
POST EXHIBITION CONSIDERATION OF SUBMISSIONS - PLANNING PROPOSAL FOR KILLARA BOWLING CLUB AND KILLARA LAWN TENNIS CLUB

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

For Council to consider the submissions received during the public exhibition for the Planning Proposal to heritage list the Killara Bowling Club and the Killara Lawn Tennis Club as a local heritage item and to rezone the site to RE2 Private Recreation.

BACKGROUND:

In November 2021, Council resolved to adopt and submit the Planning Proposal to rezone the Killara Bowling Club and the Killara Lawn Tennis Club to RE2 Private Recreation and to list the sites as a local heritage item for a Gateway Determination under section 3.34 of the EP&A Act 1979.

A Gateway Determination was received on 23 December 2021. The Planning Proposal was placed on public exhibition between 11 February – 11 March 2022.

This report provides an overview of the outcomes of the public exhibition and recommends proceeding to rezone and heritage list the site.

COMMENTS:

A total of 349 submissions were received during the public exhibition. 330 submissions of the submissions were in support of the proposal, 17 were in opposition of the proposal and 2 neutral submissions were made.

RECOMMENDATION:

That the Planning Proposal to heritage list the Killara Bowling Club and the Killara Lawn Tennis Club as a local heritage item, and to rezone the site to RE2 Private Recreation proceeds and that Council resolves to make the Plan under section 3.36 of the *Environmental Planning & Assessment Act 1979*.

PURPOSE OF REPORT

For Council to consider the submissions received during the public exhibition for the Planning Proposal to heritage list the Killara Bowling Club and the Killara Lawn Tennis Club as a local heritage item and to rezone the site to RE2 Private Recreation.

BACKGROUND

This report provides an overview of the submissions received during the public exhibition of the Planning Proposal to heritage list the Killara Bowling Club and the Killara Lawn Tennis Club as a local heritage item and to rezone the site to RE2 Private Recreation. The Planning Proposal is included at **Attachment A1**.

The Killara Bowling and Lawn Tennis Clubs ('the site') 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 heritage assessment is included as Appendix A of **Attachment A1**.

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 they approach NSW Heritage with the IHO request and seek their feedback and action on the matter.

On 15 March 2021, Council received correspondence from NSW Heritage through 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 (Appendix B of **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 [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. Whilst the site is located 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 Lawn Tennis Club and Bowling Club that may be required from a heritage perspective.

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 Club and Lawn Tennis Club and discussed this with the Ku-ring-gai Heritage Reference Committee ('HRC') on 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. The 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 Appendix C of **Attachment A1**.

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 Appendix D of **Attachment A1**.

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 August KLPP Advice is included as Appendix E of **Attachment A1**.

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.

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The Planning Proposal was reconsidered by the KLPP on 18 October 2021. Further information was provided regarding 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 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 October KLPP Report and Advice is included as Appendix F of **Attachment A1**.

The Planning Proposal was reported back to Council in November 2021. This report presented Council with all the options assessed as part of the report to the KLPP.

At the 16 November 2021 Ordinary Meeting of Council it was resolved 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.*

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- 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.*

The Council Report and Resolution from the 16 November 2021 OMC is included as Appendix G of **Attachment A1**.

The Planning Proposal was amended accordingly, and a gateway determination was received on 23 December 2021, authorising Council to exercise the functions of the Minister under section 3.36(2) of the EP&A Act to finalise the Planning Proposal if resolved to do so. The Gateway Determination is included at **Attachment A2**.

The Planning Proposal was placed on public exhibition in accordance with the requirements of the Gateway Determination and the Ku-ring-gai Community Participation Plan between 11 February 2022 – 11 March 2022.

COMMENTS

The Killara Lawn Tennis Club and the Killara Bowling Club as two separate entities

Council received correspondence from representatives of the Killara Bowling Club in February 2022 regarding references within the exhibition material to the 'Killara Lawn Tennis and Bowling Club' as one entity. Council is aware that the Clubs are two separate entities and have been since 1919 with the Killara Bowling Club (clubhouse and associated bowling greens) and the Killara Lawn Tennis Club (clubhouse and associated tennis courts). This is considered to be an operational matter. With regard to land use planning outcomes, the sites are considered one recreational precinct and if the planning proposal results in a Local Environmental Plan amendment, they will be listed as a single local heritage item in Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015.

The Council resolutions regarding this matter consistently refer to the recreational precinct as 'Killara Bowling Club and Killara Lawn Tennis Club' or 'Killara Bowling and Lawn Tennis Clubs' and always include the legal description of the lots and DPs that cover both sites. These resolutions are included in the documentation on public exhibition. It is acknowledged that there are different references in the planning proposal and supporting documents. The planning proposal has been revised to ensure clarity. Regardless of this inconsistency, this did not appear to create confusion in the community as the majority of all submissions received referenced the two clubs separately.

Heritage Significance

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 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.

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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 layout and arrangement of the courts and greens remain substantially the same 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 revised statement for the Springdale Conservation Area is included as Appendix I of **Attachment A1**, and references the site as a significant landmark within the HCA.

An updated heritage assessment dated April 2022 is located at **Attachment A3**.

The draft Heritage Inventory ('SHI') form for the Killara Bowling and Lawn Tennis Club was previously prepared to support the Planning Proposal and is included as Appendix H of **Attachment A1**. This will be included in the digital register once the heritage listing is made. At the time of entry, the SHI will be updated to reflect the updated heritage assessment as outlined at **Attachment A4**.

Rezoning of the site to Private Recreation

The rezoning, undertaken in tandem with the heritage listing, is 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 recreational use of the site.

The Killara Lawn Tennis Club and Killara Bowling Club 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

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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 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. 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. Council is committed to preserving and enhancing open space in Ku-ring-gai. The planning proposal will facilitate ongoing opportunities for sport and recreation, and recognises the importance of private recreation clubs in providing social opportunities for the community and promoting a healthy lifestyle.

Public Exhibition

A total of 349 submissions were received during the public exhibition period. The Submission Summary Table is included as **Attachment A5**.

In support of the proposal

330 submissions were received in support of the Planning Proposal. Community support was received regarding the recognition of the significance of the sites as an iconic, historical asset that is an essential part of Killara's heritage and charm. Submissions outlined that heritage listing would be consistent with J.G. Edwards vision for the subject properties and his appointment of the community as custodians of the site to be preserved for recreational purposes. Submissions identified the Clubs as a significant landmark within the heritage conservation area.

Support for the heritage listing and the desire to recognise the historical significance of the clubs is noted.

Strong community support was also received with regard to preserving the recreational use of the site through the rezoning. Submissions outlined the importance of recreational open space for social, physical and mental health benefits, and the sense of community that has been fostered by the operation of the Clubs. Submissions demonstrate an appreciation of the existing facilities and amenity provided by the Clubs.

Support for the preservation of recreational, open green space for social, environmental and economic benefits is noted. Council is committed to preserving and enhancing open space in Ku-ring-gai. The planning proposal will facilitate ongoing opportunities for sport and recreation, and recognises the importance of private recreation clubs in providing social opportunities for the community and promoting a healthy lifestyle.

A number of submissions strongly opposed any residential development in the site, with a desire to preserve open recreational space for existing and future residents. Submissions outlined that the sale of the land to developers would benefit only a few, and would result in a loss of a significant

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amenity enjoyed by residents of Killara and the wider community. A number of alternative uses for the site were suggested, in the event that club memberships decline, including other recreation uses such as soccer, basketball, futsal, hockey and cricket, or community markets or gardens. Suggestions for the existing clubs were also made, such as modernising and revitalising the facilities with more social and community events like The Greens, North Sydney or Paddington Bowls.

In opposition to the proposal

17 submissions were received in opposition of the planning proposal.

A number of submissions in opposition of the planning proposal raised concerns regarding the representation of the clubs as one club, instead of as two separate entities. This has been addressed earlier in this report.

Further concerns were raised that Council proceeded with the proposal to heritage list the site despite NSW Heritage advice that the sites did not reach the threshold of state significance.

It is important to note that in NSW there are different levels of statutory listing. State heritage items are listed on the State Heritage Register. This list includes only those items which have been identified as having particular importance to the people of NSW, which meet the NSW Heritage Council's assessment criteria and are managed in accordance with the Heritage Act 1977. Local heritage items and heritage conservation areas are listed on a local council's Local Environment Plan (LEP) heritage schedule. The advice received from Heritage NSW that the site did not reach the threshold for state significance further stated that they would encourage Council to consider review the clubs to assess the local heritage values of the site. Following this advice, Council officers prepared a heritage assessment which maintains that both individually and combined the Killara Bowling and Lawn Tennis Club sites meet the Heritage Council of NSW's criteria for listing at a Local level, with the findings agreed by the Ku-ring-gai Heritage Reference Committee.

One submission challenged a statement regarding the historical configuration of the bowling greens. The Heritage Assessment has been amended in response to this comment and will be reflected in the digitised SHI.

A number of submissions opposed the heritage listing of the clubs as it would result in a dramatic reduction in funding to support other clubs, should the site be sold.

Concerns were raised regarding the rezoning of the Killara Bowling Club in particular, given that the club is financially unsustainable with declining memberships. These submissions indicated that should the club seek to capitalise on the value of the property, the rezoning would cause a dramatic reduction of proceeds which would be used to support the function of other clubs in accordance with the Registered Clubs Act. These submissions stated that the Bowling Club had considered the benefits of changing the zoning from R2 to RE2 to obtain cheaper rates, but had resisted due to the deleterious effect on the value of the land.

In rezoning and heritage listing the Killara Bowling Club and Killara Lawn Tennis Club site, Council is exercising its planning functions under Part 3 of the EP&A Act. As part of the process, Council was required to demonstrate the strategic merit of the planning proposal as well as its consistency with Sydney regional plan, North District plan, Local Strategic Planning Statement, Ministerial

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Directions under 9.1 of the EP&A Act and State Environmental Planning Policies. In making land use planning decisions, the financial position of a landowner/s is not a planning consideration.

A State agency submission was received by Heritage NSW. The submission noted that heritage assessment indicated both individually and combined the Killara Bowling and Lawn Tennis Club sites meet the Heritage Council of NSW's criteria for listing at a Local level. The submission encouraged the identification and listing of this new local heritage item.

Neutral

submissions were received that did not indicate whether or not the planning proposal was supported. One of these submissions raised concerns regarding the public exhibition process. The other submission requested for Council to consider a grant or an annual contribution to assist the Clubs with property maintenance. Should the Planning Proposal to list the sites are listed as a local heritage item proceed, the Clubs would be eligible for Ku-ring-gai's annual Heritage Home Grants program. The program assists and encourages the conservation of heritage items, with up to \$5,000 to be provided to assist with maintenance repair & restoration.

Petition

A petition was received on 15 March 2022, with 315 signatures in support of the planning proposal to rezone and heritage list the site. This petition was tabled at the OMC on 26 April 2022 and considered in the preparation of this report.

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.	Cultural and heritage assets in open space areas are protected, preserved, restored and maintained.
Recreation, sporting and leisure facilities are available to meet the community's diverse and changing needs.	A program is being implemented to improve existing recreation, sporting and leisure facilities and facilitate the establishment of new facilities.	Commence preparation of relevant policies and strategies to guide the delivery of sport and recreation facilities.

GOVERNANCE MATTERS

The preparation and implementation of Planning Proposals is governed by the provisions within the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulation 2000*.

The *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 reviewed the Planning Proposal in August and October of 2021.

Council's resolution from OMC 16 November 2021 requested that Council be authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the *Environmental Planning and Assessment Act 1979* to finalise the Planning Proposal. In issuing the Gateway Determination on 23 December 2021, the DPIE considered the nature of the Planning Proposal and conditioned the Gateway Determination for Council to be authorised as the local plan-making authority.

This report addresses the post exhibition stage of the planning proposal process, to consider State agency and stakeholder feedback. Council can resolve to make the plan in accordance with section 3.36(2) of the EP&A Act and liaise with Parliamentary Counsel's Office (PCO) to draft the required Local Environmental Plan to give effect to the Planning Proposal, as well as the Ministers function in making the plan.

RISK MANAGEMENT

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

FINANCIAL CONSIDERATIONS

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 historic landscape and the garden suburbs that are valued by the community.

Outdoor recreation provides a forum for community development and social interaction. Engaging in recreation activities provides people with an opportunity to socialise and build community networks. Recreation is becoming an increasingly important value for individuals and the wider community as people are realising the benefits of recreation in achieving quality of life. Community recreation facilities provide opportunities to the community such as regular participation in physical activity which can improve overall mental and physical health.

ENVIRONMENTAL CONSIDERATIONS

Council is responsible for the identification and management of Ku-ring-gai's local environmental heritage. Consideration of this matter will assist Council in meeting this requirement. 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 include the substantial reduction in building, demolition and new construction waste, and the conservation of embodied energy in the existing buildings.

Community recreation facilities around Ku-ring-gai constitute a significant section of Council's open space reserve system. Many open space recreation facilities are associated with natural areas that provide environmental functions including habitat and bio-linkage opportunities for flora

and fauna. Recreation facilities also provide attractive visual amenity with native vegetation and landscaping which breaks up the urban landscape. In addition to this, the vegetation and canopy trees provide microclimate effects to the local area through mitigating wind velocity and the heat island effect created within urbanised areas.

COMMUNITY CONSULTATION

The Planning Proposal was placed on public exhibition between 11 February 2022 – 11 March 2022 in accordance with the requirements of the Gateway Determination and Ku-ring-gai's Community Participation Plan. The Clubs and 824 adjoining property owners were notified of the public exhibition in writing and had the opportunity to provide feedback during the formal exhibition period. The Office of Premier and Cabinet – Heritage NSW was notified in accordance with the requirements of the Gateway Determination. The Planning Proposal and supporting information was made available on Council's website and was available to be viewed at the customer service desk in accordance with Ku-ring-gai's Community Participation Plan.

As a result of the public exhibition, a total of 349 submissions were received. 330 of the submissions were in support of the proposal and 17 submissions were in opposition of the proposal. 2 neutral submissions were made.

All persons who made a submission were notified of this matter being reported back to Council.

INTERNAL CONSULTATION

Consultation with the relevant internal sections of Council has been undertaken where required for this report, in particular, Development and Regulation. The KLPP reviewed the Planning Proposal in August and October of 2021. In addition, Council's Heritage Reference Committee reviewed the proposed heritage item and moved a unanimous decision to support the listing.

SUMMARY

This report provides an overview of the outcomes of the public exhibition. As a result of the public exhibition, a total of 349 submissions were received. 330 of the submissions were in support of the proposal and 17 submissions were in opposition of the proposal. 2 neutral submissions were made. This report considers the submissions received and recommends proceeding to rezone and heritage list the site.

RECOMMENDATION:

- A. That Council adopt the Planning Proposal to heritage list the Killara Bowling Club and the Killara Lawn Tennis Club as a local heritage item and to rezone the site to RE2 Private Recreation.
- B. That Council proceed to make the plan, using its delegated authority under section 3.36(2) of the Environmental Planning and Assessment Act 1979.
- C. That those who made submissions be notified of Council's decision




















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Attachments:	A1 	Planning Proposal to rezone and heritage list the Killara Lawn Tennis Club and Killara Bowling Club and appendices		2022/117634
				
	A2 	Appendix A - Heritage Assessment	Excluded	2022/026221
	A3 	Appendix B - Letter from NSW Heritage	Excluded	2022/026232
	A4 	Appendix C - HRC Minutes 20 May 2021	Excluded	2022/026233
	A5 	Appendix D - Report and Resolution OMC 15 June 2021	Excluded	2022/026235
	A6 	Appendix E - KLPP Advice August 2021	Excluded	2022/026238
	A7 	Appendix F - KLPP Report and Advice October 2021	Excluded	2022/026240
	A8 	Appendix G - Report and Resolution OMC 16 November 2021	Excluded	2022/026241
	A9 	Appendix H - SHI Form	Excluded	2022/026244
	A10 	Appendix I - Updated Springdale Conservation Area Statement	Excluded	2022/026246
	A11 	Gateway Determination 23 December 2021		2022/026261
				
	A12 	Updated Heritage Assessment - April 2022		2022/117493
				
	A13 	Explanation of changes to digital SHI for listing		2022/117489
				
	A14 	Submission Summary Table		2022/118441
				



Ku-ring-gai Council

PLANNING PROPOSAL

To rezone the Killara Lawn Tennis Club and the Killara Bowling Club and the associated allotments from Low Density Residential to Private Recreation and to list the site as a heritage item in Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015.

APRIL 2022

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INTRODUCTION

This Planning Proposal contains the justification to rezone the Killara Lawn Tennis Club and Killara Bowling Club (Lot 3 DP 817195, Lot 2 DP 817195, Lot B DP 380305 and Lot 11 DP 1083606) ('the site') from R2 Low Density Residential to RE2 Private Recreation and to list the site as a local heritage item in Schedule 5 of the *Ku-ring-gai Local Environment Plan 2015* ('KLEP 2015').

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 rezoning and heritage listing
- Community Consultation
- Project Timeline

Background

The Killara Lawn Tennis Club and Killara Bowling 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 site is representative and potentially a rare example of a highly intact recreational precinct, which has continued its 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 2021, 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 site is 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 2021, NSW Heritage (OEH) requested information from Council in relation to the heritage significance of the Killara Lawn Tennis Club and Killara Bowling Club site. Council provided general information about the planning and heritage affectations relating to the site, including the current zoning, permissible uses and heritage inventory information for a number of heritage items in the vicinity.

On 15 March 2021, 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 site to reach the threshold for **state** significance, nor did they consider the site 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 20 May 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 Ku-ring-gai Local Planning Panel (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**.

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 site 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 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.

At the 16 November 2021 Ordinary Meeting of Council resolved:

‘That:

- A. Council adopts 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. That 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 requests 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.*

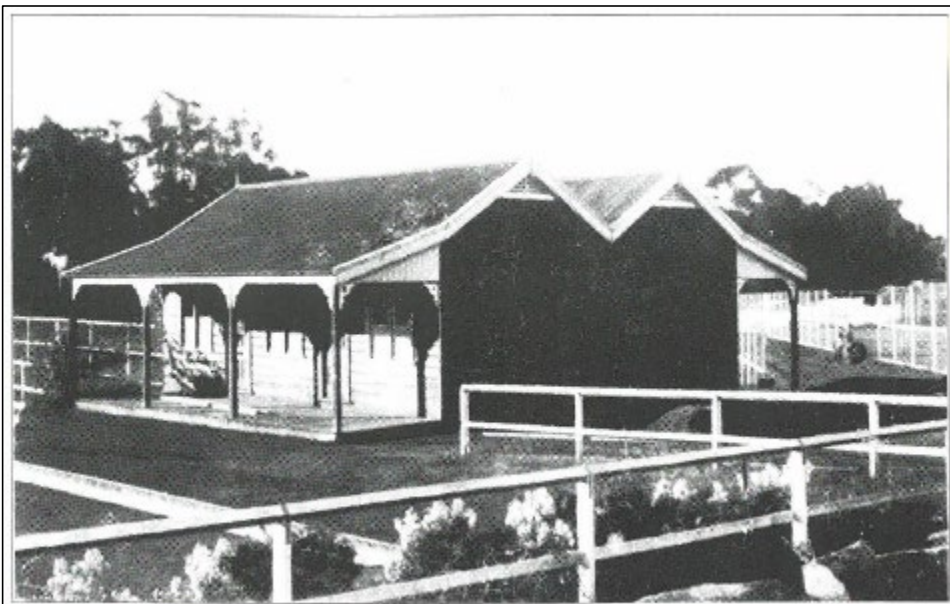
The Council report and resolution from the 16 November 2021 OMC is included as **Attachment G**.

A draft Heritage Inventory (‘SHI’) form for the Killara Lawn Tennis Club and Killara Bowling Club has been prepared to support the Planning Proposal and is included as **Appendix H**. A revised Conservation Area Statement of Significance for the Springdale Conservation Area is included at **Appendix I**.

Site and context

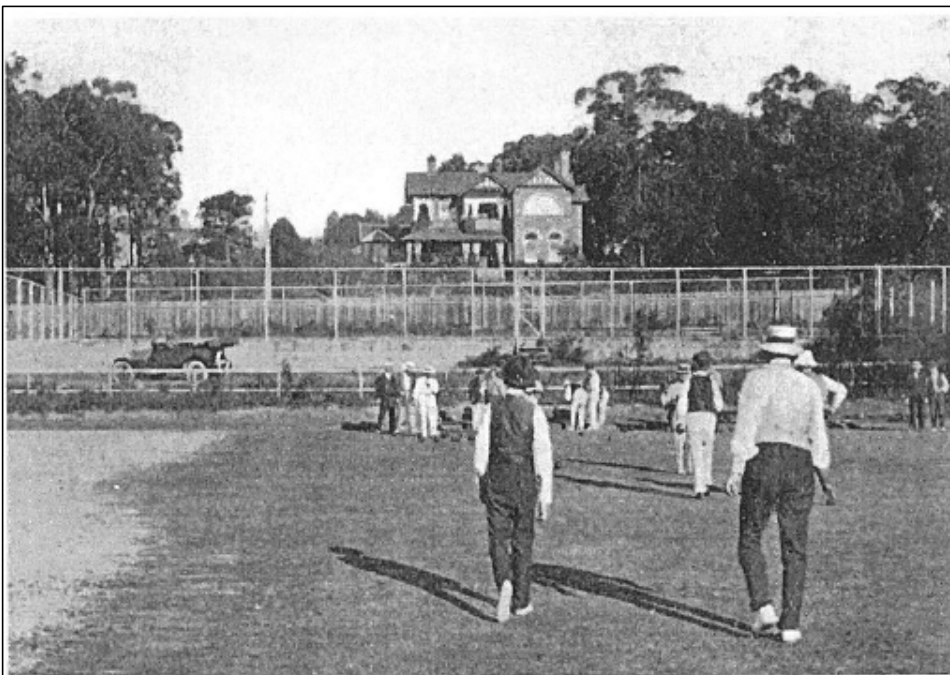
The subject site comprises of four allotments addressing three street frontages, Locksley Street, Arnold Street and Werona Avenue and comprising the Killara Lawn Tennis Club and the Killara Bowling Club. Collectively, the site contains a small concentration of buildings located along the common boundary 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.





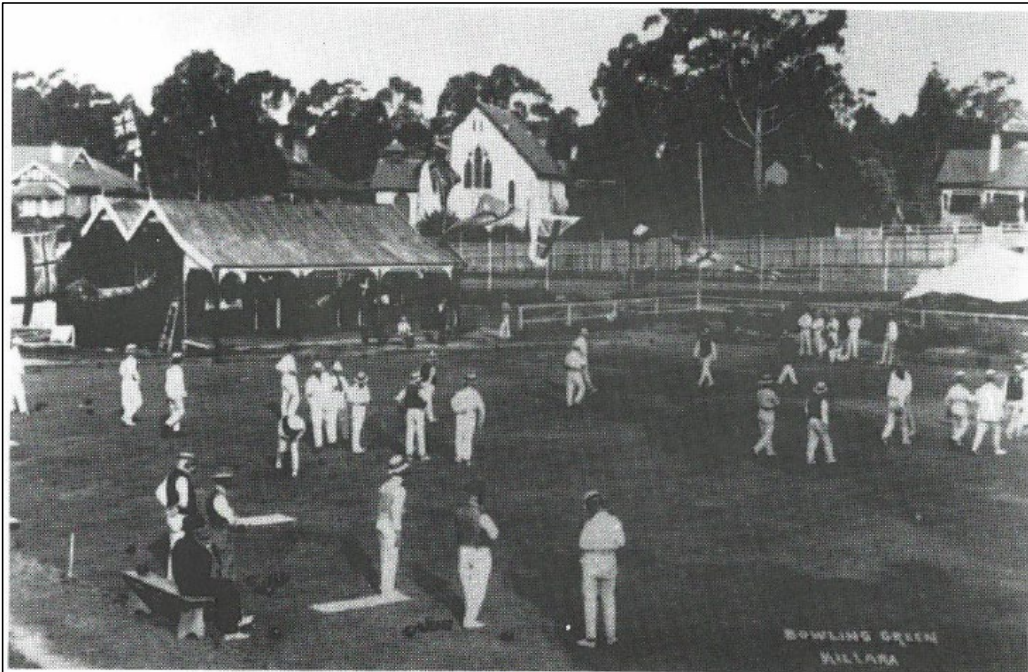
The original Clubhouse, built about 1910, served tennis players on its eastern side and bowlers on the west.

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



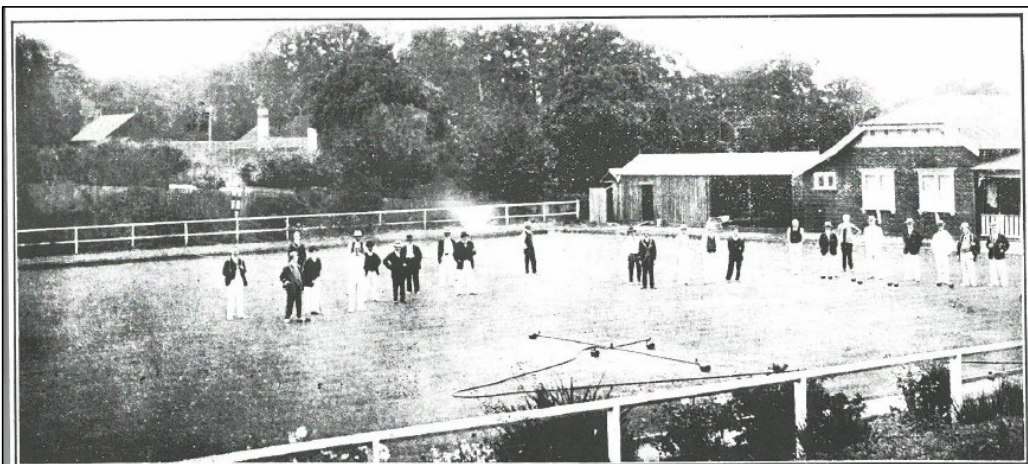
View in 1918 of the Bowling Green and beyond the Tennis Club court - Photo: Club Collection

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

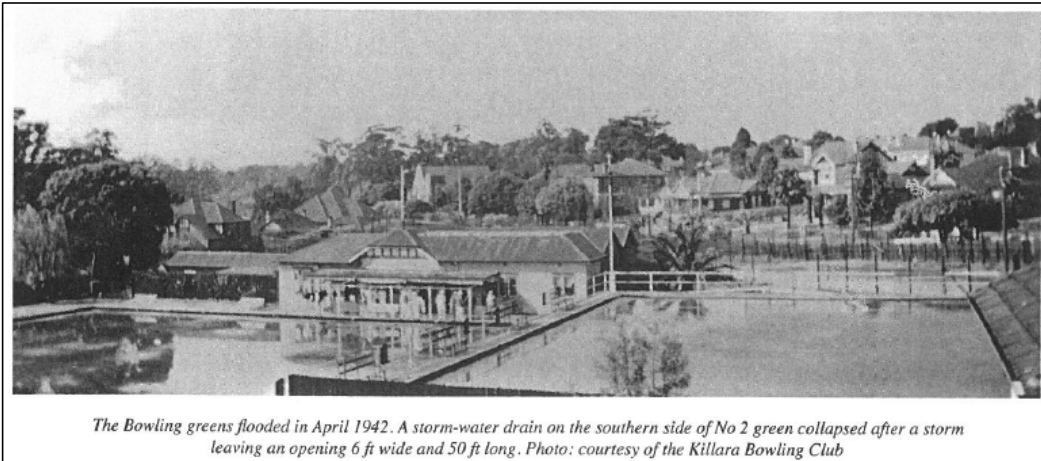


Figure 6. Killara Bowling and Lawn Tennis Clubs (Source: Heritage Assessment – see **Appendix A**)

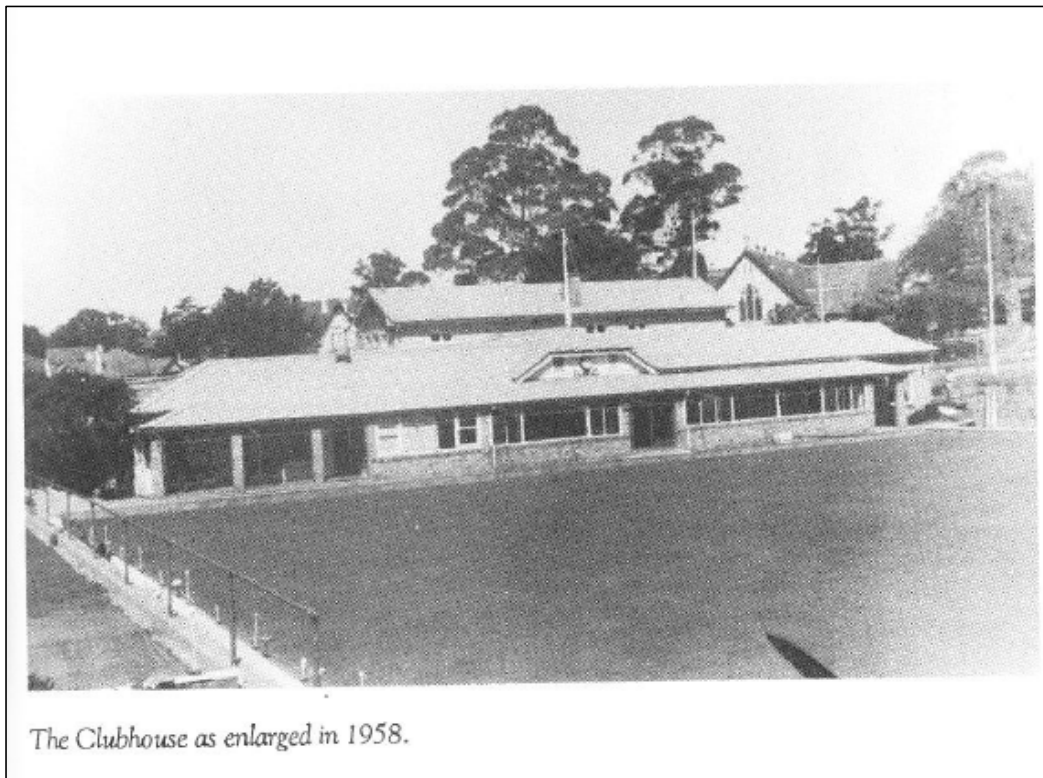


Figure 7. Killara Bowling and Lawn Tennis Clubs (Source: Heritage Assessment – see **Appendix A**)

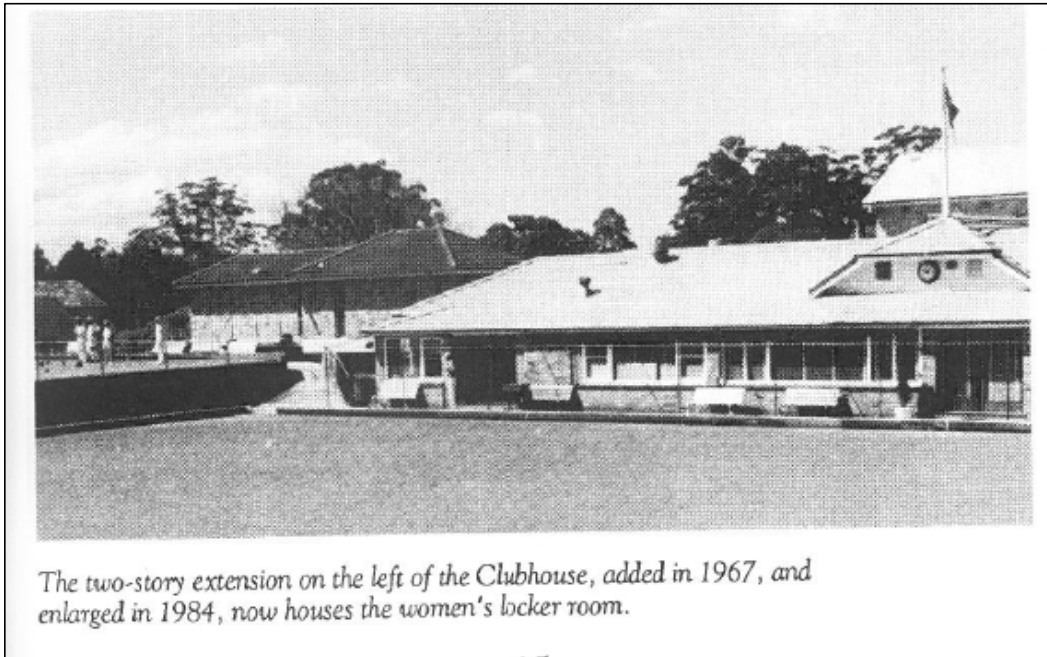


Figure 8. Killara Bowling and Lawn Tennis Clubs (Source: Heritage Assessment – see **Appendix A**)

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
Killara Bowling and Lawn Tennis Club	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.

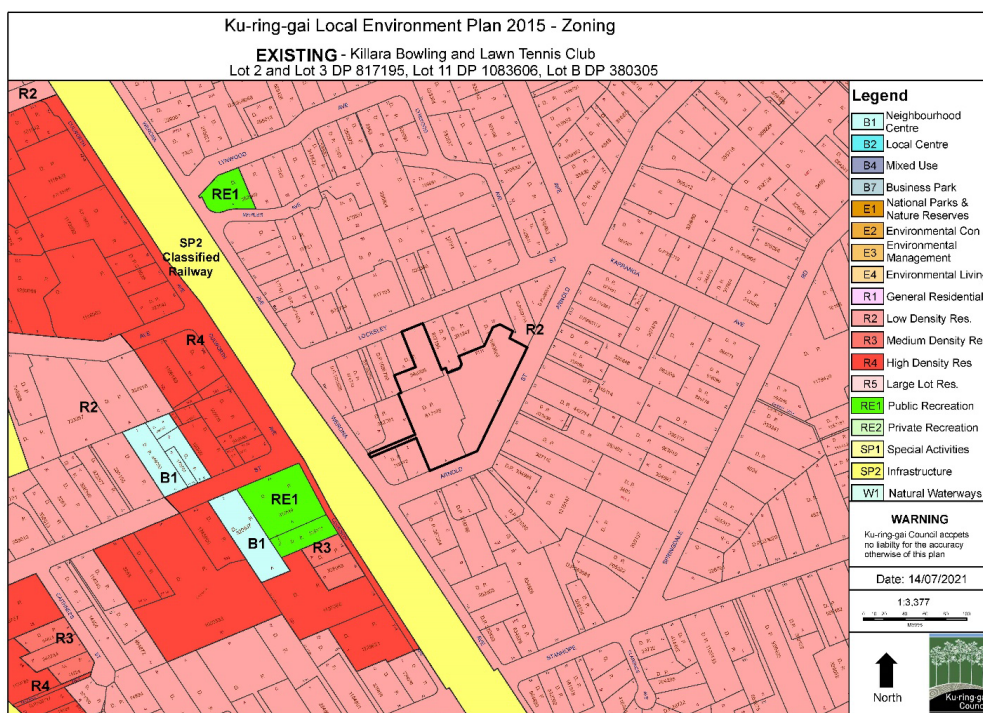


Figure 9. Map showing zoning of Killara Lawn Tennis Club and Killara Bowling Club

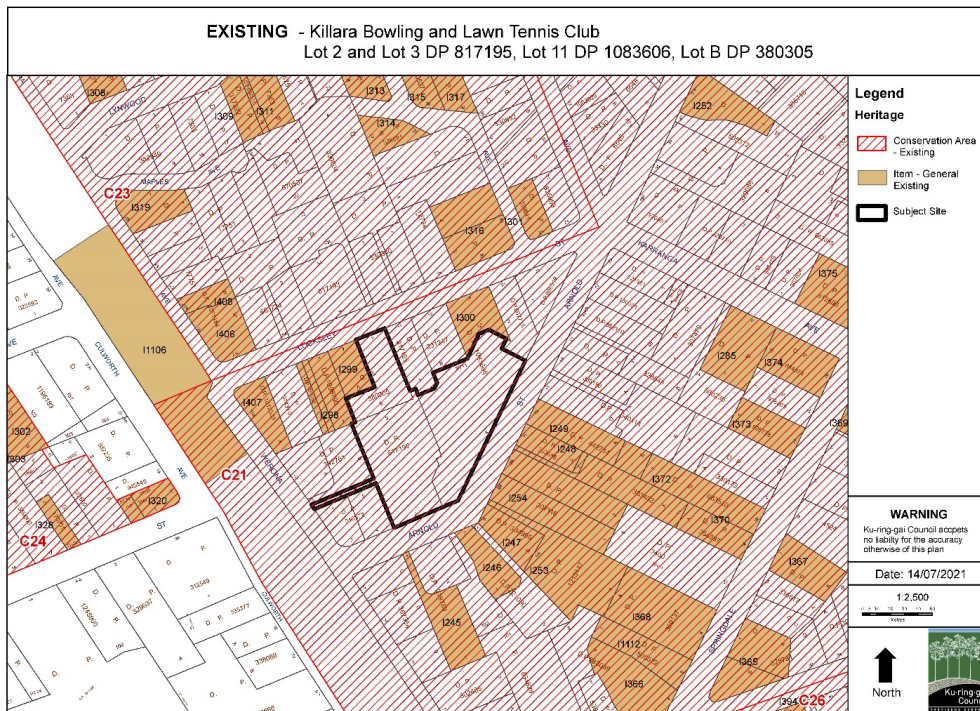


Figure 10. Map showing existing non-heritage listed status of Killara Lawn Tennis Club and Killara Bowling Club within a heritage conservation area and existing Heritage Items nearby

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 rezone the Killara Lawn Tennis Club and Killara Bowling Club from R2 Low Density Residential to RE2 Private Recreation and to amend Part 1 (Heritage items) under Schedule 5 (Environmental Heritage) of the KLEP 2015, to list the site as a local heritage item. Rezoning the site to RE2 Private Recreation will ensure that the zoning objectives correlate with the past and present use of the site. Rezoning the site to RE2 Private Recreation will ensure the preservation of the recreational and open space characteristics of the site. 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 make amendments to the following maps:

- **Ku-ring-gai Local Environmental Plan 2015 – Land Zoning Map – Sheet LZN_014** by colouring the site so as to indicate an RE2 Private Recreation zoning.
- **Ku-ring-gai Local Environmental Plan 2015 – Floor Space Ratio Map – Sheet FSR_014** by removing the A3 colouring of the site so as to reflect the planning controls of a site zoned for RE2 Private Recreation.
- **Ku-ring-gai Local Environmental Plan 2015 – Height of Buildings Map – Sheet HOB_014** by removing the J2 colouring of the site so as to reflect the planning controls of a site zoned for RE2 Private Recreation.
- **Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_014** by colouring the site so as to indicate a Heritage Item – General.

The Planning Proposal seeks to amend the planning controls of the site to the following:

Killara Lawn	Land Use Zone	Height of Building	FSR
Tennis Club and Bowling Club	RE2 Private Recreation	No maximum height of building control	No FSR control

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

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

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 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 strong historical links to its 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 the 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 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 the 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 site is visually prominent within the Springdale Conservation Area, maintaining landmark qualities through the 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 layout and arrangement of the courts and greens remain substantially the same 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 rezone the Killara Lawn Tennis Club and Killara Bowling Club from R2 Low Density Residential to RE2 Private Recreation and to list the site as a local heritage item in Schedule 5 of the *Ku-ring-gai Local Environmental Plan* ('KLEP 2015'). The best and only means of achieving the objective to recognise the heritage significance and recreational value 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.

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, the rezoning, undertaken in tandem with the heritage listing, is 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 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 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 a 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. Rezoning the site to RE2 Private Recreation will ensure the preservation of the recreational and open space characteristics 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 site within its 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 I**.

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.

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.

- Objective 28

'Scenic and cultural landscapes are protected'

A RE2 Private Recreation zoning will ensure the landmark qualities of the site through their recreational and open space characteristics are maintained and continue to provide visual distinction within the highly historic and suburban precinct.

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 N4: Fostering healthy, creative, culturally rich and socially connected communities

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

Planning Priority: Protecting and enhancing scenic and cultural landscapes

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*' and P6.1 '*Recreation, sporting and leisure facilities are available to meet the community's diverse and changing needs*'.

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

Open Space, Recreation and Sport

K17. Providing a broad range of open spaces, sporting and leisure facilities to meet the community's diverse and changing needs.

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.

SEPP	Comment on Consistency
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.
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.

SREPP	Comment on Consistency
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
2. ENVIRONMENT AND HERITAGE		
2.3 Heritage Conservation	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.
3. HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT		
3.1 Residential Zones	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	Justifiably In-consistent. The site is 10 256 sqm in area and currently zoned R2 low density residential. Under the existing planning controls it could accommodate approximately 10 -12 residential lots. The reduction in this potential is not considered to be significant in the context of the availability of low density residential land in Ku-ring-gai. The proposed rezoning of the site to RE2 private recreation recognises and formalises the long time private recreation value of the site and preserves

Directions under s.9.1	Objectives	Consistency
	development on the environment and resource lands.	the recreational and open space characteristics of the site for to the for the surrounding and broader Ku-ring-gai community. The small reduction in residential yield potential when considered in the context of the preservation of the existing recreational infrastructure the site provides is considered to be justifiable.
6. LOCAL PLAN MAKING		
Approval and Referral Requirements	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.
Site Specific Provisions	The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	Consistent. This Planning Proposal is not for the purpose of facilitating a particular development proposal. It relates to the rezoning of the site and 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. There is no reason to believe the current and intended future use of the site for recreational purposes will have any impact on ecological communities or endangered species or their habitats.

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 and maintaining a recreational facility 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 rezoning and 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 Lawn Tennis Club and Killara Bowling Club (Lot 3 DP 817195, Lot 2 DP 817195, Lot B DP 380305 and Lot 11 DP 1083606). The Planning Proposal will require amendment to the following KLEP 2015 map sheets:

- **Ku-ring-gai Local Environmental Plan 2015 – Land Zoning Map – Sheet LZN_014** by colouring the site so as to indicate an RE2 Private Recreation zoning.

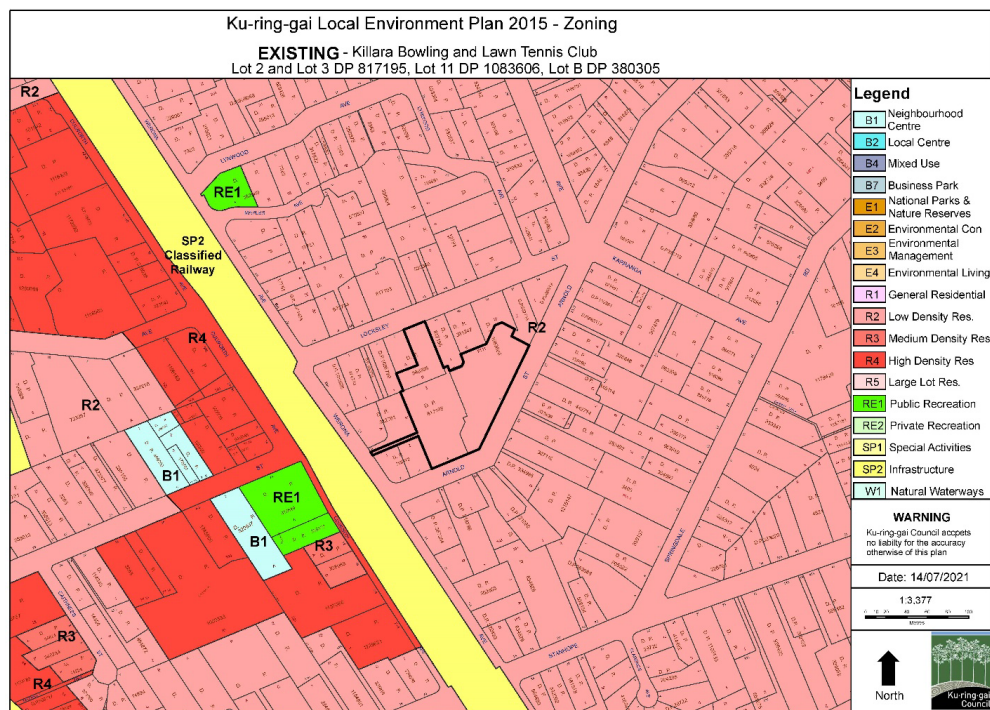


Figure 11. Map showing existing zoning of Killara Lawn Tennis Club and Killara Bowling Club

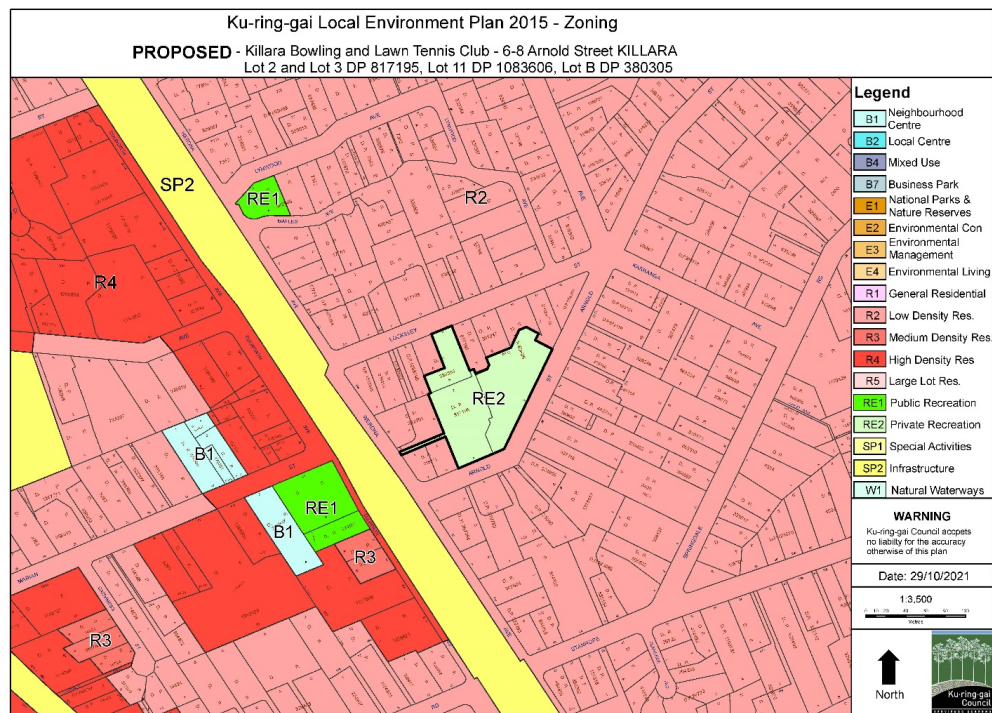


Figure 12. Map showing proposed zoning of Killara Lawn Tennis Club and Killara Bowling Club

- **Ku-ring-gai Local Environmental Plan 2015 – Floor Space Ratio Map – Sheet FSR_014** by removing the A3 colouring of the site so as to reflect the planning controls of a site zoned for RE2 Private Recreation.

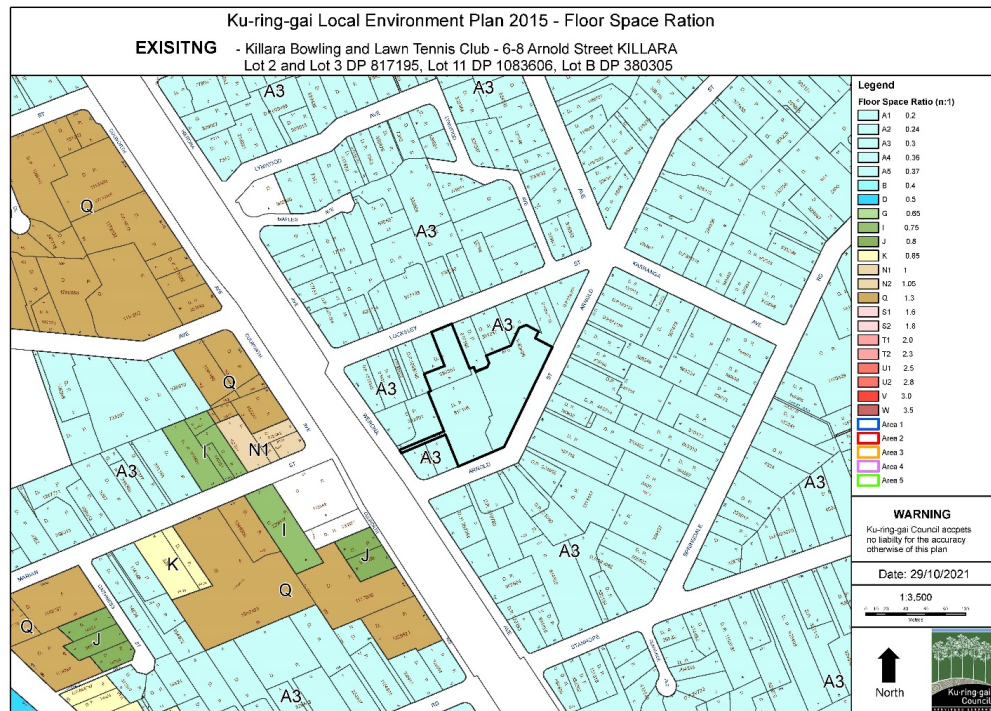


Figure 13. Map showing existing FSR controls of Killara Lawn Tennis Club and Bowling Club

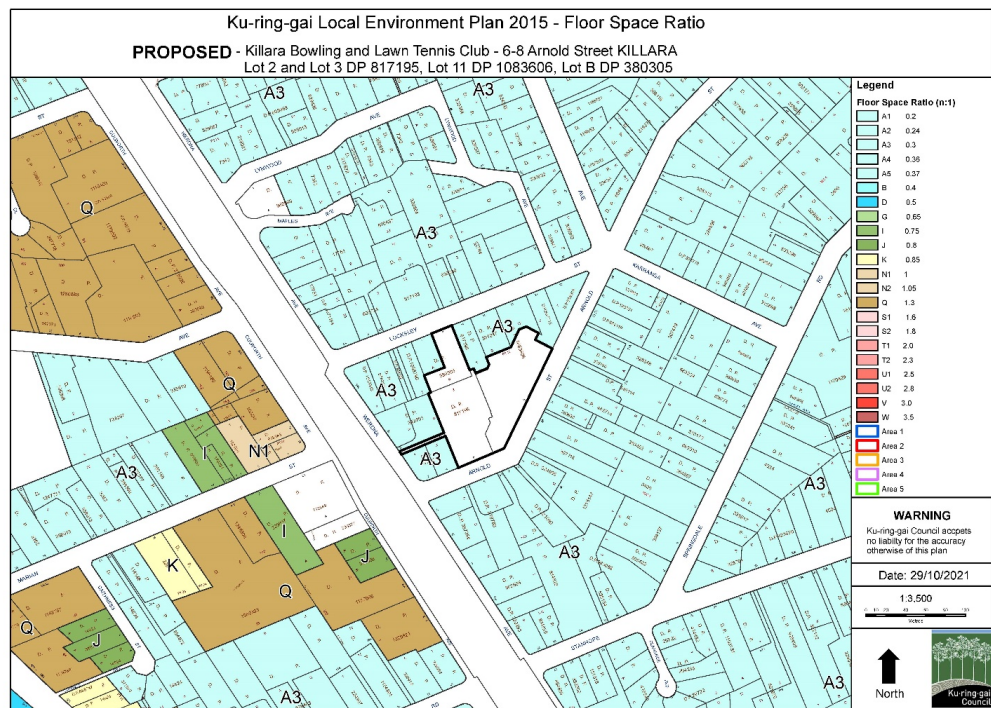


Figure 14. Map showing proposed FSR controls of Killara Lawn Tennis Club and Bowling Club

- **Ku-ring-gai Local Environmental Plan 2015 – Height of Buildings Map – Sheet HOB_014** by removing the J2 colouring of the site so as to reflect the planning controls of a site zoned for RE2 Private Recreation.



Figure 15. Map showing existing HOB controls of Killara Lawn Tennis Club and Bowling Club

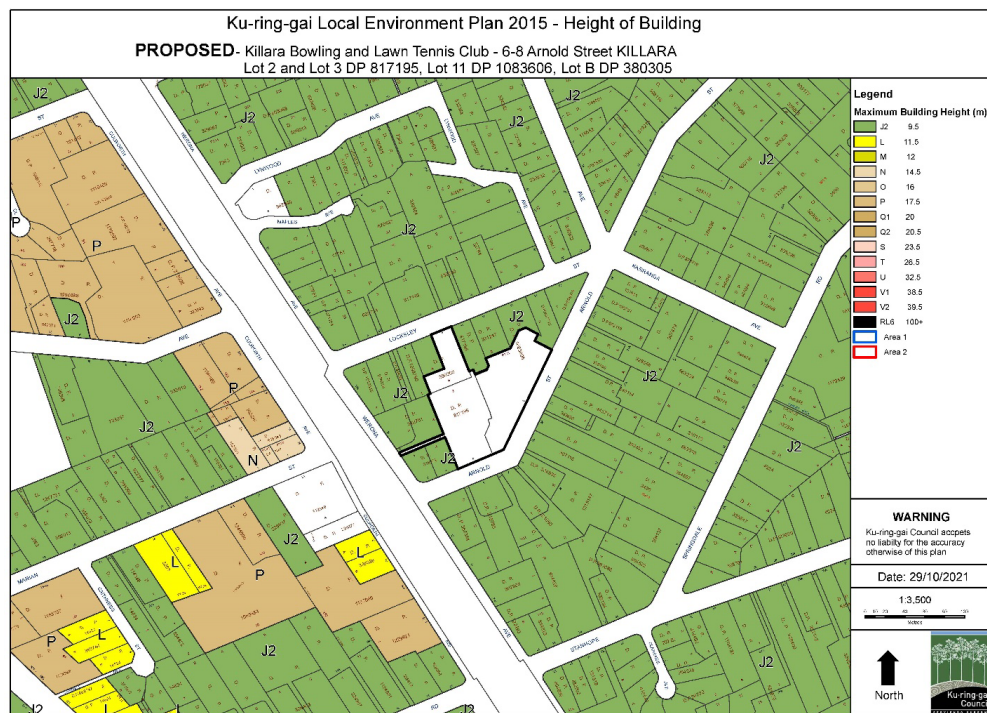


Figure 16. Map showing proposed HOB controls of Killara Lawn Tennis Club and Bowling Club

- **Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_014**

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

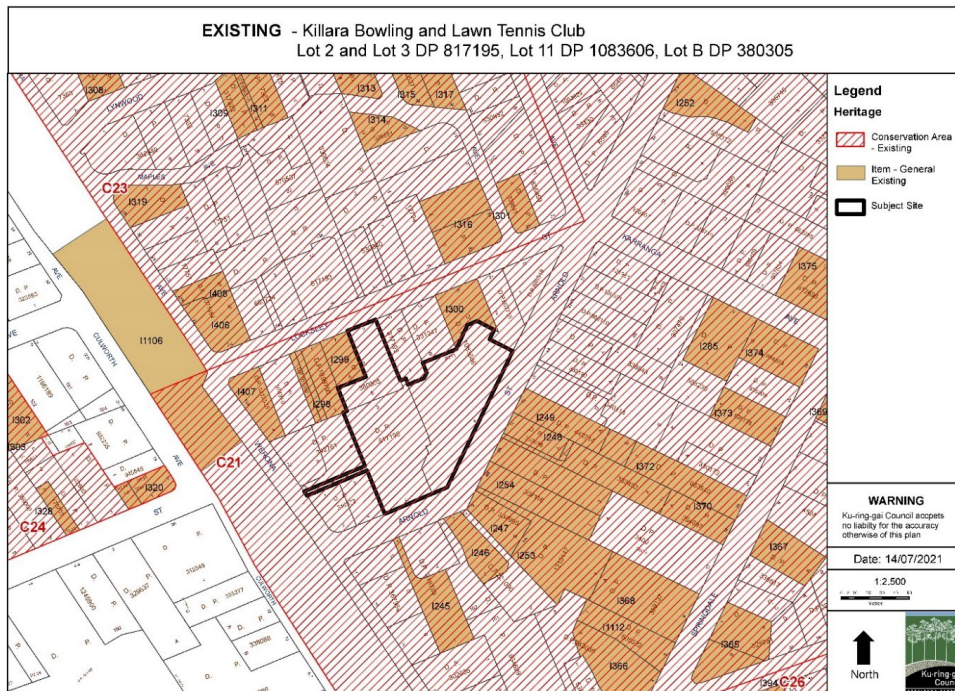


Figure 17. Map showing existing non-heritage listed status of Killara Lawn Tennis Club and Killara Bowling Club within a heritage conservation area and existing Heritage Items nearby

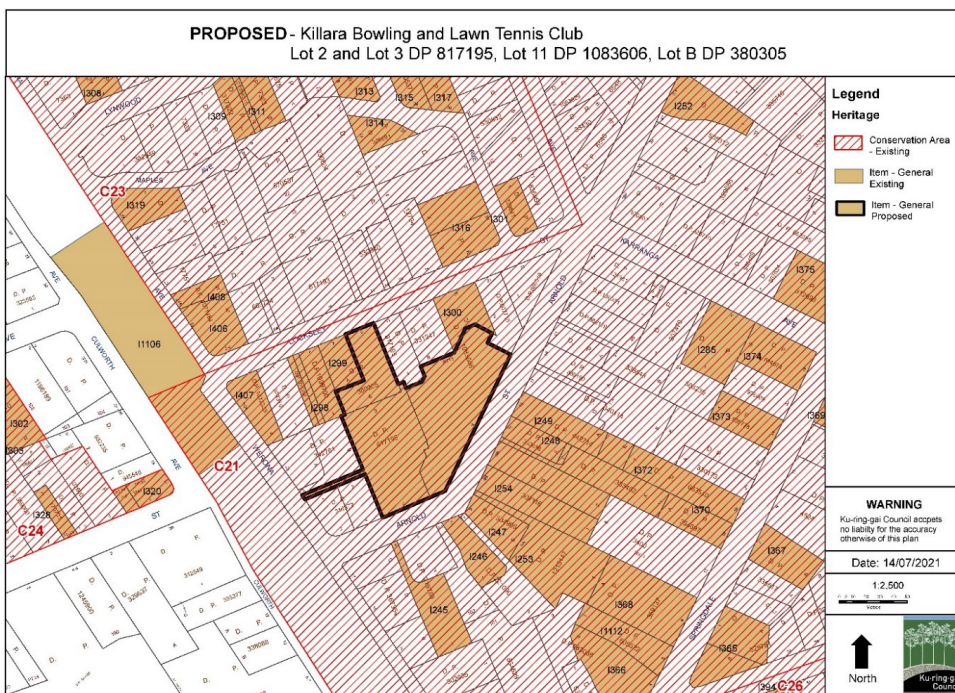


Figure 18. Map showing proposed amendment to heritage map showing Killara Bowling and Lawn Tennis Club shaded as Heritage Item – General

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



Gateway Determination

Planning proposal (Department Ref: PP_2021_7032): to rezone Killara Bowling and Lawn Tennis Club and list the site as an item of local heritage significance.

I, the Director, North District at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Ku-ring-gai Local Environmental Plan (LEP) 2015 to rezone the Killara Bowling and Lawn Tennis Club, remove the existing height of building and floor space ratio development standards, and list the site as an item of local heritage significance under Schedule 5, should proceed subject to the following conditions:

1. The planning proposal is required to be updated prior to exhibition to:
 - a. Provide a timeline to monitor its progress to completion. Including a date for exhibition and final Council recommendation in line with Condition 2 and Condition 5. No endorsement from the Department is required.
2. Public exhibition is required **within 4 months** from the date of the Gateway determination, under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal is classified as low impact as described in *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018) and must be made publicly available for a minimum of **28 days**; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
3. No consultation is required with public authorities/organisation under section 3.34(2)(d) of the Act
4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. The planning proposal must be reported to Council for a final recommendation **within 7 months** from the date of the Gateway determination

6. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
 - (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;
 - (b) the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
 - (c) there are no outstanding written objections from public authorities.
7. The time frame for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated 23rd day of December 2021.



Brendan Metcalfe
Director, North District
Eastern Harbour City
Department of Planning, Industry and Environment

Delegate of the Minister for Planning and Public Spaces

PP-2021-7032 (IRF21/4940)

KILLARA BOWLING AND LAWN TENNIS CLUB

HERITAGE ASSESSMENT



**PREPARED ON BEHALF OF
KU-RING-GAI COUNCIL**

FINAL ISSUE – APRIL 2022

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	

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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.

KILLARA BOWLING AND LAWN TENNIS CLUB HERITAGE ASSESSMENT

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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.

KILLARA BOWLING AND LAWN TENNIS CLUB HERITAGE ASSESSMENT**SEPTEMBER 2021****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.

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4. HISTORICAL INTRODUCTION

For thousands of years before European settlement, the Ku-ring-gai area was home to the Darramurrugal people and other First Nations clans, the traditional custodians of land within the Ku-ring-gai Council boundaries. Due to the impact of colonisation on the Indigenous population and lack of records, the exact clan area boundaries in this region are not known. (Aboriginal Heritage Office, Aboriginal Heritage and History within the Ku-ring-gai local Government Area, 2015).

5. 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. ⁱ 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. ⁱⁱ

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. ⁱⁱⁱ

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. ^{iv} 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. ^v

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. ^{vi} 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. ^{vii} 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

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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.^{viii}

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).^{ix}

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.^x 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.^{xi}

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.^{xii} 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.^{xiii} The bowlers next door also wore whites but with waistcoats and either straw hats or boaters.^{xiv} 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.^{xv}

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.^{xvi} 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.^{xvii} As well, one should also not forget that in 1884, the first Women's Singles Title was competed for at Wimbledon.^{xviii}

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.^{xix} 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.^{xx}

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

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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. ^{xxi}

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. ^{xxii} 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. ^{xxiii} 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. ^{xxiv} 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. ^{xxv} 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. ^{xxvi}

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

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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. ^{xxvii} The tennis club had lost land, but could afford to retain their six grass courts.

^{xxviii}

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. ^{xxix}

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. ^{xxx} 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. ^{xxxi}

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. ^{xxxii}

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. ^{xxxiii} After 1957 this competition faded from the scene, as players preferred to play in overseas tournaments. ^{xxxiv}

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. ^{xxxv} 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. ^{xxxvi} He went on to 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. ^{xxxvii}

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. ^{xxxviii} 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,

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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. ^{xxxix}

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. ^{xi}

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. ^{xii} *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.* ^{xiii}

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. ^{xiii}

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. ^{xliv}

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. ^{xlv}

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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. ^{xlvi}

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. ^{xlvii}

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. ^{xlviii}

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.

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6. 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 Club, 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

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

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 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'...

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 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

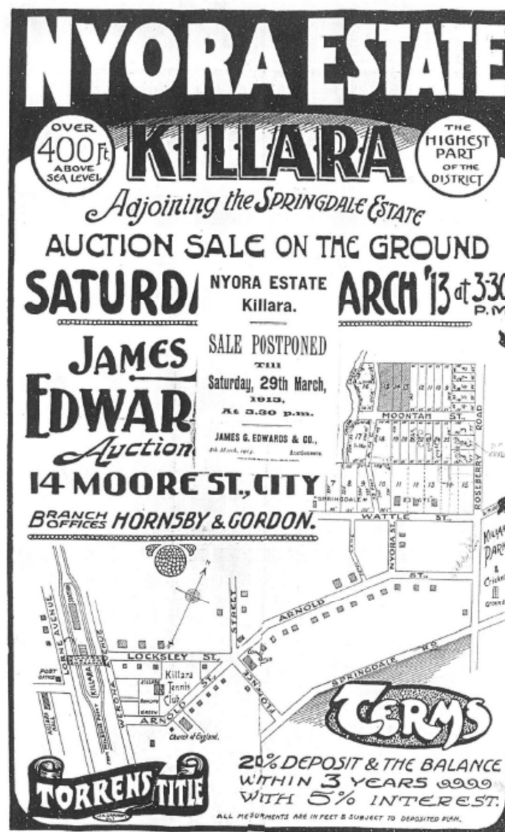
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many years, who died in 1950. They were the gift of R. W. Park, an active member and builder, who was the contractor for the new greens built after purchase of No. 7 Locksley Street.

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.

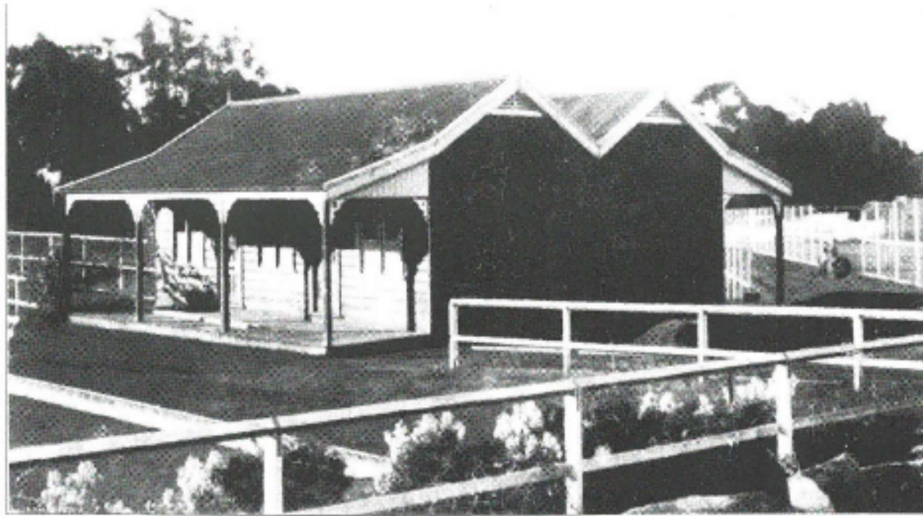


Auction map for the 'Nyora Estate' dated March 1923 - showing the Killara Tennis Club, churches, houses etc.

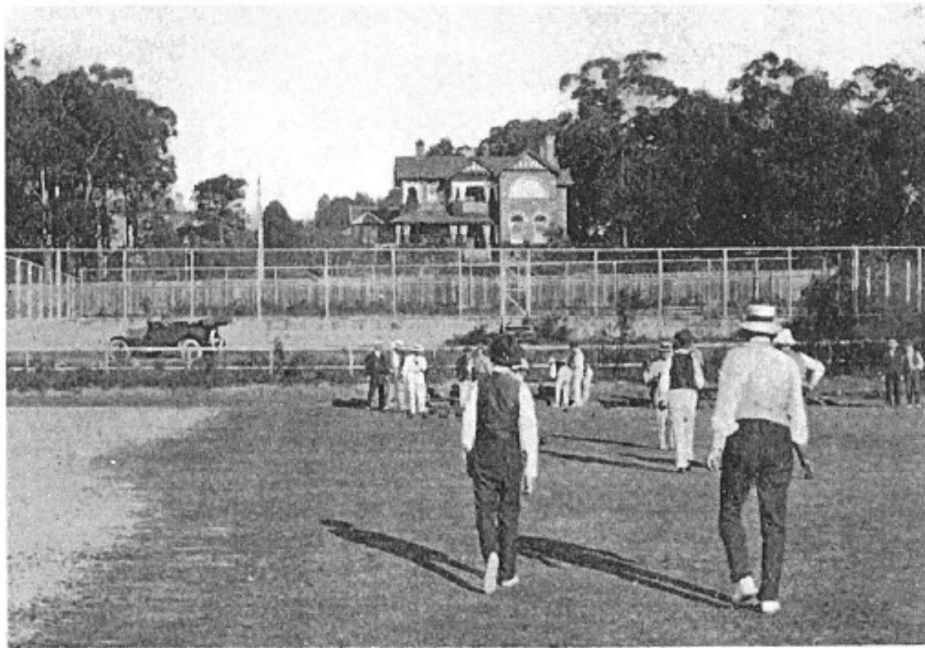
Map: KHS Collection

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



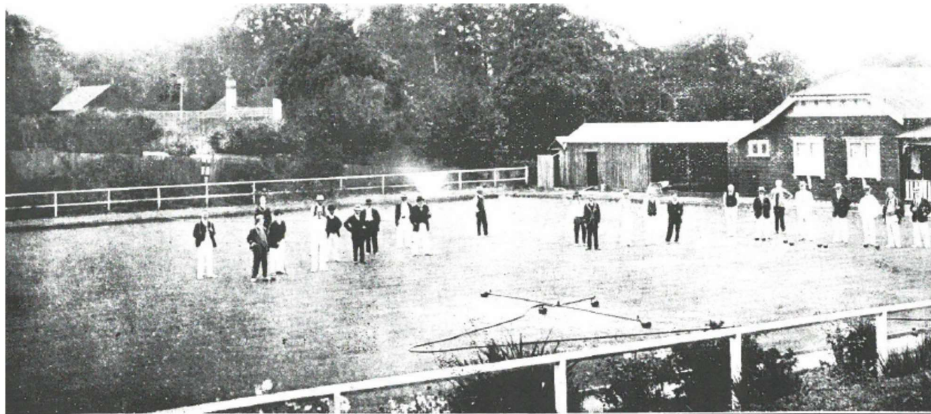
View in 1918 of the Bowling Green and beyond the Tennis Club court - Photo: Club Collection

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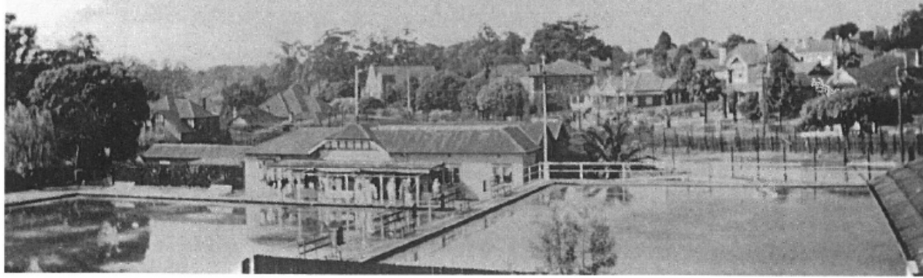
A gala day at Killara Bowling Club about 1919. The "opening of the green" was a special occasion celebrated annually.



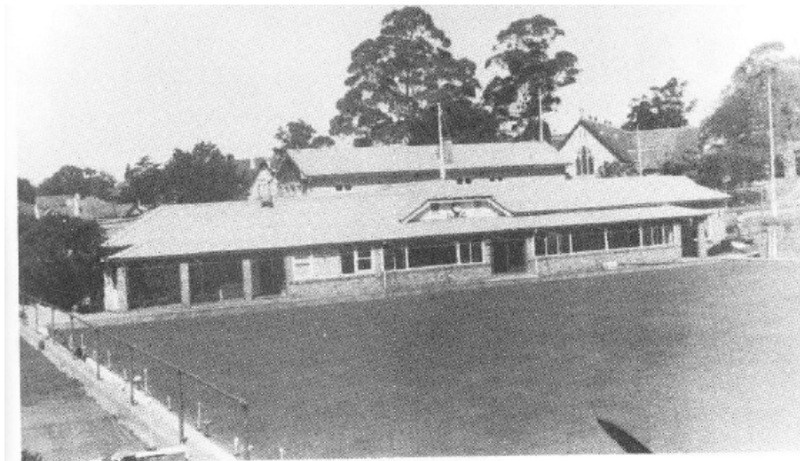
This photograph of the Killara green and Clubhouse appeared in a souvenir publication and programme for the 1926 Australian Bowling Carnival held in Sydney.

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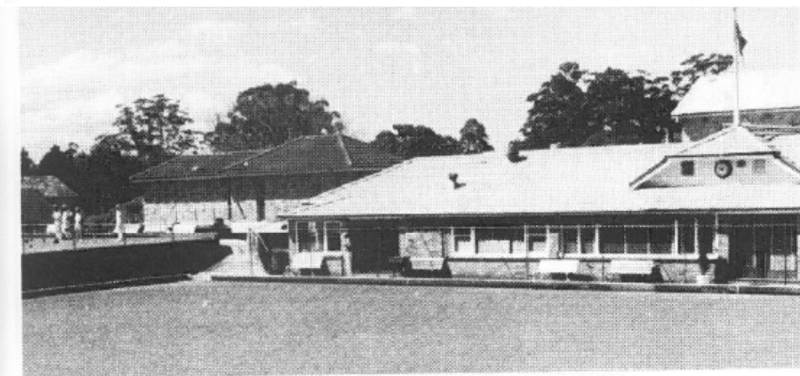
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The Bowling greens flooded in April 1942. A storm-water drain on the southern side of No 2 green collapsed after a storm leaving an opening 6 ft wide and 50 ft long. Photo: courtesy of the Killara Bowling Club



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.

7. COMPARATIVE ANALYSIS

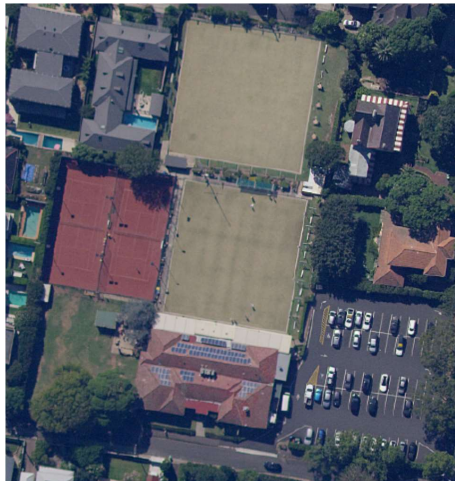
This comparative analysis tabulates the significance of some other similar precincts in greater Sydney, followed by other bowling (and former bowling) club sites within the Ku-ring-gai Area.



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)
(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.

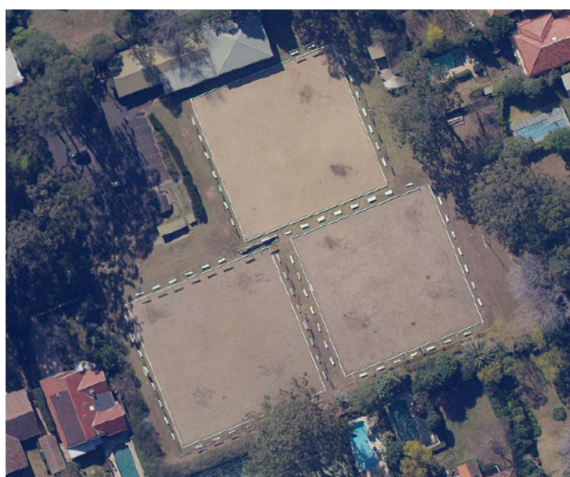
(NSW Heritage). (Image Source: Six maps).



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).

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 1956.¹ 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)

¹ 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).

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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>)

8. 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.

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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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9. 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 layout and arrangement of the courts and greens remain substantially the same 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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10. 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. .

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APPENDIX 1 – SITE PHOTOGRAPHS



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

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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)

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

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

ⁱ *Bowls at Killara, Lloyd Sommerlad, 1990 p. 3.*

ⁱⁱ *Ibid.*

ⁱⁱⁱ *Ibid.* p.9.

^{iv} *Ibid.*

^v *Bowling Club News, September 1977, p.1.*

^{vi} *Sommerlad, p.9.*

^{vii} *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.*

^{viii} *McLean, p.3.*

^{ix} *Bowls at Killara 1990, E Lloyd Sommerlad, p.16.*

^x *Killara Lawn Tennis Club, Brian H Ball, June 1995 p. 19.*

^{xi} *Ibid.* p. 19.

^{xii} *Ibid.* p.24.

^{xiii} *Ibid.* p.19.

^{xiv} *Sommerlad, p.13.*

^{xv} *Ball, p.18.*

^{xvi} *Ball, p.66*

^{xvii} *Wikipedia*

^{xviii} *Ibid.*

^{xix} *Ball, p.21*

^{xx} *Ibid.* pp 31

^{xxi} *Ibid.* p. 42.

^{xxii} *Ibid.* p. 43.

^{xxiii} *Ibid.* p. 44.

^{xxiv} *Oral Interview with John Bickmore, October 2016.*

^{xxv} *Ball, p. 21.*

^{xxvi} *Wikipedia*

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- ^{xxvii} *Ball*, p.31.
^{xxviii} *Ibid.*
^{xxix} *Ibid.*
^{xxx} *Slee, John, Australian Dictionary of Biography, Vol.16 2002.*
^{xxxi} *Ball*, p.32.
^{xxxii} *Ball*, p.23.
^{xxxiii} *KTC Web Site.*
^{xxxiv} *Ball*, p.30
^{xxxv} *Ball*, p.16.
^{xxxvi} *Ball*, p.64.
^{xxxvii} *Ball*, p.30.
^{xxxviii} *Ball*, p.34.
^{xxxix} *Ball*, p.27.
^{xl} *Ball*, p.30.
^{xli} *Ball*, p.28.
^{xlii} *Sommerlad*, p.27.
^{xliii} *Ball*, p.38.
^{xliv} *Ball*, p.40.
^{xlv} *Ball*, pp. 46-53.
^{xlvi} *Bickmore.*
^{xlvii} *Letter sent to KBC from KLTC, 18 September, 2008.*
^{xlviii} *Bickmore.*

The State Heritage Inventory (SHI) will be included in the digital register once the listing is made. At the time of entry the SHI will be updated to reflect the revised heritage assessment as follows:

1. The inclusion of the information contained within the 'Historical Introduction' (Page 6)
2. The addition of Council's standard disclaimer relating to the use of heritage inventories
3. Refined 'Statement of Significance' in relation to the configuration of courts and greens.
Whilst the general arrangement of greens and courts per say remains the same, an additional green was created and one lost at the northern extent of the site (Page 34).



SUBMISSION SUMMARY TABLE
Planning Proposal for Killara Lawn Tennis Club and Killara Bowling Club
Public Exhibition 11 February 2022 – 11 March 2022

MATTERS RAISED IN THE SUBMISSION	COMMENT	RECOMMENDATION
Support for heritage listing		
<ul style="list-style-type: none"> Support for the combined sites to be listed as a local Heritage item which 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 and will retain the qualities and characteristics of the significance of the place Support for the preservation of Ku-ring-gai's culture and heritage and ensure the Clubs remain an important and integral part of the fabric of this suburb Support for the preservation of existing historical buildings and spaces over new developments Appreciation of the heritage value of these facilities in promoting the ongoing social welfare of the local community and should be protected and preserved for future generations. Granting heritage status would be a fitting recognition of the roles that the clubs have played over the last 100 plus years in Ku-ring-gai The clubs are an iconic, irreplaceable historic asset for the community that are an essential part of Killara's heritage and charm The significant historical and heritage value of the site provides collective sense of community, and social and cultural identity The Heritage Assessment's 'Statement of Significance' summarises the reasons as to why the site is worthy of listing as a local heritage item and sufficiently outlines the justification for the listing. With the further development of Ku-ring-gai and increasing population densities, the need to safeguard the heritage value of this site will increase with time. The clubs and the land on which they operate are incredibly important parts of Killara and the upper North Shore's history and should rightfully be protected for generations to come. Support for the heritage listing of the clubs from nearby tennis clubs who have a close association through social and competitive tournaments The clubs forms part of the fabric of the heritage conservation area which a lot suburbs do not have the privilege of having. The clubs have been there more than 100 years and form a crucial part of Killara's history which should not be erased by profit driven commercial activity. The precinct is iconic locally and is a much-loved place to both play sport and has a great sense of being part of a continuity of tradition and local history. The site is important visually, socially and historically as well as for its recreational use. The Bowling Club has expended considerable money over the years to maintain the property. It would be much appreciated if consideration could be given for council to make an Annual Contribution to assist us. <p><i>Heritage assessment</i></p> <ul style="list-style-type: none"> On merits it is clear from the Council report that the site meets a number of the applicable criteria for local heritage listing. The Planning Proposal is meritorious of itself and needed to conserve this important community asset into the future. The site is a significant landmark within HCA 21. We understand that the heritage assessment has concluded that the site reaches the threshold for a local heritage listing against the NSW Heritage Criteria. <p><i>Built form and architecture</i></p> <ul style="list-style-type: none"> The tennis club has a historic clubhouse that has admirable architecture and serves as a reminder of our past and the history of tennis in Australia The style of the tennis clubhouse is sympathetic to the heritage conservation area and should not be demolished or suffocated by developments that dampen its history and style. The existing clubhouse buildings with honour rolls, extensive drystone retaining walls and front entry gate are also of historical significance. <p><i>The history of the recreational precinct and JG Edwards</i></p>	<p>Support for the heritage listing is noted.</p> <p>The planning proposal to list the sites as an item of local heritage significance aligns with the Ku-ring-gai Community Strategic Plan long term objective to ensure that Ku-ring-gai's heritage is protected, promoted and responsibly managed, and the Delivery Program and Operational Plan tasks to ensure strategies, plans and processes are in place to effectively protect and preserve Ku-ring-gai's heritage assets. Furthermore, the planning proposal aligns with the Ku-ring-gai Heritage Strategy priority to review existing and identify new heritage items and HCAs.</p> <p>Should the planning proposal to list the sites as a local heritage item proceed, the Clubs would be eligible for Ku-ring-gai's annual Heritage Home Grants program. The program assists and encourages the conservation of heritage items, with up to \$5,000 to be provided to assist with maintenance repair & restoration.</p> <p>Support for the findings of the heritage assessment is noted.</p> <p>Appreciation for the built form and history of the sites is noted.</p>	<p>No changes recommended.</p>

SUBMISSION SUMMARY TABLE
Planning Proposal for Killara Lawn Tennis Club and Killara Bowling Club
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<ul style="list-style-type: none"> There is a wonderful history associated with both clubs. The clubs represent the early beginnings of Killara as a community It is important to honour our history and continue the original intent of JG Edwards when he appointed the community as custodians of the site, that the site will always be used for recreational purposes Historically, both clubs are where they are because of the foresight of the first developer of this suburb and the subsequent continued foresight and management of many people over the years. It would be a travesty if all the efforts and imagination of these people were to be lost. Killara Lawn Tennis Club and Killara Bowling club were formed by Edwards on land that he could have sold for profit however, at considerable cost to himself, Edwards continued to support and fund the two clubs for Private Recreation and to enhance the feeling of Community in Killara. It would seem reasonable to assume that Mr JG Edwards, having previously leased the land to these clubs in 1919, and then sold the land to the clubs in 1921 for a modest sum would have had the expectation that the land would continue to be used for recreational activities Heritage Listing is consistent with the “Father of Killara”, and founder of the Killara tennis and bowls recreational areas, J.G.Edwards “Vision” for the subject properties. His “Vision” is contained in the following: <ul style="list-style-type: none"> In an address on the 26th February 1923 at the Killara Community Service Club, he reportedly said: <i>“The land bounded by Locksley Street, Arnold Street and Werona Avenue was unsuitable for sub-division, being low relatively and sloping, with a creek through it. To avoid spoiling the locality with small allotments and houses, it was resolved to make a park or recreational ground of it.”</i> Four years later, on 27 February 1927 JG Edwards spoke the following words at an address to the Community Service Club. <i>“What we wished has 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”</i>, to the originator, namely Edwards. The inaugural (1919) Killara Bowling Club Articles, including its objectives: <ul style="list-style-type: none"> <i>“To promote all or any of the following games,.. Bowls, Skittles and other Athletic Sports Recreations and Pastimes and to provide build erect and maintainin connection therewith....”</i> <i>“To lease purchase acquire and provide lands in the District of Killara and lay out and prepare the same for Bowls Skittles.....”</i> (A long term Lease intergroup Lease remains in place today.) Originator JG Edwards considered the members of both Clubs as being Custodians of the properties for the benefit of then Killara residents and future generations. Consistent with the foregoing, honorary services of incalculable value have been provided and given by members, from the Killara Community, of both Clubs towards the properties over the past century. These honorary services have been in the form of direct labour, gifts of the labour of employees / gardeners etc., usage of equipment / machinery, monetary gifts (several significant in value). We ourselves have, and continue to give honorary services to the properties / clubs. The Public Right of Ways (ROWs) integrated into the titles of the properties by JG Edwards for the usage of the then Killara residents and sporting / recreational usage. Purpose and usage of original integration of the ROWs remain over a century later. 		
<p><i>Community support for the heritage listing of the Clubs</i></p> <ul style="list-style-type: none"> It is noted that over recent years the proposal for Heritage Listing has received support of: <ul style="list-style-type: none"> Local State Members Jonathan O’Dea and Federal Member Paul Fletcher Council Heritage Reference Committee (Unanimous) Independent Planning Panel (Unanimous) State Heritage Office who have delegated the Proposal back to the Council. Council staff who proposed that rezoning as RE2 Private Recreation would provide additional protection to the combined Bowls and Tennis Club Site. The Chairman of the Killara Bowls Club who supported Heritage Listing their site. Ku-ring-gai Councillors (Unanimous) 	<p>The history of community support for the heritage listing of the clubs is noted.</p>	
Support for rezoning to Private Recreation		

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<ul style="list-style-type: none"> Support for rezoning the sites to RE2 Private Recreation Council has an obligation to provide accessible and suitable sporting and recreational facilities for all ages and abilities. With a declining number of facilities, this site should be protected and preserved by Council for the recreational and social needs of the community. <p><i>Ensuring the zoning to reflects the intended and current use of the sites</i></p> <ul style="list-style-type: none"> Rezoning the site from R2 to RE2 will ensure that the zoning objectives correlate with the past and present use of the site, also ensure the preservation of the recreational and open space characteristics of the site. Rezoning will benefit the majority rather than the minority. The land upon which the clubs are located has been used by the community for the benefit of the community for over 100 years with the current rezoning being sought due to a historical oversight in the zoning classification The land was initially provided by the far-sighted community leader JG Edwards, at his cost, for community use. This proposal will bring the zoning back to a level consistent with the intended use in his original vision. It was inappropriate for Council to have zoned the land for residential purposes, and the error should be corrected. The proposal has demonstrable planning merit and the strategic justification in the to rezone the site proposal is supported. <p><i>Rezoning will ensure ongoing recreational use into the future</i></p> <ul style="list-style-type: none"> JG Edwards intended that the KBC and Lawn Tennis sites be always used for recreational purposes. Mr Edwards considered the members of both the Bowling and Lawn Tennis Clubs as being the custodians of the lands for the benefit of then current residents and future generations. The proposal will provide support for, and honour the intent of, the original grant enacted over 100 years ago. It is incumbent on Council to maintain a healthy balance between recreation and development space and that responsibility is made easier by the relatively straightforward rezoning being considered here. This land was historically set aside for recreational purposes and has both important ongoing values for community amenity and strong associative values connected to the genesis of the surrounding community. The present zoning is monetarily valuable and future committees may be tempted to sell the land for housing redevelopment. It is immoral and unethical to think that current members of either club could benefit from a sale of the land. The site has been used for recreational purposes for over 100 years and we must protect it from any potential developers by formalising the recreation zoning No reasonable argument can be made that the ‘highest and best use’ of the site is to re develop the land for residential use. This would result in the loss of existing recreational use, which would require council to impose section 7.11 development contributions to create replacement recreational facilities elsewhere in the LGA. The conversion of these spaces to residential use would lead to a loss of green space and residential amenity, which is not in the best interest of the present or future community We desperately need to preserve all current recreation space in Ku-ring-gai for current and future use by residents – the numbers of which are increasing dramatically with all the current and planned development Heritage listing can be restrictive and may be interpreted as limited the use of the combined site to nothing more that bowls and tennis – the coupling of heritage listing and rezoning gives the necessary flexibility to change to a compatible private recreation use while maintaining, at all times, the site as open space. <p><i>Rezoning for economic benefits</i></p> <ul style="list-style-type: none"> The nature of the original zoning was recreational, with rates historically Ku-ring-gai Council not representing a major cost to the Clubs. Subsequently, the zoning of the properties were changed to R2, which represented a major increase on the two local recreational clubs costs annually, and ever since each faced periods of financial distress. The Rezoning to RE2 shall rectify a historical “wrong decision”. Council should make some form of compensation to the two local recreational clubs. To date, both clubs have been impacted by residential rates rather than the lower recreation rates and have unnecessarily burdened club memberships through higher membership fees over many years The ever increasing residential land values were are a real threat to the long term future of both clubs as our rates bill has mounted to some 60% of the KLTC Membership fees and in the case of KBC over 100% of its membership fees. 	<p>Support for the rezoning is noted.</p> <p>The rezoning objective of the planning proposal is to ensure that the site is retained for recreational use. Rezoning the site to Zone RE2 Private Recreation will apply a zone that is consistent with the current use and the future intended use of the site. Rezoning the site reflects the current use and future intended use of the land. The site has been operating as a tennis club and a bowling club for over 100 years.</p> <p>The planning proposal to rezone the sites from R2 Low Density Residential to RE2 Private Recreation aligns with the Ku-ring-gai Community Strategic Plan long term objective and Delivery Program and Operational Plan tasks to ensure that recreation, sporting and leisure facilities are available to meet the community’s diverse and changing needs.</p> <p>Should the planning proposal to list the sites as a local heritage item proceed, the Clubs would be eligible for Ku-ring-gai’s annual Heritage Home Grants program. The program assists and encourages the conservation of heritage items, with up to \$5,000 to be provided to assist with maintenance repair & restoration.</p>	<p>No changes recommended.</p>
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<ul style="list-style-type: none"> The perseverance of open space can reduce costs related to pollution and public health costs <p><i>Preservation of open space to facilitate a happy, healthy community</i></p> <ul style="list-style-type: none"> The two clubs are an integral part of Killara's lived environment, and the continuing existence of their recreational space is essential to the quality of life of residents. The social, physical and mental health benefits to the community from maintaining current use are difficult to quantify, but there is no doubt that they are real and that there are flow-on economic benefits. The Killara Bowling Club has provided a place within the community for physical, mental and social wellbeing to thrive. Valuable friendships have been established, nurtured and developed, with crucial emotional support available to those in times of greatest need With the further development of Ku-ring-gai and increasing population densities, the need to safeguard the recreational use of this land will increase with time Killara needs open spaces to enable a healthy population, there is already a severe shortage of recreational land in Ku-ring-gai There is a growing need for local outdoor spaces in order to provide residents with the opportunity to lead healthy active lives. The presence of such facilities is a real feature of the area and the loss of such a significant space would greatly impact the amenity of many residents and visitors The preservation of open space is crucial for both the physical and physiological health and well-being of the community The area proposed for preservation provides a unique haven of peace and relaxation to residents, including for those who may not participate in bowls or tennis. Recreation space is strategic in encouraging exercise for better health outcomes and relieving pressure on the health system – these spaces allow for social interaction which is important for mental health The sites are ideally and conveniently located for maximum accessibility along the train line and bus route which is particularly important for the elderly and for those who live in the unit developments concentrated around transport corridors and must be maintained for social and public health benefits <p><i>Preservation of open space for amenity</i></p> <ul style="list-style-type: none"> Support for the preservation of this unique green, open space for ratepayers to enjoy Besides recreational uses, it is important visually, socially and historically. It is an integral part of the “garden suburb” nature of Killara. A number of Councillors ran on a platform of protecting our green spaces – it is time to stand up for those green spaces. We need to maintain, if not grow recreational space. The clubs are a picturesque and calming addition to the neighbourhood <p><i>Preservation of open space for biodiversity & environmental considerations</i></p> <ul style="list-style-type: none"> Open green space fosters flora and fauna It is important for children to play in greenery, hear cicadas and experiences all the fauna and flora that open space provides The area must remain as green space, climate change is real. Retaining local recreational amenities is fundamental in the consideration of the environment and maintaining a sustainable growth model that is in harmony with the local residents and more importantly, the environment 	<p>Support for the preservation of recreational, open green space for social, environmental, health and economic benefits is noted. Council is committed to preserving and enhancing open space in Ku-ring-gai. The planning proposal will facilitate ongoing opportunities for sport and recreation, and recognises the importance of private recreation clubs in providing social opportunities for the community and promoting a healthy lifestyle.</p>	
Support for the preservation of the existing facilities and amenity of the Bowling Club and the Lawn Tennis Club		
<p><i>Bowling Club</i></p> <ul style="list-style-type: none"> Support for the preservation of the existing facilities provides by the Killara bowling club, such as the existing hall facilities on the site for functions and meetings. Support for the safeguarding of the amenity of the site Desire from the community to utilise the facilities in the near future as they age Desire for social barefoot bowls for a younger crowd as a place to socially meet for recreation 	<p>Support for the existing facilities and amenity provided by the Killara Bowling Club and the Killara Lawn Tennis Club is noted.</p>	<p>No change recommended.</p>

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<ul style="list-style-type: none"> • Desire for the continuation of traditions such as the challenge between the Killara Golf Cub Bowling Team and the Killara Bowling Club on the greens twice a year • The role of the local bowling club has been an important and integral part of many communities and has been so over many decades. As can be attested by the numerous letters of support provided recently by members of the community following the current KBC Board attempts to force an amalgamation with another club and sell the KBC land to developers. The current KBC Board's term of office concludes on 12 March 2022 with the great majority of the current Board not seeking re-election. <p><i>Lawn Tennis Club</i></p> <ul style="list-style-type: none"> • Support for the preservation of the Lawn Tennis Club to provide a recreational sport facility for local residents • Presently the Lawn Tennis Club provides a highly used tennis facility, regularly used by a broad cross section of the community. Special programs provide tennis teaching to school age children during school holidays. • Tennis club members are aware of the importance of this facility to the amenity of the people of the North Shore and the ambience of this area of Killara • The tennis club has been an active participant in Sydney wide tennis competitions and has been the reason why many people travel to Ku-ring-gai • The tennis club has an amazing historic clubhouse • The courts are beautifully presented offering leafy and old world practices • The tennis courts had 25,000 court utilizations a year pre-Covid, and since Covid the popularity has increased and it is anticipated this growth will continue <p><i>The recreational precinct</i></p> <ul style="list-style-type: none"> • Council's careful consideration and approval of this proposal is requested so that current and future generations will be able to enjoy and value, as past generations have, the recreational facilities of KLTC and KBC. • Thank you for preserving history, cultivating community and promoting sport and recreation • The clubs are important historical and community venues • The club and the grounds are also a reminder to all of us that spending time together playing tennis and bowls is an important part of our heritage and contributes to feeling part of a community. • Residents living across the road from the sites witness the enjoyment that the facilities bring to its members and guests in our local community every day • The clubs offer invaluable courses and physical activities for children and adults and bring residents together for a greater community • The facilities are unmatched and irreplaceable, and contribute greatly to the amenity and beauty of the suburb for residents, club members and visitors alike. • These clubs are easily accessible by the trainlines, which is a rare feature, making it easier for people without cars to access • It is great to have the bowling club right next to the tennis courts as all different ages can see each other benefit from these outdoor sports, creating quite a community • Both the clubs welcome the public to join as members each year – this is a vital connection to the community that each club serves • The Killara Probus has its monthly meetings in the Clubhouse and enjoy the current facilities • There are a limited number of community based clubs that provide affordable and accessible sporting club memberships, these need to be preserved. 		
Objection to heritage listing		
<ul style="list-style-type: none"> • Statement regarding "the configurations of the courts and greens remains intact....." is factually incorrect. The Bowling green configurations have changed over time, for example with the purchase of the Green on Locksley Street and more recently the creation 	The Heritage Assessment has been amended in response this comment. This will be reflected in the SHI once digitised and is explained in a document appended to the Council report.	Amendments made to Heritage Assessment and SHI accordingly.

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<p>of a car park in lieu of a Green with Locksley Street access.</p> <p><i>Killara Bowling Club</i></p> <ul style="list-style-type: none"> The finances of Killara Bowling Club are in a dire position. One option is to sell the property and use the proceeds to support the functioning of other clubs. The proposal to heritage list the site will result in dramatic reduction in funding to support other clubs. NSW Heritage advised that it would not make an order as "the sites did not reach the threshold for state significance". It appears that Council was determined to proceed with the heritage proposal, so it then put forward the idea to rezone the properties from R2 to RE2 to bolster the heritage argument. No consultation was afforded to Killara Bowling Club when initially developing the rezoning proposal. The Club has not unanimously agreed to the heritage listing & the President of the club was not authorised to speak on behalf of the club on this matter at any meetings with Council staff The site was purchased and paid for by Killara Bowling Club from J.G. Edwards – not donated - and has been privately owned land for some 100 years since this purchase 	<p>Note that in NSW there are different levels of statutory listing. State heritage items are listed on the State Heritage Register. This list includes only those items which have been identified as having particular importance to the people of NSW, which meet the NSW Heritage Council's assessment criteria and are managed in accordance with the Heritage Act 1977. Local heritage items and heritage conservation areas are listed on a local council's Local Environment Plan (LEP) heritage schedule.</p> <p>On 15 March 2021, Council received correspondence from NSW Heritage which outlined that they would not proceed with making an IHO in this instance as requested by the community member, 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. Although the site did not reach the threshold for state significance, 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.'</p> <p>Council officers prepared a preliminary heritage assessment of the Killara Bowling and Lawn Tennis Clubs, with the findings agreed by the Ku-ring-gai Heritage Reference Committee ('HRC') on Thursday, 19 May 2021. The assessment maintains that the site satisfies the NSW Heritage Council's criteria for listing and the committee found that the assessment would be sufficient to support the Planning Proposal to Gateway Determination for the heritage listing of the site.</p> <p>See below for comments regarding land use planning decisions and the financial position of landowner/s.</p>	
Objection to rezoning to Private Recreation		
<p><i>Killara Bowling Club</i></p> <ul style="list-style-type: none"> The site was purchased and paid for by Killara Bowling Club from J.G. Edwards and has been privately owned land for some 100 years since this purchase It is not community land. It is private land that is owned and operated by a private club, open to the community to join and support. <p><u>Membership</u></p> <ul style="list-style-type: none"> The club is unsustainable financially with a very small and continuously declining membership that makes a sale of the property inevitable. To capitalise on the value of the property and make further bowling available to the community on another site within the municipality will be greatly lessened if rezoned. The club is currently in a financially perilous condition, in part due to the community not financially supporting the club. Furthermore, the community have chosen, over the years, not to utilise the open recreational space that they are now aggressively campaigning to keep and claim as "theirs". <p><u>Finances & land value</u></p> <ul style="list-style-type: none"> It is privately owned land. The club has the right to protect the value of that land, like all residents. The finances of Killara Bowling Club are in a dire position. One option is to sell the property and use the proceeds to support the functioning of other clubs. The proposal to rezone the site will result in dramatic reduction in funding to support other clubs. 	<p>In rezoning and heritage Listing the Killara Bowling Club and Killara Lawn Tennis Club site, Council is exercising its planning functions under Part 3 of the Environmental Planning and Assessment Act 1979. As part of the process, Council was required to demonstrate the strategic merit of the planning proposal as well as its consistency with Sydney regional plan, North District plan, Local Strategic Planning Statement, Ministerial Directions under 9.1 of the EP&A Act and State Environmental Planning Policies. In making land use planning decisions, the financial position of a landowner/s is not a planning consideration.</p> <p>The Planning Proposal was submitted to DPE for a gateway determination. The Gateway determination is a key assessment point for the planning proposal. It allows for review of the strategic and site-specific merits or a proposal and determines whether the planning proposal should proceed. The Planning Minister's delegate issued a gateway determination on 23 December 2021, authorising Council to place the planning proposal on public exhibition and to exercise the functions of the Minister under section 3.36(2) of the EP&A Act to finalise the Planning Proposal if resolved to do so.</p>	<p>No changes recommended.</p>

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<ul style="list-style-type: none"> The limitations placed on the land by changing the zoning of the property from R2 to RE2 will severely reduce the range of developments that could take place on the property. The proposal will result in the Bowling Clubs most valuable asset being dramatically devalued The Killara Bowling Club is currently surviving off money transferred pro rata through previous members of the Artarmon Bowling Club when they joined with the proceeds from the sale of it's land (in accordance with the Registered Clubs Act). The value attained through the sale of the land, must be retained for the sport of bowls according to the NSW Clubs act, therefore supporting the community. The sale and development of the Killara Bowling Club land in a way that satisfies Council's requirements and allows for the injection of funds into other local clubs will support these other clubs and allow them to improve their facilities. If rezoning is imposed on the Club – it will struggle to avoid liquidation. The club will not be able to operate, from my projections, within the next 15 months, maximum, and suspected by the 31st December 2022. The financial predicament of the club has stopped any required maintenance on the clubhouse and the bowling greens. The greens and clubhouse require restoration and maintenance. If the site is rezoned and bowling ceases there will be no entity left to carry out necessary repairs to the buildings or maintain the greens as no income will be produced for these purposes. <p><u>Rates</u></p> <ul style="list-style-type: none"> Over decades the board of Killara Bowling Club have considered the benefits of changing the zoning of its land from R2 to RE2 to obtain cheaper rates but have always rejected the idea because of the deleterious effect on the value of the land. <p><u>Alternative uses for the site</u></p> <ul style="list-style-type: none"> If the land is to be rezoned as RE2 where childcare centre/s, restaurants, social bowling focused activities could be developed on the site, with the increased volume of people and cars, the tranquility of the area could be disturbed. The local community may object to these options. 	<p>The planning proposal does not prevent the Killara Bowling Club from selling their land. However, it is acknowledged that it will affect the potential future use of the site and therefore the underlying land value.</p>	
Clarification of Private Recreation zoning		
<ul style="list-style-type: none"> Questioning what the 'private' in Private Recreation means 	<p>Private Recreation is a zone which applies to privately owned land that is used for recreational activities.</p>	<p>No changes recommended.</p>
Floor space ratio and height of building controls		
<p><i>FSR and HOB controls</i></p> <ul style="list-style-type: none"> Changing the zoning to RE2 private recreation has the adverse effect of removing the FSR Control and having no Maximum height of buildings. This potentially opens the door to development of a huge multi-storey Clubhouse, Child Care Facility, Indoor Recreation Facility or similar, immediately adjacent to neighbouring homes, resulting in interface impacts. Controls for future developments need to be in place to protect nearby sewer junctions. Building should not take place over and near the zones of influence according to Sydney Water Guidelines. Historically there was/is a stream running beneath the right-of-way referred to. There is also a water bore in the Bowling Club Greens accessing groundwater. This was extensively used by the Club during the drought. No thought is given as to how depletion of the groundwater might affect the integrity and stability of the Greens and the surrounding land. A study should be made how that water is accessed, where the water is accessed from and the effects of chemical toxins from the spraying of the Greens entering the stream, the water table and the groundwater. The structural integrity of the Greens with these systems underneath should be explored. The Proposal is silent on this and chooses to ignore these environmental impacts We therefore submit that any development must not be uncontrolled in the manner sought with unfettered bulk, scale and height and no information as to the environmental effects overall 	<p>The lack of development standards applying to the land under the proposed RE2 zoning will not limit Council's ability to control future development on the site. All future application for development of the site will be assessed on merit, giving consideration to impacts on surrounding land.</p> <p>The proposed heritage listing will offer an additional level of protection for the site, as a consent authority must, before granting consent under the KLEP 2015, consider the effect of the proposed development on the heritage significance of the item and the surround heritage conservation area concerned.</p>	<p>No changes recommended.</p>

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<ul style="list-style-type: none"> Council We ask you to consider the impact on neighbours who live not only adjacent to the Greens and Tennis Courts, but the neighbourhood generally as well. It is only fair that their amenity, privacy and solar access be acknowledged. Unfettered development with no height restrictions and no FSR limits can not, and should not, be allowed. 		
Opposition to any residential development on the sites		
<ul style="list-style-type: none"> The land was originally purchased by sporting clubs at a discount price for use a recreational purposes. It is fitting to remain so and not be built upon as private residential development allowable under current zoning. The sites should be preserved for recreational purposes and protected from residential development through heritage listing and rezoning The sale of the land for residential development would result in the loss of a significant amenity currently enjoyed by residents of Killara and the wider community. The sites are an irreplaceable asset for our community. No reasonable argument can be made that the ‘highest and best use’ of the site, as has been canvassed by some, is to re develop the land for residential use. Selling land for residential development is a very short sighted approach to rob the area of its historical community spaces We can not afford for more green community space to be sold to developers, we don’t have enough spaces like this as it is and what open space we have needs to be preserved Another residential development would benefit the highest bidder, whereas the proposed rezoning will ensure that the space endures for the enjoyment of many It would be great to see the local Council make decisions based on broader community sentiment and value rather than just financial outcomes that only benefit a few The increased number of residents now living in Killara due to recent developments suggest Killara needs more recreational facilities – not less. The loss of the tennis and bowling clubs would be counterproductive to this objective. Once an asset is sold off for development, the land is then gone; the council loses an asset which will only increase in value over time. Most of the profits from any development will go to a developer and not the council. The residential zoning, if realised, would overload the area and local infrastructure with additional residential load, particularly the busy five-ways intersection. <p><i>Opposition to the Bowling Club selling the land for private purpose use</i></p> <ul style="list-style-type: none"> It is very disappointing that some later members of the Killara Bowling Club should seek to sell the land for private purpose use. This is totally inconsistent with the Killara Bowling Club Company Articles which include “to promote all or any of the following games, bowls, skittles and other athletic sports, recreations and pastimes” The attempts by the Board of the Bowls Club to vote to shut down the club, merge with the Lindfield Bowls Club, and sell off the lands in Killara were a great shock to many Bowls Club members and residents. The vote was defeated. The fact that most of the members of the Board were not even residents of Killara let alone Ku-ring-gai was particularly disappointing. The Board has been rejecting all new playing and social member applications apparently for fear of mobilising support against the merger. Selling the land to a developer for 5 or so house sites would have been an irretrievable loss to the community, a rejection of the wishes of Mr Edwards, and an insult to the memory of hundreds if not thousands of Bowls Club’s members over the last 100 years. A developer could apply for rezoning for medium density housing, which would tie up the Council, developer and community groups in a dispute for years to come at great cost to all! Over the last 24 months, representatives from the Tennis Club, have been involved in complicated and protracted discussions with the Board of the Bowling Club and also many of its members, as well as other parties. During this period of time our club have offered the Killara Club Board the following. <ul style="list-style-type: none"> 1. Offering assistance in growing the Bowling Club Membership 2. Offering discussions of merging 3. Offering a cooperation agreement 4. Offering to support social functions 5. Offering to join the bowling club and assist in promoting the bowling club membership 	<p>Opposition to residential development on the site and the sale of the Bowling Club land for private purpose use is noted.</p> <p>The objectives of the RE2 Private Recreation zone are as follows:</p> <ul style="list-style-type: none"> enable land to be used for private open space or recreational purposes. provide a range of recreational settings and activities and compatible land uses. protect and enhance the natural environment for recreational purposes. <p>The following uses are permitted with consent under the RE2 Private Recreation Zone</p> <p>Aquaculture; Bee keeping; Camping grounds; Car parks; Caravan parks; Centre-based child care facilities; Community facilities; Electricity generating works; Emergency services facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Forestry; Information and education facilities; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads; Signage; Water recycling facilities; Water supply systems.</p>	<p>No changes recommended.</p>

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<p>These offers of valuable assistance in growing the Bowling Club Membership during this period of time were rebuffed by an averous board of KBC. The Board of the Bowling Club had proposed to merge with another bowling club and in doing so it would sell off its land to developers. The KLTC is interested in seeing its sister bowling club remain at Killara and thrive and believes that it can with the right management and vision.</p> <ul style="list-style-type: none"> There are only a small number of members from the KBC that oppose the Proposal. The majority of members of the KBC have voted against the sale of the club to developers over the last year. Many residents, even past members, have sought to re-join the bowling club over the last 18 months or so, as a show of support for the club, however they have been prevented from doing so. 		
Suggestions for other uses of the site		
<p><i>Alternative recreation uses</i></p> <ul style="list-style-type: none"> If there is insufficient demand for the clubs to continue, the space should be retained for other outdoor community recreational activity Recreational land must be retained and if needed, repurposed for community use – not sold off to developers for residential use If the bowling greens are not viable, there is an option for soccer fields like in Lindfield The preference would be for tennis and bowls to remain the use on the site, but if there is insufficient demand then the space should be retained for other outdoor community recreational activity with no or minimal hard surfacing Other wider community uses could be found for this site that enhance community wellbeing rather than developed for more housing The site could be turned into a full sized outdoor basketball court The site could be repurposed for futsal, mini hockey or cricket – some market research may be required <p><i>Revitalisation of the recreation precinct</i></p> <ul style="list-style-type: none"> It would be good for Council to undertake a study and get funding to revitalise these clubs, so that they can become more widely used by more members of the local community – such as through modernising facilities and having more social and community events like The Greens or Paddington Bowls. They could become a real hub and drawcard for the local area. With new management and a fresh vision, the Bowls Club could take on new members and new ventures to enhance operating revenue. This could be in cooperation with the Tennis Club who have indicated they would explore the sharing of facilities to the benefit both Clubs. For instance a Kiosk which is allowed under RE2 zoning could provide for parents with young children in the morning. Council and local schools could be approached for suggestions for additional uses – netball, pilates, group exercises etc. Such activities would leave the heritage features essentially intact. <p><i>Community Market Garden</i></p> <ul style="list-style-type: none"> Council should consider the use of the Bowling Club's car park and possibly top bowling lawn as an area the Ku-ring-gai Community could use as a space for a Community Market Garden where people could interact and grow produce. It could be used as a learning Centre on growing produce and for local school communities to learn about biodiversity and permaculture, in addition to providing a space for local residents in both high density living and low density living to meet and connect 	<p>The suggestions to utilize the site in other ways are noted. The planning proposal does not preclude the sale of the land. The uses that would be permissible in the RE2 Private Recreation zone are as follows:</p> <p>Aquaculture; Bee keeping; Camping grounds; Car parks; Caravan parks; Centre-based child care facilities; Community facilities; Electricity generating works; Emergency services facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Forestry; Information and education facilities; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads; Signage; Water recycling facilities; Water supply systems.</p> <p>The sites would not be limited to operating as a tennis club or a bowling club.</p>	<p>No changes recommended.</p>
Concerns regarding the operation of the Killara Bowling Club		
<ul style="list-style-type: none"> The Bowling Club for decades has exercised blatant disregard for the environment and its neighbours. The Bowling Greens are repeatedly sprayed multiple times per year with fungicides, herbicides, nematicides, insecticides, pesticides, fertilizers and other chemicals. On occasion these have been sprayed during high winds contrary to EPA rules. This has impacted surrounding properties and local fauna. Suggestions that these activities are associated with a cancer cluster in this area. The Tennis Courts used to have lawns which were similarly tended until replacement with synthetic grass some years ago. A geological and soil analysis would be warranted both so that the structural integrity of the Greens and the environmental impact on the existing land use could be properly assessed. At the very least a review of the environmental impact of the Bowling Club should be looked into. 	<p>Operational matters of the Killara Bowling Club are outside of the scope of the planning proposal. Any issues concerning noise, air or water pollution should be raised with the Killara Bowling Club or Ku-ring-gai Councils compliance team.</p>	<p>No changes recommended.</p>

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<ul style="list-style-type: none"> It is completely incorrect to state that biodiversity is being protected; that environmental heritage and critical habitat is being preserved and that there is no evidence to suggest the site could be contaminated. This absolutely needs to be challenged. Nothing could be further from the truth. In the event a sport and recreation facility is permitted it should not negatively impact the environment and the people who live nearby. The Bowling Club Green Keepers usually start at 7am and contrary to EPA rules have sometimes started mowing much earlier and is occasionally drawn out for more than 8 hours a day. Frequent soil deliveries for the Bowling Club are dumped obstructing the right-of-way belonging to the Tennis Club, is blown into nearby properties and makes its way into the stormwater system blocking stormwater drainage and resulting in flooding to neighbouring property. The Bowling Club's lights are being left on all night, their multiple sensor lights flashing on and off all night, the tennis court lights being left on past the permitted 10pm at times. 		
East Roseville Bowling Club and Gordon Bowling Club		
<ul style="list-style-type: none"> Council has/is currently rezoning land previously occupied by East Roseville Bowling Club and Gordon Bowling Club, but owned by Council, from RE2 to R2. At the same time Council is pushing hard the do the opposite to Killara Bowling Club by rezoning its land from R2 to RE2. This is ironic in the extreme. Council is seeking to benefit itself by two rezonings and to hurt a bowling club by an opposite rezoning. 	<p>Council has been in the process of rezoning two redundant bowling clubs sites – part of 4 Pennant Avenue, Gordon and 47 Warrane Road, Roseville Chase – since 2018. These sites are owned by Council and had been leased to the bowling clubs since the 1950s. In 2017/2018 both the East Roseville Bowling Club and the Gordon Bowling Club terminated their leases with Council and vacated the sites due to declining membership.</p> <p>As the sites are no longer required for the purpose they were acquired for, Council resolved to prepare the planning proposals to rezone the sites from recreation use to a residential use. The sites present an opportunity for Council to utilise asset recycling to invest in new assets and revitalise existing assets. The current RE1 Public Recreation zoning of the former Council bowling club sites is not considered the highest or best use of the sites and it is appropriate that the planning controls be changed to facilitate alternative uses of the site. Asset recycling is a major part of Councils financial and asset strategy (as identified in the Long Term Financial Plan and Ku-ring-gai Local Strategic Planning Statement), and uses the funds from the sale of various properties to assist Council fund specific civic and community projects through the sale of under-utilised assets.</p> <p>The two redundant Council bowling club sites do not demonstrate the same heritage values or significance as the Killara Lawn Tennis Club and Killara Bowling Club site. They have not been identified in heritage studies as potential items or as part of a potential conservation area. The clubs associated with the redundant Council sites are no longer active, and the buildings do not have any aesthetic significant in terms of architecture or design and are in poor repair. Additionally, the sites have contamination issues and are not considered to be suitable for future recreational uses. When the use is no longer viable, buildings are in poor condition and site contamination issues, it is recognised that the significance of the use cannot be conserved and maintained in situ.</p> <p>The rezoning of the Killara Lawn Tennis and Killara Bowling Club site to RE2 Private Recreation is being proposed in conjunction with the heritage listing. The proposed rezoning to RE2 Private Recreation provides recognition of the specific heritage values of the site which are related to sporting culture, social values and historical links to JG Edwards, as well as providing a means to protect the current and ongoing recreational values of the Lawn Tennis Club and Bowling Club.</p>	<p>No changes recommended.</p>
The Tennis Club and the Bowling Club as two separate entities		

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<ul style="list-style-type: none"> In reports to Council and to the NSW Department of Planning the heritage and rezoning proposals continually refer to the affected property as The Killara Lawn Tennis and Bowling Club". This is ingenious and misleading. There are two separate and independent clubs and to suggest that there is only one club is dishonest. This brings into question the validity of the whole heritage and rezoning process 	<p>As described in the planning proposal, the history of the Clubs as provided by the Ku-ring-gai Historical Society written by Elizabeth Dokulil, is as follows:</p> <p><i>"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.</i></p> <p><i>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.</i></p> <p><i>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. 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.</i></p> <p><i>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."</i></p> <p>Council is aware that the Clubs are two separate entities and have been since 1919 with the Killara Bowling Club (clubhouse and associated bowling greens) and the Killara Lawn Tennis Club (clubhouse and associated tennis courts). This is considered to be an operational matter. With regard to land use planning outcomes, the sites are considered one recreational precinct and if the planning proposal results in a Local Environmental Plan amendment, they will be listed as a single local heritage item in Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015.</p> <p>The Council resolutions regarding this matter consistently refer to the recreational precinct as 'sites' or 'Killara Bowling and Lawn Tennis Clubs' and always include the legal description of the lots and DPs that cover both sites. These resolutions are included in the documentation on public exhibition. It is acknowledged that there are different references in the planning proposal and supporting documents.</p>	<p>The Planning Proposal has been amended to ensure the identification of Killara Lawn Tennis Club and the Killara Bowling Club is clear. References to the sites will clearly specify each club separately from this time forward.</p>
Community consultation		
<ul style="list-style-type: none"> We learnt of this proposal from our neighbours. We are an immediately adjacent owner to the subject site. We queried this with Council. Number 23 Werona Avenue which is similarly impacted by the proposal, has still not received notification of the development. 	<p>Council records indicate that notification letters were sent to both properties on 8 February 2022. Upon receipt of the correspondence from the property owner, confirmation was sent via e-mail that these notification letters had been sent, along with copies attached and a link to the exhibition material that was available online.</p>	<p>No changes recommended.</p>
<p><i>Killara Bowling Club</i> <u>Dissatisfaction with community consultation</u></p> <ul style="list-style-type: none"> Council did not provide Killara Bowling Club sufficient notice and opportunity to lodge objections to the rezoning proposal, prior to referring the matter to NSW Department of Planning, Industry and Environment for a Gateway Determination. One email was sent to 	<p>At the August 2021 KLPP meeting, the Panel deferred the matter of the Killara Bowling and Lawn Tennis Club in order for Council to <i>'provide a clearer statement of the objectives of the Planning Proposal with more specific detail of the heritage significance of the site. That</i></p>	

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<p>the Club on the afternoon of 3rd November 2021 advising of a public forum on 9th November. Response was required within 4 days. Compare this to the process to heritage list the property where public meetings were provided on 20th April 2021, 11th May and 8th June - substantial notice of three meetings spanning over three months.</p> <ul style="list-style-type: none"> No consultation was afforded to Killara Bowling Club when initially developing the rezoning proposal. The proposal has proceeded with such haste that it can reasonably be considered unjust 	<p><i>further information be provided on whether the Planning Proposal is the best means of achieving these objectives.'</i></p> <p>Alternatives discussed in the meeting included rezoning the site to RE2 Private Recreation and/or preparing a site specific development control plan for the site.</p> <p>As a result of reconsidering alternative approaches, the rezoning of the sites to RE2 Private Recreation in tandem with the original proposed heritage listing was considered the best means to meet the objectives to recognise both the heritage and recreational value of the site, and to ensure that the zoning accurately reflect the past and present recreational use of the site. Rezoning the site to RE2 Private Recreation would ensure the preservation of the recreational and open space characteristics of the site. This was the approach presented to both the KLPP in October, and to Council in November.</p> <p>In regards to consultation specifically relating to re-zoning, Council sent a notification on 3 November 2021 to a number of interested parties including</p> <p>Killara Bowling Club, to advise that the proposal to rezone and heritage list Killara Bowling and Lawn Tennis Club would be considered by the Councillors at the 16 November 2021 Council meeting. In this correspondence, the parties were offered the opportunity to make a submission or address the public forum in relation to the item. Following the Council resolution to support the proposal, the same parties were then advised of the outcome of the meeting on 18 November 2021.</p>	
<p><u>Satisfaction with community consultation</u></p> <ul style="list-style-type: none"> A thanks to the Ku-ring-gai Council for adhering to due process and, in particular, providing ample time for KBC Members to respond to the Planning Proposal in question. 	<p>Satisfaction with the public exhibition process is noted.</p>	
<p>State Agency Submissions</p>		
<p><i>Heritage NSW</i></p> <ul style="list-style-type: none"> Council's heritage assessment indicated both individually and combined the Killara Bowling and Lawn Tennis Club sites meet the Heritage Council of NSW's criteria for listing at a Local level. Heritage NSW encourages the identification and listing of this new Local heritage item. The Heritage Council, and Heritage NSW as its Delegate, do not have a role in the approval of new Local heritage listings and HCAs to LEPs, or in the assessment of impacts to existing Local heritage listed under LEPs. As such, we do not provide advice on planning matters which impact on Local heritage. 	<p>Encouragement for the identification and listing of this new Local heritage item is noted. The required assessments and notifications have been undertaken and the assessment sufficiently supports the property for listing.</p>	<p>No changes recommended.</p>