

Kiama Town Centre Heritage Review

Preliminary Justification Report

Report prepared for Kiama Municipal Council

April 2021



Acknowledgement of Country

GML acknowledges the Traditional Owners of the land and waters on which we work and meet, and pay our respect to their Elders, past, present and emerging.

Report Register

The following report register documents the development and issue of the report entitled Kiama Town Centre Heritage Review—Justification Report, undertaken by GML Heritage Pty Ltd in accordance with its quality management system.

Job Number	Issue Number	Notes/Description	Issue Date
20-0268	1	Draft Report	November 2020
20-0268	2	Final Report	April 2021

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Contents

1	Introduction	1
1.1	Background	1
1.2	Scope of the Kiama Town Centre Heritage Review	3
1.2.1	<i>Phase 1</i>	3
1.2.2	<i>Phase 2</i>	3
1.2.3	<i>Scope of the Preliminary Justification Report</i>	3
1.3	Statutory Context and Heritage Listings	4
1.3.1	<i>Heritage Act 1977</i>	4
1.3.2	<i>Environmental Planning and Assessment Act 1979</i>	4
1.3.3	<i>Kiama Local Environmental Plan 2011 and Kiama Development Control Plan 2020</i>	4
1.3.4	<i>National Parks and Wildlife Act 1974</i>	5
1.4	Methodology and Terminology	7
1.4.1	<i>Key Reference Material</i>	7
1.5	Consultation	8
1.6	Limitations	8
1.7	Authorship	8
1.8	Acknowledgements	8
2	Preliminary Assessment of Items with Heritage Potential	9
2.1	Priority Items for Individual Heritage Listing	10
2.2	Properties Unlikely to Reach the Threshold for Individual Listing	12
2.3	Properties that Require Additional Research	28
3	Potential Heritage Conservation Areas	32
3.1	Potential Heritage Items Located within Proposed Heritage Conservation Areas	38
3.2	Expanded Pheasant Point HCA	38
3.2.1	<i>Heritage Context</i>	40
3.2.2	<i>Brief Historical Background</i>	40
3.2.3	<i>Description</i>	41
3.3	Southern Town Centre Residential Heritage Conservation Area	48
3.3.1	<i>Heritage Context</i>	50
3.3.2	<i>Brief Historical Background</i>	50
3.3.3	<i>Description</i>	51
3.4	Expanded Civic and Commercial Precinct	57
3.4.1	<i>Heritage Context</i>	60
3.4.2	<i>Brief Historical Background</i>	60
3.4.3	<i>Description</i>	61
4	Conclusion and Recommendations	68
4.1	Conclusion	68
4.2	Proposed New Heritage Items and Heritage Conservation Areas	69
4.3	Recommendations	70

5 Appendices

71

Appendix A

Preliminary Assessment Individual Items Assessed for Heritage Potential in the Kiama Town Centre

Appendix B

Preliminary Assessment of Individual Items Assessed for Heritage Potential in the vicinity of the Kiama Town Centre

Appendix C

Review of Existing Listed Heritage Items within the Kiama Town Centre

Appendix D

Review of Existing Listed Heritage Items in the vicinity of the Kiama Town Centre

Appendix E

Expanded Histories of the Priority Properties

Executive Summary

GML Heritage Pty Ltd (GML) has been engaged by Kiama Municipal Council (Council) to undertake a Heritage Review of the Kiama Town Centre (KTC). The study aims to review existing heritage items and identify potential new heritage items and heritage conservation areas (HCAs) for inclusion under Schedule 5 of the *Kiama Local Environmental Plan 2011* (KLEP 2011).

In July 2020, Council resolved to undertake a review of the KTC to ensure that places of high heritage significance are adequately protected and that more certainty is provided in the development process. This resolution was adopted in response to the *KTC Study Integrated Report 2019*, the *KTC Economic Study 2019*, and community support for retention of buildings and areas considered to have heritage merit.

The brief for this study is limited to the KTC and its vicinity, and does not include places of Aboriginal cultural or landscape/natural significance.

This Preliminary Justification Report forms part of the first stage of the review. It provides a preliminary review of the significance of the existing heritage items within the KTC and its immediate vicinity, and a list of potential new heritage items and HCAs. The next stage of the project involves:

- a detailed assessment of those existing and potential heritage items identified within this report to understand their heritage significance;
- the completion of heritage inventory sheets for each item; and
- the completion of heritage inventory sheets for potential HCAs.

In preparation of this report, a detailed review of background documentation provided by Council, the Kiama Heritage Society and

relevant State Heritage Inventory datasheets was undertaken. In addition, a physical investigation of 16 blocks of the Kiama Town Centre was conducted by GML consultants in September 2020.

These investigations included:

- the inspection of approximately 65 items with existing heritage listings, both within the KTC boundary and in the near vicinity;
- the inspection of approximately 75 items of potential heritage interest; and
- a survey of the surrounding buildings.

Each individual place inspected has had a preliminary assessment for its potential heritage significance and been allocated a preliminary classification of:

- existing heritage listing to be retained;
- existing heritage listing to be reviewed;
- places unlikely to reach the threshold for individual listing; and
- potential contributory, neutral or uncharacteristic/intrusive items within an existing or potential HCA;

This report recommends that:

- 12 new items be considered for listing as items of heritage significance under Schedule 5 of the KLEP 2011;
- three HCAs (two new HCAs and one expansion of an existing HCA) be considered for inclusion in Schedule 5 of the KLEP 2011;
- Council pursue detailed heritage assessment of the 12 individual places and three potential HCAs identified for potential heritage listing;
- updated heritage inventory sheets are prepared for items with existing heritage listings that are to be retained, and for potential items where heritage listing will be pursued.



1 Introduction

1.1 Background

GML Heritage Pty Ltd (GML) has been engaged by Kiama Municipal Council to undertake a Heritage Review of the Kiama Town Centre Study Area (KTC). The study aims to review existing heritage items, and to identify potential new heritage items and heritage conservation areas (HCAs) for inclusion under Schedule 5 of the *Kiama Local Environmental Plan 2011* (KLEP 2011).

The study is limited to the KTC as identified by the brief, and does not include the wider Kiama Local Government Area (LGA) or places of landscape/natural or Aboriginal cultural significance.

In 2000, Dawbin Architects Pty Ltd undertook a study of the Kiama area and identified several potential heritage items in the wider Kiama LGA. A number of heritage listings were reviewed, resulting in the addition of individual heritage items to the KLEP 2011. However, as there were community concerns and lack of support from property owners, not all nominated items were listed. This resulted in several sites with potential heritage significance remaining unprotected. The sites were recorded by the Kiama District Historical Society—it has since proposed several precincts and groupings be considered for heritage protections, and nominated several items for consideration as individual heritage items within the KTC and its immediate vicinity.

In recent years, the wider Kiama LGA—and specifically the KTC—has experienced considerable growth and development. This has led to proposals that include redevelopment of several sites of heritage significance. With community intervention, Interim Heritage Orders (IHOs) have been placed on potential heritage significant places, including IHO No.2 on the property at 66 Collins Street. In July 2020, Council resolved to undertake a review of the KTC to ensure that places of high heritage significance are adequately protected, and that more certainty is provided in the development process. Council's resolution was adopted in response to the *KTC Study Integrated Report 2019*, the *KTC Economic Study 2019*, and community support for retention of buildings and areas considered to have heritage merit.

This Preliminary Justification Report is the first stage of the study. It provides a shortlist of built heritage items within, or in the vicinity of, the KTC that have been identified by the Kiama Town Centre Heritage Review Reference Group (KTCHRRG) as having potential heritage significance. The list also includes items identified by GML as potential heritage items through fieldwork. This shortlist includes a brief description and initial assessment of each property, and recommendations for further actions and potential classifications.

The next stage of the project involves the detailed assessment of the items identified within this report to assess their heritage significance and the completion of heritage inventory sheets for each item. Assessment of the identified potential HCAs, and the classification of each item within the HCA according to its contribution to the significance and character of the HCA, will also be undertaken.

A summary table of the identified places is located in Appendix C of this report.



Figure 1.1 Kiama Town Centre Study Area, indicated in orange outline. (Source: Nearmap with GML overlay)

1.2 Scope of the Kiama Town Centre Heritage Review

This project forms part of Phase 1 of a wider suite of reports that will be undertaken in the Kiama Town Centre Heritage Review. The scope of the Kiama Town Centre Heritage Review is summarised below.

1.2.1 Phase 1

Heritage Review

The heritage review considers the outcomes of the *KTC Study Integrated Report 2019* and comments on implications for heritage items and the heritage character of the KTC.

The key aim of the review is to identify new heritage items and areas of heritage significance to be included in Schedule 5 of the KLEP 2011. The identification of potential heritage items and areas is being undertaken in conjunction with the KTCHRRG. The Preliminary Justification Report forms part of this deliverable.

Heritage Justification

This preliminary heritage justification provides a shortlist of potential heritage items and areas to be discussed with council and the KTCHRRG. A final list of properties will be prepared with a brief statement of significance to justify their potential inclusion on Schedule 5 of the KLEP 2011.

The heritage justification involves review of existing heritage inventory sheets and an update where the existing sheets are incomplete or include out-of-date information. The justification will also include the preparation of heritage inventory sheets for potential new heritage items and HCAs identified in the preliminary study.

Civic Precinct Heritage Conservation Area

Council has proposed the creation of a Civic Precinct HCA at the corner of Manning Street and Terralong Street. This HCA includes several items of local and state heritage significance. As part of Phase 1, we will prepare a detailed assessment for the subject area that addresses the heritage significance of each identified property and their contribution to the proposed HCA.

1.2.2 Phase 2

Phase 2 of the project focuses on strategic planning and the development of targeted development policies.

Heritage Development Controls

Phase 2 involves the development of heritage-specific development controls for heritage items, HCAs and sites adjacent to heritage items within the Kiama DCP 2020 (KDCP). These policies will be developed in collaboration with Studio GL.

Heritage Conservation Incentives

As part of the development of policies within the KDCP, incentives will be proposed to encourage the protection and reinstatement of heritage details.

1.2.3 Scope of the Preliminary Justification Report

This Preliminary Justification Report contributes to the heritage review and the heritage justification tasks and includes:

- review of the existing HCA and individually listed heritage items, both within the boundaries and in the vicinity of the KTC;
- review of potential HCAs and individual and group heritage items proposed by the KTCHRRG for listing, both within the boundaries and in the vicinity of the KTC;
- recommendations for further items to be considered for individual listing under Schedule 5 of the KLEP 2011;
- recommendations for the boundaries of the proposed HCAs; and
- classification of listing status for recommended individual items and HCAs.

1.3 Statutory Context and Heritage Listings

In NSW, items of heritage significance and archaeological remains (referred to as ‘relics’) are afforded statutory protection under the following legislation:

- the *Heritage Act 1977* (NSW) (the Heritage Act);
- the *National Parks and Wildlife Act 1974* (NSW) (the NPWS Act); and
- the *Environmental Planning and Assessment Act 1979* (NSW) (the EPA Act).

1.3.1 Heritage Act 1977

The State Heritage Register (SHR) was established under Section 22 of the Heritage Act. It comprises a list of identified heritage items determined to be of significance to the people of NSW. The SHR includes items such as buildings, works, archaeological relics, landscapes, parks, movable objects or precincts.

1.3.2 Environmental Planning and Assessment Act 1979

The EPA Act is administered by the NSW Department of Planning and Environment and provides for the protection of local heritage items and conservation areas through listings on Local Environmental Plans (LEPs) which guide local councils in making planning decisions.

1.3.3 Kiama Local Environmental Plan 2011 and Kiama Development Control Plan 2020

The KLEP 2011 provides the local development and planning framework for the Kiama LGA. Part 5 Clause 10 provides objectives and requirements for the management of heritage items and archaeological sites in the LGA, including the ability of Council to request heritage assessments, conservation management plans and heritage impact assessments for proposed developments involving heritage items. The objectives of the clause are as follows:

- to conserve the environmental heritage of Kiama;*
- to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views;*
- to conserve archaeological sites;*
- to conserve Aboriginal objects and Aboriginal places of heritage significance.*

The KLEP 2011 contains a list of environmental heritage items referred to as Schedule 5. The heritage context of the KTC is shown below in Figure 1.2 .

The KDCP aims to facilitate development that gives effect to the KLEP 2011, including the objectives for land use zones. It provides for the matters set out in s74C of the EPA Act (preparation of development control plans).

1.3.4 National Parks and Wildlife Act 1974

The National Parks and Wildlife Act (NSW) provides guidance on the protection of habitats, ecosystems, biological diversity, landforms, landscapes and natural features. Aboriginal sites are protected under the provisions of the NPWS Act. This report discusses landscape sites that are covered under the Heritage Act and the KLEP 2011. However, this report does not address Aboriginal cultural heritage values.

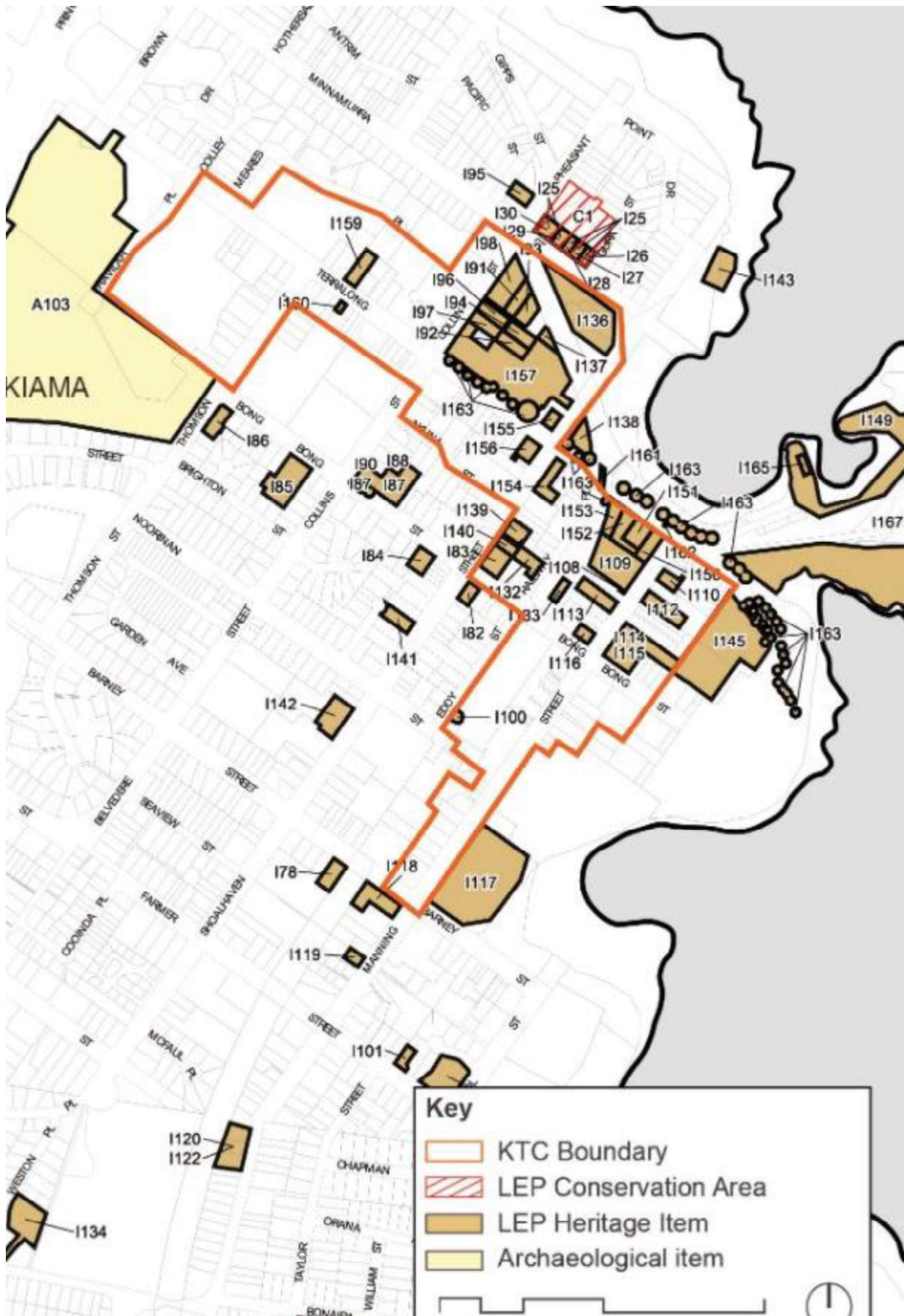


Figure 1.2 Detail of a map showing the heritage context of the Kiama Town Centre, with the boundary of the KTC outlined in orange. (Source: KLEP 2011, HER_012, with GML overlay)

1.4 Methodology and Terminology

This report is informed by the principles contained in *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013* (the Burra Charter) and in the approach set out in *The Conservation Plan* by James Semple Kerr. The terminology used in this report is consistent with that used in the Burra Charter.

Its preparation the following steps:

- review and collation of potential local heritage items identified by Council and in previous studies prepared for Council;
- review of background literature and previous reports made available by Council to gain an understanding of the history of the KTC and identify further potential heritage items;
- review of documents provided by the Kiama District Historical Society and community;
- review of the heritage context of the KTC;
- site inspections of each identified property from the public domain; and
- identification of further potential heritage items in the vicinity of the KTC while in the field.

1.4.1 Key Reference Material

A large quantity of background material was made available to GML during the preparation of this report. Many of these reports have informed the identification of potential heritage items and have been collated in the table below.

Key References Reviewed in the Preparation of the Kiama Town Centre Heritage Review
<p>Previous Heritage Studies and Council Documentation</p> <p>Bruce Dawbin 2000–2004, <i>Inventory Sheets Prepared as Part of the Draft Heritage Study Review</i>, prepared for Kiama Municipal Council</p> <p>Bruce Dawbin, <i>Assorted untitled documentation from the 2000–2004 Heritage Study</i>, prepared for Kiama Municipal Council</p> <p>Latona Masterman and Associates, 1987, <i>Kiama Heritage Study</i>, prepared for Kiama Municipal Council</p> <p>Simpson Dawbin, <i>Letter to General Manage Kiama Council</i>, 2002, 33 Shoalhaven Street, Kiama</p>
<p>Heritage Reports</p> <p>Allen Price & Scarratts, 2017, <i>53 Bong Bong Street—Heritage Impact Statement</i>, prepared for Dr and Mrs Phipps</p> <p>Bishop Hitchcock + Irwin Architects, 2001, <i>Kiama Railway Station—Heritage Impact Statement</i>, prepared for private client</p> <p>Borst & Conacher Architects, 2013, <i>Lot 1, DP 603129, 18 Manning Street—Statement of Heritage Impact</i>, prepared for private client</p> <p>Bornst & Conacher Architects, 2015, <i>No.38, Lot 1–9, SP 19175 Collins Street (24–40 Collins Street Kiama)—Statement of Heritage Impact</i>, prepared for Mr and Mrs R Hughes Redevelopment</p> <p>Colin Brady Architecture + Planning, 2019, <i>68 Shoalhaven Street—Heritage Impact Report</i>, prepared for private client</p> <p>DPWS Heritage Group, 1998, <i>Kiama Harbour Conservation Management Plan (Policies)</i></p> <p>Edmiston Jones, 2020, <i>48 Manning Street—Statement of Heritage Impact</i>, prepared for Kiama Jamberoo Uniting Church</p> <p>Edmiston Jones, 2019, <i>105 Manning Street—Statement of Heritage Impact</i>, prepared for Lance Cross</p> <p>GBA Heritage and Planning Ingenuity, 2019, <i>49 Manning Street Statement of Environmental Effects & Heritage Impact Statement</i>, prepared for Mr and Mrs Salim</p> <p>Hector Abrahams Architects, 2018, <i>Kiama Uniting Church—Conservation Management Plan</i>, prepared for Uniting Church of Australia</p>

Key References Reviewed in the Preparation of the Kiama Town Centre Heritage Review

Integrated Design Associates, 2012, *10 Manning Street—Heritage Impact Statement*, prepared for de Angelis Taylor and Associates

James Stephany, *49 Manning Street and 31 Bong Bong Street, Kiama—The Grand Hotel—Memorandum*, prepared for Kiama Municipal Council

John Graham & Associates, 2001, *Kiama Infants School—Conservation Management Plan*, prepared for Colts Constructions

Robin Graham Architect, *The Grand Hotel—Conservation Management Plan*

Urbis Heritage, 2016, *23 Meare Place and 33 Collins Street—Heritage Impact Statement*, prepared for Kiama Shores Pty Ltd

Weir Phillips, 2019, *10 Manning Street—Heritage Impact Statement*, prepared for private client

Historic and Background Documents

Studio GL, 2019, *Kiama Town Centre Study Part 1 Strategic Direction*, Prepared for Kiama Municipal Council

Studio GL, 2019, *Kiama Town Centre Study Part 2 Supporting Evidence*, Prepared for Kiama Municipal Council

Kiama Development Control Plan

Kiama Municipal Council, *Kiama Development Control Plan 2020*

1.5 Consultation

Consultation has been undertaken with Council and the KTCHRRG. An initial start-up meeting was undertaken on 3 September via Zoom. A second meeting was undertaken at Council on 24 September 2020. A consultation workshop was undertaken with representatives from the Kiama Town Centre and the Kiama District Historical Society on Thursday 3 November 2020.

Additional consultation meetings will be undertaken following the submission of this report.

1.6 Limitations

This report is subject to the following limitations:

- In line with the project brief from Council, the scope of this study does not include places of Aboriginal cultural significance.
- Existing and potential heritage items were inspected from the public domain only—no internal inspections have been undertaken.
- The shortlist includes properties identified in previous studies by Council, the Kiama District Historical Society and GML. It does not identify all potential heritage items within the Kiama LGA.
- Places principally of prospective natural or Indigenous heritage value have not been considered as part of this shortlist phase because these heritage values are assessed in a distinct and separate way to cultural and built form heritage.

1.7 Authorship

This report has been written by GML Consultants Lucy King (Heritage Consultant), Leonie Masson (Senior Heritage Consultant), Lisa Trueman (Senior Associate) and Courtney Fung (Student Planner).

1.8 Acknowledgements

This Preliminary Justification Report has been developed in consultation with Ed Paterson, Manager Strategic Planning Kiama Municipal Council. Members of the Kiama Heritage Society (on behalf of the KTCHRRG) provided input into the identification of potential items. We gratefully acknowledge the assistance of Rebecca Cook from the Family History Centre at Kiama Library.

2 Preliminary Assessment of Items with Heritage Potential

A longlist of built heritage items was provided by the KTCHRRG. This list was based on the inventory sheets prepared by Bruce Dawbin Architects in 2000 and previous historical research conducted by the Kiama District Historical Society. The longlist identified approximately 75 items of potential heritage significance as well as several areas that had potential for listing as a group. As requested in the brief, GML provided additional items for consideration that were identified during fieldwork.

The longlisted sites were inspected by GML consultants on 23 and 24 September 2020. Following the site inspections and a meeting with Council and members of the Kiama District Historical Society, the longlist was narrowed to a shortlist of 64 potential sites, with 34 of the shortlisted sites located in potential HCAs.

A preliminary assessment has been undertaken to establish the possible level of heritage significance of each potential item. Properties that warrant thorough further investigation of potential heritage values and significance have been identified. The assessment of the shortlist is based on preliminary fieldwork and preliminary desktop research only. Sites nominated by Council for further investigation will be the subject of detailed assessment to determine their significance within the context of Phase 1 of the Kiama Town Centre Heritage Review.

The assessment of each property considered the seven criteria outlined in the NSW Heritage Office Manual, *Assessing Heritage Significance*. These values are:

- *Historic Significance*—or how well the nominated property represents significant events, periods, movements or other aspects of Kiama’s past, and/or demonstrates the historical development of the KTC;
- *Associative Significance*—whether the nominated property displays evidence of a substantial connection to individuals or groups with local or regional significance;
- *Aesthetic Significance*—whether the nominated property displays significant aesthetic qualities, represents a good example of typical regional architectural typologies or fabrication, or demonstrates rare architectural or aesthetic qualities;
- *Social Significance*—whether the nominated property can demonstrate an enduring connection to a current social group or movement;
- *Technical Significance/Research Potential*—whether the nominated property demonstrates evidence of rare or locally significant building construction, design, or fabric;
- *Rarity*—whether the nominated property is considered a rare example of its type within the KTC or the wider region; and
- *Representativeness*—whether the nominated property is considered representative of a characteristic architectural style, historical movement, aesthetic characteristic, or other heritage value outlined above.

The preliminary assessment of each existing and potential heritage item has been consolidated into tables included in Appendices A–D of this report. The key findings of these assessments are that:

- The properties assessed generally fall into two broad categories:
 - Civic and commercial buildings—these are characterised by two-storey Victorian and Federation Free Classical buildings which represent the civic development of the town and low-scale commercial properties along Terralong Street which represent growing trade and industry in the

early twentieth century. These properties physically define the northeastern boundary of the town and have stylistically defined the scale and character of surrounding development.

- Residential buildings—these buildings generally maintain the grid plan introduced in the 1840 Town of Kiama plan and show the development of housing styles throughout the region. Residential buildings are generally late-Victorian and Federation cottages and Interwar California bungalows. They are generally weatherboard in construction.
- The majority of the buildings assessed were nominated for aesthetic or associative values.
 - Many of these buildings had been heavily modified or altered over time—the remnant physical form and/or fabric was often so altered that the original design was obscured and its legibility as a heritage property was impacted. In these cases, the property did not meet the threshold for individual listing under aesthetic values.
 - The majority of properties do not demonstrate evidence of significant historic values or substantial associative connections required to meet the threshold for individual listing.
- Many of the buildings that would not meet the threshold for individual listing have instead been recommended for inclusion in proposed HCAs that demonstrate wider themes, aesthetic characteristics or heritage values.

2.1 Priority Items for Individual Heritage Listing

The KTCHRRG also identified 11 priority items to be considered for individual listing. These items were largely nominated for historical or associative significance. Detailed historical research was undertaken to assess whether these properties had potential to meet the threshold for heritage listing. The detailed histories of these items have been included in Appendix E. Our assessment determined that seven of these properties have potential to meet the threshold for heritage listing for historical significance. These properties are:

- Blowhole Point Tennis Courts;
- 51 Shoalhaven Street;
- 1 Bong Bong Street;
- 72 Collins Street (Rothbury);
- 24 Manning Street;
- 51 Shoalhaven Street; and
- 66–68 Terralong Street.

Several of these items have been highlighted below in Figure 2.1.






Figure 2.1 Map showing the KTC boundary with the location of seven priority items identified as having potential to meet the threshold for individual heritage listing. (Source: Nearmap with GML overlay, 2021)

2.2 Properties Unlikely to Reach the Threshold for Individual Listing

Summaries of the rationale for exclusion of properties from individual heritage listing are provided in Table 2.1 and Table 2.2 . The following table indicates those properties that were considered unlikely to reach the threshold for individual listing with a brief summary of the rationale behind this classification.

Table 2.1 Properties that do Not Meet the Threshold for Individual Heritage Listing within the KTC.

Address/ Title for Proposed Listing	Photograph	Rationale	Recommendation
37 Bong Bong Street		<ul style="list-style-type: none"> The property has been modified—the verandah has been partially enclosed and subsequent alterations partially obscure the original design intent. The dwelling does not appear to have any connections to significant historical events and individuals, or current social groups. Nor does it demonstrate significant technical achievement. It is not an excellent example of its type but is representative of the common weatherboard style. 	Include within Southern Town Centre HCA (contributory item).
39 Bong Bong Street		<ul style="list-style-type: none"> The property is uncharacteristic of the area in both design and materiality. The dwelling does not demonstrate any architectural significance, nor does it appear to have value under any other criterion. 	Does not meet the threshold for listing or designation within the HCA.
66 Collins Street		<ul style="list-style-type: none"> The property has been heavily modified obscuring its original form. The dwelling is not an excellent example of its type, nor does it have a strong connection to significant historic, associative or social values. The property is representative of the typology in the area. See: 66 Collins Street Heritage Assessment prepared by GML Heritage November 2020 for further information, including the full assessment of significance. 	Include within the Southern Town Centre HCA (contributory item).


















Address/ Title for Proposed Listing	Photograph	Rationale	Recommendation
15 Railway Parade		<ul style="list-style-type: none"> The property has been modified—original fabric and details have been removed or obscured. The dwelling does not appear to hold any historic, associative, aesthetic or technical significance. The property is a poor representation of the typology compared to similar dwellings in the vicinity. 	Subject to further assessment, the property could be included within the Southern Town Centre HCA as a contributory item (currently neutral item).
17 Railway Parade		<ul style="list-style-type: none"> The property has been modified—original fabric and details have been removed or obscured. The dwelling does not appear to hold any historic, associative, aesthetic or technical significance. The property is a poor representation of the typology compared to similar dwellings in the vicinity. 	Subject to further assessment, the property could be included within the Southern Town Centre HCA as a contributory item (currently neutral item).
19 Railway Parade		<ul style="list-style-type: none"> The property has been modified—original fabric and details have been removed or obscured. The dwelling does not appear to hold any historic, associative, aesthetic or technical significance. The property is a poor representation of the typology compared to similar dwellings in the vicinity. 	Subject to further assessment, the property could be included within the Southern Town Centre HCA as a contributory item (currently neutral item).
150 Terralong Street		<ul style="list-style-type: none"> Although the site is a Victorian building, it has been heavily modified. The original design and fabric have been largely obscured. Bruce Dawbin identified the property as an item of local heritage significance for historic values and as a representative example of the typology. Following detailed historical analysis, the property does not appear to hold significant historic value or substantial associative connections. The property is not a good example of its type, nor is it rare in the vicinity. <p>See Appendix B for property history.</p>	The site does not meet the threshold for individual listing, or inclusion within a HCA.





Table 2.2 Properties that do Not Meet the Threshold for Individual Heritage Listing in the Vicinity of the Kiama Town Centre.





Address / Proposed Listing Title	Photograph	Rationale	Recommendation
25 Barney Street		<ul style="list-style-type: none"> The property is representative of its type and located in close proximity to similar houses. While the dwelling does display characteristic elements of the style, it is modest example of its type within the area and has been modified. The dwelling does not appear to hold significant historical, associative, or technical significance. 	<ul style="list-style-type: none"> Include within Southern Town Centre HCA (contributory item).
39 Barney Street		<ul style="list-style-type: none"> While the property is representative of Federation weatherboard dwellings in the area, it is a modest example of its style and has been modified, altering or obscuring original features and fabric. The dwelling is a poor representation of the typology compared to similar dwellings in the vicinity. The property does not appear to hold significant historical, associative, or technical significance. 	<ul style="list-style-type: none"> Include within the Southern Town Centre HCA as a contributory item.
41 Barney Street		<ul style="list-style-type: none"> While the property is representative of Federation weatherboard dwellings in the area, it is a modest example of its style and has been modified, altering or obscuring original features and fabric. The dwelling is a poor representation of the typology compared to similar dwellings in the vicinity. The property does not appear to hold significant historical, associative, or technical significance. 	<ul style="list-style-type: none"> Include within the Southern Town Centre HCA as a contributory item.
55 Barney Street		<ul style="list-style-type: none"> The property is a highly modified Federation cottage—alterations have obscured its original form and design, and have removed significant original fabric. The dwelling is a poor representation of the typology compared to similar dwellings in the vicinity. The property does not appear to hold significant historical, associative, or technical significance. 	<ul style="list-style-type: none"> Include within the Southern Town Centre HCA (neutral item).

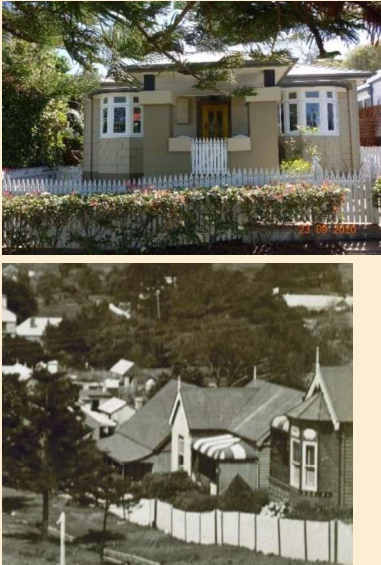


Address / Proposed Listing Title	Photograph	Rationale	Recommendation
57 Barney Street		<ul style="list-style-type: none"> The dwelling is a highly modified Interwar cottage—alterations to the property have obscured its original form and design, and have removed significant original fabric, including the original verandah. Unsympathetic materials and elements such as the contemporary flume have been introduced. It is a poor representation of the typology compared to similar dwellings in the vicinity. The residence does not appear to hold significant historical, associative, or technical significance. 	<ul style="list-style-type: none"> Include within the Southern Town Centre HCA (neutral item).
58 Barney Street		<ul style="list-style-type: none"> While the property does display characteristic elements of the style and is located close to similar dwellings, it is a modest example of its type within the area and has been modified. The dwelling is no longer a good representation of the typology compared to similar houses in the vicinity. The property does not appear to hold significant historical, associative, or technical significance. 	<ul style="list-style-type: none"> Include within the Southern Town Centre HCA as a contributory item.
60 Barney Street		<ul style="list-style-type: none"> While the property does display characteristic elements of the style and is located close to similar dwellings, it is a modest example of its type within the area and has been modified. The dwelling is no longer a good representation of the typology compared to similar houses in the vicinity. The property does not appear to hold significant historical, associative, or technical significance. 	<ul style="list-style-type: none"> Include within the Southern Town Centre HCA as a contributory item.
30 Bong Bong Street		<ul style="list-style-type: none"> The property is uncharacteristic of the area in both design and materiality. The dwelling does not demonstrate any architectural significance, nor does it appear to have value under any other criterion. 	<ul style="list-style-type: none"> Included within the Southern Town Centre HCA (intrusive item).




Address / Proposed Listing Title	Photograph	Rationale	Recommendation
32 Bong Bong Street		<ul style="list-style-type: none"> Identified by Bruce Dawbin as part of a potential group listing—'32–38 & 35, 37 Bong Bong Street'— for historical, aesthetic and representative values. The property does not appear to hold significant historical value or substantial associative connections. The group proposed by Dawbin is inconsistent and appears to lack substantial historical connection. It is unlikely meet the threshold for listing as a group. Compared to similar dwellings in the vicinity, the property is not considered to be an excellent example of its type. However, the property is a representative example of its style. 	<ul style="list-style-type: none"> Further detailed historical research could be undertaken to determine whether the property meets the threshold for individual listing. Include within the Southern Town Centre HCA.
34 Bong Bong Street		<ul style="list-style-type: none"> Identified by Bruce Dawbin as part of a potential group listing—'32–38 & 35, 37 Bong Bong Street'— for historical, aesthetic and representative values. The property does not appear to hold significant historical value or substantial associative connections. The group proposed by Dawbin is inconsistent and appears to lack substantial historical connection. It is unlikely meet the threshold for listing as a group. Compared to similar dwellings in the vicinity, the property is not considered to be an excellent example of its type. However, the property is a representative example of its style. 	<ul style="list-style-type: none"> Further detailed historical research could be undertaken to determine whether the property meets the threshold for individual listing. Include within the Southern Town Centre HCA.




Address / Proposed Listing Title	Photograph	Rationale	Recommendation
36 Bong Bong Street		<ul style="list-style-type: none"> Identified by Bruce Dawbin as part of a potential group listing—'32–38 & 35, 37 Bong Bong Street'—for historical, aesthetic and representative values. The property does not appear to hold significant historical value or substantial associative connections. The group proposed by Dawbin is inconsistent and appears to lack substantial historical connection. It is unlikely meet the threshold for listing as a group. Compared to similar dwellings in the vicinity, the property is not considered to be an excellent example of its type. However, the property is a representative example of its style. 	<ul style="list-style-type: none"> Further detailed historical research could be undertaken to determine whether the property meets the threshold for individual listing. Include within the Southern Town Centre HCA.
45 Bong Bong Street (legally 79 Shoalhaven Street)	<p>Rear-facing 45 Bong Bong:</p>  <p>Front: 79 Shoalhaven Street</p> 	<ul style="list-style-type: none"> Although the Shoalhaven Street portion of the house is a Victorian building, its original form, layout and design is largely illegible from Bong Bong Street. The introduction of the substantial rear addition compromises the integrity of the dwelling. As a combined dwelling, the property is unlikely to meet the threshold for individual listing but additional research could be undertaken. The Shoalhaven Street portion of the house is not the best example of its type within the area. The property is unlikely to meet the threshold for historical or rarity values. Due to the short tenancy of the Black sisters, the property is unlikely to meet the threshold for associative significance. See Appendix E for property history. 	<ul style="list-style-type: none"> Further research could be undertaken to pursue individual listing for the Shoalhaven Street portion of the house. Include within the Southern Town Centre HCA (Shoalhaven Street portion of the house identified as contributory).





Address / Proposed Listing Title	Photograph	Rationale	Recommendation
51 Bong Bong Street		<ul style="list-style-type: none"> The property is uncharacteristic of the area in both design and materiality. The dwelling does not demonstrate any architectural significance, nor does it appear to have value under any other criterion. 	<ul style="list-style-type: none"> Included within the Southern Town Centre HCA (intrusive item).
51a Bong Bong Street		<ul style="list-style-type: none"> The property is uncharacteristic of the area in both design and materiality. The dwelling does not demonstrate any architectural significance, nor does it appear to have value under any other criterion. 	<ul style="list-style-type: none"> Included within the Southern Town Centre HCA (intrusive item).
52 Bong Bong Street / <i>The Climb</i>		<ul style="list-style-type: none"> The Illawarra Heritage Study review assessed the property as being an item of significance for its aesthetic qualities. The property has been highly modified—contemporary fabric and elements have been introduced and its original design has been altered. The dwelling is not considered to be a good example of its type and is largely concealed from view from the public domain. Following detailed historical analysis, the property does not appear to hold significant historical value or substantial associative connections. <p>A history of the site is included in Appendix E.</p>	<ul style="list-style-type: none"> Include within the Southern Town Centre HCA as a contributory item.
54 Bong Bong Street		<ul style="list-style-type: none"> The property is uncharacteristic of the area in both design and materiality. The contemporary design is considered intrusive to the heritage character of the area. The dwelling does not demonstrate any architectural significance, nor does it appear to have value under any other criterion. 	<ul style="list-style-type: none"> Included within the Southern Town Centre HCA (intrusive item).


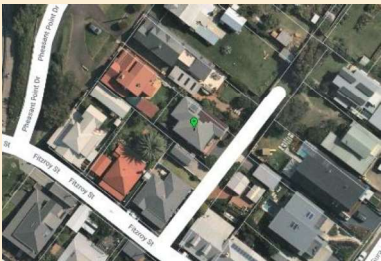

Address / Proposed Listing Title	Photograph	Rationale	Recommendation
56 Bong Bong Street		<ul style="list-style-type: none"> The property is uncharacteristic of the area in both design and materiality. The contemporary design is considered intrusive to the heritage character of the area. The dwelling does not demonstrate any architectural significance, nor does it appear to have value under any other criterion. 	<ul style="list-style-type: none"> Included within the Southern Town Centre HCA (intrusive item).
58 Bong Bong Street		<ul style="list-style-type: none"> The property is currently under construction, however it is a new build and is likely to be uncharacteristic of the area in both design and materiality. The design appears to be contemporary and may be considered intrusive to the heritage character of the area. As a new build, the dwelling is unlikely to hold significance under any other criterion. 	<ul style="list-style-type: none"> Does not meet the threshold for listing within the HCA.
17 Collins Street		<ul style="list-style-type: none"> Compared to similar dwellings in the vicinity, the property is a poor example of its type—it has been modified and its setting altered. Bruce Dawbin identified the property as part of a potential group with the neighbouring properties. However, these properties are inconsistent in typology and intactness. They are unlikely to meet the threshold for listing as a group. Further research could suggest whether the property has historical values worthy of contributory status to the proposed HCA. 	<ul style="list-style-type: none"> Include within the Expanded Pheasant Point HCA (neutral item).
21 Collins Street		<ul style="list-style-type: none"> The property has been modified. It is representative of its style within the area, but—compared to similar dwellings in the vicinity—it is only a fair example of its type. Bruce Dawbin identified the property as part of a potential group with the neighbouring properties. However, these properties are inconsistent in typology and intactness. They are unlikely to meet the threshold for listing as a group. 	<ul style="list-style-type: none"> Include within the Expanded Pheasant Point HCA (neutral item).




Address / Proposed Listing Title	Photograph	Rationale	Recommendation
23 Collins Street		<ul style="list-style-type: none"> The dwelling appears to be a contemporary structure with faux heritage detailing. The scale and materiality of the property is consistent with the neighbouring dwellings, but a substantial addition has been introduced to the rear of the property, with an intrusive portico which disrupts the primary elevation. The design references details from neighbouring buildings and its neutral colour palette does not distract from the streetscape. 	<ul style="list-style-type: none"> Include within the Expanded Pheasant Point HCA (neutral item).
68 Collins Street		<ul style="list-style-type: none"> The property is a heavily modified example of its type with uncharacteristic elements and fabrics introduced (such as the contemporary glazing on the enclosed verandah). Compared to similar dwellings in the vicinity, it is a poor example of its type. 	<ul style="list-style-type: none"> Include within the Southern Town Centre HCA (neutral item). Further research could determine if the property has historical or associative values worthy of contributory status to the HCA.
1 Eddy Street		<ul style="list-style-type: none"> The dwelling is a contemporary structure with faux heritage detailing. The scale of the property is inconsistent with neighbouring dwellings, with a large scale massing to the rear of the property, and the anachronistic use of faux heritage detracting from the character of the property. The majority of the materiality is consistent with the neighbouring dwellings and the design of the dwelling references details from neighbouring buildings. 	<ul style="list-style-type: none"> Include within the Southern Town Centre HCA (neutral item).




Address / Proposed Listing Title	Photograph	Rationale	Recommendation
3 Eddy Street		<ul style="list-style-type: none"> The property is a modest example of a Victorian cottage. The dwelling largely retains its original form and a good degree of original fabric, but it is not an excellent example of its type compared to similar dwellings in the vicinity. Identified by Bruce Dawbin as part of a heritage significant group—'3,5,9,13,15 Eddy Street Precinct'—for aesthetic values. This group is aesthetically inconsistent, and, due to the modification of several properties, unlikely to meet the threshold for listing as a group item based on aesthetic values. 	<ul style="list-style-type: none"> Include within the Southern Town Centre HCA (contributory). Further research into connections with the Hindmarsh family could determine whether the property meets the threshold for individual listing for historical or associative values.
5 Eddy Street		<ul style="list-style-type: none"> The property is a modest example of a Victorian cottage. The dwelling largely retains its original form and a good degree of original fabric, but it is not an excellent example of its type compared to similar dwellings in the vicinity. Identified by Bruce Dawbin as part of a heritage significant group—'3,5,9,13,15 Eddy Street Precinct'—for aesthetic values. This group is aesthetically inconsistent, and particularly due to the modification of several properties, unlikely to meet the threshold for listing as a group item based on aesthetic values. 	<ul style="list-style-type: none"> Include within the Southern Town Centre HCA (contributory). Further research into connections with the Hindmarsh family could determine whether the property meets the threshold for individual listing for historical or associative values
9 Eddy Street		<ul style="list-style-type: none"> The property is a modest example of a Victorian cottage. The dwelling largely retains its original form and a fair degree of original fabric, but it is not an excellent example of its type compared to similar dwellings in the vicinity. Identified by Bruce Dawbin as part of a heritage significant group—'3,5,9,13,15 Eddy Street Precinct'—for aesthetic values. This group is aesthetically inconsistent, and particularly due to the modification of several properties, unlikely to meet the threshold for listing as a group item based on aesthetic values. 	<ul style="list-style-type: none"> Include within the Southern Town Centre HCA (contributory). Further research into connections with the Hindmarsh family could determine whether the property meets the threshold for individual listing for historical or associative values



Address / Proposed Listing Title	Photograph	Rationale	Recommendation
11 Eddy Street		<ul style="list-style-type: none"> The property is uncharacteristic of the area in both design and materiality. The design is considered intrusive to the heritage character of the area. The dwelling does not demonstrate any architectural significance, nor does it appear to have value under any other criterion. 	<ul style="list-style-type: none"> Included within the Southern Town Centre HCA (intrusive item).
13 Eddy Street		<ul style="list-style-type: none"> The property is a modest example of an Interwar California bungalow. The property largely retains its original form and a good degree of original fabric, but the building has been altered to facilitate its conversion to commercial premises and as such is not considered an excellent example of its type compared to similar dwellings in the vicinity. Identified by Bruce Dawbin as part of a heritage significant group—'3,5,9,13,15 Eddy Street Precinct'—for aesthetic values. This group is aesthetically inconsistent, and particularly due to the modification of several properties, unlikely to meet the threshold for listing as a group item based on aesthetic values. 	<ul style="list-style-type: none"> Include within the Southern Town Centre HCA (contributory). Further research into connections with the Hindmarsh family could determine whether the property meets the threshold for individual listing for historical or associative values.
15 Eddy Street		<ul style="list-style-type: none"> The property is a modest example of a California bungalow. The dwelling largely retains its original form and a good degree of original fabric, but it is not an excellent example of its type compared to similar dwellings in the vicinity. Identified by Bruce Dawbin as part of a heritage significant group—'3,5,9,13,15 Eddy Street Precinct'—for aesthetic values. This group is aesthetically inconsistent, and particularly due to the modification of several properties, unlikely to meet the threshold for listing as a group item based on aesthetic values. 	<ul style="list-style-type: none"> Include within the Southern Town Centre HCA (contributory). Further research into connections with the Hindmarsh family could determine whether the property meets the threshold for individual listing for historical or associative values.

Address / Proposed Listing Title	Photograph	Rationale	Recommendation
17 Eddy Street		<ul style="list-style-type: none"> The property is uncharacteristic of the area in both design and materiality. However, the it references the scale and massing of the neighbouring properties and its design is not considered to be intrusive to the heritage character of the area. The dwelling does not demonstrate any architectural significance, nor does it appear to have value under any other criterion. 	<ul style="list-style-type: none"> Included in the Southern Town Centre HCA (intrusive item).
19 Eddy Street		<ul style="list-style-type: none"> The property is uncharacteristic of the area in both design and materiality. However, the property references the scale and massing of the neighbouring properties and its design is not considered to be intrusive to the heritage character of the area. It does not demonstrate any architectural significance, nor does it appear to have value under any other criterion. 	<ul style="list-style-type: none"> Included in the Southern Town Centre HCA (intrusive item).
39 Pheasants Point Drive		<ul style="list-style-type: none"> The property is a highly modified Federation cottage. The dwelling largely retains its original form and scale, but the original design of the building has been obscured by intrusive contemporary fabric, including panels of contemporary glazing and a metal handrail. The remnant building reflects characteristics of the neighbouring properties and does not detract from the heritage character of the area. 	<ul style="list-style-type: none"> Include within the Southern Town Centre HCA (neutral item). Further research could determine whether the property meets the threshold for individual listing for historical or associative values.
41 Pheasants Point Drive		<ul style="list-style-type: none"> The property is a modified example of a Federation cottage. It largely retains its presentation to the street, and a good degree of original fabric, but it is not an excellent example of its type compared to similar dwellings in the vicinity. The second-storey addition to the rear obscures the dwelling's original form and design. 	<ul style="list-style-type: none"> Include within the Southern Town Centre HCA (contributory). Further research could determine whether the property meets the threshold for individual listing for historical or associative values.



Address / Proposed Listing Title	Photograph	Rationale	Recommendation
43 Pheasants Point Drive		<ul style="list-style-type: none"> The property is a highly modified Federation cottage. The dwelling retains elements of its original street-facing elevation, such as the projecting gable bay and verandah, as well as original detailing such as the decorative bargeboards. The property has been substantially altered by the enclosure of the verandah with contemporary glazing, and several intrusive accretions to the west and south which obscure the building's original form and scale. The remnant building reflects characteristics of the neighbouring properties and does not detract from the heritage character of the area. 	<ul style="list-style-type: none"> Include within the Southern Town Centre HCA (neutral item).
8 Fitzroy Street		<ul style="list-style-type: none"> Further research required to determine whether it meets the threshold to be considered contributory within the HCA. 	<ul style="list-style-type: none"> Further research required.
86 Shoalhaven Street		<ul style="list-style-type: none"> The property is a good example of a Federation Cottage. The dwelling largely retains its original form and a good degree of original fabric. The primary elevation appears to be largely intact, although the house is partially concealed from street view by the slope of the land. The property is not an excellent example of its type compared to similar dwellings in the vicinity. 	<ul style="list-style-type: none"> Include within the Southern Town Centre HCA (contributory). Further research and assessment could determine whether the property meets the threshold for individual listing under historic or associative values.

Address / Proposed Listing Title	Photograph	Rationale	Recommendation
88 Shoalhaven Street		<ul style="list-style-type: none"> The property is a good example of an Interwar California bungalow. The dwelling largely retains its original form and a good degree of original fabric. The property has been modified by the enclosure of the verandah and the introduction of intrusive aluminium windows. The dwelling is not an excellent example of its type compared to similar dwellings in the vicinity. 	<ul style="list-style-type: none"> Include within the Southern Town Centre HCA (contributory). Further research and assessment could determine whether the property meets the threshold for individual listing under historic or associative values.
94 Shoalhaven Street		<ul style="list-style-type: none"> The property is a fair example of an Interwar California bungalow. The dwelling largely retains its original form and a good degree of original fabric. The property has been modified by intrusive contemporary fabric introduced and its setting has been altered. The dwelling is not a good example of its type compared to similar dwellings in the vicinity. 	<ul style="list-style-type: none"> Include within the Southern Town Centre HCA (contributory). Further research and assessment could determine whether the property meets the threshold for individual listing under historic or associative values.
97 Shoalhaven Street		<ul style="list-style-type: none"> The property is a good example of a Federation cottage. The dwelling largely retains its original form and a good degree of original fabric. The primary elevation appears to be largely intact, although the original foundations appear to have been infilled with contemporary red brick to convert this space into a basement. The dwelling is not an excellent example of its type compared to similar dwellings in the vicinity. 	<ul style="list-style-type: none"> Include within the Southern Town Centre HCA (contributory). Further research and assessment could determine whether the property meets the threshold for individual listing under historic or associative values.

Address / Proposed Listing Title	Photograph	Rationale	Recommendation
98 Shoalhaven Street		<ul style="list-style-type: none"> The property is a good example of a late-Victorian cottage. The dwelling largely retains its original form and a good degree of original fabric. The primary elevation appears to be largely intact, but intrusive contemporary details have been introduced and a small addition has been built at the rear. The setting of the dwelling has been altered and the property is partially concealed from street view. The dwelling is not an excellent example of its type compared to similar dwellings in the vicinity. 	<ul style="list-style-type: none"> Include within the Southern Town Centre HCA (contributory). Further research and assessment could determine whether the property meets the threshold for individual listing under historic or associative values.
99 Shoalhaven Street		<ul style="list-style-type: none"> The property is a good example of a late Victorian/early Federation Cottage. It largely retains its original form and some original fabric, but has been modified by contemporary elements such as the modern timber windows. The dwelling is not an excellent example of its type compared to similar dwellings in the vicinity. 	<ul style="list-style-type: none"> Include within the Southern Town Centre HCA (contributory). Further research and assessment could determine whether the property meets the threshold for individual listing under historic or associative values.
119 Shoalhaven Street		<ul style="list-style-type: none"> The property is a good example of a Federation cottage. The dwelling is a good example of its type, retaining much of its original form and fabric. The property makes a strong visual contribution to the streetscape. The dwelling has been modified, although steps have been taken to conserve the property, removing intrusive previous alterations and additions. The dwelling is not an excellent example of its type compared to similar dwellings in the vicinity. 	<ul style="list-style-type: none"> Include within the Southern Town Centre HCA (contributory). Further research and assessment could determine whether the property meets the threshold for individual listing under historic or associative values.




Address / Proposed Listing Title	Photograph	Rationale	Recommendation
121 Shoalhaven Street		<ul style="list-style-type: none"> The property is a highly modified Victorian residence. The dwelling largely appears to have retained its original form and some of its original fabric, but has been modified by later additions and the introduction of aluminium-framed windows and glazed panels. The remnant building reflects characteristics of the neighbouring properties and does not detract from the heritage character of the area. 	<ul style="list-style-type: none"> Include within the Southern Town Centre HCA (neutral). Further research and assessment could determine whether the property meets the threshold for individual listing under historic or associative values.
124 Shoalhaven Street (also known as 33 Barney Street)		<ul style="list-style-type: none"> The property is a modified Federation bungalow. The dwelling largely retains its original form and a good degree of original fabric, but has been modified. The eastern and western verandahs have been completely enclosed, there is a fibro extension, and intrusive contemporary materials have been introduced. The form of the building as a Federation era bungalow is somewhat rare in the Kiama context, but due to the modifications the property is not an excellent example of its type. 	<ul style="list-style-type: none"> Include within the Southern Town Centre HCA (contributory). Further research and assessment could determine whether the property meets the threshold for individual listing under historic or associative values.

2.3 Properties that Require Additional Research

Address	Photograph	Notes
32 Bong Bong Street		No. 32 Bong Bong Street is a good example of a modest weatherboard cottage, which has been modified over time. It is unlikely to reach the threshold for heritage listing for aesthetic reasons alone. Additional research may find that the property has historic value, or associative connections to significant individuals.
34 Bong Bong Street		No. 34 Bong Bong Street is a good example of a modest weatherboard cottage. It appears to have had only minor external modifications; however, it is unlikely to reach the threshold for heritage listing for aesthetic reasons alone. Additional research may find that the property has historic value, or associative connections to significant individuals.

Address	Photograph	Notes
36 Bong Bong Street		No. 36 Bong Bong Street is a fair example of a modest weatherboard cottage. It appears to have had a substantial addition to the rear, with a contemporary patio. It is unlikely to reach the threshold for heritage listing for aesthetic reasons alone. Additional research may find that the property has historic value, or associative connections to significant individuals.
45 Bong Bong Street (legally 79 Shoalhaven Street)	<p>Rear-facing 45 Bong Bong:</p>  <p>Front: 79 Shoalhaven Street</p> 	No. 45 Bong Bong Street (legally the property address is 79 Shoalhaven Street) was likely once a good example of a late Victorian cottage. However, it has been highly modified with the rear of the property completely removed and replaced. While it retains its large lot and landscaping, it has lost its rear setting and is unlikely to meet the threshold for individual heritage listing. The property was suggested for investigation due to its connection to the Black family. Initial historical research suggests that while the property was constructed for the Black sisters in the late 1870s, all three sisters had died by the end of the 1880s (with at least one known to have been living elsewhere at the time of her death). As such, although the property was built for them, the connection was neither long, nor substantial. Further, the rear and interior alterations are likely to have removed much of the original fabric which provided evidence of their residence. The property is unlikely to meet the threshold for associative significance for this connection. A further detailed historical investigation may identify further historic values or alternative historical associations which would meet the threshold for listing.
3 Eddy Street		The property at No. 3 Eddy Street is a good example of a late Victorian/early Federation cottage. It appears to retain much of its original fabric. A detailed physical investigation may reveal that the building meets the threshold for aesthetic values. Additional research may find that the property has historic value, or associative connections to significant individuals.
5 Eddy Street		The property at No. 3 Eddy Street is a good example of a late Victorian/early Federation cottage. It appears to retain some of its original fabric. A detailed physical investigation may reveal that the building meets the threshold for aesthetic values. Additional research may find that the property has historic value, or associative connections to significant individuals.

Address	Photograph	Notes
9 Eddy Street		The property at No. 9 Eddy Street is a fair example of an early Federation cottage which has been altered, with much of its original fabric and features removed. It is unlikely to meet the threshold for individual heritage listing under aesthetic values. Additional research may find that the property has historic value, or associative connections to significant individuals.
13 Eddy Street		The property at No. 3 Eddy Street is a excellent example of an Interwar bungalow which has since been converted to a commercial premises. It appears to retain much of its original fabric. A detailed physical investigation may reveal that the building meets the threshold for aesthetic values. Additional research may find that the property has historic value, or associative connections to significant individuals.
15 Eddy Street		The property at No. 9 Eddy Street is a fair example of an Interwar bungalow cottage which has been altered, with some of its original fabric and features removed. It is unlikely to meet the threshold for individual heritage listing under aesthetic values. Additional research may find that the property has historic value, or associative connections to significant individuals.
8 Fitzroy Street		The property at 8 Fitzroy Street was unable to be inspected at the time of the site inspections. The site should be investigated to ascertain whether it holds heritage values that would meet the threshold for either individual listing or inclusion in the proposed expanded Pheasants Point HCA.
39 Pheasants Point Drive		The property at 39 Pheasants Point Drive is a fair example of a late Victorian/early Federation cottage which has been modified, with some original elements removed or altered. It is unlikely to meet the threshold for individual heritage listing under aesthetic values. Additional research may find that the property has historic value, or associative connections to significant individuals.

Address	Photograph	Notes
41 Pheasants Point Drive		The property at 41 Pheasants Point Drive is a good example of a late Victorian/early Federation cottage which has been modified with the introduction of a second-storey addition. A detailed physical investigation may reveal that the building meets the threshold for aesthetic values. Additional research may find that the property has historic value, or associative connections to significant individuals.
86 Shoalhaven Street		The property at 86 Shoalhaven Street is a good example of a Federation cottage which appears to retain much of its original fabric and detailing. A detailed physical investigation may reveal that the building meets the threshold for aesthetic values. Additional research may find that the property has historic value, or associative connections to significant individuals.
88 Shoalhaven Street		The property at 88 Shoalhaven Street is a good example of an Interwar California bungalow which appears to have undergone some modifications (such as the replacement of timber windows and the enclosure of the verandah). A detailed physical investigation may reveal that the building meets the threshold for aesthetic values. Additional research may find that the property has historic value, or associative connections to significant individuals.

3 Potential Heritage Conservation Areas

The Heritage Council describes HCAs as places in which the historical origins and relationships between various elements create a sense of place that is worth protecting. HCAs are included in Schedule 5 of LEPs and are protected by legislation. There is currently one HCA listed within the Kiama, adjacent to the boundary of the KTC.

The KTCHRRG has proposed four additional HCAs and four further group items or precincts. The general locations of these HCAs and groupings/precincts are shown on Figure 3.1 below. These are as follows:

Potential HCAs:

- Civic Precinct—incorporating the northern block of Manning Street;
- Collins Street HCA—incorporating 15–21 Collins Street;
- Eddy Street HCA—1–19 Eddy Street; and
- Bong Bong Street South HCA—incorporating the lower blocks of Bong Bong Street to the west of the railway line.

Potential group items:

- Wider Bong Bong Street Precinct—incorporating Bong Bong Street from Collins Street to Eddy Street;
- Railway Parade Group—incorporating properties on Railway Parade;
- Shoalhaven Street Precinct—incorporating Shoalhaven Street from Minnamurra Street to 74 Bong Bong Street in the south; and
- Terralong Street Precinct—incorporating the Christ Church Group in the east to Thomason Street in the west.

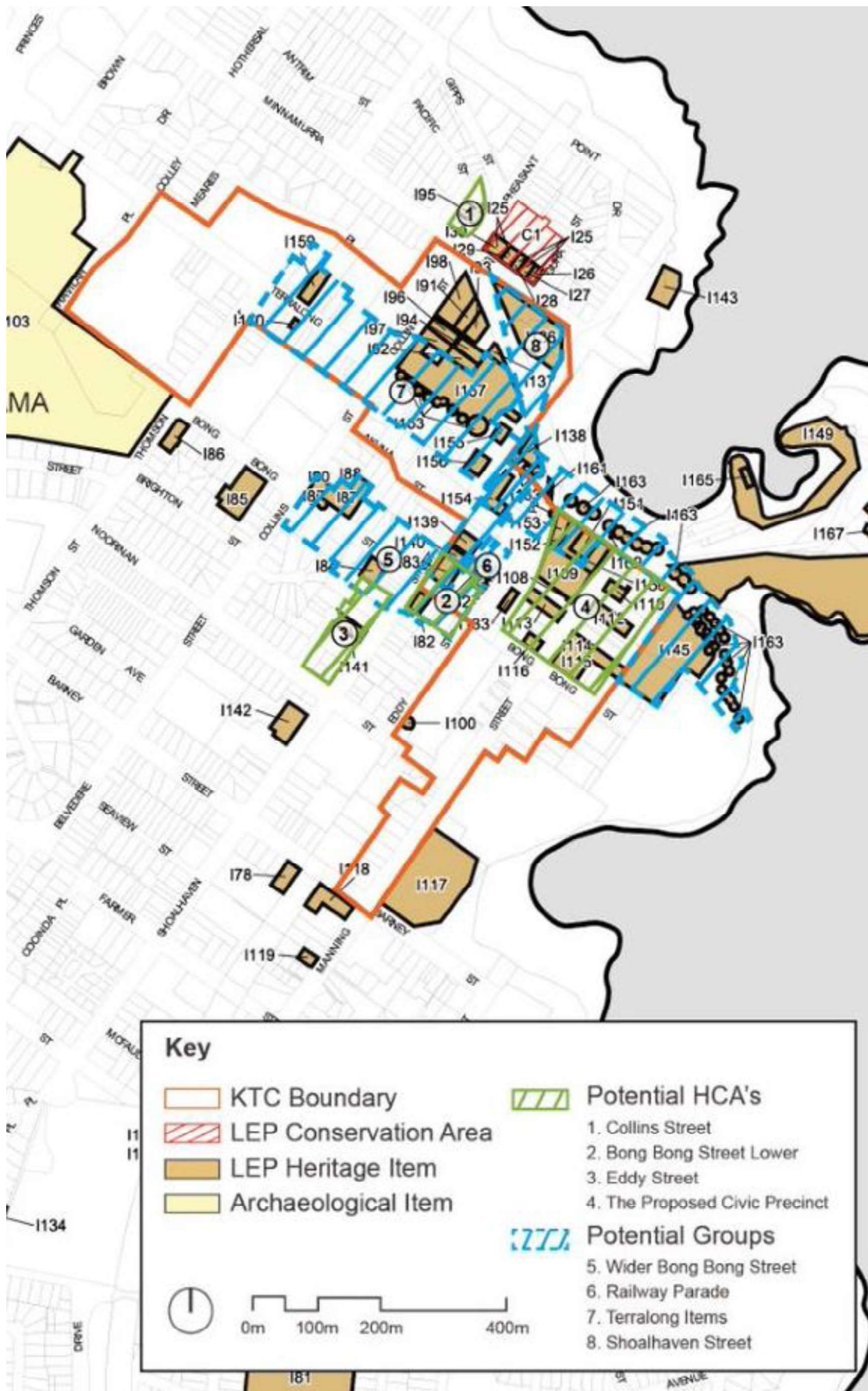


Figure 3.1 Map of the Kiama Town Centre showing the Heritage Conservation Areas and precincts/groups proposed by the Kiama Town Centre Heritage Review Reference Group. (Source: KLEP 2011, HER_012 Maps with GML overlay)

There is a legislative difference between an HCA, a group listing and a special character area, the latter of which has no statutory protections. A building within a special character area can be demolished or altered without Council approval under a Complying Development Certificate, whereas all places within HCAs require development consent for demolition or alteration. As the proposed groupings and precincts are of a similar scale to HCAs, GML has considered them to be potential HCAs in accordance with Heritage Council definitions when conducting our assessments.

Following an inspection of the KTC, consideration of the locations of the groupings, and preliminary research into the history of the town centre and distinct properties, GML recommends that Council consider:

- extending the existing Pheasant's Point HCA;
- extending the Civic and Commercial Precinct HCA (as proposed by the KTCHRRG); and
- creating a new HCA—the Southern Town Centre Residential HCA.

The proposed HCAs relate to the thematic development of Kiama, focussing on housing and commercial development from the 1840s onwards, and capture the distinct heritage character of the area, which can be traced through historical photographs. They also connect properties that share stylistic character and/or historical links, informing the narrative of Kiama's early growth.

Many of the individual items on the shortlist developed by Council, the Kiama District Historical Society and GML from the KTCHRRG longlist do not meet the threshold for individual listing (Refer Section 2.1). However, the majority of these properties are located in, and contribute to the significance and character of areas that have been captured within the proposed HCAs. The HCAs would afford them important heritage protections.

The names of the proposed HCAs are based on the character of the area and the included buildings. They may change after detailed review and Council and community input. The general location of the potential HCAs is shown in Figure 3.2 below.



Figure 3.2 Map of the Kiama Town Centre showing existing and potential Heritage Conservation Areas. (Source: SIX Maps with GML overlay)

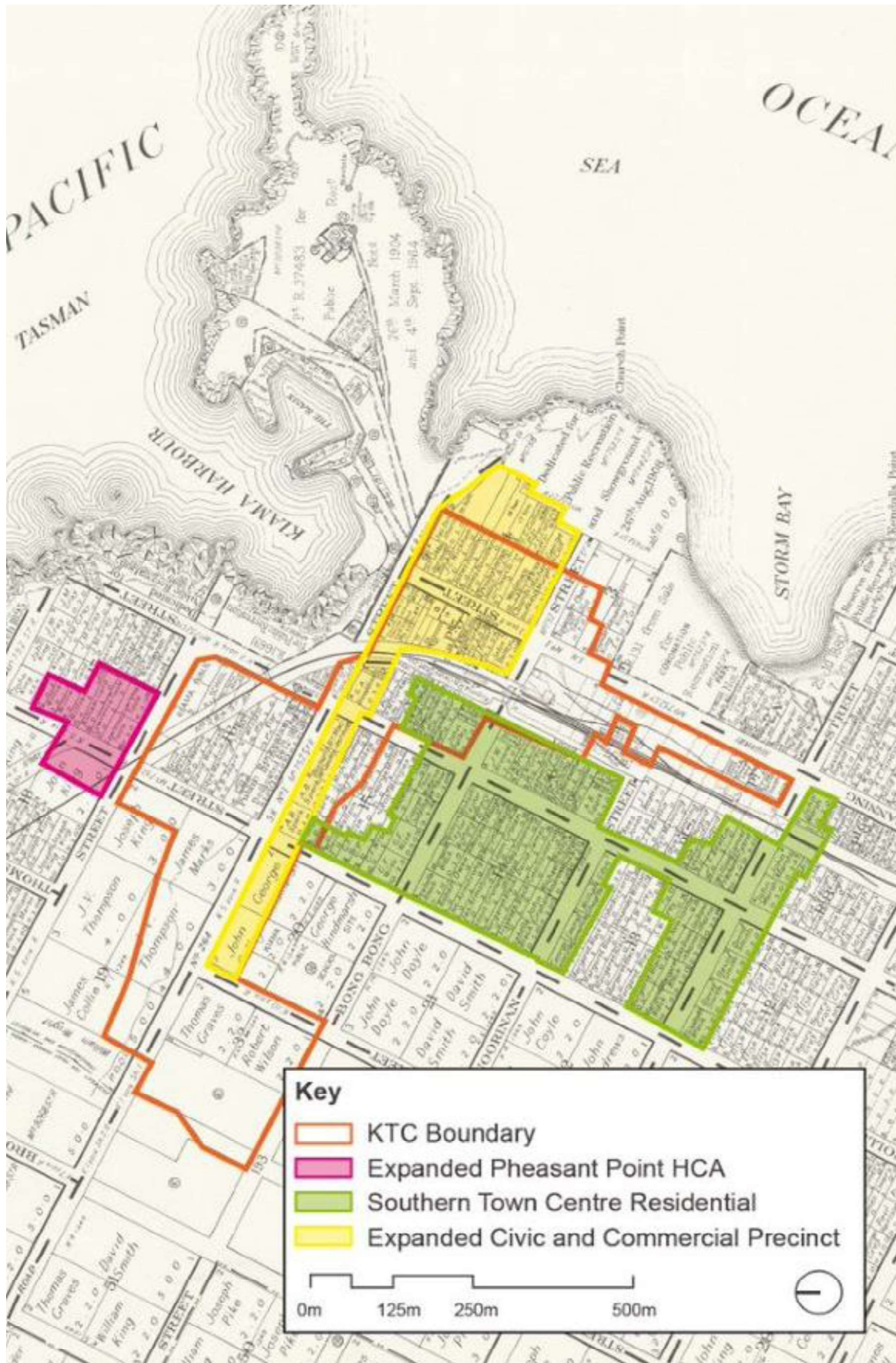


Figure 3.3 A detail of the Town of Kiama plan with the proposed HCAs. The HCAs retain the grid plan and general allotment size established in this subdivision. (Source: National Library of Australia, with GML overlay)



Figure 3.4 Map of the Kiama Town Centre showing existing and proposed Heritage Conservation Areas. The existing and potential individual heritage items within the boundaries of the proposed HCAs is also shown. (Source: SIX Maps with GML overlay)

3.1 Potential Heritage Items Located within Proposed Heritage Conservation Areas

Thirty-four potential heritage items identified for further assessment are located within the three proposed HCAs. A preliminary assessment of the significance of these places has been undertaken in Section 2.0, indicating if they are best managed as contributory elements within a HCA or if they warrant individual listing. Should the potential HCAs not be progressed, it is recommended that all of these items be assessed for potential significance as individual heritage items.

3.2 Expanded Pheasant Point HCA

The identified Civic Precinct HCA comprises the existing Pheasant Point HCA along Minnamurra Street, Fitzroy Street and Gard Lane, but expands this area west, to incorporate the northwestern alignment of Collins Street, and north, to incorporate properties along the western alignment of Pheasant Point Drive. The proposed boundaries of the HCA are shown below in Figure 3.5.



Figure 3.5 Aerial view of the Expanded Pheasant Point Heritage Conservation Area, with the existing HCA boundary outlined in yellow. (Source: NSW SIX Maps with GML overlay)

3.2.1 Heritage Context

The Pheasant Point group is currently identified as an HCA in the KLEP 2011 and the KDCP. The proposed expansion of this group would incorporate four residences along the eastern alignment of Collins Street, comprising one existing heritage item and three proposed items.

There is currently one listed group of heritage items located within the existing Pheasant Point HCA (I125). The proposed Expanded Pheasant Point HCA would incorporate this item as well as one additional listed item within its boundaries (see Table 3.1 below). An additional two potential items from the shortlist are located within the boundaries of the Extended Pheasant Point HCA, with one of these properties a potential individual item (as identified in Section 2.3 and indicated on Figure 3.5 above).

Table 3.1 Existing Heritage items within the Expanded Pheasant Point HCA.

Item Name	Address	Significance	Listing	Item No.
Minnamurra Street Precinct Group, including Glennifer House, Bayview House, two cottages and Bellevue (former Bellevue Guest House)	13–21 Minnamurra Street	Local	KLEP 2011	I125
Timber Cottage	10 Collins Street	Local	KLEP 2011	I95

3.2.2 Brief Historical Background

The National Trust prepared the following Statement of significance for the existing Pheasant Point HCA:

The Precinct and other historic properties on both the eastern and western side of Collins Street form a complex of 19th century houses which presents a “19th Century Gateway” to Kiama for residents and tourists alike. The Precinct has social significance as this collection of houses in their unique streetscape are valued by the community at large and by residents of the precinct as representative of the period of Kiama’s social history when the social and economic life of the community was based on bluestone quarrying.

The Precinct has the potential to provide historical and physical evidence of this period in Kiama’s history through archaeological investigation of the well and the site of the Fig Tree Inn.

This collection of 19th century houses within their narrow streetscapes has been identified as the only complete collection of 19th century quarry worker’s houses in Kiama in which, to date, there has been no demolition of unsympathetic infill.

The National Trust Register Listing Sheet recognised the following history for the site:

Pheasant Point Heritage Precinct at Minnamurra, Devonshire and Fitzroy Streets, Kiama, has historic significance as its houses and their streetscapes provide important physical evidence of Kiama’s 19th Century History. No. 10 Fitzroy Street appears to be the original William Gard Cottage dating from the 1840s/1850s. The buildings at No. 12 Fitzroy Street were originally part of the Gard farm complex and the site of the original Figtree Inn and have further significance through their conversion into two cottages for foremen during Kiama’s historic bluestone quarrying period from 1876 to 1890. The Precinct has additional historic significance as the twelve quarry workers’ cottages in Minnamurra, Devonshire and Fitzroy Streets and the “Bellevue” guesthouse were built on the subdivision created by William Geoghegan in the 1870s and the layout and location of the houses has not changed since the subdivision was registered.

The historic subdivision and its association with the Crown Lease to William Gard and early subdivision, together with the quarry workers cottages, are representative of the nature and extent of housing development in Kiama in the mid to late 19th century.

The proposed expansion of the Pheasant Point HCA emphasises the importance of the area as the ‘gateway’ to Kiama, capturing the properties on either side of Collins Street. It originates from Section 17 and Section 18 of the Town of Kiama plan (Figure 3.6), maintaining the original alignment and proportions of the street. Although the two blocks were subdivided—both were divided into regular allotments of 2-rood lots, with larger lots to the south (Figure 3.7)—their footprints can still be understood in their largely square formation despite the introduction of later roads. The properties originating from Section 17 in the east originate from the land purchased by Lawrence Tool and William Gard. Gard Lane, a short lane east of Pheasant Point Drive commemorates William Gard and his importance to the development of the area. The properties originating from Section 18 in the west originate from land purchased by John King, occupying the entirety of the southeast corner of his land, and appear to maintain the alignment of his allotment.

This area developed through the mid-nineteenth to early twentieth century as a residential area for quarry workers. Minnamurra, Fitzroy and Devonshire streets are testament to early development, displaying a series of 1850s–1860s style two-storey residences, and later single-storey weatherboard cottages. The surrounding streets, including the western alignment of Pheasant Point Drive and the eastern alignment of Collins Street, express the next phase in development in the area, comprising several early Federation weatherboard cottages, likely the homes of local workers. Until the 1930s, the western section of the former Section 18 remained undeveloped, with the properties along Collins Street defining not only the character of the block, but the entrance to Kiama.

3.2.3 Description

The Expanded Pheasant Point HCA incorporates properties on Minnamurra, Fitzroy, Devonshire and Collins streets, as well as properties on Gard Lane. The area is characterised by a group of two-storey mid-Victorian Georgian-style residences (including the Bellevue Guesthouse), and late-Victorian and early Federation cottages. The residences are substantially single storey in scale and weatherboard in construction, with high-pitched roofs of corrugated iron and timber detailing. The properties along Minnamurra and Collins streets incorporate private gardens with landscaping and hedges, which are a feature of the landscape. The garden landscape is particularly prominent along Minnamurra Street, where the boundary of the proposed HCA is reinforced by the steep downward slope to the block toward the south. The properties here originate from larger subdivisions, while the remaining properties in the HCA, originating from 2-rood allotments, typically incorporate little to no landscaping as the dwellings occupy the majority of their allotment. Many houses have been extended to the rear but retain their single-storey scale when viewed from the street. Carports and garages are generally located behind the front building line, generally to the left of the residence.

The group shows a consistent range of typologies, with the later residences particularly showing little variation in form, scale and material. Despite the modification of properties, particularly along Fitzroy Street, the properties generally display a high degree of integrity and intactness are good representations of their types. The proposed HCA is a consistent group, and is rare in the Kiama context, having a high degree of intact properties clustered in a small area that show the development of residential housing in the area. While the original sections and streetscapes have been eroded along the northern and eastern alignments of Pheasant Point Drive through contemporary infill development, the central grouping displays a pattern of predominately Victorian and Federation housing. Aerial photography suggests that, despite the creation of new roads, most allotments have retained their original proportions—as seen in the Town of Kiama Plan (Figure 3.6 and Figure 3.7)

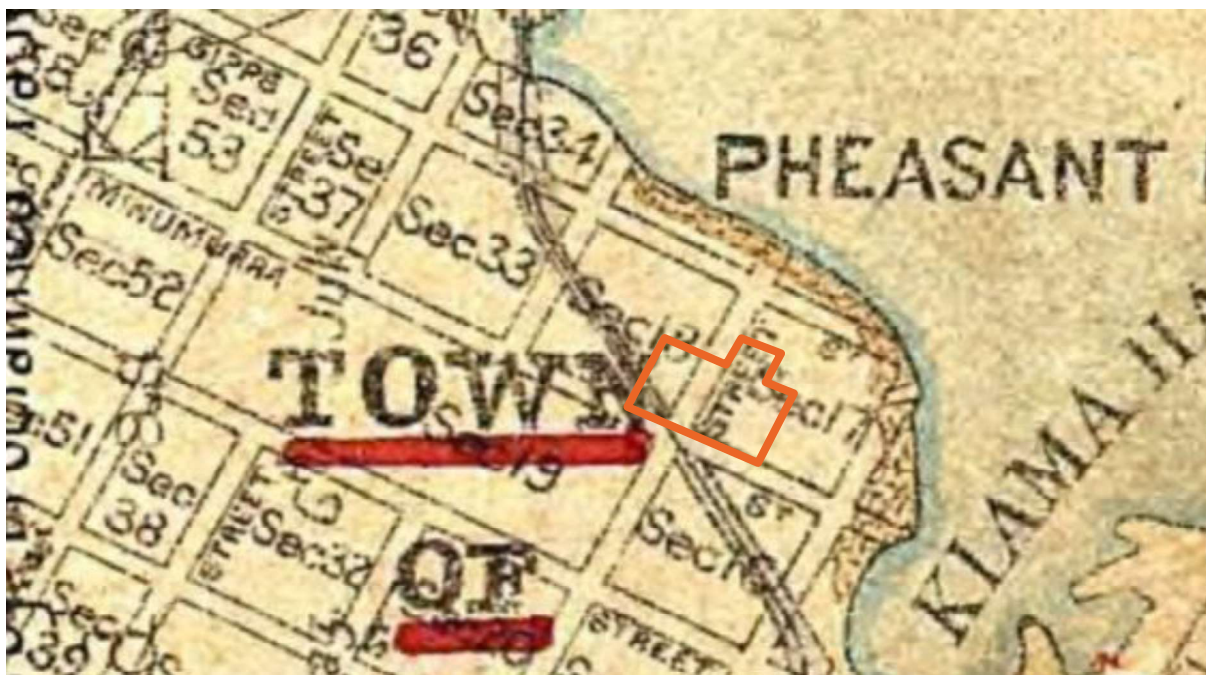


Figure 3.6 Detail of a Parish Map, Parish of Kiama, County of Camden, showing the original Town of Kiama Plan. The approximate location of the proposed Expanded Pheasant Point HCA (comprised of properties marking the entrance to the town from Collins Street) is indicated in orange. (Source: NSW Land & Water Conservation 138320)



Figure 3.7 Detail of the Town of Kiama Plan showing the approximate boundary of the Expanded Pheasant Point HCA (in purple) along with the names of original purchasers. (Source with GML overlay)

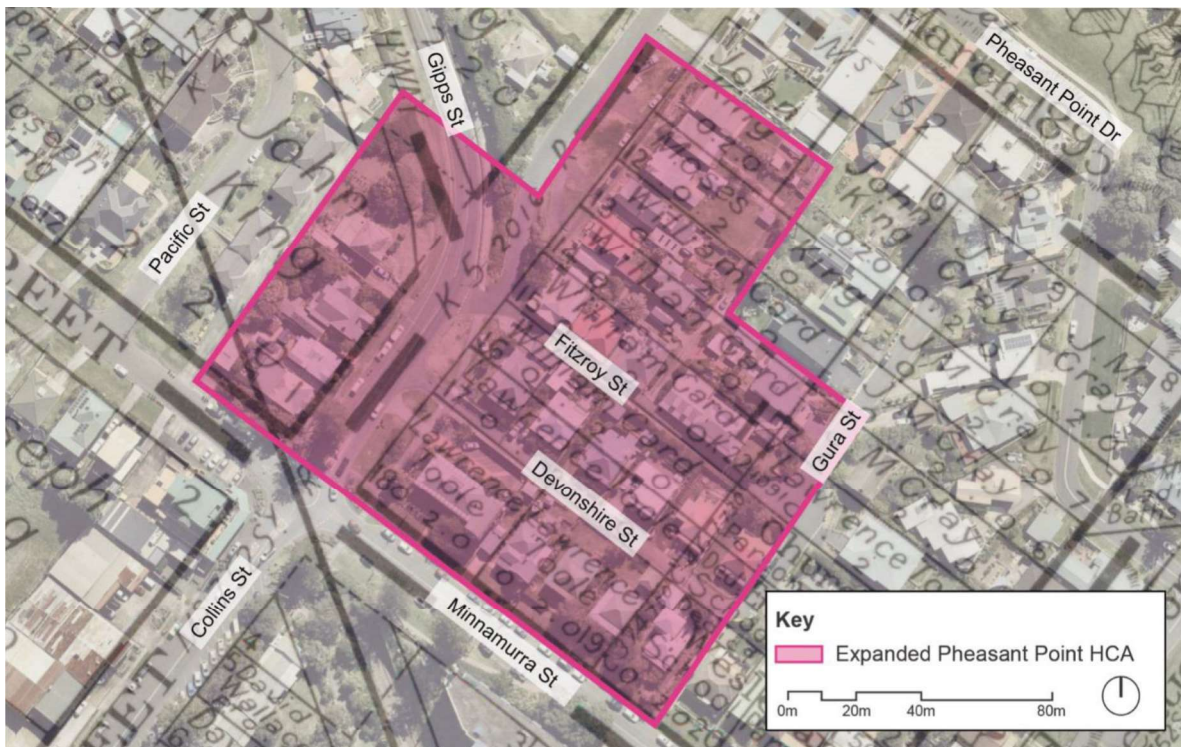


Figure 3.8 Superimposition of an aerial view of the proposed Expanded Pheasant Point HCA (in purple) over the Town of Kiama Plan. The boundaries of the current allotments appear to be broadly consistent with the lots from the early subdivision. (Source: SIX Maps with GML overlay)

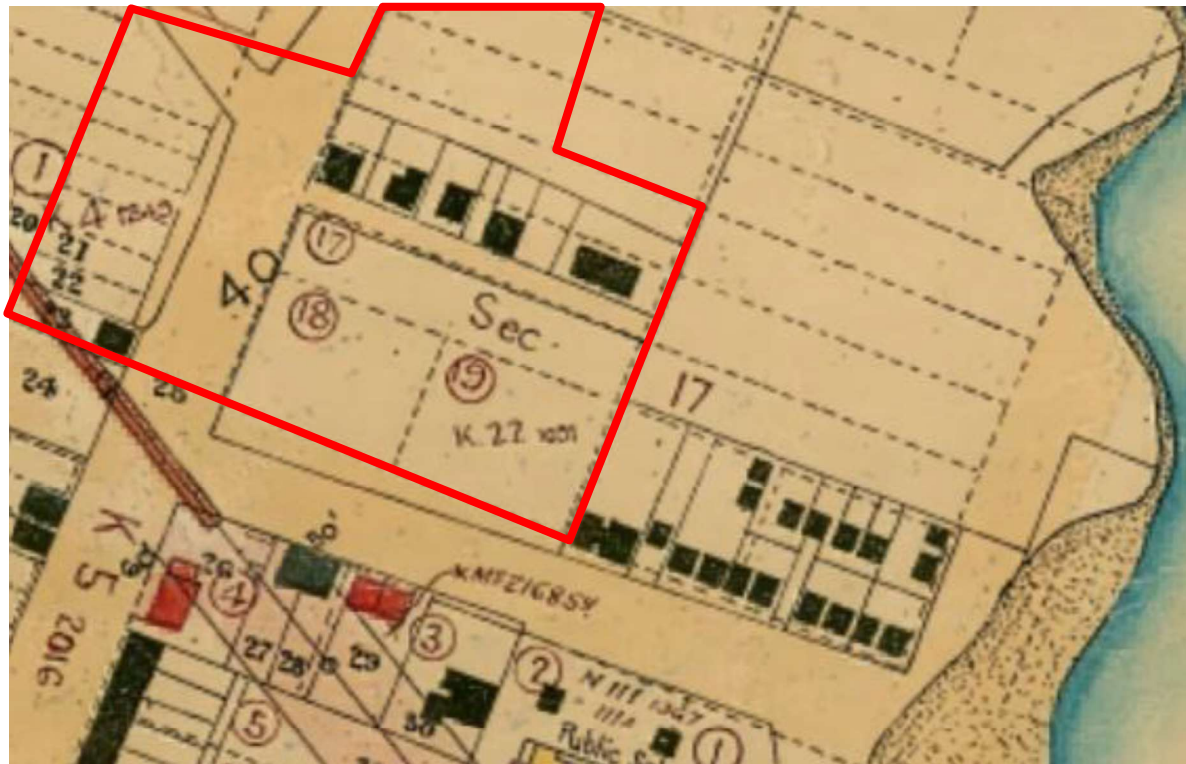


Figure 3.9 Detail from NSW Railways Kiama to Jervis Bay Contract No 1 Kiama to Nowra, Working Plan and Sections, Sheet No 2, 1890. The approximate boundary of the Expanded Pheasant Point HCA is indicated in red. The earlier Victorian residence in the Pheasant Point area can be seen, as well as the realignment of the southern portion of the block fronting Minnamurra Street. The proposed HCA would conserve the alignment and proportions of the lot and enhance an understanding of residential development following the introduction of the railway in the 1890s. (Source: NSW Land and Registry Services, Crown Plan 384-3000)

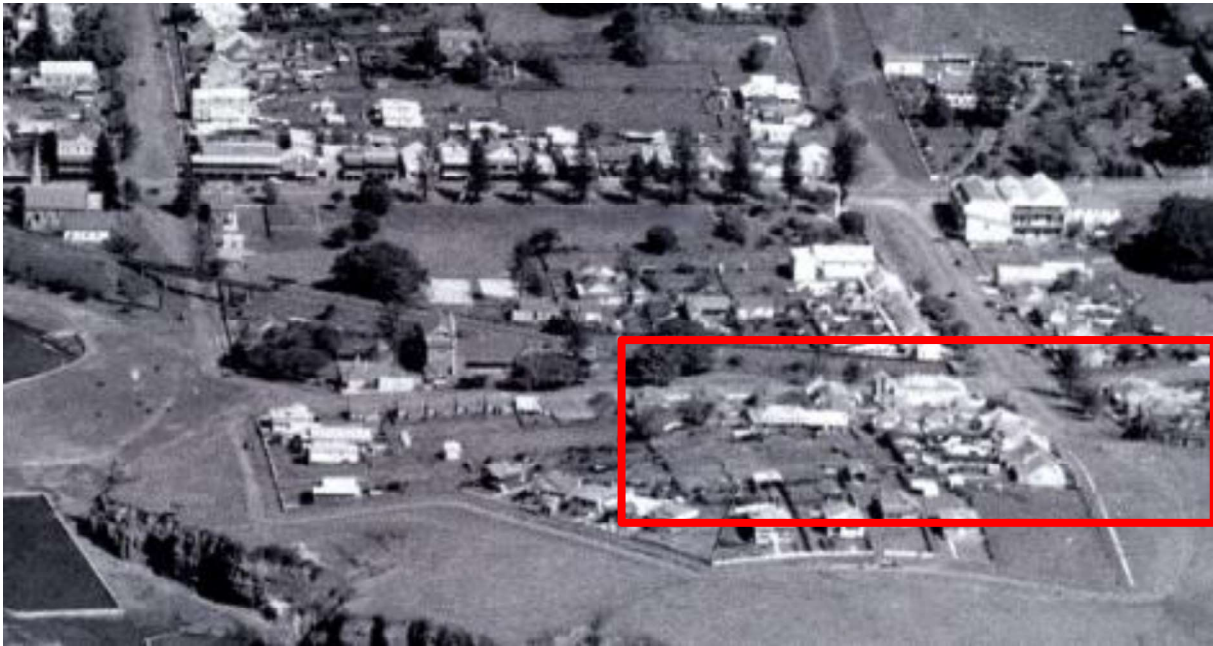


Figure 3.10 View of Kiama looking south across Pheasant Point, c1900. The grouping of houses in the Expanded Pheasant Point HCA had begun by this time, their approximate location is indicated in red. Early residences on the eastern alignment of Pheasant Point Drive and the western alignment of Collins Street can be seen, defining the gateway to Kiama. (Source: Kiama Library)



Figure 3.11 Detail from Kiama, New South Wales prepared by Australian Section Imperial General Staff, 1932. Development at Pheasant Point pertaining to the Expanded Pheasant Point HCA is indicated in red. The housing along Collins Street, indicated by black lines, forms an important gateway to the town. The proposed HCA has been an area of consistent development. (Source: National Library of Australia, Map G8960 s63 (Copy 1))



Figure 3.12 View of the Bellevue Guest house, undated, showing the character of early development in the area. (Source: Wollongong Library)

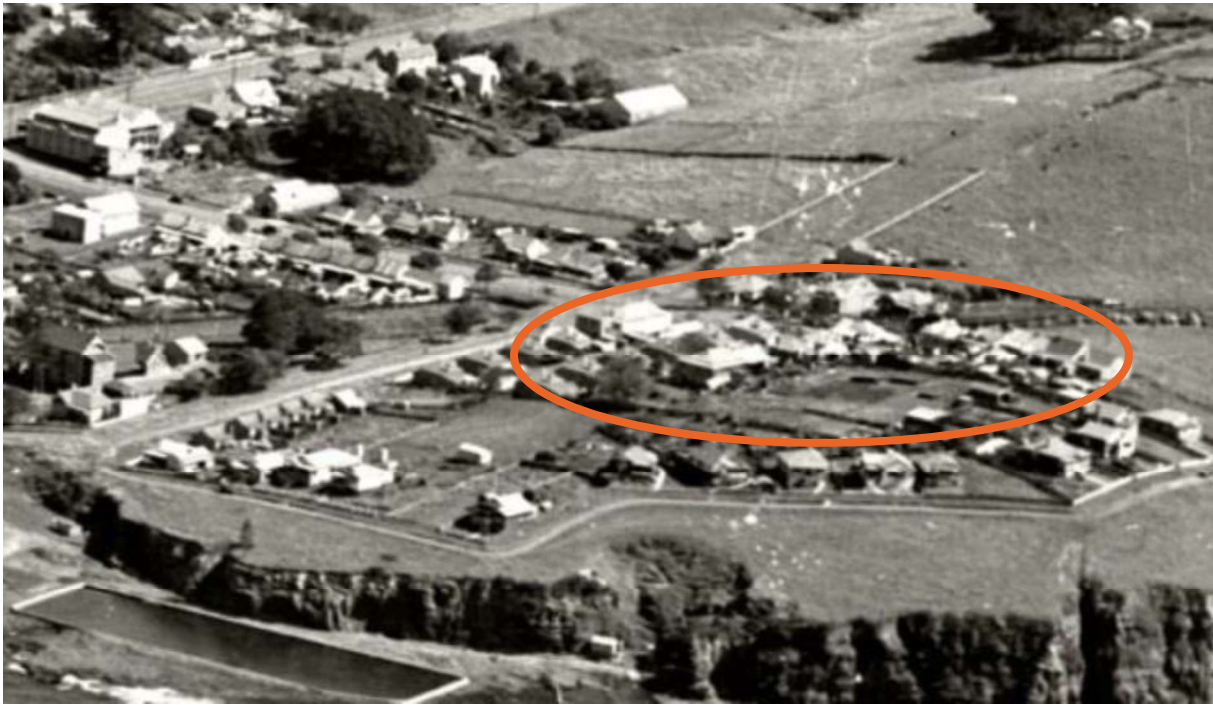


Figure 3.13 Detail of a historical photograph showing Pheasant Point in 1936. The group of residences which comprise the expanded Pheasant Point HCA are circled in orange. From the mid-nineteenth century to the mid-1930s, the properties which comprise the expanded Pheasant Point HCA defined the character of the town and formed the gateway to Kiama. (Source: Royal Australia Historical Society Collection)

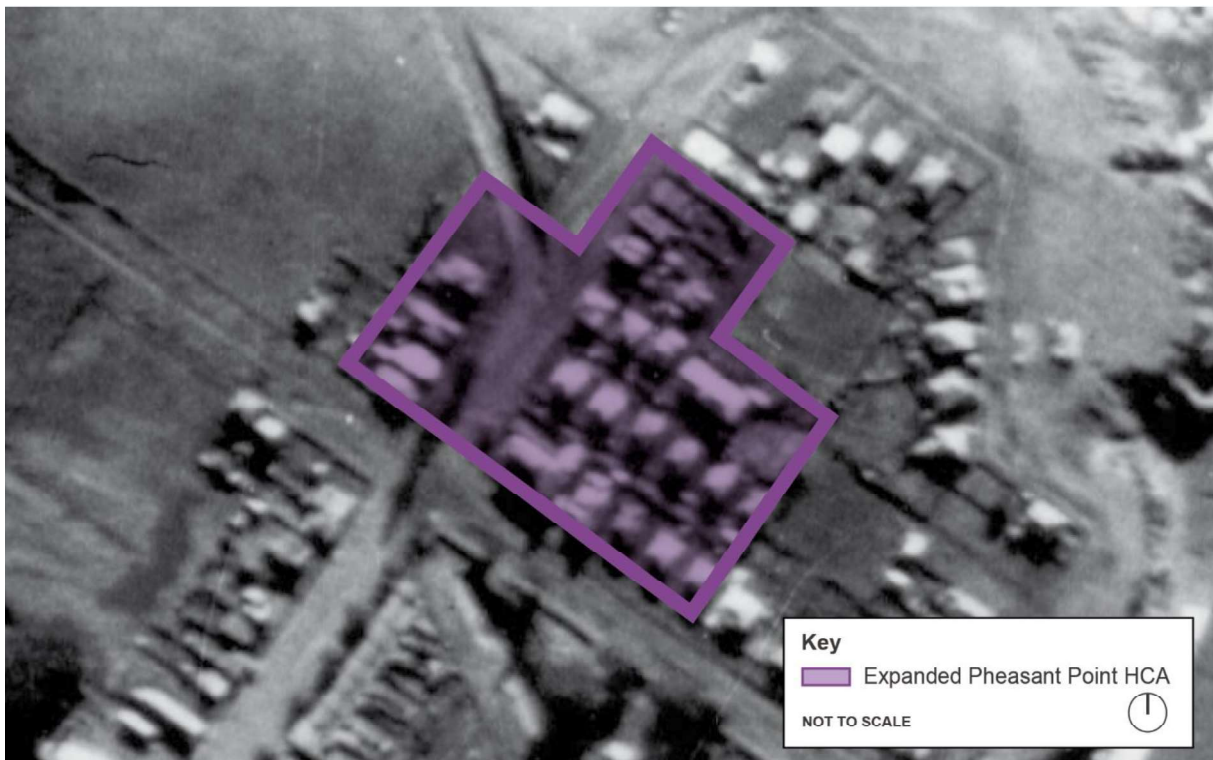


Figure 3.14 Historic aerial photograph showing the proposed Pheasant Point HCA in 1949. The HCA retains a consistent group of buildings and continues to define the 'gateway' to the town. (Source: Kiama Municipal Council, with GML overlay)



Figure 3.15 Historical aerial photography showing the Expanded Pheasant Point HCA in 1960. Further residential development had developed around the HCA, but the subject properties appear largely intact. (Source: Kiama Municipal Council, with GML overlay)

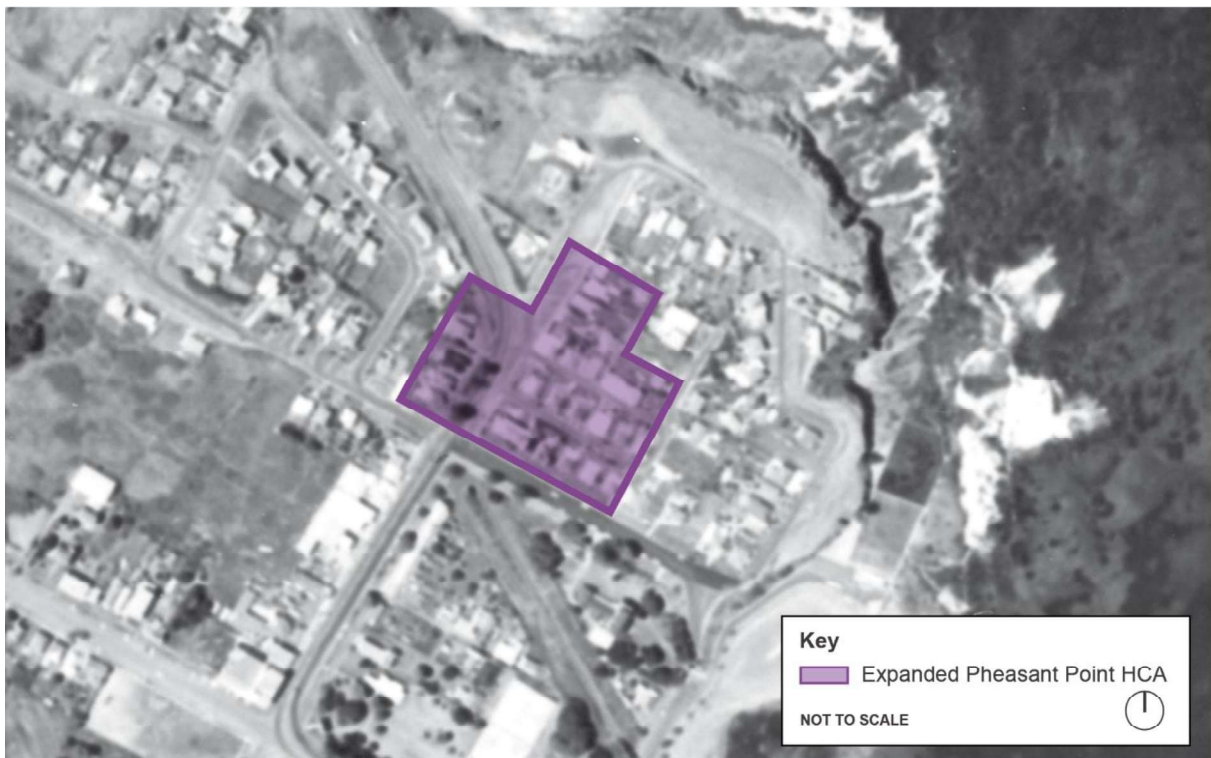


Figure 3.16 Historical aerial showing the Expanded Pheasant Point HCA in 1972. (Source: Kiama Municipal Council, with GML overlay)



Figure 3.17 Historical aerial showing the Expanded Pheasant Point HCA in 1988. The grouping of buildings within it are largely intact. (Source: Kiama Municipal Council, with GML overlay)

3.3 Southern Town Centre Residential Heritage Conservation Area

The proposed Southern Town Centre Residential HCA comprises the residential blocks to the southwest of the KTC, shown below in Figure 3.18 . This area originates from the 1840 Town of Kiama Plan and largely follows grid set in this time. It is characterised by consistent scale and common residential typologies. However, subsequent commercial and residential development has eroded the boundaries of the grid. The northern boundary of the former grid is particularly inconsistent due to development along Terralong Street and Akuna Street. The proposed Southern Town Centre Residential HCA extends south from Terralong Street for roughly three blocks, terminating in the southern alignment of Barney Street. The western boundary is defined by Collins and Belvedere streets, with the eastern boundary defined by Railway Parade, Eddy Street, and the train line (Illawarra Line). Sections of the grid have also been disrupted in the south by the introduction of the gasworks and the bowling club, which have been excluded from the boundaries of the proposed HCA.



Figure 3.18 Aerial view of the proposed Southern Town Centre Residential HCA. (Source: NSW SIX Maps with GML overlay)

3.3.1 Heritage Context

The southern town centre residential area is currently not listed as an HCA within the KLEP 2011, nor is it recognised as a special character area within the Kiama DCP.

There are currently nine listed heritage items located in proposed Southern Town Centre Residential HCA (Table 3.2). An additional 32 potential heritage items identified in Section 2.0 of this report are located within its boundaries as indicated in Figure 3.18 above. Several properties within the proposed boundaries conform to the residential typologies but have been modified, reducing their contribution to 'neutral' status—refer Section 2.1.

Table 3.2 Heritage Items within the Proposed Southern Town Centre Residential HCA.

Item Name	Address	Significance	Listing	Item No.
Aberteifi House	24 Barney Street	Local	KLEP 2011	I78
Residence	38 Bong Bong Street	Local	KLEP 2011	I82
Residence	41 Bong Bong Street	Local	KLEP 2011	I83
Residence	44 Bong Bong Street	Local	KLEP 2011	I84
53–57 Bong Bong Street House Group and Street Trees (including former Wesleyan Parsonage, Garryowen House and Belmont House)	53–57 Bong Bong Street	Local	KLEP 2011	I87
Weatherboard Duplex	2–4 Railway Parade	Local	KLEP 2011	I132
Dalmeny House	72 Shoalhaven Street	Local	KLEP 2011	I139
Timber Cottage	74 Shoalhaven Street	Local	KLEP 2011	I140
Inter-war Cottage	91 Shoalhaven Street	Local	KLEP 2011	I141

3.3.2 Brief Historical Background

The proposed Southern Town Centre Residential HCA is a predominantly late-nineteenth and early twentieth century residential precinct south of Terralong Street. It overlooks the township and is bound by Collins Street on the west, Barney Street to the south and the Illawarra Line to the east. The present subdivision pattern originated in 1840 when the Town of Kiama was laid out in a conventional grid pattern ignoring the topography of the locality.

The proposed HCA originates from Sections pt5, pt7, 13, 14 and 15 of the Town of Kiama (Figure 3.19). The original two-rood allotments in these sections have undergone successive subdivision since the 1840s, forming the present development pattern across the proposed HCA.

The 1840s purchasers of township lots tended to acquire multiple allotments in individual and multiple sections across the township. Buyers included George Somerville, Michael Hindmarsh, and the sisters Margaret, Isabella and Elizabeth Black of Jerrara, all prominent and notable Kiama families.

The area developed through the mid-nineteenth to early twentieth century as a residential neighbourhood, being only a short walk from the shopping centre and services in Manning and Terralong streets. Development in the proposed HCA was spurred on by the opening of the Illawarra Line and Kiama Railway Station in 1887. Some owners built larger homes on bigger allotments to take advantage of expansive views of Kiama and the coast from sites uphill in Shoalhaven, Bong Bong and Barney Streets. Smaller working class cottages were erected in Eddy Avenue and Railway Avenue in the vicinity of the railway station.

3.3.3 Description

The proposed Southern Town Centre Residential HCA is characterised by the former grid pattern introduced by the 1840 Town of Kiama Plan, with the regular square blocks ignoring the irregular topography of the site. This grid was largely maintained in later subdivisions that introduced smaller two-road allotments—these residential lots are still legible in aerial photography. Located close to the civic and commercial centre of Kiama, the area was one of the first in the region to undergo consistent residential development, spurred on by the introduction of the railway and the need for modest workers' cottages to accommodate employees of the quarry and the railway. The proposed HCA is characterised by a high concentration of weatherboard housing dating from the late-Victorian period to the Interwar period, with several core typologies evident throughout.

The residences are largely detached, single-storey weatherboard housing, often on bluestone or sandstone foundations. Roof forms are generally hipped and gabled, with the pitch of the roof informed by the period of its development. However, many residences incorporate a single projecting gable bay with decorative timber detailing—these vary in style from panels, to filigree bargeboards or finials. Most residences also incorporate a street-facing or wraparound open verandah characterised by timber detailing. The majority of properties are set back from the street by landscaped gardens and have since been enclosed by contemporary fences. Several of the properties have been extended to the rear but retain their single-storey scale when viewed from the street. Carports and garages are generally located behind the front building line.

Despite the modification of the residences, they generally display a good degree of external integrity and intactness, retaining original fabric and characteristic elements of their respective styles. While the original grid plan, and the boundaries of the proposed HCA, have been eroded by contemporary commercial development, particularly in the north towards Terralong Street and at the site of the Gasworks and the Bowling Club, the proposed HCA promotes understanding of the early development of the Town of Kiama. The original 1840 subdivision is legible in the street plan and the regular size of allotments (Figure 3.20). Within the boundaries of the proposed HCA, there is a high concentration of consistent residential typologies that communicate the development in housing and the enduring popularity of weatherboard construction in the area. Modest workers' cottages are generally located in closer proximity to the railway line, with later and more decorative middle-class residences located further to the west. Despite later infill development, the roughly three blocks which comprise the proposed HCA are a generally consistent representation of early housing the Kiama area which provides a vital understanding of the residential character of the early town.



Figure 3.19 The Town of Kiama Plan showing the grid layout of the town with regular two-road allotments. (Source: National Library of Australia, with GML overlay)



Figure 3.20 An aerial photograph of the Southern Town Centre Residential HCA overlaid on the 1840 Town of Kiama Plan showing the retention of the original grid. (Source: National Library of Australia, Nearmap, with GML Overlay)



Figure 3.21 Detail of an historical aerial photograph taken c1900 clearly showing the 1840s grid plan of the town. The blocks which make up the proposed Southern Town Centre Residential HCA have been clearly developed and defined by this time, expanding the town centre. A portion of the proposed HCA has been indicated in red. (Source: Kiama Library)

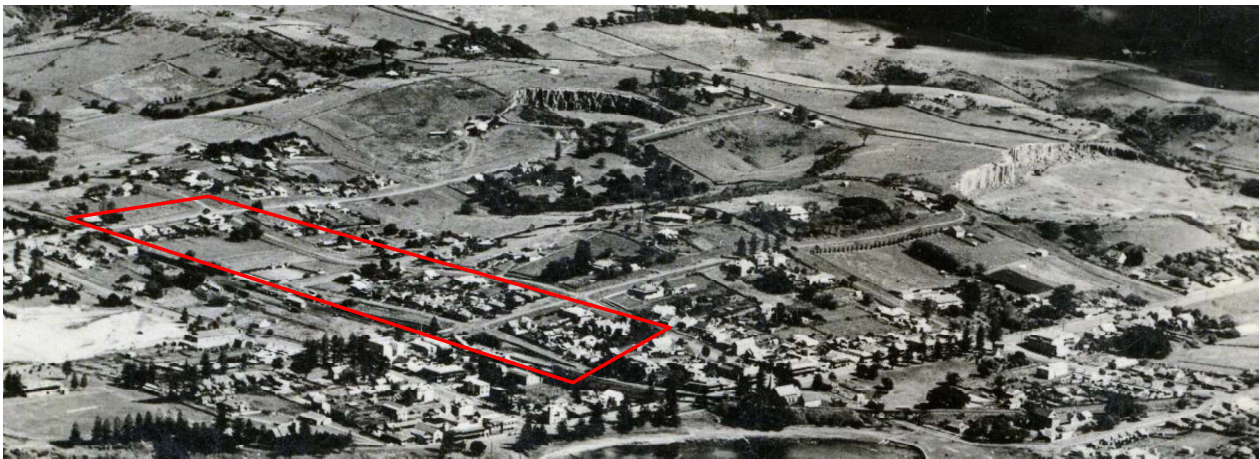


Figure 3.22 The 1840s grid pattern remains legible in a historical aerial photograph taken in the 1930s. The shape of the proposed Southern Town Centre Residential HCA is indicated in red. Residential development had begun in this area, expanding out of the town centre. The scale of dwellings, establishing by this time, has been largely retained. (Source: Kiama Library)



Figure 3.23 Historical aerial photograph taken in 1949 showing the density of housing expanding from the KTC boundary. (Source: Kiama Municipal Council with GML overlay)



Figure 3.24 Detail of a historical aerial photograph taken in 1972 showing the expansion of housing west from the railway line, and to the south of Terralong Street. (Source: Kiama Municipal Council with GML overlay)



Figure 3.25 Detail of a historical aerial photograph taken in 1988 showing the extent of contemporary development in the STCR Boundary and the retention of historic residences. (Source: Kiama Municipal Council with GML overlay)

Examples of Residential Typologies Seen in the Southern Town Centre Residential HCA

There are several key building typologies found in the proposed Southern Town Centre Residential HCA:

- mid-Victorian workers' weatherboard cottages with a high-pitched roof and verandah;
- late-Victorian weatherboard cottages with a high-pitched hipped and gabled roof, and verandah;
- late-Victorian/early Federation weatherboard cottages with a high-pitched roof (tiled or corrugated iron) and verandah;
- modest late-Victorian/early Federation cottages with a hipped and gabled roof, projecting gable bay and verandah;
- Federation bungalows with a hipped roof and a wide wraparound verandah; and
- Interwar California bungalows, constructed of weatherboard with a hipped and gabled roof with nested gables, a projecting gable bay and a verandah.

There are several variations of these typologies, but most residences within the proposed HCA conform to one of these styles as shown below in Figures 3.26 to 3.37.



Figure 3.26 35 Bong Bong street, a modified mid-Victorian workers' cottage.



Figure 3.27 34 Bong Bong Street, a late-Victorian/early Federation cottage.



Figure 3.28 41 Barney Street, a late-Victorian/early Federation cottage.



Figure 3.29 5 Noorinian Street, a late-Victorian cottage.



Figure 3.30 98 Shoalhaven Street, a late-Victorian cottage.



Figure 3.31 124 Shoalhaven Street, a Federation bungalow.



Figure 3.32 3 Eddy Street, a late-Victorian Cottage.



Figure 3.33 119 Shoalhaven Street, a Federation cottage.



Figure 3.34 88 Shoalhaven Street, an Interwar California bungalow.



Figure 3.35 13 Eddy Street, an Interwar California bungalow.



Figure 3.36 66 Collins Street, an Interwar California bungalow.



Figure 3.37 25 Barney Street, an Interwar California bungalow.

3.4 Expanded Civic and Commercial Precinct

The proposed Expanded Civic and Commercial Precinct HCA comprises the civic precinct heritage conservation area proposed by Council at the intersection of Manning and Terralong streets, but extends the boundary to incorporate the Christ Church Group to the east and the run along Terralong Street in the west. The proposed expanded precinct incorporates the commercial buildings along the southern alignment of Terralong Street, terminating at Thompson Street.

Note that there is potential to extend this boundary further to capture 150 Terralong Street. As discussed in Section 2.0, this building is unlikely to meet the threshold for individual listing, but it could be incorporated into this HCA.





Figure 3.38 Aerial view of the proposed Expanded Civic and Commercial Precinct HCA. (Source: NSW SIX Maps with GML overlay)

3.4.1 Heritage Context

Eddy Street is not currently identified as a heritage conservation area.

There are currently 18 listed heritage items located in the proposed Expanded Civic and Commercial Precinct HCA (Table 3.3). An additional two potential heritage items identified in Section 2.0 of this report are also located within the potential Expanded Civic and Commercial Precinct HCA as indicated in Figure 3.38 above.

Table 3.3 Heritage Items within the Proposed Expanded Civic and Commercial Precinct HCA.

Item Name	Address	Significance	Listing	Item No.
War Memorial and Field Gun	3 Manning Street	Local	KLEP 2011	I108
Kiama Council Chambers (former)	11 Manning Street	Local	KLEP 2011	I109
Commercial banking Company of Sydney (former)	18 Manning Street	Local/State State	KLEP 2011 SHR	I110 0143
Westpac Bank	32 Manning Street	Local	KLEP 2011	I112
Commercial Building (former ANZ Bank)	33 Manning	Local	KLEP 2011	I113
Kiama Uniting Church	48 Manning Street	Local	KLEP 2011	I114
Kiama Uniting Church trees and grounds	48 Manning Street	Local	KLEP 2011	I115
Grand Hotel	49 Manning Street	Local	KLEP 2011	I116
Catholic presbytery	94–112 Manning Street	Local	KLEP 2011	I117
Christ Church Group (including Anglican Christ Church and Cemetery)	2 Terralong Street	Local	KLEP 2011	I145
Kiama Post Office Building	24 Terralong Street	Local State	KLEP 2011 SHR	I150 01426
Kiama Police Station	32 Terralong Street	Local	KLEP 2011	I152
Kiama Court House	34 Terralong Street	Local	KLEP 2011	I153
Tory's Hotel (former)	50 Terralong Street	Local	KLEP 2011	I155
Devonshire House (former)	58–64 Terralong Street	Local	KLEP 2011	I156
Cottage (former gran's Fudge)	132 Terralong Street	Local	KLEP 2011	I160
Kiama Rail underbridge	Terralong Street and Railway Parade	Local	KLEP 2011	I161
Obelisk	Terralong Street and Manning Street intersection	Local	KLEP 2011	I162

3.4.2 Brief Historical Background

Terralong and Manning streets developed in the 1840s as the principal thoroughfares in the new Town of Kiama. By 1860, Kiama boasted several churches and schools, a post office (established in 1841 in Shoalhaven Street that can be seen in the Town of Kiama plan- Figure 3.39), court house (1860),

tailors, drapers and haberdashery, boot maker, blacksmith, wheelwright, breweries, two commercial banks and the first newspaper, *The Kiama Examiner* (1858).

The NSW state government chose a site in Terralong Street for the court house in 1860. The lockup keepers residence was built next to it in 1863, followed in 1884 by the police station, establishing this locality as the civic heart of the growing township. The council chambers was erected to the south of the post office in 1914. Between the two building was the former School of Arts (1901).

The Council erected an obelisk in 1861—it was moved to the intersection of Manning and Terralong streets to mark the geographical heart of Kiama and district in 1932. This location became the site of the new post office in 1879, a major landmark in the area. In the following decades, a thriving business and retail centre developed south of the post office in Manning Street and west along Terralong Street.

In 1892, following the opening of the railway station and the extension of the railway to Nowra, Kiama possessed a post and telegraph office, churches, banks and hotels. According to the *Kiama Independent* ‘several of the stores are large and handsome’. Figure 3.42 shows the plethora of buildings in the block bound by Manning, Terralong, Shoalhaven and Bong Bong streets in 1890 (Section 5 of the Town of Kiama Plan). Several buildings were demolished at this time to make way for the railway line, splitting the precinct in half. The fire of 1899 changed the main streetscape when ‘half the block of shops fronting Terralong Street from Collins Street towards Shoalhaven Street’ (upwards of 16 shops and the Royal Hotel) were destroyed. Business reopened in temporary situations while the stores were rebuilt in brick.

3.4.3 Description

The proposed expanded Civic and Commercial Precinct HCA comprises the eastern and western alignments of the northernmost block of Manning Street, the Christ Church Group to the east, and the commercial buildings along the southern alignment of Terralong Street to Thomson Street in the west. The civic block, along Manning Street comprises Kiama’s key civic buildings. The block is characterised by predominately nineteenth century and early twentieth century, grand two-storey commercial buildings. As is common to civic buildings, many are designed in the Free Classical style with Italianate elements. Buildings are predominately masonry and are often rendered and painted, with decorative mouldings and stone detailing. The civic buildings were original built on larger lots but have since been encroached upon by commercial development in the later twentieth century.

The corner of Manning and Terralong streets comprises the ‘law buildings’, including the Kiama police station and police residence. These buildings are some of the earliest buildings in the area and present in a traditionally Georgian character. West of these buildings, Terralong Street is entirely commercial and is characterised by a series of detached commercial hotels and commercial shop-top and terrace buildings. Buildings are predominately rendered masonry, with original parapets. The majority of commercial shop buildings have been refitted internally and are highly altered below the awning level. However, most buildings have retained their original parapet which conceals the roof form from the street. The shop buildings date from the early twentieth century to the Interwar period, with many buildings having been rebuilt following the 1899 fire.

The most significant characteristic throughout the precinct is the scale of the buildings. The civic area is predominately grand two-storey structures, with the commercial Terralong precinct immediately identifiable from its low and consistent roofline. The scale of this area has defined later development throughout the Kiama area and should be maintained.

Due to later subdivisions and commercial development, areas of the proposed HCA have been eroded by contemporary infill. This is most significant along the northeastern alignment of Terralong Street. However,

later development in the remainder of the proposed HCA has generally conformed to the consistent scale of the heritage buildings and is generally of sympathetic materials.

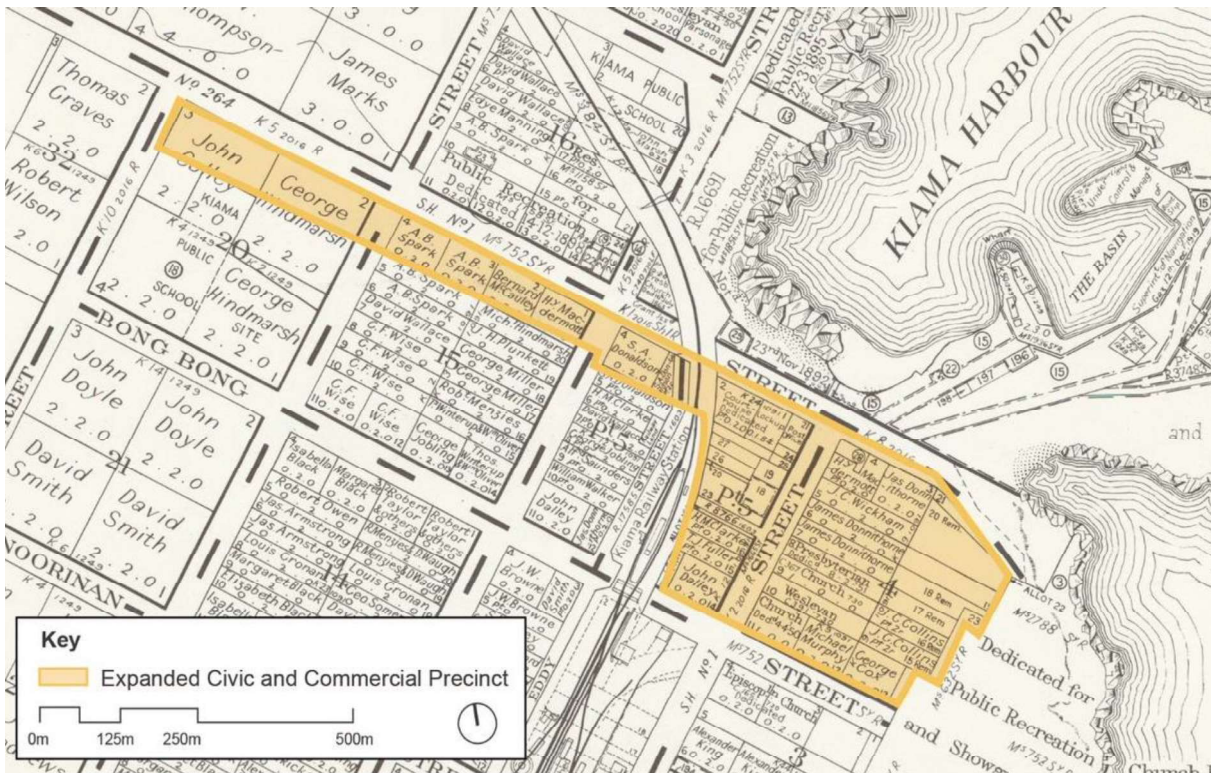


Figure 3.39 A detail of the Town of Kiama Plan showing the civic sites already established (such as the post office, the lock up and the court House) and the irregular development of the area. (Source: National Library of Australia, with GML overlay)



Figure 3.40 An historical aerial photograph taken from Pheasant Point shows that Kiama's commercial and civic precinct had been established by the 1880s. Although many of the buildings pictured were lost in a fire in the late 1890s, later shop buildings retained the scale established at this time. (Source: Kiama Library)

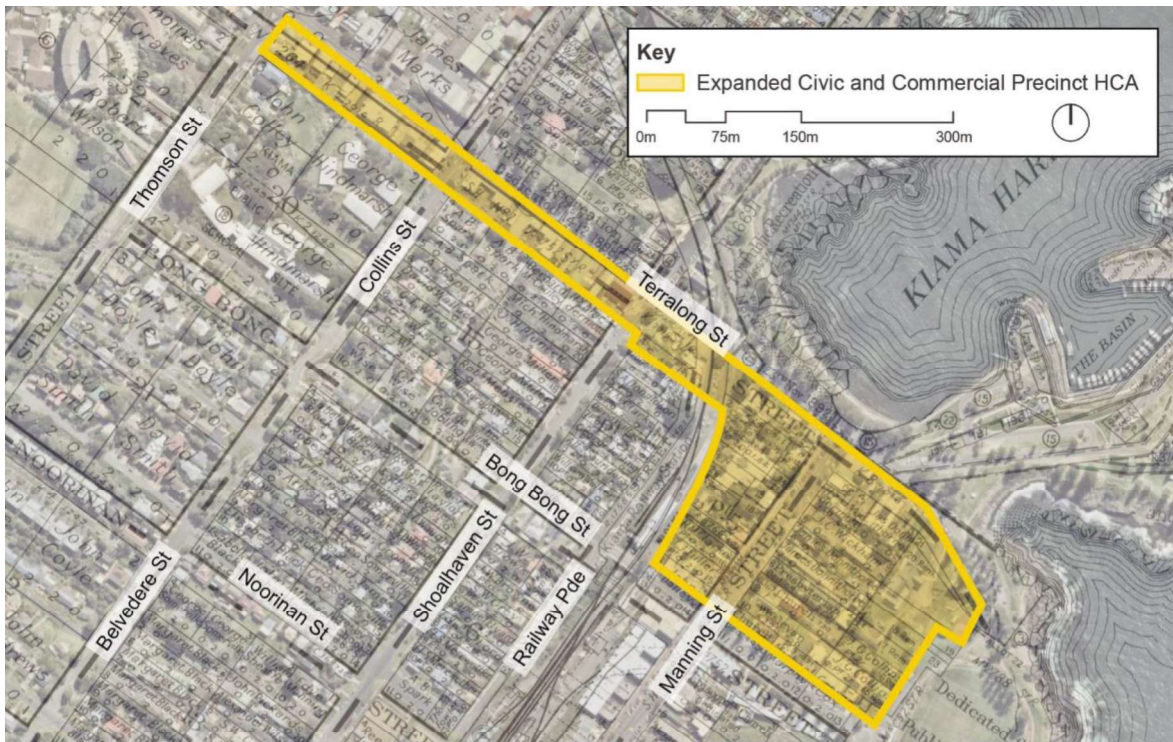


Figure 3.41 An aerial photograph of the Expanded Civic and Commercial Precinct HCA overlaid on the 1840 Town of Kiama Plan showing the retention of the grid pattern. (Source: National Library of Australia, Nearmap, with GML overlay)



Figure 3.42 Detail from NSW Railways Kiama to Jervis Bay Contract No 1 Kiama to Nowra, Working Plan and Sections, Sheet No 2, 1890. The plan shows the dense commercial development at the heart of Kiama's commercial and civic precinct expanding to the west along Terralong Street. The block between Terralong and Manning streets, incorporated into the proposed expanded HCA, is indicated in blue. (Source: NSW Land and Registry Services, Crown Plan 384-3000)



Figure 3.43 Historical aerial photography shows Kiama's commercial and civic precinct in c1900. By this time, the northern portion of Manning Street had been established, with a commercial shopping row extending west along Terralong Street. These two streets defined the character of the area and established the northern boundaries of the town. (Source: Kiama Library)



Figure 3.44 An historical view of Kiama from Minnamurra Street (date unknown, possibly late 1800s). The civic and commercial precinct is the most densely populated area in Kiama by this time, defining the scale of surrounding development. (Source: Kiama Library)

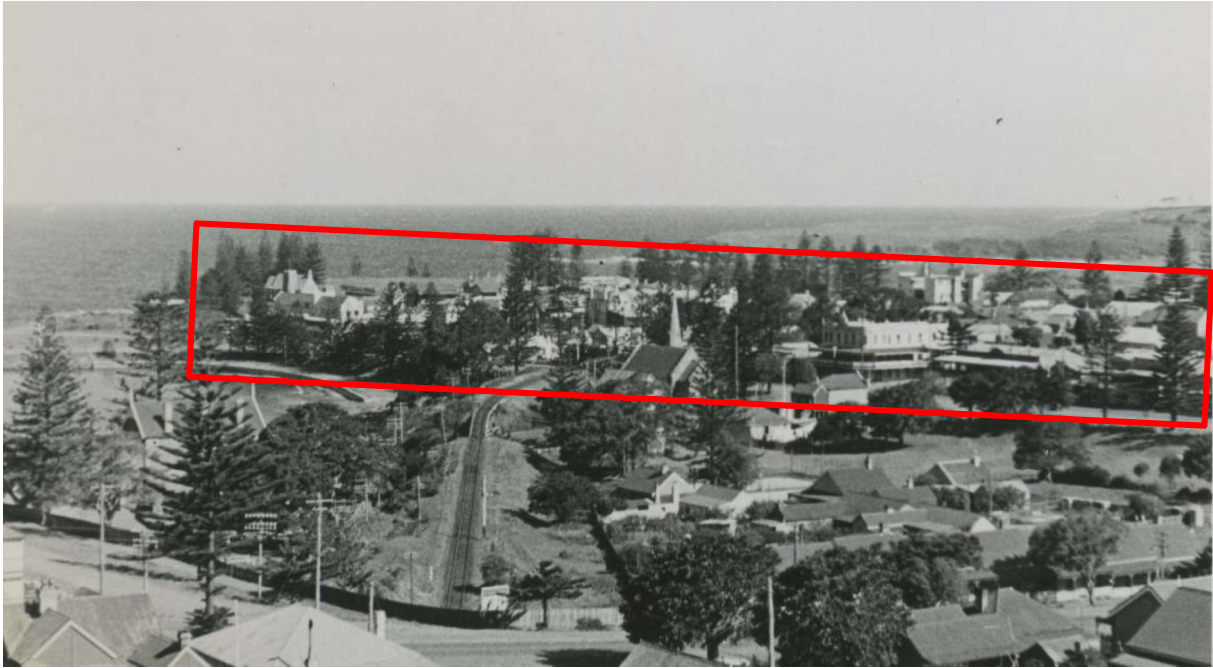


Figure 3.45 The scale and character of Kiama's commercial and civic precinct had been reinforced by the late 1930s. A series of plantings of Norfolk Island pines along Terralong Street established the beachside character of the town which is still seen today. (Source: Kiama Library)



Figure 3.46 Detail from Kiama, New South Wales prepared by Australian Section Imperial General Staff, 1932. The map shows the extent of development in the proposed expanded Civic and Commercial Precinct HCA (indicated in red) at this time. (Source: National Library of Australia, Map G8960 s63 (Copy 1))

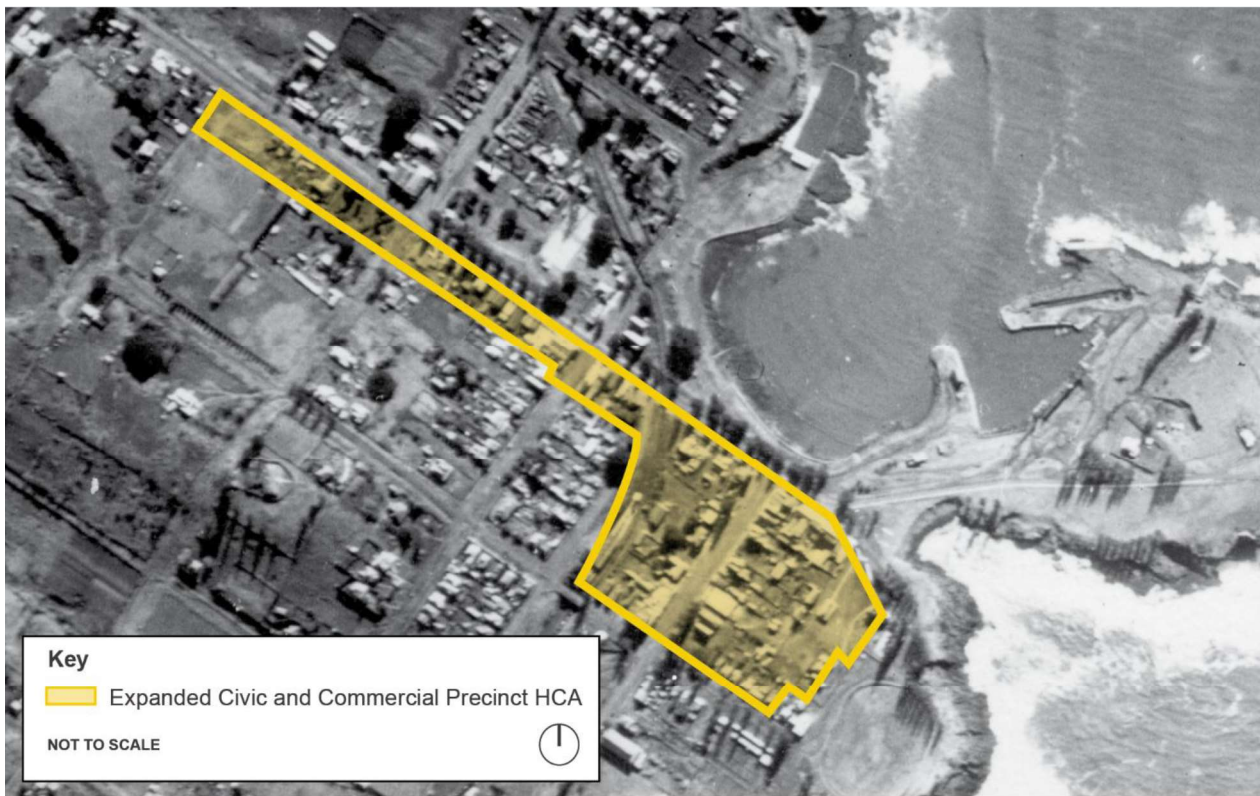


Figure 3.47 Historical aerial photograph showing the area of the proposed Expanded Civic and Commercial HCA in 1949. Development in this area is more regular and condensed than elsewhere in the region. (Source: Kiama Municipal Council, with GML overlay)



Figure 3.48 Historical aerial photograph showing the area of the proposed Expanded Civic and Commercial HCA in 1972. The consistent development in the area and the retention of historical buildings is visible. (Source: Kiama Municipal Council, with GML overlay)



Figure 3.49 Historical aerial photograph taken 1988 showing the consistent footprint of buildings in the proposed Expanded Civic and Commercial HCA. Further contemporary development can be seen, particularly along the western section of Terralong Street. Note that not all of the proposed HCA is visible in the image due to the limits of the original photograph. (Source: Kiama Municipal Council, with GML overlay)

4 Conclusion and Recommendations

4.1 Conclusion

After a review of the background documentation provided by Council, 16 blocks of the KTC were investigated by GML on 23 and 24 September 2020. These investigations included:

- inspection of approximately 65 items with existing heritage listings, both within the KTC boundary and in the near vicinity;
- inspection of approximately 75 items of potential heritage interest; and
- a survey of the surrounding buildings.

Following the site inspection, 64 potential heritage items were shortlisted and assessed. The built heritage sites included in the shortlist are representative of Kiama's development in the late-nineteenth and early twentieth century and are communicative of the built response to the introduction of the railway in 1893. The identification and assessment of these items will assist in protecting significant aspects of Kiama's history relating to urban development, transportation, commercial enterprise, and the subdivision of the Town of Kiama.

The key findings are that:

- The properties assessed fall into two broad categories, these are:
 - Civic and commercial buildings located in the proposed Expanded Civic and Commercial Precinct HCA. These are characterised by two-storey Victorian and Federation Free Classical buildings, which represent the civic development of the town, and low-scale commercial properties along Terralong Street, which represent growing trade and industry in the early twentieth century. These properties physically define the northeastern boundary of the town and have stylistically defined the scale and character of surrounding development.
 - Residential buildings located to the north and south of Kiama's civic and commercial precinct. These buildings maintain the grid plan introduced in the 1840 Town of Kiama Plan and show the development of housing styles throughout the region. Residential buildings are generally late-Victorian and Federation cottages and Interwar California bungalows. They are generally weatherboard in construction.
- A number of additional potential heritage items have been identified by GML, including mid-century Functionalist residences and a postwar ecclesiastical church.
- Seven potential HCAs were identified by Council (referred to as precincts and groups in Council documentation). These areas were investigated during the September site inspections. Following these inspections and a review of documentation, three potential HCAs were identified by GML:
 - the Expanded Pheasant Point HCA;
 - the Southern Town Centre Residential HCA; and
 - the Expanded Civic and Commercial Precinct HCA.
- Thirty-two of the potential heritage items on the shortlist are located within these potential HCAs. As identified in Section 2.0, the majority of these are unlikely to meet the threshold for listing as an individual heritage item. The majority of the potential items would be best managed as contributory

elements within an HCA. Further research and assessment will be required to confirm whether the remaining items warrant individual listing.

- Council requested the assessment of 11 priority items to determine whether they warrant individual heritage listing. A full heritage assessment of 66 Collins Street has been undertaken as a separate report. Our assessment has determined that six of the proposed properties are likely to meet the threshold for individual listing. These are:
 - Blowhole Point Tennis Courts;
 - 1 Bong Bong Street;
 - 72 Collins Street, Rothbury;
 - 24 Manning Street;
 - 51 Shoalhaven Street; and
 - 66–68 Terralong Street.

4.2 Proposed New Heritage Items and Heritage Conservation Areas

Following our preliminary assessment, GML recommends 12 items be considered for individual heritage listing and three heritage conservation areas be considered heritage listing as outlined in the tables below.

Potential Individual Heritage Items

No.	Address
1.	Blowhole Point Tennis Court
2.	19 Barney Street
3.	23 Barney Street
4.	1 Bong Bong Street
5.	70 Collins Street
6.	72 Collins Street
7.	24 Manning Street
8.	94–112 Manning Street (Church Building)
9.	5 Noorinan Street
10.	51 Shoalhaven Street
11.	87 Shoalhaven Street
12.	66–68 Terralong Street

Proposed Heritage Conservation Areas

No.	Address
A	Civic and Commercial Precinct, Manning and Terralong Streets
B	Pheasant Point, Minnamurra, Fitzroy, Gura, Collins Streets and Pheasant Point Drive
C	Southern Town Centre Residential, Barney, Belvedere, Bong Bong Collins, Eddy, Noorinan, Shoalhaven Streets and Railway Parade

4.3 Recommendations

A total of 12 individual places and three HCAs have been identified as having the potential for listing as heritage items under Schedule 5 of the KLEP 2011. It is recommended that Council:

- pursue detailed heritage assessment of the 12 individual places from the shortlist of items to be nominated by Council for further progression;
- pursue the detailed assessment of three HCAs identified for possible inclusion within the KLEP 2011;
- pursue the revision of existing listings where the KLEP 2011 heritage map is inconsistent with the legislation;
- develop and/or complete heritage inventory sheets for all existing and proposed individual heritage items—these sheets are an invaluable resource for understanding and documenting the history and significance of a place and should be regularly maintained as new information becomes available;
- consider commissioning a thematic history for the wider Kiama area that identifies significant developments in the town's history and the built-form response—a thematic history can guide and support future heritage listings; and
- consider an LGA-wide arboriculture study which focuses on mature cultural plantings and includes a review of Council's Significant Tree Register.

5 Appendices

Appendix A

Preliminary Assessment Individual Items Assessed for Heritage Potential in the Kiama Town Centre

Appendix B

Preliminary Assessment of Individual Items Assessed for Heritage Potential in the vicinity of the Kiama Town Centre

Appendix C

Review of Existing Listed Heritage Items within the Kiama Town Centre

Appendix D

Review of Existing Listed Heritage Items in the vicinity of the Kiama Town Centre



Appendix E


Expanded Histories of the Priority Properties


**Appendix A—Preliminary Assessment of Potential Heritage Items within the
Kiama Town Centre**



Individual Items Assessed for Heritage Potential within the Kiama Town Centre


GML No.	Address/ Title for Proposed Listing	Photograph	Description	Nominated by	HCA	Existing Statement of Significance	Preliminary Classification
1.	35 Bong Bong Street		<p>A single-storey late Victorian/early Federation weatherboard cottage thought to have been built c1900. The dwelling is constructed on stone foundations and features a high-pitched corrugated iron roof, with a skillion roof over the southern verandah. The house presents to Bong Bong Street in the south, and has been modified to enclose the front verandah. The house appears to otherwise hold a good degree of external intactness. A detached garage addition is at the rear of the property.</p> <p>Although modified, the house is demonstrative of the development of housing near the Kiama Town Centre. It displays a number of key elements of the typology and represents the enduring popularity of weatherboard dwellings at the turn of the century.</p> <p>Historical Notes:</p> <p>It is thought that the property was built in c1900 for Henry Patrick Rogers. In 1929, he married Marian Lenz, the daughter of Peter and Maria Lenz, who arrived from Germany in 1887. Henry died in 1948 and Marian continued to live at the property until at least 1954, and possibly until her death in 1978.</p> <p>However, some records held by the Kiama District historical society indicate that the property may have been occupied from 1967 by Raymond William Rogers.</p>	Council <i>Nominated by council as a group item or contributory within HCA.</i>	Southern Town Centre HCA	N/A	Contributory within HCA.

GML No.	Address/ Title for Proposed Listing	Photograph	Description	Nominated by	HCA	Existing Statement of Significance	Preliminary Classification
2.	37 Bong Bong Street		<p>A detached single-storey Federation weatherboard cottage built c1910. The dwelling features a high-pitched hipped Colourbond roof and painted masonry chimney. The front verandah is partially enclosed. The house fronts Bong Bong Street in the south and features minimal setbacks.</p> <p>The house displays a good degree of integrity and displays characteristics of Federation era dwellings. It has retained some original fabric and represents the enduring popularity of weatherboard dwellings in the area.</p> <p>Historical Notes: Thought to have been constructed c1910.</p>	Council <i>Nominated by council as possible group listing with 35 Bong Bong Street, or contributory within HCA.</i>	Southern Town Centre HCA	N/A	Contributory within HCA.
3.	39 Bong Bong Street		<p>A detached single-storey 1960s red brick residence with inbuilt garage and a low-pitched terracotta roof. The dwelling is set back from the street by a garden and is partially concealed by hedging and plantings.</p> <p>The property is uncharacteristic within the wider grouping of historical dwellings, although it is not considered to be intrusive.</p> <p>Historical Notes: N/A</p>	Council <i>Included within boundary of proposed Bong Bong Street Precinct.</i>	Southern Town Centre HCA	N/A	Uncharacteristic.
4.	66 Collins Street		<p>A detached, single-storey Interwar Californian bungalow constructed in 1925. The dwelling is constructed of weatherboard and features a low-pitched roof of corrugated iron with nested gables. A low-scale verandah surrounds the house, but it has been enclosed on all elevations barring the primary western frontage. The house has been highly modified internally.</p>	Council <i>Nominated as an item of individual heritage significance.</i>	Southern Town Centre HCA	N/A	<p>Does not meet the threshold for individual listing.</p> <p>Contributory in HCA.</p> <p>Note: See 66 Collins Street, Heritage Assessment prepared by GML</p>

GML No.	Address/ Title for Proposed Listing	Photograph	Description	Nominated by	HCA	Existing Statement of Significance	Preliminary Classification
			<p>and externally, with a large-scale weatherboard addition introduced to the rear in the early 2000s. Despite modifications, the primary elevation is externally highly intact, retaining its characteristic elements and a good degree of original fabric. The house occupies a prominent street corner and makes a significant contribution to the streetscape. It is representative of the development of housing in Kiama and the popularity of the weatherboard typology.</p> <p>Historical Notes:</p> <p>The house was constructed for Sarah Hindmarsh, the wife of a prominent local alderman. However, she only resided at the property briefly, and by the 1950s the property had been subdivided and sold.</p>				Heritage November 2020 for further information, including the full assessment of significance.
5.	24 Manning Street / Former Stables of the Bank of NSW (Westpac Bank)		<p>A detached two-storey late Victorian residence with weatherboard cladding and a high-pitched hipped and gabled roof. It also has a decorative masonry chimney. The dwelling is located to the rear of the bank building, in its former grounds. It is oriented east and faces a concrete parking area. The dwelling has been modified—the first-floor verandah has been enclosed, introducing unsympathetic materials, and the building is currently in a state of disrepair, although the roof has recently been repaired. Despite the modifications the house is largely structurally intact and displays characteristic elements of the style.</p> <p>Historical Notes:</p> <p>The house was constructed on land purchased in 1887 by the City Bank of Sydney, with the residence likely completed the following year.</p>	Council <i>Nominated as an item of individual heritage significance</i>	Expanded Commercial and Civic Precinct HCA	<p>From the Bruce Dawbin Inventory Sheet: <i>Late Victorian two storey masonry building in the domestic Gothic style important as the only building of its type in the Kiama LGA.</i></p>	<p>Further research required to assess and confirm significance.</p> <p>The property was identified as an item of interest by Bruce Dawbin as a rare example of a late Victorian dwelling.</p> <p>The property likely meets the threshold for individual listing for historic and aesthetic values.</p> <p>Note: See Appendix B for further history on the property.</p>

GML No.	Address/ Title for Proposed Listing	Photograph	Description	Nominated by	HCA	Existing Statement of Significance	Preliminary Classification
			<p>The stables building was likely completed shortly after this. In 1925, an application was lodged to convert the building to a dwelling, with the land subdivided in 1931.</p> <p>Although largely concealed from view in the public domain, the property holds aesthetic and historical significance as a rare large-scale late Victorian dwelling in the Kiama commercial district connected with the bank. A historical overview of the property has been included in Appendix B.</p>				
6.	15 Railway Parade		<p>A detached single-storey interwar cottage thought to have been built c1925. Constructed of weatherboard on masonry foundations, the building features a simple low-pitched hipped roof of corrugated iron with a masonry chimney and a street-facing gable. The house fronts Railway Parade in the east with an open verandah on the primary elevation. The building displays a fair degree of intactness, but it has been modified with intrusive aluminium-framed windows, fly screens and a rendered masonry fence. The dwelling is a modest example of an interwar cottage and has since been modified to operate as a commercial premises. The house is set back from the street by a restrained garden and is reached by concrete stairs.</p> <p>It is of a comparable scale and fabrication to similar dwellings throughout the area, but is not a good example of its type.</p> <p>Historical Notes: N/A</p>	Council	No	N/A	<p>Unlikely to reach threshold for individual item or part of HCA.</p> <p>The property could be included within the proposed Southern Town Centre HCA following further research.</p>

GML No.	Address/ Title for Proposed Listing	Photograph	Description	Nominated by	HCA	Existing Statement of Significance	Preliminary Classification
7.	17 Railway Parade		<p>A detached single-storey interwar cottage thought to have been constructed c1940. The dwelling features a simple low-pitched hipped and gabled roof of corrugated iron. The house fronts Railway Parade in the east with an open verandah and a gabled bay on the primary elevation. The dwelling features timber-framed windows and decorative brackets on the windows and verandah. The property has been modified to accommodate commercial use with contemporary doors and fabric, and an intrusive rendered masonry fence. The house is set back from the street by a garden and is reached by a set of concrete stairs.</p> <p>It is of a comparable scale to similar dwellings throughout the area and features common elements, such as the gable bay and window awning, but is not a good example of its type.</p> <p>Historical Notes: N/A</p>	Council	No	N/A	<p>Unlikely to reach threshold for individual item or part of HCA</p> <p>The property could be included within the proposed Southern Town Centre HCA following further research.</p>
8.	19 Railway Parade		<p>A detached single-storey post-war cottage thought to have been constructed c1950. The dwelling is constructed of weatherboard on concrete foundations and features a low-pitched hipped and gabled roof with a nested gable, characteristic of the interwar period. The property fronts Railway Parade in the east and has a projecting gable bay and a verandah to the primary elevation. The house has been unsympathetically modified, with the verandah enclosed and the original windows replaced by aluminium frames. It has retained decorative timber panels in the gables, though the bargeboards may have been replaced. The</p>	Council	No	N/A	<p>Unlikely to reach threshold for individual item or part of HCA</p> <p>The property could be included within the proposed Southern Town Centre HCA following further research.</p>

GML No.	Address/ Title for Proposed Listing	Photograph	Description	Nominated by	HCA	Existing Statement of Significance	Preliminary Classification
			<p>building is set back from the street and features a restrained garden.</p> <p>It is a modest example of its type with a fair degree of intactness. It retains characteristic elements, such as the nested gables. However, is not considered to be a good or intact example of the typology within the Kiama area.</p> <p>Historical Notes: N/A</p>				
9.	51 Shoalhaven Street / Weston's House		<p>A detached single-storey interwar cottage. The building is constructed of weatherboard on masonry foundations. The building features a hipped and gabled roof with bold gables to its primary elevation in the east. The house fronts Shoalhaven Street and incorporates an open verandah with stucco detailing on the balustrade. The house is elevated and is reached by steep concrete steps.</p> <p>It has been modified and features contemporary fabric and detailing, including the front door. The house is set back by a garden with the property enclosed by a rendered masonry fence. The setting of the house has been largely lost, with commercial development to the north and south.</p> <p>Historical Notes: The property originates from a grant of land to Michael Hindmarsh. It was sold to Joseph Weston who established the new offices of the <i>Kiama Independent</i>. The property was passed down through the Weston family and an application was lodged for the construction of a cottage in 1935, but the property may have been constructed by 1934. The Kiama District Historical Society believes it to be one of three</p>	Council <i>Nominated as an item of individual heritage significance.</i>	No	N/A	<p>Further research required to assess and confirm significance.</p> <p>The property likely meets the threshold for individual listing for historic and technical values.</p> <p>Note: See Appendix B for further history on the property.</p>


GML No.	Address/ Title for Proposed Listing	Photograph	Description	Nominated by	HCA	Existing Statement of Significance	Preliminary Classification
10.	66–68 Terralong Street / Former Mosckos Café		<p>kit houses, the designs of which were brought from the US, to accommodate the employees of the paper and their family. A history of the site is included in Appendix B.</p> <p>A single-storey commercial building currently subdivided into two premises. Constructed of rendered masonry with a single decorative parapet and painted masonry parapet. The parapet features a mildly ogee profiled with moulded columns and conceals the roof form from view. The parapet is currently painted two different colours to delineate the different shops. The shop to the west has larger dimensions. Formerly a single property, the interior has been highly modified to accommodate the subdivision of the site and to allow for the introduction of contemporary commercial fitouts. A contemporary awning has also been introduced to the exterior.</p> <p>Historical Notes: The property was formerly the Mosckos café, a locally prominent social venue established and run by Greek immigrant Constatinos 'Con' Mosckos. Mosckos purchased the site and an existing business in 1919. The café was rebuilt in 1928–1929, with Mosckos running it until his death in 1948. It has remained a commercial property since this time. A history of the site is included in Appendix B.</p>	Council <i>Nominated as an item of individual heritage significance.</i>	Expanded Commercial and Civic Precinct HCA	N/A	<p>Further research required to assess and confirm significance. The property likely meets the threshold for individual listing for historic and social values. Note: See Appendix B for further history on the property.</p>



GML No.	Address/ Title for Proposed Listing	Photograph	Description	Nominated by	HCA	Existing Statement of Significance	Preliminary Classification
11.	150 Terralong Street		<p>A detached single-storey Victorian workers' cottage thought to have been built c1883. Constructed of weatherboard, the building features a front and rear wing, each with a pitched corrugated iron roof. There is an open verandah across the primary elevation with a skillion roof. Due to the northward slope of the site, the property has been constructed on elevated foundations with a contemporary concrete double garage at street level. The roof of the garage has been enclosed to provide an informal courtyard, setting the house back from the street. Entrance is via a contemporary concrete stair.</p> <p>Historical Notes:</p> <p>The property is on an original lot sold in 1846 as part of the Town of Kiama. It appears the lot remained undeveloped until the 1880s, with an occupant only recorded on the site in 1884. The original occupier was Walter Cornford who was elected mayor of Kiama from 1916–1919 and served as an alderman for 28 years. Cornford moved out in the late 1920s, with the house passing through several owners.</p> <p>The building was subdivided in the early 2000s. It has been modified and is in relatively poor condition. Contemporary development, including the introduction of the garage, has completely removed the site's historical context and allows for no understanding of its original setting. Further, due to the set back of the property, the visual bulk of the garage overpowers the property in the streetscape, diminishing its visual contribution to Terralong Street.</p> <p>A history of the site is included in Appendix B.</p>	Council	No	<p>N/A</p> <p>From the Bruce Dawbin inventory Sheet:</p> <p><i>A relatively intact example of a weatherboard workers cottage in the vernacular Victorian Georgian style employed extensively in the Kiama district during the nineteenth and early twentieth centuries.</i></p>	<p>Although the site is a Victorian building, it is heavily modified and compromised.</p> <p>Due to the modifications, the property is unlikely to meet the threshold for individual listing.</p> <p>Bruce Dawbin identified the property as an item of local heritage significance for historic values and as a representative example of the typology.</p> <p>The property could be included within the proposed Expanded Commercial and Civic Precinct HCA following further research.</p> <p>Note: See Appendix B for further history on the property.</p>


Appendix B—Preliminary Assessment of Potential Heritage Items in the vicinity of the Kiama Town Centre



Individual Items Assessed for Heritage Potential in the Vicinity of the Kiama Town Centre

GML No.	Address / Proposed Listing Title	Photograph	Description	Nominated by	HCA	Statement of Significance	Preliminary Classification
1.	19 Barney Street		<p>A detached single-storey weatherboard cottage constructed on masonry foundations in the Interwar period. The cottage has a hipped and gabled corrugated iron roof. The house fronts Barney Street to the north. The primary elevation includes a projecting gable bay with a bold wide gable with decorative timber detailing and ventilator. This bay also features original timber-framed sash windows with awnings which appear to have been replaced. The primary elevation includes a verandah that is reached by steps. A verandah, enclosed by glazing, is located to the east. The house is set back from the street by a garden and a timber picket fence.</p> <p>The house appears to be largely intact, and displays a good degree of integrity and original fabric. It displays a comparable scale and fabrication to similar properties in the area. It is a good example of its typology, is representative of the development of housing in Kiama and the enduring popularity of weatherboard construction.</p> <p>Historical Notes: N/A</p>	GML	No	N/A	Potential item of individual heritage significance. Further research required and assessment required.
2.	23 Barney Street		<p>A detached single storey Interwar Bungalow. Constructed of rendered masonry, with a roughcast finish, the house has a low-pitched hipped and gabled roof of corrugated iron. The house fronts Barney Street and has a prominent, low-pitched gable with decorative timber panelling on the primary southern elevation. The house is characterised by a</p>	GML	Southern Town Centre Residential HCA	N/A	Contributory within the Southern Town Centre HCA. Further research and assessment required to determine whether the property meets the

GML No.	Address / Proposed Listing Title	Photograph	Description	Nominated by	HCA	Statement of Significance	Preliminary Classification
			<p>wide, low verandah which has a face brick balustrade with prominent, asymmetrical piers finished with roughcast stucco. The house retains its original timber-framed windows with coloured glass elements, but the door has been covered by a contemporary security screen.</p> <p>The residence is set back from the street by a simple landscaped garden and is enclosed by a face brick fence.</p> <p>The house appears largely unmodified externally—it seems to occupy its original footprint and has no rear extensions. The house is an excellent example of its type and retains a good degree of integrity and intactness.</p> <p>Historical Notes: N/A</p>				threshold for individual listing.
3.	25 Barney Street		<p>A detached two-storey Interwar California bungalow. Constructed of weatherboard, the dwelling has a low-pitched hipped and gabled roof with nested gables, and an open verandah with red brick supports. The gables feature weatherboard panels and a window in the upper gable. The property fronts Barney Street in the south with a projecting gable bay at the primary elevation. There is an original timber-framed window in the gable bay, although the awning appears to have been modified. The verandah features decorative timber arch details and a flat skillion roof.</p> <p>The house is a good example of the typology and retains a good degree of original fabric. However, it has been modified and is no longer an excellent example of its type.</p>	GML	Southern Town Centre HCA	N/A	<p>Contributory item within HCA.</p> <p>The property could be considered for individual listing subject to further research and assessment.</p>

GML No.	Address / Proposed Listing Title	Photograph	Description	Nominated by	HCA	Statement of Significance	Preliminary Classification
			<p>Despite this, it is a representative example of the style within the Kiama area and is expressive of developments of housing in the interwar period and the enduring popularity of weatherboard.</p> <p>Historical Notes: N/A</p>				
4.	39 Barney Street		<p>A detached single-storey Federation cottage. The dwelling is constructed of weatherboard and has a high-pitched Colorbond roof. The property fronts Barney Street to the south with an open verandah on the primary southern elevation. This verandah features a skillion Colorbond roof supported by timber posts. The windows have been covered by timber shutters and security screens so it is unclear if they are original, but the front door has been replaced. The house is set back from the street by a pleasant garden and is enclosed by a contemporary picket fence.</p> <p>The house is a good example of a modest Federation cottage. Although it has been modified with the introduction of later fabric, it retains its form and scale, as well as characteristic elements such as the front verandah.</p>	GML	Southern Town Centre HCA	N/A	Contributory item within the Southern Town Centre HCA.
5.	41 Barney Street		<p>A detached single-storey Federation cottage. The dwelling features a high-pitched tiled hipped roof with a skillion corrugated iron roof over the front verandah. The property fronts Barney Street in the south. The primary elevation features original timber-framed windows and later cast iron detailing and brackets along the verandah. The house is setback from the street by a shallow</p>	GML	Southern Town Centre HCA	N/A	Contributory item within HCA. The property could be considered for individual listing subject to further research and assessment.

GML No.	Address / Proposed Listing Title	Photograph	Description	Nominated by	HCA	Statement of Significance	Preliminary Classification
			<p>landscaped area. There is a substantial stone and masonry chimney to the east which may be a modified version of an original chimney. The house has been modified over time with the introduction of later fabric. However, it is a fair example of the typology, displaying a comparable scale and materiality to similar examples in the area. It is communicative of the development of housing in the area.</p> <p>Historical Notes: N/A</p>				
6.	55 Barney Street		<p>A detached single-storey weatherboard cottage which has been highly modified. The residence has a hipped and gabled Colorbond roof. It was likely a Federation cottage with a projecting gable bay, similar in form to other residences in the area. The house fronts Barney Street to the south and now features two gable bays with an enclosed verandah between them. The gable bays have simple timber barge boards with decorative timber panels and finials. The bays also have timber-framed casement windows with awnings decorated with shingles. The enclosed verandah has a faceted bay window. The house has been extended to the rear, but due to the slope of the land, the extension is largely concealed from view. The house is set back from the street by a pleasant garden.</p> <p>Although it is highly modified, it retains some characteristic elements of the style and makes a contribution to the streetscape—maintaining the scale and materiality seen throughout the area.</p>	GML	Southern Town Centre HCA	N/A	Neutral item within the Southern Town Centre HCA.

GML No.	Address / Proposed Listing Title	Photograph	Description	Nominated by	HCA	Statement of Significance	Preliminary Classification
			<p>Historical Notes: N/A</p>				
7.	57 Barney Street		<p>A simple detached single-storey Interwar cottage. The residence is constructed of weatherboard with a tiled hipped roof. The residence incorporates a projecting bay and an open verandah on the primary southern elevation. The residence has been highly modified, with original windows and details removed. However, it retains the scale and common form seen throughout the area.</p> <p>Historical Notes: N/A</p>	GML	Southern Town Centre HCA	N/A	Neutral item within the Southern Town Centre HCA.
8.	58 Barney Street		<p>A single-storey weatherboard Interwar cottage constructed on masonry foundations. The property features a hipped and gabled roof of corrugated iron with a projecting gable bay with decorative awning on the primary elevation. The house fronts Barney Street in the north and features a deep setback from the street with a landscaped garden. The primary elevation features an open verandah with a contemporary timber balustrade and skillion roof.</p> <p>The property conforms to a common layout, profile, scale and materiality seen throughout the Kiamia area. It is a good example of a modest Interwar cottage and retains a fair degree of original fabric. It is representative of the development of housing in the area, with the surrounding garden contributing to an understanding of its historical setting.</p>	GML	Southern Town Centre HCA	N/A	Contributory item within HCA. The property could be considered for individual listing subject to further research and assessment.

GML No.	Address / Proposed Listing Title	Photograph	Description	Nominated by	HCA	Statement of Significance	Preliminary Classification
			Historical Notes: N/A				
9.	60 Barney Street		<p>A simple, single-storey weatherboard Interwar cottage. The cottage has a hipped and gabled roof of corrugated iron with an exposed masonry chimney. The property fronts Barney Street to the north, with a projecting gable bay on the primary elevation. This bay features a window with a contemporary awning and a painted timber bargeboard with a decorative finial, likely a later addition, that conforms to a profile seen throughout the Kiama Town Centre and beyond. The house has been modified and it appears that some of the windows have been replaced. It appears there are modifications to the rear.</p> <p>The house displays a comparable scale and materiality to similar houses through the area and retains characteristic elements and fabric, such as the gables and weatherboard cladding. It is a representative example of Interwar housing in the Kiama area.</p>	GML	Southern Town Centre HCA	N/A	Contributory item within HCA.
			Historical Notes: N/A				
10.	1 Bong Bong Street		<p>A detached single-storey Victorian workers' cottage on stone foundations with a hipped roof of corrugated iron. The dwelling fronts Bong Bong Street to the south, with an open timber verandah along the primary elevation. The property has undergone several periods of modification, with the verandah formerly enclosed with unsympathetic modern glazing and fabric. The property has since undergone conservation works, with the house re-clad in weatherboard and painted,</p>	Council	No	No SHI	<p>Further research and assessment required to confirm significance.</p> <p>The property likely meets the threshold for individual listing for historical and aesthetic values.</p>

GML No.	Address / Proposed Listing Title	Photograph	Description	Nominated by	HCA	Statement of Significance	Preliminary Classification
			<p>the open verandah re-instated and the balustrade re-clad in weatherboard. Contemporary timber-framed windows have been introduced. A rear wing has been added to the property and a garage added to the northwest of the house.</p> <p>Historical Notes:</p> <p>The dwelling originates from a section of the Town of Kiama originally granted by purchase to Judge James Donnithorne. In 1882, the land passed to his nephew, James Jones, who sold it the following year. The land was eventually purchased by Samuel Wilcockson who likely commissioned the cottage, which was constructed between 1884 and 1888. The cottage passed through a series of owners, including an accountant, a tailor, a railway employee and a labourer, but was continually used as a private residence until the 2000s. It appears the shed was installed by the mid-twentieth century.</p> <p>It is representative of modest late Victorian housing in Kiama, displaying several characteristics common to the typology, such as the high-pitched hipped roof and verandah placement. Although restored, it is a good example of its type.</p> <p>A full history is included in Appendix B.</p>				Note: See Appendix B for further history on the property.

GML No.	Address / Proposed Listing Title	Photograph	Description	Nominated by	HCA	Statement of Significance	Preliminary Classification
11.	30 Bong Bong Street		<p>A detached single-storey Interwar cottage of face brick. The property has a low-pitched hipped and gabled roof clad in tiling. The property is of a later period to other Interwar housing in the area and has been modified to include wide panels of contemporary aluminium-framed glazing. The house is set back from the street by a grassed garden and separated by a masonry fence. It is partially concealed from view by hedging and plantings.</p> <p>The property is uncharacteristic within the wider grouping of historical dwellings, although it is not considered to be intrusive.</p> <p>Historical Notes: N/A</p>	Council <i>Included within boundary of proposed Bong Bong Street Precinct.</i>	Southern Town Centre HCA	N/A	Uncharacteristic.
12.	32 Bong Bong Street		<p>A detached single-storey late Victorian or early Federation weatherboard cottage. The dwelling has a masonry chimney, a hipped and gabled roof clad in tiles, and fronts Bong Bong Street in the north. The primary elevation includes a wide gable with weatherboard panelling, and an open verandah with timber posts, decorative brackets, a skillion roof and a weatherboard balustrade. A rear wing, oriented east to west, extends to the east of the house and features a second open verandah with timber posts along the balustrade, simple posts and a decorative fascia. It is likely that this wing is a later addition, however it is similarly built on stone foundations. A contemporary weatherboard garage is located to the east of the property. The house is set back from the street by a garden and is enclosed by a contemporary timber picket fence. It features</p>	Council <i>Nominated as a contributory item within the Bong Bong Street Precinct.</i>	Southern Town Centre HCA	<p>From Bruce Dawbin inventory sheet: <i>The Bong Bong Street group is important as one of the few such groupings in the Kiama district which illustrate the scale, form, materials and architectural characteristics of the range of vernacular housing in Kiama in the late nineteenth and early twentieth centuries. The group defines the streetscape character of Bong Bong Street at its</i></p>	<p>Contributory item within HCA.</p> <p>Identified by Bruce Dawbin as part of a potential group listing—'32–38 & 35, 37 Bong Bong Street'—for historical, aesthetic and representative values.</p> <p>Further research should be undertaken and an updated inventory sheet produced.</p>


GML No.	Address / Proposed Listing Title	Photograph	Description	Nominated by	HCA	Statement of Significance	Preliminary Classification
			<p>elevated foundations, responding to the slope of the landscape.</p> <p>Although modified, the house is a good example of modest housing developed at the turn of the century. It is comparable in scale and materiality to similar dwellings throughout the area. The house was formerly identified by Bruce Dawbin as part of a potential group listing with the neighbouring properties: '32-38 & 35,37 Bong Bong Street'. The group was thought to express development in the town following the introduction of the railway in 1893, and individual properties were considered representative examples of middle class housing.</p> <p>The house is considered to be a modified example of its type which retains a good degree of early fabric and is representative of the style. The group proposed by Dawbin included a diverse range of housing styles which would be better represented in a HCA.</p> <p>Historical Notes:</p> <p>The house is thought to have originated from a grant of land to David Smith in 1840. The land was sold to John Leatham who on-sold it to Charles Kimber, an auctioneer, in 1881.</p> <p>The property appears to have been constructed in c1881, although it is unclear if it was built for Leatham or Kimber. Kimber died in 1882, but his widow Adela was listed as living in Bong Bong Street until 1886 when she sold the property to William Harvey.</p>			<p><i>intersection with the railway.</i></p>	

GML No.	Address / Proposed Listing Title	Photograph	Description	Nominated by	HCA	Statement of Significance	Preliminary Classification
13.	34 Bong Bong Street		<p>A detached single-storey late Victorian or early Federation weatherboard cottage on stone foundations (similar to the neighbouring property at 32 Bong Bong Street). The dwelling has a hipped and gabled roof of corrugated iron and fronts Bong Bong Street in the north. The primary elevation includes a wide gable with weatherboard panelling, and an open verandah with timber posts, a skillion roof and a weatherboard balustrade. The dwelling has been constructed on elevated foundations responding to the topography of the site and the weatherboard has recently been painted blue, similar to other residences on Bong Bong Street. The dwelling features timber-framed sash windows with contemporary timber shutters. It is set back from the street by a small garden and is enclosed by a timber picket fence and hedging.</p> <p>The dwelling is a good example of its type, retaining a good degree of original fabric, despite modifications, and displaying typical architectural details of the style such as the high-pitched roof, front verandah and corrugated iron roof. It is comparable in scale and materiality to similar dwellings throughout the area. The house was formerly identified by Bruce Dawbin as part of a potential group listing with the neighbouring properties: '32-38 & 35,37 Bong Bong Street'. The group was thought to express development in the town following the introduction of the railway in 1893, and individual properties were considered representative examples of middle class housing.</p> <p>The house is considered to be a modified example of its type which retains a good</p>	Council <i>Nominated as a contributory item within the Bong Bong Street Precinct</i>	Southern Town Centre HCA	<p>From Bruce Dawbin inventory sheet:</p> <p><i>The Bong Bong Street group is important as one of the few such groupings in the Kiama district which illustrate the scale, form, materials and architectural characteristics of the range of vernacular housing in Kiama in the late nineteenth and early twentieth centuries. The group defines the streetscape character of Bong Bong Street at its intersection with the railway</i></p>	Contributory item within HCA. Identified by Bruce Dawbin as part of a potential group listing—'32-38 & 35,37 Bong Bong Street'—for historical, aesthetic and representative values. Further research should be undertaken and an updated inventory sheet produced.

GML No.	Address / Proposed Listing Title	Photograph	Description	Nominated by	HCA	Statement of Significance	Preliminary Classification
			<p>degree of early fabric and is representative of the style. The group proposed by Dawbin included a diverse range of housing styles which would be better represented in a HCA.</p> <p>Historical Notes: Thought to have been constructed in the early 1880s.</p>				
14.	36 Bong Bong Street		<p>A detached, single-storey Federation cottage constructed of weatherboard on stone foundations. It fronts Bong Bong Street to the north and has an open verandah running along the primary elevation. The dwelling has a high-pitched hipped roof, with a skillion roof over the verandah, both of corrugated iron. The verandah features contemporary posts, balustrades and tiling. The windows on the primary elevation appear to be timber framed and may be original, the windows along the eastern elevation are aluminium framed and feature reproduction awnings. Similar to 32 Bong Bong Street, the dwelling has a rear extension which extends to the east. This wing includes a contemporary verandah with contemporary metal finishes. The house has been constructed on elevated foundations to respond to the slope of the landscape, although it seems the foundations of the rear addition have been converted to a garage. The house is set back from the street by landscaping, with contemporary paving along the driveway.</p> <p>Although modified, the house is a fair example of a modest Federation cottage. It is comparable in scale and materiality to similar dwellings throughout the area. The house was formerly identified by Bruce Dawbin as</p>	Council Nominated as a contributory item within the Bong Bong Street Precinct	Southern Town Centre HCA	<p>From Bruce Dawbin inventory sheet:</p> <p><i>The Bong Bong Street group is important as one of the few such groupings in the Kiama district which illustrate the scale, form, materials and architectural characteristics of the range of vernacular housing in Kiama in the late nineteenth and early twentieth centuries. The group defines the streetscape character of Bong Bong Street at its intersection with the railway</i></p>	<p>Contributory item within HCA.</p> <p>Identified by Bruce Dawbin as part of a potential group listing—'32–38 & 35, 37 Bong Bong Street—for historical, aesthetic and representative values.</p> <p>Further research should be undertaken and an updated inventory sheet produced.</p>

GML No.	Address / Proposed Listing Title	Photograph	Description	Nominated by	HCA	Statement of Significance	Preliminary Classification
			<p>part of a potential group listing with the neighbouring properties: '32-38 & 35,37 Bong Bong Street'. The group was thought to express development in the town following the introduction of the railway in 1893, and individual properties were considered representative examples of middle class housing.</p> <p>The house is considered to be a modified example of its type which retains a good degree of early fabric and is representative of the style. The group proposed by Dawbin included a diverse range of housing styles which would be better represented in a HCA.</p> <p>Historical Notes:</p> <p>Known as 'Innisfail', the house is thought to have been constructed in the early 1880s. The property was at one point occupied by Love family, who were followed by Thomas William Morris and his wife Iva, who lived there following Thomas' retirement from dairy farming. After his death in 1954, Iva continued to live at the property until 1983.</p>				
15.	45 Bong Bong Street (legally 79 Shoalhaven Street)	<p>Rear facing 45 Bong Bong:</p> 	<p>The property at 45 Bong Bong Street has been heavily modified with the introduction of a substantial rear addition. As such, it legally exists as 79 Shoalhaven Street, with 45 Bong Bong Street providing access to the rear addition.</p> <p>The portion of the house fronting Shoalhaven Street in the east is a modified late Victorian cottage. It is constructed of weatherboard on elevated stone foundations and features a hipped tiled roof with a masonry chimney. A wide, open verandah surrounds the house on three elevations and features a skillion roof with</p>	Council <i>Nominated as an individually listed item</i>	Southern Town Centre HCA	N/A	<p>Although the site is a Victorian building, it is heavily modified, with both the form, fabric and setting heavily compromised.</p> <p>The property is unlikely to meet the threshold for individual listing.</p> <p>The property would be considered contributory</p>

GML No.	Address / Proposed Listing Title	Photograph	Description	Nominated by	HCA	Statement of Significance	Preliminary Classification
		<p>Front: 79 Shoalhaven Street</p> 	<p>contemporary posts and decorative balustrades. The windows on all outward-facing elevations appear to have been replaced with contemporary aluminium-framed windows. A contemporary door has also been installed, although the door surround appears original. A series of extensive restoration works were undertaken in the mid-twentieth century—the original corrugated iron roof was replaced, and a series of contemporary materials introduced.</p> <p>It is unclear when the original house was extended and divided into two apartments, but records dating from 1953–1954 suggest the property had been converted to two flats by this time. The rear section of the building has a multi-hipped roof which extends into the rear of the roof of the original building. It is contemporary in style and materiality but incorporates some complementary elements that reflect the original building, such as the rear open verandah.</p> <p>Historical Notes: N/A</p> <p>The property at 45 Bong Bong Street originates from two lots of Section 15 of the Town of Kiama. These lots were originally sold in the late 1840s and mid-1850s, changing hands several times before coming into the ownership of Elizabeth and Isabella Black by 1879. In 1878 an application was lodged on behalf of the 'Misses Black' for a 'six roomed cottage with kitchen, offices, etc', to be built on stone foundations with weatherboard outside, likely the remainder of the cottage on 45 Bong Bong Street. The Black sisters had died by the late 1880s and their executors sold the property to</p>				<p>within the Southern Town Centre HCA. Should Shoalhaven Street not be included in the Southern Town Centre HCA, individual listing could potentially be pursued for the Shoalhaven Street portion of the house. However, the property is unlikely to meet the threshold for historical, aesthetic, or rarity values. Similarly, due to the short tenancy of the Black sisters, the property is unlikely to meet the threshold for associative significance.</p> <p><i>Note: See Appendix B for further history on the property.</i></p>



GML No.	Address / Proposed Listing Title	Photograph	Description	Nominated by	HCA	Statement of Significance	Preliminary Classification
			<p>Susan Lockett who lived there until 1928, although the property stayed in her family until the late 1950s.</p> <p>An inventory sheet prepared by Bruce Dawbin suggested that the residence was constructed in the early 1850s, but if an earlier residence was present on the site it was likely demolished to allow for the constructed of the later residence in the 1870s. The property is highly modified. Although the front of the house retains some of the original design and reflects the original character of the house, a high degree of original fabric has been removed. The rear addition is intrusive, and the original setting and understanding of the house has also been reduced and removed.</p> <p>A history of the site is included in Appendix B.</p>				
16.	51 Bong Bong Street		<p>A contemporary single-storey dwelling that has been subdivided into two dwellings. 51 Bong Bong Street comprises the eastern portion of three wings. The house is modern in character and is constructed of rendered and painted masonry with a hipped roof of terracotta tiles. However, it does retain the scale of the neighbouring properties. The house fronts Bong Bong Street to the south, but it appears that the front wing consists of garage space. This wing is concealed from view by a landscaped garden. The rear wing is set back from the street and is paved to allow vehicular access.</p> <p>Historical Notes: N/A</p>	Society	Southern Town Centre HCA	N/A	Uncharacteristic.

GML No.	Address / Proposed Listing Title	Photograph	Description	Nominated by	HCA	Statement of Significance	Preliminary Classification
17.	51a Bong Bong Street		<p>A contemporary single-storey dwelling located to the rear of 51 Bong Bong Street to the west. The house is modern in character and is constructed of rendered and painted masonry with a hipped roof of terracotta tiles. However, it does retain the scale of the neighbouring properties. The property fronts Bong Bong Street to the south and is set back from the street. The surrounding grounds have been paved and concreted to allow vehicular access.</p> <p>The property is uncharacteristic within the wider grouping of historical dwellings, although it is not considered to be intrusive.</p> <p>Historical Notes: N/A</p>	Council <i>Included within boundary of proposed Bong Bong Street Precinct.</i>	Southern Town Centre HCA	N/A	Uncharacteristic.
18.	52 Bong Bong Street / <i>The Climb</i>		<p>A detached, single-storey Interwar California Bungalow. The residence is constructed of weatherboard with a low-pitched hipped and gabled roof clad in tiles and a masonry chimney. The property fronts Bong Bong Street to the north. However, the property is on a prominent hill (which has been cut away at street level) near an informal garden, so the primary northern elevation is currently concealed from view by mature plantings. The house appears to have formerly included nested gables, although it appears that a wing may have been introduced which has altered this arrangement. To the east, there is a gable with extended eaves. The windows are timber framed and appear to be a combination of original and contemporary. The awning over the rear door appears to be a reconstruction.</p>	Council <i>Nominated as an individual item of heritage significance.</i>	Southern Town Centre HCA	<p>From Bruce Dawbin Inventory Sheet and the Illawarra Heritage Study Review: <i>Individual Federation Bungalow origin. Good Local example of Interwar period house.</i></p>	<p>Contributory—cannot be seen from public domain.</p> <p>The Illawarra Heritage Study review assessed the property as being an item of significance for its aesthetic qualities.</p> <p>The house is highly modified and largely concealed from view from the public domain. It is unlikely to meet the threshold for individual listing.</p> <p>It is considered contributory within the</p>

GML No.	Address / Proposed Listing Title	Photograph	Description	Nominated by	HCA	Statement of Significance	Preliminary Classification
			<p>The residence retains its original scale and some original elements, but it is highly modified and contains a high degree of contemporary fabric.</p> <p>Historical Notes:</p> <p>The house originates from a large grant of land purchased in 1839 by Alexander Brodie Sparks. In 1849, the land was sold to the Black sisters (who later purchased 45 Bong Bong Street). Following the death of the sisters the land was sold by their trustees, eventually coming to be owned by Louisa Isabella Hart, the wife of Herbert Harry Hart of Yoon Goo in 1915. Shortly after, an application was lodged for the construction of a residence for Mr HH Hart and it appears the house was constructed by 1916. The first reference to the house as 'The Climb' dates to 1922. The house was sold again in 1935 to Herbert Gould, owner of the general store on Terralong Street. Gould and his wife remained on site until their deaths in the 1970s.</p>				<p>Southern Town Centre HCA.</p> <p>Note: A history of the site is included in Appendix B.</p>
19.	54 Bong Bong Street		<p>A contemporary, detached, two-storey building. Constructed of rendered and painted masonry the residence is situated at the peak of a steep hill. The dwelling has a flat roof of Colorbond and features a projecting ground-floor verandah with an asymmetrical balcony above. The building is considered uncharacteristic of the character of the neighbouring historical properties and is intrusive in the streetscape.</p> <p>Historical Notes:</p> <p>N/A</p>	Council <i>Within the Boundaries of the proposed Bong Bong Street precinct.</i>	Southern Town Centre HCA	N/A	Intrusive.

GML No.	Address / Proposed Listing Title	Photograph	Description	Nominated by	HCA	Statement of Significance	Preliminary Classification
20.	56 Bong Bong Street		<p>A contemporary, detached, single-storey dwelling. Constructed of rendered and painted masonry, the property is located on the peak of a steep hill. It features a lot-pitched multi-hipped roof with a projecting gable. The house incorporates what appears to be an enclosed verandah and is characterised by the use of contemporary glazing.</p> <p>The building is considered uncharacteristic of the character of the neighbouring historical properties and is intrusive in the streetscape.</p> <p>Historical Notes: N/A</p>	Council <i>Within the Boundaries of the proposed Bong Bong Street precinct.</i>	Southern Town Centre HCA	N/A	Intrusive.
21.	58 Bong Bong Street		<p>A contemporary new build. The property was under construction at the time of GML's site inspection, thus a full description is not available. Appears to be two-storey in plan and constructed of masonry.</p> <p>The building is incomplete, but is likely to be considered uncharacteristic of the character of the neighbouring historical properties.</p> <p>Historical Notes: N/A</p>	Council <i>Within the Boundaries of the proposed Bong Bong Street precinct.</i>	Southern Town Centre HCA	N/A	Likely to be uncharacteristic.
22.	17 Collins Street		<p>A detached, single-storey, late Victorian/ early Federation cottage. The dwelling is simple in style, constructed of weatherboard on masonry foundations. The house features elevated foundations, responding to the slope in the landscape. It features a high-pitched hipped and gabled roof clad in tiles. The property fronts Collins Street to the east. Its primary eastern elevation features a simple</p>	Council <i>Nominated as part of the potential Collins Street HCA.</i>	Extension of Pheasants Point HCA	N/A From Bruce Dawbin Inventory Sheet: <i>The Collins Street group is important for its contribution to the streetscape and for its ability to illustrate the</i>	Neutral within the HCA. The property is a modest example of its type which has been modified with its setting altered. It is unlikely to reach the threshold for individual listing or as a

GML No.	Address / Proposed Listing Title	Photograph	Description	Nominated by	HCA	Statement of Significance	Preliminary Classification
			<p>verandah with a skillion roof. The verandah appears to have retained timber posts and a small section of a timber fascia. The primary elevation includes a projecting gable bay. All of the original external windows have been replaced by aluminium-framed windows. The house is accessed via a concrete staircase with a contemporary metal handrail.</p> <p>The property is set back from the street by a grassed garden with a stone retaining wall. A concrete driveway provides access to a contemporary garage.</p> <p>The house is modified and has lost much of its original fabric, but it is of a comparable form, scale and materiality to similar cottages throughout the area. It is a fair example of its type and is representative of the development of housing in the area. Bruce Dawbin identified the property as part of a potential group listing: 'Cottages 17, 19, 21 Collins Street'. This grouping was based on aesthetic and representative qualities.</p> <p>Historical Notes: N/A</p>			<p><i>character and range of types of late Victorian weatherboard cottages.</i></p> <p>From The Illawarra Heritage Study:</p> <p>Highly decorative late nineteenth century cottage, typical of the work of local builder John Simmons. This is a particularly good example, recently reconstructed.</p>	<p>contributory building within an HCA.</p> <p>Bruce Dawbin identified the property as part of a potential group. Further research could suggest the property may have historical values worthy of contributory status.</p>
23.	21 Collins Street		<p>A detached, single-storey Federation cottage. Constructed of weatherboard on elevated stone foundations. The property has a hipped and gabled roof of corrugated iron with a moulded and painted masonry chimney. It fronts Collins Street to the east, with a verandah and a projecting gable bay on the primary eastern elevation. A skillion roof of striped corrugated iron covers the verandah, which also features a timber balustrade. The projecting gable bay features decorative bargeboards with a finial that matches a</p>	Council <i>Nominated as part of the potential Collins Street HCA.</i>	Extension of Pheasants Point HCA	<p>From Bruce Dawbin Inventory Sheet:</p> <p><i>The Collins Street group is important for its contribution to the streetscape and for its ability to illustrate the character and range of types of late Victorian weatherboard cottages.</i></p>	<p>Contributory within the HCA</p> <p>Bruce Dawbin identified the property as part of a potential group.</p> <p>Further research and assessment could determine whether the property meets the threshold for individual listing.</p>

GML No.	Address / Proposed Listing Title	Photograph	Description	Nominated by	HCA	Statement of Significance	Preliminary Classification
			<p>profile seen throughout the area. The house features timber-framed windows which may be original, but the awning on the east elevation is contemporary.</p> <p>The house is set back from the street by a landscaped garden which partially conceals its façade. A contemporary driveway leads to a rear garage.</p> <p>Historical Notes:</p> <p>Thought to have been constructed in 1915.</p>				
24.	23 Collins Street	 	<p>A detached, single-storey weatherboard cottage. The property is likely a contemporary structure with faux heritage detailing. Alternatively, it may be a heavily modified version of a nineteenth-century structure known to exist on the site (see historical photograph). The current house has a large-scale contemporary addition to the rear. The house has a low-pitched hipped roof of corrugated iron that extends over a square verandah. This verandah appears to be a later addition and is constructed of rendered masonry. The house fronts Collins Street to the east, with two oriel bay windows with timber shingles on either side of the primary eastern elevation. Timber-framed windows run along the lengths of the building. The rear addition dominates views of the house from the west and its thoroughly contemporary in character. Both the house and the addition have been painted in an unsympathetic colour scheme which, along with the faux-historical details on the front façade, detracts from the character of the house.</p>	Council <i>Nominated as part of the potential Collins Street HCA.</i>	Extension of Pheasants Point HCA	N/A	Neutral within the Extended Pheasants Point HCA.


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			<p>The house is of a comparable scale with cottage residences throughout the area and incorporates common elements such as the low-pitched roof and weatherboard construction. However, if early, it is highly modified, having lost the majority of its early form and detailing.</p> <p>Historical Notes: N/A</p>				
25.	68 Collins Street		<p>A detached, single-storey Interwar cottage which has been heavily modified. The house is constructed of weatherboard on elevated foundations. It fronts Collins Street to the west and has a low-pitched hipped roof of tiles. The primary elevation features a verandah with a skillion roof of corrugated iron which has since been enclosed by contemporary glazed panels. The primary elevation features a modified panel of decorative glazing and a circular window, with the primary access provided by a door on the southern elevation. The house is set back from the street by landscaping and is partially concealed by mature plantings.</p> <p>Although the property retains several common characteristics to similar Interwar properties, including its scale, materiality roof form and the projecting bay, it has been heavily modified to accommodate its current commercial use. The modification of the property has removed a significant portion of the original fabric and introduced intrusive contemporary fabric which detracts from the character of the house and disrupts the ability to understand its original design intent. The property contributes to the aesthetic character</p>	GML Within the boundary of the Southern Town Centre HCA.	Southern Town Centre HCA	N/A	Neutral. Further research could determine whether the property has values that would meet the threshold for contributory status.


GML No.	Address / Proposed Listing Title	Photograph	Description	Nominated by	HCA	Statement of Significance	Preliminary Classification
26.	70 Collins Street		<p>of the area and maintains the significant low scale of the area.</p> <p>A detached, single-storey Interwar dwelling in the P&O Functional style. The house is constructed of polychromatic face brick, with a garage in the elevated foundations of the northern portion of the building. The house fronts Collins Street to the west and has a low-pitched hipped roof of Marseille tiles. The primary western elevation features three 'stepped' bays, with a primary projecting bay to the south, a secondary bay with a traditional curved façade in the centre, and a rear wing to the north. Two bays feature original timber-framed windows—there is a curved window on the central bay. The garage level is similarly curved with a curved veranda above. The house is set back from the street by a landscaped garden with a masonry retaining wall and fence.</p> <p>The house is an excellent example of a modest Interwar dwelling with restrained P&O Functional design. It features several common design elements, such as the curved facades, bold panels of glazing, including curved windows, the use of polychromatic bricks and the curved verandah. It displays a good degree of integrity and is a rare example of the use of Functional design for residential housing within the Kiama area.</p> <p>Historical Notes: The building appears to have been constructed in the mid-twentieth century.</p>	GML <i>Nominated as a potential item of individual significance</i>	Southern Town Centre HCA	N/A	Is likely to meet the threshold for individual listing for aesthetic and rarity values. Further research and assessment is required. An inventory sheet should be prepared.

GML No.	Address / Proposed Listing Title	Photograph	Description	Nominated by	HCA	Statement of Significance	Preliminary Classification
27.	72 Collins Street / Rothbury?		<p>A detached, single-storey late Victorian residence. Constructed of rendered masonry, the property has a hipped roof of corrugated iron with a rendered masonry chimney. The property fronts Collins Street to the west, with a verandah with a skillion roof of striped corrugated iron on the primary western façade. This elevation also features a projecting bay with original timber-framed windows. The property is set back from the street by a landscaped garden.</p> <p>Historical Notes:</p> <p>The house originates from a grant of land from the Town of Kiama in 1840. The land remained undeveloped until it was purchased by Michael Nesbit Hindmarsh who then sold it to his brother, William Rutter Hindmarsh, in 1898. William Hindmarsh let the property to his sisters. The house was occupied by members of the Hindmarsh family until 1938. After this, the property changed hands several times but has remained a private residence. A full history has been provided in Appendix B.</p> <p>Bruce Dawbin identified the property as an item of potential heritage significance for its aesthetic values and representativeness.</p>	Council <i>Nominated as an item of individual heritage significance.</i>	Southern Town Centre HCA	<p>N/A</p> <p>From Bruce Dawbin inventory sheet.</p> <p>Late Victorian single-storey house which illustrates the often unpretentious approach to masonry town houses in Kiama. Features typically include a rendered finish, simplified Italianate details and a reduction in the use of verandahs as design elements.</p>	<p>The property is likely to meet the threshold for individual heritage significance for aesthetic, associative and representative values.</p> <p>Identified by Bruce Dawbin as an item of potential heritage significance.</p> <p>An updated inventory sheet should be prepared.</p> <p>Note: A history is provided in Appendix B.</p>
28.	1 Eddy Street		<p>A three-storey residence constructed of rendered masonry with faux historical detailing. The property features a low-pitched hipped and gabled roof with extended eaves. The property fronts to Eddy Street, with a projecting gable bay on the primary elevation with timber-framed windows and an awning. This elevation also includes an open verandah with a skillion roof. The building was</p>	Council <i>Nominated as part of the Eddy Street precinct.</i>	Southern Town Centre HCA	N/A	Neutral in the HCA.

GML No.	Address / Proposed Listing Title	Photograph	Description	Nominated by	HCA	Statement of Significance	Preliminary Classification
			<p>constructed in 1997 and was designed to be sympathetic to the neighbouring Interwar properties at 3 and 5 Eddy Street. It also incorporated anachronistic details such as the fax quoins.</p> <p>The property is grand in scale and extends far to the rear of the lot. Its scale is uncharacteristic in the area, dwarfing the neighbouring properties.</p> <p>Historical Notes:</p> <p>Constructed in 1997 to match the neighbouring buildings.</p>				
29.	3 Eddy Street		<p>A detached single-storey Victorian cottage constructed of rendered masonry. The property has a hipped and gabled roof, with a projecting gable bay on the primary eastern elevation. The gable bay features two timber-framed windows and a finial that matches the profile seen throughout Kiama. There is an open verandah on the primary elevation which has a skillion roof of striped corrugated iron with timber posts, decorative brackets and a timber balustrade.</p> <p>A second verandah runs along the northern elevation. The property is set back from the street by a garden and enclosed by a contemporary timber fence.</p> <p>The residence is a good example of a modest Victorian cottage which displays a common form and scale to similar cottages throughout the Kiama area. It is representative of the development of housing throughout Kiama.</p>	Council <i>Nominated as part of the Eddy Street precinct</i>	Southern Town Centre HCA	<p>From the Bruce Dawbin inventory sheet:</p> <p><i>The Eddy Street group is important for strong streetscape values which stem from the individual architectural characteristics of each house, and which, illustrate the principal characteristics of late Victorian asymmetrical masonry cottages and the Inter War California Bungalow style.</i></p>	<p>Contributory within the HCA.</p> <p>Identified by Bruce Dawbin as part of a heritage significant group—'3.5.9.13, 15 Eddy Street Precinct'—for aesthetic values.</p> <p>Further research and assessment to confirm connections with the Hindmarsh family could determine whether the property meets the threshold for individual listing.</p>



GML No.	Address / Proposed Listing Title	Photograph	Description	Nominated by	HCA	Statement of Significance	Preliminary Classification
			<p>Historical Notes:</p> <p>The property is thought to have been constructed c1883 on land granted to Samuel William Gray in 1840. The land passed to Gray's brother-in-law Captain Samuel Charles in 1867. Charles was a shipwright, master mariner, dairy farmer and politician. Born in Derry, Ireland. In 1818, he arrived in NSW in 1844. In 1883, Charles sold the land to Bernard McGukin. McGukin was born in Derry, Ireland. In c1832 and had arrived in NSW in 1855. McGukin was a dairy farmer who owned 100 acres of land above Bombo Beach.</p> <p>In 1902, McGukin sold the property to Michael Nesbitt Hindmarsh. In 1905, Hindmarsh passed it on to his son, Nesbitt Evans Hindmarsh. In 1933, it passed to his son, Alfred Neil Hindmarsh</p> <p>The property was identified by Bruce Dawbin as part of a potential heritage group: "3.5.9.13, 15 Eddy Street Precinct".</p>				
30.	5 Eddy Street		<p>A detached single-storey Victorian cottage constructed of rendered masonry. The property has a hipped and gabled roof with a projecting gable bay on the primary eastern elevation. The gable bay features two timber-framed windows and a finial that matches the profile seen throughout Kiama. There is an open verandah on the primary elevation with a skillion roof of corrugated iron, timber posts and a timber balustrade that runs along the eastern and northern elevations. The property is reached via a set of stairs and is set back from the street by a small garden. It is enclosed by a contemporary timber fence.</p>	Society	Southern Town Centre HCA	<p>From the Bruce Dawbin inventory sheet:</p> <p><i>The Eddy Street group is important for strong streetscape values which stem from the individual architectural characteristics of each house, and which, illustrate the principal characteristics of late Victorian asymmetrical masonry cottages and</i></p>	<p>Contributory within the HCA.</p> <p>Identified by Bruce Dawbin as part of a heritage significant group—'3.5.9.13, 15 Eddy Street Precinct'—for aesthetic values.</p> <p>Further research could determine whether the property meets the threshold for individual listing</p>



GML No.	Address / Proposed Listing Title	Photograph	Description	Nominated by	HCA	Statement of Significance	Preliminary Classification
31.	9 Eddy Street		<p>The residence is a good example of a modest Victorian cottage which displays a common form and scale to similar cottages throughout the Kiama area. It is representative of the development of housing throughout Kiama.</p> <p>Historical Notes:</p> <p>The property is thought to have been constructed in the late-nineteenth century for either Captain Samuel Charles or Michael Nesbitt Hindmarsh. There is some local thought that the property was constructed by the owner of No. 3 Eddy Street for his daughter—it is possible that this refers to Bernard McGuckin. The property was identified by Bruce Dawkin as part of a potential heritage group: '3,5,9,13, 15 Eddy Street Precinct'.</p> <p>A detached, single-storey Victorian cottage constructed of weatherboard on stone foundations. The property fronts Railway Parade and features a hipped and gabled roof of corrugated iron with a projecting gable bay on the primary eastern elevation. The gable bay features an aluminium-framed window with an awning. An open verandah with a flat corrugated iron roof, timber posts and a contemporary timber balustrade runs along the northern and western elevations. The house is set back from the street by a garden which surrounds the property to the north and east, and is enclosed by a contemporary timber and masonry fence.</p>	Council <i>Nominated as part of the Eddy Street precinct</i>	Southern Town Centre HCA	<p><i>the Inter War California Bungalow style.</i></p> <p>From the Bruce Dawbin inventory sheet: <i>The Eddy Street group is important for strong streetscape values which stem from the individual architectural characteristics of each house, and which, illustrate the principal characteristics of late Victorian asymmetrical masonry cottages and the Inter War California Bungalow style.</i></p>	Contributory within the HCA. Identified by Bruce Dawbin as part of a heritage significant group—'3,5,9,13,15 Eddy Street Precinct'—for aesthetic values. Further research could determine whether the property meets the threshold for individual listing.



GML No.	Address / Proposed Listing Title	Photograph	Description	Nominated by	HCA	Statement of Significance	Preliminary Classification
			<p>Historical Notes:</p> <p>The property is thought to date to c1864 and has been attributed to Thomas Newing. However, research is needed to confirm this. Newing was born in Kent and arrived in NSW in 1857. He married Maria Bailey of Maitland in Klamia in 1860 and the couple had two sons. The 1901 census records Thomas Newing residing at Eddy Street alone, his wife having died in 1867. Later records show Mrs Ann Marie Cook (nee Newing) living at the property in 1913. She is listed on the electoral rolls from 1930 as living at the property with her husband William, a blacksmith. Thomas Newing had died in 1927, aged 93. The house was renovated and extended in the 1980s.</p> <p>The property was identified by Bruce Dawbin as part of a potential heritage group: '3,5,9,13,15 Eddy Street Precinct'.</p>				
32.	11 Eddy Street		<p>A detached, single-storey dwelling with an in-built double garage. The building is constructed of masonry with a flat roof and features an open verandah on the primary elevation. The property is set back from the street by a pronounced driveway and an enclosed grassed garden.</p> <p>The property is uncharacteristic of the area and intrusive in the streetscape.</p> <p>Historical Notes: N/A</p>	Council <i>Within the boundaries of the proposed Eddy Street precinct</i>	Southern Town Centre HCA	N/A	Intrusive within the Southern Town Centre HCA.


GML No.	Address / Proposed Listing Title	Photograph	Description	Nominated by	HCA	Statement of Significance	Preliminary Classification
33.	13 Eddy Street		<p>A detached, single-story Interwar California bungalow of weatherboard construction on exposed masonry foundations. The dwelling fronts Eddy Street to the east and features a hipped and gabled roof with nested gables to the primary eastern elevation. The gables are ornamented by decorative timber panels. A verandah with timber posts runs along the eastern and northern elevations and has been enclosed by glazing. The verandah has a skillion roof and features a combination of timber and weatherboard balustrades. The projecting gable bay features original timber-framed windows with an awning. The house features a shallow setback with a landscaped garden and is enclosed by a contemporary timber fence.</p> <p>The building has been converted to commercial use but displays a good degree of integrity. It is an excellent example of an Interwar California Bungalow in the Kiama area.</p> <p>Historical Notes:</p> <p>The house is known as 'Lincoln' and is thought to have been built by Thomas Henry Whittaker. In 1914 it was owned by J Smith and then G.J Prot. George John Prot was born in Kiama in 1857, and was a hairdresser and tobacconist with a shop in Terralong Street. It appears that the property had been inherited by Prot's nephew, H Prot in 1922. In 1925, it was sold to John East, who owned in until 1937. The property was identified by Bruce Dawbin as part of a potential heritage group: '3,5,9,13,15 Eddy Street Precinct'.</p>	Council <i>Nominated as part of the Eddy Street precinct</i>	Southern Town Centre HCA	<p>From the Bruce Dawbin inventory sheet:</p> <p><i>The Eddy Street group is important for strong streetscape values which stem from the individual architectural characteristics of each house, and which, illustrate the principal characteristics of late Victorian asymmetrical masonry cottages and the Inter War California Bungalow style.</i></p>	Contributory within the HCA Identified by Bruce Dawbin as part of a heritage significant group—3,5,9,13,15 Eddy Street Precinct—for aesthetic values. Further research could determine whether the property meets the threshold for individual listing.

GML No.	Address / Proposed Listing Title	Photograph	Description	Nominated by	HCA	Statement of Significance	Preliminary Classification
34.	15 Eddy Street		<p>A detached, single-storey Interwar California Bungalow, 15 Eddy Street. It is constructed of weatherboard and fibro on masonry foundations. It has a hipped and gabled roof of corrugated iron (recently replaced) with contemporary skylights. The house features a bold irregularly shaped gable on the primary elevation, ornamented with timber shingles, and a shallow projecting bay. A modified masonry verandah runs along part of the primary elevation and is reached by contemporary stone steps.</p> <p>The residence is highly modified. Original details, such as the windows, have been replaced by contemporary fabric. However, it is a fair example of an Interwar California Bungalow with unusual stylistic elements, and is representative of the development of housing in the area.</p> <p>Historical Notes:</p> <p>The house is thought to have been constructed in the 1920s.</p> <p>The property was identified by Bruce Dawbin as part of a potential heritage group: '3, 5, 9, 13, 15 Eddy Street Precinct'.</p>	Council <i>Nominated as part of the Eddy Street precinct</i>	Southern Town Centre HCA	<p>From the Bruce Dawbin inventory sheet:</p> <p><i>The Eddy Street group is important for strong streetscape values which stem from the individual architectural characteristics of each house, and which, illustrate the principal characteristics of late Victorian asymmetrical masonry cottages and the Inter War California Bungalow style.</i></p>	Contributory within the HCA. Identified by Bruce Dawbin as part of a heritage significant group—3, 5, 9, 13, 15 Eddy Street Precinct—for aesthetic values. Further research could determine whether the property meets the threshold for individual listing.
35.	17 Eddy Street		<p>A detached, single-storey dwelling. The house is constructed of masonry, with an in-built garage below ground floor and a hipped roof of tiles. The property features large panels of glazing.</p> <p>The property is uncharacteristic within the wider grouping of historical dwellings, although it is not considered to be intrusive.</p>	Council <i>Within the boundaries of the proposed Eddy Street precinct</i>	Southern Town Centre HCA	N/A	Uncharacteristic.

GML No.	Address / Proposed Listing Title	Photograph	Description	Nominated by	HCA	Statement of Significance	Preliminary Classification
			Historical Notes: N/A				
36.	19 Eddy Street		<p>A detached, single-storey dwelling. The house is constructed of rendered and painted masonry with a hipped roof of tiles. It features a timber deck that provides access to the property and large aluminium-framed windows on the primary façade. It is set back from the street by a garden and is partially concealed by hedging.</p> <p>The property is uncharacteristic within the wider grouping of historical dwellings, although it is not considered to be intrusive.</p> <p>Historical Notes: N/A</p>	Council <i>Within the boundaries of the proposed Eddy Street precinct</i>	Southern Town Centre HCA	N/A	Uncharacteristic.
37.	94–112 Manning Street / St Peter and Paul Catholic Church Presbytery		<p>A Post War Ecclesiastical building designed in the typical mid-century A-Frame style. The church is constructed of unrendered brick with a high-pitched timber-clad roof. The church fronts Manning Street to the west and features sandstone cladding on the primary façade. The primary entrance is reached via a colonnaded entryway with flat roof and an arch motif. Windows extend to the roof either side of a central crucifix above the doorway. The walls of the nave feature decorative stained glass.</p> <p>It is an example of a Post-War Ecclesiastical design in the Kiama region. It appears highly intact and displays several common elements of the typology, including the typical A-Frame design.</p>	GML <i>Nominated as an item of individual heritage significance</i>	No	N/A	Update listing sheet for presbytery. Further research for church to be individually listed for potential significance.

GML No.	Address / Proposed Listing Title	Photograph	Description	Nominated by	HCA	Statement of Significance	Preliminary Classification
			<p>Historical Notes:</p> <p>In 1952, Kiama was one of the first parishes incorporated into the new Wollongong Diocese. The expansion of the parish required a new church. The foundation stone was laid in early 1963. The construction was completed, and the church opened and blessed later that year by Bishop McCabe.</p>				
38.	5 Noorinan Street		<p>A single-storey Victorian dwelling with a large contemporary rear addition. The house is constructed of weatherboard on painted brick foundations and features a high-pitched hipped and gabled roof of corrugated iron with a small gablet above the main body of the house and a masonry chimney. The house presents to Noorinan Street in the south and features a small verandah which has since been enclosed, and a projecting gable bay. This bay features a finial, matching the profile seen throughout the area, and a decorative projecting oriel window bay with a faceted roof. This window appears to be original and be timber framed.</p> <p>The main body of the house appears to retain a good degree of integrity and original fabric, and is a good example of its type within the area. However, it has been modified with the introduction of a large-scale, two-storey weatherboard addition to the northwest that has been connected to the main body of the house.</p> <p>Historical Notes:</p> <p>The property is thought to have been commissioned by Thomas Holden, a local</p>	GML	Southern Town Centre HCA	N/A	<p>Further investigation is required, but it is likely to reach the threshold for individual listing for aesthetic and rarity values.</p> <p>It would be considered as a contributory item within the Southern Town Centre HCA.</p> <p>An inventory sheet should be prepared.</p>

GML No.	Address / Proposed Listing Title	Photograph	Description	Nominated by	HCA	Statement of Significance	Preliminary Classification
			butcher. Thomas arrived with his family from England in 1853. He and his brother established a successful shop in Terralong Street and he later married Naomi Cornford of Wollongong. They had several sons who they built properties for. No. 5 Noorinan Street is thought to be one of these properties, along with 98 Shoalhaven Street.				
39.	39 Pheasants Point Drive		<p>A single-storey Federation house constructed of weatherboard with a simple multi-hipped roof of corrugated iron and a flat top brick chimney. The house features a projecting gable wing with a double-hung window covered by an awning of metal sheeting. A contemporary panel window is located next to the entry door. The front verandah has likely been enclosed as an extension.</p> <p>The residence has been modified but retains the scale, form and details characteristics of similar Federation properties in the area.</p> <p>Historical Notes: N/A</p>	GML <i>Located within the boundaries of the proposed Pheasant Point HCA.</i>	Extended Pheasants Point HCA	None available.	Neutral within HCA.
40.	41 Pheasants Point Drive		<p>A two-storey weatherboard house in Federation style that has been largely modified at the rear. The roof is hipped and gabled and is constructed of corrugated iron. There are also upper gable windows and a projecting gable with wooden finial at the front elevation. The house features a modified double entrance with timber doors and an open verandah supported by wooden posts with bracket detailing. The gable window is a contemporary eight-panelled glass window covered by a contemporary metal awning.</p>	GML <i>Located within the boundaries of the proposed Pheasant Point HCA.</i>	Extended Pheasants Point HCA	None available.	Contributory within HCA.


GML No.	Address / Proposed Listing Title	Photograph	Description	Nominated by	HCA	Statement of Significance	Preliminary Classification
			<p>The residence has been modified, but apart from the windows and doors, the primary elevation retains a good degree of integrity.</p> <p>Historical Notes: N/A</p>				
41.	43 Pheasants Point Drive		<p>A two-storey weatherboard house in Federation style that has been largely modified. The house is constructed on red brick foundations and has an inset garage on the low side of the property. The projecting gable features a decorative wooden bargeboard with finial. The windows and doors along the primary façade have been replaced with contemporary aluminium-framed windows. A weatherboard addition has been constructed to the south of the house from the gable bay. This addition comprises a single room which has been constructed above the inset garage and features a flat roof.</p> <p>The bullnose verandah has been enclosed and features large contemporary windows.</p> <p>The two-storey extension at the rear, with a simple low-pitched roof and chimney is clearly visible from the street.</p> <p>The property is heavily modified, but it retains some original fabric and detailing. The original residence is still legible.</p> <p>Historical Notes: N/A</p>	<p>GML <i>Located within the boundaries of the proposed Pheasant Point HCA.</i></p>	<p>Extended Pheasants Point HCA</p>	<p>None available.</p>	<p>Neutral within HCA.</p>


GML No.	Address / Proposed Listing Title	Photograph	Description	Nominated by	HCA	Statement of Significance	Preliminary Classification
42.	8 Fitzroy Street		This property is not available on street view. Further investigation will be required for assessment.	GML <i>Located within the boundaries of the proposed Pheasant Point HCA.</i>	Extended Pheasants Point HCA	None available.	Further research required to determine whether it meets the threshold to be considered contributory within the HCA.
43.	86 Shoalhaven Street		<p>A detached, single-storey Federation cottage. Constructed of weatherboard, it has a high-pitched hipped and gabled roof of Colorbond. The building fronts Shoalhaven Street in the west and has a projecting gable bay on the primary western elevation. This bay has decorative timber panels in the gable, with timber framed windows, possibly original, and a contemporary awning. This elevation also features an open verandah with timber posts. A contemporary garage has been constructed to the northeastern corner of the site. The house is set back from the street by a pleasant garden and is enclosed by a contemporary timber picket fence. The house is partially concealed from view by the slope of the land down towards the east.</p> <p>It is a good and highly externally intact example of its type in the area. It retains a good degree of original fabric and displays several characteristic design elements.</p> <p>Historical Notes: N/A</p>	GML <i>Nominated as a potential item of individual significance</i>	Southern Town Centre HCA	N/A	<p>Contributory within the Southern Town Centre HCA.</p> <p>Further research and assessment are required to determine whether the property meets the threshold for individual listing.</p>

GML No.	Address / Proposed Listing Title	Photograph	Description	Nominated by	HCA	Statement of Significance	Preliminary Classification
44.	87 Shoalhaven Street		<p>A detached, single-storey Interwar dwelling in the P&O Functional style. The house is constructed of red face brick with a garage constructed in the elevated foundations of the southern portion of the building. The house fronts Shoalhaven Street to the east and has a low-pitched hipped roof of Marseille tiles. The primary eastern elevation features three bays. The southernmost bay features a projecting bay with a hipped roof and a timber-framed rectangular window. This bay looks out to a small balcony courtyard constructed above the garage with a contemporary balustrade. Entry to the balcony is from a doorway which separates the first and second bays with a curvilinear awning. The central second bay features a traditional curved façade, with the rear wing recessed to the north with a secondary balcony courtyard. Two bays feature original timber-framed windows—there is a curved window on the central bay. The house is set back from the street by a landscaped garden with pleasant hedged elements. The garden slopes down to the east, following the topography of the land, and it is enclosed by a masonry retaining wall and fence.</p> <p>The house is an excellent example of a modest Interwar dwelling with restrained P&O Functional design. It features several common design elements, such as the curved facades; bold panels of glazing, including curved windows; and the curved verandah. It displays a good degree of integrity and is a rare example of the use of Functional design for residential housing within the Kiama area.</p>	GML <i>Nominated as a potential item of individual significance</i>	Southern Town Centre HCA	N/A	Is likely to meet the threshold for individual listing for aesthetic and rarity values. Further research and assessment are required. An inventory sheet should be prepared.

GML No.	Address / Proposed Listing Title	Photograph	Description	Nominated by	HCA	Statement of Significance	Preliminary Classification
45.	88 Shoalhaven Street		<p>Historical Notes:</p> <p>The building appears to have been constructed in the Interwar period.</p> <p>A detached, single-storey Interwar California Bungalow. The house is constructed of weatherboard and has a low-pitched hipped and gabled roof of corrugated iron with nested gables and a masonry chimney. The house fronts Shoalhaven Street to the west and features a projecting gable bay and an enclosed verandah on the primary western elevation. The gable bay features a timber finial that matches the profile seen elsewhere in the area and an aluminium-framed window with a reproduction awning. The verandah has a skillion roof and has since been enclosed with glazing.</p> <p>Although modified, the property remains a good example of an Interwar California Bungalow in the Kiama area. It displays a common scale and form, and characteristic elements such as the nested gable with extended eaves. It is representative of the development of housing in the area.</p> <p>Historical Notes:</p> <p>The house is thought to have been constructed c1915. Local belief is that the house was constructed for returning World War I servicemen (with similar properties constructed at 174 and 176 Manning Street). However, it appears that the residence was occupied from construction by Rebecca Geoghegan, likely the widow of William John Geoghagen (the son of William and Priscilla Geoghagen). From 1968 until 1980, the</p>	GML	Southern Town Centre HCA	N/A	Contributory within the Southern Town Centre HCA.

GML No.	Address / Proposed Listing Title	Photograph	Description	Nominated by	HCA	Statement of Significance	Preliminary Classification
46.	94 Shoalhaven Street		<p>property was occupied by police sergeant James Dunbar and his wife Mabel.</p> <p>A detached, single-storey Interwar California Bungalow. The house is constructed of weatherboard and has a low-pitched hipped and gabled roof of corrugated iron with nested gables and a masonry chimney. The house fronts Shoalhaven Street to the west and features a projecting gable bay and an open verandah on the primary western elevation. The gable bay features an aluminium-framed window with a reproduction awning. The verandah has a skillion roof or corrugated iron and a contemporary door.</p> <p>The property is a modest example of its type and has been modified, but it retains a comparable scale, form and materiality to similar examples in the area.</p> <p>Historical Notes: N/A</p>	GML	Southern Town Centre HCA	N/A	Contributory within the Southern Town Centre HCA.
47.	97 Shoalhaven Street		<p>A detached, single-storey, late Victorian/early Federation cottage. Constructed of weatherboard on elevated masonry foundations. It appears the property has been modified to create a basement level within the original foundations. The residence has a high-pitched hipped and gabled roof of corrugated iron with a narrow masonry chimney. The property fronts Shoalhaven Street to the east and has a projecting gable bay on the primary elevation. This bay features a decorative timber finial which has an original coloured glass elements (as seen at 99 Shoalhaven Street) and an awning. An</p>	GML	Southern Town Centre HCA	N/A	Contributory within the Southern Town Centre HCA.

GML No.	Address / Proposed Listing Title	Photograph	Description	Nominated by	HCA	Statement of Significance	Preliminary Classification
			<p>open wraparound verandah surrounds the property on the eastern and northern elevations, supported by timber posts with decorative brackets. The verandah is accessed by a timber stair with a contemporary timber balustrade which matches the profile of the verandah balustrade. The windows on the primary façade appear to be original.</p> <p>The property has been modified, but it is a good example of its type, displaying a common form, massing and scale seen throughout Shoalhaven Street and retaining a good degree of original fabric.</p> <p>Historical notes: N/A</p>				
48.	98 Shoalhaven Street		<p>A detached, single-storey late Victorian cottage. The residence is constructed of weatherboard with a high-pitched hipped and gabled roof clad in tiles. The house fronts Shoalhaven Street and has a projecting gable bay on the primary western elevation. This bay features a decorative filigree timber bargeboard with two contemporary windows and a contemporary awning. The primary elevation also features an open verandah with a tiled skillion roof supported by timber posts with decorative timber brackets. The doors and windows appear to have been replaced.</p> <p>A small extension appears to have been constructed to the northeastern corner of the site. The house features two chimneys, which appear to be Arts and Crafts in style.</p> <p>The house is set back from the street by a pleasant garden that is enclosed by a</p>	GML	Southern Town Centre HCA	N/A	<p>Contributory within the Southern Town Centre HCA.</p> <p>Further research and assessment could determine whether the property meets the threshold for individual listing.</p>

GML No.	Address / Proposed Listing Title	Photograph	Description	Nominated by	HCA	Statement of Significance	Preliminary Classification
49.	99 Shoalhaven Street		<p>contemporary picket fence. Although modified, it is a good example of its type and retains a good degree of integrity.</p> <p>Historical Notes:</p> <p>The property is thought to have been commissioned by Thomas Holden, a local butcher. Thomas arrived with his family from England in 1853. He and his brother established a successful shop in Terralong Street and he later married Naomi Comford of Wollongong. They had several sons who they built properties for. No. 98 Shoalhaven Street is thought to be one of these properties, along with 5 Noorinan Street.</p> <p>A detached, single-storey, late Victorian/early Federation cottage. Constructed of weatherboard, the residence has a high-pitched hipped and gabled roof of corrugated iron with a narrow masonry chimney.</p> <p>The property fronts Shoalhaven Street to the east and has a projecting gable bay on the primary elevation. This bay features a decorative timber panel in the gable and a window with three panels. An open wraparound verandah surrounds the property on the eastern and northern elevations, supported by metal posts. The windows on the northern portion of the primary façade appear to be original, retaining their stained glass elements.</p> <p>The property has been modified, but it is a fair example of its type, displaying a common form, massing and scale seen throughout Shoalhaven Street.</p>	GML	Southern Town Centre HCA	N/A	Contributory within the Southern Town Centre HCA.

GML No.	Address / Proposed Listing Title	Photograph	Description	Nominated by	HCA	Statement of Significance	Preliminary Classification
50.	119 Shoalhaven Street		<p>Historical Notes: N/A</p> <p>A detached, single-storey Federation cottage. The cottage is constructed of weatherboard on bluestone foundations and has a high-pitched hipped and gabled roof with a narrow, painted masonry chimney. The house fronts Shoalhaven Street and has a projecting gable bay on the primary eastern elevation. The bay features a decorative, fligree style timber barge board with a finial, decorative timber panelling in the gable, and two, possibly original, timber-framed sash windows—each of which have decorative gabled awning hoods with bargeboards and finials. An open, wraparound bullrose verandah with a skillion roof of striped corrugated iron runs along the eastern and northern elevations. It is supported by timber posts with decorative brackets and incorporates a contemporary balustrade. The verandah was formerly partially enclosed along the northern elevation, but it has since been restored. It appears that the remaining windows and doors have been replaced, and that a rear verandah may have been enclosed or altered to create a small rear extension. The house is set back from the street by a pleasantly landscaped garden and is enclosed by a contemporary picket fence.</p> <p>The house is a good example of its type, retaining much of its original form and fabric. It makes a strong visual contribution to the streetscape.</p> <p>Historical Notes: N/A</p>	GML	Southern Town Centre HCA	N/A	Contributory within the Southern Town Centre HCA. Further research and assessment could determine whether it meets the threshold for individual listing.



GML No.	Address / Proposed Listing Title	Photograph	Description	Nominated by	HCA	Statement of Significance	Preliminary Classification
51.	121 Shoalhaven Street		<p>A detached, two-storey weatherboard residence with Victorian elements which has been modified. The house is constructed of weatherboard on masonry pier foundations and has a hipped and gabled roof of corrugated iron. The northern elevation has been modified and appears to have been reconstructed with fibro or rendered masonry. The fenestration is irregular with a contemporary sash windows. The gables on the northern and southern ends of the roof have bene replaced by contemporary glazing. The residence fronts Shoalhaven Street and has a projecting gable bay on the primary eastern elevation. This bay encompasses both floors and features extended eaves and a decorative timber finial to the gable, with a faceted bay windows on either floor. These windows are contemporary. An open verandah with a bullnose skillion roof of corrugated iron and first-floor balcony run across the eastern and southern elevations. Both floors feature substantial contemporary windows.</p> <p>The building is highly modified, but it retains common stylistic Federation elements such as the projecting gable bay, bull nose verandah and high-pitched roof.</p> <p>Historical Notes: N/A</p>	GML	Southern Town Centre HCA	N/A	Neutral within the Southern Town Centre HCA.

GML No.	Address / Proposed Listing Title	Photograph	Description	Nominated by	HCA	Statement of Significance	Preliminary Classification
52.	124 Shoalhaven Street (also known as 33 Barney Street)		<p>A detached, single-storey Federation bungalow. Constructed of weatherboard on bluestone foundations, the house has a hipped roof of corrugated iron with lead flashing and a rendered masonry chimney. The house occupies a wide lot on a prominent street corner. It fronts Barney Street to the south. A wide, low verandah extends across the primary southern elevation supported by timber posts with a contemporary balustrade. This verandah formerly wrapped around to the west, but it has been enclosed and infilled with weatherboard and fibro to extend the house. There is a further extension to the east which may also be an enclosed former verandah. It appears that the house features a combination of original and contemporary windows, but all windows and doors have been covered by contemporary security screens.</p> <p>The property is set back from the street by an expanse of landscaped grass. Although modified, the house retains its original form and scale and can be understood as a Federation residence. It contributes to the overall character and scale of the area.</p> <p>Historical Notes: N/A</p>	GML	Southern Town Centre HCA	N/A	Contributory within the Southern Town Centre HCA.



GML No.	Address / Proposed Listing Title	Photograph	Description	Nominated by	HCA	Statement of Significance	Preliminary Classification
53.	Terralong Street / Blowhole Point Tennis Courts		<p>Open-air synthetic tennis courts. The courts are located on levelled land within the slope of the Blowhole Point topography. The courts are surrounded by high metal fences and are contemporary in character.</p> <p>Historical Notes: The courts are thought to be the earliest tennis courts, and potentially the earliest sporting venue, in the area. They are located on part of the Public Recreation Reserve originally gazetted in March 1904. A series of tennis courts were developed on Blowhole Point, near the lighthouse, following excavations in 1892. The Tennis Club are known to have been active throughout the 1900s to the late 1920s when improvements were undertaken to update the courts in 1928. It is unclear whether the current courts date from the 1920s works, or if they conform to the footprint of the original 1890s courts. The significance of the courts lies in its intangible historical and social values.</p> <p>A history of the courts is provided in Appendix B.</p>	Council <i>Nominated as an item of individual heritage significance.</i>	No	N/A	<p>Further research is required, but the site likely reaches the threshold for individual heritage listing.</p> <p>An inventory sheet should be prepared.</p> <p>Note: Please see the history in Appendix B for further information.</p>


**Appendix C—Review of Existing Listed Heritage Items within the Kiama
Town Centre**



Existing Heritage Items within the Kiama Town Centre


GML No.	Address / Title of Existing Listing	Photograph	Description and Historical Notes	Existing Listing No.	Inclusion in HCA	Existing Statement of Significance	Preliminary Classification and Recommendations
1.	41 Bong Bong Street / Residence		<p>A multi-storey weatherboard dwelling constructed on brick foundations c1920. Built on a prominent street corner on a northward slope, the house presents to Bong Bong Street. The Interwar-style dwelling has a hipped roof form with gable ventilators, a corrugated iron roof and three brick chimneys.</p> <p>The property features a verandah on the southern side.</p> <p>The rear of the house features elevated foundations converted to basement use. The rear level appears to have been modified. The primary southern elevation is concealed from street view by hedging and vegetation.</p> <p>Historical Notes:</p> <p>The dwelling was designed by prominent architect Hardy Wilson and was formerly used as a Doctor's surgery.</p>	183	Southern Town Centre	<p>Not on SHI.</p> <p>From Bruce Dawbin Inventory Sheets:</p> <p><i>Fine Inter-war design, a very good timber example of the work of distinguished Architect Hardy Wilson. Little altered.</i></p>	Retain individual listing. Update inventory sheet.
2.	2 Collins Lane / Cottage (Timber Cottage)		<p>A detached single-storey Victorian weatherboard cottage. The house has a simple low-pitched hipped metal roof with timber finials and a skillion roof over the verandah. The house fronts Collins Lane, with an open verandah running along the primary elevation. This verandah has timber posts with contemporary brackets and timber balustrade. The primary elevation features timber-framed sash windows, possibly original, with a contemporary glazed door.</p> <p>The house has been converted to commercial use but displays a good degree of integrity and has likely undergone conservation works. It is a good example of a Victorian cottage.</p>	191	No	None available.	Retain individual listing. Update inventory sheet.



GML No.	Address / Title of Existing Listing	Photograph	Description and Historical Notes	Existing Listing No.	Inclusion in HCA	Existing Statement of Significance	Preliminary Classification and Recommendations
3.	3 Collins Lane / <i>Timber Cottage (Kiama Girl Guides) (Timber Cottage Kiama Guides Hall)</i>		<p>Historical Notes: N/A</p> <p>A detached single-storey Victorian weatherboard cottage with a high-pitched roof of corrugated iron. A wide, deep wraparound verandah with timber posts and a contemporary timber balustrade surrounds it. The cottage has timber-framed sash windows and a later timber door. It faces east and is surrounded by the grounds of Hindmarsh Park. The property is enclosed by a contemporary timber fence. Although it has been converted to community use, the property displays a good degree of integrity and has likely undergone conservation works. It is a good example of a Victorian cottage.</p> <p>Historical Notes: It is thought that this property was owned by the local Carson family who are associated with quarrying. John and Jane Carson (nee Colley) arrived in Kiama from Ireland in the mid- nineteenth century (c1855–1861). John began as a quarryman in Pike's Hill and owned the quarry where the leisure centre is today. John's brother, William Carson, and his wife, Jane, arrived in 1871. William set up a quarry in 1876 in Brown Street. Their sons John Taylor Carson and David Colley Carson were associated with Quarries Ltd after the closing of the Carson Quarry in Barney Street.</p>	192	No	None available.	Retain individual listing. Update inventory sheet.


GML No.	Address / Title of Existing Listing	Photograph	Description and Historical Notes	Existing Listing No.	Inclusion in HCA	Existing Statement of Significance	Preliminary Classification and Recommendations
4.	4 Collins Lane / Cottage (Timber Cottage)		<p>A detached, single-storey Victorian weatherboard cottage. The house has a simple hipped corrugated iron roof. The house fronts Collins Lane, with an open verandah running along the primary elevation. This verandah has timber posts with a contemporary timber balustrade. The primary elevation features contemporary, unpainted, timber-framed sash windows and two contemporary timber doors.</p> <p>The house has been converted to commercial use and appears to have been internally subdivided into two separate commercial premises. However, it displays a fair degree of integrity. It is a fair example of a Victorian cottage and contributes to an understanding of the wider grouping of Victorian terraces and cottages on the block.</p> <p>Historical Notes: N/A</p>	193	No	None available.	Retain individual listing. Update inventory sheet.
5.	5 Collins Lane / Timber Cottage (Kiama Youth Centre) (Timber Cottage Collins Lane Youth Centre)		<p>A detached, single-storey Victorian cottage. Constructed of weatherboard, the cottage has a high-pitched corrugated iron roof with a masonry chimney. It features a deep, wide verandah—with a skillion roof, timber posts and a contemporary balustrade—that runs along the primary eastern and southern elevations. The building features timber-framed windows, potentially original, with a later timber door. It faces east, is surrounded by the grounds of Hindmarsh Park, and is enclosed by a contemporary timber fence. A later addition of a gazebo extends to the south of the property.</p> <p>The house has been converted to community use but displays a good degree of integrity and has likely undergone conservation works. It is a good example of a Victorian cottage.</p>	194	No	None available.	Retain individual listing. Update inventory sheet.

GML No.	Address / Title of Existing Listing	Photograph	Description and Historical Notes	Existing Listing No.	Inclusion in HCA	Existing Statement of Significance	Preliminary Classification and Recommendations
			<p>Historical Notes:</p> <p>The house originates from a parcel of land purchased by William Geoghagen in 1867—it is possible that this residence was built as his home in the 1880s.</p> <p>The cottage formerly had the address 3 Central Park. It is thought that the cottage was owned by quarry worker John McAuliffe and his wife Catherine. It was sold in the 1930s following their deaths. The property was owned and occupied by Norma and Ray Stead from c1953–1993.</p>				
6.	46 Collins Street / <i>Kiama Masonic Lodge (Former Temperance Hall)</i>		<p>A single-storey Victorian Masonic Hall. Constructed of rendered masonry, the building features two wings—a main wing with a high-pitched hipped roof and a secondary wing to the north with a flat roof. The building faces Collins Street—the primary western elevation features a porte cochere with classical elements such as Doric columns with moulded courses across the awning. The arched windows are situated to either side of this entryway, with a gable ventilator above. A secondary porte cochere provides access to the northern wing and features a flat roof and decorative lattice style ornamentation on the exterior wall.</p> <p>Historical Notes:</p> <p>The temple was built in c1876–1878 and served as a temperance hall for the Songs of Temperance. Buried beneath the 1876 foundation stone, there are copies of several NSW newspapers. In 1897, the hall was purchased by the local Masonic Lodge.</p>	197/ SHR004 74	No	<p>None available.</p> <p>Note: appears on the KLEP, but has not been added to the SHI.</p>	<p>Retain individual listing.</p> <p>Update inventory sheet.</p> <p>Include on the SHI.</p>


GML No.	Address / Title of Existing Listing	Photograph	Description and Historical Notes	Existing Listing No.	Inclusion in HCA	Existing Statement of Significance	Preliminary Classification and Recommendations
7.	24-40 Collins Street / Kiama Terrace Houses (Timber Terraces)		<p>A group of Victorian terrace houses that have been converted to shops and cafes. The group is constructed of weatherboard with hipped roofs of corrugated iron. A series of open verandahs runs along the primary western elevation, all with skillion roofs of corrugated iron, timber posts and contemporary timber balustrades. The group are stepped, following the slope of the topography.</p> <p>The cottages are an excellent example of their type within Kiama and retain a good degree of external integrity and original fabric. An early painted sign has been retained on the northernmost elevation. They are a rare group within the area.</p> <p>Historical Notes:</p> <p>The group originate from a parcel of land purchased by William Geoghagen in 1867. The cottages are thought to have been constructed in the 1880s to house local quarry workers. No. 24 is thought to have originally served as an inn, with No. 26, the inn-keeper's residence. There is some thought that No. 40 was originally a post office.</p> <p>The terraces had fallen into disrepair by the 1970s when they were purchased by an investment firm and refurbished.</p>	198/ SHR004 72	No	None available.	<p>Retain as an individual item.</p> <p>Update inventory sheet.</p> <p>The terrace was classified as an item by the National Trust of Australia (NSW) in 1984, and was listed on the <i>Illawarra Regional Environmental Plan</i> in 1986.</p>
8.	42-44 Collins Street / Kiama Terrace Houses (Kiama Terrace Houses (Shops))		<p>Semi-detached, single-storey Victorian terrace houses constructed of weatherboard. The group has a high- pitched corrugated iron roof with an open verandah along the primary elevation. The verandahs feature timber posts with decorative brackets and contemporary timber balustrades. The windows are timber framed.</p> <p>The terraces are an excellent example of their type within Kiama and retain a good degree of external</p>	196/ SHR004 73	No	None available.	<p>Retain as an individual item.</p> <p>Update inventory sheet.</p> <p>The terrace was classified as an item by the National Trust of Australia (NSW) in 1984, and was listed on the <i>Illawarra Regional Environmental Plan</i> in 1986.</p>



GML No.	Address / Title of Existing Listing	Photograph	Description and Historical Notes	Existing Listing No.	Inclusion in HCA	Existing Statement of Significance	Preliminary Classification and Recommendations
			<p>integrity and original fabric. They are a rare group within the area.</p> <p>Historical Notes:</p> <p>The group originate from a parcel of land purchased by William Geoghagen in 1867. The terraces are thought to have been constructed in the late 1870s to house local quarry workers. They have since been converted to commercial use, with a brick wall introduced to the southern wall in the 1970s for fire safety.</p>				
9.	3 Manning Street / War Memorial and Field Gun		<p>Two standalone war monuments: a stone memorial shaped as an obelisk on a plinth and a light Mounted Japanese Gun. The monuments are located in a landscaped garden at the front of council chambers, facing Manning Street.</p> <p>Historical Notes:</p> <p>The gun was presented to the town of Kiama by Lt Commander Godden of the Corvette <i>HMAS Kiama</i> on 6 February 1946. The Corvette was built in Brisbane 1944 but was named in honour of the south coast town. Shortly after it was commissioned it spent a few days in Kiama.</p> <p>After the death of Captain Charles M Stevenson—in Sydney on 11 February 1909 at the age of 49 years—past and present members of the Kiama Militia took up a subscription to erect a 'handsome monument' in memory of their late officer in charge.</p> <p>The obelisk, which was erected at the northeast corner of the military grounds, was unveiled by Colonel Ranclaud VD on Saturday 30 May 1909.</p>	1108	Extended Commercial and Civic Precinct	<p>From the Bruce Dawbin Inventory Sheets:</p> <p><i>A rare example of a private memorial recording the loss of one local person in the Boer War which is important to the community as a record of its involvement in the Boer War and as a focus of community sentiment on Anzac Day.</i></p>	<p>Retain individual listing.</p> <p>Contributory within the Extended Commercial and Civic Precinct.</p> <p>A new inventory sheet should be prepared in collaboration with a war memorial specialist.</p> <p>Bruce Dawbin identified the monuments as items of local heritage for historic, associative, social and rarity values.</p>


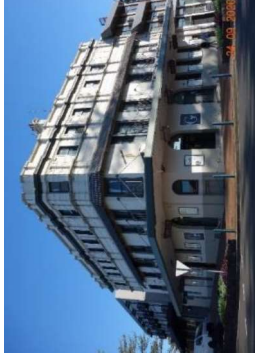
GML No.	Address / Title of Existing Listing	Photograph	Description and Historical Notes	Existing Listing No.	Inclusion in HCA	Existing Statement of Significance	Preliminary Classification and Recommendations
10.	11 Manning Street / Kiama Council Chambers (Former Council Chambers)		<p>A detached, two-storey Federation Georgian Revival civic building. The building is constructed of face brick with rendered faux-quoins on the corners. The property fronts Manning Street and is set back from the street by landscaping. It has a low-pitched hipped and gabled roof of corrugated iron with extended eaves and decoratively exposed rafters.</p> <p>The primary eastern façade features a grand Classical portico with rendered Doric columns—it is reached by steps and stretches across both floors. The portico is surmounted by an engraved entablature above a pronounced, gabled pediment with crenelated detailing and a decorative shield motif. To either side of the portico, there are two sets of timber-framed sash windows with rendered lintels on each floor.</p> <p>The building is an excellent example of a Federation Georgian Revival building, displaying classical elements common to civic buildings. It is rare within the Kiama context. Its prominent position in the streetscape gives it landmark quality.</p> <p>Historical Notes: Built in 1914 as a council chambers and used continually for this purpose.</p>	1109	Extended Commercial and Civic Precinct	<p>From the Bruce Dawbin Inventory Sheets:</p> <p><i>Outstanding example of a Federation Georgian Revival building, with an impressive Academic Classical portico. In excellent condition. Key building in the Manning Street civic group.</i></p>	<p>Retain individual listing.</p> <p>Contributory within the Extended Commercial and Civic Precinct.</p> <p>A new inventory sheet should be prepared.</p> <p>Bruce Dawbin identified the site as items of individual heritage significance for historic, aesthetic, social and rarity values.</p>
11.	18 Manning Street / Commercial Banking Company of Sydney (former) (Commercial Bank)		<p>A detached, two-storey Interwar Free Classical commercial building. Constructed of rendered masonry, the building has a hipped roof clad in slate tiles and two rendered masonry chimneys with moulded details. The building fronts Manning Street and features a typically symmetrical façade with Italianate detailing on the primary western façade, including rendered faux-quoins on the corners (similar to the council chambers). The entrance is accessed via a portico, which has a rounded arch entranceway with label moulding and a parapet. Shallow garden beds, enclosed by rendered masonry retaining walls, are situated to either side of the</p>	1110/ SHR001 43	Extended Commercial and Civic Precinct	<p>From State Heritage Inventory:</p> <p><i>The former CBC Bank was constructed c1880 to designs of Mansfield Bros for Commercial Banking Company of Sydney Ltd. It comes within the Mansfield genre of substantial and impressive two-storey</i></p>	<p>Retain individual listing.</p> <p>Contributory within the Extended Commercial and Civic Precinct.</p> <p>A new inventory sheet should be prepared.</p> <p>Bruce Dawbin identified the site as items of individual heritage significance for historic,</p>

GML No.	Address / Title of Existing Listing	Photograph	Description and Historical Notes	Existing Listing No.	Inclusion in HCA	Existing Statement of Significance	Preliminary Classification and Recommendations
			<p>portico. The ground floor features two sets of rounded arched windows with label moulding and moulded stone sills to either side of the portico. A moulded course separates the two floors. The upper floor features five timber-framed sash windows with shallow arches, label moulding and moulded stone sills.</p> <p>Historical Notes:</p> <p>The site originated from two allotments of land on the eastern side of Manning Street, between the Union Store and the property of Mr A Yates. Plans and specifications for the bank were prepared by GA Mansfield Bros, architects for the Commercial Banking Company of Sydney. The successful tenderer was Messrs White and Coghill.</p> <p>The building was opened in June 1881 and the first Manager was Mr William (Tim) Colley. The building originally had a verandah, but this was removed in 1919.</p>			<p><i>Italianate style banks. The building retains much of its original detail and joinery. Situated adjacent to the Bank of New South Wales building, also by Mansfield Bros and near Kiamia Post Office and other early commercial and civic premises, the former CBC bank is an important component of Kiamia's townscape and a reminder of the town's elegant past. (Branch Managers Report to Heritage Council 14 January 1981)</i></p>	aesthetic, and associative values.
12.	32 Manning Street / Westpac Bank		<p>A detached, two-storey Victorian Free Classical commercial building. Constructed of rendered masonry, it has a hipped roof of slate tiles with a rendered, painted and moulded chimney. The building fronts Manning Street to the west and features a high degree of classically inspired detailing across the primary façade. The façade features traditional classically inspired symmetry and is ornamented with string courses, with detailing on the corners.</p> <p>The ground-floor entrance is reached via an ornate Classical-style portico that was introduced in the interwar period. It has a rounded arch entryway with moulded pilasters, decorative scrolling moulding in the render and a relief of one of the founders of the establishment. The portico is surmounted by a</p>	1112	Extended Commercial and Civic Precinct	<p>From Bruce Dawbin inventory Sheet: <i>Outstanding example of Late Victorian architecture, essentially intact. Especially notable for its excellent Classical/Mannerist detailing. In continuous use as a bank for over 100 years. Important element in a good streetscape grouping.</i></p>	<p>Retain individual listing.</p> <p>Contributory within the Extended Commercial and Civic Precinct.</p> <p>A new inventory sheet should be prepared.</p> <p>Bruce Dawbin identified the site as items of individual heritage significance for aesthetic values.</p>


GML No.	Address / Title of Existing Listing	Photograph	Description and Historical Notes	Existing Listing No.	Inclusion in HCA	Existing Statement of Significance	Preliminary Classification and Recommendations
			<p>moulded pediment with decorative motifs, including an insignia, that is supported by a row of decorative corbels in the entablature. To either side of the portico is a timber-framed sash window, each with moulded pilasters imitating Corinthian columns.</p> <p>These classical motifs are evident on the upper floor, with two decorative pilasters located above the portico separating three evenly spaced, timber-framed sash windows. The two windows to either side of the pilasters have moulded lintels with faux-corbels. A series of decorative courses are articulated across the façade, separating the two floors. A sympathetically designed addition is located to the south.</p> <p>The building has been restored and features a high degree of external integrity. It is an excellent and rare example of a Victorian Free Classical commercial building in Kiama.</p> <p>Historical Notes:</p> <p>Following the loss of an earlier bank in a fire, plans for a new bank were drawn up in 1887 by Mr CW Goodchap for the City Bank of Sydney. Tenders were called and accepted in June 1887. The premises were officially opened on 16 March 1888.</p> <p>Opened as the Australian Joint Stock Bank, the business became the Australian Bank of Commerce (ABC) in 1896 after absorbing the former entity. Later, the ABC became the Bank of NSW.</p> <p>The figurehead above the door carved by Italian craftsmen represents the chairman of directory of the City Bank in 1887, Mr George Thornton.</p> <p>Thornton served as a magistrate in the 1850s, then in 1853 and 1857 as mayor of Sydney. He was the director of City Bank between 1885 and 1888.</p>				



GML No.	Address / Title of Existing Listing	Photograph	Description and Historical Notes	Existing Listing No.	Inclusion in HCA	Existing Statement of Significance	Preliminary Classification and Recommendations
13.	33 Manning Street / Commercial Building Former ANZ Bank		<p>A detached, two-storey Victorian Georgian Revival building. Constructed of rendered masonry, it has a low-pitched hipped roof clad in tiles which has rendered masonry chimneys. The building fronts Manning Street and is oriented north to south. The primary eastern facade is highly modified, but the original symmetry can still be distinguished. Along the length of the facade, the fenestration features a combination of timber-framed sash, double-hung and casement windows—some with label moulding. The upper southern window has been converted to a doorway with a Juliet balcony. The former entrance features a shallow portico with a timber-framed glazed doorway. A later portico has been introduced to the northernmost section of this facade. The portico is Interwar in character and features decorative moulding in the render with an arched doorway.</p> <p>The building has undergone several periods of alteration and extension, but retains its overall Victorian Georgian Revival inspired form.</p> <p>Historical Notes:</p> <p>In 1859 Thomas John Fuller (brother of George Lawrence Fuller) and his brother-in-law, George King Waldron, built a store in Manning Street.</p> <p>The English, Scottish and Australian Chartered Bank opened a branch in Kiama on 13 September 1859, using the north eastern side of the Fuller building. The first bank manager was Francis Billingham.</p> <p>On 18 February 1860, the building was purchased by George Lawrence Fuller and became Victoria Stores. It sold drapery, groceries, clothing ironmongery etc, and remained the largest store for many years. Shortly after the Victoria Stores opened, the bank transferred its premises to the new section of the building. A Post and Telegraph</p>	1113	Extended Commercial and Civic Precinct	<p>From Bruce Dawbin inventory Sheet:</p> <p><i>Former bank and commercial building, the result of alterations of additions over many years. Some unsympathetic work and loss of detail detracts from integrity. Notwithstanding, continues to make, an important contribution to the historic streetscape as part of the Manning Street civic group.</i></p>	<p>Retain individual listing.</p> <p>Contributory within the Extended Commercial and Civic Precinct.</p> <p>A new inventory sheet should be prepared.</p> <p>Bruce Dawbin identified the site as items of individual heritage significance for aesthetic values.</p>


GML No.	Address / Title of Existing Listing	Photograph	Description and Historical Notes	Existing Listing No.	Inclusion in HCA	Existing Statement of Significance	Preliminary Classification and Recommendations
14.	48 Manning Street / Kiama Uniting Church	 	<p>Office operated from the store between 1868 and 1878. ES & S Bank purchased the store in 1875 from Stephen Major. The architect William Wardell was contracted in 1885 to carry out extensions. These included a residence for the bank manager, with ballroom.</p> <p>A single-storey rendered brick-and-stone Gothic Revival Church. The building has a high-pitched gable roof of corrugated iron. The gables are rendered masonry, forming a shallow parapet above the primary façade. The building comprises a central nave with arched lancet windows and a central portico. The portico features a gabled parapet and a blind niche on the primary elevation.</p> <p>Historical Notes: Thought to have been constructed in the early 1850s, with the foundation stone laid by Reverend George Hurst in 1850, the chapel opened for services in 1851. The congregation soon outgrew the space. A foundation stone for a new, larger chapel was laid in February 1862—the new chapel constructed in front of the older building.</p> <p>The original stone chapel became the Sunday school (also known as the lecture hall). The lecture hall was extended toward Manning Street in 1889 to accommodate the growing Sunday school classes—it continued to be used for Sunday school until the 1930s. The later chapel was damaged in a storm in 1969 and was demolished. The lecture hall resumed its role as a chapel at this time, with a new 'fellowship centre' constructed to the north to provide additional space.</p>	1114	Extended Commercial and Civic HCA	<p>From the Illawarra Heritage Study Review: <i>one of Kiama's earliest buildings, originally built as a church and in use as a church once again. Hard to say how true to original but most fabric appears to survive. Important social and historical focus for the local community for over 140 years. Part of a good buildings group on Manning Street.</i></p>	<p>Retain individual listing.</p> <p>Contributory within the Extended Commercial and Civic Precinct.</p> <p>A new inventory sheet should be prepared.</p> <p>Bruce Dawbin identified the site as items of individual heritage significance for historic and aesthetic values.</p> <p>The Illawarra Heritage Study identified the site as items of individual heritage significance for historic, aesthetic and representative values</p>


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15.	48 Manning Street / Kiama Uniting Church Trees and Grounds		<p>A series of plantings of Norfolk Island pines, both within and adjacent to the Uniting Church grounds.</p> <p>Historical Notes: As above.</p>	1115	Extended Commercial and Civic HCA	<p>From Bruce Dawbin inventory Sheet:</p> <p><i>Characteristic planting of Norfolk Island Pines in church grounds. Notable in streetscape.</i></p>	<p>Retain individual listing.</p> <p>Contributory within the Extended Commercial and Civic Precinct.</p> <p>A new inventory sheet should be prepared.</p> <p>Bruce Dawbin identified the site as items of individual heritage significance for historic and aesthetic values.</p>
16.	49 Manning Street / Grand Hotel		<p>A three-storey Interwar Free Classical commercial building. The hotel is constructed of rendered masonry and features typical symmetry across the facade. The roof form is concealed by a parapet, but a wide awning runs along the street-facing elevations. The ground floor has been altered to accommodate commercial use, with rounded arch entrances and contemporary, rectangular aluminium-framed windows. The upper floors include rows of evenly spaced timber-framed sash windows. The windows are separated by moulded pilasters, with moulding around the windows on the second floor. The upper floor is characterised by decorative courses across the facade. The building is situated on a prominent street corner and has a high degree of landmark quality. It occupies the whole of the lot and is surrounded by contemporary commercial development.</p> <p>The building is a good example of a late Victorian commercial building in Kiama. It has a good degree of external integrity and retains a fair amount of original external fabric and detailing.</p>	1116	Extended Commercial and Civic Precinct	<p>From Bruce Dawbin inventory Sheet:</p> <p><i>Good example of a substantial Late Victorian hotel. Closely associated with the arrival of the railway and Kiama's early popularity as a seaside resort. Let down by alterations but continued to make an important streetscape contribution on its prominent corner site. Part of a good buildings group.</i></p>	<p>Retain individual listing.</p> <p>Update inventory sheet.</p> <p>Bruce Dawbin assessed the building to have significance at a local level for aesthetic values.</p>


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			<p>Historical Notes:</p> <p>In 1858 Mr George Hunt established a brewery in Kiama. His wife was Mary Ann Kendall, daughter of Tomas Surfleet Kendall of 'Barroul', Kiama.</p> <p>Their son Walter Hunt, an architect, designed a 'fine' new hotel in 1891 that was officially opened in December of that year. Walter carried on the brewery.</p> <p>The tourist trade was growing quickly, especially with the opening of the Illawarra Line. Before the train reached Kiama, the station was at Bombo. A coach used to take passengers and tourists to the train.</p> <p>Trains departed three times a day to Sydney. The hotel was purchased by Tooth and Co in 1922 from its then licensee, J Doorey.</p> <p>A Statement of Environmental Effects and Heritage Impact Statement was prepared by MKD Architects in September 2019 to accompany a development application for 'minor alterations and additions at the Ground Floor at 49 Manning Street Kiama and the continued use of the demolition of internal walls'. A Conservation Management Plan (CMP) was prepared in 1988 by Robin Graham Architect.</p>				



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17.	2-4 Railway Parade / Weatherboard Duplex	 <p>Note: Shown in photograph is 2 Railway Pde. No. 4 was obscured from the street</p>	<p>A semi-detached, two-storey/late Victorian weatherboard dwelling with a hipped and gable roof clad in corrugated iron. The residence comprises two main bays. To the east, is a projecting gable bay with a prominent ground-floor faceted bay window and a timber-framed sash window on the upper floor. The western bay features an open first-floor balcony. The ground floor appears to comprise an enclosed verandah. There is a contemporary garage addition to the street. The property is set back from the street and is surrounded by landscaping. The building does not face the street and the primary elevation instead appears to be the northern elevation, which faces north toward the southern elevation of 19 Railway Parade.</p> <p>Note: No. 4 Railway Parade was inaccessible at the time of GML's inspection. The property was largely concealed from the public domain. From what was observed on site, it appears to present in a similar style and fabrication to No. 2.</p> <p>Historical Notes:</p> <p>Owner of one part of the duplex was thought to be Mrs Helen Bourke. A local resident, Joan Fraser, lived in the house in front of Mrs Burke's home as a child and states that the house was used as an ambulance station prior to 1935.</p> <p>The owner of the other part of the building was Mr Lawrie Lovegrove, a builder, who has lived there since 1978 transforming it from a 'ramshackle house' into a renovated home.</p>	1132	Southern Town Centre HCA	<p>From the Bruce Dawbin Inventory Sheet:</p> <p><i>Built in 1885 the building is a unique example of a two-storey weatherboard duplex of that age.</i></p>	<p>Retain individual listing.</p> <p>Update inventory sheet.</p> <p>Bruce Dawbin assessed the property to be an item of individual of significance for its aesthetic and rarity values.</p>


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18.	Railway Parade / Kiama Railway Station Group	 	<p>A late Victorian railway station, comprising a single railway building surrounded by two platforms. The original building is a modest, rectangular building of face brick with a hipped and gabled roof of corrugated iron. The building has two wide awnings with decorative brackets. The surrounding platforms and amenities are contemporary, but the building appears to be largely externally intact.</p> <p>Historical Notes:</p> <p>When the railway opened at Kiama, it was greeted with delight. It took six years to extend the Illawarra Line from north Kiama (Bombo) to Kiama. The project required some small feats of engineering. The tunnel between Bombo and Kiama necessitated excavating through solid basalt, and an overhead railway bridge had to be built. Kiama Station was officially opened on 2 June 1893. Prior to this time, passengers had travelled by coach to the station at Bombo. From 1893, trains ran from Kiama to Sydney three times a day. Tourism reached new peaks, and many hotels were built to accommodate the visitors. Kiama became very popular.</p>	1133/ SHR011 76/ s170	No	<p>From the Bruce Dawbin Inventory Sheet:</p> <p><i>Kiama Railway Station group - including the platform, platform building, turntable and ash pits - are of State heritage significance. Kiama Railway Station is of historical significance as the first railway station on this section of the Illawarra line completed in 1893 from Bombo to Bomaderry, and for its role as a transport hub for the town of Kiama since 1893.</i></p> <p><i>The turntable and ash pits are remnant structures from a once substantial yard layout which served the dairying and pastoral industries. The Kiama Railway Station 1893 platform building is of aesthetic significance as the first example of an island platform building that became the model for the standard plans for this building type, known</i></p>	<p>Retain individual listing.</p> <p>Update inventory sheet.</p> <p>Bruce Dawbin assessed the site as an item of local heritage significance for its historic and aesthetic values.</p>

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19.	31 Shoalhaven Street / Kiama Infants School (former)		<p>Two, two-storey Victorian buildings constructed of local bluestone, with a tile-clad hipped and gabled roof with stone chimneys. The buildings were designed by GA Mansfield in the Gothic Revival style but underwent two periods of extension throughout their use as a school. The gables have decorative bargeboards and ventilators. The buildings have decorative sandstone detailing and timber finishes. The eastern elevation faces the Kiama harbour and is characterised by symmetrical fenestration with timber-framed windows that have stone mullions. Externally, the buildings display a good degree of integrity. They are set within pleasantly landscaped gardens and have prominent views of the harbour. However, the older buildings have now been incorporated into the Sebel Hotel complex.</p> <p>Note: the boundary of the heritage listing appears to extend to Minnamurra Street in the north (to the rear of the site) and incorporates the contemporary hotel building, which does not contribute to the significance of the place.</p>	1136	No	<p>From the Bruce Dawbin Inventory Sheet:</p> <p>Two outstanding Victorian school buildings set in well planted grounds. Prominent on views in the centre of town and a major contributor to the townscape. Part of the historic Hindmarsh park precinct. The earlier single storey building is of great historic interest. It is a fine example of the designs of GA Mansfield who so strongly favoured the Gothic Revival style. The two-storey building is most complementary and</p>	<p>Retain individual listing.</p> <p>Update inventory sheet.</p> <p>Revise boundary of statutory listing.</p> <p>Bruce Dawbin identified the site as an item of local significance for historic, associative, technical and aesthetic values.</p>

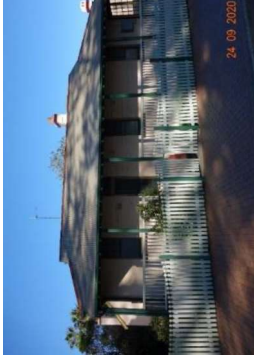
GML No.	Address / Title of Existing Listing	Photograph	Description and Historical Notes	Existing Listing No.	Inclusion in HCA	Existing Statement of Significance	Preliminary Classification and Recommendations
			<p>Historical Notes:</p> <p>In March 1861 a formal application was made for the establishment of a non-vested school. In 1863 plans were being prepared for a new school building. It was designed by GA Mansfield and the tender was accepted in 1870 from Eliot Brown. The building, a single-storey school with teacher's residence, was officially opened on 5 April 1871. The building was expanded in several stages. Stage 2 incorporated a verandah and minor alterations (1874); Stage 3 involved the creation of a single-storey infants' school wing (1879); Stage 4, the creation of a two-storey wing (1891–1893) and a teacher's residence (1895–1896), and Stage 5, the renovations and alterations undertaken in 1924. The Stage 2 and Stage 3 additions were also designed by Mansfield in the Gothic Revival style. The architect of the Stage 4 works was WE Kemp, and the builder TE Quiggan. It was opened 9 May 1893 by then Minister for Education, the Hon. FB Suttor.</p> <p>One famous pupil was George Warburton Fuller, who was Premier of NSW between 1922 and 1925. The Department of Education sold the building in 2000 and in 2001 a CMP was undertaken to guide the adaptive reuse of the building as a hotel.</p>			<p><i>the beautifully crafted local bluestone gives both buildings a unique local character. Special interest for its association with former State Premier, George Warburton Fuller (student between 1922 and 1925). Regional significance (from the Illawarra Heritage Study Review, perumal Murphy Wu Pty Ltd for the NSW Department of Planning, c.1993).</i></p>	
20.	35 Shoalhaven Street / Cottage (former No 10 Collins Lane) (Weather-board Cottage)		<p>A simple single-storey Victorian cottage constructed with weatherboard cladding. The building features a characteristically high-pitched roof of corrugated iron and a deep, wide verandah with a skillion roof supported by timber posts. The building features original timber-framed windows. It is surrounded by a shallow landscaped garden and enclosed by a contemporary picket fence.</p>	1137	No	<p>From Bruce Dawbin inventory Sheet:</p> <p><i>Rare surviving group of former quarry worker's cottages. In good condition and essentially intact. Connected with the important local theme of mining. A living</i></p>	<p>Retain individual listing.</p> <p>Update inventory sheet.</p> <p>Update address in the KLEP Schedule.</p>

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	<i>Hindmarsh Cottage</i>		<p>It is a good example of the typology in the local context and retains a good degree of integrity and original fabric.</p> <p>Historical Notes: This cottage occupies land first purchased in 1867 by William Geoghegan, who gave his occupation as wharf owner. Along with those at numbers 24—46 Collins Street, it was built to house quarry workers employed by the blue metal industry that began in Kiama in the early 1870s. Most of these cottages would have been built prior to 1900.</p> <p>This cottage was originally located facing the harbour on Shoalhaven Street. It was relocated in c1892 to accommodate the introduction of the new railway line in 1893.</p>			<i>reminder of the system of employers providing modest on-site accommodation for their workers. Part of a larger precinct of workers' cottages.</i>	
21.	72 Shoalhaven Street / Dalmeny House		<p>A detached, two-storey Victorian house in two bays. The residence is constructed of rendered masonry on stone foundations, with a weatherboard addition to rear. It has a hipped and gabled roof with rendered masonry chimneys, and decorative timber bargeboards with timber finials.</p> <p>The property fronts Shoalhaven Street to the west and has an open verandah on the ground floor and a balcony on the first floor with Victorian cast iron lacework.</p> <p>A secondary entrance is located on the northern elevation, with a gabled portico reached by stone steps and surrounded to the rear by an enclosed verandah.</p> <p>The property is an excellent example of a large-scale Victorian residence in the Kiama area. It retains a good degree of external integrity and intactness.</p>	1139	No	<p>From the Bruce Dawbin Inventory Sheet:</p> <p><i>One of the region's distinguished late nineteenth century homes. Typical grand Late Victorian Residence, in this case displaying a strong Gothic Revival influence. Attractively adapted and reconstructed and set in well planted grounds.</i></p>	<p>Retain individual listing.</p> <p>Update listing sheet.</p> <p>Bruce Dawbin identified the site as having local heritage significance for historic and aesthetic values.</p>


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			<p>Historical Notes:</p> <p>The notable local shopkeeper George Lawrence Fuller of Dunmore House built 'Dalmeny' for his daughter Sarah Emily and her husband Dr Thomas Primrose Anderson.¹ Dr Anderson died of tuberculosis in 1898. Emily's second marriage was to Mark F Morton, member for Wollondilly in the legislative Assembly between 1901 and 1938. Morton had married Emily's sister, Minnie Gunningham Fuller, but was left widowed. Upon her remarriage Emily went to live with her husband at 'Illoirall' in Bombaderry.</p> <p>Dalmeny remained a doctor's residence and surgery for many years. Doctors who have resided there since Dr Anderson include: Dr Corner, Dr Hermes, Dr Beith and Dr Harris. Twelve steps once led to the surgery. At the rear are what once were apartments for the maid and coachman.</p> <p>The house was later purchased by the Country Women's Association (CWA). It became flats, then a baby health centre before becoming a private residence again.</p>				
22.	74 Shoalhaven Street / Timber Cottage		<p>A single-storey Federation weatherboard cottage constructed on masonry foundations. The residence has a hipped and gabled roof of corrugated iron (recently replaced) with a rendered masonry chimney. It fronts Shoalhaven Street to the west. The primary western elevation features a projecting gabled bay with decorative timber detailing, timber shingles and a projecting bay window of timber-framed sash windows. This elevation also incorporates an open verandah with a skillion roof and a contemporary balustrade. The property is set back from the street by a contemporary garden and is enclosed by an unsympathetic, contemporary stone and timber</p>	1140	Southern Town Centre HCA	<p>From the Bruce Dawbin Inventory Sheet:</p> <p><i>Representative, small weatherboard cottage typical of transitional forms in the late nineteenth century influenced by the Federation style. Contributes to the Shoalhaven streetscape adjacent to Dalmeny.</i></p>	<p>Review listing.</p> <p>Further research is required to substantiate whether the property meets the threshold for historic, aesthetic or rarity values.</p> <p>Given the substantial modification of the place, consideration could be given to extending the Southern Town Centre HCA and including this</p>


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			<p>fence. The house is substantially altered with a large-scale two-storey addition to the rear.</p> <p>The primary façade retains a good degree of integrity, but the house is heavily modified, and the setting has been substantially altered, changing the character of the place.</p> <p>Historical Notes:</p> <p>The house is thought to have been constructed c1900.</p>				<p>property as a contributory building.</p> <p>Bruce Dawbin identified the house as an item of local heritage significance for aesthetic and representative values.</p>
23.	24 Terralong Street / Kiama Post Office and Outbuilding		<p>A two-storey Victorian Italianate commercial building. The building is constructed of rendered/stuccoed brick and features characteristically Italianate moulding. It features a multi-level hipped roof of corrugated iron, and occupies a prominent street corner at the intersection of Manning and Terralong streets. The corner of the building is dominated by a three-storey clock tower with Italianate detailing, including moulding courses. The second storey of the building and the clock tower feature original timber-framed sash windows.</p> <p>Historical Notes:</p> <p>The first post office in Kiama opened in 1841 in Shoahaven Street, reportedly to fulfil a desperate election promise made by Sir Henry Parkes. Plans were drawn up by James Barnett, with tenders for construction called in December 1877. These were filled by WR Vaughan. The building was officially opened on 17 December 1878. The clock tower was added in 1880.</p> <p>Bruce Dawbin identified the property as an item of local heritage due to its position as a rare and outstanding landmark building in the Victorian Italianate style.</p>	1150/ SHR014 26/ CHL105 508	Extended Commercial and Civic Precinct	<p>From the State Heritage Register:</p> <p><i>Kiama Post Office is significant at a State level for its historical associations, aesthetic qualities and social meaning.</i></p> <p><i>Kiama Post Office is associated with the first post office established in the town in 1841, and as such is linked with the early development of the town in the mid-nineteenth century.</i></p> <p><i>Kiama Post Office has been the centre of communications for Kiama for over a century, and reflects the growing population and demands for improved</i></p>	<p>Retain individual listing.</p> <p>Updating inventory sheet.</p> <p>Contributory within HCA.</p> <p>Bruce Dawbin identified the building as part of the Kiama Government Buildings Group. The assessment determined that the building was significant for historic and aesthetic values.</p>



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						<p>mail and telegraph services in the area.</p> <p>Kiama Post Office also provides evidence of the changing nature of postal and telecommunications practices in NSW and features the earliest surviving use of the corner clock tower as a design element in NSW. Kiama Post Office is aesthetically significant because it is a substantial, intact and picturesque example of the Victorian Italianate style, and makes an important aesthetic contribution to the civic precinct in Kiama. Kiama Post Office is also associated with the Colonial Architect's Office under James Barnett, a key practitioner of the Victorian Italianate style of architecture. Kiama Post Office is also considered to be significant to the</p>	


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24.	30 Terralong Street / Kiama Police Station Residence (Police Residence)		<p>A single-storey Georgian detached cottage with a hipped roof of corrugated iron. The building is constructed of rendered brick and features a wide verandah supported by timber posts that runs along the entire street-facing elevation to Terralong Street. The building is first in the set of three law-related buildings at the eastern end of Terralong Street. The location of the front door is asymmetrical, with two double-hung sash windows on one side and one on the other. The external air vents feature the king's emblem.</p> <p>The property is an excellent example of an early Georgian residence in the Kiama area. It retains a good degree of external integrity and intactness.</p> <p>Historical Notes:</p> <p>Bruce Dawbin identified the property as one of the earliest public buildings in Kiama, with plans for the original residence drawn up in 1863 by James Barnet when tenders were announced for a police station in 1862.</p> <p>The original building, erected between 1856–1860, contained three lockup cells and one keeper's room. This was extended in 1902, with the extensions at the front of the building.</p>	1151/ s170	Extended Commercial and Civic Precinct	<p>Kiama community's sense of place.</p> <p>From the State Heritage Inventory: <i>The Kiama Lockup Residence forms part of the significant group of Police buildings in Terralong Street. It is reputedly one of the oldest remaining buildings in Kiama and of considerable historic and townscape value. Both the Kiama Police Station and adjoining Official Residence are significant, both socially and historically for their long and continuous relationship with the provision of police services in the local area since the late 19th century.</i></p>	<p>Retain individual listing.</p> <p>Updating inventory sheet.</p> <p>Contributory within HCA.</p> <p>Bruce Dawbin identified the site as an item of local significance for historic and aesthetic values.</p> <p>Further assessment and research required to determine whether the item meets the threshold for state significance.</p>




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25.	32 Terralong Street / <i>Kiama Police Station</i>		<p>A single-storey detached Victorian civic building with Italianate elements. The building is constructed of rendered brick on sandstone supports, with a hipped roof of corrugated iron which has two symmetrically placed brick chimneys. A separate corrugated iron skillion roof covers the open verandah, which is supported by wooden posts. The building is situated in the middle of three law-related buildings at the eastern end of Terralong Street. The front elevation is symmetrical in form. The building is set back from the street with an open grassed lawn and a narrow concrete path leading to the front entrance.</p> <p>The property is an excellent example of a simple residence with Italianate elements. It retains a good degree of external integrity and intactness.</p> <p>Historical Notes:</p> <p>The site for the Kiama Police Station was identified at the same time as the courthouse and lockup, being marked out as early as 1849.</p> <p>The building was designed by James Barnett in response to a tender on 11 May 1883 for the construction of a watch house. The tender was accepted 2 July 1883, constructed by Wilson and Walker and completed in 1884. The building was referred to as a 'lockup' up until 1892.</p> <p>The building was proposed to be demolished, along with the courthouse, for extension of the railway to Nowra in 1892 but the demolition didn't eventuate. Restoration works to the verandah were conducted c1990.</p>	1152/ s170	Extended Commercial and Civic Precinct	<p>From the Bruce Dawbin Inventory Sheet:</p> <p><i>The Kiama Police Station forms part of a comprehensive group of historically significant Police buildings in this town. It survives intact and contributes to the townscape of Kiama. Both the Kiama Police Station and adjoining Official Residence are significant, both socially and historically for their long and continuous relationship with the provision of police services in the local area since the late 19th century.</i></p>	<p>Retain individual listing.</p> <p>Update inventory sheet.</p> <p>Contributory within HCA.</p> <p>Bruce Dawbin identified the site as an item of local significance for historic, aesthetic and rarity values.</p> <p>Further assessment and research required to determine whether the item meets the threshold for state significance.</p>


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26.	34 Terralong Street / <i>Kiama Court House</i>		<p>A two-storey mid-Victorian commercial building constructed of rendered brick, with a hipped roof over the main building. A skillion roof extends over what may have once been an enclosed verandah. This verandah may be a non-original addition—it is constructed of timber weatherboard featuring a floor-to-ceiling glass panel in the centre and two double-hung windows on either side. The building is asymmetrical, with a single-storey covered porch on the western side. The primary façade has a decorative gabled pediment which reads Kiama Court House. The building is one of three law-related buildings at the eastern end of Terralong Street.</p> <p>Externally, the building displays a good degree of integrity. There is a grassed landscaped area and wooden park benches.</p> <p>Historical Notes:</p> <p>Visiting magistrates carried out courts from as early as 1832, with monthly courts held in the military barracks.</p> <p>The bench of Kiama magistrates forwarded their intentions for a courthouse and lockup in 1847, with the site marked out and initial plans presented to Edmund Blacket in 1849. The plans were approved in 1855—A Dawson was colonial architect at the time. Tenders were called in 1859 with S Bloomfield completing the courthouse building in 1860.</p> <p>By 1880 the accommodation has become inadequate and tenders were called for additions for construction of an east and west wing. That same year the roof was blown off during a storm. The additions were completed by John Simmons who accepted the tender. James Barnet was government architect during this time.</p> <p>Additional extensions were completed in 1901 with the enclosure of the portico. The tender was</p>	1153	Extended Commercial and Civic Precinct	<p>From the Bruce Dawbin Inventory Sheet:</p> <p><i>Impressive Mid-Victorian public building, modified and added to in subsequent years. One of the oldest surviving public buildings in the region. Essentially unaltered. One of the buildings forming part of the Kiama Government Buildings Group.</i></p>	<p>Retain individual listing.</p> <p>Update inventory sheet.</p> <p>Contributory within HCA.</p> <p>Bruce Dawbin identified the site as an item of local significance for historic, aesthetic and social values.</p> <p>Further assessment and research required to determine whether the item meets the threshold for state significance.</p>


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			accepted by Mr PE Davis. The government architect at the time was WL Vernon. The courthouse was used also as a church in 1872 and, in its early days, for social events such as functions and dinners.				
27.	50 Terralong Street / <i>Tory's Hotel (former)</i>		<p>A three-storey commercial building of rendered brick in the Interwar style. The building features a projecting awning over the ground floor with free classical elements detailed on the pediment on the northern elevation. The building is located on a prominent corner of Terralong Street and has interfaces with the Kiama Presbyterian Church and Kiama Fire Station. The building is generally surrounded by low-scale commercial buildings.</p> <p>Externally, the building displays a good degree of integrity. There is evidence of refurbishment, with glass double doors at the main entrance.</p> <p>Historical Notes:</p> <p>The site has been a hotel since 1849. Originally it was called the Fermanagh Hotel after the county in Ireland and built by James Barton. The name was considered fitting due to the large Irish community in the district.</p> <p>The hotel was purchased in the 1880s from W Heher by George Tory who was married to Tamar, the daughter of George Geoghehan of Collins Street. Tory demolished the original hotel and built a three-storey hotel in its place that was completed in 1888.</p> <p>Guests transited from the station at Bombo by coach until the Illawarra Line was extended to Kiama in 1893 and the Kiama region increased in popularity with tourists.</p>	1154	Extended Commercial and Civic Precinct	<p>From the Bruce Dawbin Inventory Sheet:</p> <p><i>Good example of a Late Victorian Hotel despite alterations. Important historical associations with the arrival of the railway, first at Bombo and later Kiama. A key building in the historic main street townscape, relating well to the building opposite.</i></p>	<p>Retain individual listing.</p> <p>Update inventory sheet.</p> <p>Contributory within HCA.</p> <p>Bruce Dawbin identified the site as an item of local significance for aesthetic and social values.</p>


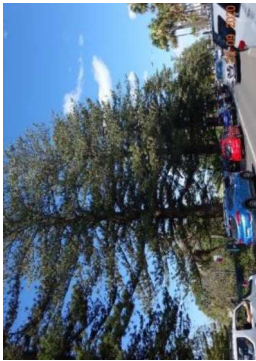
GML No.	Address / Title of Existing Listing	Photograph	Description and Historical Notes	Existing Listing No.	Inclusion in HCA	Existing Statement of Significance	Preliminary Classification and Recommendations
28.	57 Terralong Street / Old Fire Station		<p>A single-storey red brick building with rendered brick detail and stucco parapet at the southern elevation—'1915 NSWFB Fire Station' is detailed. The roof is low scale and tiled, with a corrugated iron roof covering and a weatherboard addition at the rear. The building fronts Terralong Street to the south. The primary façade is symmetrical, with a large wooden door with 12-panelled windows framed by a rectangular window to either side.</p> <p>The building abuts Hindmarsh Park along the northern boundary, with a single-storey cottage converted to public toilets on its western boundary. Externally, the building displays a good degree of integrity. The property is an excellent example of a typical early twentieth century fire station.</p> <p>Historical Notes:</p> <p>The building was built in 1915 for the New South Wales Fire Brigade.</p>	155	No	<p>From the Bruce Dawbin Inventory Sheet:</p> <p><i>Typical early twentieth century fire station, essentially unaltered. An important townscape element in its prominent main street location. Complements its neighbours and the adjoining Hindmarsh park Precinct.</i></p>	<p>Retain individual listing.</p> <p>Update inventory sheet.</p> <p>Contributory within HCA.</p> <p>Bruce Dawbin identified the site as an item of local significance for aesthetic and social values.</p>
29.	58–64 Terralong Street / Devonshire House (former)		<p>A two-storey commercial building located on a prominent corner of Terralong Street. The building is constructed of rendered brick and has been highly modified to accommodate its conversion to modern shopfronts with individual stores on ground level. The building features a projecting awning that runs along the Terralong Street frontage. Evenly spaced double-hung windows, likely original, run along the first floor with protruding sills. Four chimneys are visible from the street, with a stucco parapet located in the centre of the building. The parapet features a small moulded pediment.</p> <p>The building is located on the western corner of a block low-scale shopfronts along Terralong Street.</p> <p>The exterior of the building above the awning seems retain a good degree of integrity, but the</p>	1156	Extended Commercial and Civic Precinct	<p>From the Bruce Dawbin Inventory Sheet:</p> <p><i>Remains a good example of an early period commercial building despite alterations. Long continuous façade, with parapet, makes a useful streetscape contribution.</i></p>	<p>Retain individual listing.</p> <p>Update inventory sheet.</p> <p>Contributory within HCA.</p> <p>Bruce Dawbin identified the site as an item of Local significance for aesthetic values.</p>


GML No.	Address / Title of Existing Listing	Photograph	Description and Historical Notes	Existing Listing No.	Inclusion in HCA	Existing Statement of Significance	Preliminary Classification and Recommendations
			<p>internal features seem to be largely modified to accommodate the shopfronts and current retail uses.</p> <p>Historical Notes:</p> <p>The site is thought to be associated with the Wood Family, who travelled from Culmstock in Buriescombe, England, to the colony of NSW in 1849.</p> <p>George Wood and sons, James and John, established the largest and most important furniture and produce store in the Southern District, with stores built on this site since 1878.</p> <p>The stores included merchandising, ironmongery, groceries, drapery and furniture. Although the original premises were destroyed in the great Kiama Fire of 1899, the stores were rebuilt quickly by the Woods, with 'Devonshire House' replacing the original stores.</p> <p>A considerable amount of property was owned by George Wood, inclusive of six properties on Devonshire Street, three properties on Minnamurra Street and the 'Bellevue' boarding house.</p>				
30.	107 Terralong Street / Hindmarsh Park (including War Memorial Arch)		<p>A large landscaped park comprising a wide grassed area, with play equipment in centre, a covered pergola, a war memorial arch of rendered brick, and stone memorial with embedded bronze plaques.</p> <p>Historical Notes:</p> <p>From Bruce Dawbin inventory Sheet: <i>The memorial Arch was erected under the supervision of Mr WG Fraser of Northbridge, Sydney to the specifications of the architect Sir Charles Rosenthal of Rosenthal & Day Architects of Sydney. Built of re-enforced concrete its height is</i></p>	1157	No	<p>From Bruce Dawbin Inventory Sheet: <i>Very Significant war memorial from 1925. Forms a vital element in the Kiama Main street townscape.</i></p>	<p>Retain individual listing. Update inventory sheet. Liaise with the War Memorial Register to update the listing. Contributory within HCA. Bruce Dawbin identified the site as an item of local significance for historic, historic association, social and aesthetic values.</p>

GML No.	Address / Title of Existing Listing	Photograph	Description and Historical Notes	Existing Listing No.	Inclusion in HCA	Existing Statement of Significance	Preliminary Classification and Recommendations
		 	<p>30 feet with a width over all of 24 feet 6 inches with the inside archway measuring 17 feet high by 10 feet across. Over 190 tons of locally quarried stone was used in its construction. The fence consisted of concrete posts 8 feet apart with a concrete kerb, and one 1 ¼ inch galvanised pipe rail. The garden path leading to the entrance was laid in concrete slabs. The honour rolls of over 200 names of those who enlisted were inscribed on trachyte slabs entailing a cost of £1040. The lettering, which involved the cutting of over 2000 letters and characters, was completed by Messrs D&R Townend. The cost of erecting the arch, fence and tablets and around £900. The Arch was floodlit at night by electricity, the installation being made by Mr H L Watson, the Councils electrical engineer. Sir George Fuller (Premier of new South Wales) unveiled the memorial on Anzac Day Saturday 25th April 1925.</p>				
31.	127 Terralong Street / Zumos Restaurant (Former Duart) (Duart)		<p>A two-storey Victorian weatherboard building. The building has a double hipped and gabled roof of corrugated iron and a masonry chimney. The building fronts Terralong Street to the south, with an open verandah on the ground floor and a modified balcony on the upper floor. The primary southern facade has an asymmetrical design, having been modified to allow for access to the carparking area at rear.</p> <p>The building is highly modified, having been converted to commercial use. However, it retains its original scale and overall form, and a good degree of original fabric.</p>	1159	No	<p>From Bruce Dawbin Inventory Sheet:</p> <p>A very early local residence, one of Kiama's oldest. Long association with the Weston family gives the building considerable local historical significance. A very individual design, of special architectural interest. Essentially intact.</p>	<p>Retain individual listing.</p> <p>Update inventory sheet.</p> <p>Contributory within HCA.</p> <p>Bruce Dawbin identified the site as an item of local significance for historic, associative and aesthetic values.</p>

GML No.	Address / Title of Existing Listing	Photograph	Description and Historical Notes	Existing Listing No.	Inclusion in HCA	Existing Statement of Significance	Preliminary Classification and Recommendations
			<p>Historical Notes:</p> <p>The property was formerly known as 'Duart'. It was built as a private home by Joseph Weston, who had arrived from Derbyshire on 9 November 1851. From 1852, Weston farmed at Grays 'Mount Salem' property and also served as a country correspondent to <i>The Empire</i>. From time to time, he was called to assist the troubled <i>Kiama Independent</i>. <i>The Kiama Examiner</i> was printed by Robert E Barr in 1858 and later acquired by Joseph Weston.</p>				
32.	132 Terralong Street / Cottage (Former Grans Fudge) (Timber Cottage)		<p>A detached, single-storey Victorian weatherboard cottage with hipped roof and gabled roof of corrugated iron. The property presents to Terralong Street in the north, with a Dutch Gable with weatherboard panelling on the primary northern elevation. An open verandah surrounds this elevation and features a skillion iron supported by timber posts with decorative brackets, fascias and a contemporary balustrade. The land has been subdivided with contemporary development, removing the context and setting of the house. Commercial buildings are located immediately adjacent to the west and south, with paving on the east and Terralong Street to the north. The house is accessed by a later stair, with a small landscaped garden to either side.</p> <p>The property displays a good degree of external integrity and intactness. It is a good example of its type.</p> <p>Historical Notes: N/A</p>	1160	Extended Commercial and Civic Precinct	<p>From Bruce Dawbin Inventory Sheet:</p> <p><i>A very good example of a late nineteenth century cottage. Of special interest for its unusual front façade and roof treatment. Appears little altered.</i></p>	<p>Retain individual listing.</p> <p>Update inventory sheet.</p> <p>Contributory within HCA.</p> <p>Bruce Dawbin identified the site as an item of local significance for aesthetic value.</p>

GML No.	Address / Title of Existing Listing	Photograph	Description and Historical Notes	Existing Listing No.	Inclusion in HCA	Existing Statement of Significance	Preliminary Classification and Recommendations
33.	Terralong Street and Railway Parade / Kiama Rail Underbridge		<p>A Victorian era iron girder bridge with wrought iron and concrete abutments. The painted support columns show some evidence of decorative detailing, with moulded plinths and courses articulated across the base and top of each column. The bridge spans Terralong Street.</p> <p>Historical Notes: From the Illawarra heritage study:</p> <p><i>The Illawarra rail line reached Bombo in 1887, the engineers then had the feat of cutting through solid basalt tunnel being 1546 ft long, the Government Railway Department, then purchased portion of land from the Presbyterian Church, and built an overhead bridge across Terralong Street.</i></p> <p><i>Commenced in 1888 and completed August 1892-107 ft long. Kiama Railway was officially opened in October 1888.</i></p>	1161/ S170	No	<p>From the State Heritage Inventory:</p> <p><i>The Terralong Street Underbridge is significant at a local level as the cast iron piers of the original bridge remain, which were part of the original infrastructure of the Illawarra Line. The original riveted plate web girders were replaced with welded girders in 1994. The bridge forms a highly visible landmark structure at the boundary of the harbour and town centre.</i></p> <p>From the Illawarra Heritage Study:</p> <p><i>Rare Victorian structure in very unusual and prominent location. Notable in the Kiama main street townscape.</i></p> <p><i>An iron girder railway bridge, the unusual feature being the cast iron columns supporting the span.</i></p>	<p>Retain individual listing.</p> <p>Update inventory sheet.</p> <p>Illawarra Heritage Study identified the site as an item of local significance for rarity and aesthetic values.</p> <p>In 2005, Bruce Dawbin recommended the removal of the bridge from the KLEP. However, GML finds that the property still contributes to an understanding of the development of the railway in Kiama, and the development of the town generally.</p>



GML No.	Address / Title of Existing Listing	Photograph	Description and Historical Notes	Existing Listing No.	Inclusion in HCA	Existing Statement of Significance	Preliminary Classification and Recommendations
34.	Terralong and Manning Street Intersection / Obelisk		<p>A sandstone survey marker. The marker forms an obelisk shape and measures roughly 2.2m high. It is located on the northern alignment of Terralong Street, opposite the highly trafficked Manning Street intersection and immediately south of the Kiama Harbour. The obelisk is currently surrounded by a steel cage to provide protection and support. A small interpretive panel is attached to the support. The names of Terralong and Manning streets are inscribed on the base.</p> <p>The stone is weathered, but the obelisk appears structurally sound. It is a rare example of its type in the region.</p> <p>Historical Notes:</p> <p>The obelisk was erected in January 1861, with the mayor, James Colley, stating that 'the obelisk was erected by the Municipal Corporation to represent the point from which all distances are to be taken as ascertained by government survey'. The obelisk was later moved to its current location in 1931.</p>	1162	Extended Commercial and Civic Precinct	<p>From Bruce Dawbin Inventory sheet:</p> <p><i>Rare sandstone obelisk marking point for measuring survey distances existing from Victorian era.</i></p>	<p>Retain individual listing.</p> <p>Update inventory sheet.</p> <p>Further research of significance as to whether the item is contributory within HCA.</p> <p>Bruce Dawbin identified the site as an item of local significance for historic and rarity values.</p>
35.	Terralong Street (between Collins Street and Blowhole Point) / Street Trees		<p>Mature Norfolk pine trees and Moreton Bay figs that run along the north side of Terralong Street. The trees are generally evenly spaced and have mature canopy cover.</p> <p>The trees seem to be in good condition and flourishing. They are a major component of the streetscape and contribute greatly to the character of the Kiama Town Centre.</p> <p>Historical Notes:</p> <p>The trees appear to have been planted c1910.</p>	1163	Extended Commercial and Civic Precinct	<p>From Bruce Dawbin Inventory sheet:</p> <p><i>Mature Norfolk Island Pines and Moreton bay Figs from c 1910 period forming major streetscape/townscape element in main street of Kiama. Important element linking town centre with Blowhole Point.</i></p>	<p>Retain individual listing.</p> <p>Update inventory sheet.</p>


GML No.	Address / Title of Existing Listing	Photograph	Description and Historical Notes	Existing Listing No.	Inclusion in HCA	Existing Statement of Significance	Preliminary Classification and Recommendations
36.	Corner Eddy Street and Noorinan Street / <i>Kiama Rail Yard turntable</i>		A sunken circular brick structure with single rail, cast iron 'turntable' machine. Located on the western side of Eddy Street at the intersection of Noorinan Street. Grass surrounds the turntable on all sides but the item itself seems to be well maintained and with a good degree of integrity.	1100/ SHR011 76/ s170	No	Excerpt from the SHI entry for 'Railway Station Group': <i>The Kiama turntable is rare (one of only 3 turntables now extant on the Illawarra line - Bomaderry, Waterfall and Kiama) and of technical significance.</i>	Retain individual listing. Update inventory sheet. Bruce Dawbin identified the site as an item of local significance for aesthetic value.


¹ There is some thought that the house was constructed in 1849, but a later date of 1895 has been proposed that seems more likely.


**Appendix D—Review of Existing Listed Heritage Items in the vicinity of the
Kiama Town Centre**

Existing Individually Listed Items in the Vicinity of the Kiama Town Centre

GML No.	Address / Title or Existing Listing	Photograph	Description/Historical Notes	Nomination/ Existing Listing No.	HCA	Existing Statement of Significance	Preliminary Classification and Recommendations
1.	24 Barney Street / <i>Aberteifi House</i>		Single-storey weatherboard dwelling with corrugated iron roof. Raised on stone base with hipped-roof front verandah, infilled to one side. Symmetrical façade of central door with sidelights and triple casement windows either side. Painted timber verandah posts and brackets, including decorative gable end entry over steps. Rendered stone and iron fence. Established garden at rear. Historical Notes: N/A	I78	Southern Town Centre HCA	No SHI	Retain individual listing. Update inventory sheet.
2.	38 Bong Bong Street / <i>'Blueberry Place' Residence</i>		A single-storey brick dwelling on a stone base situated prominently on a street. Brick is rendered on one side of the dwelling. Front raised verandah with cast iron posts and iron lace balustrades, brackets and valences. Verandah is sagging on one corner. Symmetrical façade of central door with sidelights with timber sash windows either side. Grilles over side windows. Pleasant front garden with picket fence. Rear two-storey weatherboard addition and detached two-storey garage/coach house to rear. Historical Notes: It was one of the first brick homes in the area, possibly built by Dining Bros. Reportedly, there was a well in	I82	Southern Town Centre HCA	From Bruce Dawbin Inventory Sheet: <i>The Bong Bong Street group is important as one of the few such groupings in the Kiama district which illustrate the scale, form, materials and architectural characteristics of the range of vernacular housing in Kiama in the late nineteenth and early twentieth centuries. The group defines the streetscape character of Bong Bong Street</i>	Retain individual listing. Update inventory sheet.


GML No.	Address / Title or Existing Listing	Photograph	Description/Historical Notes	Nomination/ Existing Listing No.	HCA	Existing Statement of Significance	Preliminary Classification and Recommendations
			<p>the back garden. Although in excellent condition, it was filled in when the sewer was attached to the property. Built for Thomas Henry Holden and his wife Naomi c1893. The Holden family arrived in the colony of NSW in 1853 from Kendal, Westmoreland, England. Thomas became a successful butcher, running a shop in Terralong Street with his brother, John Fortune Holden. He built four houses in the area for his sons (thought to be 98 Shoalhaven Street and 5 Noorinan Street). His wife Naomi, born in Wollongong, became a teacher at Kiama Public School. This residence, occupied by Thomas and Naomi, was in the family until 1967.</p> <p>Bruce Dawbin identified the house as part of a possible heritage group: '32-38 & 35,37 Bong Bong Street'.</p>			<p>at its intersection with the railway.</p>	
3.	44 Bong Bong Street / <i>Presbyterian Manse (former)</i>		<p>A single-storey rendered stone dwelling on raised base. Hipped tile roof. Mostly infilled wraparound verandah, with possibly original post. Has a protruding wing with trellis structure linking to detached garage. Substantially modified, probably in the late twentieth century. Large hedge screens the house from the street. Established and well kept front garden. Retains original or early landscape elements of sandstone gateway (matching nearby church) and cast iron sundial in garden.</p>	184	Southern Town Centre HCA	<p>From Bruce Dawbin Inventory Sheet: A very early building, unfortunately altered. Historical interest as former manse. Appears to retain its original form and much of its fabric.</p>	<p>Reassess significance. Update inventory sheet.</p>

GML No.	Address / Title or Existing Listing	Photograph	Description/Historical Notes	Nomination/ Existing Listing No.	HCA	Existing Statement of Significance	Preliminary Classification and Recommendations
			<p>Description/Historical Notes</p> <p>Historical Notes:</p> <p>In 1850, two allotments of land were purchased for the Presbyterian Manse. The Manse was constructed using local bluestone from Carson's quarry. The first occupant was Rev George Mackie, who was the Minister in Kiama from 1848 until 1857. The Manse was next occupied by Rev John Kinross and his wife Elizabeth, daughter of Robert and Margaret Menzies of Minnamurra House Jamberoo. In 1957, the Manse was sold to Mr A Twarmley.</p>				
4.	<p>53 Bong Bong Street / Former Wesleyan Parsonage</p> <p>Part of: House Group and street trees (including former Wesleyan Parsonage, Garryowen House and Belmont House)</p>		<p>A two-storey rendered brick Victorian building set on a substantial sloping lot. Hipped and gabled corrugated iron roof. Street-facing gable end with projecting bay window and Italianate mouldings. Has an asymmetrical façade with bullnosed wraparound verandah with timber posts and brackets, possibly replacement. Verandah covers door with sidelights and modified bay window. Well established front garden, no fence.</p> <p>Historical Notes:</p> <p>Kiama's second parsonage built 1889 for James Somerville. The associated church no longer remains, but the parsonage remained in the Somerville family for many years. The rear verandah was enclosed in the 1950s.</p> <p>In 2017, a Heritage Impact Statement was prepared by Allen, Price &</p>	187	Southern Town Centre HCA	<p>From Bruce Dawbin Inventory Sheet: <i>Relatively intact group of single storey houses which illustrated the importance of Bong Bong Street for public figures and professionals, in Kiama, and the principal characteristics and use of the Italianate and Rustic Gothic styles in the Kiama district in the 1880s. Important contribution to the streetscape with appropriate gardens and Norfolk Island Pine street trees.</i></p>	<p>List dwelling individually.</p> <p>Check and update listing addresses.</p> <p>Update the item numbers on the KLEP heritage map.</p>



GML No.	Address / Title or Existing Listing	Photograph	Description/Historical Notes	Nomination/ Existing Listing No.	HCA	Existing Statement of Significance	Preliminary Classification and Recommendations
5.	55 Bong Bong Street / Garryowen House Part of: House Group and street trees (including former Wesleyan Parsonage, Garryowen House and Belmont House)		<p>Scaratts to accompany a development application for the subdivision of the site to create a rear allotment and build a secondary dwelling.</p> <p>A two-storey Victorian weatherboard dwelling set on a sloping lot. High-pitch and complex multi-gabled roof form of corrugated iron with two rendered stone chimneys. Victorian-Gothic detailing to fretwork bargeboards and window hood brackets. Asymmetrical design. Wraparound bullhosed verandah, partially enclosed with coloured glass panes at early point. Verandah has been modified to remove iron lace work. Front picket fence.</p> <p>Historical Notes: The design is thought to have originated from a pattern book from the USA, with the house built 1887. However, the inventory sheet prepared by Bruce Dawbin suggests that the house was designed by John Simmons of Kiama, for Mr Ryan, of Ryan and Watkins Solicitors, Kiama, with the house built in 1880. The house was later occupied by Ryan's son and then by Garry Owen.</p>	187	Southern Town Centre HCA	<p>From Bruce Dawbin Inventory Sheet: <i>Relatively intact group of single storey houses which illustrated the importance of Bong Bong Street for public figures and professionals, in Kiama, and the principal characteristics and use of the Italianate and Rustic Gothic styles in the Kiama district in the 1880s. Important contribution to the streetscape with appropriate gardens and Norfolk Island Pine street trees.</i></p>	<p>List dwelling individually. Check and update listing addresses. Update the item numbers on the KLEP heritage map.</p>


GML No.	Address / Title or Existing Listing	Photograph	Description/Historical Notes	Nomination/ Existing Listing No.	HCA	Existing Statement of Significance	Preliminary Classification and Recommendations
6.	57 Bong Bong Street / Belmont House Part of: House Group and street trees (including former Wesleyan Parsonage, Garryowen House and Belmont House)		<p>A substantial Victorian two-storey rendered stone and brick dwelling set on a sloping lot. Hipped tile roof with three rendered Italianate chimneys. Asymmetrical front façade with rendered ashlar below skillion wraparound verandah, partially infilled. Front windows are timber sash with decorative hood moulding, except the double-height sash windows with shutters in the verandah. Corrugated iron bullnosed rear balcony with iron lace balustrades and timber joinery. Rendered brick and timber front fence. Has been modified.</p> <p>Historical Notes: Formerly known as Maybrook, the house was built in 1888 for Michael Nesbit Hindmarsh and his wife Sarah. Michael was a quarry owner and one-time mayor of Kiama Council. 'Belmont' was the first house in the Kiama district to be built of Hurstville bricks, which were delivered by train to the newly completed station at Bombo.</p>	187	Southern Town Centre HCA	<p>From the Bruce Dawbin Inventory Sheet</p> <p><i>Relatively intact group of single storey houses which illustrated the importance of Bong Bong Street for public figures and professionals, in Kiama, and the principal characteristics and use of the Italianate and Rustic Gothic styles in the Kiama district in the 1880s. Important contribution to the streetscape with appropriate gardens and Norfolk Island Pine street trees.</i></p>	<p>List dwelling individually.</p> <p>Check and update listing addresses.</p> <p>Update the item numbers on the KLEP heritage map.</p>
7.	64 Bong Bong Street / Mt Vernon Residence		<p>A substantial Victorian villa set on a large stone base and sited atop a large sloping lot. The building has a hipped roof clad in slate and a wide wraparound verandah with a flat awning roof clad in corrugated iron. The verandah has decorative cast iron posts with timber balustrades and a central rendered brick-and-tile staircase to the front door. The front façade is symmetrical, with a central</p>	185	No	<p>From Bruce Dawbin Inventory Sheet:</p> <p><i>Fine local example of Victoria villa, constructed in local stone. Attractively reconstructed. Well sited with commanding views. Historic interest for its</i></p>	<p>Retain individual listing.</p> <p>Update inventory sheet.</p>

GML No.	Address / Title or Existing Listing	Photograph	Description/Historical Notes	Nomination/ Existing Listing No.	HCA	Existing Statement of Significance	Preliminary Classification and Recommendations
			<p>double front door and fanlights with French doors either side. Has two protruding wings at the rear and a kitchen extension, now garage. Well-established front lawn and garden, situated behind a large hedge with many mature native and exotic trees.</p> <p>Historical Notes:</p> <p>'Mount Vernon' was named after George Washington's plantation, and built for Henry Connell, the son of a Colonel in the British Army. It was originally intended to have a second storey.</p> <p>Henry Connell was a conscientious public servant. He settled in Kiama with his wife Elizabeth and a family of nine, served as the clerk of petty sessions, and later became Kiama's police magistrate. Connell was also in charge of recording shipping entering Kiama Harbour—Mount Vernon, with its commanding views, provided a fine observation point for sightings. After Connell's death in 1894, the home went to his descendants. It was sold in 1944 and fell into disrepair. It was eventually resold and rescued by its new owners.</p>			<p><i>association with Henry Connell. Regional Significance.</i></p>	



GML No.	Address / Title or Existing Listing	Photograph	Description/Historical Notes	Nomination/ Existing Listing No.	HCA	Existing Statement of Significance	Preliminary Classification and Recommendations
8.	80 Bong Bong Street / Rockleigh House		<p>A two-storey weatherboard farmhouse dwelling set on a stone base and sited prominently on a sloping lot.</p> <p>High-pitched tiled roof with a wraparound verandah clad with a corrugated metal skillion roof, now almost completely enclosed. Simple, symmetrical rectangular design now altered with a rear addition and carport. Pleasant front garden setting with a front picket fence and low piled-stone fence to Thomson Street. Dwelling has been altered since construction.</p> <p>Historical Notes:</p> <p>The house was built in 1860 for David Lindsay Dymock and his wife Grace, daughter of Dr Robert Menzies of Minnamurra House. 'Rockleigh' was the first home built on the hill in Bong Bong Street, and commanded magnificent views. It was an interim house, to tide the family over until their larger home was built. Extensions, including an extra storey, were added in 1906. The builders were Tory, Boyle, and Nettinghouse, the painters being Davies & Co. Renovations have been carried out by recent owners.</p> <p>DL Dymock was a noted auctioneer and the first chairman of directors of South Coast and West Camden Co-Operative Ltd which was registered in 1881. In 1885, he designed the first</p>	186	No	<p>From Bruce Dawbin Inventory Sheet:</p> <p><i>A very early house, now mainly of historic interest. The first house built on the hill. Associated with distinguished local citizen, David Lindsay Dymock. Substantially altered. Hard to say how much original fabric survives. Local Significance.</i></p>	<p>Retain individual listing.</p> <p>Update inventory sheet.</p>



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			<p>milk factory in Central Illawarra at Albion Park. Mrs Dymock opened the building.</p> <p>Dymock also owned Dymock's Auction Mart.</p> <p>After his retirement, Dymock moved to Brisbane. He died, aged 98, in 1937. There is a cot in his memory in Kiama Hospital.</p>				
9.	19 Collins Street / <i>Burling Cottage</i> <i>Timber Cottage</i>		<p>An ornate Victorian single-storey weatherboard cottage set on a large stone base. Gable roof with corrugated iron cladding and two rendered brick chimneys. The building is asymmetrical—there is a projecting gable to the street with quality timber fretwork bargeboards and finial. The gable end has a faceted bay window with a metal hipped roof and decorative mouldings. Corrugated iron bullnosed verandah with timber posts and cast iron lace valences and balustrades. Sympathetic detached garage and rear addition. Cast iron front fence with well-maintained garden.</p> <p>Historical Notes:</p> <p>Originates from a grant of land to John King in 1845. The land was purchased by Michael Nesbit Hindmarsh in 1872. He then sold the land to William Burling. The house was built c1892–1895 by local builder John Simmons. It was likely constructed for William Burling and his wife Alicia (b.1876, Kangaroo</p>	195 <i>Nominated by Council as part of a Collins Street HCA</i>	Extension of Pheasants Point HCA	<p>From Bruce Dawbin Inventory Sheet:</p> <p><i>The Collins Street group is important for its contribution to the streetscape and for its ability to illustrate the character and range of types of late Victorian weatherboard cottages.</i></p>	<p>Retain individual listing.</p> <p>Update inventory sheet</p> <p>Contributory to the HCA.</p>

GML No.	Address / Title or Existing Listing	Photograph	Description/Historical Notes	Nomination/ Existing Listing No.	HCA	Existing Statement of Significance	Preliminary Classification and Recommendations
			Valley), who also purchased the adjoining land in 1905. Burling was a local blacksmith who advertised in the <i>Kiama Independent</i> . The house was later sold to William Warnock, a storekeeper, in 1920. The Warnock family retained the site until 1969. The property is identified as part of a significant group by Bruce Dawbin: 'Cottages 17, 19,21 Collins Street'.				
10.	94–112 Manning Street / <i>Catholic Presbytery</i>		A two-storey Georgian rendered stone residence with quoins. Pitched gable roof now clad in corrugated iron with mismatched chimneys. It has a hipped corrugated iron roof verandah with rendered brick posts with some moulding, partially enclosed on extremes. Building has been extended on one side, with original extent visible by the retained quoins now embedded in the wall. Windows are timber six-pane sash type, except on the addition. Fanlight over door. Georgian detailing. Historical Notes: N/A	I117	No	N/A	Retain individual listing. Update inventory sheet for presbytery. Further research should be undertaken to consider the church for individual listing
11.	105 Manning Street / <i>Victorian House</i>		A single-storey Victorian rendered brick cottage on stone base. Corner lot addressing two streets. Multi-gabled corrugated iron roof and rendered brick chimneys with moulded banding. The asymmetrical front façade has a projecting gable with carved bargeboards and finial over a faceted bay window with detailed moulding work. A flat skillion roof covers the	I118	No	N/A	Update inventory sheet. As part of future studies of the wider Kiama area, council could consider creating an additional residential HCA to the south of Manning Street. This would capture excellent


GML No.	Address / Title or Existing Listing	Photograph	Description/Historical Notes	Nomination/ Existing Listing No.	HCA	Existing Statement of Significance	Preliminary Classification and Recommendations
			<p>modified verandah, which has been infilled. Gable ends to side match in detailing. The property features a pleasant garden with hedge fencing. Additions to the rear are sympathetic in size and positioning.</p> <p>Historical Notes: N/A</p>				<p>examples of residential design from the Victorian and Federation period.</p>
12.	117 Manning Street / <i>Aughinvar House</i>		<p>A single-storey Victorian weatherboard cottage on low stone base. The cottage has a hipped corrugated iron roof with a projecting gable to the street and Queen-Anne-style rendered brick chimneys. The gable end has shaped bargeboards and timber finials over a bay window with timber bracketing and a richly decorated pitched roof with lattice work (showing damage). The house features a wraparound corrugated iron bullnose verandah—there are timber posts and bracketing in front of the entry door, with sidelights and French doors beside. There is a front picket fence. Additions to the rear are not visible from the street.</p> <p>Historical Notes: N/A</p>	1119	No	N/A	<p>Update inventory sheet.</p> <p>As part of future studies of the wider Kiama area, council could consider creating an additional residential HCA to the south of Manning Street. This would capture excellent examples of residential design from the Victorian and Federation period. .</p>


GML No.	Address / Title or Existing Listing	Photograph	Description/Historical Notes	Nomination/ Existing Listing No.	HCA	Existing Statement of Significance	Preliminary Classification and Recommendations
13.	13–21 Minnamurra Street / Minnamurra Street Precinct Group (including Glennifer House, Bayview House, two cottages and Bellevue (former Bellevue Guest House))	<p>No. 13:</p>  <p>No. 15:</p>  <p>No. 17:</p>  <p>No. 19:</p>  <p>No. 21:</p> 	<p>A group of primarily single-storey Victorian cottages with high-pitched hipped and gable roofs.</p> <p>No. 13—Single-storey Victorian weatherboard worker's cottage on a stone base. Corrugated iron hipped roof with skillion verandah. Simple timber verandah posts and balustrade. Symmetrical design with front door and fanlight. Modern rear addition. Front picket fence with established garden screening views from street.</p> <p>No. 15—'Bayview': Single-storey Victorian weatherboard cottage on a stone base. Corrugated iron hipped roof with wraparound skillion verandah. Timber verandah posts with decorative bracketing and balustrades. Pleasant symmetrical design, with front door and fanlight with timber sash windows either side. No additions or extensions. Low stone front fence with hedges and established gardens.</p> <p>No. 17—'Summer House': Single-storey Victorian weatherboard cottage on a rendered stone base. Corrugated iron hipped roof with wraparound skillion verandah. Simple timber posts and balustrades. Symmetrical design with timber sash windows either side of central front door. Low stone front fence with hedge. Similar in design to no. 15, though less aesthetically pleasing.</p> <p>No. 19—Single-storey Victorian weatherboard dwelling on high stone</p>	<p>1125</p> <p><i>Note: On the KLEP heritage map these items are delineated as separate items 25, 26, 27, 28, 29 and 30, but in the KLEP Schedule 5, these items are in Gerringong and the Minnamurra Group is a single listing.</i></p>	Extended Pheasants Point HCA	N/A	<p>List items individually, rather than as a group.</p> <p>Update inventory sheets.</p> <p>Contributory within the HCA.</p>

GML No.	Address / Title or Existing Listing	Photograph	Description/Historical Notes	Nomination/ Existing Listing No.	HCA	Existing Statement of Significance	Preliminary Classification and Recommendations
		 	<p>base. Asymmetrical design with hipped and gabled corrugated iron roof with rendered chimney. Projecting gable with shaped bargeboards, finial and cap. Projecting faceted-bay window with timber bracketing. Bullnose verandah with cast iron valences and balustrades. Window hoods on sides. No fence to street. Detached garage in similar style.</p> <p>No. 21—Substantial two-storey Federation guest house on stone base. Corrugated iron hipped and gabled roof. Wraparound skillion verandah and balcony on both floors. Modern timber posts and balustrades with regular timber-sash type windows. Large projecting gable addition to one side set on a brick base with reproduction timber detailing. Addition dominates building and upsets the symmetry. Well-kept front garden with no fencing. Rear concrete carpark.</p> <p>Historical Notes: N/A</p>				
14.	Minnamurra Street / Pheasant Point Heritage Conservation Area		<p>See items above.</p> <p>Generally, single-storey weatherboard cottages set on stone bases with symmetrical facades, an elevated street address, skillion verandahs with timber detailing, and varied set backs. Some two-storey examples with higher quality detailing and the use of brick. Modern multi-</p>	C1		N/A	


GML No.	Address / Title or Existing Listing	Photograph	Description/Historical Notes	Nomination/ Existing Listing No.	HCA	Existing Statement of Significance	Preliminary Classification and Recommendations
			storey buildings detract from the character of the area. Historical Notes: N/A				
15.	5 Noorinan Street		Single-storey Victorian weatherboard cottage on a painted brick base with a large two-storey addition to the side. The original building has a corrugated iron Dutch gable roof with a rendered brick chimney. Projecting gable with timber finial and simple bargeboard over a faceted bay window with decorative timber detailing. Beside, is a corrugated iron bullnose verandah, now infilled. A two-storey garage/studio addition is attached but set back further from the street. Cottage appears to have been extensively restored.	GML	Extended Southern Town Centre HCA	N/A	Further investigation required.
16.	40 Shoalhaven Street / Scots Presbyterian Church, Land and Trees		A stone church in the Victorian Gothic style with a high-pitched gable roof clad in slate tiles with a 12-metre stone bell tower. The church is regularly buttressed and features gothic arch doorways and regular pairs of lancet arch stained-glass windows. Low brick fence to street. Two mature pines are located in the grounds, adding to the amenity. The church appears to be in good condition and retain a high degree of integrity and intactness. It is an	I138/ SHR00120	No	From the State Heritage Register: <i>It occupies a highly visible aspect in the Kiama Central Business District. It is a major component in the streetscape and is an unmodified example of the 19 Neo Gothic style of its architect / designer using local</i>	Retain individual listing. Update inventory sheet.



GML No.	Address / Title or Existing Listing	Photograph	Description/Historical Notes	Nomination/ Existing Listing No.	HCA	Existing Statement of Significance	Preliminary Classification and Recommendations
			<p>excellent example of a modest Victorian church in the Kiama area.</p> <p>Historical Notes:</p> <p>Presbyterian services were initially held underneath a large fig tree. The first Presbyterian church in Kiama was a wooden building erected in 1848 near the fig tree. Land was granted to the church by the government, and the new church was initiated by the minister of the time, Rev John Kinross. The church was designed by prominent Sydney architect Colonel Thomas Rowe, who designed several notable Presbyterian churches in the Illawarra. The foundation stone was laid in 1860. The builders were Mr Moon and John Simmons. The bluestone was donated by Mr Carson from his Terralong Street quarry, and the sandstone was donated by Mr James Robbils, from his 'Riversdale' property. The interior carpentry was done by Walker Bros. The church was officially opened on 4 March 1863, with Reverend grant of Shoalhaven officiating. The electric organ, from Walker & Sons, was donated by George Lawrence Fuller in 1907.</p>			<p><i>materials and proportions in a location of significance and impact. (Harmer 1998)</i></p>	

GML No.	Address / Title or Existing Listing	Photograph	Description/Historical Notes	Nomination/ Existing Listing No.	HCA	Existing Statement of Significance	Preliminary Classification and Recommendations
17.	91 Shoalhaven Street / <i>Inter-war cottage</i>		<p>A single-storey interwar bungalow house constructed of weatherboard with a basement level of painted brick. The basement level serves as an in-built garage. The house has a terracotta-clad hipped roof with gable end and skillion wraparound verandah. The verandah has symmetrical enclosures on the front façade as part of the original design—these frame the doorway which is accessed via a central flight of stairs. The verandah has roughcast brick and timber posts with simple timber bracketing and balustrades. Three timber casement windows are located either side of the doorway. It has a contemporary, low brick and steel fence with a landscaped lawn. A contemporary deck has been added to the south of the property.</p> <p>The house is a good example of an Interwar Bungalow in the Kiama area. It retains a good degree of integrity and displays several common stylistic elements. The house also features grand proportions and design elements, such as the entrance stair, which make it rare in the area.</p> <p>Historical Notes: N/A</p>	1141	Extended Southern Town Centre HCA	None available.	Retain individual listing. Update listing sheet.

GML No.	Address / Title or Existing Listing	Photograph	Description/Historical Notes	Nomination/ Existing Listing No.	HCA	Existing Statement of Significance	Preliminary Classification and Recommendations
18.	105–109 Shoalhaven Street / <i>Gasworks (former)</i>		A fenced former industrial site with single-storey brick building, likely a former gasworks office. The building has a low-pitched terracotta-clad gable roof and is boarded up and disused. The site is mainly open asphalt, with a section of grass and mature native trees to Shoalhaven Street. Part of the site has been subdivided and a modern weatherboard cottage built. Site is currently used for storage, containing several shipping containers. A steel-mesh fence encloses the site with a small timber fence section. Historical Notes: Former Gasworks Site.	1142	No	None available.	Potential de-listing. Further research and assessment are required. The significant elements of the site should be identified and the inventory sheet should be updated to reflect this.
19.	2 Terralong Street / <i>Christ Church Group</i>		The Christ Church Group includes an early church, parsonage, cemetery and a substantial modern hall. The church dates from 1858 and is rendered and painted white. It has a high-pitched gable roof, bell tower (spireless), buttressing and lancet arch windows and entryways. An early cemetery sits beside the church. To the west of the church is a substantial modern hall and residence. The church is set within a well-maintained landscaped lawn, with the nearby Norfolk Island pine lined avenue contributing to its amenity. Despite extensive changes throughout the site, the group has high historical significance. It is rare	1145	Expanded Civic and Commercial Precinct HCA	From Bruce Dawbin Inventory Sheet: <i>The Christ Church Group, which documents the development of the Anglican Church in Kiama from the 1840s, has landmark qualified in the prominent siting of the church and adds significantly to the foreshore, streetscape and townscape values of central Kiama. The Group is unusual in retaining, with the</i>	Potential inclusion under proposed Expanded Civic and Commercial Precinct HCA. Contributory within the HCA. Retain individual listing. Update inventory sheet. Further investigation required into the elements of the site (note: it appears several structures have been demolished and replaced since the site was last investigated by Dawbin in 2000).

GML No.	Address / Title or Existing Listing	Photograph	Description/Historical Notes	Nomination/ Existing Listing No.	HCA	Existing Statement of Significance	Preliminary Classification and Recommendations
			<p>in the Kiama context as a largely intact church group with associated cemetery site.</p> <p>Historical Notes:</p> <p>In 1836 residents petitioned the police magistrate to lay out the town. Laid out in 1838, the first town allotments were sold in 1840. Critical to the growth of colonial communities was the erection of churches and schools. In 1842, a site for a church was selected at Church Point and in 1843 a church and school were completed by the Church of England (Anglican Church) on Terralong Street. The site was consecrated in 1844. Designed by noted architect Edmund Blackett, the Church of England 'Christ Church' was prominently placed with respect to the harbour, courthouse and other public buildings at the centre of Kiama. It was completed in 1858. A cemetery was established adjacent to the church and in 1897 a new parsonage was erected on the western side of the site. In 1893, Norfolk Island pines were planted on both sides of Terralong Street. A memorial wall was erected in 1949 on the Terralong Street boundary.</p>			<p>exception of the early school, all the elements of a large Anglican church complex in use from the 1850s and is important to the Anglican community for its social, cultural and spiritual associations. Christ Church, completed in 1858 to a design by noted architect Edmund Blackett, was the first permanent church, setting standards in design followed by other church groups and communities in the Kiama district.</p>	

GML No.	Address / Title or Existing Listing	Photograph	Description/Historical Notes	Nomination/ Existing Listing No.	HCA	Existing Statement of Significance	Preliminary Classification and Recommendations
20.	13–21 Minnamurra Street / <i>Minnamurra Street Precinct Group (including Glennifer House, Bayview House, two cottages and Bellevue (former Bellevue Guest House))</i>		<p>Five properties make up the existing heritage listing.</p> <p>They are described in order, from west to east.</p> <p>A group of Victorian buildings, primarily single-storey Victorian cottages with high-pitched hipped and gable roofs.</p> <p>No. 21: Two-storey Federation house with ground-floor and first-floor wraparound verandahs. Sheet metal hipped roof, generally symmetrical. Additions and concrete carpark at rear. Projecting gable on eastern side with finial and two-storey projecting windows.</p> <p>No. 19: Victorian-style weatherboard cottage with multi-hipped roof, projecting gable with finial and pendant, projecting gable window, cast iron detail valance and fencing along verandah. Detached garage in similar style.</p> <p>No. 17: Single-storey detached Victorian weatherboard cottage with simple hipped roof of sheet metal and a wraparound verandah with simple posts and wooden balustrades.</p> <p>No. 15: Single-storey detached Victorian weatherboard cottage with simple hipped roof of sheet metal and a wraparound verandah with simple posts and wooden balustrades.</p> <p>No. 13: Single-storey detached Victorian weatherboard cottage with simple hipped roof of sheet metal and</p>	<p>1125</p> <p>Note: on the KLEP map these items are noted as 25,26,27,28,29 and 30 however in the schedule these are in Gerringong and it is a single listing.</p>	Existing HCA	<p>From the National Trust Register:</p> <p><i>The Precinct and other historic properties on both the eastern and western side of Collins Street form a complex of 19th century houses which presents a "19th Century Gateway" to Kiama for residents and tourists alike.</i></p> <p><i>The Precinct has social significance as this collection of houses in their unique streetscape are values by the community at large and by residents of the precinct as representative of the period of Kiama's social history when the social and economic life of the community was based on bluestone quarrying.</i></p> <p><i>The Precinct has the potential to provide historical and physical evidence of this period in Kiama's history through archaeological</i></p>	<p>Create individual listings for each of the items.</p> <p>Update Inventory sheets and create individual sheets for each item.</p> <p>The group should remain within the HCA.</p> <p>Contributory within HCA.</p>

GML No.	Address / Title or Existing Listing	Photograph	Description/Historical Notes	Nomination/ Existing Listing No.	HCA	Existing Statement of Significance	Preliminary Classification and Recommendations
		 	front verandah with skillion roof and wooden balustrades.			<p>investigation of the well and the site of the Fig Tree Inn.</p> <p>This collection of 19th century houses within their narrow streetscapes has been identified as the only complete collection of 19th century quarry worker's houses in Kiama in which, to date, there has been no demolition of unsympathetic infill.</p>	

Appendix E—Expanded Histories of the Priority Properties

Eleven properties were identified as priority items for assessment for heritage values. Many of these properties were identified as having potential heritage significance due to their historical values. The following histories were undertaken to assist in determining whether any of the priority items met the threshold for historical significance, and if so, whether the historical values are currently represented in the existing fabric of the place. The history of 66 Collins Street was undertaken as part of a separate report and is not included here.

1 Bong Bong Street

1 Bong Bong Street is located on Lot 14 of Section 4 of the Town of Kiama originally granted by purchase to Judge James Donnithorne who purchased several allotments in the township. Following his death in 1852 at his residence at Newtown, the subject land (and other allotments at Kiama) was devised to his wife Ann Jones, their son James Jones and daughter Anna 'Annie' Donnithorne Jones.

James Jones became sole owner of the subject site in 1882 following agreement with his mother Ann; his sister Anna died in 1876 in Tasmania. Jones sold the land to James Somerville in October 1883 for the sum of £200.¹ The following year he sold the northern half of the lot to Francis Wrentmore Cook of Sydney, shipowner for £200.² Somerville subdivided the southern half of Lot 14 into five small lots, each with a 33-foot frontage to Bong Bong Street, and advertised these for auction sale on 26 August 1884. Samuel Wilcockson purchased two adjoining lots for £153 9s.³ The subject cottage was built between 1884 and 1888 as it is visible in one of the views of Kiama in an album presented to Rev Glasson on his departure from Kiama in 1888.

Part of Wilcockson's land was resumed in February 1888 to expand the existing public park at Church Point, effectively extinguishing Bourrool Street east of Section 14 of the township. On a crown plan depicting the land resumed for 'Public Park at Church Point' (Figure 0.1), later annotations show the five lots found unnecessary for the public park offered for sale in March 1888. This 1892 plan also shows a small cottage with verandah fronting Bong Bong Street (the subject site). Wilcockson sold his remaining allotment in 1891 to William Moles Colley of Kiama, accountant.⁴ According to the 1888–1889 rate book, Colley was the occupant of a house in Bong Bong Street owned by S Wilcockson. This listing is likely to be the subject site at 1 Bong Bong Street. Colley left Kiama in August 1892 to take up a senior position at the head office at City Bank. He retained ownership of the subject cottage until 1901 when he sold the site to John Joseph Hart of Kiama, tailor, and Ellen O'Keefe of Nowra.⁵ It is not known who lived in 1 Bong Bong Street in the intervening period.



Figure E.1 Detail from 'Plan Showing land resumed for Public Park at Church Point Town of Kiama', 1892. 1 Bong Bong Street is outlined in blue. (Source: NSW Land Registry Services, Crown Plan 632-3000, with GML overlay)

Hart and O'Keefe owned the cottage until 1913 when they sold to William Haycox of Kiama, railway employee.⁶ Rate books name 'W Haycox, engineer' as the owner of the cottage between 1914 and 1923, though the occupiers are not listed.

Kiama labourer, Robert Halliwell, purchased 1 Bong Bong Street in 1923 for £400.⁷ His newly married nephew, Charles Edwin Albert, moved into the cottage in 1924 with his wife, Blanche Lydia Pearl Stead. Incidentally, Stead was the caretaker of the showground adjoining the subject site, officially appointed in September 1952.⁸ Following Halliwell's death in 1940, the property was conveyed to his sister, Amy Windsor.⁹ She died in 1954 and the property was conveyed the following year to Charles Edwin Albert Stead. His family continued to live in the cottage until the 1980s.

The valuation card encompassing the period 1953 to 1964 notes the transition of ownership from Amy Windsor to Charles Edwin Albert Stead, then to his executors following his death in 1961. The building is described as a wood/brick on stone cottage comprising three rooms, kitchen and offices with an iron roof, and a galvanised iron shed with iron roof.

Blanche Lydia Pearl Stead continued to live at 1 Bong Bong Street following her husband's death. She is listed at this address until at least 1980 and possibly lived here until her death in 1995 aged 95. The following year the property was converted to Torrens title and was conveyed to John Raymond Stead, Jeannette Beryl Bily and Robert James Stead for \$106,667.

The Stead family owned 1 Bong Bong Street until 2015. The cottage changed ownership in late 2019.

52 Bong Bong Street

52 Bong Bong Street, named 'The Climb' is located on part of lots 2 and 3 of Section 14 of the Town of Kiama.

In 1839, Alexander Brodie Sparks purchased 679 acres of land, including the subject site. He indentured the land in 1842 to Hannibal Hawkins Macarthur, chairman of the Bank of Australia for the sum of

£20,000/-at 10%. The following year Sparks was declared insolvent. John Walker and Thomas Barker were appointed trustees of his insolvent estate. The same year Macarthur resigned from the Bank of Australia and two joint chairmen were appointed in his place, James Norton and Thomas Breillat. In 1845, Breillat resigned. The property was mortgaged. John Stirling, the new chairman of the bank, decided that Macarthur's lands should be divided into lots and these distributed between the co-partners in proportion to their entitled equity in the bank. Henry Thomas was awarded the 628 acres in the County of Cumberland, known as Hell Hole Gully near Kiama.

Thomas sold the 628 acres in 1849 to spinster sisters Margaret, Elisabeth and Isabella Black for the sum of £478. Margaret Black died in 1879, and in accordance with her will, the land was bequeathed to her brother Robert and her sisters Elizabeth and Isabella. Isabella died four years later, leaving her share in the land to 'Robert , Margaret and Elizabeth'. Robert had died in 1878. Surviving sister Elisabeth bequeathed the land known as Jerara Vale (495 ½ acres) to her nephews John, George and James Somerville, and to George Alfred Somerville (son of John Somerville). Elizabeth died in 1886.

James Somerville inherited 79 acres known as Mt Dudgeon or Upper Park, with a provision that he financially support the Wesleyan Foreign Missionary Society, and 1 acre of land at the corner of Bong Bong and Collins Streets in Kiama. In consequence of 'the natural love and affection which he bore to his wife' he transferred the 1 acre of land in March 1899 to Sarah Jane Somerville for the sum of £5. ¹⁰

She owned the land until May 1915 when it was sold to Louisa Isabella Hart, wife of Herbert Harry Hart of Yoon Goo. ¹¹ Coinciding with the purchase of the land, Kiama Municipal Council approved a building application in July from Brown and Hayes Ltd to erect a residence for Mr HH Hart. ¹² The rate books list Mrs HH Hart as the owner of a property in Bong Bong Street commencing in 1916. While the rate book does not indicate if there was a house on the site, other Council records provide evidence that the house was built by 1916. For instance, in January 1916 HH Hart contacted the Council regarding waste pipes across the footpath for which his contractor was to have asked permission. ¹³ Later the same year alderman Pike asked if Mr Hart 'has asked permission to lay pipes across the footpath' in Bong Bong Street and 'ran water into the water table', to which the mayor replied that no permission had been granted by the Council. ¹⁴ The issue was resolved, as in 1918 alderman Carson reported that a crossing had been made for Mrs Hart in Bong Bong Street. ¹⁵

The rate books name Mrs HH Hart as the owner of the property in Bong Bong Street from 1916, though no further details are not noted in this source until 1922 when it is described as 'house and land'. The house was named 'The Climb', possibly referring to the elevation of the building above Bong Bong Street with expansive views of Kiama. The Harts advertised the property for sale in April 1930 as follows:

A modern home, "the Climb", Kiama, Constructed of Redwood and Brick, large rooms. Water, gas and electric light; hot and cold shower bath, large grounds, magnificent sea views; close to Station. Probably the best residential position in Kiama. ¹⁶

Advertised at the peak of the Great Depression the house did not sell and the Harts continued to live in The Climb. Herbert died the following year in June aged 69 years. His widow continued to own and occupy the house until 1935 when it was sold to Herbert Gould for £890. ¹⁷ Formerly of Kogarah, in 1933 Gould took over Stevensons Ltd general store in Terralong Street. ¹⁸ Herbert and Kathleen Marguerite Gould are listed at 'The Climb, Bong Bong Street' in electoral rolls from 1937 onwards. The Goulds must have been proud of their garden as it featured in an article in the local newspaper in 1944:

The Climb is the home of Mr H Gould, Kiama, is looking beautiful just now with a nice new concrete path and steps leading up the house, Inside the front gate to the right is a big bed of stock, and a fine show of nasturtiums climbing all over the stone wall. Then on up towards the house is a large bed of Iceland poppies bordered with primulas. Next come two round beds full of coloured lupins, to the left a big bed of giant statice in all shades, and behind that a large rockery with cacti and geraniums of all colours, The lawns are very well kept and the vegetable garden has all the beds outlined with stones'. ¹⁹

The valuation listing for 52 Bong Bong Street for the years 1953–1964 names Herbert Gould as the owner and occupier of the residence. The property is described as comprising a wood/brick on brick cottage with four rooms, kitchen and offices, and a slate roof; and a wood brick shed, laundry with slate roof and fibro garage with galvanised iron roof.

Herbert and Kathleen Gould owned and occupied 52 Bong Bong Street until their respective deaths in 1971 and 1978. Kathleen Marguerite Gould lodged an application prior to her death to convert the property to Torrens title.²⁰ 52 Bong Bong Street was conveyed in January 1984 to Peter Bruce Gould and Jennifer Louise Gould. Six months later they sold same to Style Constructions Pty Limited. One year later, in July 1985, it changed hands to Gavin Leigh Piper. The Climb changed ownership most recently in late 2005.

45 Bong Bong Street (now known as 79 Shoalhaven Street)

79 Shoalhaven Street, otherwise known as 45 Bong Bong Street, is located on part of lots 13 and 14 of Section 15 of the Town of Kiama, granted respectively to George Jobling and to Thomas Winterup and William Oliver. Lot 13 fronted Bong Bong Street, while Lot 14 was at the intersection of Bong Bong and Shoalhaven streets. Incidentally, Winterup and Oliver purchased adjoining Lot 15 in Shoalhaven Street.

Jobling conveyed Lot 13 to Arthur Francis Wood in 1856 for £80.²¹ Two years later Arthur Francis Wood conveyed same to Peter Francis Wood for the same sum.²² Peter Francis Wood owned the allotment until 1874 when it was sold to William Anderson.²³ Following his death in November 1875, his widow Sarah Thomson Anderson sold the property in December 1879 to Elizabeth and Isabella Black for £90.²⁴

The executors of Thomas Winterup and William Oliver sold lots 14 and 15 of section 15 to John Kell Tate in December 1849 for the sum of £20/10.²⁵ Following the death of John Kell Tate, a storekeeper at Jamberoo in April 1876, his executors George Wood Tate and John Wood Tate advertised the land for auction sale and sold the pair of allotments in June 1878 to Margaret Black, Elizabeth Black and Isabella Black of Jerrara Vale near Kiama for £200.²⁶

In December 1878 Joseph Weston invited tenders for the erection of a 'six roomed cottage with kitchen, offices, etc in Bong Bong Street opposite the manse' for the Misses Black. The building was to be built on stone foundation, stud and weatherboard outside and lath and plaster inside. This tender notice may refer to the subject building.²⁷ In 1879 the Black sisters advertised a clearing out sale at Jerrara Vale, facilitating their move into a house at Kiama.

Margaret Black died in 1879 at Jerrara Vale. Her sisters Isabella and Elizabeth 'Betsy' died respectively in June 1885 and July 1886, the latter at her residence 'Sea View'. The Somerville family were closely connected to the Black family and John, George and James Somerville served as executors of Elizabeth Black's will. Some of her assets were held in trust, with the Wesleyan Foreign Missionary Society a major beneficiary.

In 1900 the Somervilles retired as trustees of the subject site. George Brown, William Robson and Joseph Vickery were appointed as new trustees of her estate. In 1904 the trustees of Elizabeth Black's estate conveyed part lots 13 and 14 of section 15 (substantially the site of 79 Shoalhaven Street) to Susan Lockett for £460.²⁸ That land is outlined in red on the plan shown below. According to deed Bk 773 No 22, Elizabeth Black's will directed that 'all her other town property consisting of the house and premises (which are the hereditaments hereinafter described)' and other land not sold and 'certain shares' be sold at auction. Hence, the Sea View mentioned in the death notice referred to the house on lots 13 and 14 of section 15—the present 79 Shoalhaven Street.

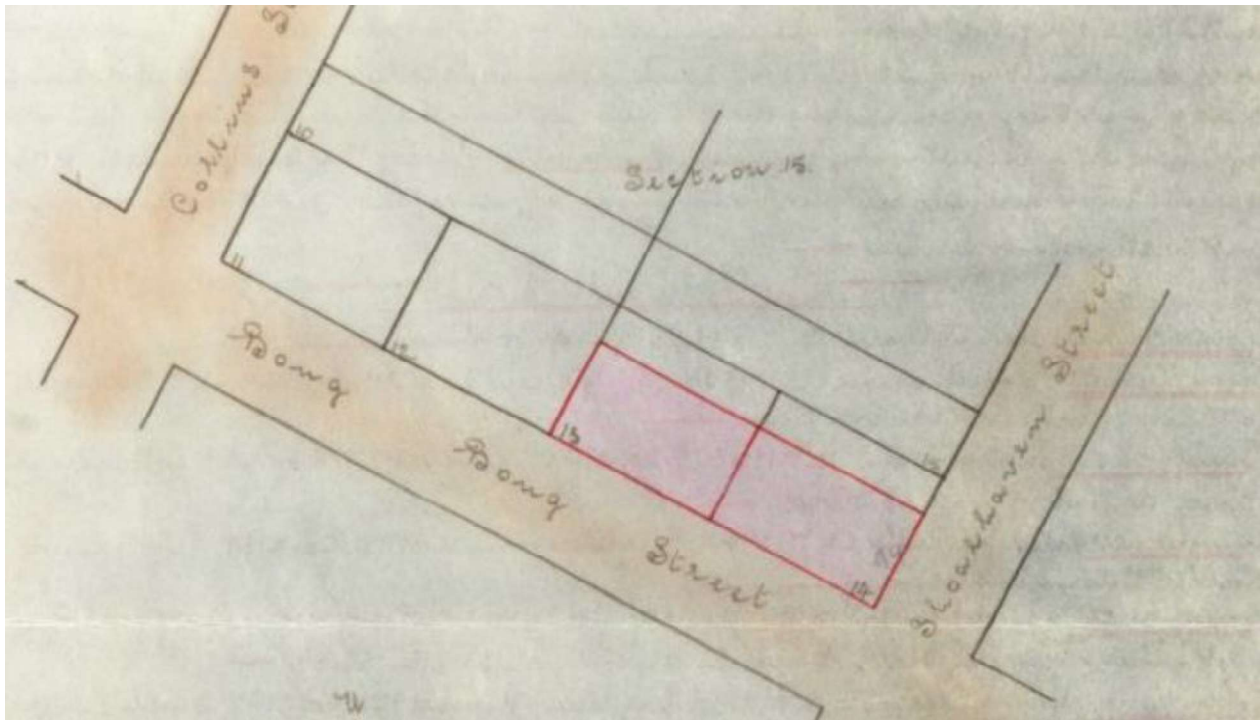


Figure E.2 Detail from the Old Title Record showing the boundary of the lot in red. (Source: NSW LRS Bk 773 No 22)

Susan Lockett died in August 1928. At this date she lived in Terralong Street. Susan Lockett bequeathed all her real estate to her three daughters, Emily, Sarah and Annie as joint tenants. It is not known who occupied 79 Shoalhaven Street before and after Susan's death as Emily and Sarah are listed in electoral rolls in Terralong Street.

Following the respective deaths of Sarah and Emily in 1956 and 1957 respectively, George Llewellyn Lockett was appointed as their trustee. Henry James Jones and Roger John Atkins took over as executors in 1958. They sold the subject site to unmarried sisters Gwyn and Beth Williams of Burwood for £4150.²⁹ The sisters do not appear to have occupied 79 Shoalhaven Street until the 1970s. Beth Williams is listed at this address from 1972 and her sister from 1980.

The change of ownership of 79 Shoalhaven Street is annotated on the valuation card for 1953 to 1964. The property is described as comprising 'two wood brick flats, 11 rooms, iron roof, a wood brick garage with iron roof, a wood brick laundry with iron roof and a fibro laundry with iron roof'. It is not known when the original house was extended and divided into two apartments.



Figure E.3 Detail from Kiama viewed from entrance to Blowhole Point, early 1880s. The subject property is indicated in blue. (Source: Kiama Library)



Figure E.4 View at Kiama, South Coast NSW showing the subject property (indicated in blue) with the original wraparound verandah. The original size of the property prior to the rear addition is also clear. (Source: The Rose Series P 5722, Kiama Library)



Figure E.5 Undated view of house before major renovations and alterations and additions, showing the foundations the early verandah and the early form of the building. (Kiama District Historical Society)



Figure E.6 Photograph on auction sale leaflet showing an early rear addition to the property. (Source: Kiama District Historical Society)

72 Collins Street

George Foster Wise was granted by purchase on 19 August 1840 lot 10 of section 15 of the Town of Kiama.

In June 1898 Michael Nesbit Hindmarsh sold part lots 8, 9 and 10 in section 15 to his brother William Rutter Hindmarsh for the sum of £910.³⁰ The subject house was likely built at this date and named 'Rothbury' as in 1899 'Miss Hindmarsh of Rothbury' advertised for a daily governess.³¹ The following year Miss Hindmarsh advertised for a 'little girl to assist with work'.³²

William Rutter Hindmarsh sold the land in December 1912 to sisters Elizabeth Essie Hindmarsh and Cecelia Sarah Hindmarsh as tenants in common in equal shares for the sum of £480.³³ Cecelia Hindmarsh was living in Rothbury in 1913 when she advertised a paddock to let at Gerringong.³⁴ The following year Cecelia married Walter James Cocks. In June 1916 Elizabeth Essie Hindmarsh agreed to sell her half share in the land to Cecelia for the sum of £380.³⁵ Cecelia and Walter Cocks lived in

Rothbury until 1938 when it was sold to Janet Isabella Ruth McGill for £6050.³⁶ McGill does not appear to have lived in the residence as in the next reference to the property in October 1939, H Oldroyd, a licensed plumber advertises his services, care of Rothbury, Collins Street, Kiama.³⁷ In May 1941 there is a furniture sale at Rothbury 'on account of Mrs Pyke who is leaving the district'.³⁸ By 1946 the tenant of the property is J Egan.³⁹ Two years later JN King and Sons Pty Ltd invited tenders for repair work to 72 Collins Street,⁴⁰ and were probably managing agents for the absentee owner of the property.

Janet Isabella Ruth McGill married Ronald William Oke in 1943. Ten years later she sold 72 Collins Street to Harold Lyons of 76 Collins Street, Kiama's town clerk for £2175.⁴¹ Electoral rolls listed Harold Lyons and Charlotte Mary Lyons in an unnumbered property in Collins Street in 1958 and 1963. It is unclear, however, if this refers to the subject residence as he was formerly living two doors away at number 76. It is more likely that 72 Collins Street was an investment property as according to the valuation listing for the period 1953–1964 describes the place as a stone cottage, eight rooms, kitchen and offices, galvanised iron roof, and concrete and galvanised iron garage, 'sublet as 3 flats'.

Caroline June Lyons and Ronald John Lyons of Dareton New South Wales, purchased 72 Collins Street in 1970 from Charlotte Mary Lyons, now of Miranda for \$12,000.⁴² They owned the site until 1978 when it was sold to Robert Graham Cameron of Dapto and his wife Paula Suzanne Cameron for \$59,000.⁴³

72 Collins Street last sold in 1991.

24 Manning Street

Between 1874 and 1888 the City Bank of Sydney leased premises in Terralong Street from GK Waldron to provide banking services to the Kiama community. In October 1884 Waldron offered a site at the corner of Manning and Terralong Streets to the City Bank for the sum of £3000, which the bank declined. Instead, in January 1886, City Bank of Sydney purchased Lot 7 of section 4 of the Town of Kiama from storekeeper Stephen Major for £4000 as it was 'desirous of erecting premises necessary for the purpose of carrying on its business at Kiama'.⁴⁴ At the same time, City Bank of Sydney and Stephen Major negotiated a grant a right of way between their respective allotments.⁴⁵ The right of way was 12' wide and formed by deducting a 6' strip of land from each allotment as shown in Figure 0.7.

Following a destructive fire at the corner of Manning and Terralong Streets that threatened to spread to the Kiama branch of the City Bank in March 1887, the local branch manager urged the erection of new premises on the site owned by the bank. This request was acceded to and new plans for the bank premises were submitted by Charles William Goodchap. Goodchap was also appointed architect of the new building and invited to submit specification and estimate of costs.

Goodchap invited tenders in late April/early May 1887 for the 'erection of a first-class Brick Building, suitable for a bank and dwelling-house, with stables, fencing, etc at Kiama for the City Banking Company'.⁴⁶ Building work commenced on the bank's site in Manning Street in June 1887. The *Sydney Morning Herald* reported that 'this building will be quite an ornament to the town'.⁴⁷

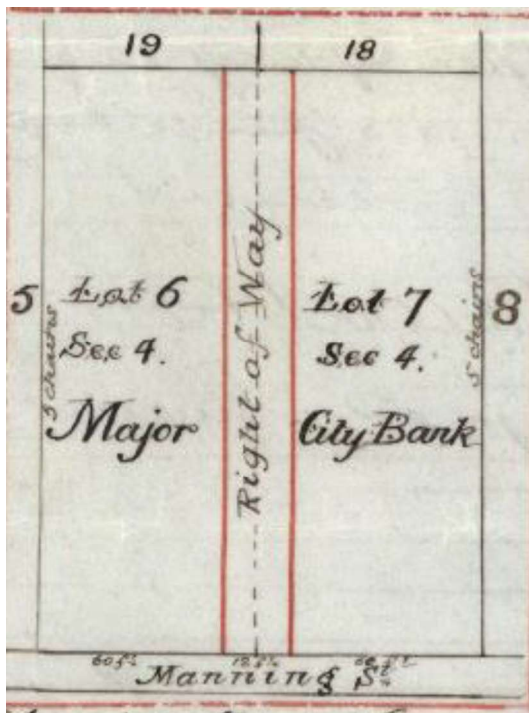


Figure E.7 Block plan accompanying Old System Deed Bk 331 No 458, 1886. (Source: NSW Land Registry Services)

The buildings were completed in February 1888 and the branch was officially opened in March following the final inspection by the architect. The City Bank of Sydney was acquired by the Australian Bank of Commerce in February 1918.

Construction and Local Government Journal noted in February 1925 that architects Kent and Massie had awarded a contract to S Glenn of Kiama for 'conversion of premises into residence' at the Australian Bank of Commerce in Kiama.⁴⁸ Three months later, Glenn lodged a successful application (plans and specifications) to remodel the stables at the bank premises into a dwelling.⁴⁹

The Australian Bank of Commerce was acquired by the Bank of New South Wales in November 1931 and the branch at Kiama became a Bank of New South Wales.⁵⁰ The property was subdivided in 1936 to give access to the former stables building located at the rear.

A 1940 Bank of New South Wales report described the converted stable building as 'a dwelling, 190' at rear (of bank), two storey brick and cement building in a good state of repair, let on a weekly tenancy to branch 2nd Office at £1 per week'. This suggests the second in charge of the branch was residing in the building.

In September 1953 the Commonwealth of Australia purchased from the Bank of New South Wales the allotment comprising the former stables building (part of Lot 7), the right of way associated with it and Lot 6 for the sum of £1000.⁵¹ It was consolidated with Lot 6 to form an L-shaped block which was converted to the Kiama telephone exchange. According to the valuation card covering the period 1953 to 1964, this was the site of the telephone exchange, formerly a house and garage. A more detailed description of the property was furnished as follows: 'stone house 4 rooms, kitchen and office (used as depot), 4 telephone boxes, wood/brick and glass and concrete telephone exchange with fibro, concrete/fibro roof plus a brick sub-station with kliplock roof'.

The Telstra property, otherwise known as 24 Manning Street and including the subject building, was sold as a development site in 2012 'embraced by stunning heritage buildings on either side'. The advertisement does not mention the former stables building on the site.

51 Shoalhaven Street, 'Westons House'

51 Shoalhaven Street is located on part of lot 20 of section 15 of the Town of Kiama granted by purchase to Michael Hindmarsh. He owned the allotment until December 1866 when it was conveyed to Charles Taylor. Three years later, Lot 20 was sold to John Carruthers for £200.⁵²

In December 1874, Carruthers conveyed the land to Joseph Weston and established new offices of the *Kiama Independent* on this site. He died in 1913 bequeathing 'the one half acres of land in Shoalhaven Street Kiama on which is erected the Independent Office' but excluding the southeast corner of the allotment (and a nine-foot road through the site) to John Maclean Weston.⁵³ The portion of Lot 20 containing the 'land, building and appurtenances and the type machinery and plant of the printing office' was conveyed to John Maclean Weston, Mary Weston and Eleanor Pamela Weston, all of Kiama, for £100. Joseph's will also stipulated that his children jointly carry on the business of the *Kiama Independent*.⁵⁴ Accordingly, the business of the *Kiama Independent* passed to Joseph's children, John and Joseph, Mary and Eleanor. The younger Joseph sold his share in the business to the other partners and the newspaper continued under the direction of John and Mary until her death in 1936.

One year before Mary's death, Edward Thomas, a surveyor of Shellharbour submitted to Kiama Municipal Council in January 1935 plans of subdivision of Lot 20 of section 15 into four lots for John Maclean Weston. The application was promptly approved.⁵⁵ In October the same year (1935), John Maclean Weston became the sole owner of lots 1, 3 and 4 of the subdivision for the token sum of five shillings.⁵⁶

By 1934, John Maclean Weston and his wife Annie Evelyn Weston had moved from Collins Street to Weston Street.⁵⁷ This may indicate 51 Shoalhaven Street was built on the site. The Kiama District Historical Society believes number 51 (and the now demolished numbers 53 and 55 Shoalhaven Street) were kit houses brought from the USA to accommodate members of the family and employees of the *Kiama Independent*. The 1935 subdivision of Lot 20 into four lots suggests that the *Kiama Independent* Office was located on Lot 2, and that the three houses fronting Shoalhaven Street were sited on lots 1, 3 and 4.

Lot 2 of the subdivision of Lot 20, containing the two-storey weatherboard building occupied by the *Kiama Independent* was conveyed in October 1939 to John Maclean Weston (two-thirds share) and Eleanor Pamela Weston (one-third share) as tenants in common (.).⁵⁸

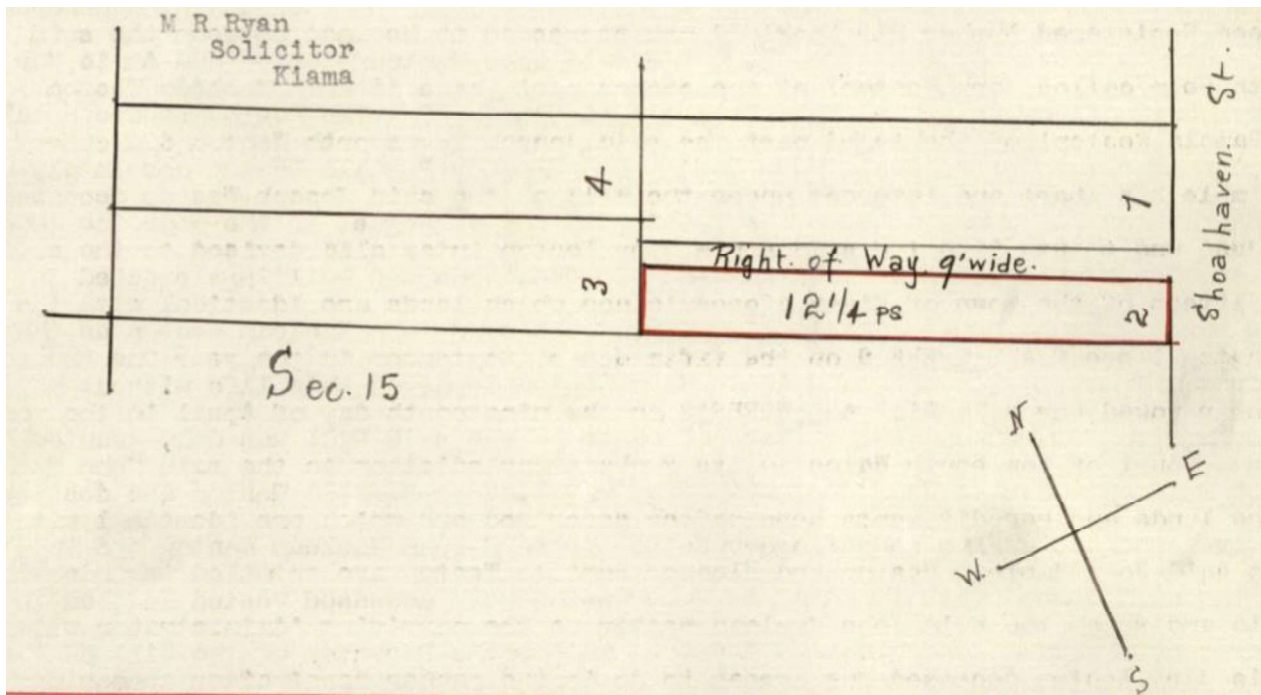


Figure E.8 Block plan accompanying old system deed Bk 1856 No 914 showing subdivision of Lot 20 into four lots. (Source: NSW LRS Bk1856 – No914)

John Maclean Weston lived with his wife at 51 Shoalhaven Street until his death in September 1946. In accordance with his will he gave to his wife Annie Evelyn Weston 'during her widowhood her right to reside rent free in his residence facing Shoalhaven Street and also to use all articles of furniture and personal effects contained in such residence during such period'. He also devised to his wife 'during her widowhood the net income from all of the rest of his real estate excepting that portion occupied by the firm of Weston and Co'.⁵⁹ In May 1960, Albert John Weston and Annie Evelyn Weston conveyed the site to Weston and Co Publishers Pty Limited for £2875.⁶⁰

According to the valuation card covering the period 1953 to 1964, 51 Shoalhaven Street is described as a wood brick cottage with iron roof, three rooms, kitchen and offices plus three galvanised iron garages with iron roof. The adjoining properties, 53 and 55 Shoalhaven Street had an identical description excluding the garages. Annie Evelyn Weston was identified on the valuation card as a life tenant at 51 Shoalhaven Street.

66–68 Terralong Street, 'Mosckos Café'

66–68 Terralong Street are located in two separate land titles but were originally located on part of lots 1 and Lot 2 of section 15 of the Town of Kiama granted by purchase respectively to Henry McDermott and Bernard McCauley. There was a succession of owners on this site including Frederick Wahl whose property was destroyed by a large fire in Kiama on 1 October 1899. The fires consumed 16 shops and the Royal Hotel in Terralong Street between Collins and Shoalhaven streets.

Constantinos 'Con' Mosckos came to Australia from Greece in about 1913 and set up business as a greengrocer and cafe at Mittagong. He moved to Kiama in 1919 and purchased the business of the Holz family. He later sold the Mittagong business in 1921. The following year (1923) he bought the western half of Lot 1 of section 15 from James Wood, Agnes Bell and George King for £1850.⁶¹

Mosckos established a reputation for cleanliness, good food and service. Soon his business outgrew the building and he made plans to expand into the vacant land adjoining his existing premises. He purchased the adjoining site to the west, the shops and dwellings belonging to the estate of the late F Wahl and then occupied by W Grundy (part of Lot 2 of section 15) from Alexander Nicholson for £1650.⁶²

Mosckos lodged a successful application to Kiama Municipal Council in July 1928 to erect a temporary bakehouse at this existing premises, 'pending erection new premises'.⁶³ One month later the *Kiama Reporter and Illawarra Journal* reported that R Skelton of Berry was awarded the contract to build two news shops in Terralong Street for Mosckos. The building contract was taken over by F Mahoney who wrote to Kiama Municipal Council advising them of this situation and seeking approval of the plans and specifications of the proposed building lodged by Skelton. The building application was approved at the meeting of 26 September.⁶⁴

The new shop (café) was completed and opened in September 1929. The appointments and finishes were praised by the *Kiama Independent*, writing it was 'most modern in finish, appearance and up to date equipment, the building is undoubtedly an addition to be proud of and an ornament to Kiama and Terralong Street in which it stands'.⁶⁵

In 1939 Mosckos extensively remodelled the café and converted the garage on the site into a butcher's shop with 'up-to-date tiled front and a new cantilever awning that will also include the laneway at the side'. The *Kiama Independent* reported that 'when the present work, which is estimated to cost £1000, is completed, Mosckos Café will be among the most modern on the Coast for comfort and equipment'.⁶⁶

Con Mosckos ran his café and businesses successfully until his death in 1948. In 1954 the Union Trustee Company of Australia Ltd and Z Simos, executors of his estate, advertised four shops and dwellings and two lock-up shops (66–68, 72–74 and 76–78 Terralong Street) for auction sale on 28 November. 66–68 Terralong Street was listed for sales as lot one. The property was described as 'two single storey shops, iron roofs. Let as Café and Drapery Store, No. 68 having 2-storey dwelling at rear'.⁶⁷ The property was purchased at this date by the lessee of the café, Charles Valavous of Kiama for £8500.⁶⁸ Figure 0.9 shows the 1953 subdivision of the property of the late Con Mosckos into three lots, A, B and C with the latter comprising the single storey shops at 66–68 Terralong Street with a two-storey dwelling at the rear with a right of way.

In 1964, 66–68 Terralong Street was subdivided into two lots as deposited plan 508891. Number 68 was then designated Lot 1 and Number 66, Lot 2. In July the same year Valavous sold 68 Terralong Street to Con and Helen Christie, both of Kiama, café proprietors for \$17,000. Presumably they were leasing the café from Valavous prior to purchasing the building. Meanwhile, Valavous retained ownership of 66 Terralong Street until 1973 when it was sold to John Frederick Shepherd of Kiama, estate agent and his wife Mercy Joyce Shepherd for \$18,000.⁶⁹

Since that time, 66 and 68 Terralong Street have been occupied by a succession of tenants operating a range of businesses.

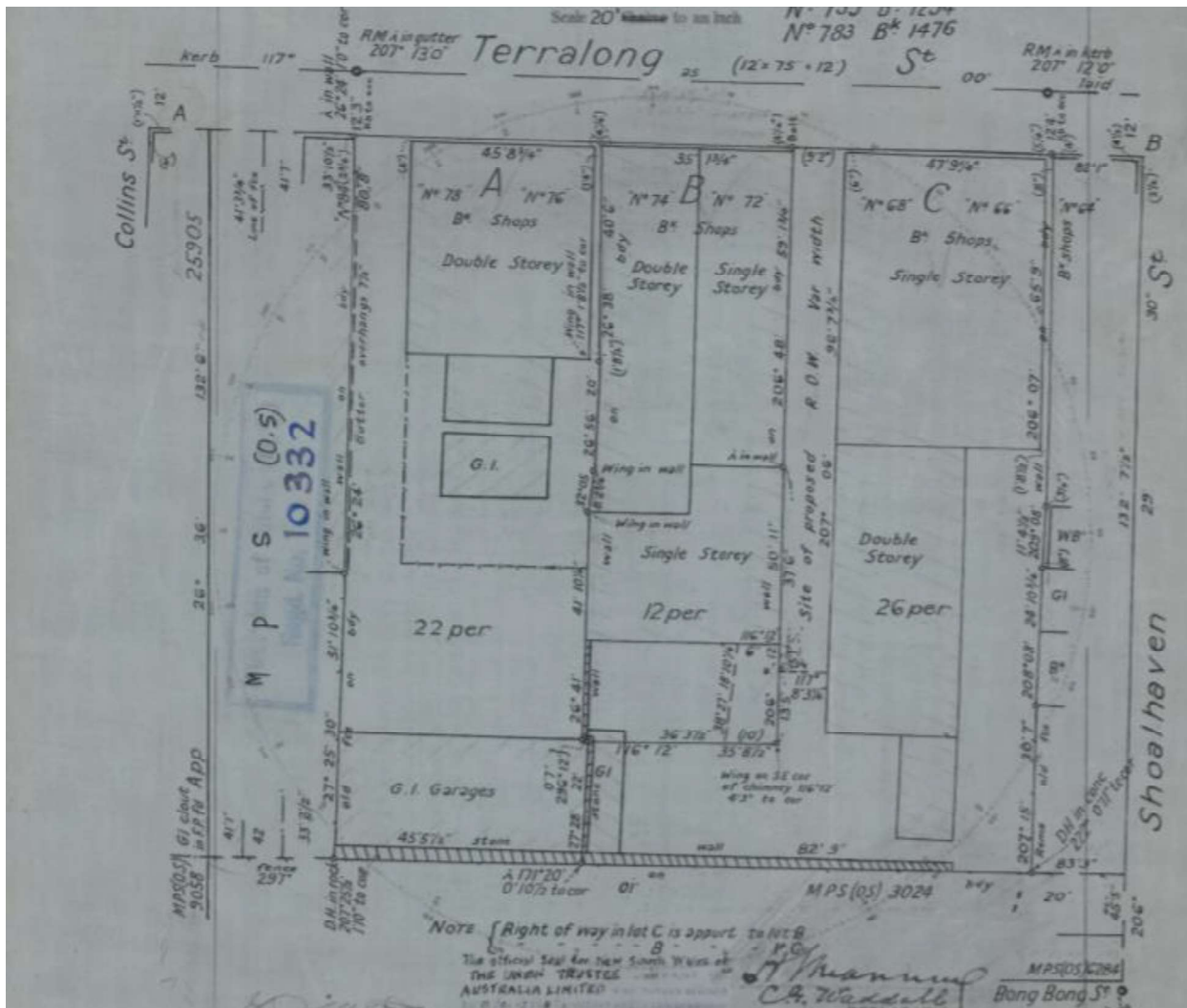


Figure E.9 Block plan of subdivision of part of lots 1 and 2 of section 15 of the Town of Kiama, 1953. 66–68 Terralong Street located on Lot C. (Source: NSW Land Registry Services, DP 160332)

150 Terralong Street

150 Terralong Street is located on part of Lot 2 of section 32 of the Town of Kiama. Lot 2 was a sizeable allotment comprising two acres and two roods originally granted by purchase to Thomas Graves on 22 December 1846. It appears the allotment was subdivided, possibly after 1877–1878, as in January 1883 John Honey sold a portion of Lot 2 to Kiama labourer Thomas Newing. He in turn sold same to Walter Cornford of Gerringong, painter for £48/4.⁷⁰ Given the rapid turnover in ownership, it is likely the land was undeveloped at this date.

W Cornford, painter, glazier and paperhanger, advertised to residents of Kiama and surrounding districts that he had moved into town 'next to Mr J Sewell's, Terralong Street'.⁷¹ It is possible that this refers to the cottage as Cornford had purchased the land the year before.

The 1884–1885 rate book names Water Cornford as the owner of a property in Terralong Street with an assessed value of 13 shillings and 6 pence. By 1890, the entry indicates this was a house. According to the 1891 Census Cornford is named as the principal householder of a house in Terralong Street occupied by a total of four males and three females. This entry may refer to 150 Terralong Street, though street numbers are absent from the census.

The assessed value was more or less consistent until 1910 when it was described in the rate books as 'land and buildings'. Cornford was elected mayor of Kiama from 1916 to 1919 and was alderman on the

council for 28 years. In July 1927, following the death of his wife he moved to Wollongong to live with his son, Charles.⁷² The next month he instructed JN King to sell his house and land in Terralong Street on 6 September.⁷³ The property was described as '29 perches in Terralong Street on which is erected a comfortable cottage containing 7 rooms and offices'. He died on 1 September, a few days before the auction.

This property was conveyed in February 1928 to Thomas Henry Whittaker of Kiama for the sum of £225. The deed notes that the vendor for this conveyance was Charles Cameron (junior) who was the mortgagee of the property.⁷⁴ Cornford had mortgaged his land in November 1892 to Charles Cameron senior to secure the sum of £250.⁷⁵ Following Cameron's death in 1906, Cornford's mortgage was transferred to his executors then to Cameron's son, also named Charles.⁷⁶

Thomas Henry Whittaker transferred his property in 1934 to his soon-to-be-wife, Lavinia Jane Young for 10 shillings. Included in this transfer was part of Lot 2 of section 21.⁷⁷ She owned this parcel until 1957 when it was sold to Frederick Eber Thurkettle and Ivy May Thurkettle of 182 Terralong Street for £1250.⁷⁸ Grietje Koffeman, a Dutch national, purchased the property in October 1980 from Ivy Thurkettle for \$53,000. She sold the same to Brett King in 1984.

In the early 2000s, the property was subdivided to form a 'battle-axe block' and 150A Terralong Street was built on the rear portion of the land.

Blowhole Point Tennis Courts

The Blowhole Point Tennis Courts are located on part of the Public Recreation Reserve originally gazetted in March 1904 and re-gazetted in September 1964.

The tennis courts were made in 1892 in the depression formed from the excavation of earth during construction of the coffer dams. The *Kiama Independent* reported in August that members of the Kiama Lawn Tennis Club successfully applied to the council to form tennis courts on that site 'so as to escape the effects of the north east and southerly winds'. In return, the club was to pay the annual sum of £1. The agreement was slightly premature as the Blowhole Point Recreation Reserve had not yet been handed over to the council. When this did occur, the agreement was formalised. Two A1 clay tennis courts were formed, the area was fenced and seats erected, with the costs of improvements totalling £20.⁷⁹

At this time, 41 of the 58 members of the club were playing members. They played regularly on the courts and hosted matches with other tennis clubs in the Illawarra district.

In September 1896, the *Kiama Independent* published a feature on Kiama by anonymous writer 'Esperance'. He described the town in detail. Of the Blowhole Point tennis courts, he wrote: 'The tennis courts are made in a hollow close by [the lighthouse] and are tolerably good ones. Here the ladies of the town meet on certain days and refresh the tired players with a cup of afternoon tea'.⁸⁰

In 1900 the Blowhole Point Trustee's received information from the Department of Lands that the tennis club's permissive occupancy of a portion of the recreation reserve was terminated and the club would need to arrange a new agreement with the trustees for the ongoing sum of £1 per year.⁸¹ The Blowhole Point Tennis Club remained active through the 1910s and 1920s following the establishment of the rival Central Park Tennis Club in Kiama. During 1928, £20 was spent on improvements to the courts.



Figure E.10 Historical photograph showing the view looking towards Robertson Basin and Blowhole Point from Pheasant Point, The Blowhole Point Tennis Courts are visible in depression in the ground left of the Pilot's Cottage. (Source: Kiama Library)

The council questioned the viability of the Blowhole Point Tennis Courts in April 1934. Alderman King reported that the club 'would probably not go on and another one wished to get the court and would take it over if the Council would put it in order'. The mayor indicated the site was leased to the club who owned the court. No further action was taken by the council pending further information on the matter.⁸² The tennis club held a meeting one month later, and contrary to Alderman King's belief, the club decided to repair one of the courts via voluntary labour. It also hoped to have increased membership when both courts were in good playing condition.⁸³

The Blowhole Tennis Club notified council in December 1937 they were relinquishing tenancy of the court in Central Park. It appears that the club had abandoned play on the Blowhole Point Tennis Courts as in 1939 alderman Phillips advised that council's caretaker 'should pay some attention to the tennis courts on the Blowhole Point [as] they are going to ruin at the present time'.⁸⁴ Further, he advocated repairing the courts and allowing the holiday campers on the point to use them for free. The council resolved to repair and straighten the fences, take the spoil from around the courts to provide additional space behind the base lines, surface the courts with metal and bitumen and top dress them with emolium and sand, repair and paint buildings, and hire the courts to visitors at a nominal rental.⁸⁵

The tennis courts lay unused through the 1940s and 1950s. Following the closure of the Catholic Club tennis courts, players returned to the old Blowhole Point Tennis Courts. After years of neglect, members of the group repaired and refurbished the courts and club house and installed lighting, power poles and fencing.

Since that time, the tennis club has actively used the courts. They were resurfaced in 2009 when the club received a grant towards the work from the NSW Department of Sport and Recreation. The club continues to lease the courts and pay for the upkeep and maintenance of the property.

Endnotes

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- ² NSW Land Registry Services, OST Deed Bk 283 No 209.
- ³ NSW Land Registry Services, OST Deed Bk 296 No 193.
- ⁴ NSW Land Registry Services, OST Deed Bk 458 No 95.
- ⁵ NSW Land Registry Services, OST Deed Bk 681 No 363.
- ⁶ NSW Land Registry Services, OST Deed Bk 1003 No 743.
- ⁷ NSW Land Registry Services, OST Deed Bk 1295 No 831.
- ⁸ 'Independent Diary', *Kiama Independent*, 10 September 1952, p 1, Trove via NLA <<http://nla.gov.au/nla.news-article101651535>>.
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- ¹³ Kiama Municipal Council Minute Book, 24 January 1916, p77.
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- ¹⁵ Kiama Municipal Council Minute Book, 6 March 1918, p279.
- ¹⁶ 'Advertising', *The Kiama Independent, and Shoalhaven Advertiser*, 5 April 1930, p 3, Trove via NLA <<http://nla.gov.au/nla.news-article102100645>>.
- ¹⁷ NSW Land Registry Services, OST Deed Bk 1729 No 180.
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- ²² NSW Land Registry Services, OST Deed Bk 59 No 37.
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- ²⁴ NSW Land Registry Services, OST Deed Bk 197 No 820.
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- ²⁷ 'Advertising', *The Kiama Independent, and Shoalhaven Advertiser*, 17 December 1878, p 3, Trove via NLA <<http://nla.gov.au/nla.news-article114191591>>.
- ²⁸ NSW Land Registry Services, OST Deed Bk 773 No 22.
- ²⁹ NSW Land Registry Services, OST Deed Bk 2167 No 992.
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- ³¹ 'Advertising', *The Kiama Independent, and Shoalhaven Advertiser*, 23 February 1899, p 3, Trove via NLA <<http://nla.gov.au/nla.news-article101661840>>.
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- ³⁴ 'Advertising', *The Kiama Independent, and Shoalhaven Advertiser*, 16 August 1913, p 3, Trove via NLA Nov 2020 <<http://nla.gov.au/nla.news-article102133286>>.
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- ³⁷ 'Advertising', *The Kiama Independent, and Shoalhaven Advertiser*, 14 October 1939. p 1, Trove via NLA, <<http://nla.gov.au/nla.news-article102593047>>.
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- ⁸⁴ 'Going to Ruin', *The Kiama Independent, and Shoalhaven Advertiser*, 4 February 1939, p 2, Trove via NLA
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- ⁸⁵ 'Works Committee', *The Kiama Reporter and Illawarra Journal*, 22 February 1939 p 3, Trove via NLA
<<http://nla.gov.au/nla.news-article102051182>>.