
PROPOSED HERITAGE LISTING - 64 ROSEBERY ROAD, KILLARA AND 64 ST JOHNS AVENUE, GORDON

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To have Council consider the proposed heritage listing of 64 Rosebery Road, Killara and 64 St Johns Avenue, Gordon, in Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015 ('KLEP 2015').

BACKGROUND:

On 26 April 2022, Council resolved to make an Interim Heritage Order ('IHO') for 64 Rosebery Road, Killara and 64 St Johns Avenue, Gordon using delegated authority, which was gazetted on 29 April 2022.

COMMENTS:

Council commissioned Hector Abrahams Architects to prepare a heritage assessment for the properties at 64 Rosebery Road, Killara and 64 St Johns Avenue, Gordon. The assessment considers that both properties meet the Heritage Council threshold for local heritage listing as heritage items and for an extension of the St Johns Avenue Conservation Area to include 64 St Johns Avenue, Gordon.

RECOMMENDATION:

That a Planning Proposal be prepared and submitted for heritage item listing of 64 Rosebery Road, Killara and 64 St Johns Avenue, Gordon, and extension of St Johns Avenue Conservation Area to include 64 St Johns Avenue, Gordon.

PURPOSE OF REPORT

To have Council consider the proposed heritage listing of 64 Rosebery Road, Killara and 64 St Johns Avenue, Gordon, in Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015 ('KLEP 2015').

BACKGROUND

In March 2022, Council staff were made aware of two potential heritage items at threat of harm. Following an external site inspection of the properties, a preliminary heritage assessment was undertaken by Council staff and completed in March 2022. The preliminary assessment considered both sites to be of sufficient heritage value to warrant an Interim Heritage Order ('IHO') to allow further heritage assessment to take place and prevent any harm to the sites in the interim. The sites were at threat of harm through development applications proposing demolition.

The sites were not protected under the heritage provisions of Council's Local Environmental Plan (other than part of the driveway and part of the detached garage of the 64 St Johns Avenue, Gordon site, which is located within the St Johns Avenue Conservation Area, noting that the remainder of the site, including the dwelling, has no heritage protection). The proposed IHO was to apply to the unlisted land.

On 7 April 2022, the preliminary heritage assessment for both sites were presented and considered by Council's Heritage Reference Committee. The Committee recommended that Council make Interim Heritage Orders under s25 of the NSW Heritage Act for 64 Rosebery Road, Killara and 64 St Johns Avenue, Gordon.

On 26 April 2022, Council resolved to:

- A. Place an Interim Heritage Order under section 25 of the NSW Heritage Act 1977 on 64 Rosebery Road Killara, Lot 2 in DP 1048632 to enable a full and proper evaluation of the heritage significance and prevent any harm to the site in the interim.*
- B. Place an Interim Heritage Order under section 25 of the NSW Heritage Act 1977 on 64 St Johns Avenue, Gordon, part of Lot 2 in DP 183731 (excluding that part of the site contained within St John Avenue Heritage Conservation area C16B) to enable a full and proper evaluation of the heritage significance and prevent any harm to the site in the interim.*

Under the above conditions of the IHO, the order will lapse on 29 October 2022 unless Council passes a resolution to list the items on the Schedule 5 of the KLEP 2015 to protect and manage the items, or it nominates the item for inclusion on the State Heritage Register.

COMMENTS

Commissioned by Council, an independent heritage assessment of 64 Rosebery Road, Killara (Lot 2 DP 1048632) and 64 St Johns Avenue, Gordon (part of Lot 2 DP 183731) was completed by Hector Abrahams Architects. The final assessment for both properties were received in September 2022 and are included as **Attachment A1** for 64 Rosebery Road, Killara, and as **Attachment A2** for 64 St Johns Avenue, Gordon.

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The Hector Abrahams Architects heritage assessments have been prepared in line with Heritage NSW and Heritage Council of NSW guidelines. Only one of potentially seven Heritage Council criteria needs to be satisfied to fulfil the Heritage Council threshold for heritage listing.

The heritage assessments demonstrate that 64 Rosebery Road, Killara, and 64 St Johns Avenue, Gordon, meet the Heritage Council criteria of local heritage significance for local heritage listing for more than one criterion. As a result, the heritage assessments recommend both properties are listed as local heritage items and the St Johns Avenue Conservation Area is extended to include 64 St Johns Avenue, Gordon, on Ku-ring-gai Local Environmental Plan 2015.

Heritage Significance of 64 Rosebery Road, Killara

Hector Abrahams Architects concludes that 64 Rosebery Road, Killara, meets four criteria for local heritage listing for its associational, aesthetic, rarity and representative value. The summary statement of significance is as follows:

64 Rosebery Road is a highly intact English domestic style house with a distinctive arrangement of external elements and dramatic ground floor plan. Designed by Frank l'Anson Bloomfield, it exhibits a high degree of architectural ambition and successful resolution in blending modern planning with English domestic elements and is among the most distinctive of the architect's domestic work.

The houses interior is designed to have a constant connection with exterior spaces, most notably the ground floor axial arrangement that creates a planned vista from the sitting room to the courtyard. Despite later alterations including the enclosure of the loggia, the courtyard and this visual relationship is generally intact. Throughout the house there is a high degree of integrity particularly joinery, cornices and skirting boards. Some notable intact elements include the upstairs 1930s bathroom, archways, porcelain laundry skins and timber fold down table. These elements demonstrate the aesthetic qualities of the house.

It is an expensive and ambitious house that on its elevated siting prominently displays the wealth of its owners. Its less distinctive architectural elements, namely the service quarters, are highly intact and have historical significance by demonstrating the live-in services of an upper-middle class household.

The elevated terraced garden is also distinctive and typical of expensive architecturally designed houses.

Heritage Significance of 64 St Johns Avenue, Gordon

Hector Abrahams Architects concludes that 64 St Johns Avenue Gordon, meets three criteria for local heritage listing for its historic, aesthetic and representative value. The summary statement of significance is as follows:

With its historical connection to the development of a distinctive street in Gordon, following its subdivision in 1912, this house is a good and intact example of an interwar to mid-century middle-class house on Sydney's North Shore. Its English Cotswold form mixed with good colonial revival and art deco detailing is highly intact and representative of housing trends amongst the middle class in the area. Likely designed in the interwar period but built post war the house is of an

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excellent quality despite supply shortages of the time. The house demonstrates technical achievement in its well-resolved centralised plan.

It has a strong historical relationship to Nos. 66 and 58 St Johns Avenue which were owned and built by Colin Campbell Jnr's brother and parents respectively. The proximity of the family to each is demonstrative of a common practice in the North Shore where the parents bought land, in close proximity to their own, that they later transferred to their children.

The previous ownership, subdivision pattern and house design of 64 St Johns Avenue is representative of the historical social context of the North Shore. The place has aesthetic and representative significance.

In support of the recognised heritage value as outlined above, it is recommended that Council prepare a planning proposal to include 64 Rosebery Road, Killara and 64 St Johns Avenue, Gordon in Schedule 5 of KLEP 2015 as local heritage items and to extend the St Johns Avenue Conservation Area to include 64 St Johns Avenue, Gordon. To support the Planning Proposal a State Heritage Inventory form will also be prepared for each site based on the attached heritage assessments.

INTEGRATED PLANNING AND REPORTING

Theme 3: Places, Spaces and Infrastructure

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

GOVERNANCE MATTERS

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

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

Under the Ministerial Direction Local Planning Panels Direction – Planning Proposals and the delegations granted to the General Manager it is proposed this matter will not be referred to Ku-ring-gai Local Planning Panel on the basis the proposed heritage listings are for existing houses within an established low density residential zone and the proposed heritage listings will not have any significant adverse impact on the environment or adjoining land.

RISK MANAGEMENT

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

FINANCIAL CONSIDERATIONS

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

SOCIAL CONSIDERATIONS

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

ENVIRONMENTAL CONSIDERATIONS

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

COMMUNITY CONSULTATION

As part of making the Interim Heritage Order for the sites, the IHOs were published in the NSW Government Gazette on 29 April 2022. Council advised the property owners on 29 April 2022 that the order had been approved and published in the NSW Government Gazette. The purpose of the IHOs were to enable a full assessment of the properties' heritage significance to be conducted.

The affected property owners were notified of this report going before Council and will be further notified and have the opportunity to provide feedback if Council supports the listings in a planning proposal during the formal exhibition period.

Should the Planning Proposal receive a favourable Gateway Determination, it will be exhibited in accordance with the Department's Gateway Determination requirements and with explanatory heritage information. This will involve appropriate notification and receipt of submissions on the draft Planning Proposal from the relevant State agencies and the general community, and a further report back to Council regarding this matter.

INTERNAL CONSULTATION

Consultation with relevant Departments of Council has taken place in preparing this report. In addition, Council's Heritage Reference Committee reviewed the proposed heritage items and supported the listings with a recommendation for Council to make the Interim Heritage Orders.

SUMMARY

An assessment of heritage significance supports that the properties at 64 Rosebery Road, Killara and 64 St Johns Avenue, Gordon are worthy of inclusion as heritage items on Schedule 5 of the KLEP 2015, and in an extension of St Johns Avenue Conservation Area for 64 St Johns Avenue,

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Gordon. The purpose of this report is to instigate Council's commencement of a Planning Proposal in relation to these listings.

RECOMMENDATION:

That:



- A. A Planning Proposal be prepared to include 64 Rosebery Road, Killara, and 64 St Johns Avenue, Gordon, as local heritage items in Schedule 5 of Ku-ring-gai Local Environmental Plan 2015 and to extend St Johns Avenue Conservation Area to include 64 St Johns Avenue, Gordon.
- B. The Planning Proposal be forwarded to the Department of Planning and Environment for Gateway Determination.
- C. Council request the plan making delegation under Section 3.36(2) of the EP&A Act for this Planning Proposal.
- D. Upon receipt of a favourable Gateway Determination, the exhibition and consultation process is to be carried out in accordance with the Gateway Determination and requirements of the Environmental Planning and Assessment Act, 1979.

Angela Smidmore
Urban Planner

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Team Leader Urban Planning

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Heritage Specialist Planner

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Acting Director Strategy & Environment

Attachments:	A1 	64 Rosebery Road Heritage Assessment	2022/274204
	A2 	64 St Johns Avenue Heritage Assessment	2022/274203

FOR ACTION

ORDINARY MEETING OF COUNCIL – 18/10/2022

TO: Urban Planner (Smidmore, Angela)

Subject: Proposed heritage listing - 64 Rosebery Road, Killara and 64 St Johns Avenue, Gordon
Minute Number: 231
Notes:
File Reference: S10066 2022/272195

Resolved:

[Moved: Councillors Spencer/Kay]

That:

- A. A Planning Proposal be prepared to include 64 Rosebery Road, Killara, and 64 St Johns Avenue, Gordon, as local heritage items in Schedule 5 of Ku-ring-gai Local Environmental Plan 2015 and to extend St Johns Avenue Conservation Area to include 64 St Johns Avenue, Gordon.
- B. The Planning Proposal be forwarded to the Department of Planning and Environment for Gateway Determination.
- C. Council request the plan making delegation under Section 3.36(2) of the EP&A Act for this Planning Proposal.
- D. Upon receipt of a favourable Gateway Determination, the exhibition and consultation process is to be carried out in accordance with the Gateway Determination and requirements of the Environmental Planning and Assessment Act, 1979.

CARRIED UNANIMOUSLY

[Open Item in Minutes](#)
