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HERITAGE ASSESSMENT & OPPORTUNITIES & CONSTRAINTS

Montefiore Hunters Hill

Prepared for
SIR MOSES MONTEFIORE JEWISH HOME
November 2021

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director, Heritage	Jonathan Bryant, B Sc Arch (Hons), B Arch Hons, M Herit Cons, M.ICOMOS		
Heritage Consultant	Rebecca Zulaikha, B Fine Arts (Hons), B Landscape Architecture, Grad Cert Herit Cons		
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The planning proposal report, urban design report, development control plan and bush fire report have been updated to reflect the recommendations of the Sydney North Planning Panel determination dated 18 May 2026. Where there is any inconsistency between this report and the planning proposal report, urban design report, development control plan or bush fire report, those documents (dated June 2026) prevail to the extent of the inconsistency.

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CONTENTS

1.	Executive Summary	1
2.	Introduction	4
2.1.	Introduction	4
2.2.	Site Location	4
2.3.	Methodology	5
2.4.	Author Identification	5
3.	Site Description	6
3.1.	Site Setting.....	6
3.2.	Site Description.....	8
4.	Historical Overview	16
4.1.	Area History	16
4.2.	the Site – Historical Summary	24
4.3.	Phases of Development.....	31
5.	Comparative Analysis.....	36
5.1.	Montefiore Garden	36
5.2.	Cyril Rosenbaum Synagogue	40
5.2.2.	Summary of Comparative Analysis	46
6.	Heritage Significance.....	47
6.1.	What is Heritage Significance?	47
6.2.	Heritage Listing	47
6.3.	Significance Assessment.....	47
6.3.1.	Montefiore Garden.....	47
6.3.2.	Assessment of Significance – Montefiore Garden	48
6.3.3.	Statement of Significance – Montefiore Garden	51
6.3.4.	Assessment of Significance – Cyril Rosenbaum Synagogue	51
6.4.	Statement of Significance – Cyril Rosenbaum Synagogue	55
7.	Obligations.....	56
7.1.	Obligations Arising From Statutory and Non-Statutory Requirements	56
7.1.1.	Heritage Listings.....	56
7.1.2.	Legislation & Policies.....	57
7.2.	Obligations Arising from Heritage Significance and integrity of Fabric/Elements.....	59
8.	Opportunities and Constraints	62
8.1.	Introduction	62
8.2.	Heritage Significance	62
8.3.	Draft Masterplan	64
9.	Conclusion	65
10.	Bibliography and References	68
10.1.	Bibliography	68
10.2.	References.....	68
11.	Disclaimer	69

Appendix A Baseline Archaeology Assessment

Appendix B Draft Masterplan

FIGURES

Figure 1 Locality map with the subject site outlined in red.	5
Figure 2 Aerial view of subject site outlined in red.	6
Figure 3: Looking east along High Street.	7
Figure 4: Contemporary dwelling located on western side of subject site – adjacent to current main entrance to Montefiore home.	7
Figure 5: Boronia Park opposite subject site.	7
Figure 6: Looking north along Gaza Avenue.	7
Figure 7 – Looking east along Barons Crescent.	7
Figure 8: Looking west along Barons Crescent.	7
Figure 9: Main entrance towards High Street.	8
Figure 10: Looking north along front entrance driveway.	8
Figure 11: Garden fountain.	9
Figure 12: Circular driveway with garden feature.	9
Figure 13: Looking east towards garden.	9
Figure 14: Looking south towards garden.	9
Figure 15: Looking north east towards garden.	9
Figure 16: Looking north east along driveway towards existing main building and vehicle drop-off zone.	9
Figure 17: Plan of existing Montefiore Hunters Hill campus assets.	10
Figure 18: Site Plan showing the general phases of development of the site.	11
Figure 19: By Joseph Fowles From the collections of the State Library of New South Wales [MSS B1310, p 153]	17
Figure 20: Residence at Hunters Hill, c.1875-1880s.	18
Figure 21: St Joseph's College, Hunters Hill, 1940.	19
Figure 22: Map of the Municipality of Hunters Hill, 1886.	21
Figure 23: Atlas of the Suburbs of Sydney – Hunters Hill 1889-1894.	21
Figure 24: Fig Tree Bridge under construction, Lane Cove River c1874-75.	22
Figure 25: Fig Tree House and wharf, Hunters Hill c1900-10.	23
Figure 26: 'But if we demolish the pub instead won't we be accused of acting against Australian tradition?' 1959.	24
Figure 27: Plan of Allotments and Portions, Field of Mars, Parish of Hunters Hill, 1887. Approximate location of subject site outlined in red.	26
Figure 28: 1886, Vol. 777 Fol. 250.	27
Figure 29: 1886, Vol. 777 Fol. 247.	27
Figure 30: 1885, Vol. 777 Fol. 236.	27
Figure 31: 1886, Vol. 777 Fol. 237.	27
Figure 32: Image of the Sir Moses Montefiore Home at Hunters Hill, 1939.	28
Figure 33: Army soon to vacate Montefiore Home.	29
Figure 34: Photograph of Montefiore Home in 1971 showing the Cyril Rosenbaum Synagogue.	30
Figure 35: 1943 aerial. Approximate location of subject site shown outlined in red.	31
Figure 36: 1955 aerial, Approximate location of subject site shown outlined in red.	31
Figure 37: 1965 aerial. Approximate location of subject site shown outlined in red.	32
Figure 38: 1970 aerial. Approximate location of subject site shown outlined in red.	32
Figure 39: 1986 aerial. Approximate location of subject site shown outlined in red.	33
Figure 40: 1991 aerial. Approximate location of subject site shown outlined in red.	33
Figure 41: 1994 aerial. Approximate location of subject site shown outlined in red.	34
Figure 42: 2005 aerial. Approximate location of subject site shown outlined in red.	34
Figure 43: 2021 aerial. Approximate location of subject site shown outlined in red.	35
Figure 44 – Temple Emanuel, Wollahra, designed by Samuel Lipson, 1941.	44
Figure 45 – Kehillat Kadimah Synagogue, Rose Bay, designed by Neville Guzman, 1957-1958.	44

Figure 46: Chevra Kadisha, Woollahra, designed by Samuel Lipson and Peter Kaad, c1950s.	45
Figure 47: Sephardi Synagogue, Woollahra, designed by Hugh Buhrich, 1962.	45
Figure 48 – North Shore Synagogue, Lindfield, designed by Hans Peter Oser, 1957.	45
Figure 49: Strathfield Synagogue (since closed), designed by Hans Peter Oser, 1958. Listed as a Local heritage item (Item No. I232) under the Strathfield LEP 2012.	45
Figure 50 – Temple Beth Israel War Memorial Sanctuary, St Kilda, Victoria. Designed by Harry Hershberg in 1958-1959.	45
Figure 51: Elwood Talmud Torah, Elwood, Victoria. Designed by Kurt Popper, 1973.	45
Figure 52 – South Caulfield Hebrew Congregation, South Caulfield, Victoria, designed by Kurt Popper, 1963.	46
Figure 53: Kew Jewish Centre (also known as Bet Nachman now Kew Hebrew Congregation), Kew, Victoria, designed by Anthony Hayden, 1962.	46
Figure 54 – Extract of heritage map with the subject site outlined in red.	47
Figure 55 – Grading of significance on the site.	60
Figure 56 – Preliminary Significant Tree Plan, Montefiore Home.	61

TABLES

Table 1: Montefiore Hunters Hill Campus Buildings	12
Table 2 – Comparative Analysis: Historical Gardens for Healthcare Facilities	36
Table 3 – Comparative Analysis: Aaron M. Bolot	41
Table 4 Assessment of Heritage Significance	48
Table 5 Assessment of Heritage Significance	51
Table 6 Heritage Listings	56

1. EXECUTIVE SUMMARY

The following report is provided for the Sir Moses Montefiore Jewish Home in conjunction with the Masterplan for the redevelopment of the Montefiore Hunters Hill campus (subject site).

The whole of the Montefiore Hunters Hill subject site is identified as a Local heritage item, being ‘Garden – Montefiore Home’ (Item No. I472) under Schedule 5 within the Hunters Hill Local Environmental Plan (LEP) 2012 and is in vicinity of Boronia Park, which is also identified as a Local heritage item (Item No. I86) under the Hunters Hill LEP 2012.

This report provides a heritage assessment of the Montefiore Hunters Hill campus (subject site) and identifies opportunities and constraints for the site with regard to European (Built) heritage comprising of varying stages of building development and the landscape setting and garden. A Baseline Archaeological Assessment prepared by Urbis investigates the Aboriginal and historical archaeological context of the site accompanies this report.

As identified in Section 8 of this report there are opportunities and constraints that need to be considered as part of the design development of future planning and expansion of the site. Key opportunities and constraints identified for the site are as follows:

- The assessment and statement of significance as set out in this report is to be accepted as the basis for future conservation and management of the fabric and values of the place as set out in Section 5.
- Decisions about works to each element (including maintenance, repairs or more extensive construction and development of new buildings) must always consider the impact on the significance of the place, both as a whole and on individual components. Within Montefiore Hunters Hill campus, individual elements should be managed in accordance with the assessed level of significance and recommendations herein.
- Fabric, spaces, and elements of the site identified as being of high significance, such as the garden and its setting need to be retained and conserved.
- In our opinion the Cyril Rosenbaum Synagogue designed by Aaron Bolot and constructed in 1964 has some heritage significance and contribution to the overall site, noting that the synagogue is an anachronistic design for its period and its conservative aesthetic is not as innovative as the architectural forms that Bolot was adopting at this time.
- It is acknowledged that the current location of the synagogue towards the northern boundary is not ideal for the residents to access and that a more centrally located synagogue in the future may be more suitable.
- It is also understood that the removal of the synagogue may facilitate a better overall outcome for the ongoing use of the site as a care facility. It is noted that the retention or removal of the synagogue will have no impact on the primary significance of the site identified in the LEP as the Garden. Prior to its removal, a Photographic Archival Recording should be undertaken of the place, which must be prepared in accordance with the NSW OEH Heritage Division’s Guidelines for ‘Photographic Recording of Heritage Items Using Film or Digital Capture’. As well, consideration should be given to strategic salvaging and interpretation.
- An analysis of remaining built structures located on the subject site concludes that they make no contribution to the heritage significance of the site and therefore it has been determined that these buildings can be removed or altered to facilitate future development and expansion of the site provided there is no adverse impact on the garden.
- Any works/new development should not adversely impact on the significance of the place as a whole or on individual elements and should promote and facilitate the conservation of significance.
- The Montefiore Hunters Hill campus is identified as a Local heritage item, being ‘Garden – Montefiore Home’ (Item No. I472) under Schedule 5 within the Hunters Hill Local Environmental Plan 2012. The heritage item curtilage is defined under the LEP (refer to Figure 54). This report provides an in-depth heritage analysis of the overall site and has identified that there is a substantial area within the subject site that is suitable for future development and expansion of the Montefiore Home.
- Any future development on the site that bounds the identified heritage Montefiore Garden should mitigate the impact of mass and overshadowing of the garden by utilising design devices such as terracing levels above ground floor and through articulation of the façade, this could be achieved through subtle variation

of materials. Verticality in the rhythm of the building and a strong sense of solid to void, would also assist in complementing the garden setting.

- New planting could also complement the circa-1939 establishment of the home and could be layered to assist in providing a well landscaped setting for new development. This should be layered with canopy trees.
- Mapping and identifying significant tree species should be sought from a qualified arborist with experience in heritage gardens. Any changes to the Montefiore Garden should be identified and recorded accordingly.
- Advice with regard to Aboriginal and historical archaeology has been provided in a Baseline Archaeology Report prepared by Urbis (refer to Appendix A).

This Heritage Assessment has assisted in developing a Draft Masterplan prepared by Jackson Teece (Appendix B). The following comments are made in respect to the Draft Masterplan:

- The conservation of the Montefiore Garden as identified in the Draft Masterplan, together with the general retention of the internal roadway that bounds the Garden is supported by Urbis.
- There is opportunity to include a kiosk within the Garden as generally indicated on the Draft Masterplan, provided it has no adverse impact on the garden and its setting. Further detailed resolution of this kiosk should be undertaken at the Development Application (DA) stage.
- The Draft Masterplan involves demolition of various buildings across the campus which is supported by Urbis.
- Although the Cyril Rosenbaum Synagogue is identified for retention as part of the Draft Masterplan, the retention or removal of the synagogue will have no impact on the primary significance of the site identified in the LEP as the Garden.
- If this Synagogue is to be removed, a Photographic Archival Recording should be undertaken of the place, which must be prepared in accordance with the NSW OEH Heritage Division's Guidelines for 'Photographic Recording of Heritage Items Using Film or Digital Capture'. As well, consideration should be given to strategic salvaging and interpretation.
- The Draft Masterplan involves an arrangement of new buildings within a location and scale that is supportable from a heritage viewpoint.
- Further detailed resolution of Building D should be undertaken at the DA stage- specifically to ensure satisfactory solar access is permitted on the Montefiore Garden and the health of this Garden is maintained given its heritage value.
- The extent of significant tree retention on the site as shown on the Draft Masterplan is supported by Urbis. Mapping and identifying significant tree species should be sought from a qualified arborist with experience in heritage gardens and this detail should be clearly set out in any DA.
- A detailed Landscape Plan should be prepared to accompany any DA and to further augment the landscaped setting of the Montefiore Garden.
- A detailed Heritage Impact Assessment should be prepared to accompany any DA.
- The conservation of the Montefiore Garden as identified in the Draft Masterplan, together with the general retention of the internal roadway that bounds the Garden is supported by Urbis.
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- Although the Cyril Rosenbaum Synagogue is identified for retention as part of the Draft Masterplan, the retention or removal of the synagogue will have no impact on the primary significance of the site identified in the LEP as the Garden.
- If this Synagogue is to be removed, a Photographic Archival Recording should be undertaken of the place, which must be prepared in accordance with the NSW OEH Heritage Division's Guidelines for

'Photographic Recording of Heritage Items Using Film or Digital Capture'. As well, consideration should be given to strategic salvaging and interpretation.

- The Draft Masterplan involves an arrangement of new buildings within a location and scale that is supportable from a heritage viewpoint.
- Further detailed resolution of Building D should be undertaken at the DA stage- specifically to ensure satisfactory solar access is permitted on the Montefiore Garden and the health of this Garden is maintained given its heritage value.
- The extent of significant tree retention on the site as shown on the Draft Masterplan is supported by Urbis. Mapping and identifying significant tree species should be sought from a qualified arborist with experience in heritage gardens and this detail should be clearly set out in any DA.
- A detailed Landscape Plan should be prepared to accompany any DA and to further augment the landscaped setting of the Montefiore Garden.
- A detailed Heritage Impact Assessment should be prepared to accompany any DA.

2. INTRODUCTION

2.1. INTRODUCTION

The following report is provided for the Sir Moses Montefiore Jewish Home in conjunction with the draft Master planning that is currently being undertaken. The Masterplan is seeking to inform the establishment of new planning controls for the Montefiore Hunters Hill campus (subject site) to allow its staged redevelopment.

The whole of the Montefiore Hunters Hill subject site is identified as a Local heritage item, being ‘Garden – Montefiore Home’ (Item No. I472) under Schedule 5 within the Hunters Hill Local Environmental Plan (LEP) 2012 and is in vicinity of Boronia Park, which is also identified as a Local heritage item (Item No. I86) under the Hunters Hill LEP 2012.

This report provides a heritage assessment of the Montefiore Hunters Hill campus (subject site) and identifies opportunities and constraints for the site with regard to European (Built) heritage comprising of varying stages of building development and the landscape setting and garden. A Baseline Archaeological Assessment prepared by Urbis investigates the Aboriginal and historical archaeological context of the site accompanies this report.

In addition to informing Montefiore of the site’s opportunities and constraints, it is understood this heritage assessment and the accompanying baseline archaeological assessment will be provided to Hunters Hill Council to assist in the development of site-specific controls for the subject site.

Preparation of this advice follows a site inspection undertaken by Jonathan Bryant (Director) and Rebecca Zulaikha (Heritage Consultant) on the 25th November, 2020, 16th November, 2020 and 8th October, 2021.

2.2. SITE LOCATION

The subject site is located at 120 High Street, Hunters Hill within the local government area (LGA) of Hunters Hill. The subject site for the purposes of this heritage assessment is identified in Figure 1 below.



Figure 1 Locality map with the subject site outlined in red.

Source: Six Maps, 2021 with Urbis overlay.

2.3. METHODOLOGY

This Heritage Assessment has been prepared in accordance with the NSW Heritage Division guidelines 'Assessing Heritage Significance' (2001). The philosophy and process adopted is that guided by the Australia ICOMOS Burra Charter 1999 (revised 2013).

Site constraints and opportunities have been considered with reference to relevant controls and provisions contained within the Hunters Hill Local Environmental Plan (LEP) 2012 and the Hunters Hill Consolidated Development Control Plan (DCP) 2013.

2.4. AUTHOR IDENTIFICATION

The following report has been prepared by Rebecca Zulaikha (Heritage Consultant). Jonathan Bryant (Director) has reviewed and endorsed its content.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

3. SITE DESCRIPTION

3.1. SITE SETTING

Hunters Hill is a suburb of the lower North Shore approximately 9 kilometres from the Sydney Central Business District (CBD). The Montefiore Hunters Hill Nursing Home is located at 120 High Street, Hunters Hill, on the north side of the street within the Hunters Hill LGA.

The subject site is a variation of a triangle shaped lot that effectively incorporates a whole street block and has a total area of approximately 40,878sqm. The site is generally bounded by Barons Crescent to the north and east, High Street to the south and Gaza Avenue to the west. The primary frontage of the site is towards High Street, and there is secondary access to the north part of the site from Barons Crescent.

The streets surrounding the subject site are predominantly low-density residential dwellings that comprise of 1-2 storey's in height. They are a mix of both post war and more contemporary infill residential properties. Boronia Park is opposite the subject site on the southern side of High Street which comprises of an urban bushland setting, with walking and cycling tracks, a children's playground and playing fields.



Figure 2 Aerial view of subject site outlined in red.

Source: Six Maps, 2021 with Urbis overlay.



Figure 3: Looking east along High Street.



Figure 4: Contemporary dwelling located on western side of subject site – adjacent to current main entrance to Montefiore home.



Figure 5: Boronia Park opposite subject site.



Figure 6: Looking north along Gaza Avenue.



Figure 7 – Looking east along Barons Crescent.



Figure 8: Looking west along Barons Crescent.

3.2. SITE DESCRIPTION

The Montefiore Home Hunters Hill campus and associated residential properties is generally bound by High Street, Gaza Avenue and Barons Crescent. The site comprises a total area of approximately 40,878 sqm. The campus is made up a number of buildings constructed over a period of approximately 70 years that were all built for the purpose of the aged care facility. The primary frontage of the site is towards High Street to the south, with secondary access also provided via Barons Crescent to the north of the site.

The foundation stone was laid on 21 May 1939 by the former Governor General, Sir Isaac A. Isaacs and the aged care facility was opened in 1939 with a total of 26 residents. Between 1946 to 1996 the campus underwent a series of upgrades and expansions leading to its current configuration comprising of low care hostel, high-care nursing home and dementia-specific accommodation. Today there are 334 residents.¹

The original 1939 building was demolished in circa-1986. The existing main building was constructed in circa-1955 based on information documented in historical aerial photographs. Other buildings located on the site were constructed predominantly during the 1970s and 1990s and are typical of late 20th century institution architecture. The western boundary of the site is characterised by single storey residential houses with frontages towards Gaza Avenue that were predominantly constructed circa-1945-1955 and are typical of the post war architectural style.

The Cyril Rosenbaum Synagogue located to the north of the subject site was constructed in circa-1964 and is considered by Urbis to be the only building located on the site that has architectural merit. A newspaper publication outlines that the synagogue was constructed for 20,000 pounds that was donated by Sydney communal identity, Mr Cyril Rosenbaum in memory of his parents² and was designed by the Montefiores' honorary architect at the time, Arron Bolot.³

The Garden is centrally located towards the High Street boundary and is enclosed within a semi-circular driveway that provides an entry point at the western side of the site and an exit point to the east and provides a lush green space for both residents and staff to enjoy. The 1943 aerial of the site documents that the principal paths, trees and driveway with circular turning point were laid out. The garden is typical of a gardenesque landscape style which was fundamentally interested in displaying a collection of plants and groupings of plants rather than based on spatial design. Within the garden on the edge of the driveway is a circular pond and fountain constructed from sandstone with a decorative sandstone fountain. The south boundary of the site along High Street is enclosed by a high palisade fence and a row of mature Camelia trees.



Figure 9: Main entrance towards High Street.



Figure 10: Looking north along front entrance driveway.

¹ Montefiore website: <https://montefiore.org.au/about-us/our-history/>

² "Synagogue By Rosenbaum", The Australian Jewish Times (Sydney, NSW: 1953-1990), Friday 27 Nov 1964, P1. <https://trove.nla.gov.au/newspaper/article/263103836?searchTerm=cyril%20rosenbaum%20synagogue>

³ "Solemn Ceremony Opens Synagogue" The Australian Jewish Times (Sydney, NSW: 1953-1990), Friday 27 Nov 1964, P1. <https://trove.nla.gov.au/newspaper/article/263104156?searchTerm=cyril%20rosenbaum%20synagogue>



Figure 11: Garden fountain.



Figure 12: Circular driveway with garden feature.



Figure 13: Looking east towards garden.



Figure 14: Looking south towards garden.



Figure 15: Looking north east towards garden.



Figure 16: Looking north east along driveway towards existing main building and vehicle drop-off zone.

A plan of the current Montefiore Hunters Hill campus assets is provided below.

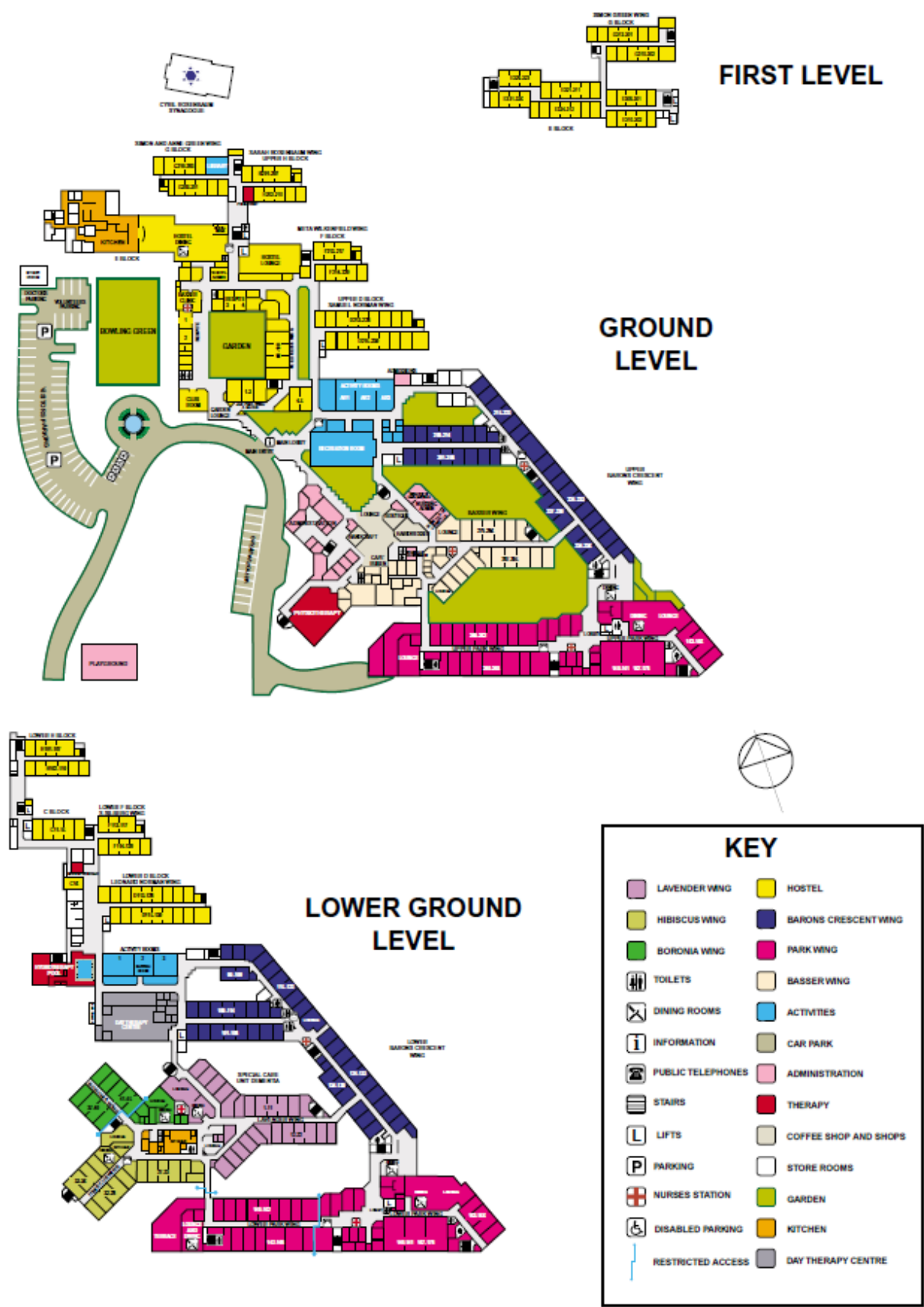


Figure 17: Plan of existing Montefiore Hunters Hill campus assets.
Source: Courtesy of Montefiore Home.



Figure 18: Site Plan showing the general phases of development of the site.

Source: Jackson Teece Architects with Urbis overlay, 2021.

Table 1: Montefiore Hunters Hill Campus Buildings

Building Name	Description
1. Gaza Avenue residential housing (Circa 1945-1955)	The residential dwellings built along the western boundary with frontages towards Gaza Avenue are of varying construction periods comprising of typical post war (circa 1945-1955) construction.

Images



Typical houses along Gaza Avenue.

2. Cyril Rosenbaum Synagogue (1964)

The Cyril Rosenbaum Synagogue is located in the northern part of the subject site towards the Barons Crescent boundary. The synagogue was constructed in 1964 and was designed by the architect Aaron M. Bolot. The building is a modestly designed building that is constructed in a combination of red and dark brick with sandstone decorative details. It is located on flat ground that is retained to the east by a brick retaining wall and beyond the garden. The principal elevation faces to the east, however a secondary entrance located on the southern elevation is the primary main entry/exit that is currently used by the residents to access the synagogue and is defined by a moulded sandstone columns and deep sandstone arched return. The roof is a tiled low pitched hipped roof. Both the northern and southern elevations feature a row of arched windows that are defined by an edge of dark bricks and feature coloured leadlight glass. The walls feature a hit and miss brick pattern to the tops of the wall.

The principal eastern elevation features a covered entrance portico defined by a row of arches that are supported by moulded sandstone columns. Sandstone circumnavigates the internal return of each arch. The elevation features a row of squared leadlight windows with the entrance obscured from view to the western side of the portico and another small amenity room opposite.

The interior of the synagogue is fairly modest and unadorned. Rows of pew seating face towards the west and a stage. There is a shadow edged ceiling with a hidden lighting system. The stained glass arches on the northern and western elevation feature clear and yellow glass with a blue Star of David. The floor is covered by timber floorboards

Building Name

Description

and carpet. The doors are timber panelled doors. The walls are flat plaster moulded with the lower part covered in stained timber panelling. All the timber including the doors, wall panel and seating pews has been done in a matching timber.

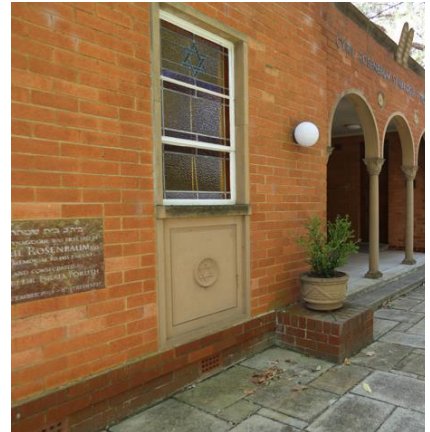
The synagogue is connected to the rear of the main hostel building by a covered walkway and sandstone flagstone paving provides a forecourt for the building. The building is set within a garden setting.



View looking west.



View looking north showing southern and eastern elevation.



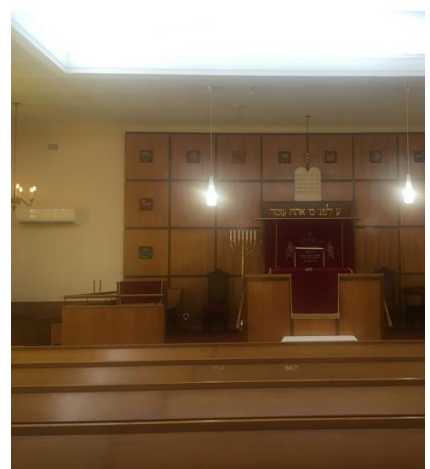
View towards eastern elevation.



View looking north showing southern elevation.



Internal southern elevation.



Internal showing stage area.

Building Name

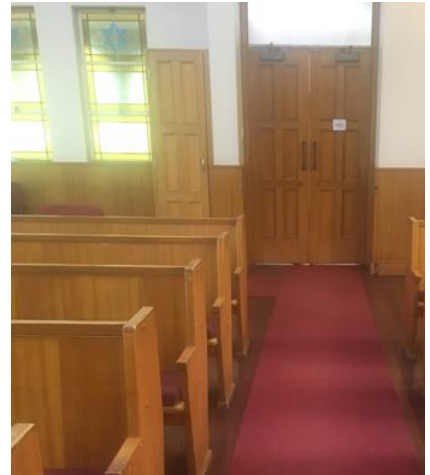
Description



Looking towards eastern internal elevation.



Internal ceiling detail.



Timber pew seating and timber panelled door.

3. Main Central Courtyard Building (Circa 1955-1965)

The main centrally located building was constructed in circa 1955-1965. It was originally constructed as an addition to the original 1939 building, however between 1986 and 1991 the original building was demolished leaving the later built addition in its current footprint. The building is built around a central internal courtyard and features rendered painted masonry wall construction and aluminium framed windows. The interior has been significantly modified over the years and is simple and utilitarian.



Western façade of main central building.



Looking towards front entry.



Hallway looking out into internal courtyard.

Building Name

Description



Internal hallway.



Remnant window frame on lower level.



Remnant window frame on lower level.

4. Post 1975 Buildings and Additions

Between 1975 and 1996 a series of upgrades and expansions occurred on the subject site. The buildings are typical utilitarian driven late 20th century construction.



4. HISTORICAL OVERVIEW

4.1. AREA HISTORY

The following historical account has been reproduced from Dictionary of Sydney, contributed by Beverley Sherry, 2008.

The first colonists who came to Sydney in the late eighteenth and early nineteenth centuries had come from crowded industrial cities in Britain. It is therefore not surprising that a particular suburban ideal began to emerge here, the 'Australian dream', of a house of one's own, set in its own grounds. By the twenty-first century that ideal was challenged by population pressure and economic factors, yet the Sydney suburb of Hunters Hill remains largely intact, and historically important, as the oldest surviving example of the ideal.

The area was sighted by Captain John Hunter when he charted Sydney Harbour in January and February 1788, promptly after the arrival of the First Fleet; Hunters Hill derives its name from Hunter. A high, rugged peninsula, at that time thickly covered with turpentine trees, ironbark, eucalypts, white stringybark, and bloodwood, it is bounded by water on two sides; the Lane Cove and Parramatta rivers. When Hunter made his survey in 1788, this land was the eastern limit of the Aboriginal people of the Ryde district, the Wallumategal, who may have known the peninsula as Moco Boula, meaning 'two waters.' In his journal, Hunter took careful note of the Aboriginal shelters, made out of 'a soft crumbly sandy stone', and observed that some caves 'would lodge 40 or 50 people.' By the 1830s, when the first white settlers came into the area, the Aboriginal people had died from smallpox or been driven from their land. To this day, however, archaeological sites remain in pockets of bushland and undeveloped stretches of foreshore in Hunters Hill. Axe-grinding grooves, rock engravings, hand stencils and middens are reminders of the area's Indigenous Australians.

Early Grant Holders

In the 1830s many of those who were granted or who purchased land in Hunters Hill were shady customers, exhibiting the combination of enterprise and criminality that flourished in the early years of the colony. John Tawell – forger, ex-convict, Sydney's first chemist, exporter of whalebone, zealous Quaker, and murderer – took the prize for notoriety. The most respected of the early landowners was the emancipist Mary Reibey (1777–1855), one of the most astute business-people in the colony of New South Wales. In 1835 she bought 60 acres (24 hectares) of land and soon expanded her holding to 110 acres (45 hectares), which sloped down to the Lane Cove River (Reiby Road indicates the area today). She called it Figtree Farm after a large Port Jackson fig tree nearby and used it as a country retreat from Sydney. She rented it for three years to the artist Joseph Fowles (1810–78), whose unpublished journal of 1838 contains detailed descriptions, the earliest we have, of the natural environment of the peninsula.

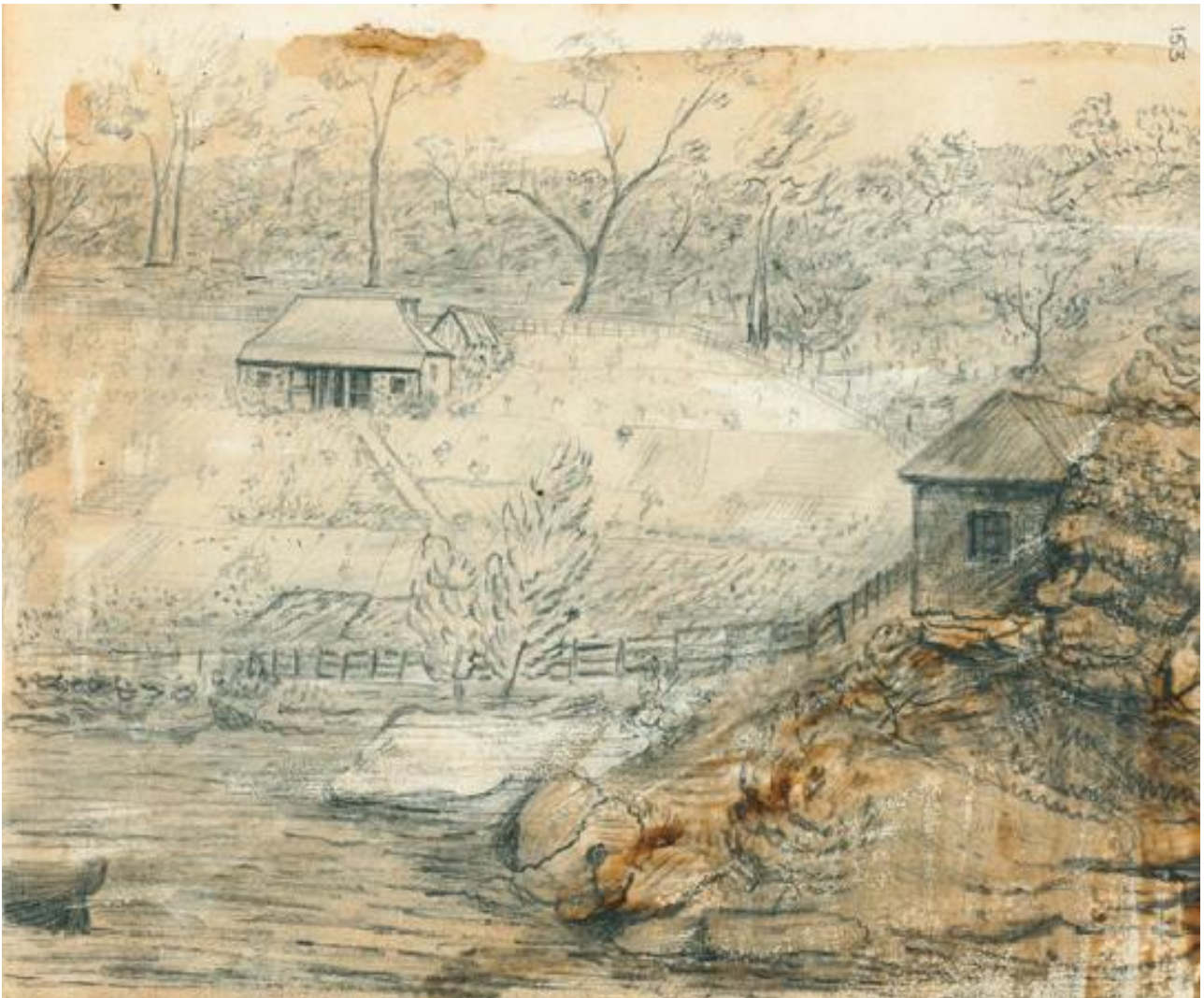


Figure 19: By Joseph Fowles From the collections of the State Library of New South Wales [MSS B1310, p 153]

Source: Journal of a voyage from London to Sydney in the barque Fortune, April 5 - August 31, 1838', Mitchell Library.

A Retreat from the City

The 1840s saw the arrival of entrepreneurs, who saw the suburban potential of Hunters Hill. It was a wooded peninsula accessible to the city but, at the same time, a rather private cul-de-sac in the harbour, and its high ridge with a thoroughfare along the top was ideal for houses overlooking the water, on either side. These early pioneers began quarrying the abundant local sandstone for building, and from the 1840s to the 1880s Hunters Hill developed as a residential retreat from the city. While today most buildings are of brick, with some of timber, the early stone constructions – cottages, larger villas, public buildings, stone walls, and stone steps leading steeply down to the foreshores – are distinguishing features of Hunters Hill. Besides this built environment, the natural environment is characterized by blue water glimpsed through trees, outcrops of sandstone, and areas of native bushland, together with abundant plantings favoured by the European settlers, such as palms, bunya pines, giant strelitzia, and camphor laurels.



Figure 20: Residence at Hunters Hill, c.1875-1880s.

Source: State Library of New South Wales

The French Settlement

The creation of the suburb in the nineteenth century was influenced by an unusual number of colonists from continental Europe. Most eminent were the Frenchmen – Didier Joubert (1816–81) and his brother Jules (1824–1907), who migrated to Australia from the Bordeaux area of France in the 1830s. They were joined by a number of their compatriots, such as Count Gabriel de Milhau, a disaffected nobleman exiled from France for his part in the 1848 revolution, and the entrepreneurial Leonard Etienne Bordier. Didier Joubert, a wine and spirit merchant who ran a business in Sydney town, settled in Hunters Hill in 1847. He purchased Mary Reibey's Figtree Farm, and once his brother Jules joined him in 1854, they began building sandstone villas and laying out subdivisions. Jules was responsible for the most successful of the early subdivisions, the area of Ernest and Ady streets from Alexandra Street to the Lane Cove River.

In 1859 he subdivided it into 26 allotments of varying size, the smaller fronting Alexandra Street, the larger towards the river as sites for marine villas. They were sold and built on in the 1860s and 1870s. The most notable of the Joubert houses is Passy at 1 Passy Avenue, named after the precinct of Passy in Paris and built in 1855–56 as the residence of the French Consul to Sydney. It became a symbol of the French origins of Hunters Hill. In 1858 the Sydney Morning Herald, reporting on a New Year's Day regatta on the Parramatta River, noted that the tricolour flew from the roof of Passy and that Hunter's Hill is looked upon as almost a French settlement, whilst on the land opposite, on the southern shore, is located a society of French clergymen, designated the French Mission. (Sydney Morning Herald, 2 January 1858).

The French clergy were the Marist Fathers, who operated a mission in the South Pacific islands from the 1830s. In 1847, with the help of Didier Joubert, they purchased a house at Hunters Hill as a place to keep their stores and as a rest and recuperation centre for their

missionaries; they named it Villa Maria. The Marist Fathers sold the house in 1864, moved to Mary Street, and transferred the name Villa Maria to the stone monastery and church they built there. The original stone house, now known as The Priory, still stands at the head of Tarban Creek. In the 1870s, the Marist Brothers joined the Fathers in Hunters Hill and established their school, St Joseph's College on Ryde Road. The school building, constructed over a period of time from 1882–1904, is one of the finest sandstone buildings in the suburb. The French Marist Sisters also came to Hunters Hill and in 1908 established a high school for girls on Woolwich Road.

Besides the Joubert brothers, the most productive of the early pioneers was Charles Edward Jeanneret (1834–98). Despite his Gallic name, he was Australian-born of French Huguenot descent, and was listed among the Australian Men of Mark in 1888 as 'one of the successful among the native-born of New South Wales.' He settled in Hunters Hill in 1857 and began a speculative building program which continued until 1895. Like the Jouberts, he purchased land, made subdivisions, and financed the construction of stone houses. The Aboriginal name 'Wybalena' meaning 'resting place' is derived from Tasmania, where Jeanneret's father had worked as a doctor. It had a special significance for the family and today the 'Jeanneret precinct' is centred on Jeanneret's original Wybalena Estate and includes two of his own residences – Wybalena at 3 Jeanneret Avenue, built in 1874 and the smaller Wybalena at 22 Woolwich Road, built in 1895, with the name on both front gates – as well as Wybalena Road.



Figure 21: St Joseph's College, Hunters Hill, 1940.

Source: State Library of NSW.

Italians and Irish

A second group of European settlers who contributed substantially to the creation of the early suburb were Italians. In 1855–56 hundreds of immigrants from the north of Italy and Italian-speaking areas of Switzerland came to Sydney, and some settled in Hunters Hill and worked as stonemasons. As entrepreneurs like the Jouberts and Jeanneret were establishing their building programs, the expertise of these Italian stone masons was invaluable, and they were

employed to construct houses, public buildings, and boundary walls. Closely associated with them was John Cuneo (1825–84), a supporter of Garibaldi who migrated to Australia from Genoa in 1854 and became a prominent business-man in Hunters Hill. During 1861 and 1862, Cuneo built the suburb's first hotel, The Garibaldi. Though now used for offices and shops, The Garibaldi still stands prominently on the corner of Alexandra and Ferry streets, a golden stone building with a classical Italian sculpture in a niche above the door. Of all the Hunters Hill buildings, it is the most evocative of the Italian past.

In sharp contrast to the wealthy landowners, a number of Irish emigrants came to Hunters Hill in the 1850s. The earliest left Ireland at the time of the potato famine, coming with nothing, and yet they contributed to the making of the suburb by working in the quarries and on the construction of roads, walls, and ferry wharves, and by forming a close-knit community with the Marists. The O'Donnells – James, Ann, and their brother Michael – were among the first of these Irish settlers. James worked as a quarryman and Michael sponsored numerous Irish immigrants. Ann married a German shoemaker, John Hellman (later changed to Hillman), and in 1871 they built a cottage of local stone at 38 Alexandra Street, naming it Carrum Carrum after a village in Ireland. More Irish came in the 1870s, among them Felix Cullen, who bought the Mount Leitrim Estate (bounded by Mount, Alexandra, Ferdinand, and Madeline streets), subdivided it, and built houses for sale or rent. He also built a large brick boarding house known as The Gladstone, complete with iron lace. Today it is a landmark on the corner of Mount and Alexandra streets, comparable to The Garibaldi on the corner of Alexandra and Ferry streets.

Some of the quarrymen and stone masons who were employed on the large villas and public buildings also built small independent cottages. Fifty-two such cottages have been identified, the largest collection in Sydney.

A Municipality and a Town Hall

The year 1861 marked a milestone in the history of the suburb, with the establishment of the municipality of Hunters Hill. A Town Hall in Alexandra Street was completed in 1866. The original boundaries of the municipality remain essentially unchanged today, and take in Woolwich, Boronia Park, Huntley's Point, and parts of Gladesville. The pioneering developers and builders actively participated in the council. Jules Joubert was elected as the first chairman from 1861–62 and his brother Didier was the first official mayor 1867–69. Charles Jeanneret held the office of mayor three times and served as an alderman for 30 years between 1863 and 1893, with the exception of 1881 and 1888, when he was a member of the New South Wales Legislative Assembly.

A prime concern of the council was to make life in the suburb more viable by improving transport to the city. The Jouberts operated a ferry service on the Lane Cove side and Jeanneret on the Parramatta side, and the council expanded the ferry services so that by 1886 there were at least 13 wharves in the municipality. In addition, the councillors campaigned strenuously for bridges to be built over the Lane Cove and Parramatta rivers. The first Gladesville Bridge over the Parramatta River was completed in 1881 and the Figtree Bridge over the Lane Cove River in 1885. Hunters Hill also owes its exceptional heritage of trees to the vision of those early councillors. In 1870, under the direction of Mayor Jeanneret, the council introduced a tree policy, planting avenues of trees and giving away trees to residents on the proviso that they be planted near the street frontages. The 1882 Gibbs, Shallard & Co Illustrated Guide to Sydney, the Picturesque Atlas of Australasia (1886) and the Sydney Mail in 1890 all reported enthusiastically on the gardens and tree-lined streets of Hunters Hill.



Figure 22: Map of the Municipality of Hunters Hill, 1886

Source: Robinson and Harrison Higginbotham, National Library of Australia



Figure 23: Atlas of the Suburbs of Sydney – Hunters Hill 1889-1894.

Source: Higginbotham and Robinson, City of Sydney Archives.



Figure 24: Fig Tree Bridge under construction, Lane Cove River c1874-75

Source: State Library of New South Wales

Living at Hunters Hill

Many diverse residents contributed to the character of Hunters Hill. There were those who worked within the suburb –teachers, dairy-keepers, butchers, bakers, gardeners, clergy, and domestic servants –as well as residents who travelled to the city to work. While Hunters Hill is today mainly the preserve of business and professional people, the nineteenth-century suburb was socially more diverse and class-divided. Even in 1915, those who lived on the higher ground of Hunters Hill considered that 'we of the Hill' were a class above the residents of Woolwich at the eastern end of the peninsula, where a considerable amount of maritime industry continued into the twentieth century. Here, some mention should be made of the FitzGerald family. Robert D FitzGerald (1830–92) was a skilled botanist and artist and author of the monumental *Australian Orchids* (published in parts 1875–94). He had migrated from Ireland and made his home in Hunters Hill from 1871. His family remained there. About 1945, his son Robert D FitzGerald wrote his (unpublished) *Reminiscences*, a unique and valuable account of the early harbourside suburb, and his grandson, Robert D FitzGerald (1902–87), became a major Australian poet whose works include some fine Hunters Hill poems. Especially during the first half of the twentieth century, an unusual number of writers, including FitzGerald, lived in the suburb.

The early twentieth century suburb was described by Doris Hughes (1905–c1990), in her unpublished recollections, as 'a lovely country place', and this was confirmed by other residents. Cows were to be seen, fruit trees were ubiquitous, and natural bush extended down to the harbour, where children loved to catch prawns. Many of the larger houses had tennis courts, which added to the spaciousness of the suburb; and as Myee Alvarez (1896–1988) emphasised in her unpublished memoirs, 'there were absolutely no cars'. All the residents of her generation confirmed that the greatest changes they had seen in Hunters Hill were due to successive subdivisions and the increasing presence of the motor car. Until the 1950s, Hunters Hill remained a semi-rural back-water, in spite of the considerable presence of maritime industry at Woolwich.



Figure 25: Fig Tree House and wharf, Hunters Hill c1900-10

Source: State Library of New South Wales

Change, Development and Resistance

The years 1900–1960 saw successive low-density residential development, the growth and eventual decline of the waterside industries, and the sad neglect of many nineteenth-century buildings. Indeed, the state government sanctioned the demolition of historic buildings when an expressway was built over the Lane Cove and Parramatta rivers in the early 1960s, cutting through the suburb. Much lamented was the loss of Didier Joubert's gracious residence St Malo (c1856), demolished in 1961.

By this time, post-World War II development had begun in earnest. In 1959 the local Town Clerk, Roy Stuckey, reported 'tremendous development' and noted that great interest in Hunters Hill was being shown by 'people desiring to develop high density housing.' Strata title was introduced into Sydney in 1961, which resulted in a proliferation of high-rise apartment blocks in many suburbs, and this was set to happen in Hunters Hill. Today the suburb would be studded with high-rise dwellings but for a remarkable grass-roots movement which began in the 1960s. On 7 February 1968, over 500 residents, irate at the demolition of historic buildings and at the prospect of high-density development, met at the Hunters Hill Town Hall. Following the example of the National Trust, they established the Hunters Hill Trust and put up a full board of candidates for the municipal elections in December 1968, the first time a civic trust had done this in Australia. All their candidates were elected. This turned the tide, arresting the demolition of historic buildings and halting the indiscriminate spread of home units.

Since the 1960s, Hunters Hill has been in the vanguard of the Australian conservation movement, and several leading environmentalists have lived there, including Vincent Serventy (1916–2007), Douglass Baglin, Philip Jenkyn and the remarkable 'Battlers for Kelly's Bush.'

The Battlers were 13 local women who banded together to save eight hectares (20 acres) of bushland by the harbour. The land had been a buffer zone on TH Kelly's Sydney Smelting Company land, and when the smelting works closed in 1967 a developer, AV Jennings, took out an option to purchase the site and construct apartments, including three eight-storey blocks. The Battlers enlisted the support of Jack Munday and the New South Wales Builders Labourers Federation, who placed the world's first Green Ban on Kelly's Bush in 1971. In the same year, an oil company, Amoco, attempted to purchase The Garibaldi, demolish it, and build a service station. Again, the people of Hunters Hill rose up, defending this well-loved landmark, until the New South Wales government placed a conservation order on it in 1979. In 1981 the Register of the National Estate classified Hunters Hill as a Conservation Area for its importance as an exceptional low-density garden suburb, which includes many historic buildings and structures.⁴

It was not until 1983, however, that the Battlers for Kelly's Bush finally won their long struggle. The New South Wales government bought the bushland from AV Jennings and made it a permanent public reserve under the care of the Hunters Hill Council. On 3 September 1983, the Premier, Neville Wran, declared, 'This piece of foreshore land has changed the whole face of conservation in Australia'. The Hunters Hill Council's commitment to preserving historic Hunters Hill –both its natural and built environment –was borne out in a major heritage study commissioned by the council, undertaken by Meredith Walker and Associates, and published in 1984.



Figure 26: 'But if we demolish the pub instead won't we be accused of acting against Australian tradition?' 1959.

Source: National Library of Australia.

4.2. THE SITE – HISTORICAL SUMMARY

The subject site comprises a number of allotments including Lot 1 and Lot 2, DP 325793, Lot 2 DP 312298 and Lot 9 and Lot 10 DP 724017 and was originally part of the Field of Mars Common (Figure 27) that was subdivided following the 'Field of Mars Common Resumption Act 1874'. The existing subject site was originally subdivided into four separate land titles as follows:

- Northern part of subject site bounded by Baron Crescent purchased by John James Wood and Alexander Cole in 1885 (Vol. 777 Fol. 250) (refer to Figure 28)

⁴ Australian Heritage Commission, The Heritage of Australia: The Illustrated Register of the National Estate, Macmillan, South Melbourne, 1981, pp 2/28–2/29.

- South western part of subject site towards High Street purchased by Charles Tennant (Vol. 777 Fol. 247) (refer to Figure 29);
- and the south eastern part of the subject site purchased by James Lawson (Vol 777 Fol. 237 and Vol. 777 Fol. 236) (refer to Figure 30 and Figure 31).

The Field of Mars Common subdivision in the late nineteenth century was originally sold for the purpose of establishing estates. However, the subject site and the immediate surrounding area remained undeveloped for much of the twentieth century. The different lots went through different ownerships, however remained largely undeveloped with the exception of a small house that was located at the northern part of the subject site towards Barons Crescent as documented in the 1943 aerial until the purchase of the principal part of the site that spanned between High Street to Baron's Crescent was purchased by Montefiore in 1930 followed by the adjacent lot in 1938.

In 1939, the Montefiore Home opened the Hunters Hill campus with the foundation stone laid on the 21 May, 1929 by the former Governor General, Sir Isaac A. Isaacs. The Montefiore Home Hunters Hill campus catered at the time of opening for 26 adults. A photo was published in *The Australian Jewish Times* in 1939 shows the layout of the original building (since demolished) at this time (Figure 32).

Between 1940 to 1946 the aged care residents were relocated and the Australian armed forces repurposed the Montefiore Home Hunters Hill campus for the war effort (Figure 33). On March, 1946 the Montefiore Home is re-dedicated as an aged care facility at Hunters Hill.

The garden located on the south part of the site towards High Street was laid out as part of the original 1939 site layout with the circular driveway clearly evident in a photograph published in *The Jewish Times* in 1939 (Figure 32) and a substantial amount of the garden including the paths, driveway and planting evident in the 1943 aerial (Figure 35). A publication in the *Australian Jewish News* describes the Montefiore Home and garden in 1939 as follows:

*Set on the Heights of Hunters Hill, there is an atmosphere of peace about the locality which is so desirable. Of course I adore trees and from any point of the Home one's eyes rest on trees, and trees. I began to almost envy the people who will find their home there. The Garden is beginning to get into shape – there is a handsome fountain in it, so cooling...*⁵

The layout and planting of the Montefiore Hunters Hill garden adopted a Gardenesque landscape style. The Gardenesque was a particular design style that was developed in the early nineteenth century as a direct response to the Picturesque tradition of garden design. It was defined by J.C. Loudon, in the *Encyclopaedia of Gardening* in 1834, as:

*the aim of the Gardenesque is to add, to the acknowledged claims of the Repton school, all those which the science of gardening and botany, in their present advanced state, are capable of producing.*⁶

This simple statement represented a radical break from the predominant aesthetic preference for the natural style or picturesque tradition that was defined in terms of the imitation of nature. The characteristic of the gardenesque, in contrast, was achieved by its emphasis on the unique quality of each plant specimen. Trees and shrubs were planted so that each stood alone in order to promote the fullest display of each individual specimen. The use of exotic plants was widely recommended, with the gardenesque clearly linked to horticultural knowledge and the skill of the gardener-designer. The fundamental characteristic of gardenesque landscape design is about the display of the plants as a collection, rather than about spatial design and movement or a journey through the garden. As a result, the Montefiore Garden has been designed to be an inward-looking refuge for the residents and staff, rather than a garden where views beyond the site are considered a part of the design.

From circa-1955, the Montefiore garden was the responsibility of Bernard Harris of Pymble, who lovingly maintained the garden in memory of his wife.⁷ Harris' efforts of tending the garden paid off in both 1971 and 1972, when the garden was awarded second prize in the Aged People's Home category of the Sydney Morning Herald gardening competition. Bernard Harris died in 1974.

⁵ 'Sir Moses Montefiore Jewish Home; Country Club or Home' in *The Australian Jewish News*, Friday 1 December, 1939, P.12.

⁶ A. A. Tait, "Loudon and the Return to Formality," in *John Claudius Loudon and the Early Nineteenth Century in Great Britain*, ed. Elisabeth Blair MacDougall (Washington, DC: Dumbarton Oaks, Trustees for Harvard University, 1980) P.62.

⁷ 'Home Wins Again' in *The Australian Jewish Times*, Thursday 19 October 1972, P13.

During the latter half of the twentieth century the Montefiore Home Hunters Hill campus underwent considerable development and changes including the construction of the Cyril Rosenbaum Synagogue in 1964 designed by the architect, Aaron M. Bolot and the demolition of the original 1939 building in circa 1986 to make way for a bowling green which is now located beneath the carpark on the western part of the subject site.

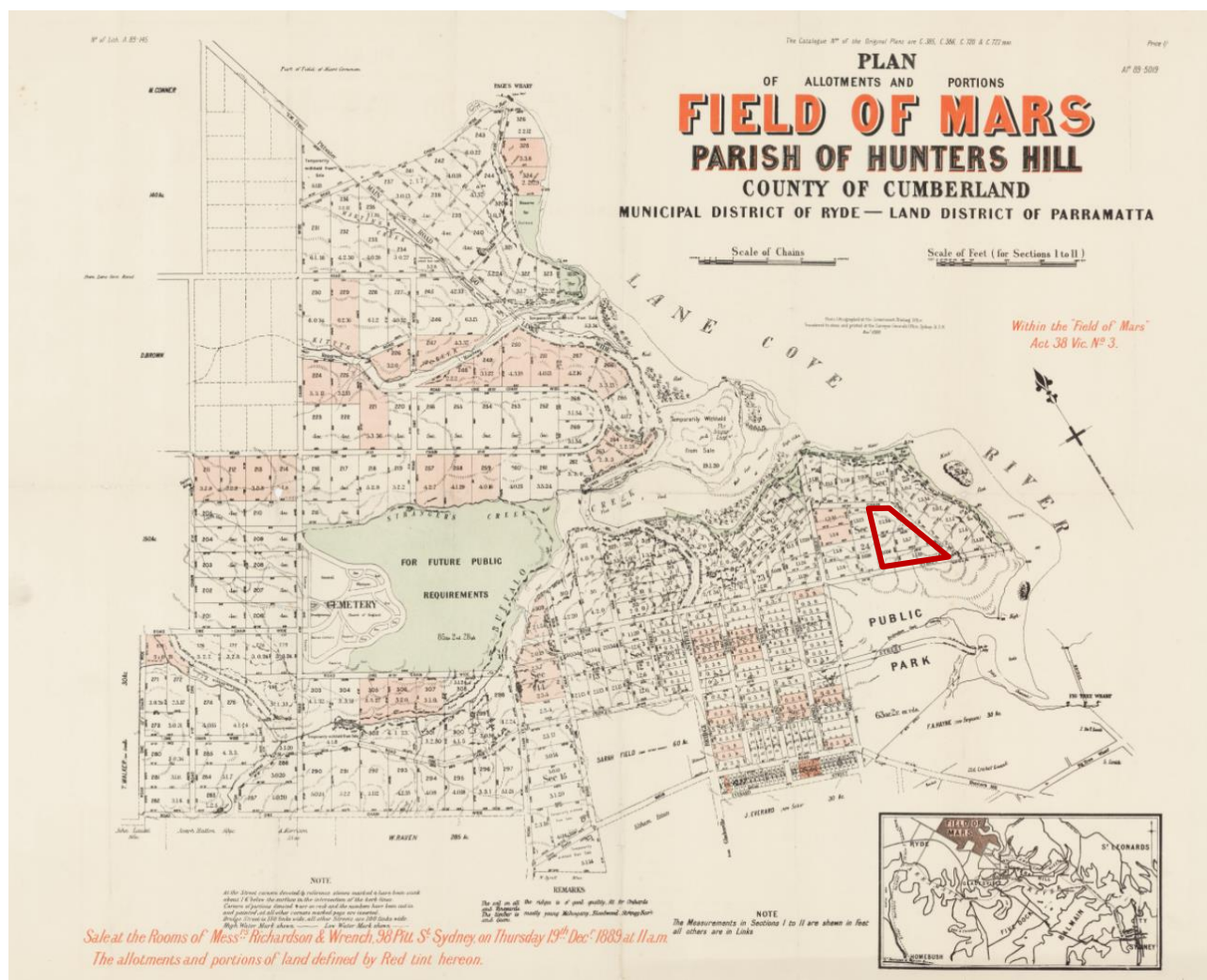


Figure 27: Plan of Allotments and Portions, Field of Mars, Parish of Hunters Hill, 1887. Approximate location of subject site outlined in red.

Source: State Library of NSW.

https://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?dps_pid=IE9006348&change_ing=

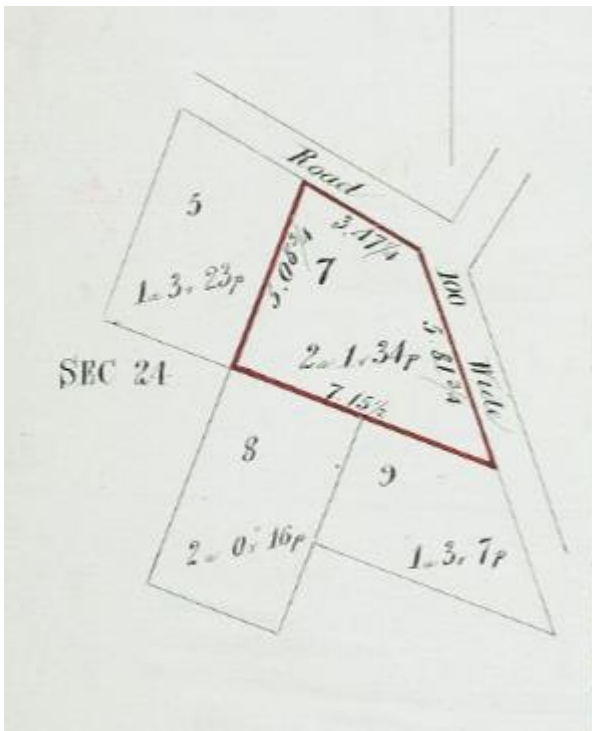


Figure 28: 1886, Vol. 777 Fol. 250

Source: Extract from certificate of title, NSW Land Registry Services, <https://hllv.nswlrs.com.au/>

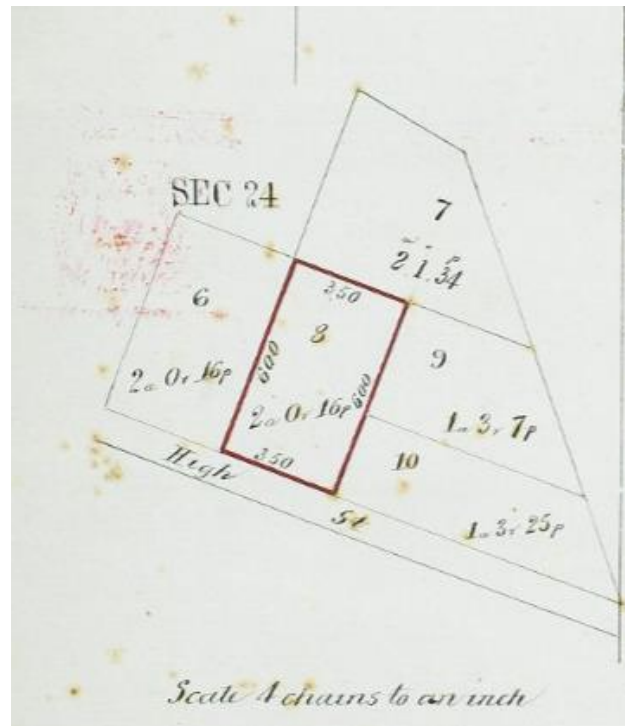


Figure 29: 1886, Vol. 777 Fol. 247

Source: Extract from certificate of title, NSW Land Registry Services, <https://hllv.nswlrs.com.au/>

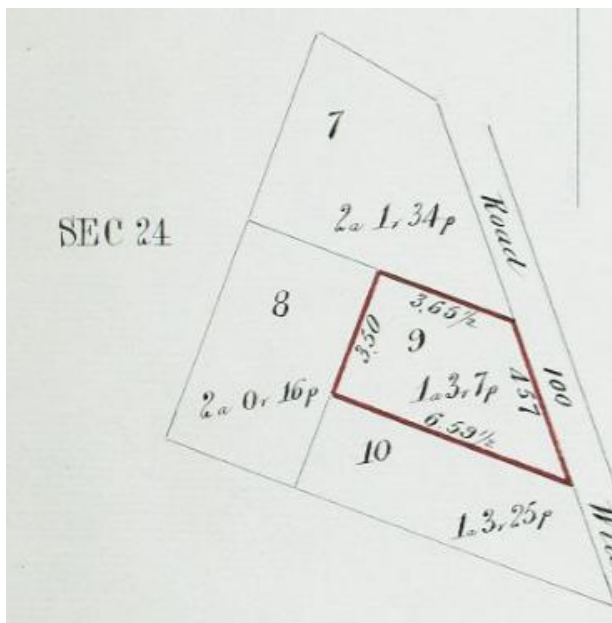


Figure 30: 1885, Vol. 777 Fol. 236

Source: Extract from certificate of title, NSW Land Registry Services, <https://hllv.nswlrs.com.au/>



Figure 31: 1886, Vol. 777 Fol. 237

Source: Extract from certificate of title, NSW Land Registry Services, <https://hllv.nswlrs.com.au/>

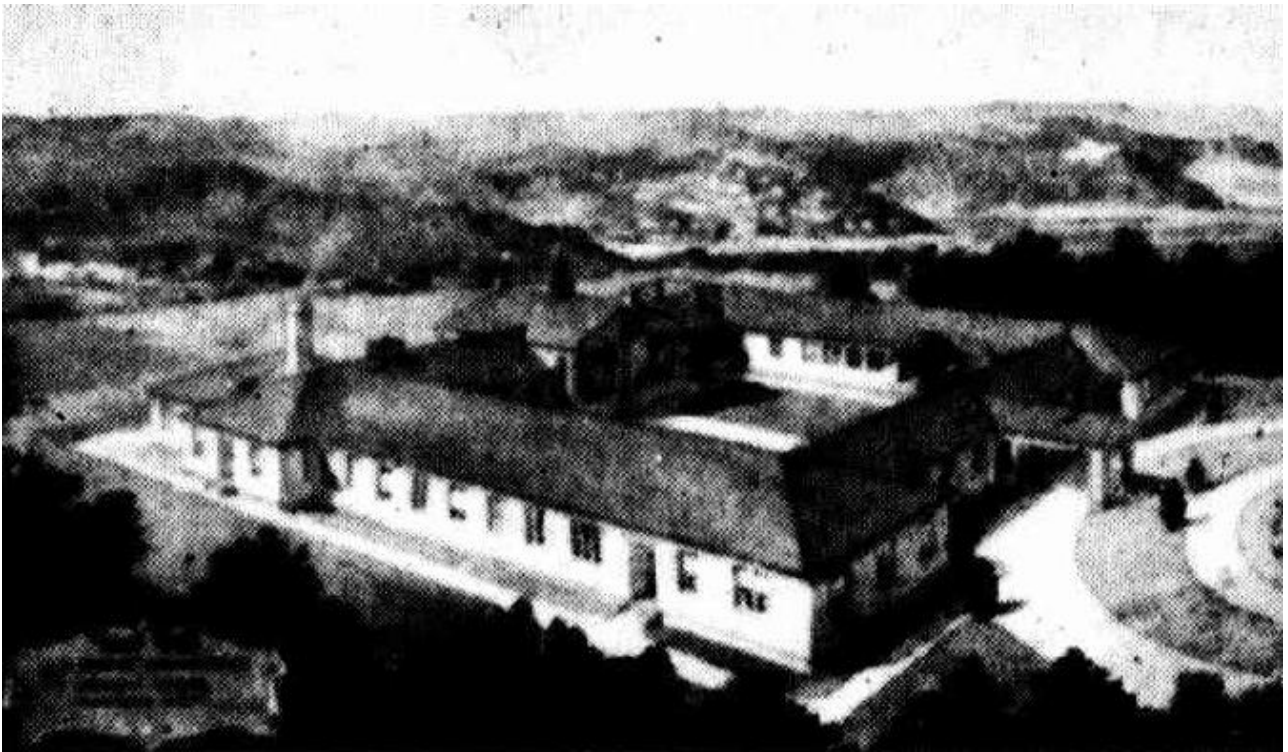


Figure 32: Image of the Sir Moses Montefiore Home at Hunters Hill, 1939.

Source: The Australian Jewish Times, Friday 8 August, 1958, P.5.

Montefiore Homes

Army Soon to Vacate

Three years ago, on June 8th, at the request of the Australian Government, as an urgent war measure in those critical days, the Jewish community placed at the disposal of the Commonwealth Military Forces the Montefiore Home and the Isabella Lazarus Children's Home at Hunters Hill. Since that date, these communal buildings and grounds have played a most important part in the conduct of the Pacific War; the full history of their use and vital importance will be disclosed to the community when "security reasons" permit.

Figure 33: Army soon to vacate Montefiore Home.

Source: *The Hebrew Standard of Australasia*, Thursday 14 June, 1945, P.3.

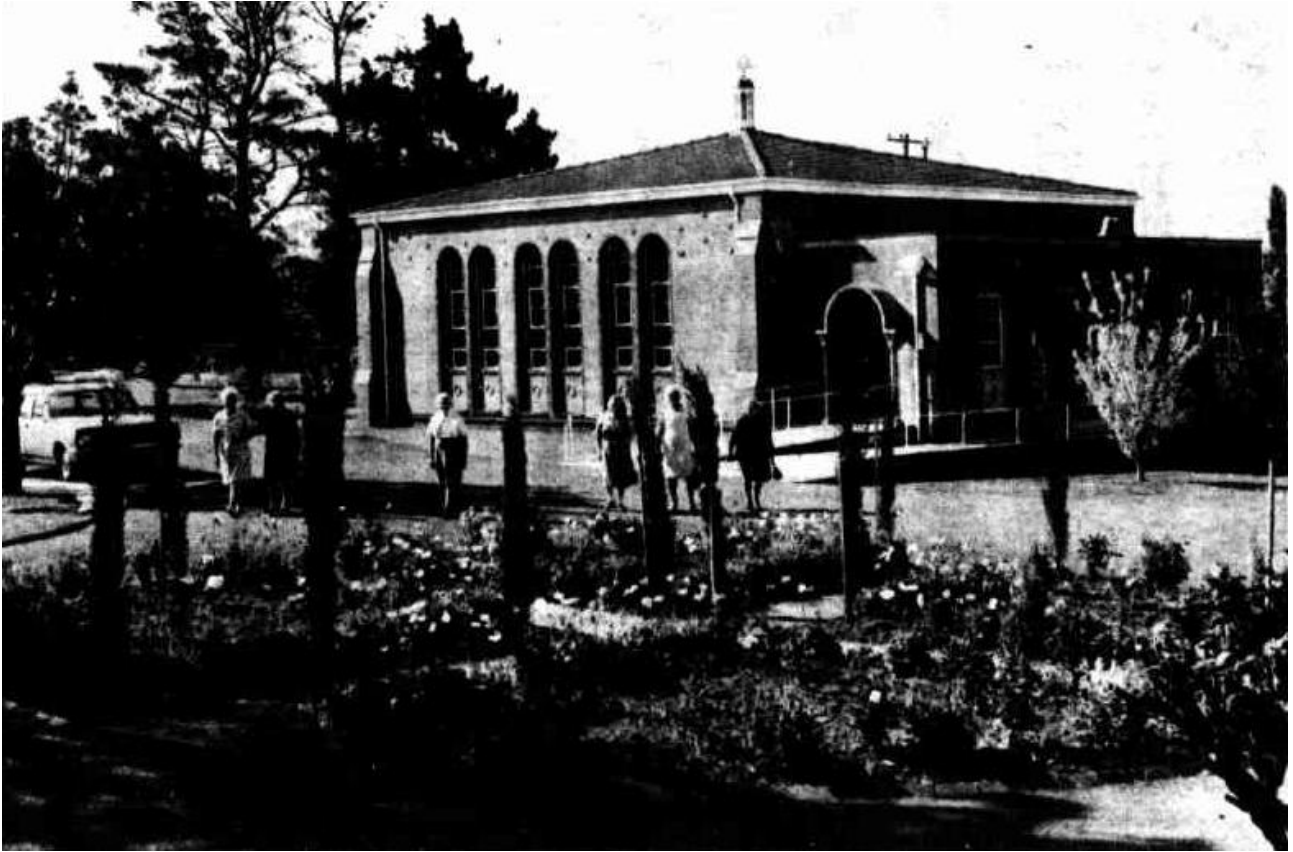


Figure 34: Photograph of Montefiore Home in 1971 showing the Cyril Rosenbaum Synagogue.

Source: *The Australian Jewish Times*, Thursday 28 1971, P.7.,
<https://trove.nla.gov.au/newspaper/article/263133047?searchTerm=montefiore%20hunters%20hill%20garden>

4.3. PHASES OF DEVELOPMENT

The following historical aerial photographs document the development of the site between 1946 to 2021.



Figure 35: 1943 aerial. Approximate location of subject site shown outlined in red.

Source: NSW Government Historical Image Index.



Figure 36: 1955 aerial, Approximate location of subject site shown outlined in red.

Source: NSW Government Historical Image Index.



Figure 37: 1965 aerial. Approximate location of subject site shown outlined in red.

Source: NSW Government Historical Image Index.



Figure 38: 1970 aerial. Approximate location of subject site shown outlined in red.

Source: NSW Government Historical Image Index.



Figure 39: 1986 aerial. Approximate location of subject site shown outlined in red.

Source: NSW Government Historical Image Index.



Figure 40: 1991 aerial. Approximate location of subject site shown outlined in red.

Source: NSW Government Historical Image Index.



Figure 41: 1994 aerial. Approximate location of subject site shown outlined in red.

Source: NSW Government Historical Image Index.



Figure 42: 2005 aerial. Approximate location of subject site shown outlined in red.

Source: NSW Government Historical Image Index.



Figure 43: 2021 aerial. Approximate location of subject site shown outlined in red.

Source: NSW Government Historical Image Index.

5. COMPARATIVE ANALYSIS

5.1. MONTEFIORE GARDEN

The following comparative analysis of the Montefiore Garden has been undertaken through an investigation of landscape settings and gardens that form an integral part of a healthcare facility both historically and currently within New South Wales.

The information contained within the comparative analysis tables has been gathered from the relevant State Heritage Inventory forms, where sites are listed as heritage items, or from relevant online sources.

Whilst the entire site that is currently used for aged care is identified as a heritage item within the Hunters Hill LEP 2012, it is the “Garden” associated with the Montefiore Home that is specifically referred to within the listing on the NSW Heritage Inventory being “Garden, Montefiore Home”.

The Montefiore Garden is a relatively intact and representative example of a garden established in circa-1939 that is an example of the gardenesque style and was developed as an outdoor space for residents to enjoy, relax and socialise. The Montefiore Garden can be seen as part of a history that embraced the landscape setting and garden for their role in patient therapy and reflects the development of the site as an integrated aspect of aged residential care treatment. In comparison to the large cultural landscape settings of Callan Park and Gladesville Hospital, which are both typical examples of the Picturesque landscape style that was interested in views and notions of the ‘borrowed landscape’, the Montefiore Garden has been designed to be an inward-looking refuge for the residents and staff, rather than a garden where views beyond the site are considered a part of the design.

Table 2 – Comparative Analysis: Historical Gardens for Healthcare Facilities

Thomas Walker Convalescent Hospital (Rivendell)		
Address	Hospital Road Concord West NSW	 Source: http://www.davidwallphoto.com/detail/33603-Rivendell-Adolescent-Unit-originally-the-Thomas-Walker-Convalescent-Hospital,-Parramatta-River,-Sydney,-New-South-Wales,-Australia-_aerial.html
Date Established	1890-1893	
Heritage Listing	S.170 NSW State agency heritage register	
Description / Statement of Significance <i>The Thomas Walker Convalescent Hospital grounds are an intact example of Victorian/Edwardian gardens which have maintained an institutional function throughout their whole existence. The grounds are featured by elements of high architectural quality such as the Watergate, which is an extremely rare building type in Australia and the Landgate which is probably the most elaborate building type of its kind to have survived in Australia from the 19th century. Other important garden elements of note are the axial driveway and the paths, which are edged in brick and the fountains which feature in the courtyards.</i>		

The Priory (Gladesville Hospital)

Address	Manning Road, Gladesville NSW	
Date Established	1847-1874	
Heritage Listing	State Heritage Register (SHR Listing #01720)	

Source: <https://www.lifeoutandabout.com.au/gladesville-hospital/>

Description / Statement of Significance

The main building is set on a sandstone terrace and flanked to the south and east and north by further sandstone and in places brick retaining wall terracing, some rectilinear, some curving.

The surrounding landscape includes a number of former outbuildings, structures and their remnants. The stone kitchen is located to the north, stone terraces define the former garden, a brick air raid shelter is located south of the main building. Also to the south is the footprint of a former building described as 'latrine' on an early plan.

Evidence of original plantings exists in the significant clumps of trees to the east, north and west of the Priory building.

Callan Park Grounds (Kirkbride Building)

Address	Manning Road, Gladesville NSW	
Date Established	Circa-1880s	
Heritage Listing	S.170 NSW State agency heritage register	

Source: https://www.tripadvisor.com/LocationPhotoDirectLink-g552115-d6487104-i460680912-Callan_Park-Rozelle_New_South_Wales.html

Description / Statement of Significance

The landscape design and setting of Kirkbride is vital and paramount to the whole design and philosophy of 'moral therapy' treatment evidenced in the intimate design of courtyards through to the long vistas over the hospital grounds and surrounding country. The landscape cannot be separated from the buildings and performs an equal and active function in the creation of the therapeutic environment. It is highly significant that much of the original fabric, character and setting for this major Victorian period design remains intact within a highly developed inner city locality..

Rozelle Hospital (Broughton Hall)

Address Balmain Road Lilyfield NSW

Date Established 1838-1930s

Heritage Listing Listed on the State Heritage Register (SHR No. 00831)



Source: <https://historycouncilnsw.org.au/broughton-hall-brought-to-life/>

Description / Statement of Significance

The house is one of the oldest remaining in the district and has strong associations with the early development and history of the Rozelle area. It is an impressive early Victorian Georgian residence.

*The house is set in extensive grounds, which retain much of their original layout, features and plantings, including a dense planting of NSW and other rainforest tree species, some sent and recommended by Charles Moore, then curator of the Botanic Gardens, Sydney. These are planted along a creekline running north-east of the house, and include the rare rose apple, (*Syzygium moorei*), named after Moore, many species of palms, Bunya pines (*Araucaria bidwillii*), hoop pines, (*A.cunninghamii*), and kauri pines, (*Agathis* spp., most likely *A.robusta*, Qld. kauri).*

Landscape elements include path systems, decorative gateways, greenhouses etc.

*Another garden area north of Broughton Hall is a Japanese garden planted c.1930s, including a red arched bridge and watercourse, Port Jackson pines/ cypress pines, (*Callitris columellaris*) and smooth-barked apple trees or Sydney red gums, (*Angophora costata*) of considerable maturity and beauty.*

Buckland Convalescent Home and Garden

Address 39 Hawkesbury Road
Springwood NSW

Date Established 1881-1934

Heritage Listing	Listed on the State Heritage Register (SHR No. 00831)	 Source: https://www.buckland-rv.com.au/photo-gallery/
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Description / Statement of Significance

The “Building” article of July 12, 1935 (vol. 56, no. 335) – the second of two consecutive editions devoted to hospitals and similar institutions being built at that time) described the hospital, as follows:

‘Every structure to some extent relies upon its garden and immediate surroundings for its final appeal. It is the intention of the architects to concentrate upon the layout of the grounds in which scheme the treatment of the main courtyard will play an important part’.

Cumberland District Hospital

Address	5 Fleet Street Parramatta	
Date Established	1803-1901	
Heritage Listing	Listed on the State Heritage Register (SHR No. 00820)	

Source:
<https://historyandheritage.cityofparramatta.nsw.gov.au/blog/2015/08/12/cumberland-hospital-forgotten-garden-precinct>

Description / Statement of Significance

The complex sits in generous grounds which are both carefully designed, laid out and richly planted with ornamental species, both native and exotic, some representative and some rare. The palette of plants reflects those both in fashion and distributed by Charles Moore, Director of the Botanic Gardens Sydney (1848-96), via the State Nursery at Campbelltown in the 19th century. The range of shrubs and climbers also reflects the richness and variety of 19th and early 20th century garden design and array.

5.2. CYRIL ROSENBAUM SYNAGOGUE

The following comparative analysis of the Cyril Rosenbaum Synagogue has been undertaken through an investigation of the prominent works of Aaron Bolot and twentieth century Synagogue design within New South Wales and Victoria, which are the two capital cities in Australia that have the greatest population of Jewish residents.

The information contained within the following comparative analysis tables has been gathered from the relevant State Heritage Inventory forms, where sites are listed as heritage items, or from relevant online sources, where sites are not listed as heritage items or have since been demolished.

5.2.1.1. Aaron M. Bolot

The following information has been sourced from *The Encyclopedia of Architecture*⁸ edited by Phillip Goad and Julie Willis, 2012 and the *Design & Art Australia Online*, bibliography entry for Aaron Bolot prepared by Davina Jackson, 2015.⁹

Aaron M. Bolot (1900-1989) was born in the Crimea to Russian Jewish parents. The family fled persecution in Russia by moving to the Russian Far East when Bolot was a small child, settling in Vladivostok. In 1911, the family emigrated to Australia and settled in Brisbane, where Bolot eventually studied architecture at Brisbane's Central Technical College. He graduated in 1926 and was awarded the QIA Gold medal for his student work.

In the early 1930's Bolot moved to Sydney, where he worked for Walter Burley Griffin on the Pyrmont and Willoughby incinerators. From 1942 to 1945 he served in the Australian Army in Egypt and New Guinea. Following WWII, Bolot resumed practice until retiring in 1967. Bolot's early body of work includes numerous theatres and cinemas including Liberty Theatre, Castlereagh Street, Sydney (1934), the Hoyts Cinema, Goulburn (1936), the Regal Theatre, Gosford (1937), the Ritz Cinema, Randwick (1937), the New Liberty Theatre in Melbourne, Victoria (1939) and the remodelling of West's Theatre, Nowra (1940). The Ritz Theatre in Randwick is the last known surviving theatre designed by A.M. Bolot.

Following his return from serving in WWII his major projects included an apartment building at 17 Wylde Street, Potts Point (1951), Hotel Rex, Bondi (1955) and Goomerah Apartments, Darling Point (1957-1960). In 1966, Bolot also designed a chapel at the Temple Emmanuel, which is identified as a Local heritage item being 'Emmanuel Synagogue Complex' under the Woollahra Local Environmental Plan (LEP) 2014 and identifies the Neuweg Synagogue, designed by Aaron Bolot, who was a member of the Emmanuel Synagogue congregation as having cultural significance and as an accomplished example of Bolot's work.

Bolot is mostly recognised for his contribution to modern apartment design and included examples such as, 'Ashdown' in Elizabeth Bay was built in 1938 of reinforced concrete and painted in a pure white and his acclaimed 'Wylde Street Cooperative Apartments' in Rushcutters Bay, completed in 1951, featured a dramatic curved façade that was almost entirely glazed.

The Australian Institute of Architects recognised Bolot's contribution to 'Multiple Housing' with the Aaron Bolot Award, which was introduced in 2009.¹⁰

⁸ Information relating to Aaron Bolot has been adapted from the entry for Aaron Bolot from the Philip Goad and Julie Wells (ed.) *The Encyclopedia of Australian Architecture* (2012) pp. 96-97

⁹ *Design & Art Australia Online*, Aaron Bolot, bibliography, prepared by Davina Jackson, 2015. <https://www.daa.org.au/bio/aaron-bolot/biography/>

¹⁰ 'At Home In North Sydney, An Architectural History of a Location; Aaron Bolot', <https://www.athomeinnorthsydney.com.au/aaron-bolot.html>

Table 3 – Comparative Analysis: Aaron M. Bolot

Ritz Theatre		
Address	43 St Pauls Street Randwick NSW	
Date Established	1937	
Architect	Aaron M. Bolot	
Heritage Listing	State Heritage Listing (SHR #00348)	
Description / Statement of Significance		Source: https://www.broadsheet.com.au/sydney/event/10-movie-tickets-ritz-cinema
<i>The Randwick Ritz is a good example of a picture theatre showing the smaller scaling and reduced decoration often applied to suburban theatres. It is one of the few surviving examples of the hundreds of cinemas which were built during the 1930's, the most creative period of cinematic design in Australia. It has many fine pieces of Art Deco decoration in a restrained Art Deco setting. The Ritz Theatre is a record of the cinema culture of the 1930's. The building has an excellent ability to interpret aspirations, uses, tastes and importance of cinema in the society of the 1930s. It is the last known surviving theatre by A.M. Bolot. Following demolition or alteration of most suburban picture theatres, it is now an important and rare survival</i>		

Ashdown Apartments		
Address	96-98 Elizabeth Bay Road Elizabeth Bay NSW	
Date Established	1938	
Architect	Aaron M. Bolot	
Heritage Listing	Not listed.	
Description / Statement of Significance		

Ashdown apartments is a graceful and chic curved window apartment block that uses glass bricks on the four-story façade as a design feature. It faces north east to capture both light and harbour views from the top floors. The building was described by Art in Australia in August 1938 as 'an excellent example of the dignity that comes from well-considered proportions and absolute simplicity'.¹¹

United Co-operative Multi-Home Units

Address	17 Wylde Street Potts Point NSW	
Date Established	1948-1951	
Architect	Aaron M. Bolot	
Heritage Listing	Local Heritage Listing	

Source: <https://www.realestate.com.au/sold/property-apartment-nsw-potts+point-120620277>

Description / Statement of Significance

17 Wylde Street is an outstanding example of an innovative post-war International style residential flat building which was designed by prominent architect Aaron Bolot.

The building, one of the earliest curved apartment buildings in Sydney, demonstrates the influence of European Modernist principles in post World War 2 Architecture. The curved and streamlined horizontal banded façade and segmented radial planning of the building presents a creative and unique design response to an unusual triangular shaped site. The building occupies a prominent position in the townscape being situated at a pivotal corner on the ridge of Potts Point.

One of six apartment buildings developed by the Urban Co-operative Multi-Home Units, 17 Wylde Street, is important in demonstrating an uncommon process for owner residential development in Australia which was an early effort to build flats for owner occupancy other than by mechanism of company title. This process was the forerunner of the Conveyance (Strata) Act 1961, which introduced strata title.

Neue Weg Synagogue

Address	Temple Emmanuel, 7-9 Ocean Street Woollahra NSW
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¹¹ R&W, Elizabeth Bay for sale advertisement, <https://www.rwebay.com.au/ashdown-art-deco-jewel/>

Date Established	1966	
Architect	Aaron M. Bolot	
Heritage Listing	Listed as a local item as part of Emmanuel Synagogue Complex (Item No. 519) under Woollahra LEP 2014.	
Description / Statement of Significance		
<i>The Neuweg Synagogue, designed by Aaron Bolot, who was a member of the Emanuel Synagogue congregation, is of cultural significance as an accomplished example of his work.</i>		

Source: <https://elirab.wordpress.com/2014/02/02/images-of-the-emanuel-synagogue-woollahra-sydney/>

5.2.1.2. 20th Century Synagogue Design

A significant change swept through the small, Anglo-Jewish community of Sydney following the immigration of those fleeing Hitler's Europe and its aftermath. The new arrivals laid the basis for the dramatic changes and evolution of Sydney and its Jewish community. These changes included the formation of the NSW Jewish Board of Deputies in 1945, the Australian Jewish Welfare Society (now JewishCare), the Temple Emanuel (now the Emanuel Synagogue) and Moriah College. With the further influx of Holocaust survivors after the war, the community grew, with a large number of suburban synagogues established.¹²

Following the arrival in 1938-1939 of predominantly European Jews fleeing the Holocaust there was a surge in synagogue building in Sydney to meet the needs of the growing Jewish population. Prior to this typically new congregations first gathered in a dwelling: any enclosed space can be a place of worship in Judaism, with the sole requirement being that a minyan is formed, a quorum of ten adult males. If a congregation became sizeable they would purchase a house in which to congregate, and seek planning permits for the required rezoning. Only when a congregation had the local population and funds to support a purpose-designed synagogue would construction begin.¹³

In the years that followed World War II and through to the 1960s a number of Synagogues were constructed across the Sydney metropolitan area. These included Temple Emanuel, Woollahra (1941), Kingsford/Maroubra, 1946, Parramatta (1948), Strathfield (1949), Chevra Kadisha, Woollahra (1950s), South Head Synagogue (1959), Manly Warringah (1952), Roscoe Street (1955), Yeshivah (1955), Cremorne (1956), North Shore Synagogue (1962), North Shore Temple Emanuel (1960), The Sephardi Synagogue, Woollahra (1962). The partnership between suburban congregation and modern architects was mutually engaged and reflective. Post War architects sought to revise and renew the modernist idiom and looked to religious commissions as fertile ground for architectural experimentation. Eminent architects that were responsible for the above listed synagogues included Neville Guzman, Samuel Lipson, Peter Kaad, Hugh Buhrich, Hans Peter Oser and Aaron Bolot.

Aaron Bolot was responsible for the sanctuary addition to Temple Emanuel, Woollahra known as the Neuweg Synagogue, 1966, one of the later of this group of synagogues and widely recognised as a sensitively designed addition that responds to the original Temple Emanuel building. An article published by Architecture Australia describes its contribution to the Temple Emanuel as follows:

¹² The New South Wales Jewish Board of Deputies, 'History of NSW Jewry', <https://www.nswjbd.org/history-of-nsw-jewry/>

¹³ Townsend, Catherine, 'Making Modern Jewish Melbourne, Schools, Synagogues, Aged Care Facilities and Community Buildings 1938-1979', P.3.

The masonry palette and fenestration details of the Emanuel Temple are loosely recalled, albeit more elementarily. The prayer hall interior is direct and austere, featuring a brick structure, stained-glass windows and plastered interior. Originally facing east along its long axis, the room was reoriented to a northern altar to achieve a wider pattern of assembly. In placement, proportion and sensibility the Neuweg Sanctuary offers a distinct environment from its older counterpart and together they support a variety of experiences in the synagogue precinct.¹⁴

Not surprising, Neuweg Synagogue has many physical similarities with the Cyril Rosenbaum Synagogue, located at Montefiore Hunters Hill, which was constructed two years earlier. The brickwork and choice of bricks is similar and the use of Jewish symbols as decorative features and its unembellished interior. However, the Cyril Rosenbaum Synagogue lends itself to a more traditional architectural form that is reminiscent of an earlier style of architectural design, whereas the Neuweg Synagogue embraces the modernist aesthetic that was more being promoted at the time by Jewish intellectuals, both abroad, as well as in Australia.¹⁵



Figure 44 – Temple Emanuel, Wollahra, designed by Samuel Lipson, 1941.

Source:
[https://en.wikipedia.org/wiki/Emanuel_Synagogue_\(Sydney\)#/media/File:Emanuel-Synagogue-Woollahra-Nov-2019.jpg](https://en.wikipedia.org/wiki/Emanuel_Synagogue_(Sydney)#/media/File:Emanuel-Synagogue-Woollahra-Nov-2019.jpg)



Figure 45 – Kehillat Kadimah Synagogue, Rose Bay, designed by Neville Guzman, 1957-1958.

Source: <https://www.kehillatkadimah.org.au/>

¹⁴ Gusheh, Maryam, 'Exuberant Allegory: Emanuel Synagogue' in Architecture Australia, 30 June 2019, <https://architectureau.com/articles/emanuel-synagogue/>

¹⁵ Ibid.



Figure 46: Chevre Kadisha, Woollahra, designed by Samuel Lipson and Peter Kaad, c1950s.

Source: <https://www.sck.org.au/contact/>



Figure 47: Sephardi Synagogue, Woollahra, designed by Hugh Buhrich, 1962.

Source: Google Streetview, 2020.



Figure 48 – North Shore Synagogue, Lindfield, designed by Hans Peter Oser, 1957.

Source:
[https://commons.wikimedia.org/wiki/File:\(1\)North_Shore_Synagogue_Lindfield.jpg](https://commons.wikimedia.org/wiki/File:(1)North_Shore_Synagogue_Lindfield.jpg)



Figure 49: Strathfield Synagogue (since closed), designed by Hans Peter Oser, 1958. Listed as a Local heritage item (Item No. I232) under the Strathfield LEP 2012.

Source: <https://strathfieldschule.weebly.com/the-final-years.html>



Figure 50 – Temple Beth Israel War Memorial Sanctuary, St Kilda, Victoria. Designed by Harry Hershberg in 1958-1959.

Source:
http://skhs.org.au/SKHSchurches/temple_beth_israel.htm



Figure 51: Elwood Talmud Torah, Elwood, Victoria. Designed by Kurt Popper, 1973.

Source: <https://apo.org.au/sites/default/files/resource-files/2018-06/apo-nid212861.pdf>



Figure 52 – South Caulfield Hebrew Congregation, South Caulfield, Victoria, designed by Kurt Popper, 1963.

Source:
https://becrubenstein.wordpress.com/2014/04/04/jewish-community-haunted-by-anti-semitic-attacks/img_2450/



Figure 53: Kew Jewish Centre (also known as Bet Nachman now Kew Hebrew Congregation), Kew, Victoria, designed by Anthony Hayden, 1962.

Source:
<https://www.boroondara.vic.gov.au/media/52861/download?inline=>

5.2.2. Summary of Comparative Analysis

The subject Cyril Rosenbaum Synagogue located on the Montefiore Hunters Hill campus is a relatively intact and representative example of a suburban synagogue designed by Aaron M. Bolot and constructed in 1964. It is one of three examples of synagogues designed by Bolot in the later part of his career, the others being the Neuweg Synagogue located within the Emmanuel Synagogue complex in Woollahra and the understated Parramatta Synagogue.

The Cyril Rosenbaum Synagogue is not considered to be one of Bolot's significant works. It is not as architecturally refined as the noted example of the Neuweg Synagogue that is part of the heritage listing for Temple Emanuel under the Woollahra LEP 2014 or as innovative as the much-applauded Wylde Street apartment building constructed between 1948-1951, which showcases an interesting amalgamation of Art Deco and Modernist architectural style and is considered a highly progressive architectural experiment in form and function. It is noted that the Cyril Rosenbaum Synagogue is an anachronistic design for its 1964 construction date, and adopts traditional architectural form and detail including the use of columns at the entry of the covered portico, the arched windows and uses Jewish symbolism as a decorative feature such as the detailed leadlight glass windows. The Cyril Rosenbaum Synagogue was clearly a precedent for Bolot's much better resolved Neuweg Synagogue designed two years later. The Cyril Rosenbaum Synagogue is not included as a 'Major NSW Building' on the RAIA NSW Register of Twentieth Century Buildings of Significance, nor has it received any awards. It is not included in any bibliographical records for Aaron Bolot that were accessed for this report, including the entry for Aaron Bolot within *The Encyclopedia of Architecture*.¹⁶

Following WWII the design of synagogues broke aesthetically with the historical styles of the older synagogues in both Sydney and Melbourne. Architects such as Guzman, Lipson, Kaad, Buhrich and Oser in Sydney and Hershberg, Popper and Hayden in Melbourne were experimenting with a progressive form of modernism in their design of synagogues. They adopted a simplicity, lean functionalist and an unpretentious modernism that was prevalent in architecture at the time. Whilst, the Cyril Rosenbaum Synagogue has its own architectural merits as a modestly designed suburban synagogue it is not considered to be making an important contribution to late twentieth century synagogue architecture.

¹⁶ Information relating to Aaron Bolot has been adapted from the entry for Aaron Bolot from the Philip Goad and Julie Wells (ed.) *The Encyclopedia of Australian Architecture* (2012) pp. 96-97

6. HERITAGE SIGNIFICANCE

6.1. WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise the heritage values of a place – why it is important and why a statutory listing was made to protect these values.

6.2. HERITAGE LISTING

The current Montefiore Hunters Hill campus is identified as a Local heritage item, being ‘Garden – Montefiore Home’ (Item No. 1472) under Schedule 5 within the Hunters Hill Local Environmental Plan 2012 and is in vicinity of Boronia Park, which is also identified as a Local heritage item (Item No. 186) under the Hunters Hill LEP 2012. The portion of land within the boundary of the subject site along Gaza Avenue is not identified as having heritage significance.



Figure 54 – Extract of heritage map with the subject site outlined in red.

Source: Hunters Hill LEP 2012, Heritage Map HER_001C

6.3. SIGNIFICANCE ASSESSMENT

6.3.1. Montefiore Garden

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. There are two levels of heritage significance used in NSW: state and local. The following assessment of heritage significance has been prepared in accordance with the ‘Assessing Heritage Significance’ guides.

Noting that a substantial amount of the built heritage located on the site is of mid to late 20th century construction including the residential development along Gaza Avenue, the main courtyard building (c1955-c1965) and the buildings located to the rear of the subject site (c1970s). Historical evidence shows that the remnant 1939 original building on the site was demolished in circa 1986 to make way for a bowling green followed by the current carparking area located to the west of the main building. As such, a significance assessment was not deemed necessary for the majority of the built heritage on the subject site.

The following heritage assessment review provides an overall heritage assessment of the Montefiore Garden, which is identified as a local heritage item under the *Hunters Hill LEP 2012*. This is followed by a heritage assessment of the Cyril Rosenbaum Synagogue that was designed by the eminent architect, Aaron Bolot and constructed in 1964. The assessment of the synagogue has been informed by the comparative analysis included in Section 4.2 of this report.

6.3.2. Assessment of Significance – Montefiore Garden

Table 4 Assessment of Heritage Significance

Criteria	Significance Assessment
A – Historical Significance <i>An item is important in the course or pattern of the local area's cultural or natural history.</i>	The Montefiore Hunters Hill campus was established in 1939 and has operated continuously on the site, apart from a brief interval between 1940 to 1946 when the site was utilised by the Australian Army as part of the war effort The Garden was established in 1939 as part of the original site planning of the Montefiore Hunters Hill campus and is reflective of the early twentieth century subdivision of the site and establishment of the Montefiore Home. It retains early tree plantings throughout the garden such as the Cook Island Pine and the Monterey Pine trees, the fountain, the driveway and the turning circle. The Garden is therefore considered to meet the criteria for Historical significance at the local level.
<u>Guidelines for Inclusion</u> ▪ shows evidence of a significant human activity ☒ ▪ is associated with a significant activity or historical phase ☐ ▪ maintains or shows the continuity of a historical process or activity ☐	<u>Guidelines for Exclusion</u> ▪ has incidental or unsubstantiated connections with historically important activities or processes ☐ ▪ provides evidence of activities or processes that are of dubious historical importance ☐ ▪ has been so altered that it can no longer provide evidence of a particular association ☐
B – Associative Significance <i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i>	The Montefiore Garden has a special association with the residents and staff of Montefiore Hunters Hill since it opened in 1939. The garden also has an association with Mr Bernard Harris who tended and maintained the garden for more than fifteen years from circa-1955 till 1974. These associations are both considered circumstantial and are not considered to warrant a heritage listing under this criterion.
<u>Guidelines for Inclusion</u>	<u>Guidelines for Exclusion</u>

- shows evidence of a significant human occupation ☐ - is associated with a significant event, person, or group of persons ☐	- has incidental or unsubstantiated connections with historically important people or events ☐ - provides evidence of people or events that are of dubious historical importance ☒ - has been so altered that it can no longer provide evidence of a particular association ☐
C – Aesthetic Significance <i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i>	The Montefiore Garden was established in 1939 and is an example of a Gardenesque landscape style that is relatively intact. The garden is sited to provide a grand entrance towards the main buildings that are located to the north of the garden. It is part of a garden tradition that was established in the late nineteenth century and continues today that embraced the therapeutic and curative qualities of garden space within care facilities including mental health care, rehabilitation and aged care facilities and provides an inward-looking refuge for the residents and staff. It remains predominantly intact as an example of a formal style garden in the gardenesque landscape tradition that contains a number of established and significant trees. The Garden meets the criteria for Aesthetic Significance at a local level.
<u>Guidelines for Inclusion</u> - shows or is associated with, creative or technical innovation or achievement ☐ - is the inspiration for a creative or technical innovation or achievement ☐ - is aesthetically distinctive ☐ - has landmark qualities ☐ - exemplifies a particular taste, style or technology ☒	<u>Guidelines for Exclusion</u> - is not a major work by an important designer or artist ☐ - has lost its design or technical integrity ☐ - its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded ☐ - has only a loose association with a creative or technical achievement ☐
D – Social Significance <i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i>	The Montefiore Garden is utilised by the residents of Montefiore Home for relaxing and socialising. Therefore, the garden meets the criteria for Social Significance at a local level.
<u>Guidelines for Inclusion</u> - is important for its associations with an identifiable group ☐ - is important to a community's sense of place ☒	<u>Guidelines for Exclusion</u> - is only important to the community for amenity reasons ☐ - is retained only in preference to a proposed alternative ☐

E – Research Potential <i>An item has potential to yield information that will contribute to an understanding of the local area’s cultural or natural history.</i>	The elements of the garden and its plantings are typical of a garden in the Gardenesque landscape style that does not warrant further investigation. A Baseline Archaeological Assessment investigates the Aboriginal and historical archaeological context of the subject site accompanies this report (refer to Appendix A.
<u>Guidelines for Inclusion</u> ▪ has the potential to yield new or further substantial scientific and/or archaeological information ☐ ▪ is an important benchmark or reference site or type ☐ ▪ provides evidence of past human cultures that is unavailable elsewhere ☐	<u>Guidelines for Exclusion</u> ▪ the knowledge gained would be irrelevant to research on science, human history or culture ☐ ▪ has little archaeological or research potential ☐ ▪ only contains information that is readily available from other resources or archaeological sites ☐
F – Rarity <i>An item possesses uncommon, rare or endangered aspects of the local area’s cultural or natural history.</i>	There are numerous gardens and landscape settings that are typical of Gardenesque landscape style within Sydney and within the Hunters Hill LGA. The Montefiore Garden is not considered to be rare.
<u>Guidelines for Inclusion</u> ▪ provides evidence of a defunct custom, way of life or process ☐ ▪ demonstrates a process, custom or other human activity that is in danger of being lost ☐ ▪ shows unusually accurate evidence of a significant human activity ☐ ▪ is the only example of its type ☐ ▪ demonstrates designs or techniques of exceptional interest ☐ ▪ shows rare evidence of a significant human activity important to a community ☐	<u>Guidelines for Exclusion</u> ▪ is not rare ☒ ▪ is numerous but under threat ☐
G – Representative <i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area’s):</i> ▪ cultural or natural places; or ▪ cultural or natural environments.	The Garden is a representative example of an intact mature garden setting that is characteristic of Gardenesque landscape style. As well, it is a representative example of the garden tradition that embraced the therapeutic and curative qualities of garden space within care facilities including mental health care, rehabilitation and aged care facilities as an important space that promotes well-being. The Garden meets this criterion at a local level.

Guidelines for Inclusion	<u>Guidelines for Exclusion</u>
- is a fine example of its type ☐ - has the principal characteristics of an important class or group of items ☐ - has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity ☒ - is a significant variation to a class of items ☐ - is part of a group which collectively illustrates a representative type ☐ - is outstanding because of its setting, condition or size ☒ - is outstanding because of its integrity or the esteem in which it is held ☐	- is a poor example of its type ☐ - does not include or has lost the range of characteristics of a type ☐ - does not represent well the characteristics that make up a significant variation of a type ☐

6.3.3. Statement of Significance – Montefiore Garden

The Montefiore Garden has local heritage significance at a historical, aesthetic, social and representative level.

The garden is an aesthetically pleasing space that was laid out and planted as part of the establishment of the Montefiore Hunters Hill campus in 1939 that has retained early tree plantings such as the Cook Island Pine and the Monterey Pine trees, the fountain, the driveway and the turning circle. It is part of a garden tradition that was established in the late nineteenth century and continues today that embraced the therapeutic and curative qualities of garden space within care facilities including mental health care, rehabilitation and aged care facilities. It remains a predominantly intact example of a garden setting that is characteristic of the gardenesque landscape style and contains a number of established and significant trees and garden elements.

6.3.4. Assessment of Significance – Cyril Rosenbaum Synagogue

Table 5 Assessment of Heritage Significance

Criteria	Significance Assessment
A – Historical Significance <i>An item is important in the course or pattern of the local area's cultural or natural history.</i>	The subject Cyril Rosenbaum Synagogue was constructed in 1962 on the Montefiore Hunters Hill campus. The synagogue reflects the development of the Montefiore Home in the latter part of the 20th century. This is not in itself considered enough for the subject site to meet the criteria for historical significance.
<u>Guidelines for Inclusion</u> shows evidence of a significant human activity ☐	<u>Guidelines for Exclusion</u> has incidental or unsubstantiated connections with historically important activities or processes ☐

- is associated with a significant activity or historical phase ☐ - maintains or shows the continuity of a historical process or activity ☐	- provides evidence of activities or processes that are of dubious historical importance ☒ - has been so altered that it can no longer provide evidence of a particular association ☐
B – Associative Significance <i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i>	The synagogue has special association to the residents that attend the congregation and to the broader Jewish community in the Lane Cove, Ryde and Districts Hebrew Congregation, who all attend and conduct regular services at the synagogue. The synagogue has association with Cyril Rosenbaum, of whom it is named after. Rosenbaum was a businessman and a communal identity who funded the construction of the synagogue in memory of his parents. The synagogue meets the criteria for associative significance.
<u>Guidelines for Inclusion</u> - shows evidence of a significant human occupation ☐ - is associated with a significant event, person, or group of persons ☒	<u>Guidelines for Exclusion</u> - has incidental or unsubstantiated connections with historically important people or events ☐ - provides evidence of people or events that are of dubious historical importance ☐ - has been so altered that it can no longer provide evidence of a particular association ☐
C – Aesthetic Significance <i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i>	Cyril Rosenbaum Synagogue is a relatively intact and representative example of a modest suburban synagogue designed by Aaron M. Bolot in the later part of Bolot's career. Aaron M. Bolot (1900-1989) was born in Crimea of Russian Jewish parentage and emigrated from Vladivostok to Australia in 1911. After graduating from Brisbane Central Technical College and receiving the QIA Gold Medal he moved to Sydney during the 1930s where he got a job assisting Walter Burley Griffin. He designed a number of theatres, including the Ritz Theatre in Randwick and apartment buildings including the much applauded Wylde apartment building in Potts Point. Bolot is considered an important contributor to the dissemination of modern architectural ideas. He was actively involved in the Jewish community and he spent 30 years on the Board of the Montefiore Home. He was also on the Board of the friends of the Hebrew University of Jerusalem and was a member of the Temple Emmanuel congregation, where he also designed a chapel synagogue, the Neuweg Synagogue that is recognised as having heritage significance within the

	SHR listing for the Emmanuel Synagogue complex under the Woollahra LEP 2014. Based on the comparative analysis completed in Section 4.4.1 of this report the Cyril Rosenbaum Synagogue is not considered to be as architecturally refined as the noted examples of Bolot's earlier work such as the Ritz Theatre in Randwick or work from a similar period including the Wylde Street Apartment building and the Neuweg Synagogue located within the Temple Emmanuel synagogue complex. The latter of which is identified as a heritage item under the Woollahra LEP 2014. Whilst, the Cyril Rosenbaum Synagogue does contain some architectural merits as a modestly designed suburban synagogue, the building cannot be viewed as one of Bolot's more progressive architectural works, nor can it be seen as having a significant contribution to twentieth century synagogue design that was exploring the lean functionalist, unpretentious modernism that was prevalent in architecture at the time and was being explored in synagogue design by Bolot's contemporaries.
<u>Guidelines for Inclusion</u> - shows or is associated with, creative or technical innovation or achievement ☐ - is the inspiration for a creative or technical innovation or achievement ☐ - is aesthetically distinctive ☐ - has landmark qualities ☐ - exemplifies a particular taste, style or technology ☐	<u>Guidelines for Exclusion</u> - is not a major work by an important designer or artist ☒ - has lost its design or technical integrity ☐ - its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded ☐ - has only a loose association with a creative or technical achievement ☐
D – Social Significance <i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i>	The Cyril Rosenbaum Synagogue is associated with the local Jewish community and residents of the Montefiore Home and has continuously served as a place of worship since its completion in 1964. The subject site meets the criteria for Social significance.
<u>Guidelines for Inclusion</u> - is important for its associations with an identifiable group ☒ - is important to a community's sense of place ☐	<u>Guidelines for Exclusion</u> - is only important to the community for amenity reasons ☐ - is retained only in preference to a proposed alternative ☐

E – Research Potential <i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i>	The Cyril Rosenbaum Synagogue is not considered significant under this criterion as it has little archaeological or research potential.
<u>Guidelines for Inclusion</u> ▪ has the potential to yield new or further substantial scientific and/or archaeological information ☐ ▪ is an important benchmark or reference site or type ☐ ▪ provides evidence of past human cultures that is unavailable elsewhere ☐	<u>Guidelines for Exclusion</u> ▪ the knowledge gained would be irrelevant to research on science, human history or culture ☒ ▪ has little archaeological or research potential ☒ ▪ only contains information that is readily available from other resources or archaeological sites ☒
F – Rarity <i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i>	The Cyril Rosenbaum Synagogue does not meet the criteria for rarity. There are many twentieth century designed synagogues throughout Sydney and within the North Shore area.
<u>Guidelines for Inclusion</u> ▪ provides evidence of a defunct custom, way of life or process ☐ ▪ demonstrates a process, custom or other human activity that is in danger of being lost ☐ ▪ shows unusually accurate evidence of a significant human activity ☐ ▪ is the only example of its type ☐ ▪ demonstrates designs or techniques of exceptional interest ☐ ▪ shows rare evidence of a significant human activity important to a community ☐	<u>Guidelines for Exclusion</u> ▪ is not rare ☒ ▪ is numerous but under threat ☐
G – Representative <i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's):</i> ▪ cultural or natural places; or ▪ cultural or natural environments.	The synagogue is a relatively intact representation of one of Bolot's works in his later career. However, is not representative of the modernist style of architecture that Bolot was exploring in his architectural practice and his contemporaries were exploring in synagogue design during the twentieth century throughout Sydney and Australia.
Guidelines for Inclusion ▪ is a fine example of its type ☐ ▪ has the principal characteristics of an important class or group of items ☐	<u>Guidelines for Exclusion</u> ▪ is a poor example of its type ☐ ▪ does not include or has lost the range of characteristics of a type ☐

▪ has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity ☐ ▪ is a significant variation to a class of items ☐ ▪ is part of a group which collectively illustrates a representative type ☐ ▪ is outstanding because of its setting, condition or size ☐ ▪ is outstanding because of its integrity or the esteem in which it is held ☐	▪ does not represent well the characteristics that make up a significant variation of a type ☒
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6.4. STATEMENT OF SIGNIFICANCE – CYRIL ROSENBAUM SYNAGOGUE

The Cyril Rosenbaum Synagogue was constructed in 1964 and designed by Aaron Bolot. It is considered to have low Local heritage significance for its associative and social significance and possibly some aesthetic significance noting that it is an anachronistic design for the period of which it was constructed and that it is a conservative design for Bolot who at this time was experimenting with modern forms in his architectural designs. It is an example of a fairly modestly constructed suburban synagogue. The synagogue has special association and social significance to the residents that attend the congregation and to the broader Jewish community in the Lane Cove, Ryde and Districts Hebrew Congregation, who all attend and conduct regular services at the synagogue, as well as having association with Cyril Rosenbaum, of whom it is named after. Rosenbaum was a businessman and a communal identity who funded the construction of the synagogue in memory of his parents.

7. OBLIGATIONS

The conservation planning process established by *The Burra Charter* of Australia ICOMOS guidelines (See Article 6 which defines *The Burra Charter* Process) requires that relevant constraints be identified as part of the process for conservation of places of significance. These constraints include:

- Relevant statutory and non-statutory controls;
- Obligations arising from the cultural significance of the place;

7.1. OBLIGATIONS ARISING FROM STATUTORY AND NON-STATUTORY REQUIREMENTS

7.1.1. Heritage Listings

The following table summarises the relevant heritage listings applicable to the Montefiore Hunters Hill campus.

Table 6 Heritage Listings

Type of Listing	Name of Item
World Heritage List under the World Heritage Convention (places of outstanding universal values)	Not listed
National Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (natural and cultural places of outstanding heritage value to the nation)	Not listed
Indigenous Heritage under the <i>Aboriginal Cultural Heritage Act 2003</i> (places that hold great meaning and significance to Indigenous people)	Not listed
Commonwealth Heritage listing under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (natural, Indigenous and historic heritage places on Commonwealth lands and waters or under Australian Government control)	Not listed
State Heritage Register (SHR) under the <i>Heritage Act 1977</i> (items of state significance)	Not listed
Hunters Hill Local Environmental Plan 2012	"Garden – Montefiore Home' (Item No. I472)

Type of Listing	Name of Item
Schedule 5 Environmental Heritage, Part 1 Heritage items (Items of local significance)	
Movable Cultural Heritage under the <i>Protection of Movable Cultural Heritage Act 1986</i> (objects that people create/collect that forms an important part of Australia's nation's identity)	Not applicable
Register of the National Estate (not operational) Under the Environment Protection and Biodiversity Conservation Act 1999 (items of local, state or national significance)	Not listed
National Trust of Australia (items of local, state or national significance)	Not listed
Australian Institute of Architects Register of Significant Architecture	Not listed
Institution of Engineers Australia (no official register by informal list of buildings that have heritage value)	Not listed
Hunters Hill Consolidated Development Control Plan 2013	The procedures outlined in Section 2.4 Heritage Conservation apply to the development of the subject site.

In addition, the subject site is located adjacent to the identified heritage item, being 'Boronia Park' (Item No. 186) under Section 5 Environmental Heritage within the Hunters Hill LEP 2014.

7.1.2. Legislation & Policies

The following Legislation and Policy is relevant to the subject site and needs to be considered as part of any overall development proposal:

7.1.2.1. Commonwealth Government Legislation & Policies

National Construction Code / Building Code of Australia

The National Construction Code (NCC), incorporating the Building Code of Australia (BCA), is a national set of building regulations with some state-specific variations. The performance requirements of the BCA are mandatory, although the introductory sections of the Code make clear that not all requirements will apply to a given case. The Code also includes 'deemed-to-satisfy' requirements which are accepted as meeting the performance requirements. However, the Code also makes provision for alternative solutions to meet the performance requirements, subject to satisfactory verification.

Under the NW Environmental Planning and Assessment (EP&A) Regulation 2000, all new building work must be carried out in accordance with the BCA. In the case of an existing building, there is generally no requirement to comply with the BCA unless works are being carried out. However, where works (in particular alterations or additions) are proposed to the place, the building will need to comply on completion with the relevant [performance] requirements of the Building Code of Australia (EP&A Regulation Clause 145). In addition, where an existing building has a change of use, the structural capacity and fire safety of the building must be appropriate for the new use, while for a building which undergoes alterations without a change of use, the structural capacity and fire safety of the building must not be reduced by the work (EP&A Act Regulation Clause 143).

In certain circumstances, exemption can be obtained from the requirements of the BCA under Clause 187 of the EP&A Regulation. Because in most cases there will be an acceptable alternative solution to satisfy the performance requirements of the BCA, applications for exemption are sought rarely. If such an application is contemplated, it should be sought at development application stage. The Fire, Access and Services Advisory Panel of the Heritage Council of NSW may be able to assist in resolving conflicts between heritage and regulatory requirements.

7.1.2.2. Local Government Legislation & Policies

Hunters Hill Local Environmental Plan 2012

A Local Environmental Plan (LEP) is the principal legal document for controlling development and guiding planning decisions made by Council. *Hunters Hill Local Environmental Plan (LEP) 2012* is the current local environmental plan. Schedule 5 Environmental heritage of the planning instrument lists heritage items and heritage conservation areas within the local government area.

'Garden - Montefiore Home' located at High Street, corner of Barons Crescent is listed as a heritage item under Schedule 5 of the *Hunters Hill LEP 2014*.

The *Hunters Hill LEP 2014* requires consent for certain types of development (including development affecting heritage items) and the consent authority, in considering any proposed development, must have regard to the relevant aims, strategies and principles contained in this plan. Heritage provisions for the Hunters Hill Council area are incorporated under Part 5 Miscellaneous Provisions, *Clause 5.10 Heritage Conservation* of the instrument. Sub-clause (2) details consent required for certain development as outlined below:

Development consent is required for any of the following:

(2) Requirement for consent

(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):

(i) a heritage item,

(ii) an Aboriginal object,

(iii) a building, work, relic or tree within a heritage conservation area,

(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,

(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,

(d) disturbing or excavating an Aboriginal place of heritage significance,

(e) erecting a building on land:

(i) on which a heritage item is located or that is within a heritage conservation area, or

(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,

(f) subdividing land:

(i) on which a heritage item is located or that is within a heritage conservation area, or

(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

Hunters Hill Consolidated Development Control Plan 2013

The *Hunters Hill Consolidated Development Control Plan (DCP) 2013* is a non-statutory document that supports the LEP with more detailed planning and design guidelines.

The purpose of the *Hunters Hill Consolidated DCP 2013* is to supplement the *Hunters Hill Local Environmental Plan (LEP) 2012* and provide more detailed provisions to guide development. The DCP has been made in accordance with Section 74C of the *Environmental Planning & Assessment Act 1979* and must be read in conjunction with the provisions of *Hunters Hill LEP 2012*.

Heritage item provisions are specifically considered in the DCP in Part 2.4 Heritage Conservation. The DCP acknowledges that heritage conservation does not preclude change but rather responds to different constraints and opportunities. The DCP aims to ensure that the significant elements of the past are appropriately managed and respected by new development, with the underlying principles being that:

- Change should be based on an understanding of heritage significance; and
- The level of change should respect the heritage significance of the item or area.

The intention of these provisions is to ensure that decisions about change are made with due regard to heritage significance, and that opportunities to improve the understanding and appreciation of this significance are taken.

In summary, where new works or uses are proposed within the Montefiore Hunters Hill campus, specific provisions within the DCP should be considered including, but not limited to, the provisions for heritage items in Part 2.4 Heritage Conservation.

This report lists the provisions at the time of preparing this report and reference should be made to the current instrument in conjunction with any proposed works.

7.2. OBLIGATIONS ARISING FROM HERITAGE SIGNIFICANCE AND INTEGRITY OF FABRIC/ELEMENTS

Any proposed development of the Montefiore Hunters Hill campus located on High Street, Hunters Hill should be guided by an understanding of the heritage significance of the subject site. The 'Garden' of the subject site is identified at a local level for its historical, social, aesthetic, and representative values. This places an obligation on the owners of the subject site to conserve this identified significance. This includes conserving particular landscape elements that are assessed as being part of the original garden layout, such as the circular drive and particular tree specimens that have been identified as being significant (refer to Figure 56).

Urbis conducted a site inspection on the 25th November, 2020, 16th November, 2020 and 8th October, 2021 to determine the overall relative grading of significance. Grading reflects the contribution an element makes to the overall significance of the item (or the degree to which the significance of the item would be diminished if the component were removed or altered). The process has been established as a valuable tool, to assist in developing appropriate conservation measures for the treatment of the dwelling and its various elements. In general, good conservation practice encourages focussing on change, or upgrading in areas which make a lesser contribution to significance. The areas or components that make a greater contribution to significance should generally be left intact or changed with greatest care and respect.

An assessment of key specimen planting was completed by L&Co Consultancy Arboriculture Plant Pathology dated 13 November 2018 and should be referred to for further detail regarding specific trees throughout the site that have been identified as having significance.

The following diagrams provide an overall grading of significance of the Montefiore Hunters Hill site:

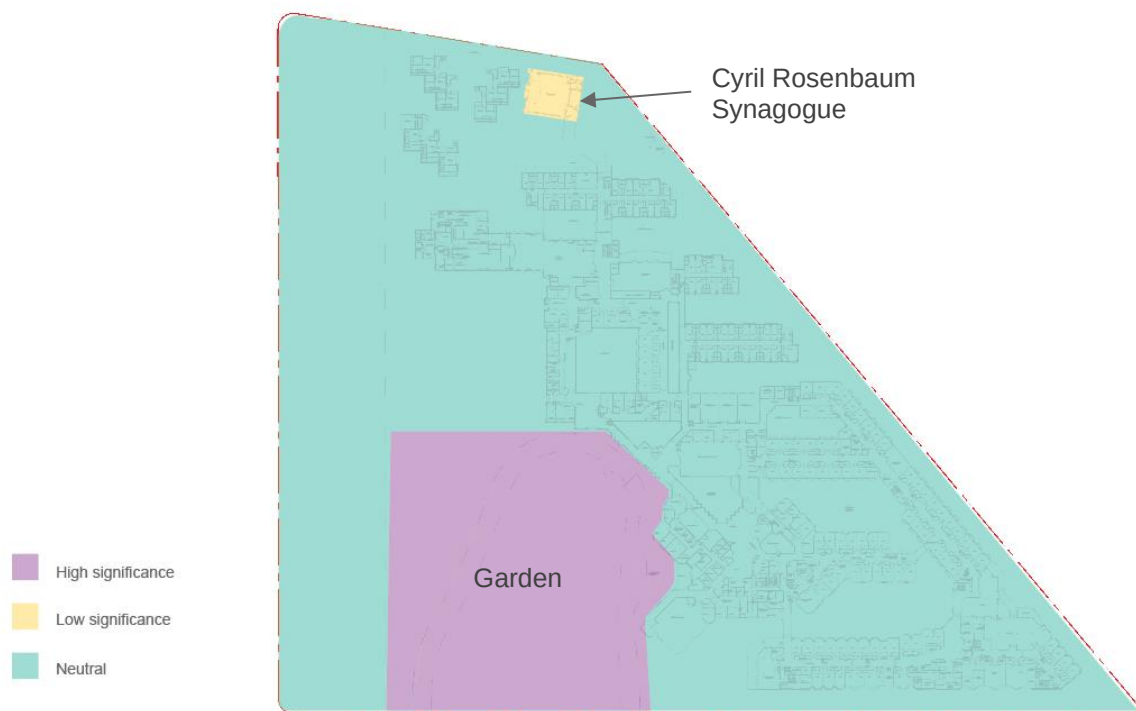


Figure 55 – Grading of significance on the site.



Figure 56 – Preliminary Significant Tree Plan, Montefiore Home.

Source: Arterra Design, 2021.

8. OPPORTUNITIES AND CONSTRAINTS

This Section outlines the constraints and opportunities for the management and development of the subject site.

8.1. INTRODUCTION

The conservation planning process established by the Burra Charter of Australia ICOMOS guidelines (refer Article 6 which defines the Burra Charter Process) requires that relevant constraints be identified as part of the process for conservation and management of places of significance. These constraints include:

- Obligations arising from the cultural significance of the place;
- Physical constraints of the place, including environmental factors and the physical condition of the fabric;
- Legislation and relevant statutory and non-statutory controls;
- Owners' needs, resources, and other external constraints; and
- Obligations involved in undertaking research, maintaining records, and communicating the heritage values of the place.

The following sets out the key constraints and opportunities that affect the Montefiore Hunters Hill site.

8.2. HERITAGE SIGNIFICANCE

The heritage significance of the place and component elements is assessed in Section 4 above. The Montefiore – Garden is assessed to be of heritage significance for its historical, aesthetic, social and representative values. The garden is of historical significance as it reflects the establishment of the Montefiore Home on the Hunters Hill site in 1939. Evidence of the garden's early development is featured in the early tree plantings such as the Cook Island Pine and the Monterey Pine trees, that are considerably established and mature tree specimens, the layout of the driveway and turning circle and the fountain. The garden is a relatively intact example of a garden that has been designed in the Gardenesque landscape tradition and is part of an ongoing dialect that embraces the therapeutic nature of gardens as restorative spaces.

A site investigation, further informed by historical research identified that no buildings have been retained on the site from the 1939 establishment of the residential home, with the original 1939 main courtyard building demolished in c1986. The existing buildings located on the site were predominantly constructed between c1955 to c1990s and have been subject to substantial modifications, therefore they are considered to have no overall heritage significance and are not considered as contributory. The Cyril Rosenbaum Synagogue is potentially the only existing building located on the site that might be considered as having some overall heritage merit, mostly due to it being an intact example of a modest suburban style synagogue constructed in 1964 and designed by the eminent architect Aaron Bolot.

The heritage significance places an obligation for owners, occupiers and users of the subject site and any other stakeholders responsible for or involved in the maintenance and management of the buildings to conserve this identified significance. This includes internal and external fabric, individual spaces, elements, landscape components and structures identified in Section 4 above. The 'Garden, Montefiore Home' is listed as a local heritage item under the Hunters Hill Local Environmental Plan (LEP) 2012. Any future proposed changes to the place must be undertaken in accordance with the Hunters Hill LEP 2012 and Hunters Hill Consolidated Development Control Plan (DCP) 2013, the Burra Charter and with reference to the recommendations herein.

Future management of the place, including conservation and development of the site must have due regard to its heritage significance and be informed by the assessment and statement of significance as set out in Section 4. General opportunities and constraints in relation to the elements, fabric and spaces of heritage significance and setting include:

- The assessment and statement of significance as set out in this report is to be accepted as the basis for future conservation and management of the fabric and values of the place as set out in Section 5.
- Decisions about works to each element (including maintenance, repairs or more extensive construction and development of new buildings) must always consider the impact on the significance of the place, both as a whole and on individual components. Within Montefiore Hunters Hill campus, individual

elements should be managed in accordance with the assessed level of significance and recommendations herein.

- Fabric, spaces, and elements of the site identified as being of high significance, such as the garden and its setting need to be retained and conserved.
- In our opinion the Cyril Rosenbaum Synagogue designed by Aaron Bolot and constructed in 1964 has some heritage significance and contribution to the overall site, noting that the synagogue is an anachronistic design for its period and its conservative aesthetic is not as innovative as the architectural forms that Bolot was adopting at this time.
- It is acknowledged that the current location of the synagogue towards the northern boundary is not ideal for the residents to access and that a more centrally located synagogue in the future may be more suitable.
- It is also understood that the removal of the synagogue may facilitate a better overall outcome for the ongoing use of the site as a care facility. It is noted that the retention or removal of the synagogue will have no impact on the primary significance of the site identified in the LEP as the Garden. Prior to its removal, a Photographic Archival Recording should be undertaken of the place, which must be prepared in accordance with the NSW OEH Heritage Division's Guidelines for 'Photographic Recording of Heritage Items Using Film or Digital Capture'. As well, consideration should be given to strategic salvaging and interpretation.
- An analysis of remaining built structures located on the subject site concludes that they make no contribution to the heritage significance of the site and therefore it has been determined that these buildings can be removed or altered to facilitate future development and expansion of the site provided there is no adverse impact on the garden.
- Any works/new development should not adversely impact on the significance of the place as a whole or on individual elements and should promote and facilitate the conservation of significance.
- The Montefiore Hunters Hill campus is identified as a Local heritage item, being "*Garden – Montefiore Home*" (Item No. 1472) under Schedule 5 within the Hunters Hill Local Environmental Plan 2012. The heritage item curtilage is defined under the LEP (refer to Figure 54). This report provides an in-depth heritage analysis of the overall site and has identified that there is a substantial area within the subject site that is suitable for future development and expansion of the Montefiore Home.
- Any future development on the site that bounds the identified heritage Montefiore Garden should mitigate the impact of mass and overshadowing of the garden by utilising design devices such as terracing levels above ground floor and through articulation of the façade, this could be achieved through subtle variation of materials. Verticality in the rhythm of the building and a strong sense of solid to void, would also assist in complementing the garden setting.
- New planting could also complement the circa-1939 establishment of the home and could be layered to assist in providing a well landscaped setting for new development. This should be layered with canopy trees.
- Mapping and identifying significant tree species should be sought from a qualified arborist with experience in heritage gardens. Any changes to the Montefiore Garden should be identified and recorded accordingly.
- Advice with regard to Aboriginal and historical archaeology has been provided in a Baseline Archaeology Report prepared by Urbis (refer to Appendix A).

8.3. DRAFT MASTERPLAN

This Heritage Assessment has assisted in developing a Draft Masterplan prepared by Jackson Teece (Appendix B). The following comments are made in respect to the Draft Masterplan:

- The conservation of the Montefiore Garden as identified in the Draft Masterplan, together with the general retention of the internal roadway that bounds the Garden is supported by Urbis.
- There is opportunity to include a kiosk within the Garden as generally indicated on the Draft Masterplan, provided it has no adverse impact on the garden and its setting. Further detailed resolution of this kiosk should be undertaken at the Development Application (DA) stage.
- The Draft Masterplan involves demolition of various buildings across the campus which is supported by Urbis.
- Although the Cyril Rosenbaum Synagogue is identified for retention as part of the Draft Masterplan, the retention or removal of the synagogue will have no impact on the primary significance of the site identified in the LEP as the Garden.
- If this Synagogue is to be removed, a Photographic Archival Recording should be undertaken of the place, which must be prepared in accordance with the NSW OEH Heritage Division's Guidelines for 'Photographic Recording of Heritage Items Using Film or Digital Capture'. As well, consideration should be given to strategic salvaging and interpretation.
- The Draft Masterplan involves an arrangement of new buildings within a location and scale that is supportable from a heritage viewpoint.
- Further detailed resolution of Building D should be undertaken at the DA stage- specifically to ensure satisfactory solar access is permitted on the Montefiore Garden and the health of this Garden is maintained given its heritage value.
- The extent of significant tree retention on the site as shown on the Draft Masterplan is supported by Urbis. Mapping and identifying significant tree species should be sought from a qualified arborist with experience in heritage gardens and this detail should be clearly set out in any DA.
- A detailed Landscape Plan should be prepared to accompany any DA and to further augment the landscaped setting of the Montefiore Garden.
- A detailed Heritage Impact Assessment should be prepared to accompany any DA.

9. CONCLUSION

A review of the current buildings on the Montefiore Hunters Hill campus has highlighted that there is a need to provide further accommodation and upgrade the existing Montefiore Hunters Hill campus to meet the needs of future residential aged care that offers a range of different accommodation typologies. This report is provided for Sir Moses Montefiore Jewish Home in conjunction with the Masterplan for the redevelopment of the Montefiore Hunters Hill campus (subject site).

The Heritage Assessment provided in Section 4 of this report identifies that the 'Montefiore – Garden' is of heritage significance for its historical, aesthetic, social and representative values. The garden is of historical significance as it reflects the establishment of the Montefiore Home on the Hunters Hill site in 1939. Evidence of the garden's early development is featured in the early tree plantings such as the Cook Island Pine and the Monterey Pine trees, that are considerably established and mature tree specimens, the layout of the driveway and turning circle and the fountain. The garden is a relatively intact example of a garden that has been designed in the Gardenesque landscape tradition and is part of an ongoing dialect that embraces the therapeutic nature of gardens as restorative spaces.

A site investigation, further informed by historical research identified that no buildings have been retained on the site from the 1939 establishment of the residential home, with the original 1939 main courtyard building demolished in c1986. The existing buildings located on the site were predominantly constructed between c1955 to c1990s and have been subject to substantial modifications. The Cyril Rosenbaum Synagogue is potentially the only existing building located on the site that might be considered as having some overall heritage merit, mostly due to it being an intact example of a modest suburban style synagogue constructed in 1964 and designed by the eminent architect Aaron Bolot.

As identified in Section 8 of this report there are opportunities and constraints that need to be considered as part of the design development of future planning and expansion of the site. Key opportunities and constraints identified for the site are as follows:

- The assessment and statement of significance as set out in this report is to be accepted as the basis for future conservation and management of the fabric and values of the place as set out in Section 5.
- Decisions about works to each element (including maintenance, repairs or more extensive construction and development of new buildings) must always consider the impact on the significance of the place, both as a whole and on individual components. Within Montefiore Hunters Hill campus, individual elements should be managed in accordance with the assessed level of significance and recommendations herein.
- Fabric, spaces, and elements of the site identified as being of high significance, such as the garden and its setting need to be retained and conserved.
- In our opinion the Cyril Rosenbaum Synagogue designed by Aaron Bolot and constructed in 1964 has some heritage significance and contribution to the overall site, noting that the synagogue is an anachronistic design for its period and its conservative aesthetic is not as innovative as the architectural forms that Bolot was adopting at this time.
- It is acknowledged that the current location of the synagogue towards the northern boundary is not ideal for the residents to access and that a more centrally located synagogue in the future may be more suitable.
- It is also understood that the removal of the synagogue may facilitate a better overall outcome for the ongoing use of the site as a care facility. It is noted that the retention or removal of the synagogue will have no impact on the primary significance of the site identified in the LEP as the Garden. Prior to its removal, a Photographic Archival Recording should be undertaken of the place, which must be prepared in accordance with the NSW OEH Heritage Division's Guidelines for 'Photographic Recording of Heritage Items Using Film or Digital Capture'. As well, consideration should be given to strategic salvaging and interpretation.
- An analysis of remaining built structures located on the subject site concludes that they make no contribution to the heritage significance of the site and therefore it has been determined that these buildings can be removed or altered to facilitate future development and expansion of the site provided there is no adverse impact on the garden.
- Any works/new development should not adversely impact on the significance of the place as a whole or on individual elements and should promote and facilitate the conservation of significance.

- The Montefiore Hunters Hill campus is identified as a Local heritage item, being “*Garden – Montefiore Home*” (Item No. I472) under Schedule 5 within the Hunters Hill Local Environmental Plan 2012. The heritage item curtilage is defined under the LEP (refer to Figure 54). This report provides an in-depth heritage analysis of the overall site and has identified that there is a substantial area within the subject site that is suitable for future development and expansion of the Montefiore Home.
- Any future development on the site that bounds the identified heritage Montefiore Garden should mitigate the impact of mass and overshadowing of the garden by utilising design devices such as terracing levels above ground floor and through articulation of the façade, this could be achieved through subtle variation of materials. Verticality in the rhythm of the building and a strong sense of solid to void, would also assist in complementing the garden setting.
- New planting could also complement the circa-1939 establishment of the home and could be layered to assist in providing a well landscaped setting for new development. This should be layered with canopy trees.
- Mapping and identifying significant tree species should be sought from a qualified arborist with experience in heritage gardens. Any changes to the Montefiore Garden should be identified and recorded accordingly.
- Advice with regard to Aboriginal and historical archaeology has been provided in a Baseline Archaeology Report prepared by Urbis (refer to Appendix A).

This Heritage Assessment has assisted in developing a Draft Masterplan prepared by Jackson Teece (Appendix B). The following comments are made in respect to the Draft Masterplan:

- The conservation of the Montefiore Garden as identified in the Draft Masterplan, together with the general retention of the internal roadway that bounds the Garden is supported by Urbis.
- There is opportunity to include a kiosk within the Garden as generally indicated on the Draft Masterplan, provided it has no adverse impact on the garden and its setting. Further detailed resolution of this kiosk should be undertaken at the Development Application (DA) stage.
- The Draft Masterplan involves demolition of various buildings across the campus which is supported by Urbis.
- Although the Cyril Rosenbaum Synagogue is identified for retention as part of the Draft Masterplan, the retention or removal of the synagogue will have no impact on the primary significance of the site identified in the LEP as the Garden.
- If this Synagogue is to be removed, a Photographic Archival Recording should be undertaken of the place, which must be prepared in accordance with the NSW OEH Heritage Division’s Guidelines for ‘Photographic Recording of Heritage Items Using Film or Digital Capture’. As well, consideration should be given to strategic salvaging and interpretation.
- The Draft Masterplan involves an arrangement of new buildings within a location and scale that is supportable from a heritage viewpoint.
- Further detailed resolution of Building D should be undertaken at the DA stage- specifically to ensure satisfactory solar access is permitted on the Montefiore Garden and the health of this Garden is maintained given its heritage value.
- The extent of significant tree retention on the site as shown on the Draft Masterplan is supported by Urbis. Mapping and identifying significant tree species should be sought from a qualified arborist with experience in heritage gardens and this detail should be clearly set out in any DA.
- A detailed Landscape Plan should be prepared to accompany any DA and to further augment the landscaped setting of the Montefiore Garden.
- A detailed Heritage Impact Assessment should be prepared to accompany any DA.
- The conservation of the Montefiore Garden as identified in the Draft Masterplan, together with the general retention of the internal roadway that bounds the Garden is supported by Urbis.
- There is opportunity to include a kiosk within the Garden as generally indicated on the Draft Masterplan, provided it has no adverse impact on the garden and its setting. Further detailed resolution of this kiosk should be undertaken at the Development Application (DA) stage.

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- A detailed Landscape Plan should be prepared to accompany any DA and to further augment the landscaped setting of the Montefiore Garden.
- A detailed Heritage Impact Assessment should be prepared to accompany any DA.

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11. DISCLAIMER

This report is dated 16 September 2021 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of SIR MOSES MONTEFIORE JEWISH HOME (**Instructing Party**) for the purpose of to assess the significance of the site and buildings to inform a masterplan for the site (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A

BASELINE ARCHAEOLOGY ASSESSMENT

APPENDIX B

DRAFT MASTERPLAN