extract below and must be used for reference purposes.

*The Killara Bowling Club, No 6 Arnold Street, is situated on land on land between Locksley Street and Arnold Street with Carriageway to Werona Avenue. It was original part of the Springdale Estate.*

*JG Edwards proceeded to subdivide the Springdale Estate by realised the area where the Tennis Club and Bowling Club now stand was unsuitable for subdivision. It was a low-lying, sloping block with a creek running through it from a spring in Marian Street. He decided to set it aside for a park and recreation area.*

*Edwards attempted to form a company to underwrite the scheme but there was little interest and the scheme failed. Undeterred, he dug a channel to drain the block and shored it up with timber and bricks. With the area drained he formed three tennis courts and again attempted to float a company. Few shares were taken up, so Edwards refunded the money and set to work to complete the scheme himself. It appears that in 1910 there were six tennis courts, a croquet lawn, bowling green and small clubhouse.*

*The idea languished until 1913 when Messrs Lovegrove, Shannon, North, Blackett and Wilkes banded together, took over the project and for nominal rent established a larger popular tennis club. A At that time there was little interest in district for bowls, so Edwards maintained the strip of turf he had set aside, kept it playable and leased it to the Tennis Club for 12 pounds a year. During those early years the tennis players would often play both tennis and bowls, sometimes on the same day. Thus the Killara Recreational Club was really only a tennis club, the bowlers or croquet players used the green kept in order by Edwards. There is actually no record of any croquet being played there.*

*The first clubhouse was a simple weatherboard structure of one room with a party wall down the middle, each side being about 24 feet x 9 feet. Each was completed with a small verandah about six feet wide. The Tennis Club looked east towards their courts while the Bowling Club faced west in front of their one green. In 2015, both clubhouses still face the same way with their boundary being the wall on the boundary line of the two properties.*

*W R Elston spoke of the early beginnings of the Bowling Club on the occasion of him being made a Life Member on the 19 July 1948:*

*This club is really an offshoot of the Marrickville Club. Three of us came to live here in Killara in 1915, Alf Gill, G D Wheelan and myself, looking for bowls. To our dismay we found there was no Bowling Clug, although there was a green. We collected Frank Rudd, Steve Drummond and some others and rented the green from J G Edwards.*



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*Those three encouraged thirty other residents to sign a document and thus form the Killara Bowling Club on 31 October 1916. The first President was J Neale Breden and solicitor A C Gill, the Honorary Secretary and Treasurer. J G Edwards consented to be their Patron and remained so for many years.*

*Between 1916 and 1919 the membership was small. There was no entry fee, a small subscription and very little outside help. In 1916 the initial subscription was 4 guineas, plus a capitation fee and green fees. In the same year the club became a member of the Royal NSW Bowling Association.*

*The club functioned happily alongside the Tennis Club during its early years. However, by 1919 as its membership grew, the club felt they should stand on their own.*

*At the Annual General Meeting in 1920 the members next felt it was imperative to own their land so the Killara Bowling Company began negotiations with J G Edwards and the Tennis Club. On the 21 January 1921 the Company bought from JG Edwards the Torrens Title lands (the present day No 2 green), the tennis court that faced Arnold Street, an area of approximately half an acre or 2,023.43 square metres in size, at a cost of £1,185.*

*AC Gill an inaugural member and solicitor, was mainly responsible for the incorporation of the Killara Bowling Company on 8 August 1919.*

*The Company's Articles included:*

*...to promote all or any of the following games, bowls skittles and other athletic sports, recreations and pastimes...*

*...to lease to the Killara Bowling Club the lands or any property of the Company.*

*The Title Deed included the 'Rights of Carriageway', the freehold retained by the Tennis Club, which it still does to this day. The 'Rights' were the entrances to the Bowling Club from Arnold Street and the laneway behind No 2 green to Werona Avenue.*

*The Company next turned their attention to the ten year old clubhouse, used by both bowlers and tennis players. Until 1920 both clubhouses were the property of the Tennis Club and in that year the Killara Bowling Company Ltd bought the western facing side, plus a small piece of land to the south. It is interesting to note that the back wall of each clubhouse is the boundary line between them. The affiliation ceased between the two clubs, but the friendship has remained.*

*Alterations to the clubhouse were completed by mid 1920 at a cost of £1,250. The extension increased the size of the clubhouse from 24ft x 9ft to 59ft x 27ft. The small verandah was enlarged from 6ft x 9ft to 32ft 6 inches x 12ft. (ft = feet, Imperial measurement).*

*A bank overdraft from the Commercial Banking Company and the issue of 35 debentures solved the immediate financial problem. Donations and a carnival raised £70 which was used to buy furniture and crockery.*

*By the time of the AGM in 1921 the Killara Bowling Company Ltd owned two greens and a comfortable clubhouse and had 70 members.*

*In 1921 the former tennis court had three rinks and was known as No 1 green. Top dressing had to be applied before it was playable. The lower green, the one first constructed by JG Edwards over*

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*his drainage channel, was first a three rink green. In 1920 it was enlarged to six rinks and known as No 2 green.*

*More rink space was needed for the increasing membership, so in 1926 the club extended No 1 green by removing eight feet from No 2 green and building a retaining wall in between.*

*Previously there had been a rockery between the two greens. They removed it to the north of No 2 green and the same time raised the level of No 2 green by two feet due to drainage problems.*

*Some fascinating asides come from reading the original documents. These include:*

*For the opening of the remodelled green in 1922, the President provided the Hornsby Railway Brass Band that marched down Arnold Street to the club. It was considered an important event for Killara, so bunting was strung up, flags flew, the men were in whites with black waistcoats, the Mayor was present and invited ladies wore their wide brimmed hats.*

*In 1923 electricity was connected to the clubhouse, replacing the hanging kerosene lamps.*

*The green keeper's pay was four pounds five shillings a week. Instructions were given to umpires or markers to 'Take no notice of remarks and questions by spectators'.*

*An application was made for the first telephone in 1925. A second telephone was not installed until 1954.*

*The club was warmed in the winter in 1925 by the donation of a radiator. It came with instructions it only be used in winter.*

*The same year it is recorded that cider was the drink of the day.*

*Also the purchase of a flagpole costing 13-10s-6d was postponed due to lack of finance.*

*In 1926 burglars got away with cash and stock to the value of 18. It was the first of many recorded burglaries.....*

*In 1927 JG Edwards, the Club's first patron, died.*

*...*

*On 27 February 1927 JG Edwards spoke the following words at an address to the Community Service Club.*

*What we wished had happened. The ground is used and will be employed for recreational purposes, but costs of making it what it is today have been exceedingly heavy and the whole thing represents a loss to the originator.*

*In 1920 the clubhouse was enlarged, the lower green extended and the upper green built. To maintain the grounds the members gave not only money but also time. Mowers were borrowed; private gardeners loaned, in order to keep the greens and gardens in good condition. Card parties, picture show nights and concerts raised extra funds. The result was a popular club, proudly maintained by its members.*

*...*

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*In June 1922 the Club registered its colours, a dark bottle green and gold. The blazer was green with piped edges with the KBC monogram on the pocket in gold. Not until 1935 was a badge adopted.*

*In 1916 with one undersized green there were approximately 25 members. By the 1950's [b]owls had become such a popular activity in Killara that the club had to limit the number to 215, as the capacity of the greens and clubhouse was unable to accommodate any more.*

*Members were elected to the committee by ballot. They came from many walks of life and were always known to each other by their Christian names. Killara has always been known on the Upper North Shore as the 'Friendly Club' Even in 2015 there is still a particular camaraderie among them, which remains to this day.*

*As mentioned earlier there was a garden at the northern end of No2 Green but it disappeared when No 3 Green was built. Due to a severe drought in 1941 an underground well was dug under No 2 green, its water coming from the original drainage channel constructed by JG Edwards. During another drought in 1957 it was decided to test this water. Unfortunately it was found to have a high alkaline content, so was only used sparingly.*

*For bowlers the green is of paramount importance. However, grass culture is not a simple matter. The vagaries of weather, general wear and tear from members, makes maintenance of the greens not a simple matter. Killara found that conscientious green keepers were not always easy to find especially as by the fifties there were many clubs vying for such men. In April 1951 greens, Nos 3 and 4, each with four rinks were opened. This brought the total number of rinks to 22 and provided accommodation for a maximum of 176 players.*

*From the beginning the greens were sown with Bent, a high maintenance grass. It produces a wonderful playing surface but requires lots of water, a continuing problem, not only during droughts. After much investigation the committee introduced Greenless Park Couch to greens No1 and 2 in 1972/73. This grass was in great demand by other clubs and Killara actually profited by \$2,000 from selling their grass shavings to other clubs. In 1977 No 4 green was changed to Greenless Couch followed by No 3 in 1984.*

*From the initial 25 gentlemen who formed the Killara Bowling Club the membership grew as the game became popular, indicated by the following table*

Year	Ordinary Members
1916/17	25 approx.
1919/20	53
1921/22	80
1926/27	71
1936/37	88

*The early members who signed the first Rules of the Killara Bowling Club were –*

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*AC Gill, SJ Channon, Oliver Harley, F Clifford Darby, EA Wells, F Drummond, WR Elston, J Neale Breden, PV Ryan, HL Davis, AW Cornish, AE Spriggs, F Morley, F Rudd, AGH Gardner, WA Gullick, Norman J Wells, ECH Mathews, W J Holmes.*

*Sixteen of the above lived in Killara and four in Lindfield and four were still members in 1961. Members were elected by ballot by the committee and limited to males under the following categories:*

*1-Life, 2-Ordinary, 3-Special, 4-Provisional, 5-Associate, 6-Country, 7-Social, 8-Visiting,*

*Some with a long connection with the Club were given the honour of Life Membership. They include Frank Bower, Keith Harris and Cyril South. Others, as they became less active, maintained their association by becoming Social Members. Death was often the only way that their membership ended.*

*One who joined in 1921 and maintained his membership until his death in 1955 was George Gissing. He was Honorary Secretary from 1921 to 1923, President for 11 years, and Patron for 12 years. For his Golden Wedding Anniversary the Club presented him with a 'very chaste boudoir clock', an ebony brush and a wallet stuffed with notes. George and his wife kept the clock and the brush, but gave the notes back to the Club. This money became the George Gissing Presentation Shield Trophy, a Singles Handicap competition. On his death his family erected a brick fence on the Arnold Street frontage as a further memorial.*

*The structure and management of the Killara Bowling Club (1916) and Killara Bowling Company Ltd (1919) existed side by side. The capital of the Company was £2,000 in 200 shares of £10 each and were offered to Killara residents. There was a proviso to shareholders that anyone wishing to transfer their shares had to first offer them to the Club for the above value, or a lesser amount. There were 148 shares taken up, 139 in the first month. In 1923 amendments to the rules allowed the Club to progressively acquire shares. Some were donated and others given back in lieu of the annual subscriptions. By 1927 the Club had the controlling majority. By 1951 only 10 were not in the Club's hands with the added problem that deceased estates held some. It wasn't until 12 March 1976, that the Club had complete ownership. On 25 June 1951 the Club decided to convert the Bowling Company Limited to the Killara Bowling Company Proprietary Limited. Today it is a non-trading company with no income or expenditure but owns all its land and buildings.*

*From its beginning Killara was a men's club and women were only welcomed on social or special occasions. Such was the case of Saturday 1 January 1921, when Mrs Ryan the wife of the President 'was invited to send down the first bowl'. Not until 27 April 1944 were women again invited to participate in what was reported as 'a most enjoyable function'. So, apart from some missed bowls held at various times, Killara firmly remained a men's club.*

*This attitude remained so until a meeting by the 'General Committee of the Killara Bowling Club Ltd on 18 October, 1977 decided to call an Extraordinary General Meeting for Friday 2 December, 1977. At that meeting it was recommended that women be admitted and to form Killara Women's Bowling Club'. Before that decision in December, an unsigned document was circulated that cited some of the pros and cons in regard to the admission of women. They included:*

*The continued existence of the club depends on maintaining a satisfactory level of membership.*

*The present tendency is for a husband and wife to belong to the same club.*

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*A mixed club could mean increased membership of men as well as of women.*

*A mixed membership could increase the social life of the club.*

*Women would never have use on Saturdays, as Saturday is exclusively men's day.*

*Men's committee would retain control of staffing of bar and kitchen.*

*But a much more trenchant attitude can be felt by these comments.*

*The club can survive financially as a male club.*

*The social life of the club as it exists at present is preferable.*

*The admission of women will disrupt, alter and affect the traditional nature, activities and tone of Killara Bowling Club.*

*Then on regarding accommodation for women:*

*If such rearrangement militated against comfort and efficiency, the plan should not be implemented.*

*Use of Club House:*

*Strict control would be necessary to police the times allowed for the women on Tuesdays and Fridays (until 4pm).*

*And on the effect on present members :Killara could lose members who feel they are losing atmosphere and tone they expected on joining and have enjoyed.*

*Eight days after the meeting mentioned above, and at the request of Vice President Bob Finlay, Ray Hutton the President on 26 October 1977 typed out a 'recapitulation of the various points raised'. He wrote:*

*Where would the Treasurer and Secretary be accommodated if there area were allocated to women?*

*Only the above space given to the women and any furniture required be funded by them.*

*The men should not forgo any of their present privileges.*

*There was no indication that wives of the committee wished to join.*

*Women could only play on Tuesdays and Fridays till 3.30pm, but with unrestricted access on Sundays, be sufficient.*

*A majority are in favour of the admission of women, but a number do not favour this idea.*

*He ended with the following:*

*'I have voluntarily committed myself to the preservation of the existing character and spirit of the Club...I must not lose sight of the right of every member to enjoy what he was led to expect when he joined'...*

*However, despite all objections the inaugural meeting of the Killara Women's Bowling Club was held in the clubhouse on 24 October, 1978 and the following office bearers were elected:*

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*President: Mrs N Nettlebeck*

*Vice-Presidents: Mesdames J Wilson, B Wiltshire, J Winkle*

*Hon Secretary: Mrs N Noble*

*Committee (6): Mesdames B Harding, E Maynard, S Stanbridge, N Williamson, E Conde, M Wright.*

*Hon Coach: Don Grant*

*By 10 November 1978 the women had become affiliated with the NSW Women's Bowling Association, opened a bank account, chosen their club colours of green and gold, and ordered badges and name bars.*

*Their first playing day was on 16 January 1979 by which time the Club had 28 Full Members, 5 Associates and one Social Member.*

*During that first year the women participated in mixed Twilight Bowls during daylight saving and the Mixed Bowls held on alternate weekends and their numbers had increased from the original 16 to over 40.*

*Margaret V Wright, one of the Vice-Presidents, at a luncheon on 26 October 1979 related some of the events on that first anniversary of Killara's Women's Bowling Club:*

*It was on 24 October last our inaugural meeting was held. I, personally felt like a new schoolgirl and was so relieved to see another prospective pupil, at the gate, who was feeling the same way. She was consoling herself with the fact that her husband had said she could always leave if she wanted to! However a few friendly faces helped break the ice, until the awful truth dawned that the 12 present out of the 16 Foundation Members would all have to form a committee! Nora the first to weaken was elected President and subsequently the rest of us were pulled into line. The men set up the Constitution for us and put through any necessary paper work and thus our Club was set on the road to affiliation which occurred on 10 November 1978... The next traumatic event for the eight beginners was to learn the art of playing bowls. The great day eventually came when we made our debut after a luncheon on 16 January 1979, our first social event, and were allowed to play on No 1 green.*

*She then asked all to be upstanding and drink to the future success of the Killara Women's Bowling Club.*

*By 1981 the women were able to enter three pennant teams in the District Competition, held several card days, some raffles and many charity days for 'Bowls for Others'. Their unofficial motto was:*

*'The sacred ties of Friendship are paramount'.*

*This attitude of friendship and concern continues to this day in 2015.*

*It is interesting to read their Annual Reports as they concern details such as:*

*The beautiful table decorations*

*Lovely salads*

*Much admired flower arrangements*

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*Number of Lucky Door Prizes left by the giver, before she left for overseas*

*Those on the 'sick list'*

*And who played the piano.*

*In the women's Half Yearly Report of 1995, it was reported:*

*'...that there was an experimental period in the running of the Twilight Bowls in November.'*

*To cut down on work, there was a BBQ without dessert and paper plates to cut down on washing up. The trial was not successful as the men missed 'their pudding'.*

*Due to the Killara Bowling Club reaching 100 years in 2016, and with much written in those intervening years., this article has only touched on the early days of the Club. However the momentous time when the women were admitted had to be included in this article.*

*Today the club is depleted in numbers, especially with the women, but is still financially viable. There has been much discussion in 2015 as to its future, but in the words of the Chairman, Dale McBean, 'The club will always be here'.*

*Over the years a club so closely tied to its community must have had its ups and downs. This article finishes with an aside which illustrates this:*

*...In 1959 six members wished to play Bowls on a Sunday afternoon. Despite disapproval by the majority of members six men who became known as the 'Sunday Six', enjoyed their afternoon Triples for five years. After an unofficial approach the 'Sunday Six' did consent to confine their games to No 2 and 3 greens, so as not to disturb St Martins church members and the general community.*

*Such is the spirit of the Killara Bowling Club, ready to comply with convention in the pursuit of enjoyment, but maybe not always.*

**The Bowling Clubhouse**

*The following history of the Clubhouse has been extracted from Bowls at Killara, the History of Killara Bowling Club 1916-1990, 27-29.*

*The 1921 Clubhouse served adequately for many years and was progressively improved and extended. Some of it still stands, for example the old party wall with the Tennis Club but it is mostly concealed by later additions. The Annual Reports refer to improvements costing several hundreds of pounds in each of the years 1893, 1935 and 1944. Sewerage was connected in 1932 at a cost of £150 . After obtaining a liquor licence in 1947, the club spent £527 on improvements in order to comply with the Liquor Act.*

*Membership was increased after establishment of No. 3 and 4 greens and better Clubhouse accommodation became necessary. In 1951-2 major alterations were made, with improvements to the Canteen and the layout of facilities, at a cost of £4500. The locker room was separated from the bar and lounge room.*

*At this time too, the purchase of additional land was negotiated with the owner of No.11 Locksley Street. An area 36 feet by 12 feet at the rear of the block was bought by the Club to be used for*

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*storage. (In 1981, when No. 11 Locksley Street was in the Club's ownership, a further subdivision was made, adding 20 feet to the Bowling Club property for future Clubhouse extensions).*

*When the tennis Club built its new brick Clubhouse in 1953 the Bowling Club negotiated the purchase of a strip of land 19 feet by 12 feet at the rear of the block was bought by the Club to be used for storage. (In 1981, when No. 11 Locksley Street was in the Club's ownership, a further subdivision was made, adding 20 feet to the Bowling Club's property for future Clubhouse extensions).*

*When the Tennis Club built its new brick Clubhouse in 1953 the Bowling Club negotiated the purchase of a strip of land of 19 feet x 15 feet on the southern side of our [sic] Clubhouse which was then extended to provide a card room and lounge. This space is now occupied by the President's table.*

*The year 1954 saw completion of further improvements including a new toilet and washroom, opening from the Visitors room, and a new change room and hot shower for the greenkeeper. The flight of steps was built at the northern end of No.1 green in 1958. Under plans prepared by Colin Brewster and Brian Wells the kitchen was modernised and extended, and the canteen and toilet accommodation further improved.*

*The Annual Report declared in that year, "The opinion is now held that our Clubhouse is probably one of the most comfortable Clubhouses in New South Wales". The outside clock on the Clubhouse gable was a gift from the Committee in 1959.*

*Following celebration of its Jubilee, the Club undertook another building programme in 1967 at a cost of \$16,000. The locker room was enlarged, the verandah was enclosed to make the roll-up room, and a second floor built on the northern end to provide offices and a locker room for visitors. A toilet for indoor staff and a new liquor storeroom were provided. Two hundred steel lockers were installed as well as furnishings and notice boards for the new rooms.*

*In 1968-9 the bar was renovated and modernised, usable counter area being increased by 30%. New beer plumbing and bar equipment were installed.*

*The upstairs facilities were used by women members when the Women's Club was formed in 1979 but were soon inadequate for their needs. Through the generosity of members Doug and Kay McGregor a major extension of the ladies' area, providing additional amenities, was carried out in 1984 at a cost of \$26,500. In 1986 a sum of \$18,000 pounds was spent on improving Clubhouse furnishings.*

*The Club benefited in many ways from gifts from members, not least most of the 19 honour boards in the Clubhouse recording office-bearers and winners of bowls competitions.*

*Among these is a Life Members Board donated by of their number, Frank Beale, and a Patrons Board presented by the family of Jack Conde who died while he held that distinguished office. These boards are not only decorative but contribute greatly to the traditions and atmosphere of the Club.*

*The brick fence along the Arnold Street frontage was a gift from the Gissing family in memory of past President and Patron George Gissing. The Arnold Street gates, shared by the Bowling Club and the Tennis Club, were erected in 1963 by Mrs Sheffer in memory of Past President Mel Sheffer. The Memorial Gates in Locksley Street honour Steve Pierce, a Vice-President and Greens Director for*



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many years, who died in 1950. They were the gift of R. W. Park, an active member and builder, who was the contractor for the new greens built after purchase of No. 7 Locksley Street.

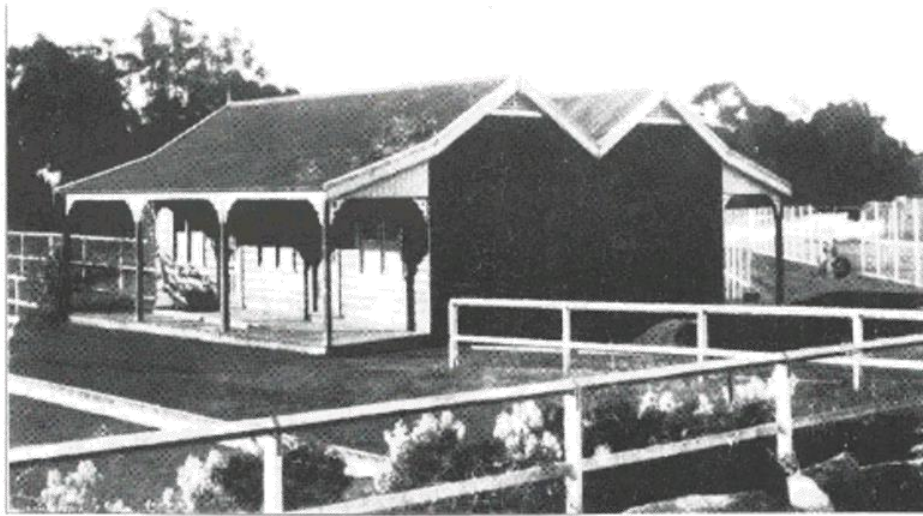
A beautiful camellia at the southern end of the Clubhouse, the gift of George and Sheila Stanbridge, was planted in 1984 in memory of Joan Roberts, a foundation member and singles champion of the Women's Club and its President at the time of her death. Another fine camellia, planted at the south-west corner of No.3 green, is in the memory of Past President Russell Wiltshire – the gift of K.W.B.C member Betty Wiltshire.

The following Historic images have been extracted from the above noted references.

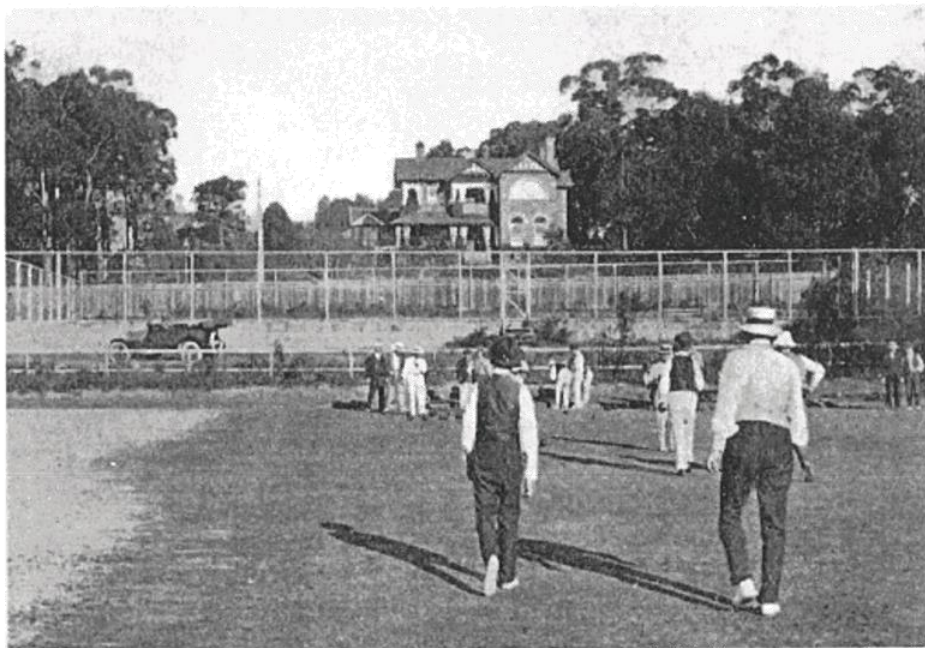


Auction map for the 'Nyora Estate' dated March 1923 - showing the Killara Tennis Club, churches, houses etc.

Map: KHS Collection



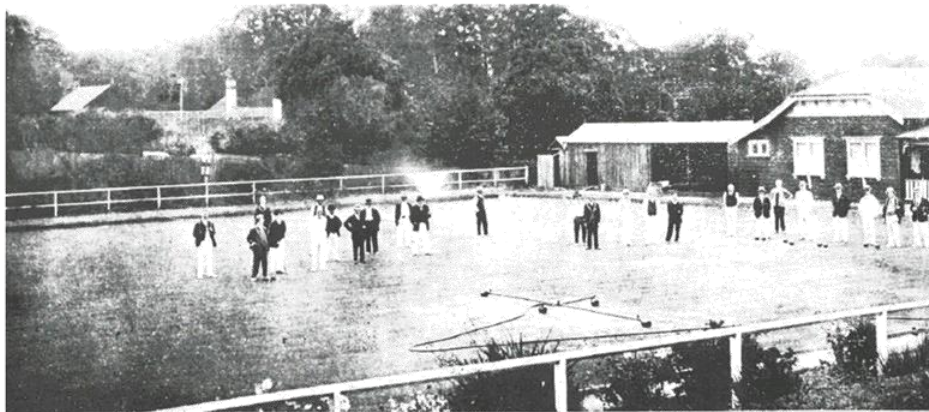
*The original Clubhouse, built about 1910, served tennis players on its eastern side and bowlers on the west.*



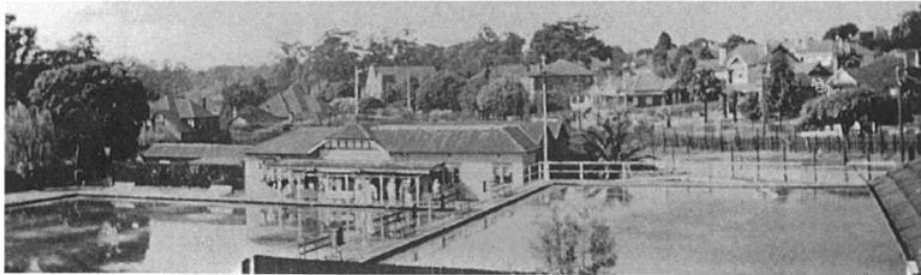
*View in 1918 of the Bowling Green and beyond the Tennis Club court - Photo: Club Collection*



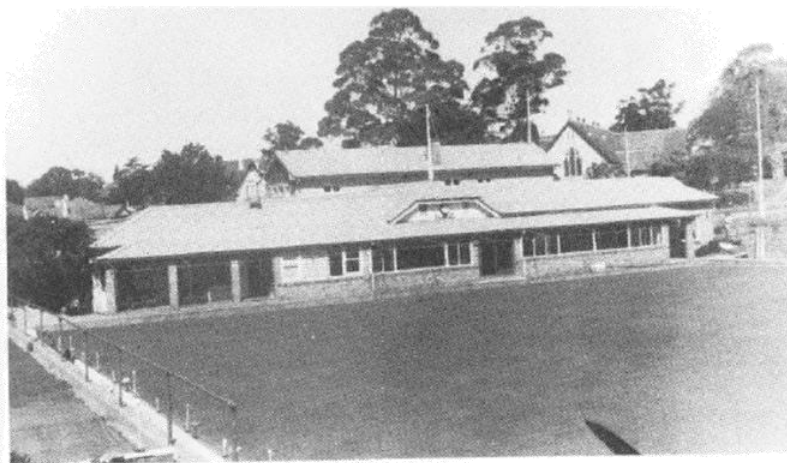
A gala day at Killara Bowling Club about 1919. The "opening of the green" was a special occasion celebrated annually.



This photograph of the Killara green and Clubhouse appeared in a souvenir publication and programme for the 1926 Australian Bowling Carnival held in Sydney.



*The Bowling greens flooded in April 1942. A storm-water drain on the southern side of No 2 green collapsed after a storm leaving an opening 6 ft wide and 50 ft long. Photo: courtesy of the Killara Bowling Club*



*The Clubhouse as enlarged in 1958.*



*The two-story extension on the left of the Clubhouse, added in 1967, and enlarged in 1984, now houses the women's locker room.*



## **6. COMPARATIVE ANALYSIS**

This comparative analysis tabulates the significance of some other similar precincts in greater Sydney, followed by other bowling (and former bowling) club sites within the Ku-ring-gai Area.



Pratten Park is an historic sport and recreation precinct in Ashfield containing a bowling club, lawn tennis club and football oval. The precinct began to be established c.1908 for football purposes and was used for tennis purposes by 1911, later identified in 1914 as Western Suburbs Lawn Tennis Association. Pratten Park is a local heritage item. ([www.pattenparkmagpies.com](http://www.pattenparkmagpies.com))  
(Image Source: Six maps).



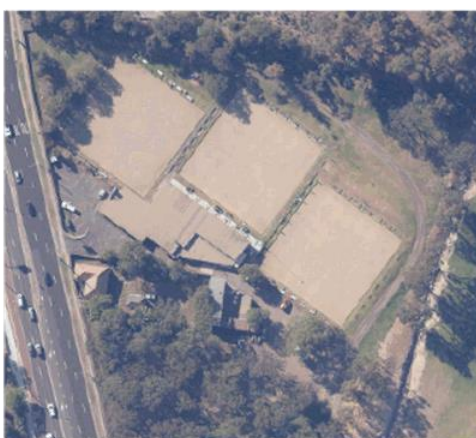
Kyle Bay Bowling Club is historically significant as it represents a good example of a Post-War international style building c1950. It is a later development overlay in the Williams Estate established 1914. It is socially significant as a community focus for the local residents. (NSW Heritage).  
(Image Source: Six maps).



The Hunters Hill Recreation Company Ltd was established in 1900 for the purpose of providing a social and general recreation club for local residents. Within 18 months, the company had purchased land in Madeline Street, built tennis courts, a bowling green, croquet lawns and a club house and transferred management to the Hunters Hill Recreation Club, which had a membership of 117 in March 1902. The club is not currently listed as a local heritage item  
(Image Source: Six maps).



The Ashfield Bowling Club is the second oldest club in the state and listed as a local heritage item for its association with many notable people and continued use for recreation and entertainment purposes. Located on the corner of Parramatta Road, the precinct makes a strong and positive visual contribution to the locale. (NSW Heritage). (Image Source: Six maps).



Mona Vale Bowling Club is heritage listed for its historical and social values, being in operation since 1954 representing a leisure activity that is central to Australian culture. It is associated with this significant cultural leisure activity, and maintains and shows the continuity of this activity that has been contributing to the community's sense of place for the last 60 years. The Club is of also significant due to its association with Albert Namatjira and Aboriginal culture. (NSW Heritage). (Image Source: Six maps).



Newport Bowling Club is listed as a heritage item for its historic and social significance to the Newport community as a place of community gathering and sports activities. Operational since 1943, it represents a leisure activity, central to Australian culture. The significance of the bowling club lies on its historical and social values rather than the building fabric or architectural values of the building. The building is a representative of such club buildings of its period. (NSW Heritage). (Image Source: Six maps).

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**Former Gordon Bowling Club (4 Pennant Avenue, Gordon)**

The former Gordon Bowling Club Incorporated has occupied its current position on Council's land since 1950. The Club was granted a 50 year licence to use the land to build the clubhouse and undertake bowling club activities. Council constructed the first green and the Club was responsible for building the clubhouse and two further bowling greens. Bowls has occurred on the site since 1954 and the clubhouse was officially opened in June 1956.<sup>1</sup> A heritage assessment undertaken by John Oultram Heritage Design in March 2021 considered that the site did not meet the threshold for listing as a place of local significance.



Aerial photograph of Former Gordon Bowling Club (Source: Six maps).



Former Gordon Bowling Club: Looking southwest (Source: John Oultram Heritage Design)

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<sup>1</sup> Ordinary Meeting of Council Business Paper – 24 August 2004.



**Former Roseville Chase Bowling Club**

The Roseville Chase Bowling Club was established c1955. The club is not located within a conservation area nor is any research available to suggest that it would meet the threshold for local listing on historic or social grounds.



Aerial photograph of former Roseville Chase Bowling Club (Source: Six maps).



Former Roseville Chase Bowling Club (Source: Ku-ring-gai Council, 2020).



**Lindfield Rollers Bowling Club**

The Lindfield Rollers Bowling Club was established c1948 and became incorporated in 1950. The club is not located within a conservation area nor is any research available to suggest that it would meet the threshold for local listing on historic or social grounds.



Aerial photograph of Lindfield Rollers Bowling Club (Source: Six maps).



(Source: <https://www.northshore.bridge-club.org>)

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**St Ives Bowling Club**

The St Ives Bowling Club was established c1959. The club is not located within a conservation area nor is any research available to suggest that it would meet the threshold for local listing on historic or social grounds.



Aerial photograph of St Ives Bowling Club (Source: Six maps).



St Ives Bowling Club (Source: Ku-ring-gai Council, 2000)

**Turramurra Bowling Club – 181 Bobbin Head Road, Turramurra**

The Turramurra Bowling Club was established c1960. The club is not located within a conservation area nor is any research available to suggest that it would meet the threshold for local listing on historic or social grounds.



Aerial photograph of Turramurra Bowling Club (Source: Six maps).



Turramurra Bowling Club Building (Source: <https://www.vennu.com.au>)



**7. ASSESSMENT AGAINST THE NSW HERITAGE LISTING CRITERIA**

Based on a general review of the documentation and information available for both Clubs, as well as a non-exhaustive inspection of the relevant sites, the significance of the Killara Bowling and Tennis Clubs has been considered against the NSW Heritage criteria as outlined below.

***a) an item is important in the course, or pattern, of NSW's cultural or natural history:***

The Killara Bowling and Tennis Clubs have continued to demonstrate strong links to the Australian sporting culture for over a century, since the declaration of JG Edwards in the late nineteenth century of the sites' suitability for the purpose of park and/or recreation. Both established by JG Edwards, the sites have continued to function for the purposes of a Tennis Club since 1910 and Bowling Club since 1916 and have had an ongoing affiliation with each other, which formally ended in 1919, but has informally continued as a product of their proximity to one another and symbiotic uses.

***b) an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history:***

The sites have strong historical links to their founder, JG Edwards, who resided in the area since the 1850s. Edwards demonstrated the qualities of an early Australian entrepreneur, having acquired, established and subdivided 160 acres known as the Springdale Estate in the late nineteenth century. Often referred to as the 'King of Killara', Edwards was known as an instigator in the establishment of the North Shore railway line, including the construction of a station at Killara.

The clubs have provided recreational facilities for the immediate Killara and wider North Shore community for over a century.

The Tennis Club has been associated with notable Australians, including International Tennis players Neale Fraser, Lew Hoad, Fred Stolle and Ken Rosewell.

The Bowling Club has historic links to notable local people such as former President George Gissing who maintained a membership of the club for over 30 years until his death in 1955. The Arnold Street brick fence was later donated in memory of Gissing, by his family.

***c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW:***

The sites are visually prominent within the Springdale Conservation Area, maintaining landmark qualities through their recreational and open space characteristics, which provide visual distinction within the highly historic and suburban precinct. The regularity and rectilinear nature of the tennis courts and bowling greens, centrally flanked by the clubhouses, which continue to face their respective sporting precincts, conveys an aesthetically pleasing sense of order to the sites.

The existing tennis clubhouse has the potential to display an aesthetically pleasing and distinctive use of brickwork through its apparent high-quality construction and finer detailing.

The garden elements, fencing and historic stone walls are notable.

***d) an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons:***

The clubs have provided recreational facilities for the North Shore community for over a century and have been associated with prominent Australian Tennis players such as Neale Fraser, Lew Hoad, Fred Stolle and Ken Rosewell. The location of the clubs, side-by-side, within the suburban precinct has ensured that strong links with the surrounding community have been maintained since their establishment and the residential subdivision in the early twentieth century.

***e) an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history:***

Without further research, it is not known whether the site would meet the threshold for this criterion.

***f) an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history:***

Whilst the sites are associated with lawn bowls, which has continued to lose popularity as a sport within Australian society, without further research or extensive comparative analysis, it is not known whether the site would meet the threshold for this criterion.

The sites represent an early and possibly rare example of a sporting precinct within an affluent residential setting, whose curtilages have not been affected by the pressure of development.

***g) an item is important in demonstrating the principal characteristics of a class of NSW's***  
***- cultural or natural places; or***  
***- cultural or natural environments.***

Together, the clubs have the ability to represent the early entrepreneurialism of JG Edwards, who had the ability to envisage and manifest the ongoing use of the site for recreational purposes within a wider residential precinct.

The history of the sites and built fabric that has evolved is somewhat representative of economic fluctuations, changing popularities of sports as well as changes in social values, such as the shifting opinions in relation to women.

## **8. STATEMENT OF SIGNIFICANCE**

Individually and combined, the Killara Bowling and Lawn Tennis Clubs demonstrate significance at a local level through their ongoing association with the activities of lawn bowls and tennis within the local area and wider North Shore for over a century.

The sites have strong historical links to their founder, JG Edwards, who resided in the area since the 1850s. Referred to as the 'King of Killara', Edwards demonstrated the qualities of an early Australian entrepreneur, having acquired, established and subdivided 160 acres known as the Springdale Estate in the late nineteenth century.

The sites have continued to function for the purposes of a Tennis Club since 1910 and Bowling Club since 1916 and have had an ongoing affiliation with each other, which formally ended in 1919, but has informally continued as a product of their proximity to one another and symbiotic uses.

The Tennis Club has been associated with notable Australians, including International Tennis players Neale Fraser, Lew Hoad, Fred Stolle and Ken Rosewell whilst the Bowling Club has strong links to prominent local community members such as former President George Gissing.

The sites are visually prominent within the Springdale Conservation Area, maintaining landmark qualities through their recreational and open space characteristics, which provide visual distinction within the highly historic and suburban precinct. The regularity and rectilinear nature of the tennis courts and bowling greens, centrally flanked by the clubhouses, which continue to face their respective sporting precincts, conveys an aesthetically pleasing sense of order to the sites. The garden elements, fencing and historic stone walls are notable.

Upon brief inspection, the existing tennis Clubhouse has the potential to display an aesthetically distinctive use of brickwork with finer detailing that is of interest.

The historical evolution of the Clubs, including the built fabric that physically represents this, has continued to evolve because of economic fluctuations and changes in social values, such as the shifting opinions in relation to women. Together, the clubs have the ability to represent early the entrepreneurialism of JG Edwards, who had the ability to envisage and manifest the ongoing use of the site for recreational purposes within a wider residential precinct.

The configuration of the courts and greens remains intact as well as their relationship to the central clubhouse buildings, which have undergone changes over time. Neither of the original clubhouses remains despite possible evidence of the earlier Bowling Clubhouse within the extant fabric.

**9. SUMMARY AND RECOMMENDATION**

Based on an initial assessment, the Killara Bowling and Lawn Tennis Club sites, both individually and combined, have high potential to meet the threshold for local listing, based on the standard criteria for listing outlined by the Heritage Council of New South Wales. It is recommended that Council proceed with preparing a planning proposal to list the sites as a local heritage item on Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015.

If in the meantime, there is any threat of imminent harm to either of the precincts, it is recommended that Council request that NSW Heritage make an IHO on both properties to enable them to have protection from that harm until a Planning Proposal can be progressed to Gateway Determination. .

**KILLARA BOWLING AND LAWN TENNIS CLUB HERITAGE ASSESSMENT**

**SEPTEMBER 2021**

**APPENDIX 1 – SITE PHOTOGRAPHS**



(Photos of Killara Bowling and Tennis Club, Source: Mr E Craig Miller)

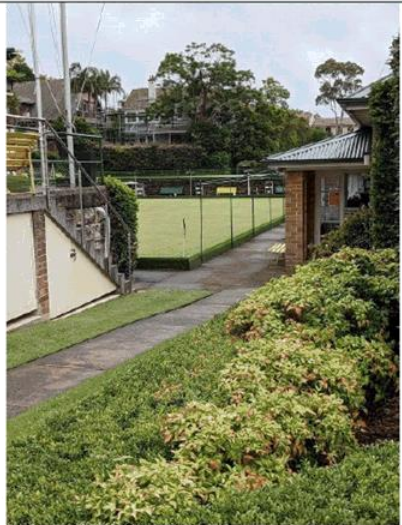


KILLARA BOWLING AND LAWN TENNIS CLUB HERITAGE ASSESSMENT

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One of the Tennis Club Honour Boards showing renowned players Neale Fraser, Lew Hoad, Ken Rosewall and Adrian Quist



Bowls Club Entrance Way



Tennis Club Lounge



Original Stonework in Bowls Club



Original Stonework between Greens



NW Corner of Greens showing Heritage Dwellings in Locksley Street

(Photos of Killara Bowling and Tennis Club, Source: Mr E Craig Miller)



(Photos of Killara Bowling and Tennis Club, Source: Mr E Craig Miller)



**KILLARA BOWLING AND LAWN TENNIS CLUB HERITAGE ASSESSMENT**

**SEPTEMBER 2021**



(Photos of Killara Bowling and Tennis Club, Source: Mr E Craig Miller)

<sup>i</sup> *Bowls at Killara*, Lloyd Sommerlad, 1990 p. 3.

<sup>ii</sup> *Ibid.*

<sup>iii</sup> *Ibid.* p.9.

<sup>iv</sup> *Ibid.*

<sup>v</sup> *Bowling Club News*, September 1977, p.1.

<sup>vi</sup> *Sommerlad*, p.9.

<sup>vii</sup> *LTO Transfers A 5346 56/7/8 Plans and Transfers*; *KBC Ltd Bowling Club News*, 3 October, 2003, p.2, McElhone, Deputy Chairman. Investigation reveals that one pound in 1920 gets an approximate value in dollars of what it would be worth in 2015.

<sup>viii</sup> *McLean*, p.3.

<sup>ix</sup> *Bowls at Killara 1990*, E Lloyd Sommerlad, p.16.

<sup>x</sup> *Killara Lawn Tennis Club*, Brian H Ball, June 1995 p. 19.

<sup>xi</sup> *Ibid.* p.19.

<sup>xii</sup> *Ibid.* p.24.

<sup>xiii</sup> *Ibid.* p.19.

<sup>xiv</sup> *Sommerlad*, p.13.

<sup>xv</sup> *Ball*, p.18.

<sup>xvi</sup> *Ball*, p.66

<sup>xvii</sup> *Wikipedia*

<sup>xviii</sup> *Ibid.*

<sup>xix</sup> *Ball*, p.21

<sup>xx</sup> *Ibid.* pp 31

<sup>xxi</sup> *Ibid.* p. 42.

<sup>xxii</sup> *Ibid.* p. 43.

<sup>xxiii</sup> *Ibid.* p. 44.

<sup>xxiv</sup> *Oral Interview with John Bickmore*, October 2016.

<sup>xxv</sup> *Ball*, p. 21.

<sup>xxvi</sup> *Wikipedia*

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- <sup>xxxvi</sup> Ball, p.31.  
<sup>xxxvii</sup> Ibid.  
<sup>xxxviii</sup> Ibid.  
<sup>xxxix</sup> Slee, John, *Australian Dictionary of Biography*, Vol.16 2002.  
<sup>xl</sup> Ball, p.32.  
<sup>xli</sup> Ball, p.23.  
<sup>xlii</sup> KTC Web Site.  
<sup>xliii</sup> Ball, p.30.  
<sup>xliiii</sup> Ball, p.16.  
<sup>xlv</sup> Ball, p.64.  
<sup>xlv</sup> Ball, p.30.  
<sup>xlv</sup> Ball, p.34.  
<sup>xlv</sup> Ball, p.27.  
<sup>xlvi</sup> Ball, p.30.  
<sup>xlvii</sup> Ball, p.28.  
<sup>xlviii</sup> Sommerlad, p.27.  
<sup>xlix</sup> Ball, p.38.  
<sup>l</sup> Ball, p.40.  
<sup>li</sup> Ball, pp. 46-53.  
<sup>lii</sup> Bickmore.  
<sup>liii</sup> Letter sent to KBC from KLTC, 18 September, 2008.  
<sup>liiii</sup> Bickmore.



Reference: DOC21/1559512-6

Mr John McKee  
General Manager  
Ku-ring-gai Council  
By email: [kmc@kmc.nsw.gov.au](mailto:kmc@kmc.nsw.gov.au)

cc. Mr Antony Fabbro  
Manager Urban Planning  
[afabbro@kmc.nsw.gov.au](mailto:afabbro@kmc.nsw.gov.au)

**Request for an Interim Heritage Order to be made over Killara Bowling Club and Killara Lawn Tennis Club**

Dear Mr McKee

I write to advise Council that the Minister responsible for heritage received a request to place an Interim Heritage Order (IHO) over the Killara Bowling Club and Killara Lawn Tennis Club on 1 March 2021.

I understand that the request was originally sent to Ku-ring-gai Council. Council informed the nominator Mr E C Miller that as the items were located within a heritage conservation area, he would need to raise this matter directly with Heritage NSW, and that the minister responsible for administering the *Heritage Act* is the Hon. Don Harwin MLC.

Under the *Heritage Act 1977*, the Minister can make an IHO on an item that is likely to be harmed if he considers that, on further investigation, the item may be found to have local or state significance.

Heritage NSW has undertaken a preliminary review of the Clubs' heritage significance and determined that the Killara Bowling Club and Killara Lawn Tennis Club are not likely to be of state heritage significance, though they may be of local significance.

I note that potential sale of an item does not necessarily constitute potential harm. In this case a decision for sale has not been made, and even if sold there is no current development application to indicate imminent threat or harm.

In these circumstances I have determined that an IHO is not appropriate and Heritage NSW will not progress Mr Miller's request for an IHO over Killara Bowling Club and Killara Lawn Tennis Club.

I have informed Mr. Miller of the decision to refuse an IHO and advised him that the Minister will generally only consider making an IHO to allow further investigation of items of possible local significance if this is supported by the local council as they would have to progress the investigation.

Level 6, 10 Valentine Ave Parramatta NSW 2150 ■ Locked Bag 5020 Parramatta NSW 2124  
P: 02 9873 8500 ■ E: [heritagemailbox@environment.nsw.gov.au](mailto:heritagemailbox@environment.nsw.gov.au)

I encourage Council to consider reviewing Killara Bowling Club and Killara Lawn Tennis Club as part of its review of items within the *Springdale Road Heritage Conservation Area* and engage with Mr Miller and the community in assessing the sites local heritage.

If you have any further questions about this issue, please contact Ms Tracy Appel, A/Senior Team Leader, Metro North, Heritage Operations, Heritage NSW on telephone 9873 8559 or by email: [tracy.appel@environment.nsw.gov.au](mailto:tracy.appel@environment.nsw.gov.au).

Yours sincerely



**Pauline McKenzie  
Executive Director  
Heritage NSW  
Department of Premier and Cabinet**

15 March 2021

**MINUTES OF HERITAGE REFERENCE COMMITTEE  
HELD ON THURSDAY, 20 MAY 2021**

Present: Councillor J Anderson (Chairperson) (Roseville Ward)  
Mr Robert Moore – National Trust  
Ms Lorna Watt – Ku-ring-gai Historical Society  
Ms Zeny Edwards – Local Historian and Community Member

Staff Present: Manager Urban & Heritage Planning (Antony Fabbro)  
Heritage Specialist Planner (Vanessa Holtham)

Apologies: Ms Melika Aljukic – Australian Institute of Architects  
Councillor M Smith (Deputy Chairperson) (St Ives Ward)  
Joanne Martens – Community Member

The Meeting commenced at 12:00PM

**DECLARATIONS OF INTEREST**

No interest was declared.

**MATTERS ARISING FROM PREVIOUS MEETING**

- Glengarry Girl Guides Site (see minutes below)
- Pymble & Wahroonga Station Upgrades (see minutes below)
- 14 Beaconsfield Parade, Lindfield (see minutes below)
- Killara Bowling and Lawn Tennis Clubs (see minutes below)

**CONFIRMATION OF MINUTES**

**Minutes of Heritage Reference Committee**

File: CY00413/9

Meeting held 15 April 2021

Minutes numbered GB.1 to GB.6

**RECOMMENDATION:**

That Minutes numbered GB.1 to GB.6 are confirmed as an accurate record of the proceedings of the Meeting.

These Minutes be adopted and circulated to Councillors at the OMC immediately following adoption by HRC.

## **GENERAL BUSINESS**

### **Killara Bowling Club and Lawn Tennis Club**

File: CY00413/9  
Vide: GB.1

HRC strongly supported the potential listing of the sites.

HRC suggested that a strategic listing of the sites at this time based on the heritage merit would be preferable to a reactive listing as part of an IHO.

HRC supported the findings of the preliminary heritage assessment and suggested that with some minor refinements this could form the basis of a planning proposal to list the sites.

Staff noted that the preliminary heritage assessment was being included in the agenda for the June OMC.

### **Proposed de-listing - 14 Beaconsfield Parade, Lindfield**

File: CY00413/9  
Vide: GB.2

Staff explained the recommendations of the KLPP from Monday 17 May 2021, which was to not proceed with progressing the de-listing to Gateway Determination.

HRC noted the recommendations of the KLPP in relation to this matter and having considered the PMA report supports the continued listing of the dwelling.

### **Glengarry Girl Guides Site, North Turramurra**

Council staff noted the following findings from their research:

- The site was included in the first revision of the Heritage Study, prepared in July 1987.
- The site was included in the second revision of the Heritage Study, prepared in September 1987.
- The site was not included in the third revision of the Heritage Study, revised in November 1987.
- Cannot find any record of discussions around the Heritage Study within OMC minutes between September and November of the building.
- In the 1996 heritage study, the site was not included in the list of previously excluded, deleted or deferred items from the 1987 Heritage Study.



HRC discussed that it appears likely that the site was identified as a heritage item however due to an clerical error has been incidentally omitted from Schedule 5.

HRC suggested that a further heritage assessment be undertaken ASAP.

It was agreed that findings may reveal confirmation of the existing intended listing.

File: CY00413/9

Vide: GB.3

#### **Railway Stations update**

File: CY00413/9

Vide: GB.4

HRC noted the Section 65A approval letter and agreed to wait for any feedback from local residents.

#### **NSW Heritage Grants update**

File: CY00413/9

Vide: GB.5

Staff noted that all three grant applications were unsuccessful.

Staff to prepare letter ASAP seeking feedback on the process and why Ku-ring-gai Council was so unsuccessful in this instance, especially given the nature of the grant applications/requests.

HRC suggested seeking funding from other sources.

HRC were aware of Mayoral Minute in relation to funding and Aboriginal Heritage.

#### **Ku-ring-gai Heritage Home Grants update**

File: CY00413/9

Vide: GB.6

Applications close on 31 May 2021.

HRC will review all applications (PowerPoint presentation) at June HRC meeting.

Staff to provide text for the promotion of the grants.

Post meeting note: Done.

#### **OTHER BUSINESS**

- The Heritage Festival Warrawee Walk was discussed and noted very successful with 33 people in attendance and that the owners of Kooyong and Cheddington opened their homes to the people on the tour.
- 52A Hastings Road, Warrawee is highly intact and should be considered for listing.
- HRC were advised that a property that was recently sold in the Ku-ring-gai LGA and it contains potentially significant Robert Woodward fountains. HRC agreed that further investigations into the significance of the fountains should be made. Further information will be circulated further information in relation to property containing the fountains 28 Nelson Street, Gordon.
- Mayor Anderson noted that she attended Ethel Turner's former home 'Woodlands' for an event on Saturday 8 May 2021 (author of Seven Little Australians) and noted that the event was a very positive promotion of heritage in Ku-ring-gai.

Meeting ended 1:20pm.

Next meeting Thursday 24 June 2021 at 12pm.

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## **KILLARA BOWLING AND LAWN TENNIS CLUB - PRELIMINARY HERITAGE ASSESSMENT**

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### **EXECUTIVE SUMMARY**

<b>PURPOSE OF REPORT:</b>	To have Council consider a preliminary heritage assessment for Killara Bowling and Lawn Tennis Club sites, Killara.
<b>BACKGROUND:</b>	Following correspondence from NSW Heritage and a resolution Council on 18 May 2021, Council officers have prepared a preliminary heritage assessment for Killara Bowling and Lawn Tennis Clubs.
<b>COMMENTS:</b>	<p>The location of the Bowling and Lawn Tennis Clubs within the Springdale Conservation Area, bounded by Arnold Street, Locksley Street and Werona Avenue, does not necessarily adequately protect any potential heritage values of the site.</p> <p>A preliminary heritage assessment for the sites concludes that they have the potential to reach the threshold for inclusion on Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015 as a local heritage item.</p>
<b>RECOMMENDATION:</b>	A Planning Proposal is prepared for the heritage listing of the Killara Bowling and Lawn Tennis Club sites (Lot 3 DP 817195 and Lot 2 DP 817195 and Lot 11 DP 1083606 and Lot B DP 380305 and Lot 11 DP 1083606) on Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015. If in the meantime, there is any threat of imminent harm to either of the sites, it is recommended that Council request that NSW Heritage make an IHO on both properties to enable them to have protection from that harm until a Planning Proposal can be progressed to Gateway Determination.

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## **PURPOSE OF REPORT**

To have Council consider a preliminary heritage assessment for Killara Bowling and Lawn Tennis Club sites, Killara.

## **BACKGROUND**

The Killara Bowling and Lawn Tennis clubs are associated with a number of parcels of land (Lot 3 DP 817195 and Lot 2 DP 817195 and Lot 11 DP 1083606 and Lot B DP 380305 and Lot 11 DP 1083606), which are located adjacent to each other within the Springdale Conservation Area ('HCA'). The sites are zoned A2 Low Density Residential and are not for sale at the time of writing this report.

On 28 February 2021, Council received correspondence from resident, Mr E.C Miller, requesting that an '*Urgent Interim Heritage Order to apply to both the Killara Bowling Club Limited and Killara Lawn Tennis Club Limited properties - with frontages to Arnold Street, Locksley Street and Werona Avenue, Killara.*'

Council officers advised Mr Miller that Council does not have the delegation to make an Interim Heritage Order ('IHO') as the sites are located within the Springdale HCA. It was suggested to Mr Miller that he approach NSW Heritage with the IHO request and seek their feedback and action on the matter. Accordingly, Mr Miller took this action on the advice of Council officers.

On 2 March 2021, NSW Heritage (OEH) requested information from Council in relation to the heritage significance of the Killara Bowling and Killara Tennis Clubs sites in response Mr Miller's request. Following a telephone conversation with NSW Heritage, Council provided general information about the planning and heritage affectations relating to the sites to NSW Heritage, including the current zoning, permissible uses and heritage inventory information for a number of items within the vicinity.

On 15 March 2021, Council received correspondence from NSW Heritage to Mr Miller, which outlined that they were not proceeding with making an IHO in this instance, as they did not deem the sites to reach the threshold for state significance nor did they consider them under any imminent threat (**Attachment A1**). NSW Heritage further noted that they would '*encourage Council to consider reviewing Killara Bowling Club and Killara Lawn Tennis Club as part of its review of items within the Springdale Road Heritage Conservation Area and engage with Mr Miller and the community in assessing the sites local heritage.*'

Following the feedback from NSW Heritage, Council officers began preliminary investigations into the heritage significance of the sites. Despite their location within the Springdale HCA, the significance of this HCA has been previously associated with significant architectural styles and residential allotments. Therefore, the Springdale HCA could not necessarily offer any protection of the Bowling and Tennis Club sites that may be required from a heritage perspective.

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At the Tuesday, 18 May 2021 OMC the following resolution was made:

*'That:*

- A. That as a matter of urgency staff carry out a preliminary review of the heritage significance of the Killara Bowling Club and Killara Lawn Tennis Club.*
- B. That a report be brought back to Council's June meeting outlining the results of the preliminary review of heritage significance with a view to initiating a Planning Proposal to list the properties as heritage items in Council's Local Environmental Plan if appropriate.'*

Council officers prepared a preliminary heritage assessment of the Killara Bowling and Lawn Tennis Club sites and discussed this with the Ku-ring-gai Heritage Reference Committee ('HRC') on Thursday, 19 May 2021. The HRC agreed with the findings of the heritage assessment and suggested that, with minor refinement, this would be sufficient to support the Planning Proposal to Gateway Determination for the heritage listing of the sites. HRC outlined that this would expedite the process and save resources that would otherwise be expended on an external heritage consultant.

Minor amendments to wording of the assessment were made subsequent to the HRC meeting and the final draft as included at **Attachment A2**.

#### **COMMENTS**

The preliminary heritage assessment for the Killara Bowling and Lawn Tennis Clubs has been undertaken by Council staff and concludes that the sites have the potential to meet the threshold for heritage listing at a local level. The findings of the assessment are outlined below.

#### **Assessment against the NSW Heritage Criteria**

Based on a general review of the documentation and information available for both Clubs, as well as a non-exhaustive inspection of the relevant sites, the significance of the Killara Bowling and Tennis Clubs has been preliminary considered against the NSW Heritage criteria as follows:

##### **a) an item is important in the course, or pattern, of NSW's cultural or natural history:**

The Killara Bowling and Tennis Clubs have continued to demonstrate strong links to the Australian sporting culture for over a century, since the declaration of JG Edwards in the late nineteenth century of the sites' suitability for the purpose of park and/or recreation. Both established by JG Edwards, the sites have continued to function for the purposes of a Tennis Club since 1910 and Bowling Club since 1916 and have had an ongoing affiliation with each other, which formally ended in 1919, but has informally continued as a product of their proximity to one another and symbiotic uses.

##### **b) an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history:**

The sites have strong historical links to their founder, JG Edwards, who resided in the area since the 1850s. Edwards demonstrated the qualities of an early Australian entrepreneur, having

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acquired, established and subdivided 160 acres known as the Springdale Estate in the late nineteenth century. Often referred to as the 'King of Killara', Edwards was known as an instigator in the establishment of the North Shore railway line, including the construction of a station at Killara.

The clubs have provided recreational facilities for the immediate Killara and wider North Shore community for over a century.

The Tennis Club has been associated with notable Australians, including International Tennis players Neale Fraser, Lew Hoad, Fred Stolle and Ken Rosewell.

The Bowling Club has historic links to notable local people such as former President George Gissing who maintained a membership of the club for over 30 years until his death in 1955. The Arnold Street brick fence was later donated in memory of Gissing, by his family.

**c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW:**

The sites are visually prominent within the Springdale Conservation Area, maintaining landmark qualities through their recreational and open space characteristics, which provide visual distinction within the highly historic and suburban precinct. The regularity and rectilinear nature of the tennis courts and bowling greens, centrally flanked by the clubhouses, which continue to face their respective sporting precincts, conveys an aesthetically pleasing sense of order to the sites.

The existing tennis clubhouse has the potential to display an aesthetically pleasing and distinctive use of brickwork through its apparent high-quality construction and finer detailing.

**d) an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons:**

The clubs have provided recreational facilities for the North Shore community for over a century and have been associated with prominent Australian Tennis players such as Neale Fraser, Lew Hoad, Fred Stolle and Ken Rosewell. The location of the clubs, side-by-side, within the suburban precinct has ensured that strong links with the surrounding community have been maintained since their establishment and the residential subdivision in the early twentieth century.

**e) an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history:**

Without further research, it is not known whether the site would meet the threshold for this criterion.

**f) an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history:**

Whilst the sites are associated with lawn bowls, which has continued to lose popularity as a sport within Australian society, without further research or extensive comparative analysis, it is not known whether the site would meet the threshold for this criterion.

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The sites represent an early and possibly rare example of a sporting precinct within an affluent residential setting, whose curtilages have not been affected by the pressure of development.

- g) an item is important in demonstrating the principal characteristics of a class of NSW's**  
**- cultural or natural places; or**  
**- cultural or natural environments.**

Together, the clubs have the ability to represent the early entrepreneurialism of JG Edwards, who had the ability to envisage and manifest the ongoing use of the site for recreational purposes within a wider residential precinct.

The history of the sites and built fabric that has evolved is somewhat representative of economic fluctuations, changing popularities of sports as well as changes in social values, such as the shifting opinions in relation to women.

#### **Summary Statement of Significance**

Individually and combined, the Killara Bowling and Tennis Clubs demonstrate significance at a local level through their ongoing association with the activities of lawn bowls and tennis within the local area and wider North Shore for over a century.

The sites have strong historical links to their founder, JG Edwards, who resided in the area since the 1850s. Referred to as the 'King of Killara', Edwards demonstrated the qualities of an early Australian entrepreneur, having acquired, established and subdivided 160 acres known as the Springdale Estate in the late nineteenth century.

The sites have continued to function for the purposes of a Tennis Club since 1910 and Bowling Club since 1916 and have had an ongoing affiliation with each other, which formally ended in 1919, but has informally continued as a product of their proximity to one another and symbiotic uses.

The Tennis Club has been associated with notable Australians, including International Tennis players Neale Fraser, Lew Hoad, Fred Stolle and Ken Rosewell whilst the Bowling Club has strong links to prominent local community members such as former President George Gissing.

The sites are visually prominent within the Springdale Conservation Area, maintaining landmark qualities through their recreational and open space characteristics, which provide visual distinction within the highly historic and suburban precinct. The regularity and rectilinear nature of the tennis courts and bowling greens, centrally flanked by the clubhouses, which continue to face their respective sporting precincts, conveys an aesthetically pleasing sense of order to the sites.

Upon brief inspection, the existing tennis Clubhouse has the potential to display an aesthetically distinctive use of brickwork with finer detailing that is of interest.

The historical evolution of the Clubs, including the built fabric that physically represents this, has continued to evolve as a result of economic fluctuations and changes in social values, such as the shifting opinions in relation to women. Together, the clubs have the ability to represent early the entrepreneurialism of JG Edwards, who had the ability to envisage and manifest the ongoing use of the site for recreational purposes within a wider residential precinct.

#### **Summary and Recommendations**

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This preliminary heritage assessment concludes that the Killara Bowling and Lawn Tennis Club sites, both individually and combined, have high potential to meet the threshold for local listing, based on the standard criteria for listing outlined by the Heritage Council of New South Wales. It is therefore recommended that Council proceed with preparing a planning proposal to list the sites as a local heritage item on Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015.

If in the meantime, there is any threat of imminent harm to either of the sites, it is recommended that Council request that NSW Heritage make an IHO on both properties to enable them to have protection from that harm until a Planning Proposal can be progressed to Gateway Determination.

## **INTEGRATED PLANNING AND REPORTING**

### **Theme 3: Places, Spaces and Infrastructure**

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

## **GOVERNANCE MATTERS**

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

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

## **RISK MANAGEMENT**

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

## **FINANCIAL CONSIDERATIONS**

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

## **SOCIAL CONSIDERATIONS**

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



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## **ENVIRONMENTAL CONSIDERATIONS**

The retention and conservation of heritage places has an important role in protecting the environment. The environmental sustainability benefits afforded by the retention of heritage places includes the substantial reduction in building demolition and new construction waste, and the conservation of embodied energy in the existing buildings.

## **COMMUNITY CONSULTATION**

If the matter proceeds to gateway determination and formal public exhibition, community consultation will be conducted in accordance with the requirements of the gateway determination.

## **INTERNAL CONSULTATION**

Consultation with relevant Departments of Council has taken place in preparing this report, in particular, Development and Regulation.

Council's Heritage Reference Committee in May 2021 reviewed the proposed heritage item and moved a unanimous decision to support the listing based on the findings of the preliminary heritage assessment.

## **SUMMARY**

A preliminary heritage assessment has concluded that the sites have the potential to meet the threshold for *listing as a local heritage item on Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015*.

## **RECOMMENDATION:**

That:

- A. Council prepare a planning proposal to amend KLEP 2015 to include the Killara Bowling and Lawn Tennis Club sites (Lot 3 DP 817195 and Lot 2 DP 817195 and Lot 11 DP 1083606 and Lot B DP 380305 and Lot 11 DP 1083606) as a proposed heritage item in Schedule 5 and on the Heritage Map.
- B. If in the meantime there is any threat of imminent harm to either of the Killara Bowling and Lawn Tennis Club sites (Lot 3 DP 817195 and Lot 2 DP 817195 and Lot 11 DP 1083606 and Lot B DP 380305 and Lot 11 DP 1083606), Council request that NSW Heritage make an IHO on both properties to enable the sites to have protection from that harm until a Planning Proposal can be progressed to Gateway Determination.

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Vanessa Holtham  
Heritage Planner Specialist

Antony Fabbro  
Manager Urban & Heritage Planning

Andrew Watson  
Director Strategy & Environment


**Attachments:**

A1 	Preliminary Heritage Assessment - Killara Bowling and Tennis Club May 2021	2021/136235
<a href="#">↓</a>		
A2 	Letter from NSW Heritage - Killara Bowling and Tennis Clubs - Interim Heritage Order	2021/075266
<a href="#">↓</a>		

**KILLARA BOWLING AND LAWN TENNIS CLUB  
PRELIMINARY HERITAGE ASSESSMENT**

**MAY 2021**

**SITES' LEGAL DESCRIPTIONS AND ZONING:**

Address	Lot & DP	Owner	Map
6 Arnold Street, Killara	Lot 3 DP 817195	Killara Bowling Club Pty Ltd	
6 Arnold Street, Killara	Lot 2 DP 817195	Killara Bowling Club Pty Ltd	
Werona Avenue, Killara (Right of Way)	Lot 11 DP 1083606	Killara Lawn Tennis Club Pty Ltd	

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6 Arnold Street, Killara	Lot B DP 380305	Killara Bowling Club Pty Ltd	
8 Arnold Street, Killara	Lot 11 DP 1083606	Killara Lawn Tennis Club Pty Ltd	

**Zoning - R2 Low Density Residential**

**Land Use Permitted with Consent** - Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture

**History of Zoning** – The site has been zoned for a residential use since the 1960s.

- County of Cumberland Planning Scheme 1961 – site was zoned 'Living Area'
- Ku-ring-gai Planning Scheme Ordinance 1971 – site was zoned Residential 2(c2).

When the Ku-ring-gai Local Environmental Plan 2015 was prepared, the residential 2(c2) zone was translated into the equivalent under the Standard Instrument, being R2 Low Density Residential.

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**BACKGROUND**

The Killara Bowling and Lawn Tennis Clubs are located within the Springdale Conservation Area. The statement of significance for the Conservation Area is as follows:

*The Springdale Conservation Area has historic significance as part of the Jane Bradley's 1839 160 acre land grant whose boundaries are evident through the following streets: Karanga Avenue, Locksley Street, Roseberry Road and Stanhope Rd. The area has aesthetic value for the high number of intact Federation and Inter-war buildings, as well as significant twentieth century development. The area is characterised by medium to large lots with well-established gardens. The houses are almost exclusively detached residences, with only few exceptions. Architectural styles present include Federation Queen Anne, Arts and Crafts and Bungalow, and Inter-war Old English, Spanish Mission, Mediterranean, Californian Bungalow and . Many houses retain period landscape features including sweeping drives, borders of mixed shrubberies and planted out beds.*

The significance of the Springdale Conservation area has been previously associated with significant architectural styles and residential allotments. Rather than adjusting the significance of the conservation area to focus more on the historical evolution, associational value and potential significance of the bowling and tennis clubs, it is more useful to consider the significance of the sites within their own right.

**PHYSICAL DESCRIPTION**

The subject site comprises of four allotments addressing three street frontages, Locksley Street, Arnold Street and Werona Avenue and comprising the Killara Lawn Tennis Club and the Killara Bowling Club. Collectively, the sites contains a small concentration of buildings located along the common boundary with the tennis building facing east to the tennis courts and the bowling club complex orientated to the bowling greens to the west. The history of both sites provides more information in relation to the evolution of the built fabric and landscape elements on the site.



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**HISTORY OF KILLARA LAWN TENNIS CLUB**

The following history of the Killara Lawn Tennis Club has been provided by the Ku-ring-gai Historical Society, written by Elizabeth Dokulil (*The Historian* Vol 45.1 2016, pp 43-46):

*The area where the Killara Tennis Club now stands was covered with tall trees on the banks of a watercourse. <sup>i</sup> By 1893, J G Edwards an enterprising developer, had acquired the whole 160 acres of the Springdale Estate and proceeded to subdivide them into residential blocks. Edwards realised, to the benefit of Killara, that the site bounded by Locksley Street, Werona Avenue and Arnold Street was unsuitable for subdivision, so set it aside for a park, or recreational purposes. <sup>ii</sup>*

*Edwards attempted to form a company to clear and drain the site, but as there were no takers. He proceeded to cut a channel to carry away the water, shored it up with timber and bricks, removed trees and stumps and cleared the area. This indefatigable man proceeded to form three tennis courts, again attempted to float a company with no success, so he refunded all money and completed the project himself. By 1910 Edwards had fashioned six tennis courts, a croquet lawn and bowling green, built a small wooden clubhouse and thus his vision of the Killara Recreational Club was born. <sup>iii</sup>*

*At first the courts were little used by the residents until 1913, when five enterprising Killara gentlemen, Messrs Lovegrove, Shannon, North, Blackett and Wilkes banded together, took over the project for a nominal rent and established a large popular tennis club with ten or eleven courts. <sup>iv</sup> A piece of grass on the western side was left aside for bowls or croquet, but there was little interest in Killara for anything other than tennis. Rather than the green deteriorate, Edwards maintained and leased it to the Tennis Club for £12 a year. The tennis players took advantage of the arrangement and it is recorded that some played both tennis and bowls on the same day. <sup>v</sup>*

*In 1916 three men, newcomers to Killara from Marrickville, joined together to form the Killara Bowling Club. Until 1919, the bowlers took over the lease, rented the green from Edwards but remained affiliated with the Tennis Club who also owned the clubhouse. As a direct consequence the tennis players enjoyed being members of both the Tennis Club and Bowling Club. <sup>vi</sup> The clubs functioned happily alongside each other until 1919. With growing membership the Bowling Club decided to secede from the Tennis Club and stand alone. In 1920 Killara Bowling Club became the Killara Bowling Company with its own Constitution. To be a viable club they needed two greens so commenced to negotiate with J G Edwards to buy his green plus the court that faced Arnold Street and belonged to the Tennis Club, at a cost of £1,185. <sup>vii</sup> The Title Deed included the 'Rights of Carriageway', with its freehold to be retained by the Tennis Club.*

*In 1910 the first clubhouse was little more than one room divided into two by a single dividing wall down the middle and owned by the Tennis Club. Each side was approximately 24 feet by 9 feet (7.3m x 2.7m) with a verandah on their fronts, 6 feet by 9 feet (1.8m x 2.7m), with the tennis section facing east and the bowlers, west. When the Bowling Club became a Company, they arranged to buy their side of the joint clubhouse from the Tennis Club. Both clubs embarked on improving their space and it is interesting to note that even though each has been rebuilt, the original back or dividing wall remains and is still the boundary between the clubs today. The affiliation has ceased, but the friendship still remains. <sup>viii</sup>*

*From old photographs taken in the mid-1920s, both clubhouses appear remarkably similar. As the bowler's improvements are on record, but as none are known for the Tennis Clubhouse, it is these*

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*that have been used in this history. By mid-1920 at a cost of £1,250, the size of each clubhouse was increased to 59 feet x 27 feet or (17.9 x 8.2m) and the small verandah on either side was enlarged to 32 feet 6 inches x 12 feet or (10m x 3.6m).<sup>ix</sup>*

*The tennis clubhouse faced Number 5 court and unfortunately their verandah was not sheltered from the elements. In the 1930's the verandah floor of the tennis clubhouse became 'cupped', or very uneven with many bumps and dips.<sup>x</sup> However, with the world in Depression the club's members were not prepared to give funds to fix the problem, so it remained in that state for twenty years.<sup>xi</sup>*

*This verandah was the scene of many convivial Killara gatherings until it was demolished in 1953. An early photo dated 1919, depicts the ladies in long white dresses, possibly made of muslin, with wide brimmed hats and presumably gloves, enjoying afternoon tea on the new clubhouse verandah. The women in the photo may not have had a game, but came to socialise with friends and neighbours, bringing the sandwiches, biscuits and sponges as well. The three gentlemen in the picture are in 'whites', the required tennis dress of the day, two wearing dark jackets or blazers, but no sign of any hats.<sup>xii</sup> In 1919, no man ever went without a jacket and their dress code followed cricketers' attire, of cream shirt and trousers. Men's tennis trousers were fairly narrow, always with a cuff and held up with a brown belt. A close inspection of the above mentioned photo shows the men wearing white sand shoes with black socks. Later the socks were changed to cream.<sup>xiii</sup> The bowlers next door also wore whites but with waistcoats and either straw hats or boaters.<sup>xiv</sup> There is a photo of M Lovegrove who won the men's tennis singles in 1918 -19 and in 1920-21 wearing a white shirt, white trousers, white sandshoes, black socks and brown belt, but no hat, so maybe hats were not worn by tennis players.<sup>xv</sup>*

*Tennis developed into a popular recreation in Killara and the centrally located clubhouse became the venue for meeting friends and neighbours after a game, or other convivial occasions. From 1913 until 1928-29 there are no women listed on the dark, brown Honour Board situated halfway up the clubhouse staircase. The first lady is recorded in 1930 with Z Edmondson as the first Women's Singles Champion.<sup>xvi</sup> This is surprising. Tennis was not only considered a suitable sport for ladies, but a social attribute. History records that Mary Queen of Scots played tennis at Hampton Court in 1528.<sup>xvii</sup> As well, one should also not forget that in 1884, the first Women's Singles Title was competed for at Wimbledon.<sup>xviii</sup>*

*The club had strict rules. Afternoon tea on the verandah saw, in the early thirties saw the women taking their tea at one end, with the men at the other.<sup>xix</sup> In 1936, after receiving verbal complaints, presumably from neighbours, the committee arranged that all games for ladies and men be played on separate courts and absolutely no mixed doubles played without authority. This segregation continued on into afternoon tea time, which indicates an entrenched attitude of the Tennis Club towards any mixing between sexes.<sup>xx</sup>*

*The early Constitution of the Killara Tennis Club stated that the players wear white as did the Royal Sydney Tennis Club, not that the club followed their edict as regards dress. This ruling remained firm until 2009 when the club allowed players to wear coloured clothing. Until that date, spare white shirts were kept upstairs in the clubhouse for any men who arrived wearing ones that were not all white. The correct women's attire in 1930 was a knee length pleated skirt, white blouses with white stockings.*



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*After WWII the acceptable men's attire was tennis shirts and shorts in white or cream. The women were also all in white and could wear a dress, skirts or shorts with a shirt. The white stockings had been discarded in favour of white socks with white sandshoes. The stringent dress requirements remained at Killara but by 1975, some members felt the white ruling was out of date and wished to introduce some pastel shades. Wimbledon, where the 'all white' rule still reigns supreme in 2016, experienced small objections against this, as when in 1949 Gussy Moran wore a daringly short dress with lace trimmed panties. The advent of the 'mini' saw the length of the women's tennis skirts or frocks rise but in the Committee Minutes of December 1975 and February 1977 the vote was for predominantly white or cream gear with a coloured trim, but no tracksuits. However, the thorny problem would not lie down. On 2 April 1979, the committee met but could not reach a decision on the matter so they deferred the decision to the next meeting that was held on 21 May. It was a stormy meeting but the vote for pastel won. It is recorded that the meeting closed at 10.10 pm but was reopened one minute later at 10.11pm. Apparently the vote on pastel was queried, so another vote was taken and this time white won and pastel lost. However not for long, as soon after, pastel but not coloured clothing, was permitted on the courts. Some members suggested that after frequent washing, colour faded to pastel but the idea fell on deaf ears.* <sup>xxi</sup>

*Because of their stringent colour edict, from 1979 to May 1986, neighbouring clubs were sent letters advising them that no coloured clothing was permitted on Killara's courts. To enforce this, players arriving in coloured gear were given white shirts or shirts to change into from clothing pool of old tennis clothes kept by the club who charged \$4.00 for their laundering.* <sup>xxii</sup> *In 1988 further letters were sent out to clubs, again advising them of the rule. A letter to Killara from Manly Tennis Club in 1990 requested that their Badge players be allowed to wear aqua blue when playing at Killara. The committee debated this request and asked for a sample shirt before making a decision. The request failed, the colour was too aqua.* <sup>xxiii</sup> *In 2009 Killara decided to accept coloured clothing, but it is interesting to note, that in 2016 99% of the members still only wear white.* <sup>xxiv</sup> *Maybe this is because white clothes are still the most appropriate clothing worn in hot weather. One only has to travel to India to realise this.*

*As the tennis dress improved, so did the racquets. Early racquets were made of laminated white ash and strung with cat gut. Their size was limited by the strength and weight of the wooden frame which had to be strong enough to hold the strings and stiff enough to hit the ball. Later manufacturers started adding non-wood laminates to wood rackets to improve stiffness. In the 1930s the pale blue Cressy 'flat top' and Spalding's 'Top-Flite' were the most popular but the £5.00 cost was prohibitive, as at that time it was more than the basic wage.* <sup>xxv</sup> *Jimmy Connors in the 60s used a steel racket. This superseded the one made of aluminium and produced a larger and lighter racquet. Graphite replaced aluminium in the eighties and this this lighter and stiffer racquet allowed players to hit the ball harder. However, today graphite is used, often mixed with tungsten, titanium and carbon fibre.* <sup>xxvi</sup>

*During the Depression of the 1930s, the Tennis Club fell on hard times and was forced to sell courts nos six, seven, eight and nine, for £1,550 or \$3,100. Money from their sale allowed the club to reduce their mortgage, pay creditors, clear the overdraft and re-construct court No 6 adjacent to No 5. The cost of the new court was a bargain at £186 or \$372, as the builder needed the work to keep his business afloat.* <sup>xxvii</sup> *The tennis club had lost land, but could afford to retain their six grass courts.* <sup>xxviii</sup>



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*On 24 February 1936 the committee incorporated the club. This permitted them to apply to the Rural Bank for a mortgage of £180 at 3% for 10 years on 3 March 1936. A little snippet from the Club Minutes of 11 November 1937 records, that all unfinancial members were referred to the aptly named debt collector, R G Dun & Co. <sup>xxxix</sup>*

*In 1936 the club installed hot showers in the ladies' and men's dressing rooms. The cost of £25 10s 0d was met by Mr John (Jack) Shand KC, a noted Sydney criminal barrister, with a passion for the club and where he met his wife Judith. <sup>xxx</sup> He was Club President from 1933- 59 and waived all fees for any litigation that involved the club. He died in 1959, still in office. A bronze plaque, placed on the wall to the right of the bar counter, honours this dedication. <sup>xxxi</sup>*

*Sydney Badge, the oldest tennis competition in the Sydney Metropolitan area has multiple grades on offer and caters for over 1200+ players of all ages, levels and abilities. Games are played at either the competitor's home court or at other NSW Member Clubs across the Greater Sydney Metropolitan area. Killara had very successful Badge teams and after the war Killara's top Badge team kept its one-one status up until the 1960s. <sup>xxxii</sup>*

*Several Metropolitan Badge Clubs held Open Grass Championships and in 1914 Killara decided to hold their own championship. From that year until 1957 the club organised the Northern Suburbs Lawn Tennis Championship each February. It became an important fixture and often drew either a Davis Cup player, or one of equal ranking. Names on the honour board, on the landing of the staircase, indicate how the club has been the foundation of many great Australian Tennis Players, such as Ken Rosewall, Lew Hoad, Fred Stolle and Neale Fraser. <sup>xxxiii</sup> After 1957 this competition faded from the scene, as players preferred to play in overseas tournaments. <sup>xxxiv</sup>*

*Over the years some members won the Men's Singles Championships several times. Dr Granville Sharp won the club's champion four times, both the NSW Singles and Doubles titles between 1903 and 1906, and in 1909 was the only NSW player chosen for the Davis Cup team. <sup>xxxv</sup> During WWII there were no club competitions and these were not resumed until 1946. Perusing a list of winners of the Men's' Singles Championship, some won the title several times. Bill Wallace, both President and Captain, won it ten times with the Epstein brothers, C Balcombe and A Anderson also winning multiple times.*

*Fred Stolle won the Singles championship in 1955, 56 and 57. <sup>xxxvi</sup> He went onto win the French Championship in 1965, the US Championship in 1966 and is remembered as the only male player in history, to have lost his first five attempts at winning a Grand Slam Singles Final. In other Grand Slam Championships he succeeded magnificently by claiming ten Doubles and seven Mixed Doubles Grand Slam Championship titles. Today in 2016, Fred is their Patron of the Killara Tennis Club and the club bar bears his name. <sup>xxxvii</sup>*

*During WWII, Killara extended a welcome to eight US Army servicemen to play on Saturday and Sunday. Two courts were also made available for use on Wednesdays, for those stationed at the RAAF Base at Bradfield Park. In appreciation of this gesture the RAAF presented Killara with a Pennant in 1944. <sup>xxxviii</sup> After the war Killara enjoyed an insurgence of players, old and young, seeking sport and social relaxation in their suburb. In the weekend, all courts were occupied. After a game, the players would shower and change, to be ready for a drink at the Bar, which was continuously kept open during the weekend. To cope with demand, it is reliably reported that Jim Carson the barman, who was vertically challenged, slept overnight in the men's change room. As the courts*

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*were closed at Christmas for the groundsmen to sprig the courts with new grass runners, the clubhouse became an ideal venue for Killara residents to hold functions. <sup>xxxix</sup>*

*Between 1930 and 1950 all gear, including tennis clothes, were brought into the clubhouse in long, tennis cases. Players took pride in their cases which were often made to measure. The cases were very necessary, as in the days before the prevalence of car ownership, a player did not arrive in tennis gear, but brought it to change into at the courts. After the game, players would shower and change once more, before repairing with their case to the bar for a drink and a match post mortem. The club has recently painted the dressing room, installed new showers, mirrors and a thick green carpet. The lively atmosphere generated by players vigorously showering and towelling down has been lost. Today, players arrive already changed and depart the same way. <sup>xi</sup>*

*Killara demolished the old clubhouse in September 1953. As the club could not possibly function without poker machines and a bar, the solution was to install both in the shed beside court No 6. During its short merry life, the shed became known as a den of iniquity. <sup>xii</sup> The Tennis and Bowling Clubs rebuilt their clubhouses at much the same time, on either side of the old party wall, or boundary, which remains. During the renovations, the Tennis Club allowed the Bowling Club to buy a strip of land 19 feet (5.9m) x 15 feet (4.9m) on its southern side. This benefitted both, one providing one with much needed funds and the other with a bigger club room. <sup>xiii</sup>*

*The 60s saw the Tennis Club became the hub of much social interaction between Killara's younger set. Formal dinners, wine tastings, Melbourne Cup and Christmas luncheon parties were held. To entice new members, the club instigated a coaching program. Unfortunately licensing laws forbade any juniors near a bar which was situated in the open area of the clubhouse. The forced the committee to screen off the bar, a most unsatisfactory arrangement, as it prevented junior and senior members from socialising together. When the laws changed there was a sigh of relief, as without the screen all could mix again in their large room. <sup>xiv</sup>*

*Early in the 1970s, the committee realised an upgrade of the bar was essential. The problem was its counters were difficult to serve from, and with no cool room, a half empty beer keg could not be kept fresh overnight. After much deliberation, the committee agreed to arrange a bank loan and employed a member, Don Whitnall a structural engineer, to redesign this important facility. The result was gratifying. The bar sales improved, beer was kept cold, the loan was quickly repaid and the Fred Stolle Bar retained its important position in the social side of the club. <sup>xv</sup>*

*From 1930 the women were very much part of the club. Some were very good tennis players as recorded by D Keys and J Connolly, both winning the Singles Championship eight times. Those who won the Singles title more than once, include E Dickenson, A Farrally, C Goddard and J Hickey. Many women's lives centred on the club. For example Beryl Turner played tennis continuously for fifty-one years. Molly Brown joined the club as a school girl in the 1920s, was Women's Captain for 28 years, Chairman of the Ladies Committee for a further 20 and was honoured with Life Membership in 1954 for her dedication. Helen Anderson who played tennis at Killara for 50 year, noted as the last to serve underhand, was honoured with Life Membership. She is remembered as being behind the bar after ladies' Badge matches pouring only doubles and was a member until the 1980s. Coral Hatty was Captain for four years from 1988 and organised the re-furnishing of the clubroom in 1991. <sup>xvi</sup>*

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*Grass requires endless maintenance and due to frequent top dressing over the years, the height of the courts gradually increased. All six courts required re-levelling by the 1970s, so the problem was tackled by removing as much as 30cm in depth from all. This drastic treatment resulted in Killara enjoying excellent surfaces for the next 24 years.*

*There was a drop in membership in the eighties because many wanted to play all year round. This was impossible because three months had to be set aside for restoring the grass. As a consequence the bar takings were down, but more seriously, promising juniors shifted to clubs with a modern surface. On 14 July 1986, a special meeting was called to discuss the issue of grass versus synthetic. By 68 votes to 32, grass won. Whether it was due to its grass or high fees, top players continued to avoid Killara. 1994 saw an influx of juniors compete in high Badge Grades which helped Killara regain some of its former status, but they continued to struggle. Finally in 2005, the club capitulated and all courts became synthetic. <sup>xvii</sup>*

*On 16 September 2008, the Killara Bowling Club next door informed their members that negotiations had been initiated re a possible merger with nearby Killara Golf Club. Two days later Peter Roach, the President of the Killara Tennis Club, wrote to the Bowling Club for verification. Peter stated that if the problem was the predicted demise of the number of bowlers, surely it would be more beneficial and easier for the side by side clubs to merge and outlined three advantages.*

*The first was to keep the original intent of Edwards, for people to play their sports in perpetuity. So far this had meant only bowls and tennis, but in the future could include a health club, fitness classes or even a swimming pool. Peter pointed out this could never be achieved by either club in isolation. Secondly economies of scale would result from having one bar, one kitchen, and one administration. Finally, tennis players contemplating a move to bowls would feel comfortable to do so, having already met and mixed with the bowlers next door. Nothing came of either merger, so both clubs continued on happily as before, side by side. <sup>xviii</sup>*

*In 2012 the Tennis Club submitted an application to Ku-ring-gai Council to install lights on four of their courts. The request was vigorously opposed by neighbours, so the application was referred to the Land and Environment Court. Only after an appeal to the High Court was the decision made in the club's favour. The club now awaits approval in 2016 to install lighting on its remaining two courts. <sup>xix</sup>*

*Today the club has 125 members, offers one of the finest club facilities for North Shore tennis with six quality, well drained synthetic grass courts in the heart of Killara. The licensed bar/café is open daily, a social program runs on Tuesday, Thursday, Saturday and Sunday afternoons as well as mid-week mornings for ladies and night tennis. The club has a strong focus on competition tennis and enters teams in autumn and spring Badge Competitions as well as the Northern Suburbs Tennis Association mixed doubles competition. An important focus for the club is the professional coaching available to foster juniors and improve the standard of play. During term time and school holidays, ANZ Tennis Hot Shots, runs an excellent children's program.*

*Killara Lawn Tennis Club has a great history of providing social and competition tennis for the North Shore. The Honour Board in the clubhouse has names of such illustrious players as Jack Crawford, Ken Rosewall, Llew Hoad, Neale Fraser and Fred Stolle. After celebrating 100 years in 2012 it continues to be an operating tennis centre of excellence on the North Shore in Sydney. By day the*

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*courts are thronged with players of all ages, while at night the pok, pok, pok of the ball delights passers-by, who delight seeing workers or housebound wives actively enjoying a game.*

**HISTORY OF KILLARA BOWLING CLUB**

As noted by E L Sommerlad in *Bowls at Killara, the history of Killara Bowling Club 1916-1990*, 21:

*The earliest surviving records of Killara Bowling Club are the Rules adopted on 31 October 1916. The Club, it was noted, was "affiliated with the Killara Tennis Club".*

The following history of the Killara Bowling Club has been provided by the Ku-ring-gai Historical Society, written by Elizabeth Dokulil (*The Historian* Vol 44.1 2015, pp 72-77). The footnotes have not been copied from the original article however are relevant to the extract below and must be used for reference purposes.

*The Killara Bowling Club, No 6 Arnold Street, is situated on land on land between Locksley Street and Arnold Street with Carriageway to Werona Avenue. It was original part of the Springdale Estate.*

*JG Edwards proceeded to subdivide the Springdale Estate by realised the area where the Tennis Club and Bowling Club now stand was unsuitable for subdivision. It was a low-lying, sloping block with a creek running through it from a spring in Marian Street. He decided to set it aside for a park and recreation area.*

*Edwards attempted to form a company to underwrite the scheme but there was little interest and the scheme failed. Undeterred, he dug a channel to drain the block and shored it up with timber and bricks. With the area drained he formed three tennis courts and again attempted to float a company. Few shares were taken up, so Edwards refunded the money and set to work to complete the scheme himself. It appears that in 1910 there were six tennis courts, a croquet lawn, bowling green and small clubhouse.*

*The idea languished until 1913 when Messrs Lovegrove, Shannon, North, Blackett and Wilkes banded together, took over the project and for nominal rent established a larger popular tennis club. At that time there was little interest in district for bowls, so Edwards maintained the strip of turf he had set aside, kept it playable and leased it to the Tennis Club for 12 pounds a year. During those early years the tennis players would often play both tennis and bowls, sometimes on the same day. Thus the Killara Recreational Club was really only a tennis club, the bowlers or croquet players used the green kept in order by Edwards. There is actually no record of any croquet being played there.*

*The first clubhouse was a simple weatherboard structure of one room with a party wall down the middle, each side being about 24 feet x 9 feet. Each was completed with a small verandah about six feet wide. The Tennis Club looked east towards their courts while the Bowling Club faced west in front of their one green. In 2015, both clubhouses still face the same way with their boundary being the wall on the boundary line of the two properties.*

*W R Elston spoke of the early beginnings of the Bowling Club on the occasion of him being made a Life Member on the 19 July 1948:*

*This club is really an offshoot of the Marrickville Club. Three of us came to live here in Killara in 1915, Alf Gill, G D Wheelan and myself, looking for bowls. To our dismay we found there was no Bowling*

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*Clug, although there was a green. We collected Frank Rudd, Steve Drummond and some others and rented the green from J G Edwards.*

*Those three encouraged thirty other residents to sign a document and thus form the Killara Bowling Club on 31 October 1916. The first President was J Neale Breden and solicitor A C Gill, the Honorary Secretary and Treasurer. J G Edwards consented to be their Patron and remained so for many years.*

*Between 1916 and 1919 the membership was small. There was no entry fee, a small subscription and very little outside help. In 1916 the initial subscription was 4 guineas, plus a capitation fee and green fees. In the same year the club became a member of the Royal NSW Bowling Association.*

*The club functioned happily alongside the Tennis Club during its early years. However, by 1919 as its membership grew, the club felt they should stand on their own.*

*At the Annual General Meeting in 1920 the members next felt it was imperative to own their land so the Killara Bowling Company began negotiations with J G Edwards and the Tennis Club. On the 21 January 1921 the Company bought from JG Edwards the Torrens Title lands (the present day No 2 green), the tennis court that faced Arnold Street, an area of approximately half an acre or 2,023.43 square metres in size, at a cost of £1,185.*

*AC Gill an inaugural member and solicitor, was mainly responsible for the incorporation of the Killara Bowling Company on 8 August 1919.*

*The Company's Articles Included:*

*...to promote all or any of the following games, bowls skittles and other athletic sports, recreations and pastimes...*

*...to lease to the Killara Bowling Club the lands or any property of the Company.*

*The Title Deed included the 'Rights of Carriageway', the freehold retained by the Tennis Club, which it still does to this day. The 'Rights' were the entrances to the Bowling Club from Arnold Street and the laneway behind No 2 green to Werona Avenue.*

*The Company next turned their attention to the ten year old clubhouse, used by both bowlers and tennis players. Until 1920 both clubhouses were the property of the Tennis Club and in that year the Killara Bowling Company Ltd bought the western facing side, plus a small piece of land to the south. It is interesting to note that the back wall of each clubhouse is the boundary line between them. The affiliation ceased between the two clubs, but the friendship has remained.*

*Alterations to the clubhouse were completed by mid 1920 at a cost of £1,250. The extension increased the size of the clubhouse from 24ft x 9ft to 59ft x 27ft. The small verandah was enlarged from 6ft x 9ft to 32ft 6 inches x 12ft. (ft = feet, Imperial measurement).*

*A bank overdraft from the Commercial Banking Company and the issue of 35 debentures solved the immediate financial problem. Donations and a carnival raised £70 which was used to buy furniture and crockery.*

*By the time of the AGM in 1921 the Killara Bowling Company Ltd owned two greens and a comfortable clubhouse and had 70 members.*

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*In 1921 the former tennis court had three rinks and was known as No 1 green. Top dressing had to be applied before it was playable. The lower green, the one first constructed by JG Edwards over his drainage channel, was first a three rink green. In 1920 it was enlarged to six rinks and known as No 2 green.*

*More rink space was needed for the increasing membership, so in 1926 the club extended No 1 green by removing eight feet from No 2 green and building a retaining wall in between.*

*Previously there had been a rockery between the two greens. They removed it to the north of No 2 green and the same time raised the level of No 2 green by two feet due to drainage problems.*

*Some fascinating asides come from reading the original documents. These include:*

*For the opening of the remodelled green in 1922, the President provided the Hornsby Railway Brass Band that marched down Arnold Street to the club. It was considered an important event for Killara, so bunting was strung up, flags flew, the men were in whites with black waistcoats, the Mayor was present and invited ladies wore their wide brimmed hats.*

*In 1923 electricity was connected to the clubhouse, replacing the hanging kerosene lamps.*

*The green keeper's pay was four pounds five shillings a week. Instructions were given to umpires or markers to 'Take no notice of remarks and questions by spectators'.*

*An application was made for the first telephone in 1925. A second telephone was not installed until 1954.*

*The club was warmed in the winter in 1925 by the donation of a radiator. It came with instructions it only be used in winter.*

*The same year it is recorded that cider was the drink of the day.*

*Also the purchase of a flagpole costing 13-10s-6d was postponed due to lack of finance.*

*In 1926 burglars got away with cash and stock to the value of 18. It was the first of many recorded burglaries.....*

*In 1927 JG Edwards, the Club's first patron, died.*

*...*

*On 27 February 1927 JG Edwards spoke the following words at an address to the Community Service Club.*

*What we wished had happened. The ground is used and will be employed for recreational purposes, but costs of making it what it is today have been exceedingly heavy and the whole thing represents a loss to the originator.*

*In 1920 the clubhouse was enlarged, the lower green extended and the upper green built. To maintain the grounds the members gave not only money but also time. Mowers were borrowed; private gardeners loaned, in order to keep the greens and gardens in good condition. Card parties,*

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*picture show nights and concerts raised extra funds. The result was a popular club, proudly maintained by its members.*

...

*In June 1922 the Club registered its colours, a dark bottle green and gold. The blazer was green with piped edges with the KBC monogram on the pocket in gold. Not until 1935 was a badge adopted.*

*In 1916 with one undersized green there were approximately 25 members. By the 1950's [b]owls had become such a popular activity in Killara that the club had to limit the number to 215, as the capacity of the greens and clubhouse was unable to accommodate any more.*

*Members were elected to the committee by ballot. They came from many walks of life and were always known to each other by their Christian names. Killara has always been known on the Upper North Shore as the 'Friendly Club' Even in 2015 there is still a particular camaraderie among them, which remains to this day.*

*As mentioned earlier there was a garden at the northern end of No2 Green but it disappeared when No 3 Green was built. Due to a severe drought in 1941 an underground well was dug under No 2 green, its water coming from the original drainage channel constructed by JG Edwards. During another drought in 1957 it was decided to test this water. Unfortunately it was found to have a high alkaline content, so was only used sparingly.*

*For bowlers the green is of paramount importance. However, grass culture is not a simple matter. The vagaries of weather, general wear and tear from members, makes maintenance of the greens not a simple matter. Killara found that conscientious green keepers were not always easy to find especially as by the fifties there were many clubs vying for such men. In April 1951 greens, Nos 3 and 4, each with four rinks were opened. This brought the total number of rinks to 22 and provided accommodation for a maximum of 176 players.*

*From the beginning the greens were sown with Bent, a high maintenance grass. It produces a wonderful playing surface but requires lots of water, a continuing problem, not only during droughts. After much investigation the committee introduced Greenless Park Couch to greens No1 and 2 in 1972/73. This grass was in great demand by other clubs and Killara actually profited by \$2,000 from selling their grass shavings to other clubs. In 1977 No 4 green was changed to Greenless Couch followed by No 3 in 1984.*

*From the initial 25 gentlemen who formed the Killara Bowling Club the membership grew as the game became popular, indicated by the following table*

Year	Ordinary Members
1916/17	25 approx.
1919/20	53
1921/22	80
1926/27	71
1936/37	88



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*The early members who signed the first Rules of the Killara Bowling Club were –*

*AC Gill, SJ Channon, Oliver Harley, F Clifford Darby, EA Wells, F Drummond, WR Elston, J Neale Breden, PV Ryan, HL Davis, AW Cornish, AE Spriggs, F Morley, F Rudd, AGH Gardner, WA Gullick, Norman J Wells, ECH Mathews, W J Holmes.*

*Sixteen of the above lived in Killara and four in Lindfield and four were still members in 1961. Members were elected by ballot by the committee and limited to males under the following categories:*

*1-Life, 2-Ordinary, 3-Special, 4-Provisional, 5-Associate, 6-Country, 7-Social, 8-Visiting,*

*Some with a long connection with the Club were given the honour of Life Membership. They include Frank Bower, Keith Harris and Cyril South. Others, as they became less active, maintained their association by becoming Social Members. Death was often the only way that their membership ended.*

*One who joined in 1921 and maintained his membership until his death in 1955 was George Gissing. He was Honorary Secretary from 1921 to 1923, President for 11 years, and Patron for 12 years. For his Golden Wedding Anniversary the Club presented him with a 'very chaste boudoir clock', an ebony brush and a wallet stuffed with notes. George and his wife kept the clock and the brush, but gave the notes back to the Club. This money became the George Gissing Presentation Shield Trophy, a Singles Handicap competition. On his death his family erected a brick fence on the Arnold Street frontage as a further memorial.*

*The structure and management of the Killara Bowling Club (1916) and Killara Bowling Company Ltd (1919) existed side by side. The capital of the Company was £2,000 in 200 shares of £10 each and were offered to Killara residents. There was a proviso to shareholders that anyone wishing to transfer their shares had to first offer them to the Club for the above value, or a lesser amount. There were 148 shares taken up, 139 in the first month. In 1923 amendments to the rules allowed the Club to progressively acquire shares. Some were donated and others given back in lieu of the annual subscriptions. By 1927 the Club had the controlling majority. By 1951 only 10 were not in the Club's hands with the added problem that deceased estates held some. It wasn't until 12 March 1976, that the Club had complete ownership. On 25 June 1951 the Club decided to convert the Bowling Company Limited to the Killara Bowling Company Proprietary Limited. Today it is a non-trading company with no income or expenditure but owns all its land and buildings.*

*From its beginning Killara was a men's club and women were only welcomed on social or special occasions. Such was the case of Saturday 1 January 1921, when Mrs Ryan the wife of the President 'was invited to send down the first bowl'. Not until 27 April 1944 were women again invited to participate in what was reported as 'a most enjoyable function'. So, apart from some missed bowls held at various times, Killara firmly remained a men's club.*

*This attitude remained so until a meeting by the 'General Committee of the Killara Bowling Club Ltd on 18 October, 1977 decided to call an Extraordinary General Meeting for Friday 2 December, 1977. At that meeting it was recommended that women be admitted and to form Killara Women's Bowling Club'. Before that decision in December, an unsigned document was circulated that cited some of the pros and cons in regard to the admission of women. They included:*

*The continued existence of the club depends on maintaining a satisfactory level of membership.*

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*The present tendency is for a husband and wife to belong to the same club.*

*A mixed club could mean increased membership of men as well as of women.*

*A mixed membership could increase the social life of the club.*

*Women would never have use on Saturdays, as Saturday is exclusively men's day.*

*Men's committee would retain control of staffing of bar and kitchen.*

*But a much more trenchant attitude can be felt by these comments.*

*The club can survive financially as a male club.*

*The social life of the club as it exists at present is preferable.*

*The admission of women will disrupt, alter and affect the traditional nature, activities and tone of Killara Bowling Club.*

*Then on regarding accommodation for women:*

*If such rearrangement militated against comfort and efficiency, the plan should not be implemented.*

*Use of Club House:*

*Strict control would be necessary to police the times allowed for the women on Tuesdays and Fridays (until 4pm).*

*And on the effect on present members :Killara could lose members who feel they are losing atmosphere and tone they expected on joining and have enjoyed.*

*Eight days after the meeting mentioned above, and at the request of Vice President Bob Finlay, Ray Hatton the President on 26 October 1977 typed out a 'recapitulation of the various points raised'. He wrote:*

*Where would the Treasurer and Secretary be accommodated if there area were allocated to women?*

*Only the above space given to the women and any furniture required be funded by them.*

*The men should not forgo any of their present privileges.*

*There was no indication that wives of the committee wished to join.*

*Women could only play on Tuesdays and Fridays till 3.30pm, but with unrestricted access on Sundays, be sufficient.*

*A majority are in favour of the admission of women, but a number do not favour this idea.*

*He ended with the following:*

*'I have voluntarily committed myself to the preservation of the existing character and spirit of the Club...I must not lose sight of the right of every member to enjoy what he was led to expect when he joined'...*

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*However, despite all objections the inaugural meeting of the Killara Women's Bowling Club was held in the clubhouse on 24 October, 1978 and the following office bearers were elected:*

*President: Mrs N Nettlebeck*

*Vice-Presidents: Mesdames J Wilson, B Wiltshire, J Winkle*

*Hon Secretary: Mrs N Noble*

*Committee (6): Mesdames B Harding, E Maynard, S Stanbridge, N Williamson, E Conde, M Wright.*

*Hon Coach: Don Grant*

*By 10 November 1978 the women had become affiliated with the NSW Women's Bowling Association, opened a bank account, chosen their club colours of green and gold, and ordered badges and name bars.*

*Their first playing day was on 16 January 1979 by which time the Club had 28 Full Members, 5 Associates and one Social Member.*

*During that first year the women participated in mixed Twilight Bowls during daylight saving and the Mixed Bowls held on alternate weekends and their numbers had increased from the original 16 to over 40.*

*Margaret V Wright, one of the Vice-Presidents, at a luncheon on 26 October 1979 related some of the events on that first anniversary of Killara's Women's Bowling Club:*

*It was on 24 October last our inaugural meeting was held. I, personally felt like a new schoolgirl and was so relieved to see another prospective pupil, at the gate, who was feeling the same way. She was consoling herself with the fact that her husband had said she could always leave if she wanted to! However a few friendly faces helped break the ice, until the awful truth dawned that the 12 present out of the 16 Foundation Members would all have to form a committee! Nora the first to weaken was elected President and subsequently the rest of us were pulled into line. The men set up the Constitution for us and put through any necessary paper work and thus our Club was set on the road to affiliation which occurred on 10 November 1978...The next traumatic event for the eight beginners was to learn the art of playing bowls. The great day eventually came when we made our debut after a luncheon on 16 January 1979, our first social event, and were allowed to play on No 1 green.*

*She then asked all to be upstanding and drink to the future success of the Killara Women's Bowling Club.*

*By 1981 the women were able to enter three pennant teams in the District Competition, held several card days, some raffles and many charity days for 'Bowls for Others'. Their unofficial motto was:*

*'The sacred ties of Friendship are paramount'.*

*This attitude of friendship and concern continues to this day in 2015.*

*It is interesting to read their Annual Reports as they concern details such as:*

*The beautiful table decorations*

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*Lovely salads*

*Much admired flower arrangements*

*Number of Lucky Door Prizes left by the giver, before she left for overseas*

*Those on the 'sick list'*

*And who played the piano.*

*In the women's Half Yearly Report of 1995, it was reported:*

*'...that there was an experimental period in the running of the Twilight Bowls in November.'*

*To cut down on work, there was a BBQ without dessert and paper plates to cut down on washing up. The trial was not successful as the men missed 'their pudding'.*

*Due to the Killara Bowling Club reaching 100 years in 2016, and with much written in those intervening years., this article has only touched on the early days of the Club. However the momentous time when the women were admitted had to be included in this article.*

*Today the club is depleted in numbers, especially with the women, but is still financially viable. There has been much discussion in 2015 as to its future, but in the words of the Chairman, Dale McBean, 'The club will always be here'.*

*Over the years a club so closely tied to its community must have had its ups and downs. This article finishes with an aside which illustrates this:*

*...In 1959 six members wished to play Bowls on a Sunday afternoon. Despite disapproval by the majority of members six men who became known as the 'Sunday Six', enjoyed their afternoon Triples for five years. After an unofficial approach the 'Sunday Six' did consent to confine their games to No 2 and 3 greens, so as not to disturb St Martins church members and the general community.*

*Such is the spirit of the Killara Bowling Club, ready to comply with convention in the pursuit of enjoyment, but maybe not always.*

**THE BOWLING CLUBHOUSE**

The following history of the Clubhouse has been extracted from *Bowls at Killara, the history of Killara Bowling Club 1916-1990*, 27-29.

*The 1921 Clubhouse served adequately for many years and was progressively improved and extended. Some of it still stands, for example the old party wall with the Tennis Club but it is mostly concealed by later additions. The Annual Reports refer to improvements costing several hundreds of pounds in each of the years 1893, 1935 and 1944. Sewerage was connected in 1932 at a cost of £150. After obtaining a liquor licence in 1947, the club spent £527 on improvements in order to comply with the Liquor Act.*

*Membership was increased after establishment of No. 3 and 4 greens and better Clubhouse accommodation became necessary. In 1951-2 major alterations were made, with improvements to*

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*the Canteen and the layout of facilities, at a cost of £4500. The locker room was separated from the bar and lounge room.*

*At this time too, the purchase of additional land was negotiated with the owner of No.11 Locksley Street. An area 36 feet by 12 feet at the rear of the block was bought by the Club to be used for storage. (In 1981, when No. 11 Locksley Street was in the Club's ownership, a further subdivision was made, adding 20 feet to the Bowling Club property for future Clubhouse extensions).*

*When the tennis Club built its new brick Clubhouse in 1953 the Bowling Club negotiated the purchase of a strip of land 19 feet by 12 feet at the rear of the block was bought by the Club to be used for storage. (In 1981, when No. 11 Locksley Street was in the Club's ownership, a further subdivision was made, adding 20 feet to the Bowling Club's property for future Clubhouse extensions).*

*When the Tennis Club built its new brick Clubhouse in 1953 the Bowling Club negotiated the purchase of a strip of land of 19 feet x 15 feet on the southern side of our [sic] Clubhouse which was then extended to provide a card room and lounge. This space is now occupied by the President's table.*

*The year 1954 saw completion of further improvements including a new toilet and washroom, opening from the Visitors room, and a new change room and hot shower for the greenkeeper. The flight of steps was built at the northern end of No.1 green in 1958. Under plans prepared by Colin Brewster and Brian Wells the kitchen was modernised and extended, and the canteen and toilet accommodation further improved.*

*The Annual Report declared in that year, "The opinion is now held that our Clubhouse is probably one of the most comfortable Clubhouses in New South Wales". The outside clock on the Clubhouse gable was a gift from the Committee in 1959.*

*Following celebration of its Jubilee, the Club undertook another building programme in 1967 at a cost of \$16,000. The locker room was enlarged, the verandah was enclosed to make the roll-up room, and a second floor built on the northern end to provide offices and a locker room for visitors. A toilet for indoor staff and a new liquor storeroom were provided. Two hundred steel lockers were installed as well as furnishings and notice boards for the new rooms.*

*In 1968-9 the bar was renovated and modernised, usable counter area being increased by 30%. New beer plumbing and bar equipment were installed.*

*The upstairs facilities were used by women members when the Women's Club was formed in 1979 but were soon inadequate for their needs. Through the generosity of members Doug and Kay McGregor a major extension of the ladies' area, providing additional amenities, was carried out in 1984 at a cost of \$26,500. In 1986 a sum of \$18,000 pounds was spent on improving Clubhouse furnishings.*

*The Club benefited in many ways from gifts from members, not least most of the 19 honour boards in the Clubhouse recording office-bearers and winners of bowls competitions.*

*Among these is a Life Members Board donated by of their number, Frank Beale, and a Patrons Board presented by the family of Jack Conde who died while he held that distinguished office. These boards are not only decorative but contribute greatly to the traditions and atmosphere of the Club.*

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The brick fence along the Arnold Street frontage was a gift from the Gissing family in memory of past President and Patron George Gissing. The Arnold Street gates, shared by the Bowling Club and the Tennis Club, were erected in 1963 by Mrs Sheffer in memory of Past President Mel Sheffer. The Memorial Gates in Locksley Street honour Steve Pierce, a Vice-President and Greens Director for many years, who died in 1950. They were the gift of R. W. Park, an active member and builder, who was the contractor for the new greens built after purchase of No. 7 Locksley Street.

A beautiful camellia at the southern end of the Clubhouse, the gift of George and Sheila Stanbridge, was planted in 1984 in memory of Joan Roberts, a foundation member and singles champion of the Women's Club and its President at the time of her death. Another fine camellia, planted at the south-west corner of No.3 green, is in the memory of Past President Russell Wiltshire – the gift of K.W.B.C member Betty Wiltshire.

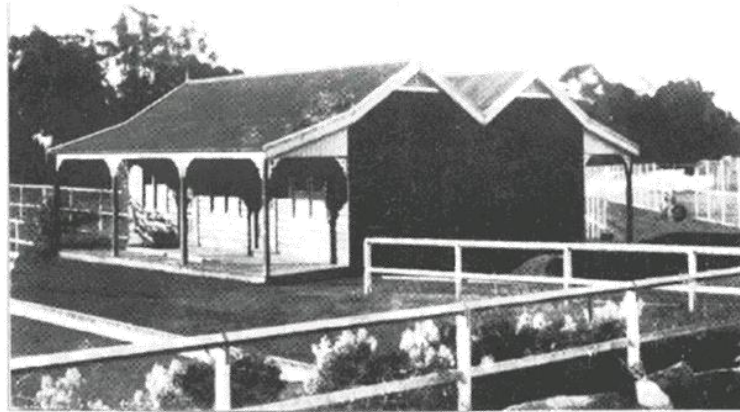
The following Historic images have been extracted from the above noted references.



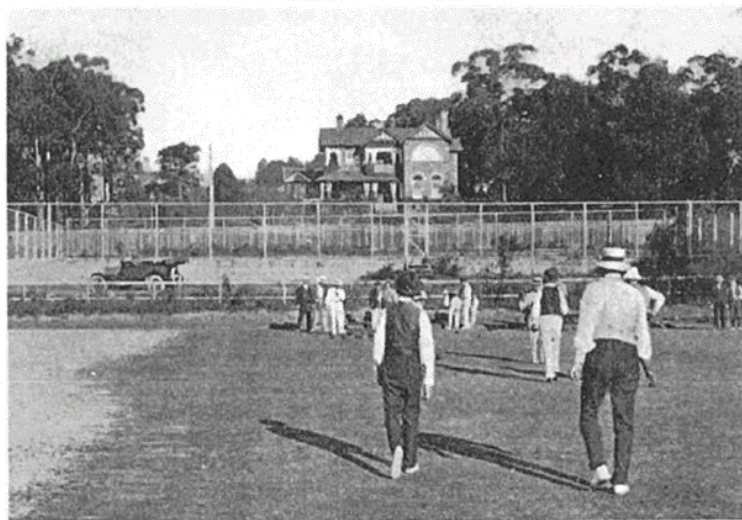
Auction map for the 'Nyora Estate' dated March 1923 - showing the Killara Tennis Club, clubhouse, houses etc.  
Map: KJIS Collection

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*The original Clubhouse, built about 1910, served tennis players on its eastern side and bowlers on the west.*



*View in 1918 of the Bowling Green and beyond the Tennis Club court - Photo: Club Collection*

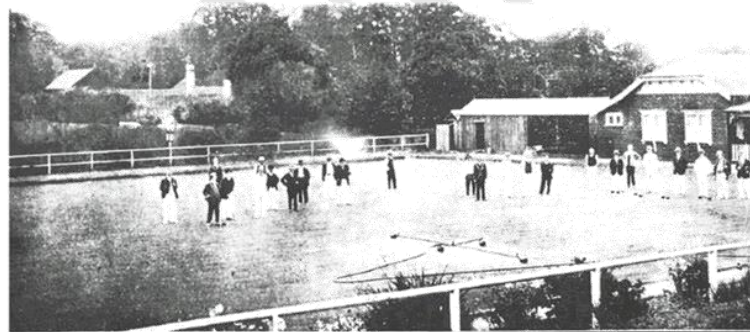


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A gala day at Killara Bowling Club about 1919. The "opening of the green" was a special occasion celebrated annually.



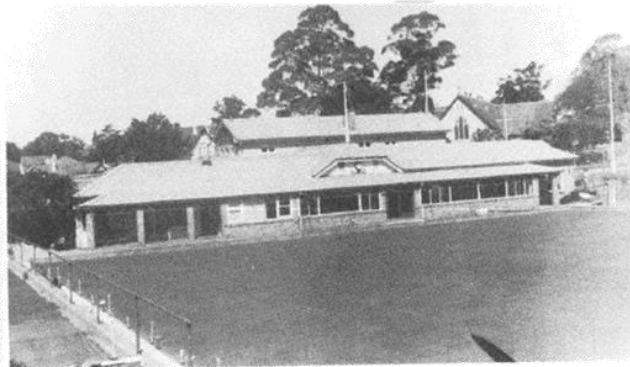
This photograph of the Killara green and Clubhouse appeared in a souvenir publication and programme for the 1926 Australian Bowling Carnival held in Sydney.

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*The Bowling greens flooded in April 1942. A storm-water drain on the southern side of No 2 green collapsed after a storm leaving an opening 6 ft wide and 50 ft long. Photo: courtesy of the Killara Bowling Club*



*The Clubhouse as enlarged in 1958.*



*The two-story extension on the left of the Clubhouse, added in 1967, and enlarged in 1984, now houses the women's locker room.*

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**PRELIMINARY ASSESSMENT AGAINST THE NSW HERITAGE LISTING CRITERIA**

Based on a general review of the documentation and information available for both Clubs, as well as a non-exhaustive inspection of the relevant sites, the significance of the Killara Bowling and Tennis Clubs has been preliminary considered against the NSW Heritage criteria as outlined below.

***a) an item is important in the course, or pattern, of NSW's cultural or natural history:***

The Killara Bowling and Tennis Clubs have continued to demonstrate strong links to the Australian sporting culture for over a century, since the declaration of JG Edwards in the late nineteenth century of the sites' suitability for the purpose of park and/or recreation. Both established by JG Edwards, the sites have continued to function for the purposes of a Tennis Club since 1910 and Bowling Club since 1916 and have had an ongoing affiliation with each other, which formally ended in 1919, but has informally continued as a product of their proximity to one another and symbiotic uses.

***b) an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history:***

The sites have strong historical links to their founder, JG Edwards, who resided in the area since the 1850s. Edwards demonstrated the qualities of an early Australian entrepreneur, having acquired, established and subdivided 160 acres known as the Springdale Estate in the late nineteenth century. Often referred to as the 'King of Killara', Edwards was known as an instigator in the establishment of the North Shore railway line, including the construction of a station at Killara.

The clubs have provided recreational facilities for the immediate Killara and wider North Shore community for over a century.

The Tennis Club has been associated with notable Australians, including International Tennis players Neale Fraser, Lew Hoad, Fred Stolle and Ken Rosewell.

The Bowling Club has historic links to notable local people such as former President George Gissing who maintained a membership of the club for over 30 years until his death in 1955. The Arnold Street brick fence was later donated in memory of Gissing, by his family.

***c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW:***

The sites are visually prominent within the Springdale Conservation Area, maintaining landmark qualities through their recreational and open space characteristics, which provide visual distinction within the highly historic and suburban precinct. The regularity and rectilinear nature of the tennis courts and bowling greens, centrally flanked by the clubhouses, which continue to face their respective sporting precincts, conveys an aesthetically pleasing sense of order to the sites.

The existing tennis clubhouse has the potential to display an aesthetically pleasing and distinctive use of brickwork through its apparent high-quality construction and finer detailing.

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*d) an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons:*

The clubs have provided recreational facilities for the North Shore community for over a century and have been associated with prominent Australian Tennis players such as Neale Fraser, Lew Hoad, Fred Stolle and Ken Rosewell. The location of the clubs, side-by-side, within the suburban precinct has ensured that strong links with the surrounding community have been maintained since their establishment and the residential subdivision in the early twentieth century.

*e) an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history:*

Without further research, it is not known whether the site would meet the threshold for this criterion.

*f) an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history:*

Whilst the sites are associated with lawn bowls, which has continued to lose popularity as a sport within Australian society, without further research or extensive comparative analysis, it is not known whether the site would meet the threshold for this criterion.

The sites represent an early and possibly rare example of a sporting precinct within an affluent residential setting, whose curtilages have not been affected by the pressure of development.

*g) an item is important in demonstrating the principal characteristics of a class of NSW's*

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

Together, the clubs have the ability to represent the early entrepreneurialism of JG Edwards, who had the ability to envisage and manifest the ongoing use of the site for recreational purposes within a wider residential precinct.

The history of the sites and built fabric that has evolved is somewhat representative of economic fluctuations, changing popularities of sports as well as changes in social values, such as the shifting opinions in relation to women.

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**PRELIMINARY STATEMENT OF SIGNIFICANCE**

Individually and combined, the Killara Bowling and Tennis Clubs demonstrate significance at a local level through their ongoing association with the activities of lawn bowls and tennis within the local area and wider North Shore for over a century.

The sites have strong historical links to their founder, JG Edwards, who resided in the area since the 1850s. Referred to as the 'King of Killara', Edwards demonstrated the qualities of an early Australian entrepreneur, having acquired, established and subdivided 160 acres known as the Springdale Estate in the late nineteenth century.

The sites have continued to function for the purposes of a Tennis Club since 1910 and Bowling Club since 1916 and have had an ongoing affiliation with each other, which formally ended in 1919, but has informally continued as a product of their proximity to one another and symbiotic uses.

The Tennis Club has been associated with notable Australians, including International Tennis players Neale Fraser, Lew Hoad, Fred Stolle and Ken Rosewell whilst the Bowling Club has strong links to prominent local community members such as former President George Gissing.

The sites are visually prominent within the Springdale Conservation Area, maintaining landmark qualities through their recreational and open space characteristics, which provide visual distinction within the highly historic and suburban precinct. The regularity and rectilinear nature of the tennis courts and bowling greens, centrally flanked by the clubhouses, which continue to face their respective sporting precincts, conveys an aesthetically pleasing sense of order to the sites.

Upon brief inspection, the existing tennis Clubhouse has the potential to display an aesthetically distinctive use of brickwork with finer detailing that is of interest.

The historical evolution of the Clubs, including the built fabric that physically represents this, has continued to evolve as a result of economic fluctuations and changes in social values, such as the shifting opinions in relation to women. Together, the clubs have the ability to represent early the entrepreneurialism of JG Edwards, who had the ability to envisage and manifest the ongoing use of the site for recreational purposes within a wider residential precinct.

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**SUMMARY AND RECOMMENDATION**

Based on an initial assessment, the Killara Bowling and Lawn Tennis Club sites, both individually and combined, have high potential to meet the threshold for local listing, based on the standard criteria for listing outlined by the Heritage Council of New South Wales. It is therefore recommended that Council proceed with preparing a planning proposal to list the sites as a local heritage item on Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015.

If in the meantime, there is any threat of imminent harm to either of the sites, it is recommended that Council request that NSW Heritage make an IHO on both properties to enable them to have protection from that harm until a Planning Proposal can be progressed to Gateway Determination. .

<sup>i</sup> *Bowls at Killara*, Lloyd Sommerlad, 1990 p. 3.

<sup>ii</sup> *Ibid*.

<sup>iii</sup> *Ibid* p.9.

<sup>iv</sup> *Ibid*.

<sup>v</sup> *Bowling Club News*, September 1977, p.1.

<sup>vi</sup> *Sommerlad*, p.9.

<sup>vii</sup> *LTO Transfers A 5346 56/7/8 Plans and Transfers*; *KBC Ltd Bowling Club News*, 3 October, 2003, p.2, McElhone, Deputy Chairman. Investigation reveals that one pound in 1920 gets an approximate value in dollars of what it would be worth in 2015.

<sup>viii</sup> *McLean*, p.3.

<sup>ix</sup> *Bowls at Killara 1990*, E Lloyd Sommerlad, p.16.

<sup>x</sup> *Killara Lawn Tennis Club*, Brian H Ball, June 1995 p. 19.

<sup>xi</sup> *Ibid*, p.19.

<sup>xii</sup> *Ibid*, p.24.

<sup>xiii</sup> *Ibid*, p.19.

<sup>xiv</sup> *Sommerlad*, p.13.

<sup>xv</sup> *Ball*, p.18.

<sup>xvi</sup> *Ball*, p.66

<sup>xvii</sup> *Wikipedia*

<sup>xviii</sup> *Ibid*.

<sup>xix</sup> *Ball*, p.21

<sup>xx</sup> *Ibid*, pp 31

<sup>xxi</sup> *Ibid*, p. 42.

<sup>xxii</sup> *Ibid*, p. 43.

<sup>xxiii</sup> *Ibid*, p. 44.

<sup>xxiv</sup> *Oral Interview with John Bickmore*, October 2016.

<sup>xxv</sup> *Ball*, p. 21.

<sup>xxvi</sup> *Wikipedia*

<sup>xxvii</sup> *Ball*, p.31.

<sup>xxviii</sup> *Ibid*.

<sup>xxix</sup> *Ibid*.

<sup>xxx</sup> *Stee, John*, *Australian Dictionary of Biography*, Vol.16 2002.

<sup>xxxi</sup> *Ball*, p.32.

<sup>xxxii</sup> *Ball*, p.23.

<sup>xxxiii</sup> *KTC Web Site*.

<sup>xxxiv</sup> *Ball*, p.30.

<sup>xxxv</sup> *Ball*, p.16.

<sup>xxxvi</sup> *Ball*, p.64.

<sup>xxxvii</sup> *Ball*, p.30.

<sup>xxxviii</sup> *Ball*, p.34.

<sup>xxxix</sup> *Ball*, p.27.

<sup>xl</sup> *Ball*, p.30.

<sup>xli</sup> *Ball*, p.28.

<sup>xlii</sup> *Sommerlad*, p.27.

<sup>xliii</sup> *Ball*, p.38.

<sup>xliiv</sup> *Ball*, p.40.

<sup>xlii</sup> *Ball*, pp. 46-53.

<sup>xli</sup> *Bickmore*.

<sup>xli</sup> *Letter sent to KBC from KLTG*, 18 September, 2008.

<sup>xli</sup> *Bickmore*.



Reference: DOC21/1559512-6

Mr John McKee  
General Manager  
Ku-ring-gai Council  
By email: [kmc@kmc.nsw.gov.au](mailto:kmc@kmc.nsw.gov.au)

cc. Mr Antony Fabbro  
Manager Urban Planning  
[afabbro@kmc.nsw.gov.au](mailto:afabbro@kmc.nsw.gov.au)

**Request for an Interim Heritage Order to be made over Killara Bowling Club and Killara Lawn Tennis Club**

Dear Mr McKee

I write to advise Council that the Minister responsible for heritage received a request to place an Interim Heritage Order (IHO) over the Killara Bowling Club and Killara Lawn Tennis Club on 1 March 2021.

I understand that the request was originally sent to Ku-ring-gai Council. Council informed the nominator Mr E C Miller that as the items were located within a heritage conservation area, he would need to raise this matter directly with Heritage NSW, and that the minister responsible for administering the *Heritage Act* is the Hon. Don Harwin MLC.

Under the *Heritage Act 1977*, the Minister can make an IHO on an item that is likely to be harmed if he considers that, on further investigation, the item may be found to have local or state significance.

Heritage NSW has undertaken a preliminary review of the Clubs' heritage significance and determined that the Killara Bowling Club and Killara Lawn Tennis Club are not likely to be of state heritage significance, though they may be of local significance.

I note that potential sale of an item does not necessarily constitute potential harm. In this case a decision for sale has not been made, and even if sold there is no current development application to indicate imminent threat or harm.

In these circumstances I have determined that an IHO is not appropriate and Heritage NSW will not progress Mr Miller's request for an IHO over Killara Bowling Club and Killara Lawn Tennis Club.

I have informed Mr. Miller of the decision to refuse an IHO and advised him that the Minister will generally only consider making an IHO to allow further investigation of items of possible local significance if this is supported by the local council as they would have to progress the investigation.

Level 6, 10 Valentine Ave Parramatta NSW 2150 ■ Locked Bag 5020 Parramatta NSW 2124  
P: 02 9873 8500 ■ E: [heritagemailbox@environment.nsw.gov.au](mailto:heritagemailbox@environment.nsw.gov.au)



I encourage Council to consider reviewing Killara Bowling Club and Killara Lawn Tennis Club as part of its review of items within the *Springdale Road Heritage Conservation Area* and engage with Mr Miller and the community in assessing the sites local heritage.

If you have any further questions about this issue, please contact Ms Tracy Appel, A/Senior Team Leader, Metro North, Heritage Operations, Heritage NSW on telephone 9873 8559 or by email: [tracy.appel@environment.nsw.gov.au](mailto:tracy.appel@environment.nsw.gov.au).

Yours sincerely



**Pauline McKenzie  
Executive Director  
Heritage NSW  
Department of Premier and Cabinet**

15 March 2021

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**Killara Bowling and Lawn Tennis Club - Preliminary Heritage  
Assessment**

File: CY00413/9

*Vide: GB.13*

To have Council consider a preliminary heritage assessment for Killara Bowling and Lawn Tennis Club sites, Killara.

**Resolved:**

(Moved: Councillors Greenfield/Szatow)

That:

- A. Council prepares a planning proposal to amend KLEP 2015 to include the Killara Bowling and Lawn Tennis Club sites (Lot 3 DP 817195 and Lot 2 DP 817195 and Lot 11 DP 1083606 and Lot B DP 380305 and Lot 11 DP 1083606) as a proposed heritage item in Schedule 5 and on the Heritage Map.
- B. If in the meantime there is any threat of imminent harm to either of the Killara Bowling and Lawn Tennis Club sites (Lot 3 DP 817195 and Lot 2 DP 817195 and Lot 11 DP 1083606 and Lot B DP 380305 and Lot 11 DP 1083606), Council request that NSW Heritage make an IHO on both properties to enable the sites to have protection from that harm until a Planning Proposal can be progressed to Gateway Determination.

**CARRIED UNANIMOUSLY**



8 June 2021

Mr Craig Miller  
11 Arnold Street  
KILLARA NSW 2071

Our Ref: 21-0087cmc1

**Re: Killara Lawn Tennis Club and Killara Bowling Club—Heritage Advice  
regarding Heritage Significance and Proposed Statutory Protection**

Dear Mr Miller

As requested by you and various other local residents, GML Heritage Pty Ltd (GML) has prepared the following letter, suitable for submission to Ku-ring-gai Council (council), supporting the proposed recognition of the heritage significance of the historic Killara Lawn Tennis Club and Killara Bowling Club site and its listing as a local heritage item on Schedule 5 of the *Ku-ring-gai Local Environmental Plan 2015* (KLEP 2015).

As you are aware, GML has extensive knowledge of the heritage of Ku-ring-gai ranging over a wide variety of places and items. It has also provided specialist heritage advice to council as well as other heritage agencies (including state government) and private and public site owners/managers on the assessment, conservation and management of heritage sites over several decades.

### **Proposed Heritage Listing**

We understand that council has recently carried out a preliminary heritage assessment of these two facilities and their role within the late nineteenth-century Springdale Estate—now the Springdale Heritage Conservation Area (Item HCA 21 in KLEP 2015) established by James George Edwards, regarded as the 'father of Killara'. Council has concluded that the site has the potential to meet the threshold for listing as a local heritage item.

This letter is intended to provide, on your behalf, support for the proposed heritage listing of the Killara Lawn Tennis Club and Killara Bowling Club site, based on our initial review of the site and a selection of the extensive background research material the community had previously collected.

Based on our findings, we endorse and support the initial assessment by council of the site's heritage significance, and the subsequent conclusion that **the site has potential to meet the required threshold for listing as an individual heritage item in council's LEP**. Council's report demonstrates that the **heritage values** of the site **are numerous** and are able to be **supported by substantial background information**.

**Sydney Office**  
Level 6  
372 Elizabeth Street  
SURRY HILLS NSW Australia 2010  
T +61 2 9319 4811  
E [heritage@gml.com.au](mailto:heritage@gml.com.au)

**Canberra Office**  
2A Mugga Way  
RED HILL ACT Australia 2603  
T +61 2 6273 7540  
E [heritage@gml.com.au](mailto:heritage@gml.com.au)

**GML Heritage Pty Ltd**  
ABN 60 001 179 362

**Melbourne Office**  
17 Drummond Street  
CARLTON VIC Australia 2603  
T +61 3 9380 6933  
E [context@contextgml.com.au](mailto:context@contextgml.com.au)

**GML Heritage Victoria P/L**  
(trading as Context)  
ABN 31 620 754 761

[www.gml.com.au](http://www.gml.com.au)



### **Conclusion and Recommendations**

Appropriate recognition and protection of the heritage values of the Killara Lawn Tennis Club and Killara Bowling Club site, currently identified as a component of the Springdale Heritage Conservation Area, are of vital importance in maintaining the valued community and heritage character of the suburb, and the HCA in particular. In this context, the proposed heritage listing of this site as an individual heritage item in KLEP 2015 is strongly supported.

I hope this information is of assistance and thank you for approaching GML to assist you with this particular project. Please don't hesitate to contact me if I can assist with any related matter.

**Yours sincerely**  
**GML Heritage Pty Ltd**

A handwritten signature in black ink, appearing to read 'Jyoti Somerville', with a stylized, cursive script.

**Jyoti Somerville**  
**Associate**



5 February 2021

To Killara Bowling Club Members

Dear Member,

I have been approached for comment by local community members regarding the future use of your Killara Bowling Club land in the context of a potential merger with another bowling club.

While it is not for me to dictate what owners do with land within legally permitted purposes, I can see real value in maintaining the land for active community use.

Further, in ascertaining appropriate use of the land, I believe it is important to refer to any charter or constitution under which your club was formed.

I believe that everyone values our local community and hope that a mutually satisfactory and positive outcome can be reached in the public interest.

Yours sincerely,

The Hon. Jonathan O'Dea MP  
Member for Davidson  
Speaker of the NSW Legislative Assembly

KB/JOD



PARLIAMENT OF AUSTRALIA • HOUSE OF REPRESENTATIVES

## PAUL FLETCHER MP

Federal Member for Bradfield  
Minister for Communications,  
Urban Infrastructure,  
Cities & the Arts

Mr Tony Gale  
President  
Killara Bowling Club Ltd  
6 Arnold Street  
KILLARA NSW 2071

Dear Mr Gale

I write to you regarding the impending merger of Killara Bowling Club with another bowling club, and the consequent sale of the land on which your club currently stands.

I would like to add my voice to those in support of maintaining the land for active community use.

The club has, since 1916, been an integral part of the fabric of the local community in Killara. For over a century the club has been a community amenity and has been enjoyed for many generations by people of all ages.

I believe that, in determining appropriate use of the land, these factors should be considered.

I hope that you will seek a solution which appropriately recognises the needs of all stakeholders impacted by this decision.

With kind regards.

Yours sincerely

Paul Fletcher  
PF/b

1 / 3 / 2021

Minute

**KU-RING-GAI COUNCIL**

Page

**MINUTES OF KU-RING-GAI LOCAL PLANNING PANEL MEETING  
HELD ON MONDAY, 16 AUGUST 2021**

**THIS MEETING WAS NOT A PUBLIC MEETING AS NO DEVELOPMENT  
APPLICATIONS HAD 10 OR MORE SUBMITTERS**

**Present:** Chairperson (The Hon. Robert Neville (Angus) Talbot)  
Expert Panel Member (Sandra Robinson)  
Expert Panel Member (Lindsay Fletcher)  
Community Member (Ian Arnott)

**Staff Present:** Director Development & Regulation (Michael Miocic)  
Development Assessment Services Manager (Shaun Garland)  
Planning Panels Coordinator (Kerry Frair)

**Others Present:** Manager Governance & Corporate Strategy (Michael Wearne)  
Manager Urban & Heritage Planning (Antony Fabbro)  
Team Leader Development Assessment (Adam Richardson)  
Team Leader Development Engineer (Brian O'Connell)  
Team Leader Urban Planning (Craig Wyse)  
Senior Development Assessment Officer (Luke Marquet)  
Heritage Advisor (Alin Almasen)  
Landscape & Tree Assessment Officer (Geoff Bird)  
Heritage Planner Specialist (Vanessa Holtham)  
Urban Planner (Angela Smidmore)

*The Meeting commenced at 10:30*

**DECLARATIONS OF INTEREST**

The Chair advised of the necessity for the panel members and staff to declare a Pecuniary Interest/Conflict of Interest in any item on the Business Paper.

No interest was declared.

**GENERAL BUSINESS**

KLPP15 **Proposed Heritage Listing of Killara Bowling and Lawn Tennis Club**

File: S11660

Vide: GB.1

**Minute**

**KU-RING-GAI COUNCIL**

**Page**

To present the proposed heritage listing of the Killara Bowling and Lawn Tennis Club on Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015 ('KLEP 2015') to the Ku-ring-gai Local Planning Panel ('KLPP') for advice.

**The Panel Advised:**

A. The matter be deferred to enable Council to provide a clearer statement of the objectives of the Planning Proposal with more specific detail of the heritage significance of the site. That further information be provided on whether the Planning Proposal is the best means of achieving these objectives.

B. Date of the decision: 16 August 2021

Voting: unanimous

**KLPP16 Disclosures of Interest Returns Register 2020/21**

File: CY00440/9-2

*Vide: GB.2*

To table the Ku-ring-gai Local Planning Panel's (KLPP) Disclosure of Interest returns Register in accordance with Schedule 1 of the Local Planning Panels Model Code of Conduct (the Code).

**The Panel Resolved:**

**DECISION:**

A. That the tabling of the Disclosure of Interest Returns Register is noted.

B. Date of the decision: 16 August 2021

Voting: unanimous

**KLPP17 60 Ku-ring-gai Avenue, Turramurra - Internal alterations and additions, landscaping works and sauna.**

File: DA0470/20

*Vide: GB.3*

Internal alterations and additions, landscaping works and sauna

**The Panel Resolved:**



**DECISION**

- A. The Ku-ring-gai Local Planning Panel, as the consent authority, is of the opinion that the request submitted under Cause 4.6 to vary the maximum height of buildings development standard in Clause 4.3 of Ku-ring-gai LEP 2015 has met the requirements of clause 4.6(3). The Panel is also of the opinion that strict compliance with the development standard is unreasonable and unnecessary in the circumstances of the case and that there are sufficient environmental planning grounds to justify the variation to the development standard.
- B. The Ku-ring-gai Local Planning Panel, as the consent authority, being satisfied that the proposed development will be in the public interest, grants development consent to DA0470/20 for internal alterations and additions, landscaping works and sauna at 60 Ku-ring-gai Avenue, Turramurra, subject to the recommended conditions as per the Development Assessment Report. Pursuant to Section 4.53 of the Environmental Planning and Assessment Act 1979, this consent lapses if the approved works are not physically commenced within five years of the date of the Notice of Determination.
- C. Date of the decision: 16 August 2021
- D. Reason for the decision: The development proposal, subject to conditions, is acceptable in terms of the relevant provisions of the Environmental Planning and Assessment Act 1979 and is considered to be in the public interest.

Voting: unanimous

Minute

KU-RING-GAI COUNCIL

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## KU-RING-GAI LOCAL PLANNING PANEL

### Declaration of Interest

MEETING DATE	Monday 16 August 2021
Agenda Item/Panel reference number	<p>GB.1 – Proposed Heritage listing of Killara Bowling and Lawn Tennis Club</p> <p>GB.2 – Disclosures of Interest Returns Register 2020/2021</p> <p>GB.3 – 60 Ku-ring-gai Avenue, Turramurra – Internal alterations and additions, landscaping works and sauna</p>

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

no known conflict of interest ☒

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

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Signature  
Robert Neville (Angus) Talbot

Date

Name

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

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

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

2019/067982

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KU-RING-GAI COUNCIL

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## KU-RING-GAI LOCAL PLANNING PANEL

### Declaration of Interest

MEETING DATE	Monday 16 August 2021
Agenda Item/Panel reference number	GB.1 – Proposed Heritage listing of Killara Bowling and Lawn Tennis Club GB.2 – Disclosures of Interest Returns Register 2020/2021 GB.3 – 60 Ku-ring-gai Avenue, Turramurra – Internal alterations and additions, landscaping works and sauna

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

no known conflict of interest ☒

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

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13 August 2021

Signature

Date

Ian Arnott

Name

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

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

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2019/067982

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## KU-RING-GAI LOCAL PLANNING PANEL

### Declaration of Interest

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

no known conflict of interest ☒

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

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......12 August 2021  
Signature Date

...Lindsay Fletcher...  
Name

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

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## KU-RING-GAI LOCAL PLANNING PANEL

### Declaration of Interest

MEETING DATE	Monday 16 August 2021
Agenda Item/Panel reference number	GB.1 – Proposed Heritage listing of Killara Bowling and Lawn Tennis Club
	GB.2 – Disclosures of Interest Returns Register 2020/2021
	GB.3 – 60 Ku-ring-gai Avenue, Turramurra – Internal alterations and additions, landscaping works and sauna

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

no known conflict of interest ☒

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

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11/08/2021

Signature

Date

Sandra Robinson  
Name

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

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

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

2019/067982

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**KU-RING-GAI COUNCIL**

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*The Meeting closed at 11:25*

The Minutes of the Ku-ring-gai Local Planning Panel Meeting held on 16 August 2021  
(Pages 1 - 8) were confirmed as a full and accurate record of proceedings by The Hon. R.N.  
(Angus) Talbot



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Chairperson

Ku-ring-gai Local Planning Panel Meeting - 18 October 2021

GB.1 / 3

Item GB.1

S13316

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## **PROPOSED HERITAGE LISTING OF KILLARA BOWLING AND LAWN TENNIS CLUB**

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### **EXECUTIVE SUMMARY**

<b>PURPOSE OF REPORT:</b>	To provide the Ku-ring-gai Local Planning Panel ('KLPP') with the information requested at the August 2021 panel meeting. This report presents the proposed heritage listing of the Killara Bowling and Lawn Tennis Club on Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015 ('KLEP 2015') with clear, justified objectives and more detail of the heritage significance of the site.
<b>BACKGROUND:</b>	Following correspondence from NSW Heritage, advice from Council's HRC and resolutions of Council on 18 May and 15 June 2021, a PP to heritage list the Killara Bowling and Lawn Tennis Club sites on Schedule 5 of the KLEP 2015 has been prepared for the KLPP. The matter was deferred on 16 August 2021 to enable Council to provide a clearer statement of the objectives of the PP with more specific detail of the heritage significance of the site, and to provide justification that the PP is the best means of achieving these objectives.
<b>COMMENTS:</b>	The location of the Bowling and Lawn Tennis Clubs within the Springdale Conservation Area, bounded by Arnold Street, Locksley Street and Werona Avenue, does not necessarily adequately protect any potential heritage values of the sites. A heritage assessment has concluded that the sites reach the threshold for a local heritage listing against the NSW Heritage criteria.
<b>RECOMMENDATION:</b>	That the KLPP provides advice as to whether the PP to include Killara Bowling Club and Killara Lawn Tennis Club as a local heritage item on Schedule 5 of the KLEP 2015, be submitted to the Department of Planning, Industry and Environment for a Gateway Determination and further, that the KLPP provides advice as to whether the PP should be amended to pursue rezoning the site from existing R2 Low Density Residential to RE2 Public Recreation concurrent with the heritage listing.

20211018-KLPP-Crs-2021/304556/3

Ku-ring-gai Local Planning Panel Meeting - 18 October 2021

GB.1 / 4

Item GB.1

S13316

## **PURPOSE OF REPORT**

To provide the Ku-ring-gai Local Planning Panel ('KLPP') with the information requested at the August 2021 panel meeting. This report presents the proposed heritage listing of the Killara Bowling and Lawn Tennis Club on Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015 ('KLEP 2015') with clear, justified objectives and more detail of the heritage significance of the site.

## **BACKGROUND**

This report provides the relevant background to the draft Planning Proposal for the local heritage listing of the Killara Bowling and Lawn Tennis Clubs on Schedule 5 of the KLEP 2015. The Planning Proposal is included as **Attachment A1**, which has been updated following the August KLPP meeting.

The Killara Bowling and Lawn Tennis clubs are associated with a number of parcels of land (Lot 3 DP 817195 and Lot 2 DP 817195 and Lot 11 DP 1083606 and Lot B DP 380305 and Lot 11 DP 1083606), which are located adjacent to each other within the Springdale Conservation Area ('HCA'). The sites are zoned R2 Low Density Residential and are not for sale at the time of writing this report.

The Killara Bowling and Lawn Tennis Clubs are located within the Springdale Conservation Area. The statement of significance for the Springdale Conservation Area is as follows:

*The Springdale Conservation Area has historic significance as part of the Jane Bradley's 1839 160 acre land grant whose boundaries are evident through the following streets: Karanga Avenue, Locksley Street, Roseberry Road and Stanhope Rd. The area has aesthetic value for the high number of intact Federation and Inter-war buildings, as well as significant twentieth century development. The area is characterised by medium to large lots with well-established gardens. The houses are almost exclusively detached residences, with only few exceptions. Architectural styles present include Federation Queen Anne, Arts and Crafts and Bungalow, and Inter-war Old English, Spanish Mission, Mediterranean and Californian Bungalow. Many houses retain period landscape features including sweeping drives, borders of mixed shrubberies and planted out beds.*

The significance of the Springdale Conservation area has been previously associated with significant architectural styles and residential allotments. Rather than adjusting the significance of the conservation area to focus more on the historical evolution, associational value and potential significance of the bowling and tennis clubs, it is more useful to consider the significance of the sites within their own right. The heritage assessment to support the Planning Proposal is included as **Attachment A2**, which has been updated following the August KLPP meeting.

On 28 February 2021, Council received correspondence from a local community member, Mr E.C Miller - requesting that an '...Urgent Interim Heritage Order to apply to both the Killara Bowling Club Limited and Killara Lawn Tennis Club Limited properties - with frontages to Arnold Street, Locksley Street and Werona Avenue, Killara.'

Council officers advised the community member that Council does not have the delegation to make an Interim Heritage Order ('IHO') as the sites are located within the Springdale HCA. It was suggested that he approach NSW Heritage with the IHO request and seek their feedback and action on the matter.

20211018-KLPP-Crs-2021/304556/4



**Ku-ring-gai Local Planning Panel Meeting - 18 October 2021**

**GB.1 / 5**

**Item GB.1**

**S13316**

On 2 March 2021, NSW Heritage (OEH) requested information from Council in relation to the heritage significance of the Killara Bowling and Killara Tennis Clubs sites in response to the community member's request. Following a telephone conversation with NSW Heritage, Council provided general information about the planning and heritage affectations relating to the sites to NSW Heritage, including the current zoning, permissible uses and heritage inventory information for a number of items within the vicinity.

On 15 March 2021, Council received correspondence from NSW Heritage to the community member which outlined that they were not proceeding with making an LHO in this instance, as they did not deem the sites to reach the threshold for state significance nor did they consider them under any imminent threat (**Attachment A3**). NSW Heritage further noted that they would *'encourage Council to consider reviewing Killara Bowling Club and Killara Lawn Tennis Club as part of its review of items within the Springdale Road Heritage Conservation Area and engage with [the community member] and the community in assessing the sites local heritage.'*

Following the feedback from NSW Heritage, Council officers began preliminary investigations into the heritage significance of the sites. Despite their location within the Springdale HCA, the significance of this HCA has been previously associated with significant architectural styles and residential allotments. Therefore, the Springdale HCA could not necessarily offer any protection of the Bowling and Tennis Club sites that may be required from a heritage perspective.

At the 20 April 2021 Ku-ring-gai Council Public Forum, Mr E.C Miller addressed Council regarding the potential listing of the Killara Bowling and Lawn Tennis Club. Former president of the Killara Lawn Tennis Club, Mr. R Heinrich, spoke on behalf of Mr. T Veale the current president, in support of the listing of the Club.

At the 11 May 2021 Public Forum, community member Mr. E.C Miller and the former President of Killara Lawn Tennis Club, Mr. R Heinrich, addressed the Council again in support of the heritage listing of the Killara Bowling and Lawn Tennis Club. Mr. R Heinrich indicated that there was support from the Killara Lawn Tennis Club board members as well as a petition signed by over 180 people in support of the heritage listing.

At the 18 May 2021 Ordinary Meeting of Council, the following resolution was adopted:

*'That:*

- A. *That as a matter of urgency staff carry out a preliminary review of the heritage significance of the Killara Bowling Club and Killara Lawn Tennis Club.*
- B. *That a report be brought back to Council's June meeting outlining the results of the preliminary review of heritage significance with a view to initiating a Planning Proposal to list the properties as heritage items in Council's Local Environmental Plan if appropriate.'*

Council officers prepared a preliminary heritage assessment of the Killara Bowling and Lawn Tennis Club sites and discussed this with the Ku-ring-gai Heritage Reference Committee ('HRC') on Thursday, 19 May 2021. The HRC agreed with the findings of the heritage assessment and suggested that, with minor refinement, this would be sufficient to support the Planning Proposal to Gateway Determination for the heritage listing of the sites. HRC outlined that this would expedite the process and save resources that would otherwise be expended on an external heritage consultant. The HRC minutes from the May meeting are included as **Attachment A4**.

20211018-KLPP-Crs-2021/304556/5

**Ku-ring-gai Local Planning Panel Meeting - 18 October 2021**

**GB.1 / 6**

**Item GB.1**

**S13316**

At the 8 June 2021 Public Forum, Mr E.C. Miller addressed the Council for the third time in support of the heritage assessment and the heritage listing of the Killara Bowling and Lawn Tennis Club. Mr E.C. Miller referred to a letter of heritage advice prepared by GML Heritage Pty Ltd at his request. The advice states that *'appropriate recognition and protection of the heritage values of the Killara Lawn Tennis Club and Killara Bowling Club site, are of vital importance in maintaining the valued community and heritage character of the suburb, and the HCA in particular. In this context, the proposed heritage listing of the site as an individual heritage item in KLEP 2015 is strongly supported'*. The heritage advice prepared by GML Heritage Pty Ltd is included as **Attachment A5**.

Former President of the Killara Lawn Tennis Club, Mr R. Heinrich addressed Council for the third time in support of the heritage listing. Mr R. Heinrich referred to letters of support received from the Honourable Jonathan O'Dea MP and the Honourable Paul Fletcher MP. The letters of support are included as **Attachment A6**.

Mr B. Shirvington, Chairman of the Board of Directors of Killara Bowling Club and Ms M. Middleton also addressed the Council in support of the heritage listing of the Killara Bowling and Lawn Tennis Club.

At the 15 June 2021 Ordinary Meeting of Council it was resolved that:

- A. *Council prepares a planning proposal to amend KLEP 2015 to include the Killara Bowling and Lawn Tennis Club sites (Lot 3 DP 817195 and Lot 2 DP 817195 and Lot 11 DP 1083606 and Lot B DP 380305 and Lot 11 DP 1083606) as a proposed heritage item in Schedule 5 and on the Heritage Map.*
- B. *If in the meantime there is any threat of imminent harm to either of the Killara Bowling and Lawn Tennis Club sites (Lot 3 DP 817195 and Lot 2 DP 817195 and Lot 11 DP 1083606 and Lot B DP 380305 and Lot 11 DP 1083606), Council request that NSW Heritage make an IHO on both properties to enable the sites to have protection from that harm until a Planning Proposal can be progressed to Gateway Determination.'*

The Council Report and Resolution from the 15 June 2021 OMC is included as **Attachment A7**.

The Planning Proposal was presented to the KLPP on 16 August 2021 and the matter was deferred. The Panel advised:

- A. *The matter be deferred to enable Council to provide a clearer statement of the objectives of the Planning Proposal with more specific detail of the heritage significance of the site. That further information be provided on whether the Planning Proposal is the best means of achieving these objectives.*

## **COMMENTS**

The proposed heritage listing was instigated following a detailed investigation of the site histories and their importance in the early establishment of recreational facilities on the North Shore and particular within the Ku-ring-gai area. A heritage listing provides an opportunity to recognise and celebrate the significance of the site, whilst offering necessary protection of these values.

## **Additional Planning Proposal Justification**

At the August KLPP meeting, the Panel deferred the matter to enable Council to provide further information on whether heritage listing the site was the best means to meet the objectives of the Planning Proposal. Alternatives discussed in the meeting included rezoning the site to RE2 Private

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Recreation or preparing a site specific DCP for the site. The Panel raised concerns regarding the future development of the site. Whilst these issues are not always relevant to the heritage listing, an assessment of alternative options has been detailed below.

### **Zoning**

Rezoning the site from the existing R2 Low Density Residential zoning to RE2 Private Recreation would not protect the heritage values of the site in isolation. However, rezoning the site to RE2 Private Recreation in tandem with the proposed heritage listing would both provide recognition of the specific heritage values of the site as well as protect the sites recreational values from the development options permissible in the R2 Low Density Residential Zone. For example, whilst Seniors Housing development is currently not permissible in heritage conservation areas (HCAs), the HCA exclusion moratorium is set to expire on 1 July 2022. The new State Environmental Planning Policy Housing (Housing SEPP) is intended to be finalised in October 2021. If the Housing SEPP were to be made in the form it was exhibited, Seniors Housing in the form of independent living units would no longer be permissible in the R2 Low Density Residential Zone, however, Residential Care Facilities would remain permissible. Furthermore, uses such as Child Care Centres are permissible in R2 Zones. The potential development of the site for seniors housing will remain should the site be rezoned RE2 Private Recreation.

The option to pursue a rezoning to RE2 Private Recreation in tandem with the proposed heritage listing has been identified as an ideal way forward. The Planning Proposal to heritage list the site should be amended to include an associated rezoning to RE2 Private Recreation.

### **Heritage Conservation Area**

The Springdale Conservation Area has been previously associated with significant architectural styles and residential allotments. It is intended that the statement of significance for the Springdale conservation area will be adjusted to better embrace the significance of the bowling and lawn tennis club sites (**Attachment A8**). However, adjusting the statement of significance alone would not recognise the full heritage significance of the site and it is important to consider the significance of the sites within their own right. Furthermore, the significance of the site goes beyond that of the conservation area and the protection granted by the conservation area would not necessarily celebrate and protect the specific heritage values of the site.

### **Site specific Development Control Plan**

The addition of site-specific objectives and controls to the *Ku-ring-gai Development Control Plan* has a different purpose to a heritage listing. The sites have been assessed as reaching the threshold for heritage listing against most of the NSW Heritage criteria and should therefore be considered for heritage listing, an approach, which is supported by NSW Heritage. In the instance where re-zoning was not proposed, Council could also consider a site specific DCP but this should be founded on a heritage listing otherwise its intent would not be properly focused.

### **Summary**

As detailed in Part 3A of the Planning Proposal, the best and only means of achieving the objective to recognise the heritage significance and provide the Site with statutory protection is through the Planning Proposal process to heritage list the site. The Site has been assessed as satisfying the NSW Heritage Council's Criteria for local heritage significance and a heritage listing will provide ongoing protection and recognition of the heritage significance of the Site. In tandem with the individual heritage listing, the Planning Proposal will be adjusted to seek rezoning to RE2 Private

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Recreation, and an adjustment will be made to the significance of the Springdale Conservation Area to include comments specific to the sites landmark qualities through their recreational and open space characteristics.

#### **Heritage significance of the site**

A draft Heritage Inventory ('SHI') form for the Killara Bowling and Lawn Tennis Club has since been prepared to support the Planning Proposal and is included as **Attachment A9**.

#### **Assessment against the NSW Heritage Criteria**

The significance of the Killara Bowling and Tennis Clubs has been considered against the NSW Heritage criteria as outlined below.

##### ***a) an item is important in the course, or pattern, of NSW's cultural or natural history:***

The Killara Bowling and Tennis Clubs have continued to demonstrate strong links to the Australian sporting culture for over a century, since the declaration of JG Edwards in the late nineteenth century of the sites' suitability for the purpose of park and/or recreation. Both established by JG Edwards, the sites have continued to function for the purposes of a Tennis Club since 1910 and Bowling Club since 1916 and have had an ongoing affiliation with each other, which formally ended in 1919, but has informally continued as a product of their proximity to one another and symbiotic uses.

##### ***b) an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history:***

The sites have strong historical links to their founder, JG Edwards, who resided in the area since the 1850s. Edwards demonstrated the qualities of an early Australian entrepreneur, having acquired, established and subdivided 160 acres known as the Springdale Estate in the late nineteenth century. Often referred to as the 'King of Killara', Edwards was known as an instigator in the establishment of the North Shore railway line, including the construction of a station at Killara.

The clubs have provided recreational facilities for the immediate Killara and wider North Shore community for over a century.

The Tennis Club has been associated with notable Australians, including International Tennis players Neale Fraser, Lew Hoad, Fred Stolle and Ken Rosewell.

The Bowling Club has historic links to notable local people such as former President George Gissing who maintained a membership of the club for over 30 years until his death in 1955. The Arnold Street brick fence was later donated in memory of Gissing, by his family.

##### ***c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW:***

The sites are visually prominent within the Springdale Conservation Area, maintaining landmark qualities through their recreational and open space characteristics, which provide visual distinction within the highly historic and suburban precinct. The regularity and rectilinear nature of the tennis courts and bowling greens, centrally flanked by the clubhouses, which continue to face their respective sporting precincts, conveys an aesthetically pleasing sense of order to the sites.

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The existing tennis clubhouse has the potential to display an aesthetically pleasing and distinctive use of brickwork through its apparent high-quality construction and finer detailing.

The garden elements, fencing and historic stone walls are notable.

***d) an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons:***

The clubs have provided recreational facilities for the North Shore community for over a century and have been associated with prominent Australian Tennis players such as Neale Fraser, Lew Hoad, Fred Stolle and Ken Rosewell. The location of the clubs, side-by-side, within the suburban precinct has ensured that strong links with the surrounding community have been maintained since their establishment and the residential subdivision in the early twentieth century.

***e) an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history:***

Without further research, it is not known whether the site would meet the threshold for this criterion.

***f) an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history:***

Whilst the sites are associated with lawn bowls, which has continued to lose popularity as a sport within Australian society, without further research or extensive comparative analysis, it is not known whether the site would meet the threshold for this criterion.

The sites represent an early and possibly rare example of a sporting precinct within an affluent residential setting, whose curtilages have not been affected by the pressure of development.

***g) an item is important in demonstrating the principal characteristics of a class of NSW's***

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

Together, the clubs have the ability to represent the early entrepreneurialism of JG Edwards, who had the ability to envisage and manifest the ongoing use of the site for recreational purposes within a wider residential precinct.

The history of the sites and built fabric that has evolved is somewhat representative of economic fluctuations, changing popularities of sports as well as changes in social values, such as the shifting opinions in relation to women.

**Statement of Significance**

Individually and combined, the Killara Bowling and Lawn Tennis Clubs demonstrate significance at a local level through their ongoing association with the activities of lawn bowls and tennis within the local area and wider North Shore for over a century.

The sites have strong historical links to their founder, JG Edwards, who resided in the area since the 1850s. Referred to as the 'King of Killara', Edwards demonstrated the qualities of an early

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Australian entrepreneur, having acquired, established and subdivided 160 acres known as the Springdale Estate in the late nineteenth century.

The sites have continued to function for the purposes of a Tennis Club since 1910 and Bowling Club since 1916 and have had an ongoing affiliation with each other, which formally ended in 1919, but has informally continued as a product of their proximity to one another and symbiotic uses.

The Tennis Club has been associated with notable Australians, including International Tennis players Neale Fraser, Lew Hoad, Fred Stolle and Ken Rosewell whilst the Bowling Club has strong links to prominent local community members such as former President George Gissing.

The sites are visually prominent within the Springdale Conservation Area, maintaining landmark qualities through their recreational and open space characteristics, which provide visual distinction within the highly historic and suburban precinct. The regularity and rectilinear nature of the tennis courts and bowling greens, centrally flanked by the clubhouses, which continue to face their respective sporting precincts, conveys an aesthetically pleasing sense of order to the sites. The garden elements, fencing and historic stone walls are notable.

Upon brief inspection, the existing tennis Clubhouse has the potential to display an aesthetically distinctive use of brickwork with finer detailing that is of interest.

The historical evolution of the Clubs, including the built fabric that physically represents this, has continued to evolve because of economic fluctuations and changes in social values, such as the shifting opinions in relation to women. Together, the clubs have the ability to represent early the entrepreneurialism of JG Edwards, who had the ability to envisage and manifest the ongoing use of the site for recreational purposes within a wider residential precinct.

The configuration of the courts and greens remains intact as well as their relationship to the central clubhouse buildings, which have undergone changes over time. Neither of the original clubhouses remains despite possible evidence of the earlier Bowling Clubhouse within the extant fabric.

## **INTEGRATED PLANNING AND REPORTING**

### **Theme 3: Places, Spaces and Infrastructure**

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

## **GOVERNANCE MATTERS**

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

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

### **RISK MANAGEMENT**

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

### **FINANCIAL CONSIDERATIONS**

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

### **SOCIAL CONSIDERATIONS**

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

### **ENVIRONMENTAL CONSIDERATIONS**

The retention and conservation of heritage places has an important role in protecting the environment. The environmental sustainability benefits afforded by the retention of heritage places includes the substantial reduction in building demolition and new construction waste, and the conservation of embodied energy in the existing buildings.

### **COMMUNITY CONSULTATION**

The Killara Lawn Tennis Club and the Killara Bowling Club have been notified on multiple occasions, both when the matter was to be considered by Council and of the Council resolution. Members of the community as well as representatives of the clubs have addressed the Council in support of the heritage listing of the Killara Bowling and Lawn Tennis Club.

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

### **INTERNAL CONSULTATION**

Consultation with relevant Departments of Council has taken place in preparing this report, in particular, Development and Regulation.

Council's Heritage Reference Committee in May 2021 reviewed the proposed heritage item and moved a unanimous decision to support the listing based on the findings of the preliminary heritage assessment.

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## **SUMMARY**

A heritage assessment has concluded that the sites meet the threshold for listing as a local heritage item on Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015. Following the deferral of the matter at the August KLPP, further analysis has determined that the Planning Proposal should be amended to pursue rezoning the site from R2 Low Density Residential to RE2 Public Recreation, as well as pursuing the heritage listing. Furthermore, a revised statement for the Springdale Conservation Area has been presented, which references the site as a significant landmark within the HCA. The Planning Proposal should be presented back to Council as soon as practicable and progressed to Gateway Determination.

## **RECOMMENDATION:**

- A. That the Ku-ring-gai Local Planning Panel provides advice to Council as to whether the Planning Proposal to include Killara Bowling Club and Killara Lawn Tennis Club (Lot 3 DP 817195 and Lot 2 DP 817195 and Lot 11 DP 1083606 and Lot B DP 380305 and Lot 11 DP 1083606) as a local heritage item on Schedule 5 of the KLEP 2015, be submitted to the Department of Planning, Industry and Environment for a Gateway Determination.
- B. That the Ku-ring-gai Local Planning Panel provides advice to Council as to whether the Planning Proposal should be amended to pursue rezoning the site from R2 Low Density Residential to RE2 Public Recreation in tandem with the heritage listing.

Angela Smidmore  
**Urban Planner**

Vanessa Holtham  
**Heritage Planner Specialist**

Craige Wyse  
**Team Leader Urban Planning**

Antony Fabbro  
**Manager Urban & Heritage Planning**

Andrew Watson  
**Director Strategy & Environment**

<b>Attachments:</b>	A1	Planning Proposal to heritage list Killara Bowling and Lawn Tennis Club	2021/277219
	A2	Appendix A - Heritage Assessment of Killara Bowling and Lawn Tennis Club - September 2021	2021/271781
	A3	Appendix B - Letter - Response to Request for an Interim Heritage Order - NSW Heritage - March 2021	2021/075266
	A4	Appendix C - Heritage Reference Committee Minutes - 20 May 2021	2021/153612

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A5	Appendix D - Council report and resolution - OMC 15 June 2021	2021/221186
A6	Heritage Advice from GML Heritage Pty Ltd sought by E.C. Miller - June 2021	2021/268997
A7	Letters of support received from Jonathan O'Dea MP and Paul Fletcher MP to Killara Bowling Club	2021/261813
A8	Revised Springdale Conservation Area Statement	2021/271782
A9	SHI Form - Killara Bowling and Lawn Tennis Club	2021/271778

Minute

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**GENERAL BUSINESS**

**KLPP19 Proposed heritage listing of Killara Bowling and Lawn Tennis Club**

File: S13316

*Vide: GB.1*

To provide the Ku-ring-gai Local Planning Panel ('KLPP') with the information requested at the August 2021 panel meeting. This report presents the proposed heritage listing of the Killara Bowling and Lawn Tennis Club on Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015 ('KLEP 2015') with clear, justified objectives and more detail of the heritage significance of the site.

**The Panel Advised:**

- A. The Ku-ring-gai Local Planning Panel is of the opinion that the proposal has sufficient strategic and site specific merit and therefore advises Council that the Planning Proposal to amend Schedule 5 of the KLEP 2015 to include as a local heritage item Killara Bowling Club and Killara Lawn Tennis Club (Lot 3 DP 817195 and Lot 2 DP 817195 and Lot 11 DP 1083606 and Lot B DP 380305 and Lot 11 DP 1083606) be submitted to the Department of Planning, Industry and Environment for a Gateway Determination.
- B. The Ku-ring-gai Local Planning Panel does not have sufficient information to provide advice in regard to any prospective re-zoning of the site.

Date of the decision: 18 October 2021

Voting: unanimous

**Panel member Ian Arnott left the meeting – due to conflict with Item GB.2**

**KLPP20 1A Spencer Road, Killara - Demolition of existing structures and construction of a residential flat building containing six units, landscaping and basement parking**

File: DA0408/20

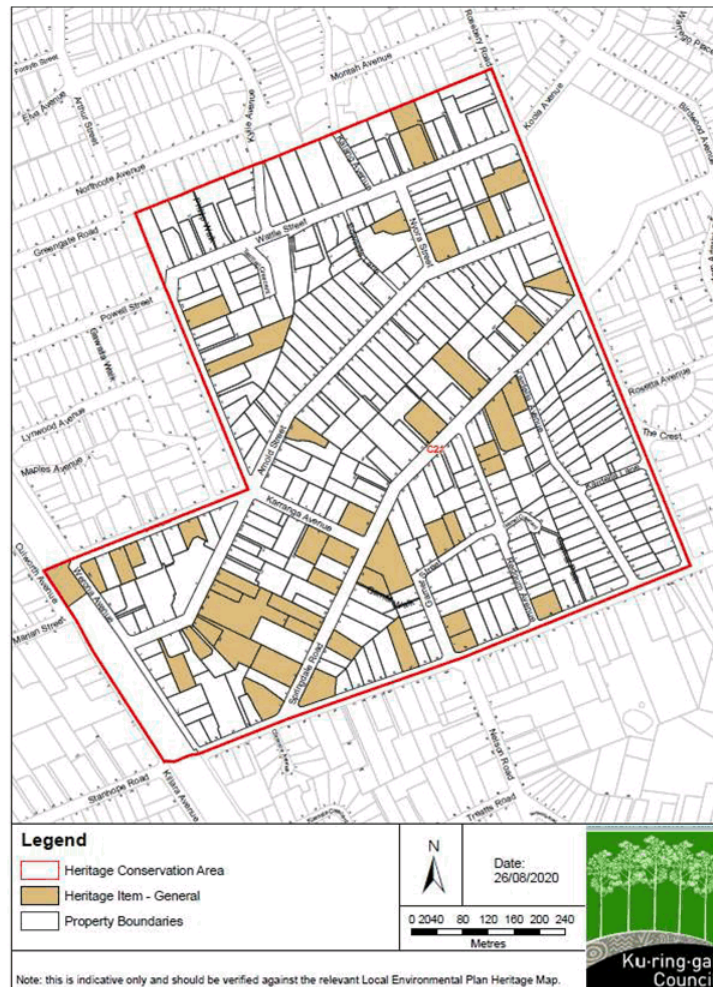
*Vide: GB.2*

Demolition of existing structures and construction of a residential flat building containing six units, landscaping and basement parking.

**Springdale Conservation Area - C21 (KLEP 2015)**

The Springdale Conservation Area has historic significance as part of the Jane Bradley's 1839 160 acre land grant whose boundaries are evident through the following streets: Karanga Avenue, Locksley Street, Roseberry Road and Stanhope Road. The area has aesthetic value for the high number of intact Federation and Inter-war buildings, as well as significant twentieth century development. The area is characterised by medium to large lots with well-established gardens. The houses are almost exclusively detached residences, with only few exceptions. Architectural styles present include Federation Queen Anne, Arts and Crafts and Bungalow, and Inter-war Old English, Spanish Mission, Mediterranean and Californian Bungalow. Many houses retain period landscape features including sweeping drives, borders of mixed shrubberies and planted out beds.

A significant landmark within the conservation area, the Killara Bowling and Lawn Tennis Club sites have strong links to the historical development of the area, notably the work of J G Edwards. They also represent a continued and historic use of the land for recreational purposes.



*Heritage Data Form*

ITEM DETAILS					
Name of Item	Killara Bowling and Lawn Tennis and Bowling Club				
Other Name/s Former Name/s	6-8 Arnold Street, Killara				
Item type (if known)					
Item group (if known)					
Item category (if known)					
Area, Group, or Collection Name					
Street number	6-8				
Street name	Arnold Street				
Suburb/town	Killara	Postcode	2071		
Local Government Area/s	Ku-ring-gai				
Property description	Lot 3 DP 817195 and Lot 2 DP 817195 and Lot 11 DP 1083606 and Lot B DP 380305 and Lot 11 DP 1083606.				
Location - Lat/long	Latitude		Longitude		
Location - AMG (if no street address)	Zone		Easting	Northing	
Owner	Killara Bowling Club Pty Ltd and Killara Lawn Tennis Club Pty Ltd				
Current use	Recreational facility – Bowling and Lawn Tennis Clubs				
Former Use	Recreational facility – Bowling and Lawn Tennis Clubs				
Statement of significance	<p>Individually and combined, the Killara Bowling and Lawn Tennis Clubs demonstrate significance at a local level through their ongoing association with the activities of lawn bowls and tennis within the local area and wider North Shore for over a century.</p> <p>The sites have strong historical links to their founder, JG Edwards, who resided in the area since the 1850s. Referred to as the 'King of Killara', Edwards demonstrated the qualities of an early Australian entrepreneur, having acquired, established and subdivided 160 acres known as the Springdale Estate in the late nineteenth century.</p> <p>The sites have continued to function for the purposes of a Tennis Club since 1910 and Bowling Club since 1916 and have had an ongoing affiliation with each other, which formally ended in 1919, but has informally continued as a product of their proximity to one another and symbiotic uses.</p> <p>The Tennis Club has been associated with notable Australians, including International Tennis players Neale Fraser, Lew Hoad, Fred Stolle and Ken Rosewell whilst the Bowling Club has strong links to prominent local community members such as former President George Gissing.</p> <p>The sites are visually prominent within the Springdale Conservation Area, maintaining landmark qualities through their recreational and open space characteristics, which provide visual distinction within the highly historic and suburban precinct. The regularity and rectilinear nature of the tennis courts and bowling greens, centrally flanked by the clubhouses, which continue to face their respective sporting precincts, conveys an aesthetically pleasing sense of order to the sites.</p> <p>Upon brief inspection, the existing tennis Clubhouse has the potential to display an aesthetically distinctive use of brickwork with finer detailing that is of interest.</p>				

## *Heritage Data Form*

	<p>The historical evolution of the Clubs, including the built fabric that physically represents this, has continued to evolve because of economic fluctuations and changes in social values, such as the shifting opinions in relation to women. Together, the clubs have the ability to represent early the entrepreneurialism of JG Edwards, who had the ability to envisage and manifest the ongoing use of the site for recreational purposes within a wider residential precinct.</p> <p>The configuration of the courts and greens remains intact as well as their relationship to the central clubhouse buildings, which have undergone changes over time. Neither of the original clubhouses remains despite possible evidence of the earlier Bowling Clubhouse within the extant fabric.</p>	
<b>Level Significance</b>	<b>of</b>	<div> State <input type="checkbox"/> </div> <div> Local <input checked="" type="checkbox"/> </div>

## *Heritage Data Form*

DESCRIPTION						
<b>Designer</b>	J G Edwards					
<b>Builder/ maker</b>	J G Edwards					
<b>Physical Description</b>	Denoted by a prominent brick fence along Arnold Street, the subject site comprises of four allotments addressing three street frontages, Locksley Street, Arnold Street and Werona Avenue and comprising the Killara Lawn Tennis Club and the Killara Bowling Club. Collectively, the sites contains a small concentration of buildings located along the common boundary with the tennis building facing east to the tennis courts and the bowling club complex orientated to the bowling greens to the west. The history of both sites provides more information in relation to the evolution of the built fabric and landscape elements on the site.					
<b>Physical condition and Archaeological potential</b>	Archaeological potential unknown.					
<b>Construction years</b>	<b>Start year</b>	1893	<b>Finish year</b>		<b>Circa</b>	<input checked="" type="checkbox"/>
<b>Modifications and dates</b>	See historical notes.					
<b>Further comments</b>	The significance of the site relates to the entirety of the site and is not focussed around the existing club buildings.					

## *Heritage Data Form*

<b>HISTORY</b>	
<b>Historical notes</b>	<p><b>HISTORY OF KILLARA LAWN TENNIS CLUB</b></p> <p>The following history of the Killara Lawn Tennis Club has been provided by the Ku-ring-gai Historical Society, written by Elizabeth Dokulil (The Historian Vol 45.1 2016, pp 43-46):</p> <p>The area where the Killara Tennis Club now stands was covered with tall trees on the banks of a watercourse. By 1893, J G Edwards an enterprising developer, had acquired the whole 160 acres of the Springdale Estate and proceeded to subdivide them into residential blocks. Edwards realised, to the benefit of Killara, that the site bounded by Locksley Street, Werona Avenue and Arnold Street was unsuitable for subdivision, so set it aside for a park, or recreational purposes.</p> <p>Edwards attempted to form a company to clear and drain the site, but as there were no takers. He proceeded to cut a channel to carry away the water, shored it up with timber and bricks, removed trees and stumps and cleared the area. This indefatigable man proceeded to form three tennis courts, again attempted to float a company with no success, so he refunded all money and completed the project himself. By 1910 Edwards had fashioned six tennis courts, a croquet lawn and bowling green, built a small wooden clubhouse and thus his vision of the Killara Recreational Club was born.</p> <p>At first the courts were little used by the residents until 1913, when five enterprising Killara gentlemen, Messrs Lovegrove, Shannon, North, Blackett and Wilkes banded together, took over the project for a nominal rent and established a large popular tennis club with to ten or eleven courts. A piece of grass on the western side was left aside for bowls or croquet, but there was little interest in Killara for anything other than tennis. Rather than the green deteriorate, Edwards maintained and leased it to the Tennis Club for £12 a year. The tennis players took advantage of the arrangement and it is recorded that some played both tennis and bowls on the same day.</p> <p>In 1916 three men, newcomers to Killara from Marrickville, joined together to form the Killara Bowling Club. Until 1919, the bowlers took over the lease, rented the green from Edwards but remained affiliated with the Tennis Club who also owned the clubhouse. As a direct consequence the tennis players enjoyed being members of both the Tennis Club and Bowling Club. The clubs functioned happily alongside each other until 1919. With growing membership the Bowling Club decided to secede from the Tennis Club and stand alone. In 1920 Killara Bowling Club became the Killara Bowling Company with its own Constitution. To be a viable club they needed two greens so commenced to negotiate with J G Edwards to buy his green plus the court that faced Arnold Street and belonged to the Tennis Club, at a cost of £1,185. The Title Deed included the 'Rights of Carriageway', with its freehold to be retained by the Tennis Club.</p> <p>In 1910 the first clubhouse was little more than one room divided into two by a single dividing wall down the middle and owned by the Tennis Club. Each side was approximately 24 feet by 9 feet (7.3m x 2.7m) with a verandah on their fronts, 6 feet by 9 feet (1.8m x 2.7m), with the tennis section facing east and the bowlers, west. When the Bowling Club became a Company, they arranged to buy their side of the joint clubhouse from the Tennis Club. Both clubs embarked on improving their space and it is interesting to note that even though each has been rebuilt, the original back or dividing wall remains and is still the boundary between the clubs today. The affiliation has ceased, but the friendship still remains. From old photographs taken in the mid-1920s, both clubhouses appear remarkably similar. As the bowler's improvements are on record, but as none are known for the Tennis Clubhouse, it is these that have been used in this history. By mid-1920 at a cost of £1,250, the size of each clubhouse was increased to 59 feet x 27 feet or (17.9 x 8.2m) and the small verandah on either side was enlarged to 32 feet 6 inches x 12 feet or (10m x 3.6m).</p> <p>The tennis clubhouse faced Number 5 court and unfortunately their verandah was not sheltered from the elements. In the 1930's the verandah floor of the tennis clubhouse became 'cupped', or very uneven with many bumps and dips. However, with the world in Depression the club's members were not prepared to give funds to fix the problem, so it remained in that state for twenty years.</p> <p>This verandah was the scene of many convivial Killara gatherings until it was demolished in 1953. An early photo dated 1919, depicts the ladies in long white dresses, possibly made of muslin, with wide brimmed hats and presumably gloves, enjoying afternoon tea on the new clubhouse verandah. The women in the photo may not have had a game, but came to socialise with friends and neighbours, bringing the sandwiches, biscuits and sponges as well. The three gentlemen in the picture are in</p>

## *Heritage Data Form*

	<p>'whites', the required tennis dress of the day, two wearing dark jackets or blazers, but no sign of any hats. In 1919, no man ever went without a jacket and their dress code followed cricketers' attire, of cream shirt and trousers. Men's tennis trousers were fairly narrow, always with a cuff and held up with a brown belt. A close inspection of the above mentioned photo shows the men wearing white sand shoes with black socks. Later the socks were changed to cream. The bowlers next door also wore whites but with waistcoats and either straw hats or boaters. There is a photo of M Lovegrove who won the men's tennis singles in 1918 -19 and in 1920-21 wearing a white shirt, white trousers, white sandshoes, black socks and brown belt, but no hat, so maybe hats were not worn by tennis players.</p> <p>Tennis developed into a popular recreation in Killara and the centrally located clubhouse became the venue for meeting friends and neighbours after a game, or other convivial occasions. From 1913 until 1928-29 there are no women listed on the dark, brown Honour Board situated halfway up the clubhouse staircase. The first lady is recorded in 1930 with Z Edmondson as the first Women's Singles Champion. This is surprising. Tennis was not only considered a suitable sport for ladies, but a social attribute. History records that Mary Queen of Scots played tennis at Hampton Court in 1528. As well, one should also not forget that in 1884, the first Women's Singles Title was competed for at Wimbledon. The club had strict rules. Afternoon tea on the verandah saw, in the early thirties saw the women taking their tea at one end, with the men at the other. In 1936, after receiving verbal complaints, presumably from neighbours, the committee arranged that all games for ladies and men be played on separate courts and absolutely no mixed doubles played without authority. This segregation continued on into afternoon tea time, which indicates an entrenched attitude of the Tennis Club towards any mixing between sexes.</p> <p>The early Constitution of the Killara Tennis Club stated that the players wear white as did the Royal Sydney Tennis Club, not that the club followed their edict as regards dress. This ruling remained firm until 2009 when the club allowed players to wear coloured clothing. Until that date, spare white shirts were kept upstairs in the clubhouse for any men who arrived wearing ones that were not all white. The correct women's attire in 1930 was a knee length pleated skirt, white blouses with white stockings.</p> <p>After WWII the acceptable men's attire was tennis shirts and shorts in white or cream. The women were also all in white and could wear a dress, skirts or shorts with a shirt. The white stockings had been discarded in favour of white socks with white sandshoes. The stringent dress requirements remained at Killara but by 1975, some members felt the white ruling was out of date and wished to introduce some pastel shades. Wimbledon, where the 'all white' rule still reigns supreme in 2016, experienced small objections against this, as when in 1949 Gussy Moran wore a daringly short dress with lace trimmed panties. The advent of the 'mini' saw the length of the women's tennis skirts or frocks rise but in the Committee Minutes of December 1975 and February 1977 the vote was for predominantly white or cream gear with a coloured trim, but no tracksuits. However, the thorny problem would not lie down. On 2 April 1979, the committee met but could not reach a decision on the matter so they deferred the decision to the next meeting that was held on 21 May. It was a stormy meeting but the vote for pastel won. It is recorded that the meeting closed at 10.10 pm but was reopened one minute later at 10.11pm. Apparently the vote on pastel was queried, so another vote was taken and this time white won and pastel lost. However not for long, as soon after, pastel but not coloured clothing, was permitted on the courts. Some members suggested that after frequent washing, colour faded to pastel but the idea fell on deaf ears.</p> <p>Because of their stringent colour edict, from 1979 to May 1986, neighbouring clubs were sent letters advising them that no coloured clothing was permitted on Killara's courts. To enforce this, players arriving in coloured gear were given white shirts or shirts to change into from clothing pool of old tennis clothes kept by the club who charged \$4.00 for their laundering. In 1988 further letters were sent out to clubs, again advising them of the rule. A letter to Killara from Manly Tennis Club in 1990 requested that their Badge players be allowed to wear aqua blue when playing at Killara. The committee debated this request and asked for a sample shirt before making a decision. The request failed, the colour was too aqua. In 2009 Killara decided to accept coloured clothing, but it is interesting to note, that in 2016 99% of the members still only wear white. Maybe this is because white clothes are still the most appropriate clothing worn in hot weather. One only has to travel to India to realise this.</p> <p>As the tennis dress improved, so did the racquets. Early racquets were made of laminated white ash and strung with cat gut. Their size was limited by the strength and weight of the wooden frame which had to be strong enough to hold the strings and stiff enough to hit the ball. Later manufacturers started adding non-wood laminates to wood rackets to improve stiffness. In the 1930s the pale blue Cressy</p>
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	<p>'flat top' and Spalding's 'Top-Flite' were the most popular but the £5.00 cost was prohibitive, as at that time it was more than the basic wage. Jimmy Connors in the 60s used a steel racket. This superseded the one made of aluminium and produced a larger and lighter racquet. Graphite replaced aluminium in the eighties and this this lighter and stiffer racquet allowed players to hit the ball harder. However, today graphite is used, often mixed with tungsten, titanium and carbon fibre.</p> <p>During the Depression of the 1930s, the Tennis Club fell on hard times and was forced to sell courts nos six, seven, eight and nine, for £1,550 or \$3,100. Money from their sale allowed the club to reduce their mortgage, pay creditors, clear the overdraft and re-construct court No 6 adjacent to No 5. The cost of the new court was a bargain at £186 or \$372, as the builder needed the work to keep his business afloat. The tennis club had lost land, but could afford to retain their six grass courts.</p> <p>On 24 February 1936 the committee incorporated the club. This permitted them to apply to the Rural Bank for a mortgage of £180 at 3% for 10 years on 3 March 1936. A little snippet from the Club Minutes of 11 November 1937 records, that all unfinancial members were referred to the aptly named debt collector, R G Dun &amp; Co.</p> <p>In 1936 the club installed hot showers in the ladies' and men's dressing rooms. The cost of £25 10s 0d was met by Mr John (Jack) Shand KC, a noted Sydney criminal barrister, with a passion for the club and where he met his wife Judith. He was Club President from 1933- 59 and waved all fees for any litigation that involved the club. He died in 1959, still in office. A bronze plaque, placed on the wall to the right of the bar counter, honours this dedication.</p> <p>Sydney Badge, the oldest tennis competition in the Sydney Metropolitan area has multiple grades on offer and caters for over 1200+ players of all ages, levels and abilities. Games are played at either the competitor's home court or at other NSW Member Clubs across the Greater Sydney Metropolitan area. Killara had very successful Badge teams and after the war Killara's top Badge team kept its one-one status up until the 1960s.</p> <p>Several Metropolitan Badge Clubs held Open Grass Championships and in 1914 Killara decided to hold their own championship. From that year until 1957 the club organised the Northern Suburbs Lawn Tennis Championship each February. It became an important fixture and often drew either a Davis Cup player, or one of equal ranking. Names on the honour board, on the landing of the staircase, indicate how the club has been the foundation of many great Australian Tennis Players, such as Ken Rosewall, Lew Hoad, Fred Stolle and Neale Fraser. After 1957 this competition faded from the scene, as players preferred to play in overseas tournaments.</p> <p>Over the years some members won the Men's Singles Championships several times. Dr Granville Sharp won the club's champion four times, both the NSW Singles and Doubles titles between 1903 and 1906, and in 1909 was the only NSW player chosen for the Davis Cup team. During WWII there were no club competitions and these were not resumed until 1946. Perusing a list of winners of the Men's' Singles Championship, some won the title several times. Bill Wallace, both President and Captain, won it ten times with the Epstein brothers, C Balcombe and A Anderson also winning multiple times.</p> <p>Fred Stolle won the Singles championship in 1955, 56 and 57. He went onto win the French Championship in 1965, the US Championship in 1966 and is remembered as the only male player in history, to have lost his first five attempts at winning a Grand Slam Singles Final. In other Grand Slam Championships he succeeded magnificently by claiming ten Doubles and seven Mixed Doubles Grand Slam Championship titles. Today in 2016, Fred is their Patron of the Killara Tennis Club and the club bar bears his name.</p> <p>During WWII, Killara extended a welcome to eight US Army servicemen to play on Saturday and Sunday. Two courts were also made available for use on Wednesdays, for those stationed at the RAAF Base at Bradfield Park. In appreciation of this gesture the RAAF presented Killara with a Pennant in 1944. After the war Killara enjoyed an resurgence of players, old and young, seeking sport and social relaxation in their suburb. In the weekend, all courts were occupied. After a game, the players would shower and change, to be ready for a drink at the Bar, which was continuously kept open during the weekend. To cope with demand, it is reliably reported that Jim Carson the barman, who was vertically challenged, slept overnight in the men's change room. As the courts were closed at Christmas for the groundsman</p>
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	<p>to sprig the courts with new grass runners, the clubhouse became an ideal venue for Killara residents to hold functions.</p> <p>Between 1930 and 1950 all gear, including tennis clothes, were brought into the clubhouse in long, tennis cases. Players took pride in their cases which were often made to measure. The cases were very necessary, as in the days before the prevalence of car ownership, a player did not arrive in tennis gear, but brought it to change into at the courts. After the game, players would shower and change once more, before repairing with their case to the bar for a drink and a match post mortem. The club has recently painted the dressing room, installed new showers, mirrors and a thick green carpet. The lively atmosphere generated by players vigorously showering and towelling down has been lost. Today, players arrive already changed and depart the same way.</p> <p>Killara demolished the old clubhouse in September 1953. As the club could not possibly function without poker machines and a bar, the solution was to install both in the shed beside court No 6. During its short merry life, the shed became known as a den of iniquity. The Tennis and Bowling Clubs rebuilt their clubhouses at much the same time, on either side of the old party wall, or boundary, which remains. During the renovations, the Tennis Club allowed the Bowling Club to buy a strip of land 19 feet (5.9m) x 15 feet (4.9m) on its southern side. This benefitted both, one providing one with much needed funds and the other with a bigger club room.</p> <p>The 60s saw the Tennis Club became the hub of much social interaction between Killara's younger set. Formal dinners, wine tastings, Melbourne Cup and Christmas luncheon parties were held. To entice new members, the club instigated a coaching program. Unfortunately licensing laws forbade any juniors near a bar which was situated in the open area of the clubhouse. The forced the committee to screen off the bar, a most unsatisfactory arrangement, as it prevented junior and senior members from socialising together. When the laws changed there was a sigh of relief, as without the screen all could mix again in their large room.</p> <p>Early in the 1970s, the committee realised an upgrade of the bar was essential. The problem was its counters were difficult to serve from, and with no cool room, a half empty beer keg could not be kept fresh overnight. After much deliberation, the committee agreed to arrange a bank loan and employed a member, Don Whitnall a structural engineer, to redesign this important facility. The result was gratifying. The bar sales improved, beer was kept cold, the loan was quickly repaid and the Fred Stolle Bar retained its important position in the social side of the club.</p> <p>From 1930 the women were very much part of the club. Some were very good tennis players as recorded by D Keys and J Connolly, both winning the Singles Championship eight times. Those who won the Singles title more than once, include E Dickenson, A Farrally, C Goddard and J Hickey. Many women's lives centred on the club. For example Beryl Turner played tennis continuously for fifty-one years. Molly Brown joined the club as a school girl in the 1920s, was Women's Captain for 28 years, Chairman of the Ladies Committee for a further 20 and was honoured with Life Membership in 1954 for her dedication. Helen Anderson who played tennis at Killara for 50 year, noted as the last to serve underhand, was honoured with Life Membership. She is remembered as being behind the bar after ladies' Badge matches pouring only doubles and was a member until the 1980s. Coral Hatty was Captain for four years from 1988 and organised the re-furnishing of the clubroom in 1991.</p> <p>Grass requires endless maintenance and due to frequent top dressing over the years, the height of the courts gradually increased. All six courts required re-levelling by the 1970s, so the problem was tackled by removing as much as 30cm in depth from all. This drastic treatment resulted in Killara enjoying excellent surfaces for the next 24 years.</p> <p>There was a drop in membership in the eighties because many wanted to play all year round. This was impossible because three months had to be set aside for restoring the grass. As a consequence the bar takings were down, but more seriously, promising juniors shifted to clubs with a modern surface. On 14 July 1986, a special meeting was called to discuss the issue of grass versus synthetic. By 68 votes to 32, grass won. Whether it was due to its grass or high fees, top players continued to avoid Killara. 1994 saw an influx of juniors compete in high Badge Grades which helped Killara regain some of its former status, but they continued to struggle. Finally in 2005, the club capitulated and all courts became synthetic.</p>
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	<p>On 16 September 2008, the Killara Bowling Club next door informed their members that negotiations had been initiated re a possible merger with nearby Killara Golf Club. Two days later Peter Roach, the President of the Killara Tennis Club, wrote to the Bowling Club for verification. Peter stated that if the problem was the predicted demise of the number of bowlers, surely it would be more beneficial and easier for the side by side clubs to merge and outlined three advantages.</p> <p>The first was to keep the original intent of Edwards, for people to play their sports in perpetuity. So far this had meant only bowls and tennis, but in the future could include a health club, fitness classes or even a swimming pool. Peter pointed out this could never be achieved by either club in isolation. Secondly economies of scale would result from having one bar, one kitchen, and one administration. Finally, tennis players contemplating a move to bowls would feel comfortable to do so, having already met and mixed with the bowlers next door. Nothing came of either merger, so both clubs continued on happily as before, side by side.</p> <p>In 2012 the Tennis Club submitted an application to Ku-ring-gai Council to install lights on four of their courts. The request was vigorously opposed by neighbours, so the application was referred to the Land and Environment Court. Only after an appeal to the High Court was the decision made in the club's favour. The club now awaits approval in 2016 to install lighting on its remaining two courts.</p> <p>Today the club has 125 members, offers one of the finest club facilities for North Shore tennis with six quality, well drained synthetic grass courts in the heart of Killara. The licensed bar/café is open daily, a social program runs on Tuesday, Thursday, Saturday and Sunday afternoons as well as mid-week mornings for ladies and night tennis. The club has a strong focus on competition tennis and enters teams in autumn and spring Badge Competitions as well as the Northern Suburbs Tennis Association mixed doubles competition. An important focus for the club is the professional coaching available to foster juniors and improve the standard of play. During term time and school holidays, ANZ Tennis Hot Shots, runs an excellent children's program.</p> <p>Killara Lawn Tennis Club has a great history of providing social and competition tennis for the North Shore. The Honour Board in the clubhouse has names of such illustrious players as Jack Crawford, Ken Rosewall, Llew Hoad, Neale Fraser and Fred Stolle. After celebrating 100 years in 2012 it continues to be an operating tennis centre of excellence on the North Shore in Sydney. By day the courts are thronged with players of all ages, while at night the pok, pok, pok of the ball delights passers-by, who delight seeing workers or housebound wives actively enjoying a game.</p> <p><b>HISTORY OF KILLARA BOWLING CLUB</b> As noted by E L Sommerlad in Bowls at Killara, the history of Killara Bowling Club 1916-1990, 21: The earliest surviving records of Killara Bowling Club are the Rules adopted on 31 October 1916. The Club, it was noted, was "affiliated with the Killara Tennis Club".</p> <p>The following history of the Killara Bowling Club has been provided by the Ku-ring-gai Historical Society, written by Elizabeth Dokulil (The Historian Vol 44.1 2015, pp 72-77). The footnotes have not been copied from the original article however are relevant to the extract below and must be used for reference purposes.</p> <p>The Killara Bowling Club, No 6 Arnold Street, is situated on land on land between Locksley Street and Arnold Street with Carriageway to Werona Avenue. It was original part of the Springdale Estate.</p> <p>JG Edwards proceeded to subdivide the Springdale Estate by realised the area where the Tennis Club and Bowling Club now stand was unsuitable for subdivision. It was a low-lying, sloping block with a creek running through it from a spring in Marian Street. He decided to set it aside for a park and recreation area.</p> <p>Edwards attempted to form a company to underwrite the scheme but there was little interest and the scheme failed. Undeterred, he dug a channel to drain the block and shored it up with timber and bricks. With the area drained he formed three tennis courts and again attempted to float a company. Few shares were taken up, so Edwards refunded the money and set to work to complete the scheme himself. It appears that in 1910 there were six tennis courts, a croquet lawn, bowling green and small clubhouse.</p> <p>The idea languished until 1913 when Messrs Lovegrove, Shannon, North, Blackett and Wilkes banded together, took over the project and for nominal rent established a larger popular tennis club. At that</p>
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	<p>time there was little interest in district for bowls, so Edwards maintained the strip of turf he had set aside, kept it playable and leased it to the Tennis Club for 12 pounds a year. During those early years the tennis players would often play both tennis and bowls, sometimes on the same day. Thus the Killara Recreational Club was really only a tennis club, the bowlers or croquet players used the green kept in order by Edwards. There is actually no record of any croquet being played there.</p> <p>The first clubhouse was a simple weatherboard structure of one room with a party wall down the middle, each side being about 24 feet x 9 feet. Each was completed with a small verandah about six feet wide. The Tennis Club looked east towards their courts while the Bowling Club faced west in front of their one green. In 2015, both clubhouses still face the same way with their boundary being the wall on the boundary line of the two properties.</p> <p>W R Elston spoke of the early beginnings of the Bowling Club on the occasion of him being made a Life Member on the 19 July 1948:</p> <p>This club is really an offshoot of the Marrickville Club. Three of us came to live here in Killara in 1915, Alf Gill, G D Wheelan and myself, looking for bowls. To our dismay we found there was no Bowling Club, although there was a green. We collected Frank Rudd, Steve Drummond and some others and rented the green from J G Edwards.</p> <p>Those three encouraged thirty other residents to sign a document and thus form the Killara Bowling Club on 31 October 1916. The first President was J Neale Breden and solicitor A C Gill, the Honorary Secretary and Treasurer. J G Edwards consented to be their Patron and remained so for many years. Between 1916 and 1919 the membership was small. There was no entry fee, a small subscription and very little outside help. In 1916 the initial subscription was 4 guineas, plus a capitation fee and green fees. In the same year the club became a member of the Royal NSW Bowling Association. The club functioned happily alongside the Tennis Club during its early years. However, by 1919 as its membership grew, the club felt they should stand on their own.</p> <p>At the Annual General Meeting in 1920 the members next felt it was imperative to own their land so the Killara Bowling Company began negotiations with J G Edwards and the Tennis Club. On the 21 January 1921 the Company bought from JG Edwards the Torrens Title lands (the present day No 2 green), the tennis court that faced Arnold Street, an area of approximately half an acre or 2,023.43 square metres in size, at a cost of £1,185.</p> <p>AC Gill an inaugural member and solicitor, was mainly responsible for the incorporation of the Killara Bowling Company on 8 August 1919.</p> <p>The Company's Articles included:</p> <p>...to promote all or any of the following games, bowls skittles and other athletic sports, recreations and pastimes...</p> <p>...to lease to the Killara Bowling Club the lands or any property of the Company.</p> <p>The Title Deed included the 'Rights of Carriageway', the freehold retained by the Tennis Club, which it still does to this day. The 'Rights' were the entrances to the Bowling Club from Arnold Street and the laneway behind No 2 green to Werona Avenue.</p> <p>The Company next turned their attention to the ten year old clubhouse, used by both bowlers and tennis players. Until 1920 both clubhouses were the property of the Tennis Club and in that year the Killara Bowling Company Ltd bought the western facing side, plus a small piece of land to the south. It is interesting to note that the back wall of each clubhouse is the boundary line between them. The affiliation ceased between the two clubs, but the friendship has remained.</p> <p>Alterations to the clubhouse were completed by mid 1920 at a cost of £1,250. The extension increased the size of the clubhouse from 24ft x 9ft to 59ft x 27ft. The small verandah was enlarged from 6ft x 9ft to 32ft 6 inches x 12ft. (ft = feet, Imperial measurement).</p>
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	<p>A bank overdraft from the Commercial Banking Company and the issue of 35 debentures solved the immediate financial problem. Donations and a carnival raised £70 which was used to buy furniture and crockery.</p> <p>By the time of the AGM in 1921 the Killara Bowling Company Ltd owned two greens and a comfortable clubhouse and had 70 members.</p> <p>In 1921 the former tennis court had three rinks and was known as No 1 green. Top dressing had to be applied before it was playable. The lower green, the one first constructed by JG Edwards over his drainage channel, was first a three rink green. In 1920 it was enlarged to six rinks and known as No 2 green.</p> <p>More rink space was needed for the increasing membership, so in 1926 the club extended No 1 green by removing eight feet from No 2 green and building a retaining wall in between.</p> <p>Previously there had been a rockery between the two greens. They removed it to the north of No 2 green and the same time raised the level of No 2 green by two feet due to drainage problems.</p> <p>Some fascinating asides come from reading the original documents. These include:</p> <p>For the opening of the remodelled green in 1922, the President provided the Hornsby Railway Brass Band that marched down Arnold Street to the club. It was considered an important event for Killara, so bunting was strung up, flags flew, the men were in whites with black waistcoats, the Mayor was present and invited ladies wore their wide brimmed hats.</p> <p>In 1923 electricity was connected to the clubhouse, replacing the hanging kerosene lamps.</p> <p>The green keeper's pay was four pounds five shillings a week. Instructions were given to umpires or markers to 'Take no notice of remarks and questions by spectators'.</p> <p>An application was made for the first telephone in 1925. A second telephone was not installed until 1954. The club was warmed in the winter in 1925 by the donation of a radiator. It came with instructions it only be used in winter.</p> <p>The same year it is recorded that cider was the drink of the day.</p> <p>Also the purchase of a flagpole costing 13-10s-6d was postponed due to lack of finance.</p> <p>In 1926 burglars got away with cash and stock to the value of 18. It was the first of many recorded burglaries.....</p> <p>In 1927 JG Edwards, the Club's first patron, died.</p> <p>....</p> <p>On 27 February 1927 JG Edwards spoke the following words at an address to the Community Service Club.</p> <p>What we wished had happened. The ground is used and will be employed for recreational purposes, but costs of making it what it is today have been exceedingly heavy and the whole thing represents a loss to the originator.</p> <p>In 1920 the clubhouse was enlarged, the lower green extended and the upper green built. To maintain the grounds the members gave not only money but also time. Mowers were borrowed; private gardeners loaned, in order to keep the greens and gardens in good condition. Card parties, picture show nights and concerts raised extra funds. The result was a popular club, proudly maintained by its members.</p> <p>....</p> <p>In June 1922 the Club registered its colours, a dark bottle green and gold. The blazer was green with piped edges with the KBC monogram on the pocket in gold. Not until 1935 was a badge adopted.</p> <p>In 1916 with one undersized green there were approximately 25 members. By the 1950's [b]owls had become such a popular activity in Killara that the club had to limit the number to 215, as the capacity of the greens and clubhouse was unable to accommodate any more.</p>
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	<p>Members were elected to the committee by ballot. They came from many walks of life and were always known to each other by their Christian names. Killara has always been known on the Upper North Shore as the 'Friendly Club' Even in 2015 there is still a particular camaraderie among them, which remains to this day.</p> <p>As mentioned earlier there was a garden at the northern end of No2 Green but it disappeared when No 3 Green was built. Due to a severe drought in 1941 an underground well was dug under No 2 green, its water coming from the original drainage channel constructed by JG Edwards. During another drought in 1957 it was decided to test this water. Unfortunately it was found to have a high alkaline content, so was only used sparingly.</p> <p>For bowlers the green is of paramount importance. However, grass culture is not a simple matter. The vagaries of weather, general wear and tear from members, makes maintenance of the greens not a simple matter. Killara found that conscientious green keepers were not always easy to find especially as by the fifties there were many clubs vying for such men. In April 1951 greens, Nos 3 and 4, each with four rinks were opened. This brought the total number of rinks to 22 and provided accommodation for a maximum of 176 players.</p> <p>From the beginning the greens were sown with Bent, a high maintenance grass. It produces a wonderful playing surface but requires lots of water, a continuing problem, not only during droughts. After much investigation the committee introduced Greenless Park Couch to greens No1 and 2 in 1972/73. This grass was in great demand by other clubs and Killara actually profited by \$2,000 from selling their grass shavings to other clubs. In 1977 No 4 green was changed to Greenless Couch followed by No 3 in 1984.</p> <p>From the initial 25 gentlemen who formed the Killara Bowling Club the membership grew as the game became popular, indicated by the following table</p> <table style="margin-left: 40px;"> <thead> <tr> <th style="text-align: left;">Year</th> <th style="text-align: left;">Ordinary Members</th> </tr> </thead> <tbody> <tr> <td>1916/17</td> <td>25 approx.</td> </tr> <tr> <td>1919/20</td> <td>53</td> </tr> <tr> <td>1921/22</td> <td>80</td> </tr> <tr> <td>1926/27</td> <td>71</td> </tr> <tr> <td>1936/37</td> <td>88</td> </tr> </tbody> </table> <p>The early members who signed the first Rules of the Killara Bowling Club were – AC Gill, SJ Channon, Oliver Harley, F Clifford Darby, EA Wells, F Drummond, WR Elston, J Neale Breden, PV Ryan, HL Davis, AW Cornish, AE Spriggs, F Morley, F Rudd, AGH Gardner, WA Gullick, Norman J Wells, ECH Mathews, W J Holmes.</p> <p>Sixteen of the above lived in Killara and four in Lindfield and four were still members in 1961. Members were elected by ballot by the committee and limited to males under the following categories:</p> <p>1-Life, 2-Ordinary, 3-Special, 4-Provisional, 5-Associate, 6-Country, 7-Social, 8-Visiting.</p> <p>Some with a long connection with the Club were given the honour of Life Membership. They include Frank Bower, Keith Harris and Cyril South. Others, as they became less active, maintained their association by becoming Social Members. Death was often the only way that their membership ended.</p> <p>One who joined in 1921 and maintained his membership until his death in 1955 was George Gissing. He was Honorary Secretary from 1921 to 1923, President for 11 years, and Patron for 12 years. For his Golden Wedding Anniversary the Club presented him with a 'very chaste boudoir clock', an ebony brush and a wallet stuffed with notes. George and his wife kept the clock and the brush, but gave the notes back to the Club. This money became the George Gissing Presentation Shield Trophy, a Singles Handicap competition. On his death his family erected a brick fence on the Arnold Street frontage as a further memorial.</p> <p>The structure and management of the Killara Bowling Club (1916) and Killara Bowling Company Ltd (1919) existed side by side. The capital of the Company was £2,000 in 200 shares of £10 each and were offered to Killara residents. There was a proviso to shareholders that anyone wishing to transfer their shares had to first offer them to the Club for the above value, or a lesser amount. There were 148 shares taken up, 139 in the first month. In 1923 amendments to the rules allowed the Club to progressively acquire shares. Some were donated and others given back in lieu of the annual</p>	Year	Ordinary Members	1916/17	25 approx.	1919/20	53	1921/22	80	1926/27	71	1936/37	88
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1936/37	88												

## *Heritage Data Form*

	<p>subscriptions. By 1927 the Club had the controlling majority. By 1951 only 10 were not in the Club's hands with the added problem that deceased estates held some. It wasn't until 12 March 1976, that the Club had complete ownership. On 25 June 1951 the Club decided to convert the Bowling Company Limited to the Killara Bowling Company Proprietary Limited. Today it is a non-trading company with no income or expenditure but owns all its land and buildings.</p> <p>From its beginning Killara was a men's club and women were only welcomed on social or special occasions. Such was the case of Saturday 1 January 1921, when Mrs Ryan the wife of the President 'was invited to send down the first bowl'. Not until 27 April 1944 were women again invited to participate in what was reported as 'a most enjoyable function'. So, apart from some missed bowls held at various times, Killara firmly remained a men's club.</p> <p>This attitude remained so until a meeting by the 'General Committee of the Killara Bowling Club Ltd on 18 October, 1977 decided to call an Extraordinary General Meeting for Friday 2 December, 1977. At that meeting it was recommended that women be admitted and to form Killara Women's Bowling Club'. Before that decision in December, an unsigned document was circulated that cited some of the pros and cons in regard to the admission of women. They included:</p> <p>The continued existence of the club depends on maintaining a satisfactory level of membership.  The present tendency is for a husband and wife to belong to the same club.  A mixed club could mean increased membership of men as well as of women.  A mixed membership could increase the social life of the club.  Women would never have use on Saturdays, as Saturday is exclusively men's day.  Men's committee would retain control of staffing of bar and kitchen.  But a much more trenchant attitude can be felt by these comments.  The club can survive financially as a male club.  The social life of the club as it exists at present is preferable.  The admission of women will disrupt, alter and affect the traditional nature, activities and tone of Killara Bowling Club.</p> <p>Then on regarding accommodation for women:</p> <p>If such rearrangement militated against comfort and efficiency, the plan should not be implemented.  Use of Club House:  Strict control would be necessary to police the times allowed for the women on Tuesdays and Fridays (until 4pm).</p> <p>And on the effect on present members :</p> <p>Killara could lose members who feel they are losing atmosphere and tone they expected on joining and have enjoyed.</p> <p>Eight days after the meeting mentioned above, and at the request of Vice President Bob Finlay, Ray Hatton the President on 26 October 1977 typed out a 'recapitulation of the various points raised'. He wrote:</p> <p>Where would the Treasurer and Secretary be accommodated if there area were allocated to women?  Only the above space given to the women and any furniture required be funded by them. The men should not forgo any of their present privileges. There was no indication that wives of the committee wished to join. Women could only play on Tuesdays and Fridays till 3.30pm, but with unrestricted access on Sundays, be sufficient.</p> <p>A majority are in favour of the admission of women, but a number do not favour this idea. He ended with the following:</p> <p>'I have voluntarily committed myself to the preservation of the existing character and spirit of the Club...I must not lose sight of the right of every member to enjoy what he was led to expect when he joined'...</p> <p>However, despite all objections the inaugural meeting of the Killara Women's Bowling Club was held in the clubhouse on 24 October, 1978 and the following office bearers were elected:</p>
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	<p>President: Mrs N Nettlebeck  Vice-Presidents: Mesdames J Wilson, B Wiltshire, J Winkle  Hon Secretary: Mrs N Noble  Committee (6): Mesdames B Harding, E Maynard, S Stanbridge, N Williamson, E Conde, M Wright.  Hon Coach: Don Grant</p> <p>By 10 November 1978 the women had become affiliated with the NSW Women's Bowling Association, opened a bank account, chosen their club colours of green and gold, and ordered badges and name bars. Their first playing day was on 16 January 1979 by which time the Club had 28 Full Members, 5 Associates and one Social Member.</p> <p>During that first year the women participated in mixed Twilight Bowls during daylight saving and the Mixed Bowls held on alternate weekends and their numbers had increased from the original 16 to over 40. Margaret V Wright, one of the Vice-Presidents, at a luncheon on 26 October 1979 related some of the events on that first anniversary of Killara's Women's Bowling Club:</p> <p>It was on 24 October last our inaugural meeting was held. I, personally felt like a new schoolgirl and was so relieved to see another prospective pupil, at the gate, who was feeling the same way. She was consoling herself with the fact that her husband had said she could always leave if she wanted to! However a few friendly faces helped break the ice, until the awful truth dawned that the 12 present out of the 16 Foundation Members would all have to form a committee! Nora the first to weaken was elected President and subsequently the rest of us were pulled into line. The men set up the Constitution for us and put through any necessary paper work and thus our Club was set on the road to affiliation which occurred on 10 November 1978...The next traumatic event for the eight beginners was to learn the art of playing bowls. The great day eventually came when we made our debut after a luncheon on 16 January 1979, our first social event, and were allowed to play on No 1 green. She then asked all to be upstanding and drink to the future success of the Killara Women's Bowling Club.</p> <p>By 1981 the women were able to enter three pennant teams in the District Competition, held several card days, some raffles and many charity days for 'Bowls for Others'. Their unofficial motto was: 'The sacred ties of Friendship are paramount'.  This attitude of friendship and concern continues to this day in 2015.  It is interesting to read their Annual Reports as they concern details such as:</p> <p>The beautiful table decorations  Lovely salads  Much admired flower arrangements  Number of Lucky Door Prizes left by the giver, before she left for overseas  Those on the 'sick list'  And who played the piano.</p> <p>In the women's Half Yearly Report of 1995, it was reported:  '...that there was an experimental period in the running of the Twilight Bowls in November.'</p> <p>To cut down on work, there was a BBQ without dessert and paper plates to cut down on washing up. The trial was not successful as the men missed 'their pudding'.</p> <p>Due to the Killara Bowling Club reaching 100 years in 2016, and with much written in those intervening years., this article has only touched on the early days of the Club. However the momentous time when the women were admitted had to be included in this article.</p> <p>Today the club is depleted in numbers, especially with the women, but is still financially viable. There has been much discussion in 2015 as to its future, but in the words of the Chairman, Dale McBean, 'The club will always be here'.</p> <p>Over the years a club so closely tied to its community must have had its ups and downs. This article finishes with an aside which illustrates this:</p> <p>...In 1959 six members wished to play Bowls on a Sunday afternoon. Despite disapproval by the majority of members six men who became known as the 'Sunday Six', enjoyed their afternoon Triples for five years. After an unofficial approach the 'Sunday Six' did consent to confine their games to No 2 and 3 greens, so as not to disturb St Martins church members and the general community.</p>
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	<p>Such is the spirit of the Killara Bowling Club, ready to comply with convention in the pursuit of enjoyment, but maybe not always.</p> <p>THE BOWLING CLUBHOUSE</p> <p>The following history of the Clubhouse has been extracted from Bowls at Killara, the history of Killara Bowling Club 1916-1990, 27-29.</p> <p>The 1921 Clubhouse served adequately for many years and was progressively improved and extended. Some of it still stands, for example the old party wall with the Tennis Club but it is mostly concealed by later additions. The Annual Reports refer to improvements costing several hundreds of pounds in each of the years 1893, 1935 and 1944. Sewerage was connected in 1932 at a cost of £150. After obtaining a liquor licence in 1947, the club spent £527 on improvements in order to comply with the Liquor Act. Membership was increased after establishment of No. 3 and 4 greens and better Clubhouse accommodation became necessary. In 1951-2 major alterations were made, with improvements to the Canteen and the layout of facilities, at a cost of £4500. The locker room was separated from the bar and lounge room.</p> <p>At this time too, the purchase of additional land was negotiated with the owner of No.11 Locksley Street. An area 36 feet by 12 feet at the rear of the block was bought by the Club to be used for storage. (In 1981, when No. 11 Locksley Street was in the Club's ownership, a further subdivision was made, adding 20 feet to the Bowling Club property for future Clubhouse extensions).</p> <p>When the tennis Club built its new brick Clubhouse in 1953 the Bowling Club negotiated the purchase of a strip of land 19 feet by 12 feet at the rear of the block was bought by the Club to be used for storage. (In 1981, when No. 11 Locksley Street was in the Club's ownership, a further subdivision was made, adding 20 feet to the Bowling Club's property for future Clubhouse extensions).</p> <p>When the Tennis Club built its new brick Clubhouse in 1953 the Bowling Club negotiated the purchase of a strip of land of 19 feet x 15 feet on the southern side of our [sic] Clubhouse which was then extended to provide a card room and lounge. This space is now occupied by the President's table.</p> <p>The year 1954 saw completion of further improvements including a new toilet and washroom, opening from the Visitors room, and a new change room and hot shower for the greenkeeper. The flight of steps was built at the northern end of No.1 green in 1958. Under plans prepared by Colin Brewster and Brian Wells the kitchen was modernised and extended, and the canteen and toilet accommodation further improved.</p> <p>The Annual Report declared in that year, "The opinion is now held that our Clubhouse is probably one of the most comfortable Clubhouses in New South Wales". The outside clock on the Clubhouse gable was a gift from the Committee in 1959.</p> <p>Following celebration of its Jubilee, the Club undertook another building programme in 1967 at a cost of \$16,000. The locker room was enlarged, the verandah was enclosed to make the roll-up room, and a second floor built on the northern end to provide offices and a locker room for visitors. A toilet for indoor staff and a new liquor storeroom were provided. Two hundred steel lockers were installed as well as furnishings and notice boards for the new rooms.</p> <p>In 1968-9 the bar was renovated and modernised, usable counter area being increased by 30%. New beer plumbing and bar equipment were installed.</p> <p>The upstairs facilities were used by women members when the Women's Club was formed in 1979 but were soon inadequate for their needs. Through the generosity of members Doug and Kay McGregor a major extension of the ladies' area, providing additional amenities, was carried out in 1984 at a cost of \$26,500. In 1986 a sum of \$18,000 pounds was spent on improving Clubhouse furnishings. The Club benefited in many ways from gifts from members, not least most of the 19 honour boards in the Clubhouse recording office-bearers and winners of bowls competitions.</p> <p>Among these is a Life Members Board donated by of their number, Frank Beale, and a Patrons Board presented by the family of Jack Conde who died while he held that distinguished office. These boards are not only decorative but contribute greatly to the traditions and atmosphere of the Club.</p>
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## *Heritage Data Form*

	<p>The brick fence along the Arnold Street frontage was a gift from the Gissing family in memory of past President and Patron George Gissing. The Arnold Street gates, shared by the Bowling Club and the Tennis Club, were erected in 1963 by Mrs Sheffer in memory of Past President Mel Sheffer. The Memorial Gates in Locksley Street honour Steve Pierce, a Vice-President and Greens Director for many years, who died in 1950. They were the gift of R. W. Park, an active member and builder, who was the contractor for the new greens built after purchase of No. 7 Locksley Street.</p> <p>A beautiful camellia at the southern end of the Clubhouse, the gift of George and Sheila Stanbridge, was planted in 1984 in memory of Joan Roberts, a foundation member and singles champion of the Women's Club and its President at the time of her death. Another fine camellia, planted at the south-west corner of No.3 green, is in the memory of Past President Russell Wiltshire – the gift of K.W.B.C member Betty Wiltshire.</p>
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## *Heritage Data Form*

<b>APPLICATION OF CRITERIA</b>	
<b>Historical significance</b> SHR criteria (a)	The Killara Bowling and Tennis Clubs have continued to demonstrate strong links to the Australian sporting culture for over a century, since the declaration of JG Edwards in the late nineteenth century of the sites' suitability for the purpose of park and/or recreation. Both established by JG Edwards, the sites have continued to function for the purposes of a Tennis Club since 1910 and Bowling Club since 1916 and have had an ongoing affiliation with each other, which formally ended in 1919, but has informally continued as a product of their proximity to one another and symbiotic uses.
<b>Historical association significance</b> SHR criteria (b)	<p>The sites have strong historical links to their founder, JG Edwards, who resided in the area since the 1850s. Edwards demonstrated the qualities of an early Australian entrepreneur, having acquired, established and subdivided 160 acres known as the Springdale Estate in the late nineteenth century. Often referred to as the 'King of Killara', Edwards was known as an instigator in the establishment of the North Shore railway line, including the construction of a station at Killara.</p> <p>The clubs have provided recreational facilities for the immediate Killara and wider North Shore community for over a century.</p> <p>The Tennis Club has been associated with notable Australians, including International Tennis players Neale Fraser, Lew Hoad, Fred Stolle and Ken Rosewell.</p> <p>The Bowling Club has historic links to notable local people such as former President George Gissing who maintained a membership of the club for over 30 years until his death in 1955. The Arnold Street brick fence was later donated in memory of Gissing, by his family.</p>
<b>Aesthetic significance</b> SHR criteria (c)	<p>The sites are visually prominent within the Springdale Conservation Area, maintaining landmark qualities through their recreational and open space characteristics, which provide visual distinction within the highly historic and suburban precinct. The regularity and rectilinear nature of the tennis courts and bowling greens, centrally flanked by the clubhouses, which continue to face their respective sporting precincts, conveys an aesthetically pleasing sense of order to the sites.</p> <p>The existing tennis clubhouse has the potential to display an aesthetically pleasing and distinctive use of brickwork through its apparent high-quality construction and finer detailing. The garden elements, fencing and historic stone walls are notable.</p>
<b>Social significance</b> SHR criteria (d)	The clubs have provided recreational facilities for the North Shore community for over a century and have been associated with prominent Australian Tennis players such as Neale Fraser, Lew Hoad, Fred Stolle and Ken Rosewell. The location of the clubs, side-by-side, within the suburban precinct has ensured that strong links with the surrounding community have been maintained since their establishment and the residential subdivision in the early twentieth century.
<b>Technical/Research significance</b> SHR criteria (e)	Without further research, it is not known whether the site would meet the threshold for this criterion.
<b>Rarity</b> SHR criteria (f)	<p>Whilst the sites are associated with lawn bowls, which has continued to lose popularity as a sport within Australian society, without further research or extensive comparative analysis, it is not known whether the site would meet the threshold for this criterion.</p> <p>The sites represent an early and possibly rare example of a sporting precinct within an affluent residential setting, whose curtilages have not been affected by the pressure of development.</p>
<b>Representativeness</b> SHR criteria (g)	<p>Together, the clubs have the ability to represent the early entrepreneurialism of JG Edwards, who had the ability to envisage and manifest the ongoing use of the site for recreational purposes within a wider residential precinct.</p> <p>The history of the sites and built fabric that has evolved is somewhat representative of economic fluctuations, changing popularities of sports as well as changes in social values, such as the shifting opinions in relation to women.</p>

## ***Heritage Data Form***

<b>Integrity</b>	The configuration of the courts and greens remains intact as well as their relationship to the central clubhouse buildings, which have undergone changes over time. Neither of the original clubhouses remains despite possible evidence of the earlier Bowling Clubhouse within the extant fabric.
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## *Heritage Data Form*

### HERITAGE LISTINGS

<b>Heritage listing/s</b>	Ku-ring-gai Local Environmental Plan 2015 – Schedule 5
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### INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Article	Ku-ring-gai Historical Society, written by Elizabeth Dokulil	The Historian Vol 45.1 2016, pp 43-46.	2016	Ku-ring-gai Historical Society.
Book	E Lloyd Sommerlad	Bowls at Killara: The History of Killara Bowling Club 1916-1990, 27-29	1990	Killara Bowling Club Ku-ring-gai Council
Book	Killara Lawn Tennis Club Limited.	Killara Lawn Tennis Club 1912-1995	1995	Killara Lawn Tennis Club Limited. Ku-ring-gai Council

### RECOMMENDATIONS

<b>Recommendations</b>	That the site continue to be used for recreational purposes as historically intended and that the significance of the site be interpreted and communicated to the wider community.
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### SOURCE OF THIS INFORMATION

<b>Name of study or report</b>	Killara Bowling and Lawn Tennis Club – Heritage Assessment.	<b>Year of study or report</b>	
<b>Item number in study or report</b>			
<b>Author of study or report</b>	Ku-ring-gai Council		
<b>Inspected by</b>	Antony Fabbro Vanessa Holtham		
<b>NSW Heritage Manual guidelines used?</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
<b>This form completed by</b>	Vanessa Holtham	<b>Date</b>	September 2021

## *Heritage Data Form*

IMAGES - 1 per page

Image caption	1943 Aerial photograph depicting Killara Bowling and Lawn Tennis Club				
Image year	1943	Image by	Ku-ring-gai Council	Image copyright holder	Ku-ring-gai Council





## *Heritage Data Form*

IMAGES - 1 per page

Image caption	Current aerial photograph depicting Killara Bowling and Lawn Tennis Club				
Image year	2021	Image by	Ku-ring-gai Council	Image copyright holder	Ku-ring-gai Council



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**Planning Proposal to rezone and heritage list Killara Bowling and Lawn Tennis Club**

File: S13316

*Vide: GB.7*

To present the Planning Proposal for the heritage listing and rezoning of Killara Bowling and Lawn Tennis Club for consideration.

**Resolved:**

(Moved: Councillors Szatow/Anderson)

That:

- A. Council adopt the planning proposal included as Attachment A1 to list Killara Bowling and Lawn Tennis Clubs and the associated allotments (Lot 3 DP 817195 and Lot 2 DP 817195 and Lot 11 DP 1083606 and Lot B DP 380305 and Lot 11 DP 1083606) as a local heritage item on Schedule 5 and on the Heritage Map of the KLEP 2015.
- B. The planning proposal be amended to include the rezoning of the Killara Bowling and Lawn Tennis Clubs ('the Site') from R2 Low Density Residential to RE2 Private Recreation.
- C. The amended Planning Proposal be submitted to the Department of Planning and Environment for a Gateway Determination in accordance with the provisions of the EP&A Act and Regulations.
- D. Council request the plan making delegation under Section 3.36(2) of the EP&A Act for this Planning Proposal.
- E. Upon receipt of a favourable Gateway Determination, the exhibition and consultation process is to be carried out in accordance with the Gateway Determination and requirements of the Environmental Planning and Assessment Act, 1979.

**CARRIED UNANIMOUSLY**