

15.1 CONFIDENTIAL - PLANNING PROPOSAL - HERITAGE REVIEW 2024

RESPONSIBLE OFFICER: MITCHELL NOBLE, ACTING PLANNING & INFRASTRUCTURE DIRECTOR

AUTHOR: DYALAN GOVENDER, ACTING HEAD OF PLANNING

CITY STRATEGY OUTCOME: 2.2 RESPECT AND CELEBRATE OUR INDIGENOUS AND NON-INDIGENOUS HISTORY AND HERITAGE.

MEETING DATE: 24 JUNE 2024

REASON FOR CONFIDENTIALITY

In accordance with the *Local Government Act, 1993*, and the *Local Government (General) Regulation 2021*. In the opinion of the Interim Chief Executive Officer, the following report is confidential as referred to in section 10A(2)(e) of the Act, and should be dealt with in a confidential session of the Council meeting closed to the press and public as on balance, it is considered not in the public interest as the information would, if disclosed, prejudice the maintenance of law.

15.1 CONFIDENTIAL - PLANNING PROPOSAL - HERITAGE REVIEW 2024

ATTACHMENTS:

1. **PLANNING PROPOSAL - HERITAGE REVIEW 2024**
2. **WILLOUGHBY HERITAGE REVIEW AND ADDENDUM (MARCH 2024)**
3. **WILLOUGHBY LOCAL PLANNING PANEL - RECORD OF ADVICE -14 MAY 2024**

RESPONSIBLE OFFICER: **MITCHELL NOBLE, ACTING PLANNING & INFRASTRUCTURE DIRECTOR**

AUTHOR: **DYALAN GOVENDER, ACTING HEAD OF PLANNING**

CITY STRATEGY OUTCOME: **2.2 RESPECT AND CELEBRATE OUR INDIGENOUS AND NON-INDIGENOUS HISTORY AND HERITAGE.**

MEETING DATE: **24 JUNE 2024**

1. PURPOSE OF REPORT

The purpose of this report is to seek endorsement of Council's Heritage Review (March 2024), the associated addendum, and a Planning Proposal consistent with the recommendations of the Review. The report also seeks Council's approval to seek a Gateway Determination and to publicly exhibit the Planning Proposal.

2. OFFICERS RECOMMENDATION

That Council:

1. Forward the Planning Proposal to the Department of Planning, Housing and Infrastructure seeking a Gateway Determination under 3.34 of the *Environmental Planning & Assessment Act 1979*.
2. Endorse the public exhibition of a Planning Proposal to list the following properties in Schedule 5 of *Willoughby Local Environmental Plan 2012* as items of local significance:
 - The Scarp retaining wall, Castlecrag
 - The Rampart Culvert, Castlecrag
 - Flat roofed stone bridge between 79 and 81 The Bulwark, Castlecrag
 - Arched stone bridge between 86 and 88 The Bulwark, Castlecrag
 - 148 Edinburgh Rd, Castlecrag
 - Henry Lawson Cave, Naremburn
 - 148 Edinburgh Road, Castlecrag
 - 2 The Rampart, Castlecrag
 - 42 The Bulwark, Castlecrag
 - 121 Victoria Avenue, Chatswood

- 58 Johnson St, Chatswood
 - 655 Pacific Highway, Chatswood
 - Front wall and gate pier in front of 655A Pacific Highway, Chatswood
 - 36 Merrenburn Avenue, Naremburn
 - 23 -25 Dalleys Road, Naremburn
3. Endorse the Planning Proposal to extend the Naremburn Heritage Conservation Area (C8) to include a portion of the study area bounded by Hutton Lane, Northcote Street and Dalleys Road in Schedule 5 of *Willoughby Local Environmental Plan 2012*.
 4. Endorse the Planning Proposal to establishment a new Heritage Conservation Area, being the *Naremburn Civic Centre Heritage Conservation Area*. This includes the adjustment of boundaries, with properties numbered 1 to 9 Ross Street being removed from the Naremburn Heritage Conservation Area and incorporated into the proposed *Naremburn Civic Centre Heritage Conservation Area*, as outlined in Attachment 2.
 5. Endorse the Planning Proposal for public exhibition, which is to be undertaken in accordance with the requirements of any Gateway Determination from the Minister.
 6. Request that the Minister nominate Council as the local plan-making authority pursuant to section 3.31 of the *Environmental Planning & Assessment Act 1979*.
 7. Delegate the General Manager authority to make, as required, minor amendments to the Planning Proposal, which do not alter its policy intent.
 8. Council notes a further report will be provided to Council after the public exhibition of the Planning Proposal.

3. BACKGROUND

Council's Community Strategic Plan, Local Strategic Planning Statement, and Housing Strategy all confirm Council's commitment to protecting local heritage. Council also has responsibilities to manage and consider local heritage under the State Planning framework. These State and Local imperatives are detailed in Section B of **Attachment 1**. Items of local heritage significance and valued areas with a heritage character can be listed in a Council Local Environmental Plan and thereby afforded special consideration when determinations relating to development and future land uses are made. Specific criteria must be met for items or areas to be listed.

A review of Council's heritage schedule and an assessment of potential new heritage items / conservation area occurs each Council term. Matters to be reviewed are compiled from Heritage Nomination Forms received from members of the public as well as recommendations from Council's Built & Cultural Heritage Advisory Committee, and Council staff. Independent heritage consultants – LSJ Heritage Planning and Architecture (LSJ) were

engaged to review and assess all of the nominations against the relevant criteria. LSJ were also provided an opportunity to suggest nominations arising from their review.

An overview of the Heritage Review (March 2024) and the draft Planning Proposal was presented to Councillors at the briefing of 17 June 2024.

4. DISCUSSION

LSJ reviewed and assessed all of the nominations, and these recommendations are incorporated into the Planning Proposal.

A brief summary of the heritage consultant's recommendations are listed in **Table 1** below (this includes items / areas that the heritage consultant did not consider to have heritage significance). A more detailed summary of the recommendations (which includes location plans) can be viewed in the full *Heritage Review (March 2024)* attached (**Attachment 2**).

Table 1 – Summary of Heritage Consultant recommendations

No.	Address	Recommendation
1	The Scarp Retaining Wall, Castlecrag	That Council proceeds with heritage listing
2	The Rampart Culvert, Castlecrag	That Council proceeds with heritage listing
3	Flat Roofed Stone Bridge, Castlecrag	That Council proceeds with heritage listing
4	Arched Stone Bridge, Castlecrag	That Council proceeds with heritage listing
5	Henry Lawson Cave, Naremburn	That Council proceeds with heritage listing
6	148 Edinburgh Rd, Castlecrag	That Council proceeds with heritage listing
7	2 The Rampart, Castlecrag	That Council proceeds with heritage listing
8	42 The Bulwark, Castlecrag	That Council proceeds with heritage listing
9	13 Greville Street, Chatswood	That Council does not proceed with heritage listing
10	101 Neerim Road, Castle Cove	That Council does not proceed with heritage listing
11	268 Mowbray Road, Artarmon	That Council does not proceed with heritage listing
12	121 Victoria Avenue, Chatswood	That Council proceed with heritage listing
13	58 Johnson St, Chatswood	That Council proceed with heritage listing

14	27 Wallace Street, Willoughby	That Council does not proceed with heritage listing
15	655 Pacific Highway, Chatswood	That Council proceed with heritage listing
16	Part 655A Pacific Highway, Chatswood	That Council proceed with heritage listing
17	36 Merrenburn Avenue, Naremburn	That Council proceed with heritage listing
18	39 Merrenburn Avenue, Naremburn	That Council does not proceed with heritage listing
19	41 Donnelly Road, Naremburn	That Council does not proceed with heritage listing
20	23 -25 Dalleys Road, Naremburn	That Council proceed with heritage listing
21	1-3 Rohan Street, Naremburn	That Council does not proceed with heritage listing
HCA1	The Naremburn Central Township Heritage Conservation Area (C9)	That Council makes no change with the Heritage Conservation Area.
HCA2	The Naremburn Heritage Conservation Area (C8)	That Council makes boundaries change with the Heritage Conservation Area.
HCA3	New Naremburn Civic Centre Heritage Conservation Area	That Council proceed with the new Heritage Conservation Area.

In order to progress with the above recommendations, it is necessary to prepare a Planning Proposal seeking amendment of WLEP 2012 to include the recommended properties as heritage items and a new conservation area.

A Planning Proposal has been prepared by Council staff seeking amendment of WLEP 2012 to include the items / area recommended above by LSJ. The Planning Proposal can be viewed at **Attachment 1**.

The Planning Proposal includes detailed location plans of all the proposed items and proposed conservation area, as well as documents how the proposal is consistent with the strategic objectives of the Greater Sydney Commission's *A Metropolis of Three Cities – The Greater Sydney Region Plan*, and the *North District Plan 2018*. It also documents the proposal's consistency with the heritage aims contained within the *Community Strategic Plan - Our future Willoughby 2032* and Council's *Local Strategic Planning Statement 2020*.

The Planning Proposal has been prepared in accordance with the Department of Planning, Housing and Infrastructure's *Guide to Preparing Planning Proposals*, as well as the relevant requirements under Section 3.33 of the *Environmental Planning and Assessment Act 1979*.

Willoughby Local Planning Panel Advice

The Planning Proposal was provided to the Willoughby Local Planning Panel for advice on 14 May 2024. The Panel's advice was as follows:

The Panel advises it supports the planning proposal being forwarded the DPHI for a Gateway consideration as drafted. Further consideration needs to be undertaken of the implications of the recent rezoning in the Naremburn town centre blocks on the integrity of the heritage conservation area as proposed to explain the rationale for the inclusion of this area, including the significance of individual buildings, contributing buildings and significant urban elements such as the street awnings.

To address the advice of the Panel, Council staff have reviewed the town centre against the relevant controls and drafted an addendum to the *Heritage Review (March 2024)* to articulate how future development is anticipated to be managed in the center should the conservation area proceed as proposed.

Should Council resolve to proceed with the Planning Proposal, Council staff will forward the Planning Proposal to the Department of Planning, Housing and Infrastructure for a Gateway Determination.

Next Steps

The next step will be to forward the Planning Proposal to the NSW Department of Planning, Housing and Infrastructure for a Gateway Determination. Following receipt of a Gateway Determination, the Planning Proposal will be exhibited for 28 days.

During exhibition, all properties (both heritage items and conservation area) will be further notified and given the opportunity to make submissions at this time. An advertisement of the exhibition will also be placed in the North Shore Times and on Have your Say for general submission.

5. RISKS AND OPPORTUNITIES

There is a risk that the Proposal may be viewed as an effort to obstruct delivery of needed growth. However, Council is well positioned to communicate the role this proposal will play in balancing and strategically locating growth given Council's recent and ongoing efforts to improve and refine our planning controls. It is also important to note that Council has recently introduced new controls that create capacity for an additional 6,500 additional dwellings across the Local Government Area and is working with the NSW Government on reforms which may result in further increases to capacity.

6. CONCLUSION

The Planning Proposal is considered to be consistent with the relevant requirements under Section 3.33 of the *Environmental Planning and Assessment Act 1979*.

It is therefore recommended that Council forward the Planning Proposal to the Department of Planning, Housing and Infrastructure, seeking a Gateway Determination under Section 3.34 of

the *Environmental Planning and Assessment Act 1979*.

7. IMPLICATIONS	COMMENT
City Strategy Outcome	2.2 Respect and celebrate our indigenous and non-indigenous history and heritage.
Business Plan Objectives, Outcomes / Services	To identify, conserve and enhance environmental heritage.
Policy	This matter relates to Council's <i>Local Strategic Planning Statement</i> (LSPS) in particular Priority 5 <i>Respect and celebrate our history, heritage sites and attractions of Willoughby City</i> , and Council's Local Environmental Plan and in particular the schedule containing all items listed as having local heritage significance.
Consultation	As part of the process of conducting the Heritage Study, owners of potential heritage items were notified by Council to make them aware of the study and that they would be contacted by the heritage consultants in order to arrange an on-site inspection. Properties within the proposed conservation areas were not individually notified as an assessment can be made from the street without entering the properties.
	There is a risk in the proposed conservation area that potential contributory items will be lost to redevelopment. It is prudent to mitigate this risk by undertaking consultation with landowners during the formal public exhibition period. Should the proposal receive a Gateway Determination approving public exhibition of the Planning Proposal, the proposed Conservation Area would then have status as a draft planning instrument. This would prevent demolition of contributory items within the draft conservation area.
	The exhibition will ensure landowners are provided with an opportunity to understand and respond to the proposal before a final decision is made. Landowners will have the opportunity to provide submissions to Council and to address Council when it considers the outcomes of the exhibition.
Risk	Should Council choose not to endorse the review or proceed with the Planning Proposal there is a significant risk that items and areas of local heritage significance will remain unprotected. Where un-protected items and areas highly valued heritage are subject to development applications it can lead to significant community dissatisfaction adding cost and time to the assessment process and to the loss and erosion of local heritage. Notwithstanding this, there are benefits to owning a heritage listed property, or one that is within a heritage conservation area.
	Maintaining the heritage qualities and original features of residential

buildings in a heritage conservation area can contribute positively to property values:

- Inclusion in a heritage conservation area provides owners and intending purchasers' greater certainty that the amenity of the area is protected.
- Development requires consideration of how the proposal will protect, preserve and reinforce the key characteristics of the heritage conservation area.
- Protection against inappropriate development detracting from individual properties and the distinctive identity of the heritage conservation area.

Resource

Should Council resolve to proceed with the Planning Proposal it will be progressed using Council's existing operational resources.

Legal

The Planning Proposal has been drafted in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* and associated Regulations.

Legislation

NSW Heritage Act 1977 and *Environmental Planning and Assessment Act 1979*.

Budget/Financial

The recommendations of this report can be implemented within Council's existing Operational Budget.



Planning Proposal

2024 Heritage Review

Amendment to *Willoughby Local Environmental Plan 2012*

Version ***April 2024***

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Part 1 — Objectives or intended outcomes

This Planning Proposal seeks to amend Willoughby Local Environmental Plan 2012 (WLEP 2012) by adjusting the boundaries of the existing Naremburn Heritage Conservation Area (HCA) – C8, introducing a new HCA, and designating 13 items as Local Heritage Items, consistent with the findings of the heritage assessment undertaken by LSJ Architect.

The area/properties affected are as follows:

Part 1 - Proposed Heritage Conservation Areas

- Extension of the Naremburn Heritage Conservation Area (C8) to include a portion of the study area (refer to Figure 1 and 2 below) bounded by Hutton Lane, Northcote Street and Dalleys Road
- Establishment of a new Heritage Conservation Area as the *Naremburn Civic Centre Heritage Conservation Area*. This includes the adjustment of boundaries, with properties numbered 1 to 9 Ross Street being removed from the Naremburn Heritage Conservation Area and instead incorporated into the proposed *Naremburn Civic Centre Heritage Conservation Area*.

Part 2 - Proposed Heritage Items of Local Significance

Landscape items:

- The Scarp Retaining Wall, Castlecrag
- The Rampart Culvert, Castlecrag
- Flat Roofed Stone Bridge, between 79 and 81 The Bulwark, Castlecrag
- Arched Stone Bridge, between 86 and 88 The Bulwark, Castlecrag
- Henry Lawson Cave, Flat Rock Gully, Naremburn

Built Items:

- Rivett House, 148 Edinburgh Road, Castlecrag
- Albion House, 2 The Rampart, Castlecrag
- Hedberg House, 42 The Bulwark, Castlecrag
- The Salvation Army Citadel, 121 Victoria Avenue, Chatswood
- Boronia, 58 Johnson Street, Chatswood
- Chatswood Bowling Club, 655 and Part 655A Pacific Highway, Chatswood
- 23 & 25 Dalleys Road, Naremburn
- Sisters of St Joseph's Convent, 36 Merrenburn Avenue, Naremburn

Part 2 — Explanation of Provisions

The intent of the Planning Proposal can be achieved by amending WLEP 2012 as follow:

Part 1 - Proposed Heritage Conservation Areas

Make the following amendments to the Part 1 of Schedule 5:

- Extension of the Naremburn Heritage Conservation Area (C8) to include a portion of the study area (refer to Figure 1 and 2 below) bounded by Hutton Lane, Northcote Street and Dalleys Road
- Establishment of a new Heritage Conservation Area as the *Naremburn Civic Centre Heritage Conservation Area*. This includes the adjustment of boundaries, with properties numbered 1 to 9 Ross Street being removed from the Naremburn Heritage Conservation Area and instead incorporated into the proposed *Naremburn Civic Centre Heritage Conservation Area* (refer to Figure 1 and 2 below)

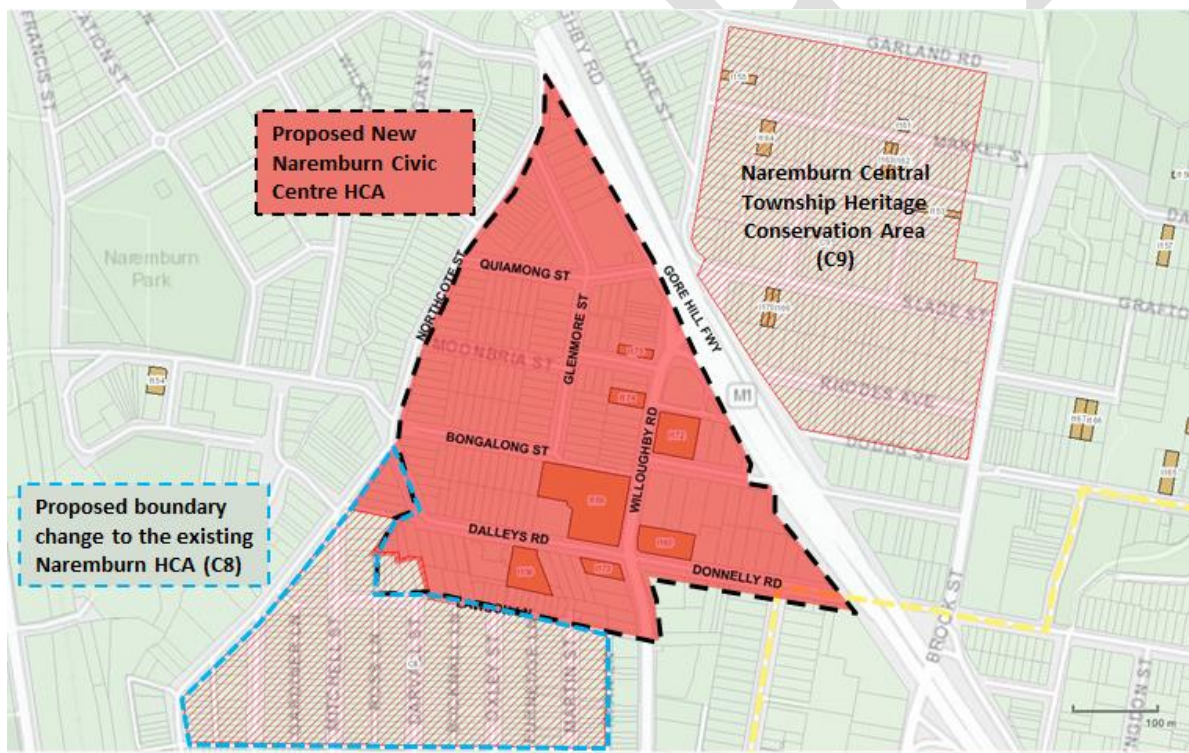


Figure 1: Aerial map showing study area (shaded in red) between the two existing Heritage Conservation Areas (hatched in red)

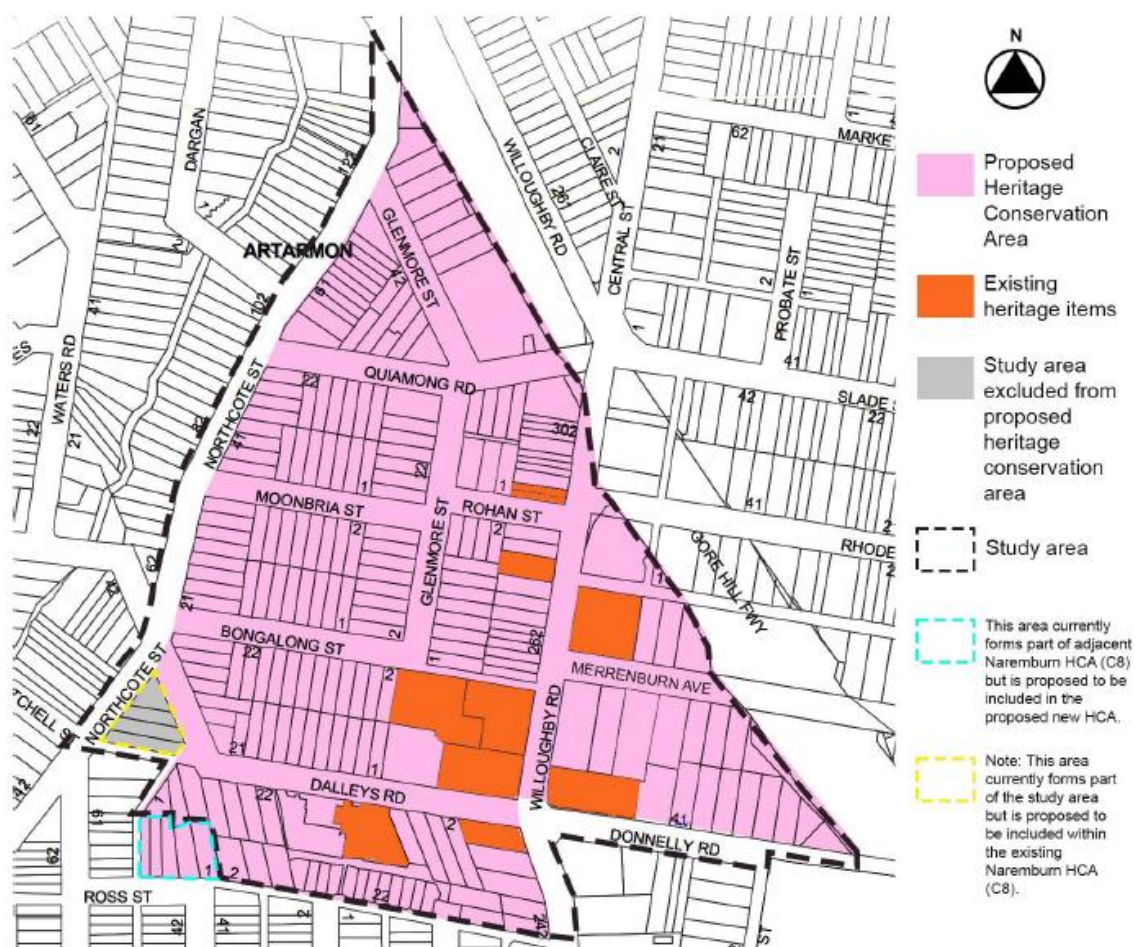


Figure 2: Proposed boundaries to the proposed heritage conservation area

Part 2 - Proposed Heritage Items of Local Significance

Inserting the following new items into Part 1 of Schedule 5:

Landscape Items

Suburb	Item Name	Significance	Item No
Castlecrag	The Scarp Retaining Wall	Local	I161
Castlecrag	The Rampart Culvert	Local	I162
Castlecrag	Flat Roofed Stone Bridge Between 79 and 81 The Bulwark	Local	I163
Castlecrag	Arched Stone Bridge Between 86 and 88 The Bulwark	Local	I164
Naremburn	Henry Lawson Cave, Flat Rock Gully	Local	I165

Built Items

Suburb	Item Name	Address	Property Description	Significance	Item No
Castlecrag	Rivett House	148 Edinburgh Road	Lot 2, DP315876	Local	I166
Castlecrag	Albion House	2 The Rampart	DP 341975 and Lot 1 DP 115889	Local	I167
Castlecrag	Hedberg House	42 The Bulwark	Lot 465, DP19826	Local	I168
Chatswood	(former) Salvation Army Citadel	121 Victoria Avenue	Lot 10, DP10079	Local	I169
Chatswood	Boronia (Loreto)	58 Johnson Street	Lot 23, DP1556	Local	I170
Chatswood	Chatswood Bowling Club	655 Pacific Highway	Lot 2 DP 861346	Local	I171
Chatswood	Front wall and gate pier in front of 655A Pacific Highway, Chatswood	part 655A Pacific Highway	part SP57067	Local	I172
Naremburn	Sisters of St Joseph's Convent	36 Merrenburn Avenue	Lot 2 DP 115889, Lot B DP 341975	Local	I173
Naremburn	N/A	23 & 25 Dalleys Road	SP 9070 (No. 23) / Lot A DP 306470 (No. 25)	Local	I174

The Willoughby LEP Heritage Map will be amended by including the above properties.

Part 3 — Justification

The heritage significance of the Presbytery and the School Buildings has been assessed and established by the Holtham Report, which is Appendix 1 to this Planning Proposal.


Listing as a local heritage item will provide ongoing protection and recognition of the heritage significance of the Presbytery and the School Buildings.

Section A – Need for the Planning Proposal

Q1 — Is the Planning Proposal a result of any strategic study or report?



Yes. The need to amend WLEP 2012 has arisen from the recommendations of an independent heritage assessment (see Appendix 1 for a full appraisal. A summary of these findings are as follows:



Table 1: Proposed (changes) Heritage Conservation Areas

Item Name	Recommendation Summary
The Naremburn Central Township Heritage Conservation Area (C9)	The study area and the Naremburn Central Township Heritage Conservation Area (C9), both characterized by historical development around a commercial and civic centre along Willoughby Road. Despite sharing architectural features and historical patterns, the construction of the Warringah Freeway/Gore Hill Freeway has physically separated the two areas, disrupting their historical continuity. Therefore, it is recommended that the Naremburn Central Township HCA (C9) not be expanded to include the study area.
The Naremburn Heritage Conservation Area (C8)	C8 situated immediately south of the study area, has historical significance stemming from Edward Wollstonecraft's land grant and the Crow's Nest Subdivision No. 4. A portion of this subdivision, bounded by Hutton Lane, Northcote Street, and Dalleys Road, overlaps with the study area.  <p>Figure 3: Map showing the boundaries of the Naremburn Heritage Conservation Area and the subdivisions the of Fowler Estate, Doyle's Estate and Berry's Estate at the intersection of the Naremburn HCA and the adjacent proposed Naremburn Civic Centre HCA (Source: WDCP, Part H)</p>

	<p>C8 and the study area share similarities in terms of street patterns and architectural styles, the Naremburn HCA stands out due to its distinct boundaries defined by older subdivisions. Recent developments further differentiate the two areas.</p> <p>However, a specific portion along Hutton Lane, Northcote Street, and Dalleys Road (No. 13 to 17 Northcote Street and No. 32 Dalleys Road) of the study area aligns closely with the historical development pattern of the Naremburn HCA, prompting the recommendation to extend C8 to include this portion.</p>
New Naremburn Civic Centre Heritage Conservation Area	<p>Establishment of a new HCA</p> <p>The study area is delineated by major roads (the Gore Hill Freeway to the east, Northcote Street to the west, and Donnelly Road, Dalleys Road, and Lawson Lane to the south) and featuring historical developments from the late 19th and early 20th centuries.</p> <p>Despite the impact of the Gore Hill Freeway, the area's subdivision pattern, street layout, and most buildings remain intact. Willoughby Road serves as a significant civic and commercial hub. The presence of significant community and institutional buildings around the intersection of Willoughby and Donnelly roads is a distinctive and rare feature of the study area, adding to its aesthetic and historical value.</p> <p>While other Heritage Conservation Areas (HCAs) in the Willoughby City Council area consist of Federation-era suburbs, they lack the modest residential development prevalent in the study area. The study area retains evidence of early development, particularly in its commercial, civic, and institutional precincts, reflecting the historical evolution of Naremburn as one of the council's earliest areas.</p> <p>Considering the comprehensive analysis of significance, including physical, historical, and comparative assessments, it is recommended to designate a portion of the study area as a discrete heritage conservation area under Schedule 5 of the Willoughby Local Environmental Plan 2012.</p> <p>Boundaries of the proposed new HCA</p> <p>Refer to Figure 3 above, in order to take into account the whole of the Fowler Estate subdivision, it is recommended that No. 1 to 9 Ross Street be removed from the Naremburn HCA and instead included within the proposed new HCA, the Naremburn Civic Centre HCA.</p> <p>In addition, as previously discussed, that area of the study area bounded by Hutton Lane, Northcote Street and Dalleys Road should not be included within the proposed Naremburn Civic Centre HCA, but rather incorporated into the adjacent Naremburn HCA (refer to Figure 2 above).</p>

Table 2: Landscape Items

Item Name	Address	Recommendation summary	Location Plan
The Scarp Retaining Wall	The Scarp, adjacent to Castlehaven Reserve	<p>The Scarp Retaining Wall is built between 1930 and 1936, it is a significant part of Walter Burley Griffin's design for the area. Constructed with locally sourced rough sandstone blocks, its arrangement exemplifies Griffin's integration of natural and built elements. Alongside other landscape features, it forms a cohesive network of infrastructure reflecting Griffin's holistic urban design philosophy. Its preservation is valued by the community as a rare representation of Griffin's pioneering work in harmonizing the environment.</p> <p>It is recommended to list as a local heritage item. Consider undertaking comprehensive study of all landscape items within Castlecrag and list as a group.</p>	
The Rampart Culvert	The Rampart, Castlecrag. Near to Turret Reserve	<p>The Rampart Culvert, an integral feature of Walter Burley Griffin's Castlecrag Reserve, embodies his philosophy of harmonizing natural landscapes with architectural design. Constructed alongside The Rampart roadway between 1922 and 1923, it showcases Griffin's expertise in blending built structures with the surrounding environment. Crafted from locally sourced sandstone, the culvert reflects Griffin's commitment to using natural materials in his designs. As part of Castlecrag's landscape infrastructure, it illustrates Griffin's holistic approach to urban planning and remains a revered example of his visionary work.</p>	

		<p>It is recommended to list as a local heritage item. Consider undertaking comprehensive study of all landscape items within Castlecrag and list as a group.</p>	
Flat Roofed Stone Bridge Culvert	The Bulwark, Castlecrag. Between 79 and 81 The Bulwark	<p>The Flat Roofed Stone Bridge Culvert is constructed between 1928 and 1930, it is an integral feature of Walter Burley Griffin's design for the area. Made from rough-hewn sandstone, likely sourced locally, it reflects Griffin's commitment to blending natural and built elements. Alongside other landscape structures, it contributes to a cohesive network of infrastructure, showcasing Griffin's holistic urban design approach. Appreciated by the community, it stands as a rare example of Griffin's pioneering work in harmonizing the environment.</p> <p>It is recommended to list as a local heritage item. Consider undertaking comprehensive study of all landscape items within Castlecrag and list as a group.</p>	
Arched Stone Bridge Culvert	The Bulwark, Castlecrag. Between 86 and 88 The Bulwark	<p>The Arched Stone Bridge Culvert is constructed between 1928 and 1930, it is a vital component of Walter Burley Griffin's vision for the area. Crafted from rough-hewn sandstone, likely sourced locally, its distinctive barrel-vaulted design reflects Griffin's commitment to blending natural and man-made structures seamlessly. Together with other landscape features, the culvert forms an interconnected network of infrastructure, showcasing Griffin's holistic approach to urban design. Revered by the community, it stands as a rare testament to Griffin's</p>	










		<p>pioneering work in harmonizing the built environment with nature.</p> <p>It is recommended to list as a local heritage item. Consider undertaking comprehensive study of all landscape items within Castlecrag and list as a group.</p>	
Henry Lawson Cave	Flat Rock Gully, Naremburn	<p>The Henry Lawson Cave holds historical and cultural significance as a temporary refuge for renowned writer Henry Lawson and a source of inspiration for his poetry. It is a rare remaining natural feature in Flat Rock Gully, symbolizing the area's historical landscape amidst urban development. The cave's unique sandstone structure and association with Lawson contribute to its value, further emphasized by its role as a venue for bush poetry performances and community events. Overall, it represents a cherished and multifaceted aspect of local heritage and cultural identity.</p> <p>It is recommended to list the cave and associated amphitheatre together as a local heritage item.</p>	


Table 3: Built Items

Rivett House	148 Edinburgh Road, Castlecrag	C4 Environmental Living	<p>Rivett House is located within the Griffin Conservation Area. It holds historical and associational significance as one of the earliest residences designed by Walter Burley Griffin within the Castlecrag Estate. Despite controversial alterations by owner Dr. Edward Rivett during construction, such as the addition of an ungainly pitched roof, the property remains a testament to Griffin's architectural contributions in Australia. Although deviating from the dominant architectural character of Castlecrag, the residence retains original elements of Griffin's design, including Hume Pipe</p>	
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			<p>columns and rounded ends. Additionally, the later two-storey garage addition showcases Griffin's evolving architectural style. Despite its alterations, the property holds social and aesthetic value, attracting public interest in the history and architecture of the area.</p> <p>It is recommended to list as a local heritage item. Further, internal inspection is required before including interiors into listing.</p>	
Albion House	2 The Rampart, Castlecrag	C4 Environmental Living	<p>Albion House is located within the Griffin Conservation Area.</p> <p>It holds significance as a well-preserved residence designed by architect Eric Nicholls, contributing to the Castlecrag Estate's architectural heritage. Representing Nicholls' distinctive Modernist style, it showcases symmetrical curved bays, a smooth rendered finish, and a unique entry treatment. The house gained recognition in Building magazine in 1942. Situated on an irregular plot above street level, its surrounding garden, landscaped verge, and exposed rock outcrops reflect Walter Burley Griffin's design principles for the Castlecrag Estate.</p> <p>It is recommended to list as a local heritage item. Further, internal inspection is required before including interiors into listing.</p>	
Hedberg House	42 The Bulwark, Castlecrag	C4 Environmental Living	<p>Hedberg House is located within the Griffin Conservation Area, it is of significance as a relatively rare, substantially intact residence designed by noted architect Eric Nicholls, featuring many of the characteristic elements of his style, which, by the late 1940s had been developed and refined into a distinct brand of modernism. The use of sandstone, integration of house and garden, rounded forms and rendered surfaces are key characteristics of Nicholl's work that are evident at No. 42 The Bulwark, whilst still demonstrating the influence of W.B. Griffin's Castlecrag architectural approach and principles.</p>	

			<p>It is recommended to list the item and its interiors for local heritage listing.</p>	
(former) Salvation Army Citadel	121 Victoria Avenue, Chatswood	R2 Low Density Residential	<p>The Chatswood Salvation Army Citadel holds historical significance as the second citadel established on the north shore, showcasing the growth of the Salvation Army in Australia during the 20th century. Designed by Percivale Dale, a prominent Salvation Army architect, the building reflects the standardized design approach adopted for Citadel buildings, emphasizing simplicity and practicality. Despite alterations, such as the addition of a portico, the Citadel retains its original external and internal features, representing both Salvation Army architecture and Percivale Dale's work. The Citadel likely holds social significance for former and current members of the Salvation Army and other religious institutions that have occupied the building.</p> <p>It is recommended to list as a local heritage item. Further, internal inspection is required before including interiors into listing.</p>	
Boronia (Loreto)	58 Johnson Street, Chatswood	R2 Low Density Residential	<p>Boronia is located within the South Chatswood Significance Conservation Area. It holds historical significance as a well-preserved Federation cottage built in 1913. It retains its original exterior design, interior layout, and detailing, offering insight into domestic life during the early 20th century. The property serves as the headquarters and museum of the Willoughby District Historical Society since its establishment in 1993, showcasing exhibitions and collections related to Willoughby's history. Notable members of the society, such as Eric Wilksch, have made significant contributions to the community. Boronia is highly regarded by the local community for its role as a historical museum and the valuable collections it houses.</p> <p>It is recommended to list as a local heritage item.</p>	

Chatswood Bowling Club	655 Pacific Highway, Chatswood	RE2 Private Recreation	<p>The Chatswood Bowling Club, established in 1899 and is historically significant as a recreational facility with continuous use since its construction in 1900. Designed by architect Clifford H. Finch in 1938, the building reflects both early 20th-century Federation architecture and 1930s modifications. It holds association with original club members and serves as a representative example of a bowling club, showcasing evolving architectural styles.</p> <p>It is recommended to list as a local heritage item.</p>	
Front wall and gate pier in front of 655A Pacific Highway, Chatswood	part 655A Pacific Highway, Chatswood	part R3 Medium Density Residential	<p>The surviving brick wall and gate pier offer tangible evidence of its historical configuration. Esteemed by the lawn bowls community and local residents, the club remains a vital part of the community's social life.</p> <p>It is recommended to list as a local heritage item.</p>	
Sisters of St Joseph's Convent	36 Merrenburn Avenue, Naremburn	R3 Medium Density Residential	<p>The Sisters of St Josephs Convent has historical significance as a functioning convent since 1936, housing the Sisters of St Joseph of the Sacred Heart, founded by Saint Mary of the Cross. Designed by architect Edward Rodwell Green, it reflects ecclesiastical and Romanesque architectural styles. Together with adjacent buildings like the School and Church, it played a crucial role in Naremburn's development. The convent holds social significance for the Sisters, clergy, parishioners, former students, and the wider community of Naremburn.</p> <p>It is recommended for listing as a local heritage item. Further, consider listing as a group with the church, school and presbytery. Undertake internal inspection when possible.</p>	

N/A	23 & 25 Dalleys Road, Naremburn	R2 Low Density Residential	<p>23 & 25 Dalleys Road hold historical, associational, aesthetic, and rarity significance due to their well-preserved, finely detailed Modern and Moderne architectural elements. Notable features include the intricately designed corbelled window headings made of alternating chamfered light and dark bricks. Situated prominently on a corner, these buildings stand out within the local area and exhibit a distinctive form and configuration. They are associated with Harold Osmond Wilfred, a prolific builder responsible for numerous post-war constructions across the North Shore, making them rare surviving examples of his work. As representative examples of post-war flats found in the Willoughby LGA, they showcase many typical details and features of this architectural style.</p> <p>It is recommended to local listing as a pair.</p>	
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Q2 - Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes, this Planning Proposal is the best means to provide long term protection to the heritage significance of the item.

Section B – Relationship to strategic planning framework

Q3 - Is the Planning Proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plans or strategy (including any exhibited draft plans or strategies)?

Greater Sydney Region Plan – A Metropolis of Three Cities 2018

Released in March 2018, A Metropolis of Three Cities (**Region Plan**) sets the planning framework for growth of Sydney to 2056. The vision seeks to transform Greater Sydney into a metropolis of three cities – the Western Parkland City, The Central River City and the Eastern Harbour City and sets targets of 725,000 new dwellings and 817,000 new jobs by 2036.

Objective 13 of the Region Plan is that “Environmental heritage is identified, conserved and enhanced.” In addition, Strategy 13.1 provides as follows:

“Identify, conserve and enhance heritage by:

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

The Planning proposal is consistent with Objective 13 in that it identifies buildings suitable for preserving for future generations.

North District Plan 2018

The *North District Plan* (**NDP**) informs local strategic planning statements and local environmental plans, the assessment of planning proposals and community strategic plans and policies. The NDP provides planning priorities consistent with the Objectives from the Region Plan. The Region Plan requires that councils work collaboratively with the Greater Sydney Commission (now Greater Cities Commission) to establish agreed 6 -10 year housing targets.

Planning Priority N6 of the NDP provides as follows:

“Creating and renewing great places and local centres, and respecting the District’s heritage.”

Additionally, Objective 13 of the Region Plan is replicated as Action 21 in the North District Plan.

The proposal to list the Property is consistent with Planning Priority N6 and Action 21 of the NDP, in that it identifies a place worthy of conserving and preserving for future generations.

Council has recently finalised a comprehensive review of the Willoughby LEP, culminating in substantial amendments which took force in June 2023. In particular, these amendments provided significant development potential uplift throughout identified ‘Railway Precincts’ and ‘Local Centres’ in order to meet the employment and housing targets set out in the NDP. These can still be comfortably achieved should this Planning Proposal proceed.

Q4 - Is the Planning Proposal consistent with a council's local strategy or other local strategic plan?

Yes. The relevant local strategies are detailed below.

Our Future Willoughby 2032

Our Future Willoughby 2032 is the Council's community strategic plan, providing a long-term vision for the future of the City. Our Future Willoughby 2032 is used to inform Council's decision making and planning.

The main Priority within Our Future Willoughby 2032 relevant to this Planning Proposal is:

2.2 Respect and celebrate our indigenous and non-indigenous history and heritage.

The Planning Proposal is consistent with this action as it provides for the protection of a heritage item worthy of conserving and celebrating.

Local Strategic Planning Statement 2020

Council prepared and adopted a Local Strategic Planning Statement on 10 February 2020 (**LSPS**), with assurance received from the Greater Sydney Commission on 20 March 2020.

The LSPS provides the basis for strategic planning in the Willoughby Local Government Area (**LGA**). It is required to have regard to economic, social and environmental matters and identify how the desired outcomes of the Region Plan and NDP will be achieved.

The LSPS is aligned with Council's former community strategic plan, the *Community Strategic Plan – Our Future Willoughby 2028*. That community strategic plan identified the priorities and aspirations of the community and the broader strategic direction of Council to align the delivery of policies, programs, projects and services. The LSPS specifies how its directions implement the actions identified in the community strategic plan.

The LSPS contains the following relevant priority:

Priority 5: *Respecting and enhancing heritage and local suburban character.*

The Planning Proposal is consistent with this principle as it ensures that an item of local heritage significance is protected and respected.

Q5 - Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

The table below details how the Planning Proposal is consistent with relevant State Environmental Planning Policies.

SEPP title	Consistency	Explanation
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	YES	The Planning Proposal is consistent with the SEPP as it does not affect the attainment of the SEPP's aims and objectives. The expansion of the Existing

		Item will have consequences for the ability for certain works to be carried out as exempt and complying development under this SEPP.
State Environmental Planning Policy (Housing) 2021	YES	The Planning Proposal does not contain provisions that would affect the application of this SEPP.
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	YES	The Planning Proposal does not contain provisions that would affect the application of this SEPP.
SEPP (Transport & Infrastructure) 2021	YES	The Planning Proposal does not contain provisions that would affect the application of this SEPP.
SEPP (Sustainable Buildings) 2022	YES	The Planning Proposal does not contain provisions that would affect the application of this SEPP.

Q6 - Is the Planning Proposal consistent with the applicable Ministerial Directions (s.117 Directions)?

The table below details how the Planning Proposal is consistent with applicable directions by the Minister under section 9.1 of the *Environmental Planning and Assessment Act 1979*.

No	Title of Direction and objectives	Comment	Compliance
1.1	Implementation of Regional Plans The objective of this direction is to give legal effect to the vision, land-use strategy, goals, directions and actions contained in Regional Plans	The Planning Proposal is consistent with the Greater Sydney Region Plan – A Metropolis of Three Cities and the North District Plan.	YES
1.3	Approval and Referral Requirements The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	The Planning Proposal will be subject to consultation with State authorities as required by the Gateway Determination.	YES
1.4	Site Specific Provisions The objectives of this direction is to discourage unnecessarily restrictive site specific planning controls.	The Planning Proposal does not allow a particular development to be carried out.	YES
3.1	Conservation Zones The objective of this direction is to protect and conserve environmentally sensitive areas.	Applicable to this direction are the following items which are zoned C4 Environmental Living: <ul style="list-style-type: none"> - 148 Edinburgh Road, Castlecrag - 2 The Rampart, Castlecrag - 42 The Bulwark, Castlecrag <p>The proposed heritage listing is consistent with this Direction.</p>	

3.2	Heritage Conservation The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	<p>The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</p> <p>The creation of new heritage items and a new conservation area is consistent with this Direction.</p>	YES
6.1	Residential Zones The objectives of this direction are: (a) to encourage a variety and choice of housing types to provide for existing and future housing needs, (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and (c) to minimise the impact of residential development on the environment and resource lands.	<p>Council's current population forecast require delivery of 6,700 dwellings by 2036, Council is on track to exceed that target. The Planning Proposal will not impact Council's ability to exceed its housing target.</p> <p>The planning proposal does not seek to reduce any residential zoning under WLEP 2012. While promoting housing supply, the Proposal also enhances the heritage protection framework within the Willoughby LGA. By identifying and conserving significant heritage assets through the listing of new Heritage Conservation Areas (HCAs) and additional Local Heritage Items, the Proposal supports the conservation of cultural heritage alongside residential development.</p> <p>The Proposal facilitates efficient decision-making by providing clear guidelines for development within identified heritage areas. This ensures that future development is sympathetic to the heritage significance of the area while still meeting housing needs.</p> <p>The Planning Proposal is consistent with this Direction in that it enables there to be a choice of heritage dwellings to provide for existing and future housing needs.</p>	YES

Section C – Environmental, social and economic impact

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

No. The Planning Proposal will not adversely impact critical habitat or threatened species, populations or ecological communities or their habitats.

Q8 — Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

No. There are no likely environmental effects that would arise as a result of the Planning Proposal.

Q9 — Has the Planning Proposal adequately addressed any social and economic effects?

The public exhibition of the planning proposal will provide additional opportunity for the property owners and wider community to consider the proposed heritage listing.

Additionally, the progression of the Planning Proposal will not impact existing social infrastructure or existing retail centres. As noted at Section B above, the uplift in development potential effected by amendments to the Willoughby LEP will ensure that employment and housing targets set out in the NDP can be achieved should this Planning Proposal proceed.

It is noted additionally that the public exhibition of the planning proposal will provide additional opportunity for the owners of the Property and wider community to consider and comment upon the proposed amendment to the Willoughby LEP.

Section D – State and Commonwealth Interests

Q10 - Is there adequate public infrastructure for the Planning Proposal?

Yes. The Planning Proposal will have no impact on the demand for public infrastructure.

Q11 - What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

This section will be completed following consultation with public authorities identified in the gateway determination. Public authorities, including but not limited to the following, will be notified:

- Heritage NSW; and
- Heritage Council of New South Wales.

Any other authorities identified in the gateway determination will be consulted during the public exhibition of the Planning Proposal.

Part 4 — Mapping

The Planning Proposal requires amendment of the WLEP 2012 Heritage Map. It will require all of the items and conservation area in Table 1, 2 and 3 to be included in the Heritage Map along with the appropriate numbering detailed in Part 2 Statement of Objectives.

Figure 4 below illustrates the mapping changes for a new heritage item - The Scarp Retaining Wall.

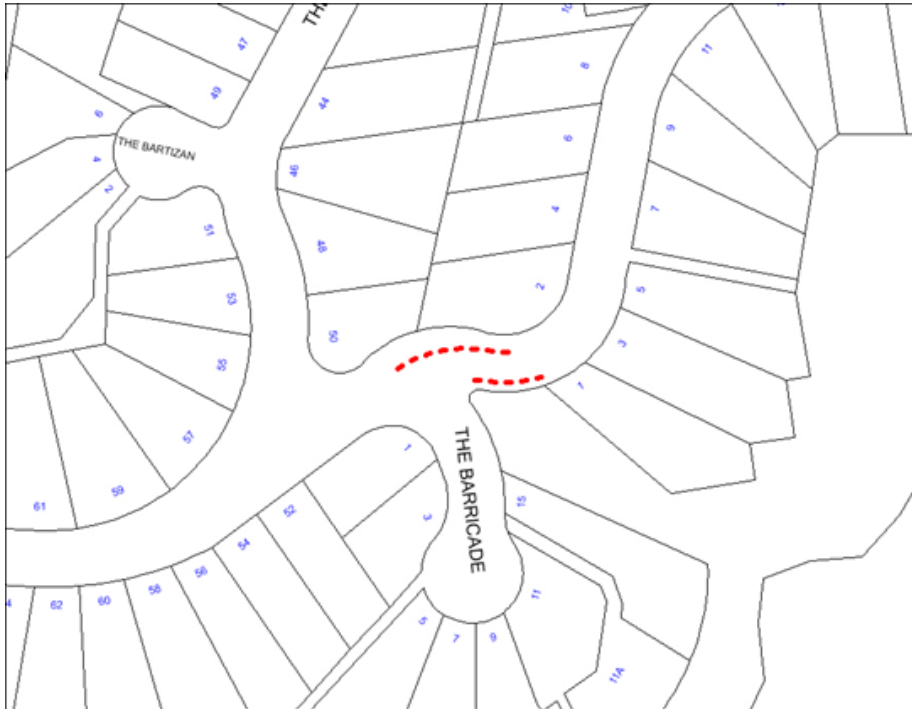


Figure 4: Proposed amendment to the Willoughby LEP's Heritage Map

Figure 5 below illustrates the mapping changes for a new heritage item - The Rampart Culvert

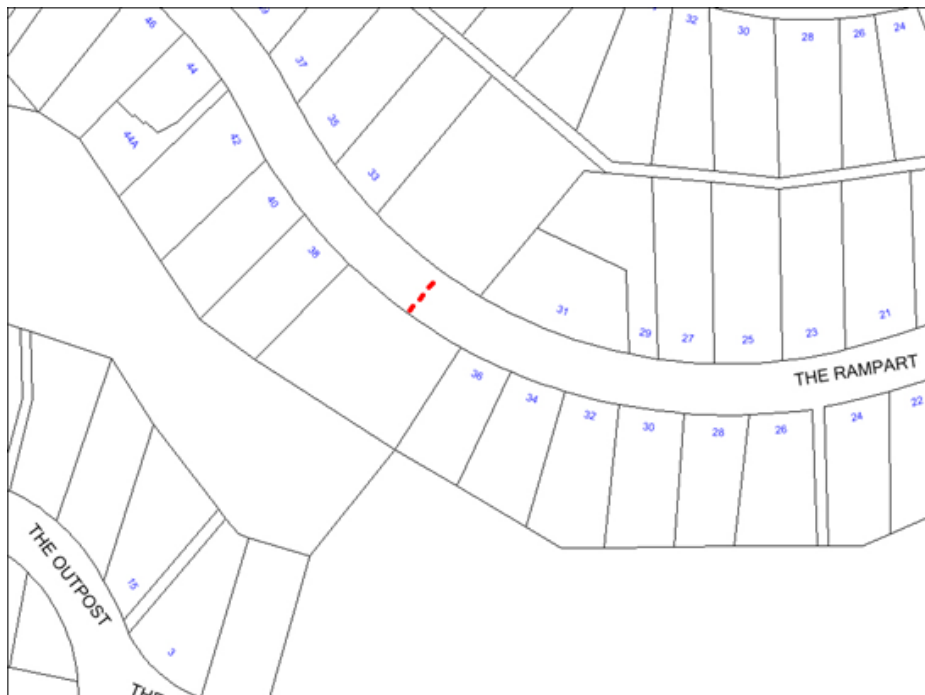


Figure 5: Proposed amendment to the Willoughby LEP's Heritage Map

Figure 6 below illustrates the mapping changes for a new heritage item - Flat Roofed Stone Bridge Between 79 and 81 The Bulwark

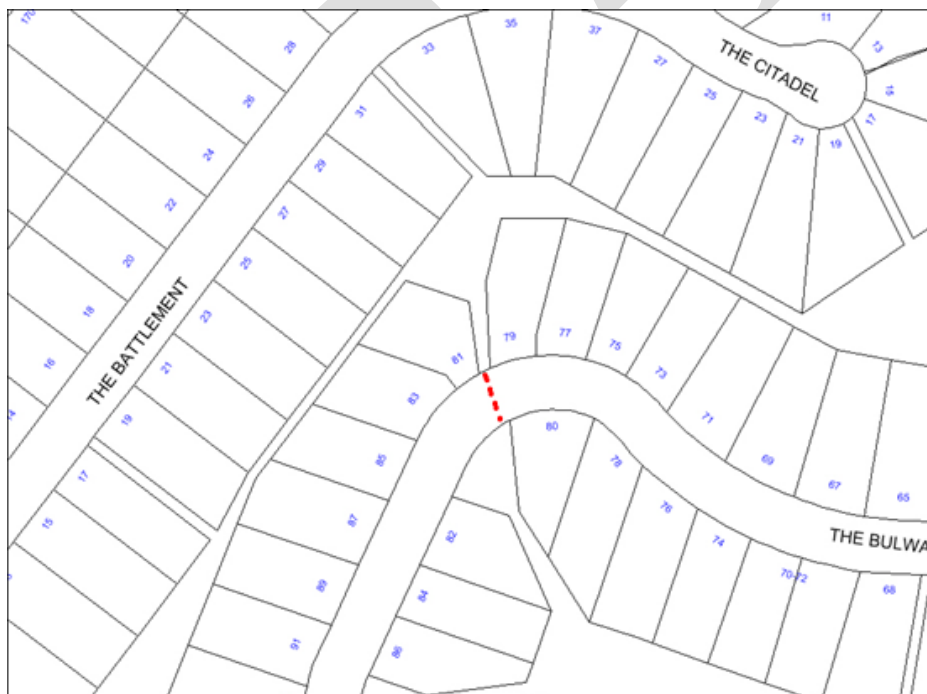


Figure 6: Proposed amendment to the Willoughby LEP's Heritage Map

Figure 7 below illustrates the mapping changes for a new heritage item - Arched Stone Bridge Between 86 and 88 The Bulwark

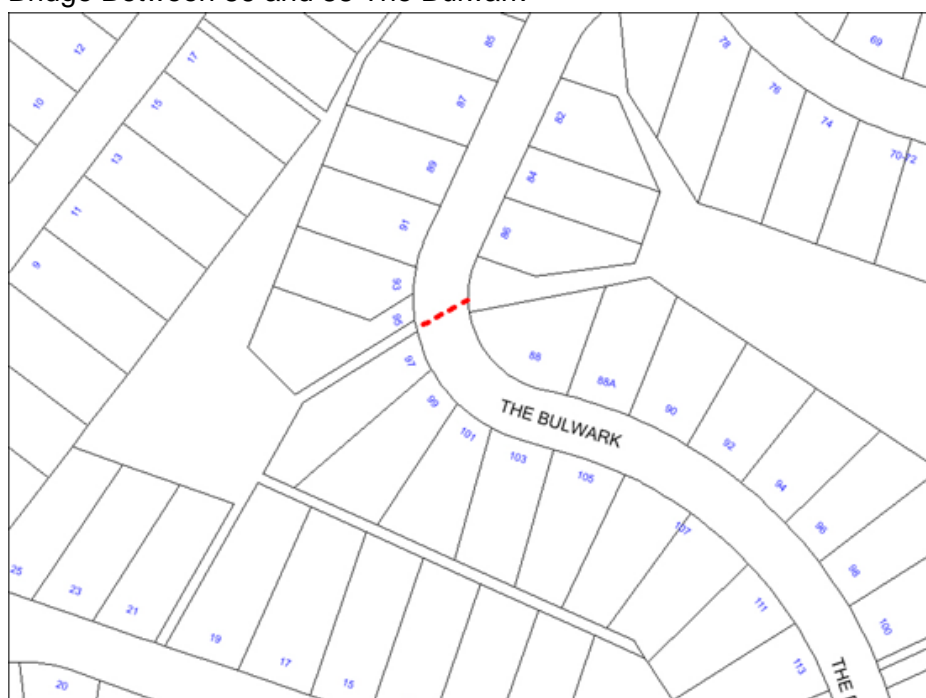


Figure 9 below illustrates the mapping changes for a new heritage item – 148 Edinburgh

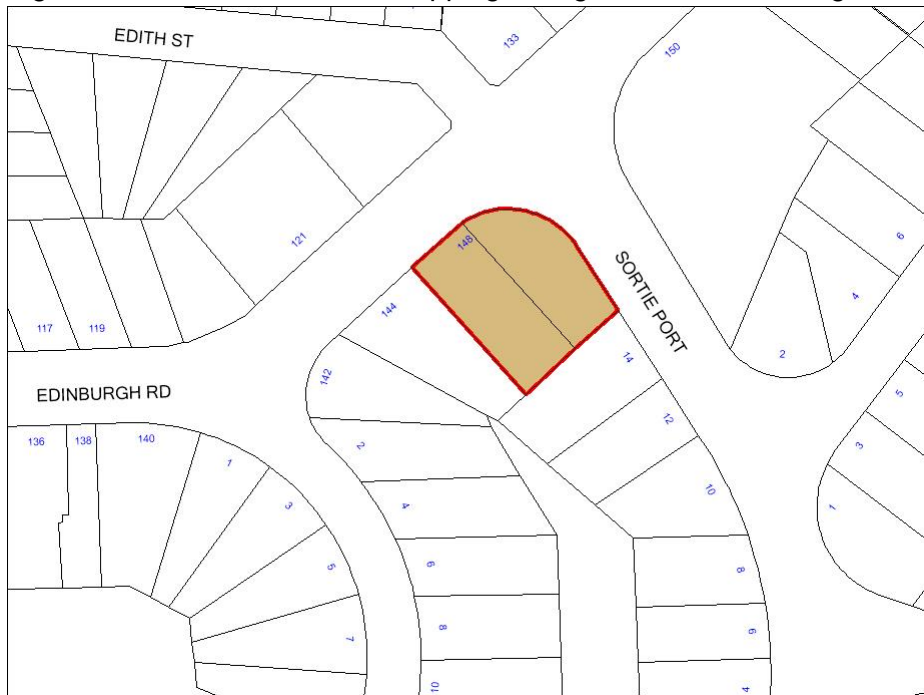


Figure 9: Proposed amendment to the Willoughby LEP's Heritage Map

Figure 10 below illustrates the mapping changes for a new heritage item - 2 The Rampart, Castlecrag

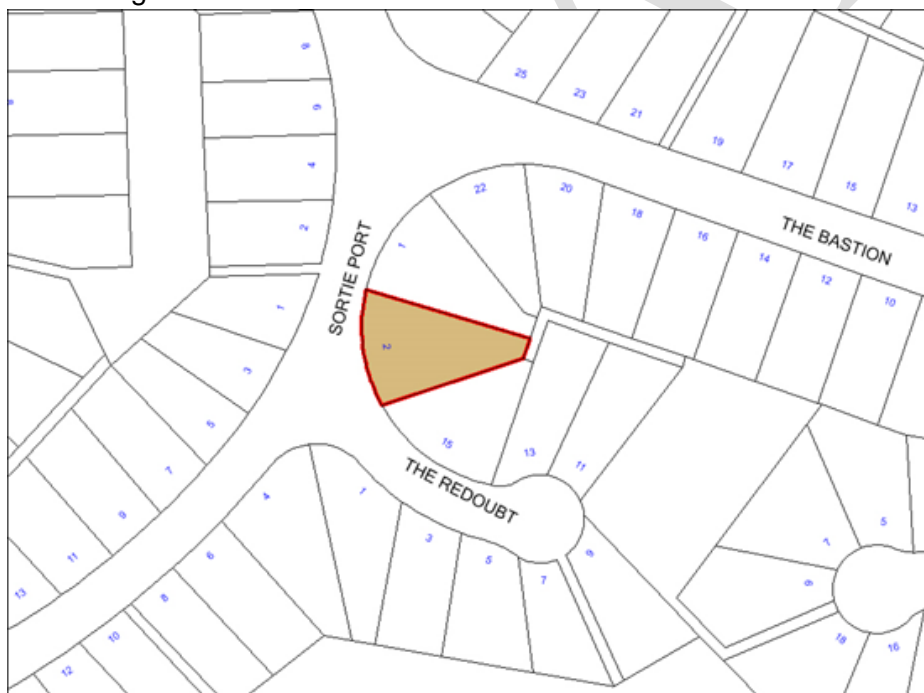


Figure 11 below illustrates the mapping changes for a new heritage item - 42 The Bulwark, Castlecrag



Figure 11: Proposed amendment to the Willoughby LEP's Heritage Map

Figure 12 below illustrates the mapping changes for a new heritage item - 121 Victoria Avenue, Chatswood



Figure 12: Proposed amendment to the Willoughby LEP's Heritage Map

Figure 13 below illustrates the mapping changes for a new heritage item - 58 Johnson Street, Chatswood



Figure 13: Proposed amendment to the Willoughby LEP's Heritage Map

Figure 14 below illustrates the mapping changes for a new heritage item - 655 Pacific Highway, Chatswood



Figure 14: Proposed amendment to the Willoughby LEP's Heritage Map

Figure 15 below illustrates the mapping changes for a new heritage item - Front wall and gate pier in front of 655A Pacific Highway, Chatswood

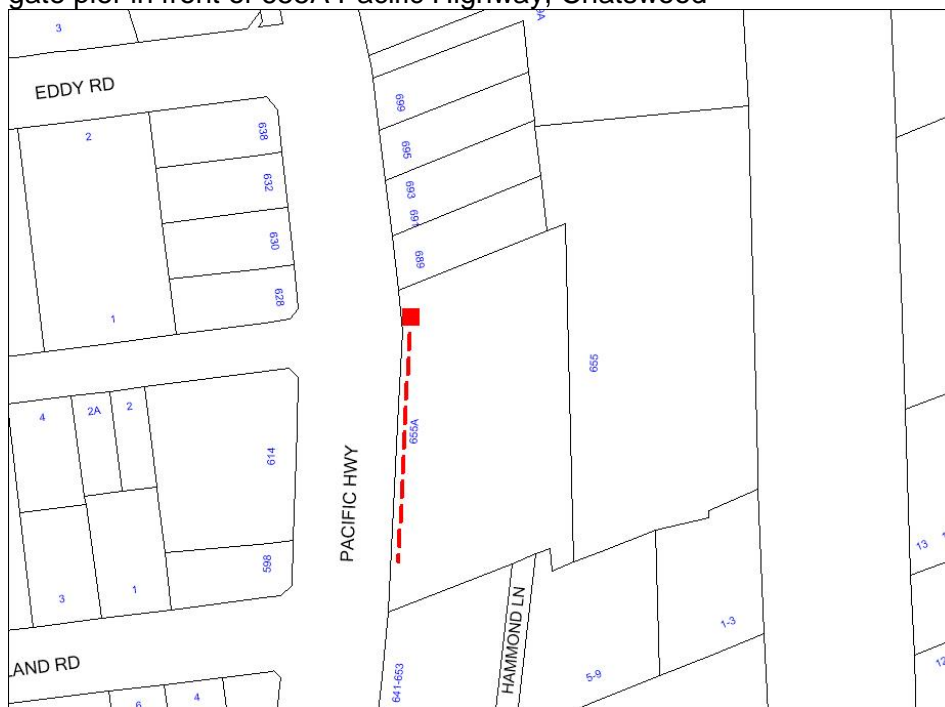


Figure 15: Proposed amendment to the Willoughby LEP's Heritage Map

Figure 16 below illustrates the mapping changes for a new heritage item - 36 Merrenburn Avenue, Naremburn



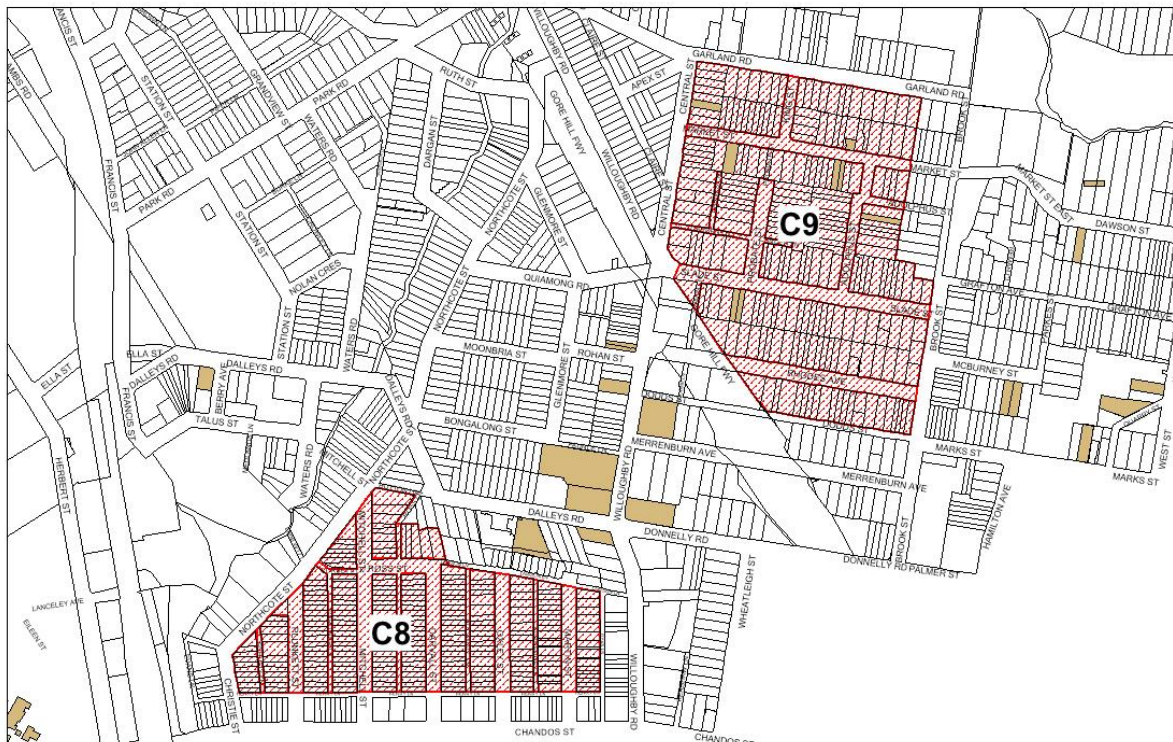
Figure 16: Proposed amendment to the Willoughby LEP's Heritage Map

Figure 17 below illustrates the mapping changes for a new heritage item - 23 & 25 Dalleys Road, Naremburn



Figure 17: Proposed amendment to the Willoughby LEP's Heritage Map

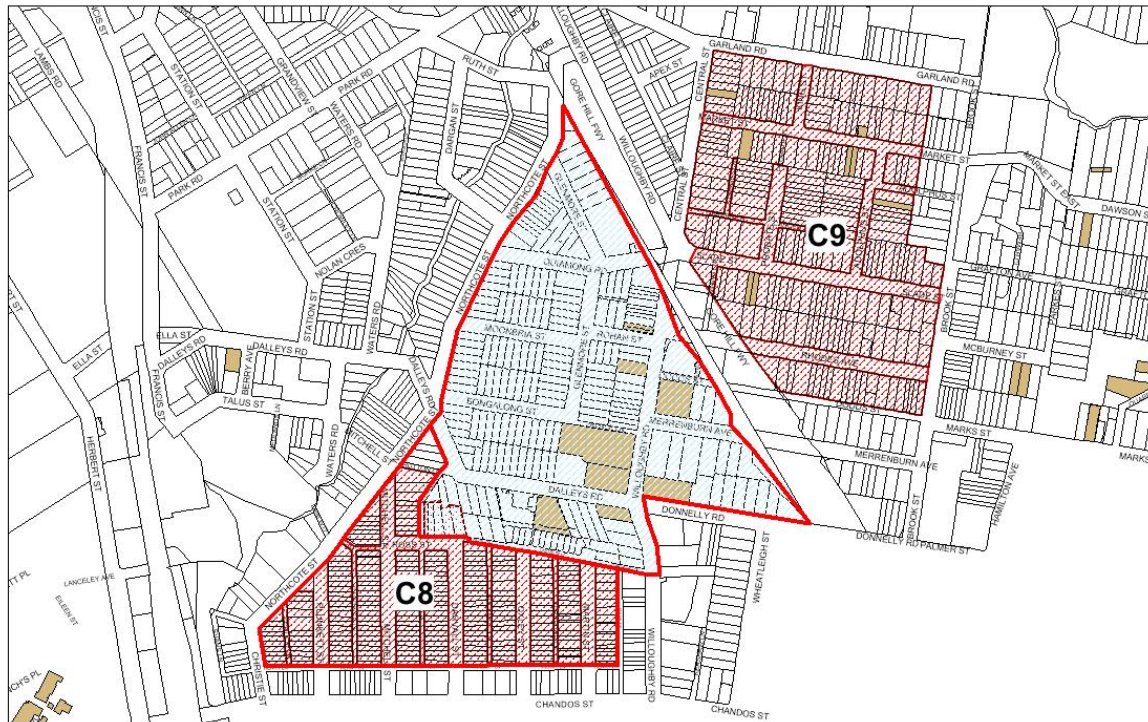
Figure 18 below illustrates the existing Heritage Conservation Area Map



- Existing Heritage Item
- Existing Heritage Conservation Area

Figure 18: Proposed amendment to the Willoughby LEP's Heritage Map

Figure 19 below illustrates the Proposed Heritage Conservation Area Map






-  Proposed New Heritage Conservation Area - Naremburn Civic Centre Heritage Conservation Area
-  Proposed Boundary Change to the Existing Naremburn Heritage Conservation Area (C8)
-  Existing Naremburn Central Township Heritage Conservation Area (C9)

Figure 19: Proposed amendment to the Willoughby LEP's Heritage Map

Part 5 — Community Consultation

The public exhibition of the Planning Proposal will be undertaken in accordance with the *Environmental Planning and Assessment Act 1979*, the *Willoughby Community Participation Plan (Willoughby CPP)* and the *Local Environmental Plan Making Guideline*, as well as any conditions of the gateway determination.

It is recommended that the Planning Proposal is exhibited for a minimum of 28 days.

Public exhibition of the Planning Proposal will be carried out in accordance with Part B of the Willoughby CPP and will comprise, at a minimum, the methods of community engagement required by Table 4 of the Willoughby CPP, including requests for written submissions, surveys and online engagement tools and the provision of a responsible officer contact point.

During the public exhibition period, the following material will be available on Council's website and in the customer service area at Council's offices:

- the Planning Proposal, in the form approved by the gateway determination;
- the gateway determination;
- information relied upon by the Planning Proposal (such as the LSJ's report); and
- the Willoughby LEP.

Part 6 — Project Timeline

As Council is authorised to exercise the functions of the Minister for Planning as local plan-making authority under section 3.36 of the *Environmental Planning and Assessment Act 1979*, the proposed timeline for completion is as follows:

Plan-making step	Estimated completion
Planning Proposal present to WLPP for advice	14 May 2024
Planning Proposal present to Council	24 June 2024
Gateway determination	August 2024
Public exhibition period/government agency consultation	August/September 2024
Submissions assessment	September/October 2024
Council assessment of Planning Proposal post-exhibition	November 2024
Council decision to make amendment to the Willoughby LEP	November 2024
Council to liaise with Parliamentary Counsel to prepare LEP amendment	December 2024
Forwarding of LEP amendment for notification	December 2024
Notification and commencement of the approved LEP	February 2025

Willoughby Heritage Study Review



Willoughby Road from corner of Slade Street, Naremburn
Source: Willoughby City Library, 005661

Prepared for:

Willoughby City Council

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Date:

March 2024

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& Partners Pty Ltd, 2024

ISSUE	DATE	REVIEW BY
Draft – Part 1 only	20 th December 2023	LSJ
Part 1 and 2	28 th March 2024	LSJ

Executive Summary

This report provides an assessment of the potential heritage significance of an area in Naremburn located between two existing Heritage Conservation Areas (C8 and C9), as well as 15 individual items located throughout the greater Willoughby LGA.

This heritage assessment report has been prepared for Willoughby City Council by Lucas, Stapleton, Johnson & Partners. Once every term, Council undertakes a review to improve its framework for protecting heritage throughout the Willoughby Local Government Area. These studies provide the basis of most of the existing heritage items initially listed under *Willoughby Local Environmental Plan WLEP 1995*, and contained in the current *Willoughby LEP 2012*.

The aims of the report are to determine whether:

- The Naremburn Heritage Conservation Area (C8) and/or the Naremburn Central Township Heritage Conservation (C9) warrant expansion by the inclusion of additional streets located between the two conservation areas.
- The streets located between the two conservation areas warrant listing as a separate Heritage Conservation Area.
- Any streets located within the study area also contain any individual items of local heritage significance under Schedule 5 of the *Willoughby Local Environmental Plan 2012*, with particular consideration to be given to the buildings comprising the Naremburn Shops, Willoughby Road and Quiamong Street and St. Joseph's Convent, Merrenburn Avenue.
- Any of the 15 properties and sites nominate by Council warrant listing as local heritage items under Schedule 5 of the *Willoughby Local Environmental Plan 2012*.

The properties identified for further assessment have been nominated by Council and the local community. Council requires investigation and an assessment of the heritage significance of each property, including integrity and merit as a possible local heritage item.

This report is divided into two sections as follows:

- Part 1: Potential HCA Extension and items within the Study Area
- Part 2: Individual Heritage Items

Each section provides an overview of the history of the place/item, physical evidence, analysis and assessment of significance, and recommendations.

Based on the analysis undertaken in the preparation of this report in relation to the historical context, historical associations and physical evidence of each of the subject properties, and the subsequent assessment of significance, the following recommendations are provided:

Part 1

- The Naremburn Heritage Conservation Area (C8) should be extended to include only that part of the study area bounded by Hutton Lane, Northcote Street and Dalleys Road
- A section of the study area should be listed individually as a Heritage Conservation Area on the *Willoughby Local Environmental Plan*
- Of the five identified items for further research, two items are recommended for listing as a local heritage items:

- Sisters of St Joseph's Convent, 36 Merrenburn Avenue and 23 & 25 Dalleys Road, Naremburn.

Part 2

- Of the fifteen nominated items, the following eleven items are recommended for local heritage listing:
 - The Scarp Retaining Wall, Castlecrag
 - The Rampart Culvert, Castlecrag
 - Flat roofed stone bridge between 79 and 81 The Bulwark, Castlecrag
 - Arched Stone Bridge between 79 and 81 The Bulwark, Castlecrag
 - Henry Lawson Cave, Flat Rock Gully, Naremburn
 - Rivett House, 148 Edinburgh Road, Castlecrag
 - Albion House, 2 The Rampart, Castlecrag
 - Hedberg House, 42 The Bulwark, Castlecrag
 - The Salvation Army Citadel, 121 Victoria Avenue, Chatswood
 - Boronia, 58 Johnson Street, Chatswood
 - Chatswood Bowling Club, 655 Pacific Highway, Chatswood

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1. Introduction

1.1. Background to the Study

This report provides an assessment of the potential heritage significance of an area in Naremburn located between two existing Heritage Conservation Areas (The *Naremburn Heritage Conservation Area (C8)* and the *Naremburn Central Township Heritage Conservation Area (C9)*), as well as 15 individual items located throughout the greater Willoughby Local Government Area.

This heritage assessment report has been prepared for Willoughby City Council by Lucas, Stapleton, Johnson & Partners. Once every term, Council undertakes a review to improve its framework for protecting heritage throughout the Willoughby Local Government Area. These studies provide the basis of most of the existing heritage items initially listed under *Willoughby Local Environmental Plan WLEP 1995*, and contained in the current *Willoughby LEP 2012*.

The aims of the report are to determine whether:

- The Naremburn Heritage Conservation Area (C8) and/or the Naremburn Central Township Heritage Conservation (C9) warrant expansion by the inclusion of additional streets located between the two conservation areas.
- The streets located between the two conservation areas warrant listing as a separate Heritage Conservation Area.
- Any streets located within the study area also contain any individual items of local heritage significance under Schedule 5 of the *Willoughby Local Environmental Plan 2012*, with particular consideration to be given to the buildings comprising the Naremburn Shops, Willoughby Road and Quiamong Street and St. Joseph's Convent, Merrenburn Avenue.
- Any of the 15 properties and sites nominate by Council warrant listing as local heritage items under Schedule 5 of the *Willoughby Local Environmental Plan 2012*.

The properties identified for further assessment have been nominated by Council and the local community. Council requires investigation and an assessment of the heritage significance of each property, including integrity and merit as a possible local heritage item.

This report is divided into two sections as follows:

- Part 1: Potential HCA Extension and items within the Study Area
- Part 2: Individual Heritage Items

Each section provides an overview of the history of the place/item, physical evidence, analysis and assessment of significance, and recommendations.

1.1.1. The Brief

The brief for this report outlined the following tasks:

Heritage Conservation Area

- Conduct site inspections of the study area located between the two conservation areas and the streets on the boundaries of the two conservation areas.

- Research the history of the properties and study area to inform the heritage assessment (Chapter 1).
- Provide an overview of each building's style, condition and form to establish whether it is a representative example (Chapter 2 and Appendix 3).
- Undertake a comparative analysis in relation to other similar heritage conservation areas within the Willoughby Local Government Area that comprise a Federation era suburb (Chapter 3).
- Using the process and heritage assessment criteria contained in the New South Wales Heritage Office Guidelines *Assessing Heritage Significance* (2023), carry out an assessment of heritage significance of the study area (Chapter 4)
- Make a recommendation as to whether an extension to the existing Naremburn Heritage Conservation Area (C8) or creation of a new Heritage Conservation Area is warranted (Chapter 5).
- Make a recommendation as to whether any of the properties located within the study area should be individually listed as a local heritage item in Schedule 5 of *Willoughby Local Environmental Plan 2012* (Chapter 5).

Individual Items

- Undertake a site inspection of each of the nominated properties, including internal inspections where possible.
- Provide a description of each of the properties in relation to construction date, style, form, use, intactness, identify key architectural, site and landscape features, setting and key views (Chapter 1 and appendix 2).
- Research the history of each nominated property and provide a brief historical outline (Chapter 2).
- Using the process and heritage assessment criteria contained in the New South Wales Heritage Office Guidelines *Assessing Heritage Significance* (2023), carry out an assessment of heritage significance of each identified item (Chapter 3).
- Make a recommendation as to whether any of the properties should be listed as a local heritage item in Schedule 5 of *Willoughby Local Environmental Plan 2012* (Chapter 3).

1.2. The Study Area

1.2.1. Naremburn Heritage Conservation Area

The first part of this study is to assess the potential heritage significance of an area and the properties located within this area. The study area is located within the suburb of Naremburn. It forms a triangular area bounded to the northeast by the Gore Hill Freeway, the south by Lawson Lane and the northwest by Northcote Street and includes the following streets:

- Northcote Street
- Moonbria Street
- Lawson Lane
- Dalleys Road
- Willoughby Road
- Ross Lane
- Martin Street

- Glenmore Street
- Donnelly Road

Refer to figure 1.1 below.



Figure 1.1: Aerial map showing study area (outlined in red)

1.2.2. Individual Items within the Willoughby Local Government Area

The second part of this study is to assess the potential heritage significance of 15 properties located within the Willoughby LGA. The individual items comprise 5 landscape features (natural and built) as well as 10 buildings. These are located across the Willoughby Local Government Area, with seven located within Castlecrag.

The landscape features that have been nominated for assessment are as follows:

- Henry Lawson Cave, Naremburn
- The Scarp retaining wall, Castlecrag
- The Rampart culvert, Castlecrag
- Flat roofed stone bridge between 79 and 81 The Bulwark, Castlecrag
- Arched stone bridge between 86 and 88 The Bulwark

The individual properties that have been nominated are as follows:

- 148 Edinburgh Road, Castlecrag (Lot 2, DP315876)
- 2 The Rampart, Castlecrag (Lot 171, DP13141)
- 42 The Bulwark, Castlecrag (Lot 465, DP19826)
- 13 Greville Street, Chatswood (Lot 1, DP550549)
- 101 Neerim Road, Castle Cove (Lot 454 DP200619)
- Chatswood Bowling Club, 655 Pacific Highway Chatswood (Lot 2 DP861346)

- Carmen, 268 Mowbray Road, Artarmon (Lot 12, DP4480)
- The Salvation Army Citadel, 121 Victoria Avenue, Chatswood (Lot 10, DP10079)
- Boronia, 58 Johnson Street, Chatswood (Lot 23, DP1556)
- 27 Wallace Street, Willoughby (Lot 46, Sec 3 DP1671)

1.3. Methodology

This report follows generally the methodology recommended by the NSW Heritage Office and the following documents:

- *Assessing Heritage Significance*, NSW Heritage, 2023
- *Heritage Conservation Areas*, NSW Heritage, 1996
- *NSW Heritage Office Heritage Manual*
- *Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter)*, Australia ICOMOS Inc., 2013

Naremburn HCA Extension

The area comprising the study area was defined and confirmed with Council prior to any investigation. A letter was subsequently sent to all property within the study area by council informing residents of the preliminary study. A site visit was undertaken to the study area and each of the properties was identified, photographs, and notes made regarding its condition and integrity from the public domain. No internal inspection were undertaken.

Documentary sources, such as BA/DA files, Sands Directory and rates books were used to determine the approximate date of construction for each property.

Each property was then included in a spreadsheet, which included basic information regarding the place including: address, form, material, architectural style, date of construction, use, intactness and photograph.

Identified Items

In order to fully assess the subject properties, internal inspections were desirable. Council sent letters to the owners of each of the 15 properties, informing them of the study and inviting residents to provide permission for this firm to visit the property. Few responded to Council's initial letter. This firm then followed up and contacted each resident via email or phone to

Only one internal inspection was able to be undertaken as a result. In all but one case, permission was not granted for entry. Consequently, all inspections (except for No. 42 the Bulwark) were undertaken from the public domain only and only external photos were taken. Photos and floor plans available through real estate listings were used where possible to gain an understanding of the integrity of the place internally and any changes that occurred.

One of the properties (No. 13 Greville Street, Chatswood) was found to no longer exist, and so no further assessment was undertaken.

An inventory sheet was prepared for each of the 14 properties still extant. The inventory sheet contained a brief description of the place, historical background, identification of historical themes,

and assessment of significance based on the NSW Heritage criteria. A recommendation was then made in regard to whether it should be listed as a local or state heritage item.

1.4. Terms

This report adheres to the use of terms as defined in the Australia ICOMOS *Burra Charter* (see Appendix 1).

Place: means a geographically defined area that may include elements, objects, spaces and views. Place may have tangible and intangible dimensions. The term place is defined under the *Burra Charter* and is used to refer to sites and areas of cultural significance.

Abbreviations

c.	circa
CMP	Conservation Management Plan
DCP	Development Control Plan
DP	Deposited Plan
HCA	Heritage Conservation Area
LEP	Local Environmental Plan
LGA	Local Government Area
LRS	Land Registry Services, NSW
LSJ	Lucas, Stapleton, Johnson & Partners Pty Ltd
ML	Mitchell Library
NLA	National Library of Australia
No.	Number
SHR	State Heritage Register
SLNSW	State Library NSW
SR	State Records

1.5. Exclusions

This report addresses only the European cultural significance of the place inclusive of the built structures, site and landscape features associated with the place. The ecological values of the place and the contents and movable heritage associated with the house have not been addressed as part of this report.

This report does not address the historical archaeology of the place, nor the Aboriginal archaeology and Aboriginal cultural values associated with the place.

1.6. Author Identification

This heritage assessment report has been prepared for Willoughby Council Jessica Kroese, Kate Denny, Eleonora Caudi and Sean Johnson of Lucas, Stapleton, Johnson & Partners. The history components of the report have been prepared by Nicholas Jackson and Jessica Kroese.

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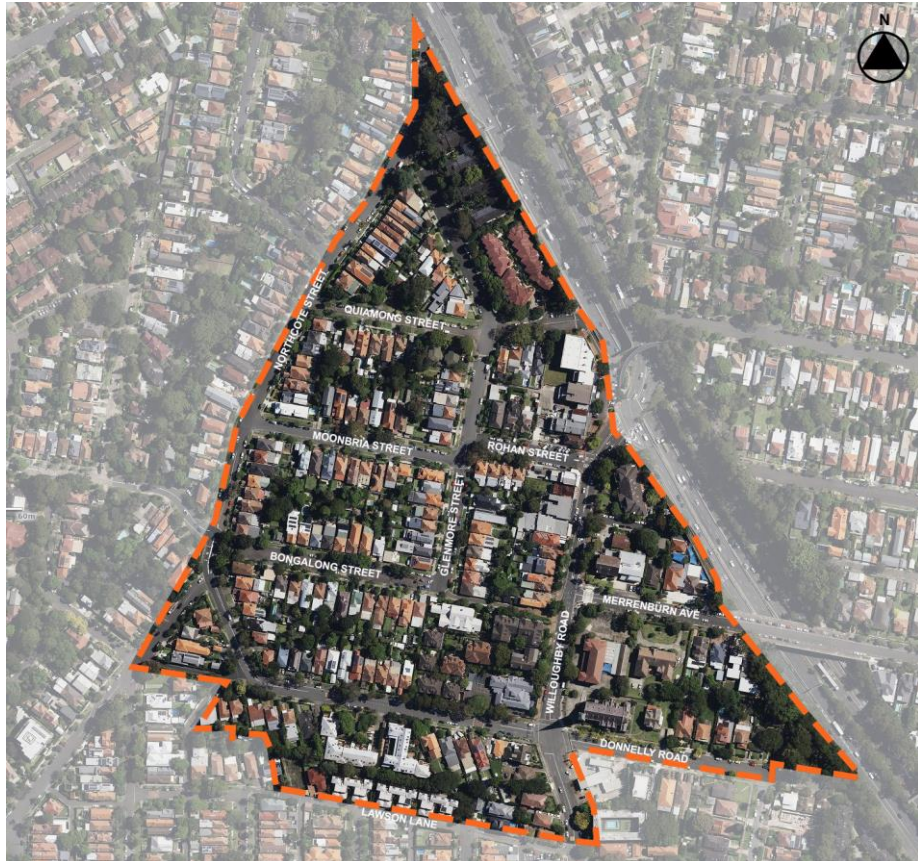
1.7. Acknowledgments

The authors wish to acknowledge the assistance of the following:

- Alice Stapleton, Willoughby City Council
- Jane Liang, Willoughby City Council
- Dyalan Govender, Willoughby City Council
- Shirley Ramrakha, Willoughby City Library

Willoughby Heritage Study Review

Part 1: Naremburn HCA Extension



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1. History of the Study Area

1.1. Introduction

This chapter provides a history of the Study Area located in the suburb of Naremburn, on the western side of the Gore Hill Freeway, together with the individual histories of some notable buildings within the area (Section 1.7) that may be worthy of local heritage listing. These histories have been compiled by Nicholas Jackson from secondary sources (see footnotes), with additional research undertaken by Jessica Kroese and Kate Denny of Lucas Stapleton Johnson & Partners.

The Willoughby City Council local government area, including the suburb of Naremburn, is located within the Country of the Gamaragal (also spelt Cammeraygal) people. The Gamaragal people are the traditional owners of parts of the North Shore. It is likely that the North Sydney and Willoughby City Councils are within this clan area, however, the exact boundaries are not known. Wallumedegal clan territory is to the west, Darramurragal to the north and Borogegal to the east. Not much is known about the Aboriginal people who frequented Naremburn and its immediate surrounds, however shellfish middens can be found in Flat Rock Creek Reserve.¹

This report documents the European occupation of the Study Area only, and the heritage significance of the place in this context. This does not therefore represent a complete history of the place or represent the perspectives of Gamaragal Traditional Owners in relation to the colonial impacts on this area. Consultation with Traditional Owners and other Aboriginal stakeholders is required before Aboriginal Cultural Heritage that may be associated with this locality can be recorded.

1.2. Historical Context of Naremburn

The suburb of Naremburn was among the first settled areas of what is now the Willoughby Council local government area. Established in the mid-19th century, the locality first developed within two Crown grants of approximately 6 acres each made to Dugald MacPherson in the 1850s, located on the eastern side of Willoughby Road.

Originally known as Central Township, the area was expected to become the commercial centre of the North Side (or North Shore), and early development was concentrated in the area between Central Street in the east, Brook Street in the west, Garland Road in the north and Slade Street in the south; and including Market Street.

Although granted in the 1850s, it was not until the 1870s that the locality began to be developed following the establishment of Flat Rock Road in 1866 connecting Crows Nest to Willoughby.² Flat Rock Road originally went straight along Central Street to Garland Street, however by the 1870s, the roadway veered to the left at Slade Street leading to the creek crossing at The Flat Rock. In 1890, the roadway was renamed Willoughby Road, although it had also been known as the North Sydney Road.³

¹ <https://www.willoughby.nsw.gov.au/Community/Aboriginal-and-Torres-Strait-Islanders>

² Wilksch, E.; 1988, *The Naremburn Story*, Management Development Publishers, Sydney, p. 13

³ Wilksch, E., 1988; p. 12



Figure 1.1: Detail from undated (post 1877) map of the Parish of Willoughby showing the location of Central Township. The alignment of Flat Rock Road (Willoughby Road) is highlighted in orange. Central Street is dotted in orange. Source: NSW LRS

According to the *Sands Directory*, Slade Street, Market Street, Central Street and Garland Street in the area of North Willoughby first appeared in the beginning years of the 1880s. Central Street and Garland Street were originally considered one road known as the Government Road. By the mid 1880s, commercial businesses had been established along Central Street, Slade Street and Market Street, including St. Cuthbert's Church of England which opened in 1883 (since demolished), and a post office which opened in 1882 (closed in 1996).

However, with the arrival of the electric tram service in the late 1890s, the commercial centre of Naremburn relocated to the western side of Willoughby Road (the Study Area of this report).

The name Naremburn first begins to appear as a replacement for Central Township in the early 1880s. In 1882, the General Post Office, Sydney advertised that a new post office was to be established at Naremburn (Central Township, North Willoughby) near St. Leonards.⁴

1.3. Early Land Grants

The Study Area for the potential heritage conservation area is located on the western side of the Gore Hill Freeway and is bounded by Northcote Street to the west and north-west, and Lawson Lane, Dalleys Road and Donnelly Road to the south. Willoughby Road runs north-south through the area and defines the north-eastern boundary of the Study Area. This locality is comprised of portions of six separate Crown land grants (refer to Figure 1.2):

- Peter Dargan's 25 acres (Parish portion 274), issued 3rd December 1794;
- Humphry Evans's 25 acres (Parish portion 273), issued 3rd December 1794;
- John Henry's 60 acres (Parish portion 126), issued 1821;
- Edward Wollstonecraft's Crows Nest Estate of 524 acres (Parish portion 323), issued 1825;
- Thomas Ryan's 14 acres (Parish portion 208), issued 9th June 1849; and
- John Sylvester Ryan's 14 acres 3 rood 20 perches (Parish portion 209), issued 1st May 1849.

⁴ Advertising, *The Sydney Morning Herald*, Monday, 20th March 1882, p. 2

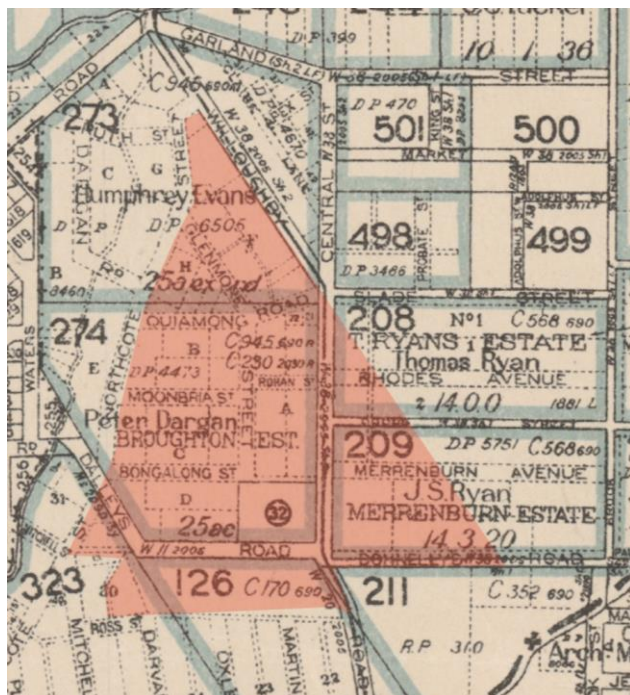


Figure 1.2: The 1917 edition of the map of the parish of Willoughby set out both the land grantees and the early twentieth century subdivisions. The Study Area is shaded red. Source: State Library of NSW

1.3.1. Peter Dargan and Humphrey Evans Grants

The first of the land grants in the Study Area to be issued were those made to Peter Dargan and Humphrey Evans.

Dargan's 25 acres grant (Parish portion 274) was on the western side of Willoughby Road at the intersection of what is now Dalley's Road, granted in 1794.

Dargan (alt. Dargin) was a marine of the 14th (Portsmouth) Company and came to NSW with the First Fleet. He joined the NSW Corps in 1792, and later, from 1810 was a private in the Invalid Company. Listed as a pensioner in 1825, but nothing is known of him after this.⁵ It is not known whether Dargan developed his land grant.

Evans's 25 acres grant (Parish portion 273) was located directly to the north, also granted in 1794.

Evans (?-1805) was a marine of the 15th (Plymouth) Company and came to NSW in the First Fleet. He joined the NSW Corps in 1792. Evans returned to England in 1797 but returned to the colony in 1803 and he received a grant of 135 acres at Toongabbie in that same year. Evan's worked his farm at Toongabbie until his death in 1805.⁶ The grant at Naremburn was noted as cancelled by 1804 and returned to the Crown,⁷ but Evans was stated as the grantee in all editions of the parish map.

By 1840, both Dargan's and Evans's grants had been absorbed into William Gore's Artarmon Estate to the northwest.⁸ Gore (1765-1845) had been the colony's provost-marshal (sheriff) on his arrival in the colony in 1806, and the Artarmon grant was issued in 1810. Gore is known to have bought up

⁵ 'Dargin, Peter (1759-?)', *People Australia*, National Centre of Biography, Australian National University, <https://peopleaustralia.anu.edu.au/biography/dargin-peter-25128/text33612>

⁶ 'Evans, Humphrey (?-1805)', *People Australia*, National Centre of Biography, Australian National University, <https://peopleaustralia.anu.edu.au/biography/evans-humphrey-30872/text38231>,

⁷ Ryan P.J., *Land Grants 1788-1809*, p.38

⁸ Old System Conveyance Book N No. 777

neighbouring farms and came to own 800 acres. He died at Artarmon in 1845 a bankrupt, although he had sold/mortgaged his estate in 1830 together with the neighbouring farms that had been acquired.

Thomas Stafford Broughton (1810-1901) acquired Gore's land, including Artarmon and the neighbouring farms, in 1861 from the official assignee of the bankrupt estate of a later owner of Artarmon, the late attorney James Naimby Shuttleworth (died 1859),⁹ although in effect Broughton had been the owner of the grants since 1855 by the mortgage he held over them.¹⁰ Unlike Artarmon that Broughton commenced to subdivide in the 1890s, he seems to have done nothing about Dargan's or Evans's grants in his lifetime.

In 1879, Willoughby Road (still known as Flat Rock Road at that time) was diverted through Evans's 25 acre grant from the intersection at Slade Street (see Figure 1.4).¹¹

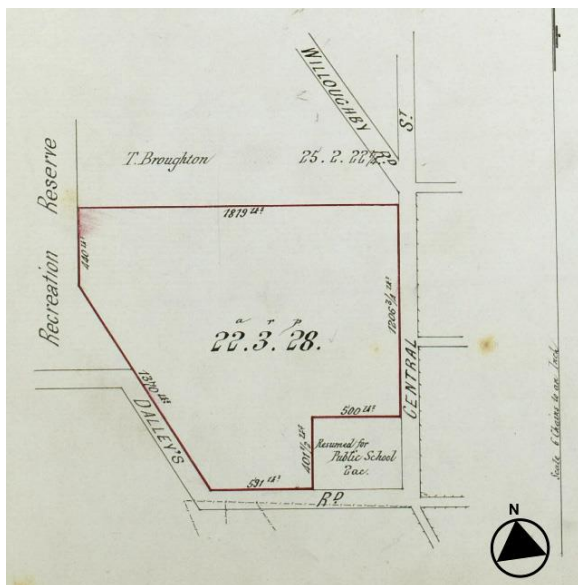


Figure 1.3: Dargan's grant, excluding the land resumed for the Naremburn Public School, acquired by Thomas Broughton. Source: HLRV Vol 1030 Fol 246

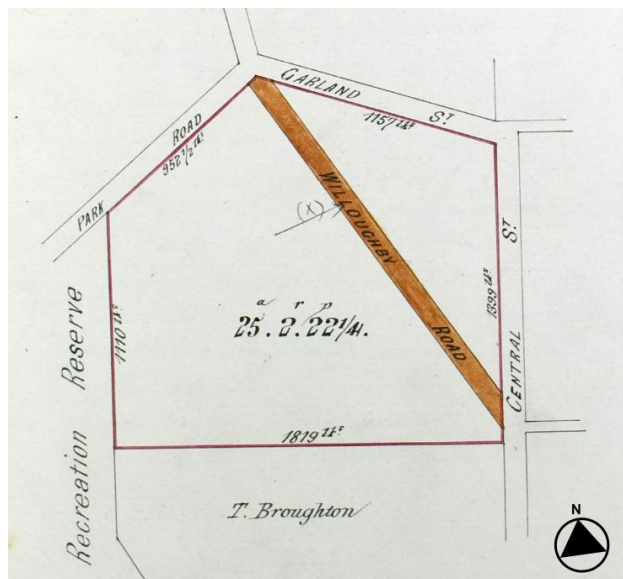


Figure 1.4: Evans's grant, acquired by Thomas Broughton. Source: HLRV Vol 1030 Fol 246 and Vol 1028 Fol 91

1.3.2. James Henry and the Wollstonecraft and Berry's grants

In 1821, a grant of 60 acres was issued by Governor Macquarie to colonial born James Henry (Parish portion 126). Later that same year, Henry sold the 60 acres to Alexander Berry and Edward Wollstonecraft for 15 pounds.¹²

Around the same time, Edward Wollstonecraft and Alexander Berry had been promised approximately 2000 acres of land by Governor Macquarie, although the grants were not formalised until 1825 by Governor Brisbane. Wollstonecraft was permitted to locate 524 acres (Parish portion 323) of the 2000 acres on the north side of Sydney Harbour, and his tenure was made official in June 1825.¹³ This land which abutted James Henry's 60 acres on its western boundary, stretched from Balls Head Bay north to Naremburn and it is where Wollstonecraft built his house, Crows Nest cottage, in the early 1820s.

⁹ Old System Conveyance and Assignment Book 77 No. 205

¹⁰ Old System Mortgage Book 38 No. 217

¹¹ NSW Government Gazette of 30 September 1879 (Folio 4310) and Wilksch, E., 1988; p. 13

¹² 'Court of Claims Case 264', NSW Government Gazette, 8/8/1838, p.602

Old System Conveyance, Book H No. 999

¹³ Grants Register Serial 14 page 191

Edward Wollstonecraft (1783-1832), merchant and landowner and Alexander Berry (1781-1873), merchant and settler, were business partners who both arrived in New South Wales in 1819, although Berry returned to London shortly thereafter. Berry returned to New South Wales in 1821 and was granted a further 10,000 acres in the Shoalhaven district.¹⁴

Wollstonecraft and Berry were both highly successful businessmen. Wollstonecraft was the director of the Bank of New South Wales and of the Bank of Australia, and chairman of the Chamber of Commerce; while Berry was a successful timber merchant, establishing the Coolangatta Estate and the town of Berry.

In 1827, Berry married Wollstonecraft's sister Elizabeth, and when Wollstonecraft died in 1832 his estate passed to his sister Elizabeth and then, upon her death in 1845, to her husband Alexander Berry. Under Berry's ownership, Wollstonecraft's initial 524 acre grant together with James Henry's 60 acre grant as well as a further 24 acre grant made to Berry, were amalgamated into the Crows Nest Estate.

The portions of the original land grants within the Study Area are located at the northern extent of the estate.

Figure 1.5: Detail from Map of St Leonards, Parish of Willoughby dated c1887, by Higinbotham & Robinson showing the extent of Berry's Crows Nest Estate. The area included in the Study Area is circled. Source: NLA Map Rm 4458



1.3.3. Thomas Ryan and John Sylvester Ryan's Grants

Thomas Ryan's 14 acre grant (Parish portion 208), issued in 1849, was located on the eastern side of Willoughby Road, directly south of Slade Street and Central Township.

Thomas Ryan (1790-1866) was residing at Millers Point when he died in 1866. Born in Ireland, he came to the colony in 1817 as a settler and was employed as a clerk in the Colonial Secretary's Office, and later was Chief Clerk in the Principal Superintendent of Convicts at Hyde Park Barracks from the mid 1830s. He was an alderman of the City Council in the 1840s and 1850s, and he supported the Catholic Church.¹⁵ The grant was owned by Ryan's family until 1899.

¹⁴ M. D. Stephen, 'Wollstonecraft, Edward (1783–1832)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/wollstonecraft-edward-2812/text4025>

¹⁵ Biographical notes provided by City Archives

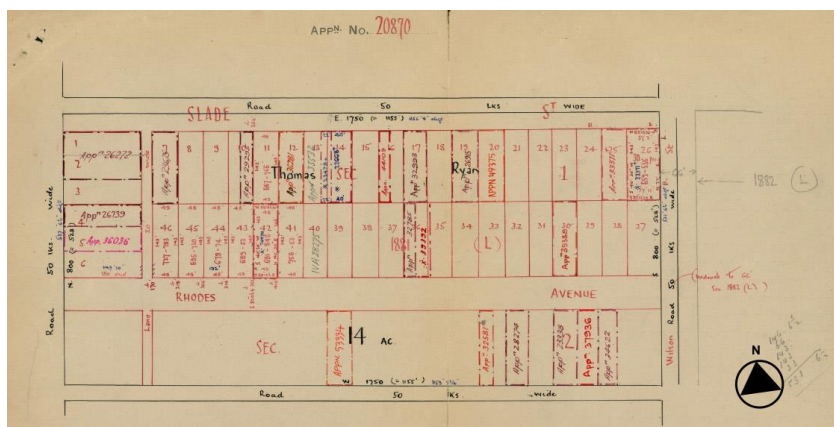


Figure 1.6: T. Ryan's Grant, showing the subdivision of the land in the early 1880s.
Source: HLRV Primary Application PA 20870

Thomas Ryan was the father of John Sylvester Ryan whose 14 & 3/4 acres (Parish portion 209), also issued in 1849, was located directly south of his father's grant. J.S. Ryan sold his land to Alexander Dodds in 1875 for 1175 pounds.¹⁶ J.S. Ryan (1823-1878) died at Taloumbi, St Leonards.

Alexander Dodds (1814-1892) was an auctioneer in Maitland prior to entering the NSW Parliament in 1864 representing the seat of East Maitland. From 1885 to his death in 1892 Dodds was a member of NSW Legislative Council. He was born at Kelso, Scotland, and came to NSW in 1834.¹⁷

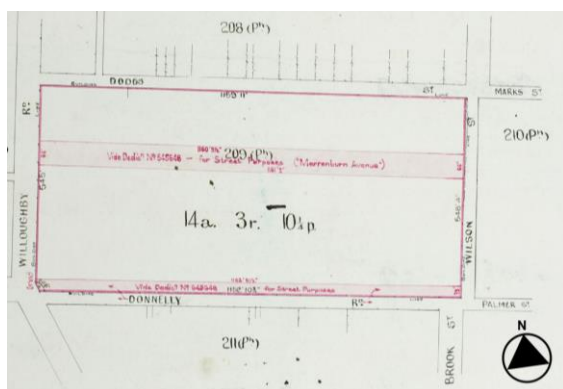


Figure 1.7: J.S. Ryan's Grant, purchased by Alexander Dodds. Merrenburn Avenue is shown newly laid out.
Source: HLRV Vol 1840 Fol 135

1.3.4. Early Development of the Land Grants

The area of James Henry's (later Alexander Berry's) land grant between Dalleys Road and Lawson Lane, east to Willoughby Road from the junction of Bucknell Lane and Lawson Lane, was subdivided in the 1840s to form irregular blocks, these being sold to:

- William Donnelly (2 acres at north-east corner) in 1845,¹⁸
- Michael Connor (1 & 1/4 acres at north-west corner) in 1845,¹⁹ and
- John Ryan (3/4 acre at south-east corner) sold in 1861, but Donnelly had an interest in it.²⁰

This area south-west of Willoughby and Dalleys-roads was the most intensely developed part of the Study Area prior to the coming of suburbia in the twentieth century.²¹

¹⁶ Old System Conveyance Book 148 No. 865

¹⁷ Biographical notes published by NSW Parliament

¹⁸ Old System Conveyance Book 8 No. 537

¹⁹ Old System Conveyance Book 8 No. 791

²⁰ Old System Conveyance Book 73 No. 30

²¹ National Library of Australia - MAP RM 2855



Figure 1.8: Detail from Map of St Leonards, Parish of Willoughby dated c1887, by Higinbotham & Robinson showing Connor's and Doyle's allotments at the northern extent of James Henry's grant. Source: NLA Map Rm 4458

Donnelly's portion was sold to John Doyle in 1866.²² Doyle (1829-1913) was the son of Irish parents, Edward and Mary, who had worked for Berry on his Crows Nest Estate, and he had amassed some wealth on the Victorian goldfields prior to his purchase of this land at Naremburn, which was his place of residence (fronting Willoughby Road to the north of Naremburn Public School built in the 1850s but since demolished) until he died in 1913.

Doyle made a living from contracting, working for both North Sydney Council and Willoughby Council, and he and his father formed the road from Crows Nest to Donnelly Road, Willoughby Road (said to have been the 'New Line').²³

Michael Connor's portion was located to the west of Doyle's land, bounded by Dalleys Road to the north to the intersection with Hutton Lane and Lawson Lane to the south. Connor (c1800-1884), was born in County Meath, Ireland and transported for life to New South Wales in 1829. Connor was assigned to Alexander Berry's Coolangatta Estate, relocating to the Crows Nest estate in 1835 where he worked as a boatman, labourer and watchman. Connor received a conditional pardon in 1841, although he continued to work for Berry until at least the late 1860s. Connor does not appear to have ever resided on his land at Naremburn, living instead at Berry's Bay.²⁴

In 1878 Connor sold the property to Charles Anderson,²⁵ who operated a dairy here.²⁶ In 1919, Anderson sold his property to Joseph Glacken, estate agent. His brother, Denis Glacken had already purchased the land immediately to the east fronting Lawson Lane. Both of the Glacken brothers sold their properties to Fowler and Bakewell in c1919 (see below for further detail).²⁷

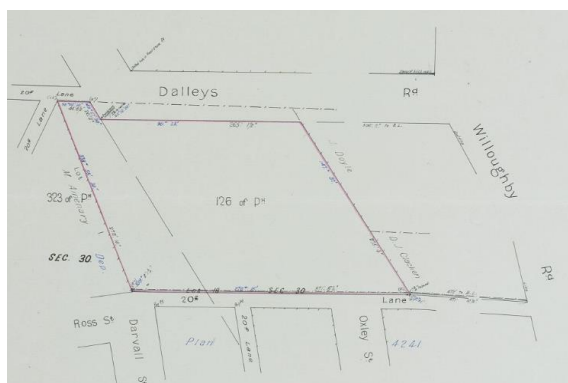


Figure 1.9: Michael Connor's land which he sold to Charles Anderson in 1878. Source: HLRV Vol 2570 Fol 175

²² Old System Conveyance Book 98 No. 587

²³ 'Death of a Pioneer', *Sydney Morning Herald*, 5/9/1913, p.7

²⁴ Ancestry.com/family-tree Michael Connor

²⁵ Old System Conveyance Book 176 No. 315

²⁶ *Sand's Directory*, 1900

²⁷ Certificates of Title Vol 2062 Fol 220 and Vol 2596 Fol 129

Development in Dargan's land grant (to the north of Connor's and Doyle's land) had commenced by at least the mid-1880s when the corner of Dargan's land, at the intersection of Willoughby and Dalleys Roads was selected by the Department of Public Instruction (Education) in 1886 for the development of the Naremburn Public School (refer below for further details). In addition, based on an 1889 plan of the locality (see Figure 1.11 below), other scattered development had also appeared within Dargan's land to the north of Dalleys Road, although what this development was is not known at this time.

The 1889 plan of the Study Area (Figure 1.11) indicates that the area to the west of Willoughby Road was very sparsely settled although scattered development had occurred throughout and adjacent to the Study Area, including (assumed) commercial development on the eastern side of Central Street within Evans's grant, and (assumed) residences in Dargan's and Thomas Ryan's grants and the northern end of Henry/Berry's grants.

Due to its proximity to the Central Township, development in the eastern portion of the Study Area appears to have begun in the 1870s, commencing in J.S. Ryan's land grant under Dodds.

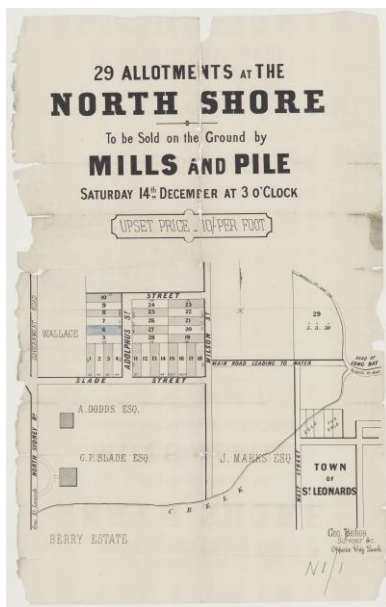


Figure 1.10: Undated (1880s) subdivision plan showing the location of Merrenburn occupied by Dodds and to the south Wheatleigh, occupied by Slade. Source: SLNSW, Naremburn Subdivision Plans.

Dodds built his house, Merrenburn, in the late 1870s it seems, which stood at the south-west corner of the grant backing onto Willoughby Road as its main elevations faced south and east. It was offered for sale in 1910 as part of the Merrenburn housing estate but was demolished in 1930s for the St Leonard's School developments managed by the Sisters of St Joseph (refer below for further details).

Dodds's stately Merrenburn near the intersection of Willoughby Road with Donnelly Road was one of two such residences within large grounds built in this part of Naremburn. To the south across Donnelly Road was the now demolished Wheatleigh (No. 163 Willoughby Road, outside of the Study Area) said to have been built prior to 1863, and in 1878 was occupied by solicitor George Penkivil Slade (after whom Slade Street is named). From the early 1880s Wheatleigh was owned by Thomas Dalton (1829-1901), another former MLA and later MLC (from 1892). Dalton died at Wheatleigh in 1901.

Merrenburn and Wheatleigh seem to have set a precedent, as it could be argued that the area around the intersection of Willoughby and Donnelly/Dalleys-roads was the 'Paris end' of Naremburn for it was here the public school, the denominational school, the two main churches, and the fine residences Banba (demolished) and Dr Harold Norrie's home/surgery at No. 248 Willoughby Road was built.

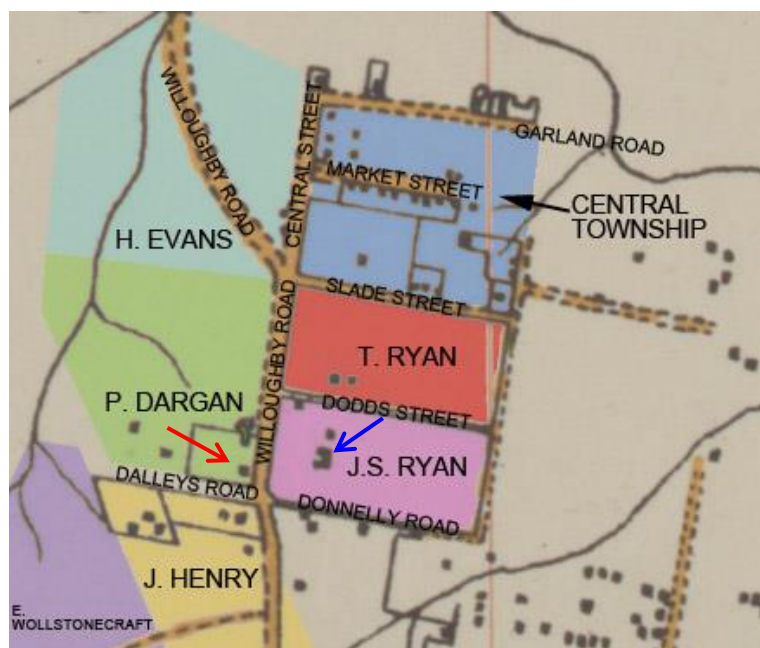


Figure 1.11: Detail from map entitled “Map of the country between Broken Bay and Georges River. Sheet No. 1” dated 1889 by the Surveyor General’s Office (annotated with current street names) shows the early development in the locality of the Study Area. The Naremburn Public School was already in existence (indicated with a red arrow). On the east side of Willoughby Road, between Dodds Street and Donnelly Road is shown Dodd’s Merrenburn (indicated with a blue arrow) set some distance from the road. The land to the north of Slade Street was part of the first commercial centre for Naremburn, then known as Central Township. *Source: National Library of Australia (MAP RM 2855)*

1.4. Subdivision for Housing

Subdivision of the colonial era land grants for suburban housing within the Study Area was undertaken in stages from 1899 to 1920. By 1930 the Study Area had been fully developed.

The impetus for this interest in real estate at the turn of the century came after commencement of the government tramway along Willoughby Road in 1898 servicing the area between Crows Nest and Chatswood. Also, at this time, that part of Willoughby, south of Mowbray Road, was sewered between 1891 and 1899, and a reliable reticulated water supply had been assured in the building of the two supply reservoir tanks at Chatswood in 1888. So, by 1898 Naremburn had an electric tram service, the sewer and water mains had been laid, and the area was ripe for speculative land developers and new suburban housing estates.

Electric Tramline

The electric tramline from Crows Nest to North Sydney had opened in 1893. Plans for the extension of the line had been prepared in 1897, but the government was hesitant initially to approve construction owing the projected poor financial return. The line was completed in April 1898 at a cost of 17,000 pounds.

Within the Study Area the initial stopping places were Donnelly Road and Slade Street, but this increased with each new housing estate with additional stops at Dodds Avenue, Quiamong Street, and Northcote Street.²⁸ No private horse omnibus operator seems to have serviced this part of Willoughby in the decades preceding the introduction of the tram.²⁹

²⁸ Keenan, David R, *The North Sydney Lines of the Sydney Tramway System*, Transit Press, 1987

²⁹ MacAuslan, D, Ryle 'wy. *How the horse buses transformed Sydney*, Transit Australia Publishing, 2016, p.93



Figure 1.12: Willoughby Road from corner of Slade Street, Naremburn, 1950s showing tram travelling northward. The steeple of St. Josephs Catholic Church is seen in the background left. The shops in the foreground left, at corner of Slade Street, have since been demolished for the Gore Hill Freeway. Source: Willoughby City Library, 005661

When the new housing estates had been fully developed by the mid-1920s, the White Transit Company (Charles H Hicks) operated a motorbus service (Routes 52 and 53) between Chatswood and Crows Nest along Willoughby Road, and R. Rees operated Route 202 between Roseville and Milsons Point that likewise also ran along Willoughby Road for short time.³⁰



Figure 1.13: Willoughby Road in 1969 looking south from Merrenburn Avenue. The spire of St Leonard's had been completed in 1955. Naremburn was serviced from the city by Route 272, a service introduced in 1958 and withdrawn in 2021. Source: Sydney City Archives (00739)

1.4.1. The Ryan Estate

The first of the turn of the century land releases was the Ryan's Estate subdivided and sold in 1899. The grantee, Thomas Ryan, had died in 1866 and the grant was retained by the family in the following decades.³¹

A new principal trustee, The Perpetual Permanent Trustee Company, was appointed in 1897 and it undertook the subdivision. The only new street formed in this land release was Rhodes Avenue, generally believed to be after Cecil John Rhodes (1853-1902) of modern day South Africa. Rhodes was inaugurator of the international Rhodes Scholarship established in 1902 and after the land release, and so possibly it was Rhodes' role in the Second Boer War of late 1899 that was being commemorated here.

³⁰ Henderson, R, 'Sydney Bus Routes' (on-line resource)

³¹ Old System Appointment of New Trustee Book 598 No 878

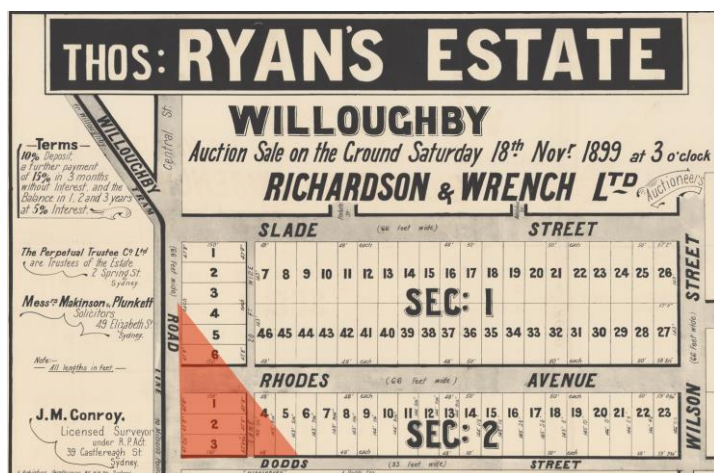


Figure 1.14: The first of the housing estates at Naremburn was the Thomas Ryan's Estate of 1899. Only a very small part of this land release is within the Study Area (shaded red). Source: National Library of Australia (LFSP 3162 Folder 200)

1.4.2. Crows Nest Estate

The south-west corner of the Study Area, including the triangle of land bounded by Northcote Street, Dalleys Road and Hutton Lane was subdivided by David Berry's executors in 1903 in the Crows Nest No. 4 land release.³² David Berry was Alexander Berry's brother and as Alexander had no children when he died in 1873, his entire estate passed to David. After 1883 the management of the Shoalhaven estate passed increasingly to Berry's cousin, (Sir) John Hay. When David Berry died unmarried at Coolangatta on 23 September 1889 he left an estate valued at £1,250,000 and his cousin Sir John Hay was the principal beneficiary of his will, with James Norton, an executor of it.



Figure 1.15: Detail from real estate poster for the Crows Nest No. 4 subdivision of Berry's Estate. The portions located within the Study Area are shaded in red. Source: NLA, Map LFSP 1993, Folder 126

1.4.3. Broughton's Estate

The largest of the land releases was the Broughton Estate (Deposited Plan 4473) undertaken in 1906 and extended in 1914. It comprised Peter Dargan's 25 acres and Humphrey Evans' 25 acres, both granted in 1794.

It was Broughton's trustees and executors, sons Charles Henry (1852-1928), Francis Albert (1854-1912), and son-in-law Frederick Charles Stewart (1854-1927),³³ that subdivided and released the land for sale in 1906.

³² State Library of NSW, Crows Nest Subdivision Plan No.7

³³ Torrens Title Dealing 15406

The new streets in the Broughton Estate land release included Quiamong, Moonbria and Bongalong, which are names of pastoral stations evidently known to the family in there being Moonbria near Jerildere, Quiamong near Conargo, and Bongalong near Cootamundra. Glenmore has an association to Thomas S. Broughton, who resided at Bradley Hall in Glenmore Road, Paddington.

Rohan Street was named after Johan Rohan who was the first secretary of the Naremburn Progress Association founded in 1901. The Broughton Estate land release was extended north in 1914 (Deposited Plan DP6505). This subdivision continued Glenmore Road north and it divided two new sections (H and F).

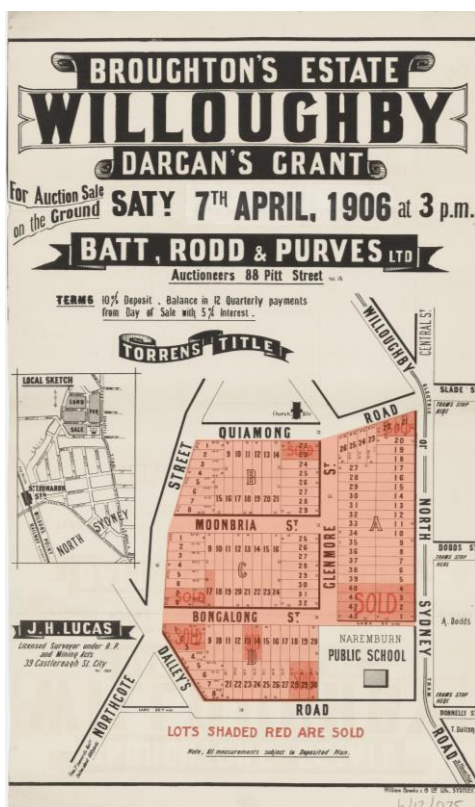


Figure 1.16: The first of the Broughton Estate land releases (Deposited Plan P4473) was undertaken in 1906. The whole of this subdivision is located within the Study Area. Source: State Library of NSW (Willoughby Subdivision Plan No. 80)

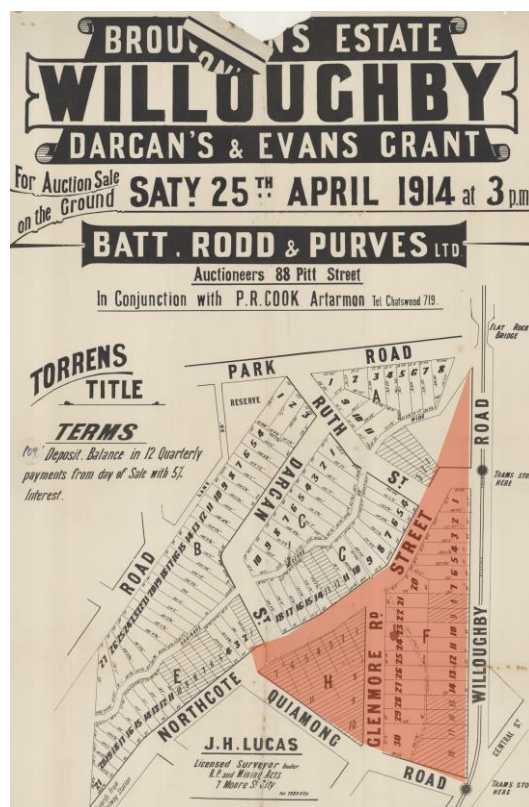


Figure 1.17: The Broughton Estate was extended north in 1914 (in Deposited Plan 6505). The portion of this extension located within the Study Area is shaded red. Source: State Library of NSW (Willoughby Subdivision Plan No. 53)

A resident of No. 3 Glenmore Street was Constable Thomas Manktelow (1866-1946), the Police Officer in Charge of Naremburn from 1909 until retirement in 1926. Part of Manktelow's duties was to administer the local electoral roll, and his private residence was the de facto local electoral office.

1.4.4. Merrenburn Estate

The Merrenburn Estate (Deposited Plan 5751) was subdivided in 1910. The grant comprised John Sylvester Ryan's 14 & 3/4 acres that Ryan had sold to Alexander Dodds in 1875 for 1175 pounds.³⁴ The subdivision into building blocks in 1910 was undertaken by Dodds' executors and trustees, sons

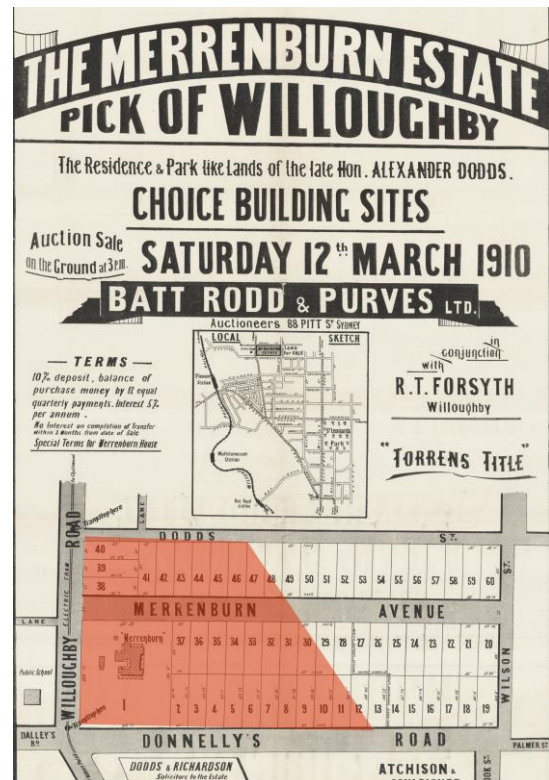
³⁴ Old System Conveyance Book 148 No. 865

Alexander James Dodds and Frederick Dodds.³⁵ The subdivision formed Merrenburn Avenue and the naming of Dodds Street.

William Mathers Jack (1890-1982) resided at No. 35 Merrenburn Avenue from 1922. He was a local alderman from 1939, and mayor for 1949-50. Later he entered the House of Representative but by then he had moved to Castlecrag.

After the death of John Doyle in 1913 his land at the south-west corner of Willoughby Road and Dalleys Road was subdivided into about seven allotments, with Heritage Items No. 248 Willoughby Road and No. 10 Dalleys Road being two of these.

Figure 1.18: The Merrenburn Estate (Deposited Plan 5751) land release of 1910. The Dodds family intended to have the former family home retained under new owners, but that was not to be and the villa was demolished later in the 1930s. *Source: State Library of NSW (Willoughby Subdivision Plan No. 68)*



1.4.5. Doyles Estate

John Doyle's land, on the southern side of Dalleys Road, passed to three of his nine children following his death in 1913. William, Joseph and Ellen Doyle subdivided and sold the land as residential allotments shortly thereafter, including the southern portion of the original allotment fronting Lawson Lane which was sold to Denis Joseph Glacken, contractor in 1915.³⁶

Located at the intersection of Willoughby Road and Dalleys Road is the local heritage listed property Rygate, 248 Willoughby Road, Naremburn, a large Arts and Crafts residence built c1915 for Dr. H. Norrie. At the rear is a small single storey cottage in the Moderne style designed by architect Eric Nicholls, which is included in the heritage listing.

Further to the west, is the local heritage listed property at No. 10 Dalleys Road, constructed in 1923 as the former Girl's Department building of the Naremburn Public School.

³⁵ Torrens Title CT 1840-135

³⁶ Certificate of Title, Vol. 2596 Fol. 129

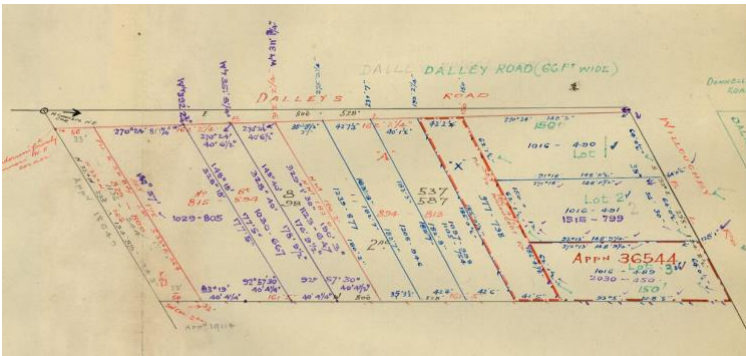


Figure 1.19: Detail from Primary Application PA 29330 showing Doyle's land undergoing subdivision c1914. Source: HLVR PA 219330 and 36544

1.4.6. Fowler Estate

The last of the historical subdivisions in the Study Area was the Fowler Estate (Deposited Plan 10351) undertaken in 1920. Fronting Dalleys Road and Lawson Lane, the western portion was land Michael Connor had purchased in 1845 from Alexander Berry, while the eastern portion was the southern part of John Doyle's land. The 1920 subdivision was undertaken by brickmasters and potters R Fowler Ltd and Bakewell Brothers Ltd.³⁷ The bungalows at Nos. 22-30A Dalleys Road (and also the Lawson Lane houses at their rear) were built in 1923 by the Tasker brothers as speculative developments.³⁸

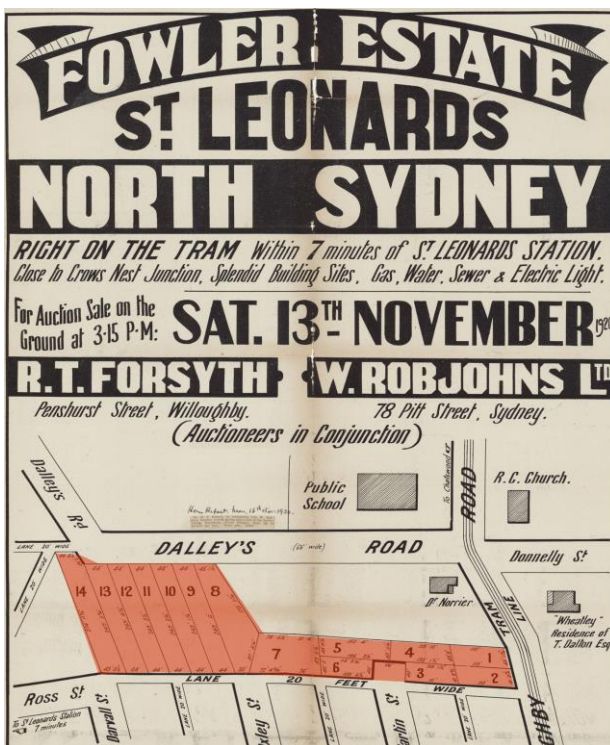


Figure 1.20: The Fowler Estate (Deposited Plan 10351) land release of 1920. Source: State Library of NSW (Gore Hill Subdivision Plan No.3)

³⁷ Torrens Title CT Vol. 2979 Fol. 101

1.5. Development of the Locality

With the opening up of the nineteenth century land grants for purchase and potential settlement at the dawn of the twentieth century, retail businesses opened and community amenities such as churches and schools formed. The new tramway service along Willoughby Road brought both retail shops and churches to Willoughby Road servicing the emerging local community of broader Naremburn. In most instances shopping centres and churches had been located in the older parts of Naremburn in Market Street, and it was the convenience of the tramway that heralded this shift to Willoughby Road.

1.5.1. Public Buildings

Naremburn Public School

In 1886, a portion of Dargan's land grant, at the intersection of Willoughby and Dalleys Roads was selected by the Department of Public Instruction (Education) for the building of a local public school. The local community had been petitioning the department since the early 1880s, as the closest public schools were at North Sydney and North St. Leonards. In 1885, an application was made by John Williams of Market Street, on behalf of parents, however it was not until the following year with a further application made by Williams that the department agreed. The deciding factor was that a private school had been opened in Market Street and was not able to cater for all 70 to 80 children wanting to attend.

The first school was opened in May 1887 with William Swann being the first head teacher. Under Swann the school enrolments rose from 40 to 180 within a matter of months. The first school housed two classrooms with an attached teacher's residence (demolished in 1933). These buildings were designed by the Department's architect, William Kemp.

Figure 1.21: The former Naremburn Public School at No. 250 Willoughby Road in 1887. Source: Willoughby City Library (001271)



In 1891, following a visit from the District School Board, it was recommended that the school be enlarged. The original classroom block remains together with additions completed in 1896, 1897 (originally two classrooms and a hat room) and 1908 (originally three classrooms, an assembly hall, hat rooms and office). There were also the manual training and domestic science block erected in 1911, an infant's building in 1912, a junior technical department for boys in 1921 fronting Faunce Lane, the two storey girl's department building on Dalleys Road in 1923, and the two storey former boys' school erected in 1927 fronting Willoughby Road directly to the north of the original school buildings.

³⁸ Willoughby Council Building Application Register

Enrolment reached 1500 in 1925 to a peak of 1700 in 1930, partly as a result of overcrowding at neighbouring schools.

By the 1940s, the school had become an Intermediate High School (later a Central School), reverting to a primary school in the 1970s.

In 1990 the school closed and the former Girl's Department (No. 10 Dalleys Road), and the former Boys School and the Technical Department (No. 252 Willoughby Road) were redeveloped for housing. Since 1992, the original classroom block has been used for special needs high school students and in 2002 it was gazetted as Naremburn School.

1.5.2. Retail

The first retail shops on Willoughby Road at Naremburn opened in 1904 on the east side of the road between Rhodes Avenue and Slade Street, an area decimated by the Expressway in the 1970s. When the Broughton Estate in 1906 offered building blocks on the west side of Willoughby Road shops had opened by 1907 in the area between Quiamong Road and Rohan Street, and by 1920 the shops had spread south of Rohan Street from No. 270 Willoughby Road. Collectively, this part of Naremburn became the historical shopping district for the suburb; a role enhanced by the opening of chain stores such as grocers Goodlands (No. 316), and Moran and Cato (No. 247), and bank agencies (Nos. 219-221). In the 1920s another, but sparser, group of shops opened on the west side of Northcote Road (outside of the Study Area). However, there never was a picture theatre at Naremburn.

Although the focus of the commercial precinct of Naremburn shifted to Willoughby Road, the original commercial and civic precinct of the old Central Township remained, with a Temperance Hall which opened in 1901 (later a Central Hall and then the Church of Christ), a baby health centre opening in 1961 and a library in 1958 (now the Willoughby Community Centre and Community Preschool).



Figure 1.22: The terrace of three shops at Nos. 272-276 Willoughby Road in about 1919. Source: Willoughby City Library (000994)

1.5.3. Churches

St Cuthbert's (now Naremburn-Cammeray Anglican) at No. 205 Willoughby Road was founded in the early 1880s as St Stephen's located in Market Street. The move to Willoughby Road occurred in 1915 under the Rev. Leonard Alfred Wilson Pearce (1887-1973) and after the Mission of Naremburn (later Parish) had been formed in 1912, which comprised St Stephen's and St Thomas' Mission Hall at Crows Nest. The architect for the new centralised church completed in 1916 was Bertrand James Waterhouse (1876-1965). The Memorial Wall to both street frontages was erected in 1918, and the

church hall, also by B.J. Waterhouse, was built in 1921. The parish combined with All Saints, Cammeray, in the late 1970s. The original rectory at No. 28 Rhodes Avenue was built in about 1910, with the existing one dating from 1984.

Figure 1.23: St Cuthbert's Church at No. 205 Willoughby Road in the 1950s. The church, memorial wall and hall were all designed by architect Bertrand James Waterhouse between 1916 and 1921. Source: Willoughby City Library (005904)



The Sisters of St Joseph opened their Catholic denominational school in Market Street in 1894. This venture adapted an existing shop and cottage, with the purpose-built school hall dating from 1904. This structure also served as a chapel for a time. The separation of the chapel and convent from the school occurred in 1913 in the building of St Leonard's Church at the corner of Willoughby and Donnelly-roads, designed by architect James Thomas McCarthy (1882-1952), within grounds of around 1 acre that the Catholic Diocese had obtained from the Dodds family in 1911.³⁹

At the same time the Sisters of St Joseph obtained an additional 1 acre to the north. Part of the new church was reserved as the chapel for the sisters and their boarders, and it was also open to the local parishioners. The Parish of Naremburn was formed in 1916, and this necessitated the building of a rectory fronting Donnelly Road for the new resident parish priest, completed in 1919 (also designed by JT McCarthy). The spire, designed by architect Allan Struan Robertson (1925-1974), was built in 1955.

Figure 1.24: St Leonard's Catholic Church, Willoughby Road, corner of Donnelly Road in 1915 with the spire under construction. The Church had been completed in 1913. Source: Willoughby City Library (005706)



³⁹ Torrens Title CT 2207-204

The Catholic denominational school was removed from Market Street in 1931, and the new school in Willoughby Road was opened in 1932 by the Sisters within their property Merrenbaum purchased from the Dodds family in 1911.⁴⁰ This two storey building comprised a hall on the ground floor and the four classrooms above it. The architect was not stated in the contemporary accounts. Additional rooms for the kindergarten were completed in 1937 and it has been reported that building materials from the Market Street premises were recycled in these works. The new infants school was built in 1938. The schools closed in 1997.



Figure 1.25: The school and hall of St Leonard's in 1997. Built in 1931 and with later additions. *Source: Catholic Weekly, 20/7/1997*

The Sisters came from North Sydney and while they made much of hardships experienced in their pioneering years details about the Sisters at Naremburn from 1912 are scant. However, their convent was the Dodds family's former home Merrenburn that they had purchased in 1911. Merrenbaum was considered inadequate and antiquated, and it was demolished in 1938 for the new infants school. The new modern convent at No. 36 Merrenburn Avenue was built in 1935. The new convent provided accommodation for the 18 sisters, and music hall for the children they taught. The architect was Edward Rodwell Green (1884-1974) of Scott, Green and Scott.⁴¹



Figure 1.26: The Sisters of St Joseph's convent at No. 36 Merrenburn Avenue in 1986. It was built in 1935. *Source: Willoughby City Library (001165)*

⁴⁰ Torrens Title CT 2207-222

⁴¹ A small collection comprising around 20 percent of firm's output is held by the Mitchell Library (PXD 874), however the Naremburn project is not part of it.

The non-conformist Congregationalists followed a different path in having opened a church at Naremburn in 1903 and in about 1907 erected a purpose designed chapel at the corner of No. 30 Glenmore Road and Quiamong Road. This building was very early in the historical development of the Broughton Estate that had only come on the market in 1906. It was a weatherboard building, which was rebuilt in brick in 1917. Owing to the parish voting to join the new Uniting Church in the 1970s, the Church congregation declined, and the decision was made in 1973 to dispose of the property. For a time later it was used by the Armenian Church, but eventually the site was redeveloped for a retirement home in the late 1980s.



Figure 1.27: The former Congregationalist's Chapel at No. 30 Glenmore Street, which was built in 1917. Source: Wilksch, E, *The Naremburn Story*, 1988, p 105

1.5.4. Regional Infrastructure

Planning for the Warringah Expressway commenced in the 1930s by the newly formed Department of Main Roads (then Main Roads Board) with the route determined in 1938. The interwar work of the Department was incorporated into the comprehensive *Cumberland Planning Scheme* gazetted in 1951. This in effect stifled any development proposed adjacent to this route. Construction commenced in 1965 with the section through Naremburn being completed in 1978.

The works in Naremburn necessitated resumption and demolition of many private residences and shops, cutting the suburb in two and separating the original civic and commercial precinct of Central Township from the later Willoughby Road commercial and civic centre within the Study Area.

The Expressway was further developed as the Gore Hill Freeway, which was approved for construction in the late 1980s and completed in 1992. This later extension resulted in further demolitions of early 20th century residences fronting Willoughby Road and Glenmore Road and the redevelopment of that block for town house developments.



Figure 1.28: The Warringah Expressway at Naremburn on completion in 1978.

Source: Willoughby City Library (002547)

1.5.5. Historical Development

The following sequence of aerial photographs provides an overview of the changes that have occurred to the study area over time, the most substantial being the construction of the Freeway in the late 20th century.

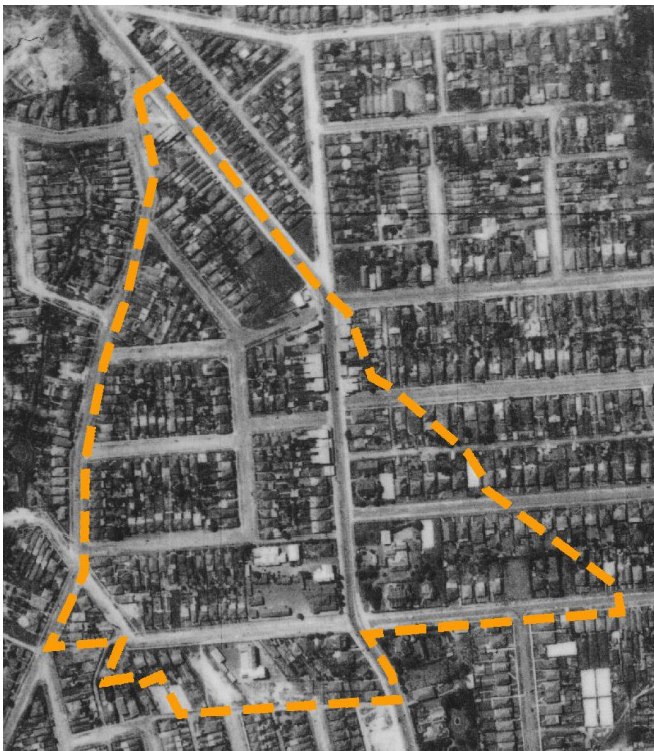


Figure 1.29: 1930 aerial view of the Study Area (outlined in orange). The locality had been fully developed by this time following the land releases of the late 19th and early 20th centuries. Source: NSW Spatial Services



Figure 1.30: 1951 aerial view of the Study Area (outlined in orange). Little change within the study area had occurred in the locality during the period. *Source: NSW Spatial Services*



Figure 1.31: 1978 aerial view of the Study Area (outlined in orange) showing the Warringah Expressway under construction resulting in substantial loss of properties in the south-east corner of the Study Area. *Source: NSW Spatial Services*



Figure 1.32: Current aerial view of the Study Area (outlined in orange) showing the Gore Hill Freeway defining the eastern boundary of the Study Area. Its construction divorced the original and later commercial and civic precincts of Naremburn. *Source: NSW Spatial Services*

1.6. Individual Items within the Study Area

As a result of the preceding historical analysis and physical analysis (see section 2), a number of properties within the study area were identified as potentially having further interest as individual items. Consequently, the historical background of these buildings were researched further. Refer to the inventory sheets for these five items in Appendix 1 for a detailed history of these items.

1.7. Chronological History

The following provides a brief chronological overview of the history of development in the Study area.

Date	Event
1794	25 acres granted to NSW Corps private Peter Dargan.
1794	25 acres granted to NSW Corps private Humphrey Evans.
1821	60 acres granted to colonial born James Henry and then purchased by Edward Wollstonecraft and Alexander Berry.
1825	524 acres issued to Edward Wollstonecraft.
1840	By this date Dargan and Evans' grants had been absorbed into William Gore's Artarmon.
1845	Area between Lawson Lane and Dalleys Road sold by Alexander Berry to William Donnelly (later owned by John Doyle) and Michael Connor (later owned by Charles Anderson).
1849	Thomas Ryan purchased 14 acres of Crown land.
1849	John Sylvester Ryan purchased 14&3/4 acres of Crown land.
1861	Thomas Stafford Broughton acquired Dargan and Evans' grants.

1865	Municipality of North Willoughby proclaimed.
c1870	Merrenburn house constructed for Dodds
1875	John Sylvester Ryan sold his grant to Alexander Dodds. Dodds' Merrenburn was built shortly after.
1887	The former Naremburn Public School opened.
1898	Opening of the government tramway along Willoughby Road servicing the area between Crows Nest and Chatswood.
1899	Thomas Ryan's grant subdivided for housing in the Ryan's Estate land release. Rhodes Avenue was formed at this time.
1906 & 1914	Dargan and Humphrey Evans' grants subdivided for housing in the two Broughton Estate land releases. Quiamong, Moonbria, Bongalong, Glenmore and Rohan-roads were formed at this time.
1906	Council area renamed the Municipality of Willoughby.
1906	The first Congregationalist Chapel at No. 30 Glenmore Road opened.
1907	The precinct of retail shops on the west side of Willoughby Road between Quiamong Road and Rohan Street began to develop.
1910	John Sylvester Ryan's grants subdivided for housing in the Merrenburn Estate land release. Merrenburn Avenue and Dodds Street formed at this time.
1912	Sisters of St Joseph convert Merrenbaum into their convent.
1913	John Doyle's land at the south-west corner of Willoughby Road and Dalleys Road subdivided for housing.
1913	St Leonard's Catholic Church completed.
Date	Event
1916	St Cuthbert's (now Naremburn-Cammeray Anglican) Church completed.
1920	The north side of Lawson Lane and part of Dalleys Road subdivided for housing in the Fowler Estate.
1932	St Leonard's Catholic School opened.
1935	Sisters of St Joseph occupy their new convent at No. 36 Merrenburn Avenue.
1978	The Warringah Expressway section through Naremburn completed.
1992	The Gore Hill Freeway section through Naremburn completed.

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2. Physical Evidence

The purpose of this study is to determine whether the area between the two existing heritage conservation areas (C8 and C9) warrants inclusion within C8, or the creation of a new heritage conservation area. The study area for the purposes of this study has been defined in Figure 2.1 below. It comprises a triangular area bounded to the south by the boundary of HCA C8, the northeast by the Gore Hill Freeway, and the northwest by Northcote Street.

The place and its setting were inspected in November 2023 and the current configuration of the buildings and their front gardens, the streets and landscape features throughout the study area were recorded. Physical intervention into the fabric of the place was not undertaken as part of the fabric survey. Site inspections of the interiors of the buildings or within private property was not undertaken.

Unless otherwise specified, all photographs are by the authors of this report.

2.1. General Description

The study area is located in the suburb of Naremburn. Naremburn is a suburb located on the lower North Shore of Sydney, immediately north of Crows Nest. The suburb is bisected by the Gore Hill Freeway, which runs northwest to southeast through the suburb. The areas to either side of the freeway are predominantly residential and characterised predominantly by low density residential development. Evidence of the historic pattern of development throughout the centre is evident in the architectural styles and building forms, as well as the subdivision pattern and alignment of the roads.

Small commercial areas are located along main roadways either side of the Gore Hill Freeway.

There are two existing heritage conservation areas already located within Naremburn: The *Naremburn Heritage Conservation Area (C8)* and the *Naremburn Central Township Heritage Conservation Area (C9)* (refer to figure 2.1).

This area already contains a number of local heritage items, namely:

- Converted Naremburn Public School and Resources Centre – 10 Dalleys Road; 250 and part of 252 Willoughby Road (Item No. I156);
- St Leonards Church (including original interiors) – 43 Donnelly Road (Item No. I160);
- St Cuthbert's Anglican Church (including original interiors) – 205 Willoughby Road (Item No. I172);
- House (including original interiors) – 248 Willoughby Road (Item No. I173);
- Group of Shops – 272-276 Willoughby Road (Item No. I174);
- Shops – 284 and 284A Willoughby Road (Item No. I175)

(see also figure 2.1 below)

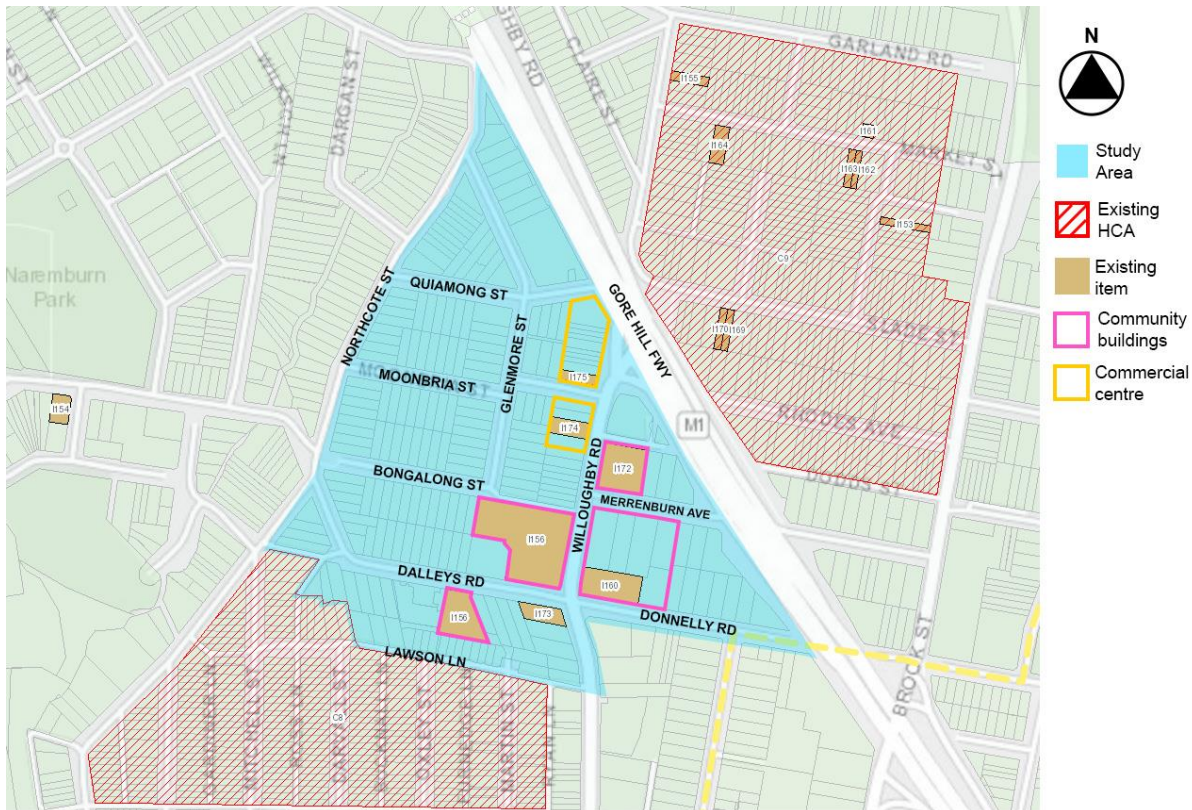


Figure 2.1: Aerial map showing study area (shaded in blue) between the two existing Heritage Conservation Areas (hatched in red). Existing heritage items are also indicated, as well as the grouping of community buildings and commercial shops.

2.2. Character of the Area

The study area consists of six separate subdivisions that were undertaken in the late 19th and early 20th century (either in part or in total) dating from 1899 to 1920. These were: Peter Dargan's 25 acres (1794), Humphrey Evans's 25 acres (1794), John Henry's 60 acres (1821), Wollstonecraft's Crows Nest Estate of 524 acres (1825), Thomas Ryan's 14 acres (1849) and John Sylvester Ryan's 14 acres (1849) (refer to chapter 1 and figure 2.2 below). However, as each subdivision was developed in a similar period, little distinction can be made between them as the architectural styles and forms of development are fairly consistently early Federation throughout the study area.

The study area is bookended at the north and the south by later development; however, the area in between remains substantially intact to its original subdivision pattern. Little change to the original lot configuration and the original Federation cottages means that the original pattern of subdivision is still able to be clearly understood.

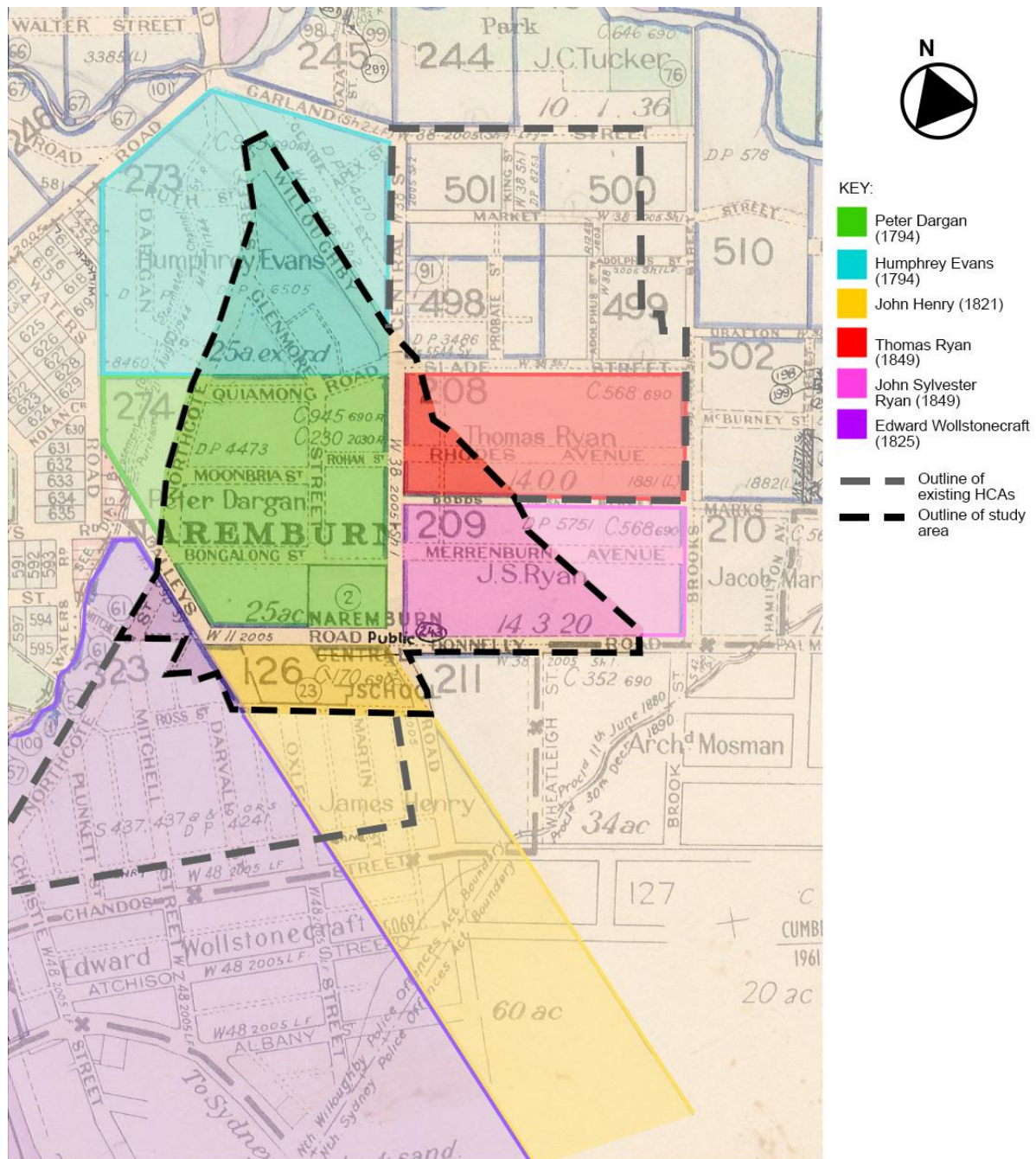


Figure 2.2: Overlay map showing the six individual land grants that make up the study area.

The study area is predominantly residential in character, with a grouping of commercial and community buildings concentrated around Willoughby Road to the eastern side of study area. Northcote Road to the west and Willoughby Road to the east are both well-trafficked roads and provide a clear boundary to the area. The area is surrounded by pockets of residential development, also predominantly low scale Federation.

The area is strongly defined on the eastern side by the Gore Hill Freeway, which has resulted in the suburb of Naremburn being cut in two and clearly distinguishes the area from the *Naremburn Central Township* HCA to the west. It has also resulted in irregular street and allotment layouts on the eastern side, where streets have been physically truncated.

By contrast, the western side of the study area comprises a more regular arrangement of streets at right angles, with regular sized suburban allotments aligned perpendicular to the road. That part of the study area defined by Dalleys Road, Northcote Street and Willoughby Road form a discrete pocket of Federation style low-scale residential development.

Generally, the streets within the study area are wide, with generous verges and on-street parking provisions. Mid-height street trees line both sides of the streets, and, combined with the low scale of the residential development provide a sense of openness to the street, despite the relatively narrow allotment sizes. A number of large eucalyptus trees are scattered throughout the area, which provide some contrast to the otherwise open streets.

The area retains a strong historical character, defined by the Federation style detached cottages. Individual stand-out buildings of aesthetic significance scattered through the area reinforce the character and draw attention to buildings and areas of interest, including:

Some later development also contributes to the aesthetic significance of the locality. The three interwar flat buildings at 23 and 25 Dalleys Road and 246 Willoughby Road are particularly interesting examples of later forms of development in the area.

More recent contemporary development is also located throughout the area. It generally consists of low-scale residential flat buildings, which have been integrated into the area with varying levels of success and sympathy. Larger scale development is generally located around the boundaries of the study area. While they have resulted in some lot amalgamation, they are generally of a sympathetic scale and set within a substantially landscaped site that effectively screens the development from the street.

Impact of the Gore Hill Freeway

Gore Hill Freeway defines the eastern extent of the study area but is not included in as part of the study. The Freeway was completed in 1978 and cut the suburb of Naremburn in half. It further divided the former land grants of Thomas Ryan and John Sylvester Rydan in half, and resulted in the demolition of numerous residences and obscured the formerly regular alignment of the streets intersecting Willoughby Road on the east side, namely: Slade Street, Rhodes Avenue, Dodds Avenue, Merrenburn Avenue and Donnelly Road.

It resulted in the truncation of Willoughby Road as the northern portion of the road was absorbed into the freeway and diminished the status and understanding of Willoughby Road as the historical main thoroughfare through Naremburn.

It also resulted in the separation of the civic and commercial centre of Naremburn along Willoughby Road from the surrounding suburbs and has obscured an understanding of the relationship between this important civic centre and the rest of the suburb.

The Freeway was further widened in 1992, resulting in the demolition of the row of cottages on the western side of Willoughby Road between Quiamong and Northcote Streets. Soon after, the row of cottages on the eastern side of Glenmore Road were also demolished. The allotments were amalgamated and a series of residential flats were constructed soon after in the late 1990s.

2.3. Setting and Views

2.3.1. Setting and Landscape

The study area is surrounded by similar residential developments dating from the same period. Northcote Road is a substantial road and clearly defines the study area from the neighbouring development to the west and north, while the Gore Hill Freeway forms a clear boundary to the north and east and effectively separates the study area from the rest of the suburb to create a distinct pocket of residential development with associated civic and commercial services.

There is a strong landscape character to the north of the study area and along the border of the Gore Hill Freeway. There is well-established vegetation along the eastern boundary of the study area, in particular parallel to Gore Hill Freeway, which effectively screens the freeway from the surrounding residential area and provides a pleasant leafy character to the streetscape.

A similar treatment has been employed around the residential flat buildings located on the boundaries of the study area (i.e., 19-27 and 29-39 Glenmore Street and 10-20 Dalleys Road). The flat buildings have been set well back from the street frontage, are of an appropriate scale and have been softened with substantial landscaping that screens them from view and contributes to the leafy character of the streets.

Many of the streets within the study area are notably wide for residential suburban streets. All of these streets were formed as part of the subdivisions of the estates between 1899 and 1920 and provide an interesting contrast to the otherwise compact subdivision pattern of the study area.

The open landscaped character of the streets is further enhanced by the prevalence of wide grassed verges with regularly planted street trees of medium to large size. Dalleys Road in particular features a series of large eucalypt trees, while Moonbria Street includes a double grassed verge with incorporated drainage. Traffic calming chicanes located throughout the study area have also been planted out with trees and low shrubs.

The landscape treatment is complemented by the gardens established within the regular front setbacks of the properties within the study area. Low fencing, hedging, and a variety of plantings all contribute to the open landscape character of the study area.



Figure 2.3: Planted out chicanes along Northcote Street



Figure 2.4: Heavy planting screening later residential flat development along Glenmore Road



Figure 2.5: The combination of street plantings, grass verges and front gardens creates a pleasant landscape setting



Figure 2.6: Wide verges and street planting along Quiamong Street

2.3.2. Views

The spire of St Leonard's Church is also a prominent feature within the immediate locality and can be seen along Willoughby Road, Glenmore Road, Merrenburn Avenue and Donnelly Road. St Leonard's Church, alongside the other community and institutional buildings located within the study area, is a highly prominent features within the study area and acts as a marker within the suburb.

The whole of the study area is somewhat sloped, with land sloping substantially eastward and northward up toward Willoughby Road. The commercial centre of St Leonards to the south can be seen clearly in the distance from many locations within the study area.

The wide open streets within the study area allows for long range views along the length of streets. Low height vegetation and fencing along the streets means that houses are visible from the street and are able to contribute to the aesthetic character of the street.

The intersections of Willoughby Road with Dalleys Road and Donnelly Road provides a broad view of the study area, and is further punctuated by a number of aesthetically significant buildings that act as landmarks within the area.



Figure 2.7: Wide open streets allow for clear views of the streetscape. The spire of St Leonard's Catholic Church can be seen to the left, while the CBD of St Leonards can be seen in the background to the right.



Figure 2.8: Intersection of Willoughby Road and Dalley's Road. St Leonard's Catholic Church is located to the far right, the heritage-listed house at No. 248 Willoughby Road to the left, and the Naremburn School in the centre. The wide intersections provide clear views throughout the study area in multiple directions.

2.4. Streets within the Study Area

2.4.1. Willoughby Road

The area of Willoughby Road included in the study area comprises a portion of all six land grants that form the study area (see section 1.2: Early Land Grants). Consequently, allotments along Willoughby Road are varied in size and orientation. There are a number of large allotments along Willoughby Road, some according to their original lot boundaries (i.e., St Leonard's Catholic Church, formerly the site of Merrenburn), while other large blocks are the result of later amalgamations. The smaller allotments along the western side of Willoughby Road generally retain their original subdivision patterns, however some amalgamation has occurred to the western side as a result of the construction of the Naremburn Cammeray Anglican Church at 205 Willoughby Road and the residential flat building at 207-211 Willoughby Road.

Willoughby Road is the oldest and most historically significant road within the study area and Naremburn more broadly, linking Crows Nest to the south to Willoughby to the north. It would have been clearly defined as the main thoroughfare through Naremburn, owing to the tram line that ran along the road and the development of shops along the road as a result.

The road continues in its historic role as an important main road, as it still forms the commercial and civic centre of Naremburn, with two rows of shops to the north of the study area, and a grouping of institutional and community buildings to the southern end of the study area. While Willoughby Road has since been interrupted by the Gore Hill Freeway, it still retains its historic values and identity.

Willoughby Road is a wide, two way street that originally also had a tram line running along the centre of the road, although this has since been removed and no evidence remains. Development along Willoughby Road is mix of commercial, residential and community, with both St Leonards Catholic Church and Naremburn Cammeray Anglican Church on the eastern side, alongside medium scale residential flats buildings. The eastern side is similarly varied, comprising some semi-attached and detached single storey Federation Cottages, two storey top-shop housing, and the Naremburn School. There is a mix of style and construction dates along the street, and the street has little consistency in terms of style, scale or form. The two churches, the heritage listed house at No. 248 Willoughby Road and Naremburn School (No. 250 Willoughby Rd) are prominent within the streetscape, in particular St

Leonards and No. 248 Willoughby Road both highly prominent at the intersection of Willoughby Road and Dalleys Road.

Houses along Willoughby Road have driveway access directly off the road and the front gardens are predominantly paved with concrete. In many cases, later carports have been constructed in front of the house over the driveway, obscuring the front façade in views from the Street,

Shops are built to the boundary, and many have awnings that project over the brick footpath. Buildings on larger blocks are set back from the street within open grassed or paved areas.

With the completion of the Warringah Expressway 1978 the clarity of Willoughby Road as the main thoroughfare through Naremburn has been somewhat diminished. Where Willoughby Road, the Expressway and Quiamong Street intersect now comprises a somewhat awkward intersection, where the shops have been setback substantially from the street by a carpark that turns into Quiamong Street.

Street Features

The western side of Willoughby Road features a brick paved footpath between Dalleys Road to Quiamong Street, while the eastern side also features a brick footpath between Merrenburn Avenue and the Expressway. A small brick plaza has been formed at the northern end of the road near Nos. 284-290 which provides a space for café seating.

Houses along Willoughby Road have driveway access directly off the road and the front gardens are predominantly paved with concrete. In many cases, later carports have been constructed in front of the house over the driveway, obscuring the front façade in views from the Street,

Shops are built to the boundary, and many have awnings that project over the brick footpath. Buildings on larger blocks are set back from the street within open grassed or paved areas.

The street is relatively well-vegetated with moderately large trees and low shrubs, however there is no vegetation of any particular note.



Figure 2.9: Looking towards the shops at the northern end of Willoughby Road.



Figure 2.10: Intersection of Gore Hill Freeway and Willoughby Road.



Figure 2.11: Intersection of Willoughby Road and Merrenburn Avenue, looking north.



Figure 2.12: Intersection of Willoughby Road and Dalleys Road, looking west.

2.4.2. Northcote Street

Northcote Street was originally formed in 1904 and was the western boundary of Dargan's and Evan's Grants. As per the original subdivision, the allotments are stepped to follow the curve of Northcote Street, rather than being aligned perpendicular to the street. The allotments are relatively narrow and are highly consistent in their size and alignment. The houses largely retain their front and side setbacks, and consequently, the original subdivision pattern remains evident.

Northcote Street defines the western boundary of the study area. It traverses generally from the south-west diagonally to the northeast and would have originally joined Willoughby Road (now divided by the Gore Hill Freeway). The street features a number of slopes and curves, and provides good views of St Leonards to the south.

The street itself is a wide, two lane street with on-street parking to both sides. Despite traffic calming features such as speed bumps and chicanes, it is a particularly busy road.

Development along the eastern side of Northcote Street is residential, and primarily comprises single storey detached Federation cottages, many of which have rear one or two storey additions of varying appropriateness.

The land on the eastern side of Northcote Street slopes relatively steeply upwards to the east. As a result, the houses along Northcote Street are raised above ground level on sandstone or brick rendered bases to mediate the topography. As a result, while single storey, the houses appear much taller and have an imposing presence on the street, which is further enhanced by the predominantly solid front fencing built to the boundary. Later additions have inserted a garage in the undercroft space.

Street Features

Both sides of the street feature grassed verges with footpaths and are well-vegetated with low to mid height plantings, both within front gardens and on the verge itself.



Figure 2.13: Northern end of Northcote Street, looking South



Figure 2.14: Looking towards No. 25-29 Northcote Street



Figure 2.15: Looking north along Northcote Street near No. 33 Northcote Street



Figure 2.16: Looking north along Northcote Street near No. 65 Northcote Street.

2.4.3. Glenmore Street

The southern end of Glenmore Road, south of Quiamong Road, forms part of Dargan's grant and comprises regular, narrow rectangular allotments. The original subdivision pattern remains largely evident.

Due to the alignment of Northcote Street, the northern end of Glenmore Road forms an irregular triangular. The resulting allotments are long, narrow allotments that back onto Quiamong Road and are not perpendicular to Glenmore Road, while the rear of houses along Northcote Street also back onto Glenmore Road, resulting in the eastern side of Northern Glenmore Road having little consistency in terms of setback, form or orientation.

Glenmore Street is a wide, two lane residential street with on-street parking that bisects the study area north-south. The northern end of the street has undergone the most change. A group of two to three storey residential flat buildings dating from the late 1990s occupy the whole of block between Glenmore Street, Northcote Street, Quiamong Street and the Gore Hill Freeway, while another two-storey flat building dating from the late 1980s is located at the corner of Glenmore and Quiamong Street.

The southern end of Glenmore Street is much more consistent in scale and character and is characterised primarily by single storey detached Federation cottages, interspersed with some later single and two storey contemporary development. Many of the buildings have later rear additions, however have generally been undertaken sympathetically.

Fencing is a mix of low height masonry or timber pickets, with vegetation or hedging behind.

Street Features

There are few street features of note. Scattered low-and-medium density vegetation line both sides of the street, however there are no trees of note. “Glenmore St” is embedded in the concrete footpath at the corners of Glenmore Street and Bongalong Street and Glenmore Street and Moonbria Street.



Figure 2.17: Intersection of Glenmore Street and Moonbria Street, looking south.



Figure 2.18: Northern end of Glenmore Street, looking towards the residential flat buildings



Figure 2.19: Intersection of Glenmore Street and Moonbria Street, looking north.



Figure 2.20: Intersection of Bongalong Street and Glenmore Street, looking north.

2.4.4. Quiamong Street

As with Glenmore Street, due to the irregular street configuration, the northern side of Quiamong Street primarily features the rear of houses that front Glenmore Street. Conversely, the southern side of Quiamong Street forms part of Dargan’s grant and comprise regular rectangular allotments that can still be easily discerned.

Quiamong Street is a wide, quiet residential street with on-street parking to both sides. The street slopes gently westward towards Northcote Street. The northern side of the street is characterised by rear garages, fences and driveways and contributes little to the character of the street.

By contrast, the southern side of Quiamong Street is characterised by single storey detached Federation style cottages. Each house features a small front garden and a low brick or picket fence to the front boundary. While some of the houses have had later garages or carports added to the front boundary the houses are elevated in response to the slope of the street, and so are still prominent within the streetscape.

The houses on the southern side are consistent in their form, roofscape, setback and scale and form a consistent row within the street.

Street Features

The grass verge to both sides of Quiamong Street between Northcote and Glenmore Streets is notably wide, grassed and holds a number of street trees (*Callistemon*). There are also some large, well established trees (species TBC) that contribute to the relatively leafy character of this street.



Figure 2.21: Intersection of Glenmore Road and Quiamong Street, looking east.



Figure 2.22: Quiamong Street, looking west.



Figure 2.23: Streetscape along Quiamong Street, near No. 8.



Figure 2.24: Intersection of Glenmore Road and Quiamong Street, looking west.

2.4.5. Moonbria Street

Moonbria Street forms part of Dargan's Grant and comprises narrow rectangular allotments aligned perpendicular to the street on both sides. The original subdivision pattern has not been altered and remains highly legible.

Moonbria Street is a wide, two lane residential street with on-street parking. It is characterised by residential development and primarily comprises single storey detached Federation Cottages.

Houses on the southern side are single storey but are generally raised above ground level due to the slope of the land and so remain relatively prominent even when garages or carports have been constructed to the front boundary at a later date. Both sides of the street feature rows of Federation cottages of consistent scale, form and detailing and are further enhanced by well-kept gardens. While later additions are present, they have, for the most part, been undertaken sympathetically.

Street Features

Moonbria street runs east-west sloping fairly steeply to the west. Additional stormwater measures have been introduced to each side of the street with open stormwater drains, with driveways bridging over the drain on the south side. A second grassed verge has been introduced long the northern side, preventing vehicles from parking within and along the stormwater drain. This does not appear to be an

early or original feature of the street. The grassed verge features a number of medium street trees and there is one large eucalyptus tree, which, along with the front gardens promote a leafy quality to the street.



Figure 2.25: Moonbria Street, looking west



Figure 2.26: Moonbria Street, looking east

2.4.6. Bongalong Street

Bongalong Street forms part of Dargan's Grant and comprises narrow rectangular allotments aligned perpendicular to the street on both sides. The original subdivision pattern has not been altered and remains highly legible

Bongalong Street is a quiet, wide residential street with on-street parking to both sides. Both sides of the street feature rows of single storey detached Federation cottages, many of which retain much of their original detailing and features. There are also a number of weatherboard cottages located within the streets. The resulting streetscape is highly consistent in terms of configuration, setback and form. While later additions are present, they are generally confined to the rear and are minimally visible from the street.

Many of the houses are set behind a small front garden, which are generally well kept and contain a variety of planting that overall add to the character of the streetscape. Fencing comprises low brick and sandstone walls, as well as timber picket and paling fencing.

Street Features

Bongalong Street features a grassed verge with moderate sized street trees. There is a small community garden at the western end of the street, which comprises a small pocket of bushland containing some raised garden beds and compost bins. "Bongalong St" is embedded in the concrete footpath at the corner of Glenmore Street and Bongalong Street.



Figure 2.27: Bongalong Street, looking west



Figure 2.28: Houses along Bongalong Street



Figure 2.29: Community garden at the western end of Bongalong Street.



Figure 2.30: "Bongalong St" and "Glenmore St" embedded in the footpath at the corner of the two streets.

2.4.7. Rohan Street

Rohan Street forms part of Dargan's Grant, however the original subdivision layout did not show any allotments aligned to Rohan Street. A group of four houses were constructed on the southern side across three allotments, while a group of three house were constructed on the north side across three and a half allotments. While not the original subdivision pattern, the configuration of the houses as originally constructed remains.

Rohan Street is a small residential street that links Glenmore Street and Willoughby Road. Both sides of the street comprise single storey Federation cottages of a larger size and more elaborate detailing than generally evident in the surrounding streets. The three houses to the north and four to the south both form groups, indicating that they were likely built at the same time.

The eastern side of the street is defined by the side elevations of the shops to the Willoughby Road, and so are characterised by sheds, flat side elevations and fencing.

Street Features

The western side of Rohan Street is well vegetated, enhanced by the established front gardens to the houses on the northern side of Rohan Street. The eastern side of the Street widens to provide on-street parking. A traffic calming chicane separates the eastern residential side of the street from the western commercial side of the street, and which has been planted out with low shrubs and trees.



Figure 2.31: North side of Rohan Street



Figure 2.32: Rohan Street, looking east

2.4.8. Faunce Lane

Faunce Lane is a small pedestrian lane that joins Bongalong Street and Glenmore Road to Willoughby Road. The laneway runs along the northern boundary of the former Naremburn School site, and was formed as part of the original subdivision. Glimpses of the one of the former Naremburn School can be seen on the south side. The lane is only partially accessible to cars and is paved with brick.



Figure 2.33: Faunce Lane, looking west from Willoughby Road.

2.4.9. Merrenburn Avenue

Merrenburn Avenue was formed as part of the subdivision of J. S Ryan's Grant in 1910. Alexander Dodd's house "Merrenburn" occupied the corner of Merrenburn Avenue and Willoughby Road (now the site of St Leonards Catholic Church, convent and Presbytery). Allotments laid out along Merrenburn were regular, relatively wide rectangular allotments. However, the original subdivision pattern has been somewhat diminished as a result of later amalgamations, as well as the construction of the Gore Hill Freeway, which wiped out the middle section of the street.

Merrenburn Avenue is located on the eastern side of Willoughby Road and is characterised by larger allotments than those located on the western side of Willoughby Road. Many of these are also occupied by civic services: The Naremburn Cammeray Anglican Church is located on the north side, while the school and convent associated with St Leonard's Catholic Church are located on the south side. Two federation houses have been converted for use as childcare centre and linked together with a new addition.

There are also a few residences located on the street. They are also located on larger allotments and are of a larger scale and more elaborate detailing in the Federation and Arts and Crafts style than those located on the western side of Willoughby Road.

Merrenburn Avenue links the western and eastern sides of Naremburn by way of a bridge over the Gore Hill Freeway, which visually and spatially divides the suburb and street into two.

Street Features

Merrenburn Avenue features a grassed verge with moderate sized street trees. The dense vegetation to the embankments along the Gore Hill Freeway provide some visual screening from Merrenburn Avenue towards the Freeway.



Figure 2.34: Merrenburn Avenue, looking west towards Willoughby Road



Figure 2.35: North side of Merrenburn Lane, showing the Naremburn Cammeray Anglican Church, associated hall and childcare centre.

2.4.10. Lawson Lane

The northern side of the laneway is primarily characterised by the rear garages of the residential flat building that fronts Dalleys Road and provides little visual interest.



Figure 2.36: Typical treatment along Lawson Lane



Figure 2.37: Intersection of Lawson Lane and Willoughby Road, looking West.

2.4.11. Dalleys Road

The north and south of Dalleys Road represent different subdivision patterns, which is evident in the different alignments of the allotments. The southern side has undergone some amalgamation, and the later residential flat building that spans much of the length of the street has diminished the legibility of the original subdivision of the street. The very long allotments to the western side have since been halved, so that dwellings face both Dalleys Road and Lawson Lane.

Dalleys Road is a quiet residential street that intersects with Willoughby Road to the east. It has a varied residential character, comprising a mix of single storey Federation Cottages, contemporary residential flat buildings, weatherboard cottages, and interwar Flat buildings.

Dalleys Road also contains a number of buildings already locally listed (Naremburn School, 248 Willoughby Road, 252 Willoughby Road).

Despite the presence of higher density flat buildings, the overall scale of the street remains low, with a maximum height of three storeys and generous planting and setbacks between the larger developments.

Street Features

Dalleys Road is a leafy street, with a number of well-established street trees, including some large eucalyptus trees. Many of the houses have established front gardens which further contribute to the leafy character of the street. The large trees, combined with well-established gardens, grass verges and hedging along the front boundary collectively contribute to the aesthetic character of the street.



Figure 2.38: Looking east along Dalleys Road



Figure 2.39: Northern side of Dalleys Road (Nos. 5-9)



Figure 2.40: Southern side of Dalleys Road (Nos. 4-8)



Figure 2.41: Western side of Dalleys Road, where the street curves northward.

2.4.12. Donnelly Road

Donnelly Road is a relatively early road that appears in maps from at least 1889. It formed the southern boundary of J.S Ryan's grant, which was subdivided in 1910. In 1909 a strip 39' in width along the southern edge of the land grant was reserved for the purposes of widening Donnelly Road to a similar width as the not yet formed Merrenburn Avenue. The allotments along the northern side of Donnelly's Road comprises regular rectangular allotment wider than those to the eastern side of Willoughby Road (50' rather than 35'). The large Merrenburn estate to the west corner remains, however has since been enlarged after being integrated with the presbytery and convent associated with St Leonard's Church, both originally located across separate allotments. The construction of the Gore Hill Freeway has further obscured the original subdivision pattern of the street, however the house at 35-41 retain their original subdivision and clearly convey the grander character of this end of Naremburn through their scale, detailing and setting.

The grouping of buildings associated with St Leonards Church, namely: the church, school building, presbytery and convent is a unique and significant grouping of civic and institution buildings that, being located on a corner make a strong contribution to the character of the locality.

Donnelly Road is a wide residential road with on-street parking to both sides located on the eastern side of Willoughby Road. The street has been bisected by the Gore Hill Freeway, and now terminates in a cul-de-sac. A small portion of Donnelly Road is also located on the eastern side of the Gore Hill Freeway.

The north side of Donnelly Road is similar to Merrenburn Avenue in that it is characterised by larger allotments. The street contains a number of fine single storey Federation and Arts and Crafts houses, which are set within pleasant gardens and which positively contribute to the character of the street.

St Leonards Church and the Presbytery at the western end of the street are also prominent features within the streetscape.

Street Features

Donnelly Road features grassed verges and street trees of a moderate size. The grouping of large eucalyptus trees at the eastern end effectively screen the Freeway.



Figure 2.42: The presbytery of St Leonard's Catholic Church. The convent on Merrenburn Avenue can be seen behind.



Figure 2.43: Looking westward along Donnelly Street.

2.5. Building Types within the Study Area

Across the study area, the majority of buildings are intact to their frontage and reinforce the character of the locality and allows for a good understanding of the area as it was originally subdivided and built.

As with all residential suburbs, there are individual houses that have undergone alterations and additions. There are a small number of recent developments where the additions are not as sympathetic as they could be, and have altered the overall scale of the buildings and broken the roofscape of the street. Generally, however, these instances are rare and the majority of later additions and alterations have been confined to the rear or are otherwise not or minimally visible from the street.

2.5.1. Detached Federation Cottages

Brick Cottages

The majority of the study area is comprised of detached, single storey Federation cottages. Particularly along Moonbria Street, Bongalong Street, Glenmore Street and Quiamong Street, the allotments are consistent in size, with narrow, single fronted cottages with a minimal side setback between buildings. There is a consistent front setback in which a small front garden is located, and the principal street elevation of the houses generally contributes strongly to the streetscape. Well designed and established front gardens also contribute to a pleasant streetscape.

The cottages are generally face brick or painted brick, single fronted with a terracotta tile hipped roof and projecting gable end and verandah. The window to the gable end is tripartite and generally curved with a two or three course arch lintel.

Most cottages feature decorative timber detailing to the verandah and gable end. The level of detailing varies – some cottages were evidently originally much more richly detailed, while others were plainer. Other typical detailing includes coloured or etched glazing, the use of brick and roughcast render as decorative contrast, varied decorative treatment of the gable end, and projecting bay windows. Chimneys and ridge detailing are common throughout the study area and their varied styles contribute greatly to the streetscape.

Later changes have also resulted in the removal of original joinery or other detailing. In some cases, the brick has been rendered over and painted to produce a smooth finish, resulting in the loss of much of the contrast afforded by the decorative detailing.

Evident throughout the study area are small groups of similar styles of cottages, reflecting the pattern of development in the area, having been originally owned by a single owner and built at the same time and/or by the same builder. Examples include: 22-30 Dalley Road and 1-3 Rohan Street (TBC).

Many of the houses feature later additions. Often these have been relatively sympathetically introduced at the rear of the site and are minimally visible from the street. Other more unfortunate additions include large second storey additions and alterations, and have resulted in substantial diminishment of the form and character of the building. Later carports and garages to within the front setbacks and in front of the principal elevations of the houses have also somewhat obscured the contribution that the cottages make to the street, however many have been detailed somewhat sympathetically.



Figure 44: Characteristic Federation cottages along Bongalong Street with picket fences and established front gardens (Nos. 11, 13, 15 Bongalong Street).



Figure 45: An example of an intact and detailed Federation cottage (No. 7 Moonbria Street).



Figure 2.46: The streetscape along Dalleys Road, showing rooflines and chimneys visible from the street.



Figure 2.47: An example of the raised Federation cottages found along the steeper areas of the Study Area (Nos. 25, 27, 29 Northcote Street).



Figure 2.48: An example of a highly intact and well-detailed house located on the larger allotments along Merrenburn Avenue.



Figure 2.49: An example of a house along Northcote Street with substantial timber detailing.

Weatherboard Cottages

Also evident throughout the Study Area are a number of weatherboard cottages of similar form and scale to the surrounding brick Federation cottages although simpler in detailing and have been constructed around a similar time to the brick cottages.

There is a substantial grouping of weatherboard cottages along Dalleys Road (Nos. 11, 13, 17, 21). While only Nos. 11 and 17 remain substantially intact, No. 13 also survives, although in a highly modified form.

The weatherboard cottages are generally single fronted (with the exception of 21 Dalleys Road, which is double fronted), with a side veranda and feature simple timber detailing and balustrading and are usually raised on posts or a sandstone base. They all feature corrugated metal roofs and often an awning over the front window. Windows and doors are timber framed and sometimes feature simple etched glazing.

The cottages are generally intact and contribute greatly to the character of the street. Many of the cottages also feature a pleasant front garden, which further contributes to the leafy, residential character of the streets.



Figure 2.50: 12 Quiamong Street



Figure 2.51: 11 Dalleys Road

2.5.2. Interwar Flat Buildings

There are three properties within the study area that contain interwar flat buildings (23 and 25 Dalleys Road, and No. 246 Willoughby Road). All are typical of the style, being two storey, constructed of a dark red brick, timber framed corner windows and simple brick decorative detailing, including banding. They feature hipped terracotta tile roofs and curved wall and balconies.

Dating from 1941, they are typical of their period of construction, although quite simple in form and detailing. The pair at Dalleys Road is noteworthy with curved bay windows to the street elevation – an early precursor to Modern architectural styles to come. Both appear to be substantially intact.

Although out of scale with the surrounding single storey Federation era cottages, the simple detailing, plain face brick exteriors and generous setbacks reduces the prominence of the buildings in the streetscape and they are softened somewhat by landscaping, including a row of palm trees to the front elevation of Nos. 23 and 25 Dalleys Road. Being of face brick, they are not out of character with the adjacent and nearby face brick Federation cottages and contribute to the historical and landscaped character of Dalley Road in particular.



Figure 2.52: 23 Dalleys Road



Figure 2.53: 25 Dalleys Road



Figure 2.54: Window detail to 23 Dalleys Road



Figure 2.55: 246 Willoughby Road

2.5.3. Infill residential development

Scattered throughout the study area are various types of infill development. These range from residential flat buildings constructed in the c1990s to detached houses constructed in the 2000s -2020s.

Residential Flat Buildings

The study area is bookended to the north and south by residential flat development, namely along Glenmore Street between Quiamong Street and Northcote Street and along the southern side of Dalleys Road. In both cases, the narrow allotments have been amalgamated and large flat buildings have been constructed. Much of the site of the Naremburn School has also been infilled with residential blocks of flats.

The flat buildings have a height of two-to-three storeys and are constructed in face brick or painted. With the exception of the flats located at 30-32 Glenmore Road, they are generally highly articulated and utilise forms and detailing sympathetic to the historical characteristics of the surrounding Federation cottages.

Vegetation has been used effectively to soften the appearance of the flat buildings from the street. In particular, the Glenmore Road development is heavily landscaped and surrounded by mature trees and shrubbery, obscuring the buildings in views along the street. As a result, the flat buildings make little impact on the character of the locality, and their landscaped setting is a pleasant inclusion into the historic streetscape of the locality.



Figure 2.56: 20 Dalleys Road



Figure 2.57: 35-39 Glenmore Street



Figure 2.58: 252 Willoughby Road



Figure 2.59: 30-32 Glenmore Road

Small Scale Infill Development

Scattered throughout the study area are a small number of detached dwellings. In many cases, these have replaced earlier Federation cottages.

These dwellings tend to be one-to-two storeys in height, utilise a hipped and gable roof form and utilise a variety of materials, including brick, weatherboard, and rendered masonry with tiled or corrugated metal roofs.

Some infill development has been detailed using forms and features that are sympathetic to the predominant Federation character of the street, while other development is clearly modern. In most cases, they are of a scale and form sympathetic to the surrounding historical development and are neutral elements within the streetscape. However, there are a very small number that are less successful in their integration with the streetscape.



Figure 2.60: 20 Moonbria Street



Figure 2.61: 19 Dalleys Road



Figure 2.62: 13 Glenmore Road



Figure 2.63: 14 Bongalong Street

2.5.4. Commercial Shops

Commercial development within the study area is confined only to the northern section of Willoughby Road. The consistency of this commercial centre, with shops all fronting Willoughby Road has been somewhat diminished as a result of the later insertion of the Gore Hill Freeway, which required the demolition of all shops on the eastern side of Willoughby Road. In addition, it resulted in the reconfiguration of Quiamong Street southward parallel to the shops at the northern end of Willoughby Road, the provision of a pedestrian overpass over the freeway, marked on street parking and a large pedestrian island. As a result, the shops at Nos. 270-284A Willoughby Road form one group, while the shops at Nos. 286 – 316 Willoughby Road form another district group visually separated from the south by landscape and site features.

The section to the south of Rohan Street and including No. 280-284A comprises a group of single and two storey commercial buildings that face onto Willoughby Road. All appear to date from the early 20th century and have been constructed to the front boundary, with awnings over. All are double or triple fronted. No. 270 has been substantially altered and no longer retains any characteristic or historical features. The shops between No. 272 and 282, however, retain much of their original form and their upper level detailing, including parapet and brick decorative detail. No. 272-276 and No. 280-284 are already listed as a local heritage items (Item Nos. I174 and I175 respectively).

The group of shops to the north of Rohan Street at Nos. 286 – 316 Willoughby Road also date primarily from the early 20th century and comprise one and two storey commercial buildings. The stepped parapets, awnings and surviving detailing such as early shopfront configuration and parapet detailing set within the pedestrianised area provide a pleasant, fine grain commercial character to the area.



Figure 2.64: Shops along Willoughby Road



Figure 2.65: Shops along Willoughby Road



Figure 2.66: Pedestrian island separating the two groups of shops.



Figure 2.67: Looking Willoughby Road towards the north group of shops. *Source: Google Maps 2022*

2.5.5. Institutional and Community Buildings

With the opening up of the nineteenth century land grants for purchase and potential settlement at the beginning of the twentieth century, there was a need for the construction of community amenities such as churches and schools.

The study area contains two churches (one including a convent and presbytery) and a large school complex, all dating from the early 20th century. The church buildings are still used as such, while only a part of the school continues to be used according to this use, with the other buildings having been converted for residential use. The size and extent of these buildings, all grouped around the intersection of Merrenburn and Dalleys Roads and Willoughby Road make them prominent features within the area.



Figure 2.68: St Leonards Catholic Church (43 Donnelly Road)



Figure 2.69: Part of the Naremburn School (now converted for residences) at 252 Willoughby Road.




Figure 2.70: Naremburn School at 250 Willoughby Road



Figure 2.71: Naremburn Cammeray Anglican Church (205 Willoughby Road).

2.6. Nominated Items within the Study Area

The following table provides an overview of the physical description of each of the five items nominated for further investigation within the study area. Refer to the inventory sheet for each property for a detailed physical description (Appendix 1).

Name and Address	Name and Address	Description	Photograph
Lislee, 41 Donnelly Road, Naremburn	Date	1913	
	Form / Type	Single storey bungalow	
	Architect / Builder	Thomas Johnston McKimm	
	Architectural Style	Federation	

Name and Address	Name and Address	Description	Photograph
	Original and current use	Residence	
Don Bryan, 39 Merrenburn Avenue, Naremburn	Date	1913	
	Form / Type	Single storey bungalow	
	Architect / Builder	Joseph Henry Dellit	
	Architectural Style	Federation	
	Original and current use	Residence	
23-25 Dalleys Road, Naremburn	Date	1941	
	Form / Type	Residential flat building	
	Architect / Builder	Harold Osmond Wilfred	
	Architectural Style	Post-war functionalist	
	Original and current use	Residential Flats (No. 25 now single residence)	
1-3 Rohan Street, Naremburn	Date	1909-1910	
	Form / Type	Pair of single storey cottages	
	Architect / Builder	N/A	
	Architectural Style	Federation	
	Original and current use	Single residences	
Sisters of St Joseph's Convent, 36 Merrenburn Avenue, Naremburn	Date	1936	
	Form / Type	Convent building	
	Architect / Builder	Edward Rodwell Green (Scott, Green and Scott)	
	Architectural Style	Simplified Romanesque	
	Original and current use	Convent	

3. Analysis of the Study Area

3.1. Introduction

This chapter provides an analysis of the study area based on the foregoing history and physical evidence chapters.

It provides an overview of existing statutory and non-statutory listings and studies that have already been undertaken within and around the study area. A comparative analysis has been undertaken of other heritage conservation areas with a similar history within the Willoughby City Council LGA.

Further, this chapter provides an analysis of key architectural, site and landscape features, patterns of development, and integrity and intactness of the study area and individual buildings within the study area.

3.2. Existing Heritage Listings

The subject area is not listed as a local Heritage Conservation Area on Schedule 5 of the *Willoughby LEP 2012*. The *Naremburn Heritage Conservation Area (C8)* and the *Naremburn Central Township Heritage Conservation Area (C9)* are located immediately to the study area to the east and south respectively.

A total of six local heritage items (some comprising groups of buildings) are located within the study area as follows:

- Converted Naremburn Public School and Resources Centre, 10 Dalleys Road; 250 and part of 252 Willoughby Road (Item No. I156).
- House (including original interiors), 248 Willoughby Road (Item No. I173).
- St Leonards Church (including original interiors), 43 Donnelly Road (Item No. I160).
- St Cuthbert's Anglican Church (including original interiors), 205 Willoughby Road (Item No. I172) (now the Naremburn Cammeray Anglican Church).
- Group of shops, 272-276 Willoughby Road (Item No. I174).
- Shops, 284 and 284A Willoughby Road (Item No. I175).

In May 2023, Council under Section 25 of the *Heritage Act 1977* placed an Interim Heritage Order over the property 43 Donnelly Road, Naremburn including the Presbytery and the former St. Leonard's Catholic School, excluding St Leonards Catholic Church which is already listed as a local heritage item. At the Willoughby City Council Ordinary Council Meeting of the 23rd October 2023, Council resolved to place the complex of buildings located at 43 Donnelly Road, Naremburn on Schedule 5 of the *Willoughby LEP 2012* and a Planning Proposal was submitted to the Department of Planning & Environment and is currently under assessment.

There are no items within the study area that are listed as heritage items on the State Heritage Register.

3.2.1. Non-statutory listings and previous studies

National Trust Classification

In 1984 the National Trust of NSW undertook a study of Naremburn. The outcome of the study proposed a Naremburn Urban Conservation Area, encompassing Plunkett Street, Mitchell Street, Darvall Street, Oxley Street, Martin Street (now forming the Naremburn HCA), as well as the southern side of Dalleys Road, Donnelly Street, Merrenburn Avenue and part of Willoughby Road (areas now part of the study area of this report). The report provided the following statement of significance for the area:

The residential area presents a cohesive, intact Federation era suburb which has remained intact and which has suffered very few unsympathetic incursions. The suburb is of special interest because of the small size of the cottages. It is worthy of Classification to illuminate its intact nature and its relative uniqueness is Federation era suburbs. The civic area is worthy of Classification because of its locally importance visually (as a focus) and the intact nature of its fine buildings.

Willoughby City Council: Conservation Areas Review 1998/99

In 1998-9, Willoughby City Council undertook a Conservation Areas Review to consider the extent of the existing Conservation Areas throughout the LGA with the aim of examining the integrity and quality of streetscapes within existing Conservation Areas and to review the appropriateness of the status of the existing Conservation Area. As a result, the existing *Naremburn Heritage Conservation Area* and *Naremburn Central Township Heritage Conservation Area* were reviewed, and it was recommended that the boundaries of each be slightly adjusted. However, neither conservation area was recommended to be expanded to take in the study area.

Merrenburn Estate Conservation Area

A heritage assessment report was prepared by Robertson and Hindmarsh Pty Ltd in 2002 for Willoughby City Council and provided recommendations regarding the formation of a potential new Conservation Area. The proposed Merrenburn Estate Conservation Area, encompassed the area of land that was subdivided as the Merrenburn Estate, bounded by Willoughby Road, Donnelly Road, Merrenburn Avenue and Brook Street.

In 2004, Willoughby City Council proposed an amendment to the *Willoughby Local Environmental Plan 1995* for the creation of the “Merrenburn Estate Conservation Area” comprising Nos. 1-39 and 2-34 Merrenburn Avenue and Nos. 1-41 Donnelly Road (excluding the western end of both streets which contain the former Sisters of St. Joseph’s convent, the former St. Leonards Catholic School, St. Leonards Catholic Church and the Presbytery. The Department of Planning however did not support the proposal for the new conservation area.

3.3. Local and State Historical Themes

Guidelines from Heritage NSW emphasise the role of history in the heritage assessment process and a list of state historical themes has been developed by the NSW Heritage Council. These themes assist in determining comparative significance (see Section 3.4 below) and prevent one value taking precedence over others. In this case the place is associated with the following NSW State Historical Themes:

National Historical Theme	State Historical Theme	Historical Associations
3 Developing local, regional and national economies	Commerce <i>Activities relating to buying, selling and exchanging goods and services</i>	<ul style="list-style-type: none"> Development of shops in the early 20th century along the northern end of Willoughby Road.
4 Building settlements, towns and cities	Towns, suburbs and villages <i>Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages</i>	<ul style="list-style-type: none"> Boundaries of the original land grants that make up the study area remain evident. The alignment of Willoughby Road, formerly Flat Rock Road, the oldest road in the locality. Original subdivision patterns of the land releases that make up the study area still remain evident, including street alignments and street names. Historic phases of development of Federation cottages in the early 20th century. The development of the institutional/civic centre around the intersection of Willoughby Road and Donnelly Road including the Naremburn Public School, St. Leonards Catholic Church and presbytery, St Leonards Catholic Public School and the Sisters of St Josephs Convent.
	Land tenure <i>Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal</i>	
	Accommodation <i>Activities associated with the provision of accommodation, and particular types of accommodation</i>	
8 Developing Australia's cultural life	Creative endeavour <i>Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities</i>	<ul style="list-style-type: none"> Historical associations with a few of architects of note including: BJ Waterhouse Surviving examples of individual buildings of architectural note from a number of phases of development. Surviving examples of high-quality Federation cottages of low and middle class of varying detailing.

3.4. Comparative Analysis

As part of the process of assessing the cultural significance of a place, Heritage NSW recommends that items or groups of items be compared with similar items of local and/or State significance in order to fully assess their heritage significance. Undertaking a comparative analysis of a place, group or area assists in determining its rarity and/or representative values.

The following provides a comparative analysis of the study area and five individual properties located within the study area that have been identified as potentially being worthy of local heritage listing.



3.4.1. Comparative Analysis of the Study Area




The historic built form of the study area today consists primarily of single storey, detached cottages typically in the Federation or Arts & Crafts style, interspersed with some earlier single storey weatherboard cottages and later one -to-two storey contemporary development.




The study area of this report is located between two existing HCAs, both of which are largely comprised of Federation style residential development. The brief includes a consideration for the expansion of the existing HCA C8, and so comparison against the Naremburn HCA is especially relevant.

The study area can also be most usefully compared to other residential HCAs located within the Willoughby City Council LGA, that contain primarily single storey residences dating from the late 19th to early 20th centuries.

Part H: Heritage Items and Heritage Conservation Areas of the *Willoughby Development Control Plan 2023* provides the following abridged histories, descriptions and statements of significance for comparable heritage conservation areas within the Willoughby LGA.

Comparative Example	Images
<p>Naremburn Heritage Conservation Area</p> <p>Forms part of land previously belonging to Thomas Broughton. Broughton's Estate was developed after his death in 1901. The area was subdivided in 1903 and was known as the 'Crows Nest Subdivision'. The subdivision set out a uniform grid pattern of very small, narrow frontage allotments of about 250 square metres in area.</p> <p>The Naremburn HCA is a residential neighbourhood that is characterised by narrow single fronted, detached Federation style brick cottages. Wider fronted cottages (though still small) on amalgamated lots, and some timber construction can be found scattered throughout the otherwise homogeneous area.</p> <p>The cottages directly address the street from narrow front setbacks behind small front garden plots. Individual streetscapes vary in the blending of built and landscaped elements.</p>	 <p>Figure 3.1: Darvall Road, Naremburn. Source: Google Streetview 2023.</p>  <p>Figure 3.2: Oxley Street, Naremburn. Source: Google Streetview 2023.</p>

Comparative Example	Images
<p>The following statement of significance is provided for the Naremburn HCA:</p> <p><i>This is a unique, cohesive and generally intact Federation era suburb which has remained so largely because of the small size of the cottages and the restrictive subdivision pattern. The closely spaced cottages create a set of similarly patterned and cohesive streetscapes – uninterrupted vistas of almost uniform roof shapes and similarly massed façades in original materials. These small buildings have aesthetic significance for their shared Federation style characteristics and the individual expression of these in a wealth of original detailing, generally in good repair. Their turned and fretted woodwork, strapwork, shingled and pebbledash gable infills and coloured glazing distinguishes them individually and further integrates the group. The area has historic and aesthetic significance as a highly intact precinct of working class cottages of Federation period developed in response to the tramline extension to Willoughby.</i></p>	 <p>Figure 3.3: Martin Street, Naremburn. Source: Google Streetview 2023.</p>
<p>Naremburn Central Township Heritage Conservation Area</p> <p>Naremburn Central Township comprised two Crown Grants of about six acres each, made in 1853 and 1854 to a Dugald MacPherson. The original Central Township was bounded by Brook Street, Garland Road, Central Street and Adolphus Street East, although properties on the northern side of Slade Street were also included in the early development. Residential development on Adolphus Street occurred concurrently with this commercial development.</p> <p>The Naremburn Central Township HCA is a mixed commercial and residential neighbourhood comprised mainly of modest Federation cottages, California Bungalows and semis, interspersed with a few grand late Victorian 2 storey residences.</p> <p>The following statement of significance is provided for the Naremburn Central Township HCA:</p> <p><i>The subdivision pattern, together with the wide range of architectural styles represented, reflects the continuing incremental growth of the township from the mid-1800s through to the 1930s and has created a mixed yet harmonious streetscape character. The area has retained its historical and social significance as the oldest commercial development on the North Shore and as an early working class residential area. The wide range of buildings,</i></p>	 <p>Figure 3.4: Slade Street, Naremburn. Source: Google Streetview 2023.</p>  <p>Figure 3.5: Probate Street, Naremburn. Source: Google Streetview 2023.</p>  <p>Figure 3.6: Rhodes Avenue, Naremburn. Source: Google Streetview 2023.</p>

Comparative Example	Images
<p>including some shops and the modest streetscape character are evidence of this</p>	
<p>North Chatswood Heritage Conservation Area</p> <p>In 1825, Richard Archbold was granted 600 acres of Crown land approximately bounded by Victoria Avenue, Boundary Street, Anderson Street and High Street. The land reverted to the Crown and lay dormant until 1850 when it was sold to John Stirling of the Bank of Australasia. William Lithgow, retired Auditor General of Colonial Accounts and a shareholder of the Bank, purchased and subdivided the land, and put 400 acres up for sale in 1854 as part of the ‘Township of North Sydney’ plan. Sales were slow and it was not until the later decades of the 19th century, with news of the railway line, that development took off.</p> <p>The North Chatswood HCA is primarily characterised by single storey detached housing in Federation or Interwar bungalow styles. Allotment widths and front setbacks are generally consistent and relatively narrow.</p> <p>The following statement of significance is provided for the North Chatswood HCA:</p> <p><i>North Chatswood Heritage Conservation Area is a good example of early North Shore residential development. The housing stock describes the progressive overlays of development taking place over half a century. The essential scale, form and spacing of the original dwellings is predominant, even where original architectural detailing has been lost, though much of this is still intact in fine residential buildings and as a general townscape impression</i></p>	 <p>Figure 3.7: Violet Street, Chatswood. Source: Google Streetview 2023.</p>  <p>Figure 3.8: Darling Street, Chatswood. Source: Google Streetview 2023.</p>  <p>Figure 3.9: Lamette Street, Chatswood. Source: Google Streetview 2023</p>

Discussion

The majority of existing conservation areas located within the Willoughby Council LGA comprise consistent groupings of large, grand single storey dwellings in the Californian Bungalow, Arts and Crafts, or Federation styles, located on large allotments, set well back from the street and surrounded by vegetation. By contrast, the majority of dwellings within the study area comprise narrow, Federation style detached cottages that have been constructed closer to the street. While some conservation areas date from a similar period (early 20th century) and similarly contain Federation style dwellings, the dwellings in the study area are much more modest in their size and detailing.

Consequently, the majority of existing HCAs are not comparable to the study area in terms of subdivision patterns, setbacks, form, or streetscape.

Three existing Heritage Conservation Areas located within the Willoughby LGA are comparable to the study area in regard to subdivision pattern, historical development, architectural style, form and use, namely the:

- Naremburn Heritage Conservation Area (C8)
- Naremburn Central Township Heritage Conservation Area (C9)
- North Chatswood Heritage Conservation Area (C10)

C8 and C9 are located immediately adjacent to the study area.

The *Naremburn Heritage Conservation Area* and the *Naremburn Central Township Heritage Conservation Area* were formed in a similar period of time as the study area and are comprised, in part, of portions of the same original land grants and land releases of the late 19th and early 20th centuries. The *Naremburn Central Township* HCA in particular shares a history of development, land ownership and subdivision to the eastern side of the study area, as the Gore Hill Freeway (previously the Wahroonga Expressway) effectively cut through the middle of the subdivisions to the east of Willoughby Road, and separated the commercial and civic precinct of Naremburn that had developed from the mid 19th century into two halves.

Subdivision pattern across all these HCAs is generally consistent, comprising narrow, regular allotments with detached, single storey Federation-era cottages that remain substantially intact to their street presentation, retaining original architectural detailing and decorative features. Streetscapes throughout the identified HCAs are generally well-vegetated, with wide streets, grass verges and small front gardens to each house. The raised houses with sandstone basecourses as a result of the topography appears to be a unique feature of the study area.

All HCAs appear to feature scattered contemporary development throughout as well as alterations and additions largely confined to the rear of the original and early cottages that define each of the HCAs.

However, the study area appears unique among these existing HCAs for its substantial grouping of civic and institutional buildings which formed the principal commercial and community centre in the suburb of Naremburn from the late 19th century to late 20th century. While the *Naremburn Central Township* HCA remains as the oldest commercial development on the North Shore, little evidence of its commercial development remains. By contrast, the grouping of civic and institutional buildings around the intersection of Willoughby Road and Donnelly and Dalleys Roads, with surviving early 20th century commercial development along Willoughby Road and Quiamong Street to the north occupy a substantial portion of the study area, are a focal point of the study area, and are visually prominent features within the study area that make a strong contribution to the historical character of the locality.

3.5. Key Characteristics of the Study Area

The following outlines the principal characteristics of the study area that are considered to contribute in a positive way to the overall heritage significance and historical character of the area.

Aspect	Characteristic
Subdivision Pattern	<ul style="list-style-type: none"> • Wide streets and open sky • Regular, narrow rectangular allotments with minimal amalgamation of allotments • High integrity/intactness of the original subdivision pattern including street alignments and street names (although disrupted on the eastern side by the Gore Hill Freeway).

Aspect	Characteristic
	<ul style="list-style-type: none"> Alignment of Willoughby Road (formerly Flat Rock Road), the oldest road in the locality.
Landscape Elements	<ul style="list-style-type: none"> Established street trees to along Dalleys Road Vegetation and street trees to obscure and soften contemporary development to the eastern side of Glenmore Road and the Gore Hill freeway. Wide grassed verges and secondary verges. Community garden to Bongalong Street
Views	<ul style="list-style-type: none"> Broad views available at the intersections of Willoughby Road with Dalleys Road and Donnelly Road, punctuated by a grouping of aesthetically and historically important buildings that act as landmarks within the study area. Views to the spire of St Leonard's Church from along Willoughby Road and Glenmore Street.
Residential development	<ul style="list-style-type: none"> Predominantly Federation style of modest size and detailing. Single storey, detached form, either double or single fronted. Established front gardens with timber picket or low brick fencing. Consistent chimneys and ridgelines Sandstone bases and/or sandstone steps to Federation cottages. Face brick or weatherboard. Terracotta Marseille tiled roofs Decorative timber balustrading to verandahs, detailing to gable ends, timber framed windows, bay windows, coloured or etched glazing. Stand-alone residences of architectural note including: 248 Willoughby Road (and including the small cottage at the rear), the Moderne residential flat buildings at 23 and 25 Dalleys Road and 246 Willoughby Road, the fine, highly intact Federation houses at 41 Donnelly Road, 32 and 34 Merrenburn Avenue, 30 Dalleys Road, and 7 Moonbria Street.
Commercial Development	<ul style="list-style-type: none"> Row of two storey commercial shops dating from the early 20th century along the western side of Willoughby Road Quiamong Street. Parapets and facades to first floor levels of row of commercial shops including surviving original detail and roof forms, and configuration of ground floor level entry doors and shop windows.
Institutional and Community Development	<ul style="list-style-type: none"> Substantial grouping of institutional and community buildings along Willoughby Road, namely: The Naremburn Public School (including manual training and domestic science block, infant's school, junior technical department building, girl's department building, and boy's school block); St Cuthbert's (now Naremburn-Cammeray Anglican) and hall; and St Leonards Catholic Church, including convent and school.

3.5.1. Integrity of the Study Area

The study area is an amalgamation of parts of six individual Crown grants. The boundaries of the original grants still remain discernible in the alignments of Dalleys Road, Willoughby Road, Donnelly Street and Dodds Street. The intermediary streets formed in the early 20th century when subdivision occurred (i.e. Bongalong Street, Moonbria Street, Merrenburn Street) also remain. In particular, the historical importance of Willoughby Road remains evident in the grouping of commercial, institutional and community buildings along the street. While the tram is long gone, the street is still used as a main road through the suburb.

Overall, the study area remains substantially intact to its initial period of development, as evidenced by the street names and street alignments and the predominance of Federation style architecture throughout the locality.

The Gore Hill Freeway has had a substantial impact on the overall integrity of the study area and the suburb of Naremburn more generally. In particular it resulted in the division of the Merrenburn and Ryan Estates and demolition of many of the houses within these subdivisions, as well as disassociating the commercial/community centre of the suburb located within the study area from the remainder of the suburb to the east.

3.5.2. Integrity of Individual Buildings within the Study Area

Housing in the area remains predominantly Federation in style which remain substantially intact to their street presentation and original detailing. Later additions are largely confined to the rear and do not obscure their street presentation. Generally, buildings remain largely intact to their overall form, roofscape and setbacks. The level of architectural detailing, joinery and other features varies throughout the study area.

Appendix 3 provides a spreadsheet identifying all individual buildings within the Study Area identifying their style, form, date of construction, and materials, as well as their integrity/intactness as viewed from the street. For the purposes of this report the levels of intactness/integrity have been defined using the following parameters:

Integrity/Intactness	Characteristics
High	<ul style="list-style-type: none"> Retains original detailing to front elevation, including joinery, decorative features, etc. Retains original form and materials. May include later additions, but which are confined to the rear and/or are not visible from the street. May include separate structures to the front setback (i.e., carports) which are able to be easily removed and allow views of the front façade behind.
Moderate	<ul style="list-style-type: none"> Elevation retains some original detailing but may have some minor alterations. May include later additions located to the rear or side, and/or which are only minimally visible from the street. May include structures to the front setback, which partially conceal the front elevation.

Integrity/Intactness	Characteristics
Little	<ul style="list-style-type: none"> Substantial loss of original detailing. May include substantial additions that obscure the original form or scale of the buildings.

3.5.3. Potential Future Development

A brief review of the Willoughby Council DA tracker indicates that only a small number of development applications have been submitted in recent years, and that little substantial development is currently proposed. It is unlikely that any of the recent or proposed development will have a substantial negative impact on the integrity of the study area.

It is noted that a development proposal has been submitted for St Leonards Church, the Presbytery and the former School buildings, at No. 43 Donnelly Road involving the demolition of the existing school building, additions to St Leonards Church comprising parish hall and presbytery, construction of multi dwelling housing, conversion of existing presbytery to a dwelling and construction of a dwelling house. This application has not yet been determined. Based on a review of the available documentation, should the proposal proceed, it would have a substantial impact on the historic character of the area, and visually and physically disrupt the substantial grouping of community and institutional buildings around the intersection of Willoughby Road and Donnelly and Dalleys Roads.

Willoughby City Council Local Centres Strategy

The *Willoughby Local Centres Strategy 2036* (the *WLC Strategy 2036*) was published by Willoughby City Council in June 2020 and aims to provide a framework for future planning controls and public domain improvements for eight identified local centres.

One of these local centres is the Naremburn Centre, which is located within the study area along Willoughby Road and bounded by Quiamong Street to the north, Willoughby Road to the east, Bongalong Street to the South and Glenmore Street to the west. The local centres strategy makes a number of recommendations aiming to increase commercial and residential density, improve amenity, access and parking, and make improvements to the public domain and open space.

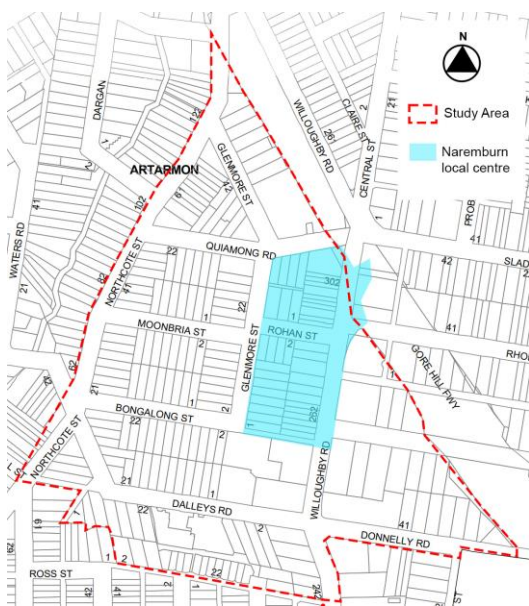


Figure 3.10: The study area (outlined in red), and the Naremburn local centre defined in the *Willoughby Local Centres Strategy 2036* (shaded in blue).

To achieve these aims, the *WLC Strategy 2036* recommends an increase to the existing height from 8.5m – 11m to 3-4 storeys and existing FSR of 0.45-1.5:1 to 1.5:1 and increasing the height to up to 6 storeys and FSR of 1.9:1 at the northeastern corner of the centre. In addition, the strategy recommends zoning the land fronting Glenmore Street from R3 (Medium Density Residential) to B1 (now identified as E1 Local Centre in the *Willoughby LEP 2012*.), allowing for heights up to 4 storeys with an FSR of up to 1:1 for amalgamated lots. Other recommendations include controlling setbacks, and relocating existing carparking adjacent to the Willoughby Street shops to create an improved public plaza.

While an increase to the overall height and bulk to buildings within the Naremburn Centre and the potential for site amalgamations as per the recommendations of the *WLC Strategy 2036* could result in adverse impacts on the historical character of the locality and potential loss of historic buildings, the introduction of a heritage conservation area would not necessarily prohibit the future development of the Naremburn Centre in a way that meets the aims of the Strategy, whilst still conserving the heritage values of the study area.

3.6. Comparative Analysis of Individual Properties within the Study Area

As part of this study, five items (including two groups) were identified as being worthy of further investigation as a result of historical research and site inspections. The items identified are as follows:

1. 36 Merrenburn Avenue (St Joseph's Convent)
2. 41 Donnelly Rd (Federation face brick cottage)
3. 39 Merrenburn St (Federation face brick cottage)
4. 23-25 Dalleys Road (pair of Interwar flat buildings)
5. 1-3 Rohan Street (pair of Federation face brick cottages)

In considering whether any of the individual buildings located within the study area warrant listing as local heritage items, it is useful to compare them to other buildings of similar use, style and detailing and that are already included on Schedule 5 of the *Willoughby LEP 2012*.

3.6.1. Interwar Flats in Willoughby

Nos. 23-25 Dalleys Road, Naremburn are a pair of residential flat buildings, constructed in 1941 as speculative development. Although dating from during the period of WWII, they can still be considered to be “Interwar” in terms of architectural style, consisting of face brick and incorporating Modern and earlier Moderne styles.

There is one group of Interwar flat buildings included on Schedule 5 of the *Willoughby LEP 2012*, that is 266-276 Sailors Bay Road, Chatswood (Item No. I18). This listing covers the group of six separate buildings 266, 268, 270, 272, 274 & 276, all blocks of flats, four flats in each. Constructed in c1928 as speculative development.



Figure 3.11: Nos. 268 and 270 Sailors Bay Road, Chatswood. Source: State Heritage Inventory No. 2660041

All six blocks are two storey, with alternating gabled and hipped, Marseille tiled roofs of rendered masonry and face brick with projecting bay windows with timber framed, multi-paned windows and timber boarding decoration. This group displays Federation/Arts and Crafts style architectural detailing.

However, there are other flat buildings from a similar period located throughout the Willoughby LGA. They are often found in groups where speculative development occurred following Interwar subdivision. i.e. along Elizabeth Street, Artarmon; Willoughby Road, Naremburn; Pacific Highway, Chatswood, and Victoria Ave, Chatswood. A brief investigation into these flat building indicate that they share some similar materials and detailing as the flat buildings at No. 23 – 25 Dalleys Road (i.e. face brick), and are also similar in form, scale, siting and level of detailing and are particularly good examples of the integration of Moderne stylistic elements in flat buildings.



Figure 3.12: A matching pair of Interwar flat buildings at Nos. 140-142 Victoria Road, Chatswood.



Figure 13: An Interwar flat building at No. 29 Elizabeth Street, Artarmon. Other similar style flat buildings are located along Elizabeth Street, within the *Artarmon Heritage Conservation Area (C1)*.



Figure 14: An Interwar flat building at No. 246 Willoughby Road, Naremburn.

Conclusion



The only listed residential flat of a comparable date to Nos. 23-25 Dalleys Road, Naremburn is the group of six flat buildings at Nos. 268 and 270 Sailors Bay Road, Chatswood which are Federation/Arts & Crafts style, rather than Moderne or Modernist. Although other Interwar flat buildings of similar architectural style to exist throughout the Willoughby LGA, there are not currently heritage listed. Regardless, Nos. 23-25 Dalleys Road, Naremburn are considered to be good and interesting examples of a pair of speculative built Interwar flat buildings that contribute to the historical character of the Willoughby LGA as a whole.

3.6.2. Federation Cottages in Naremburn

No. 41 Donnelly Road, No. 39 Merrenburn Street and Nos. 1-3 Rohan Street, Naremburn are all modest, Federation style, face brick, cottages displaying many of the key characteristics of the era including Marseille tile roofs, gabled fronts, bay windows and decorative moulded timber verandah posts.

The majority of houses listed in Naremburn appear to be modest weatherboard cottages dating from the late 19th century, with only a very small number of Federation style face brick cottages included as heritage items on Schedule 5 of the *Willoughby LEP* 2012. Elsewhere throughout the Willoughby LGA, there are greater numbers of Federation style face brick cottages, notably along Mowbray Road, Chatswood, although these tend to be quite ornate in detailing and are grander in scale than the four Federation cottages located within the Study Area.

The following two cottages are comparable to the selected cottages located within the Study Area:

Item	Description	
House (including original interiors) 4 McBurney Street, Naremburn	A single storey detached brick Federation cottage dated 1910 and likely built by Charles William Hack. It is located on land originally granted to Thomas Ryan in 1885. Appears largely intact externally and features many details characteristic of the Federation style. A large addition has been constructed at the rear.	 <p>Figure 3.15: No. 4 McBurney Street. Source: State Heritage Inventory No. 2660159</p>
House (including original interiors) 6 McBurney Street, Naremburn	A single storey detached brick Federation cottage dated 1910 and likely built by Charles William Hack. It is located on land originally granted to Thomas Ryan in 1885. Appears largely intact externally and features many details characteristic of the Federation style.	 <p>Figure 3.16: No. 6 McBurney Street. Source: State Heritage Inventory No. 2660160</p>


Conclusion


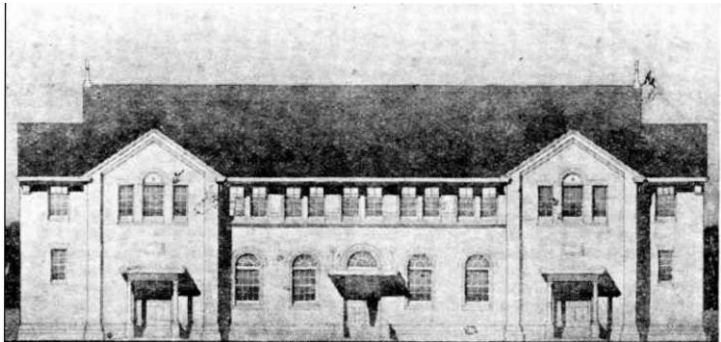
The two comparable cottages listed as local heritage items at Nos. 4 and 6 McBurney Street, Naremburn are both intact and fine examples of Federation style cottages and are of a similar modest scale to that found at Nos. 1-3 Rohan Street. No. 41 Donnelly Road and No. 39 Merrenburn Street are both larger in scale, with more interest in form and with some intricate detailing, although are still quite modest example of the type. All four cottages are good representative examples of Federation style cottages, although they are not rare and not important in demonstrating the principal characteristics of the style and are not particularly fine examples.

3.6.3. Edward Rodwell Green (Scott, Green and Scott)

The Sisters of St Joseph's Convent was designed by Edward Green of the architectural firm Scott, Green, and Scott. During the early-to-mid 20th century, the firm undertook a variety of work, including many religious and educational buildings. Of particular note are a number of convents, in addition to alterations and additions to existing convent buildings.

Scott, Green, and Scott were prolific architects, and so it is most useful to compare St Joseph's Convent to other ecclesiastical works undertaken by the firm in the same period.

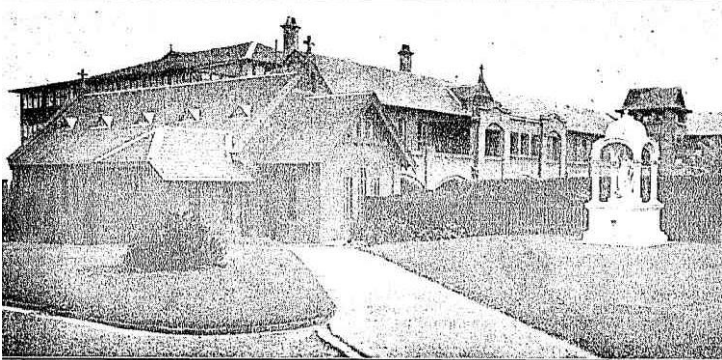

Item	Date	Comment
Convent of The Good Samaritan: Stella Maris Iluka Avenue, Manly <i>Local heritage listing no. 1159</i>	1931	<p>The convent is a two storey building, designed in a Romanesque style with Spanish mission elements comprising a rendered/painted cream masonry walls with gable roof with polychromatic tiles.</p> <p>The overall form of the building is a long rectangle, with two symmetrical projecting gable wings to each end, arcaded balcony to the first floor, and colonnaded ground floor. The gable ends features decorative bays.</p> <p>The building is pleasantly detailed and balanced, and incorporates a large range of decorative ecclesiastical elements.</p>  <p>Figure 17: The convent of the Good Samaritan within the Stella Maris School. Source: https://www.fultontrotter.com.au/project/stella-maris-college/</p>

Item	Date	Comment
St Joseph's Convent 3-11 Walz Street, Rockdale <i>Local heritage listing no. I358</i>	1929	<p>The convent comprises a two storey face brick building with an asymmetrical façade. It is a relatively plain interwar building, with some interesting Romanesque features, including the arched porch entry, arcaded balcony, and bay with rounded windows.</p> <p>There are some fine details, such as the decorative rendered cornice with brick corbelling, the chimney, and brick dentilwork to the bay window. However, the whole of the composition is somewhat unbalanced, comprising a mix of different elements and forms placed in a seemingly random pattern.</p>  <p>Figure 18: The convent as viewed from Walz Street. Source: Google maps 2024</p>
St Alphonsus' School, Auburn 77 Queen St, Auburn NSW 2144	1930	<p>It is a two storey interwar face brick building that incorporates simple Romanesque detailing, especially in the arched windows.</p> <p>The overall form of the building is a long rectangle, with two symmetrical projecting gable wings, and a gable roof with terracotta Marseille tiles. The façade features simple detailing, such as stepped brick cornices, brick corbelling, arched windows with contrasting brick arch heads and classical porticos over the entry doors.</p> <p>Now known as St John's Catholic Primary School</p>  <p>Figure 19: Architects Scott and Green's drawing of the new St Alphonsus' School at Auburn opened in 1930. Source: <i>Freeman's Journal</i>, 16/1/1930, p.14</p>

Item	Date	Comment
Church of St Michael, Manildra	1940 ¹	<p>The church is a simple face brick building set on a sandstone base, with steep tiled roof. It is rectangular in form with a hexangular sacristy to the rear and side hipped wing.</p> <p>It features brick buttresses and narrow pointed gothic windows. The simple front gable features a large central window and stepped parapet detailing.</p> <div data-bbox="572 490 922 752" data-label="Image"> </div> <div data-bbox="997 490 1343 752" data-label="Image"> </div> <p>Figures 20 and 21: Front and rear of St Michael's Catholic Church. Source: churchesaustralia.org</p>
St Therese's Convent (part of St Patrick's Ecclesiastical College), Manly	1934 ²	<p>The building is two storeys high with rendered walls and stone trims with its main elevation accented by a copper-roofed turret and a parapeted projection that encloses a deep pointed arch entryway.</p> <p>The roof is gabled and appears to be tiled. The gable end is stone and features a stepped parapet with decorative stone detailing.</p> <p>Overall, the building is simple and somewhat gothic in appearance, although appears somewhat unbalanced.</p> <div data-bbox="572 1162 1295 1608" data-label="Image"> </div> <p>Figure 22: St Therese's Convent. Source: https://stpatriksestate.org.au/architectural-history/</p>
Additions and renovations to St Martha's Home, Leichhardt	1923 (New wing) 1937-9 (additional)	<p>It appears Scott, Green and Scott undertook a number of works at the home since 1912. The firm were evidently deeply embedded with the Sisters of St Josephs, as Green had employed a resident of St Martha's industrial home in 1912 as a domestic.</p> <p>It appears that the firm was responsible for the new wing</p>

¹ <http://nla.gov.au/nla.news-article146102852>

² NEW WORKS. (1933, December 19). The Sydney Morning Herald (NSW : 1842 - 1954), p. 3. Retrieved March 19, 2024, from <http://nla.gov.au/nla.news-article17033852>

Item	Date	Comment
	wing) ³	<p>adjoining the chapel constructed in 1923, and then an additional two wings to the north and south of this newer wing in 1937-9. The later works required the demolition of the earlier colonial house on the site.</p> <p>The 1923 wing was described as a two storeyed structure of brick with concrete foundations, roofed with slate and designed with a gothic 'tendency' in keeping with the Gothic chapel at the south of the site.⁴</p> <p>The 1937-9 works were described as comprising two three storey brick building on concrete foundations with joinery in Pacific maple. It formed two wings comprising a convent, and classroom and dormitory accommodation. The earlier front portion was considerably remodelled. The balconies of the building were described as 'cloistral' in character.⁵</p>  <p>Figure 23: The newer 1923 wing by Scott, Green and Scott, alongside the earlier chapel to the left, and colonial house later demolished behind. Source: When Catholics (1937, August 12). Catholic Freeman's Journal (Sydney, NSW : 1932 - 1942), p. 8. Retrieved March 20, 2024, from http://nla.gov.au/nla.news-article146419212</p>  <p>Figure 24: Rear of the 1937-9 northern wing. Source: Google maps 2024</p>

³ <http://nla.gov.au/nla.news-article146419212>

⁴ t. Martha's Home. (1923, May 31). Freeman's Journal (Sydney, NSW: 1850 - 1932), p. 6. Retrieved March 20, 2024, from <http://nla.gov.au/nla.news-article116728627>

⁵ When Catholics (1937, August 12). Catholic Freeman's Journal (Sydney, NSW : 1932 - 1942), p. 8. Retrieved March 20, 2024, from <http://nla.gov.au/nla.news-article146419212>

As seen from the above examples, Scott, Green and Scott undertook a substantial amount of ecclesiastical and institutional projects and had a particular involvement with the Sisters of St Josephs. The buildings they designed were generally simple and restrained and incorporated Romanesque elements, except where an existing Gothic styled building existed, in which case they would incorporate gothic elements in keeping with the existing earlier building.

Earlier buildings tended to be symmetrical in design and were generally well-balanced and pleasant in their appearance. By contrast, the few asymmetrical buildings they designed in the late 1920s and early 1930s were somewhat awkward in their overall composition and massing.

St Joseph's Convent at Naremburn is also asymmetrical, but contrary to earlier attempts appears well balanced, and demonstrates a higher level of architectural resolution in comparison to earlier buildings. The use of face brick, arched colonnades and arcaded balconies were common features throughout much of their works and is evident also at St Joseph's Convent Naremburn. Consequently, it could be said that St Joseph's Convent Naremburn is a particularly good example of the ecclesiastical work of Scott, Green and Scott, encompassing many of their principal design elements in a well-resolved composition.

3.6.4. Convent, School and Church complexes in Sydney



The Sisters of St Joseph's Convent forms part of a greater complex of religious and educational buildings that functionally and spatially relate to each other (alongside St Leonards. The formation of a such a complex does not appear to be uncommon, and groupings of churches, convent buildings, presbyteries and schools can be found throughout the greater Sydney Area. It appears that many of the convents were constructed in the mid to late 19th century as part of school complexes. By contrast, St Joseph's Convent, Naremburn was constructed later in 1936, after the construction of St Leonard's Church and prior to the construction of the neighbouring school.

Convents that form part of larger church and school complexes located throughout Sydney include:


Item	Address	Date	Current use
Convent of Mercy	33 Allen Street Harris Park	1889	Seminary
Convent of Our Lady of Mercy and associated buildings	2, 4 and 6 Victoria Road, Parramatta	1914	School
Convent of Our Lady Of Mercy Buildings Including Interiors	27 High Holborn Street, Surry Hills	Late 19th century	Charity
Former convent and fence, including interiors	14A, 14B and 14C Jane Street, Balmain	1876-1896	Private Residence
Former Lewisham Hospital, Convent and grounds, including interiors	1 Thomas Street and 2B and 2C West Street, Lewisham	1860 - 1890	Hospital
Kincoppal, Roman Catholic Convent of the Sacred Heart and school	Cnr New South Head Road &, 2 Vaucluse Rd, Vaucluse	1882-1928	School
Original Church Building and Convent	747 Forest Road, Bexley	1885 – 1886	School

Item	Address	Date	Current use
Our Lady of the Sacred Heart Convent	2 Kensington Road, Kensington	1897	School
St Brendan's Convent, including interiors	36 Collins Street, Annandale	Late 1880s (convent)	School
St Joseph's Convent School and Chapel	7-11 Mount Street North Sydney	1902	Museum

It is therefore useful to compare the Sisters of St Joseph's Convent with other convent buildings that form part of a complex and were constructed during the interwar period.

Item	Date	Comment	
1930s style, brick religious building, St Anne's Convent of Mercy 60 Blair Street, North Bondi <i>Local heritage listing no. I376</i>	1935	<p>The place forms a group with the St Anne's Catholic Church and Galilee Catholic Primary School to the west. The place was built for the Sisters of Mercy in 1935, at the same time as the neighbouring church, designed by Joseph Fowell and Kenneth McConnel in 1934. The architect for the convent was S. Roarty.</p> <p>The place is an intact, well maintained example of 1930's architecture with some fine detailing. Most decoration is confined to the imaginative use of brick. The brick arch colonnade to the ground floor is a particularly pleasant feature. The place is now used as a Jewish learning centre.</p>	 <p>Figure 25: The convent as viewed from Blair Street, with St Anne's Catholic Church in the background. Source: Google maps 2024</p>
Convent of The Good Samaritan: Stella Maris Iluka Avenue, Manly <i>Local heritage listing no. I159</i>	1931	<p>Interwar Spanish mission style building that forms part of a school campus. It is now used to accommodate the college administration and senior study centre and a performing arts centre. The architect is noted as Scott, Green, and Scott.⁶</p> <p>The convent was built at the same time as the school it forms part of. An associated chapel was built in 1888.</p>	 <p>Figure 26: The convent of the Good Samaritan within the Stella Maris School. Source: www.fultontrotter.com.au /project/stella-maris-college/</p>

⁶ *The Catholic Press*, A Breath of Spain in the New Manly Convent, November 27, 1930. p. 18.
<http://nla.gov.au/nla.news-article106252657>

Item	Date	Comment	
St Joseph's Convent 3-11 Walz Street, Rockdale <i>Local heritage listing no. I358</i>	1929	<p>Constructed in 1929 for the Sisters of St Joseph, who were also providing education in the parish of St Joseph at the time. The building was designed by architects Scott, Green and Scott and was described being of a Free Romanesque style. Green was credited as the principal architect.⁷</p> <p>It has been continuously occupied for its original purpose since 1929. Associated with St Joseph's Church and St Joseph's Catholic Primary School</p>	 <p>Figure 27: The convent as viewed from Walz Street. Source: Google maps 2024</p>

Conclusion

As can be seen above, there are numerous convents that form part of religious and education complexes located throughout Sydney. The majority were constructed in the mid to late 19th century and comprise a range of substantial and fine buildings that are good examples of Victorian ecclesiastical architecture.

St Joseph's Convent Naremburn is one of few convents built as part of religious and educational complexes constructed in the interwar period. Interestingly, of the three other convents identified, two of these were also designed by Scott, Green and Scott. One of these was also designed for the Sisters of St Joseph in Rockdale.

There are very few convents that continue to be used according to their original purpose, with the exception of St Joseph's Convent in Rockdale. Many have since been absorbed into school complexes and are used for administrative purposes, or other charitable or community purposes.

Therefore, it can be said that the Convent of St Joseph's is rare as a convent built in the interwar period and still functioning according to its original use and forming part of a greater religious and educational complex.

⁷ *The Catholic Press*, ROCKDALE'S NEW CONVENT March 13, 1930. p. 22

4. Statement of Cultural Significance

4.1. Introduction

The Australia ICOMOS *Burra Charter* defines cultural significance as *aesthetic, historic, scientific, social or spiritual value for past, present or future generations*. Cultural significance is embodied in the *place* itself, its *fabric, setting, use, associations, meanings, records, related places and related objects*. Places may have a range of values for different individuals or groups (*Burra Charter*, Article 1.2).

4.2. Assessment of Cultural Significance

The Australia ICOMOS *Burra Charter* defines cultural significance as aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups. (*Burra Charter*, Article 1.2).

The assessment of the significance of a place requires an evaluation of the fabric, uses, associations and meanings relating to the place, from which a detailed statement of significance can be formulated.

The following assessment of significance has been prepared in accordance with the guidelines set out in the NSW Heritage Office and Planning NSW's publication, *Assessing Heritage Significance* (2023).

4.2.1. NSW Heritage Assessment Criteria

The NSW heritage assessment criteria, as set out in *Assessing Heritage Significance* (2023) encompasses the five types of significance expressed in a more detailed form by the following criteria:

- Criterion (a) An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (b) An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (c) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or in local area).
- Criterion (d) An item has strong or special association with a particular community or cultural group in NSW (or local area) for social, cultural or spiritual reasons.
- Criterion (e) An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (f) An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (g) An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or environments (or a class of the local area's cultural or natural places or environments).

NSW Heritage recommends that all criteria be referred to when assessing the significance of an item, even though only complex items will be significant under all criteria.

NSW Heritage also recommends that items be compared with similar items of local and/or State significance in order to fully assess their heritage significance (Refer to Section 3.4: Comparative Analysis).

4.3. Assessing the Cultural Significance of the Study Area

4.3.1. Defining a Heritage Conservation Area

The NSW Heritage publication *Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas* (Heritage Office and Dept. of Urban Affairs and Planning, 1996) provides a definition of a heritage conservation area as follows:

There is widespread community recognition that a particular precinct, streetscape, suburb, landscape, town or group of buildings, can have particular heritage values which distinguish it from other places and from its surroundings. These values are rooted in the area's history, although it may also be worthy of protection because of its urban design and neighbourhood amenity qualities.

A heritage conservation area is more than a collection of individual heritage items. It is an area in which the historical origins and relationships between the various elements create a sense of place that is worth keeping.¹

A heritage conservation area is identified by analysing its heritage significance and the special characteristics which make up that significance. Heritage areas include such elements as street and subdivision layout, patterns of development, landscape elements, buildings of various styles, forms, types and functional uses, historical or symbolic sites, streetscapes and skylines, urban spaces, landmarks, and internal and external views.

The least important characteristic 'is the "look" of the place'.² It is also noted that although some individual buildings or items within an area may have little or no heritage value in themselves, this does not diminish the value of the whole of the area. 'The area's history provides the principal key to its significance and indicates how it can be protected and conserved.'³

4.3.2. Applying the NSW Heritage Criteria to Conservation Areas

The publication *Assessing Heritage Significance* provides guidelines for the inclusion or exclusion of an item, place, or area under each of the NSW heritage assessment criteria (see Section 4.2.1 above). These guidelines are pointers to assist in making an assessment against this criterion but should not constrict the consideration.

Likewise, the publication *Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas* (1996) also provides a useful guide for the assessment of the cultural significance

¹ Heritage Office & Dept. of Urban Affairs and Planning, 1996; *Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas*, p. 3

² *Conservation Areas*, p. 3

³ *Conservation Areas*, p. 4

of a whole area. As with an individual building or item, the heritage significance of an area is embodied in the actual fabric or physical remains, its relationship with its setting, and the photographs, public records and associated documents which help tell its story.⁴ The publication provides a method by which the NSW heritage assessment criteria can be applied to a whole area or precinct by providing inclusion guidelines for each criterion as follows:

Criterion (a): Historical Significance

The ability to reveal the cultural, political or economic development of a precinct.

Criterion (b): Historical Associations

Clear associations with the life or activities of a prominent individual, group or institution.

An area may reflect historic events (even where there is little or no visible physical evidence of the events).

Areas associated with important designers.

Criterion (c): Aesthetic Significance

Ability to demonstrate important creative accomplishments that influence (or challenge) society's standards of beauty or refinement of design.

Criterion (d): Social Significance

Areas that provide a focus of identity for groups or for the community as whole.

Criterion (e): Technical/Research Significance

Potential to provide information vital for research, or for interpretation and education.

Criterion (f): Rarity

A rare surviving example of something once widespread but now scarce.

Unique or rare in construction, function and design.

Criterion (g): Representativeness

Established via a comparative analysis with other similar areas to determine whether it is a good example of its type, optimal development of its type or a significant variation of a type.

The integrity of an area is also to be considered. The degree to which an area retains the particular values and character that were an integral part of its original design or historical development must also be considered. The integrity of an area may be evident in the retention of original materials or setting, or the maintenance of its associations.

⁴ *Conservation Areas*, p. 7

4.4. Statement of Cultural Significance for the Study Area

The following statement of significance based on the foregoing analysis in this report has been prepared in accordance with the guidelines set out in the NSW Heritage Office and Planning NSW's publication, *Assessing Heritage Significance* (2023).

4.4.1. Criterion (a) Historical Significance

The study area is of historical significance as an amalgamation of parts of six individual Crown grants made to Peter Dargan (1794), Humphrey Evans (1794), the two earliest land grants in the suburb of Naremburn, as well as later grants to James Henry/Alexander Berry (1821), Thomas Ryan (1849), John Sylvester Ryan (1849) and the Crows Nest Estate granted to Edward Wollstonecraft/Alexander Berry (1821), located either side of Willoughby Road, the oldest road in the district. The boundaries of the original grants remain discernible in the alignments of Dalleys Road, Willoughby Road, Donnelly Street and Dodds Street.

The study area is also of historical significance as containing the remnants of the principal commercial and community centre in the suburb of Naremburn from the late 19th century to late 20th century. The surviving strip of early 20th century shop buildings on Willoughby Road, together with the Naremburn Public School, the St Leonard's Catholic Church and Presbytery, the Convent of St Joseph's, the St Leonard's Catholic Primary School, and the Naremburn Cammeray Anglican Church, form an historically significant precinct that once formed the heart of the suburb.

The study area is also of historical significance for its ability to provide evidence of a series of progressive land releases undertaken in the late 19th and early 20th centuries, instigated by the introduction of the electric tram service along Willoughby Road in 1898, and their subsequent development as the Ryan Estate, Broughton Estate, Merrenburn Estate, Fowler Estate and Berry's Estate. Although the introduction of the Gore Hill Freeway in the late 20th century made a substantial impact on the Merrenburn and Ryan Estates and divorced the commercial/community centre from the remainder of the suburb to the east, the study area remains substantially intact to its initial period of development, as evidenced by the street names and street alignments and the predominance of Federation style architecture throughout the locality.

Meets the criterion on a Local level.

Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas (1996)	
Guidelines for Inclusion	
The ability to reveal the cultural, political or economic development of a precinct.	Yes

4.4.2. Criterion (b) Historical Associational Significance

The study area has significant historical associations with a number of persons of historical note including two original grantees Edward Wollstonecraft and Alexander Berry, successful timber merchants of the early 19th century, Alexander Dodds a former member of the NSW Legislative Council after whom Dodds Street is named, and Johan Rohan, the first secretary of the Naremburn Progress Association founded in 1901 after whom Rohan Street is named.

The study area also has historical associations with a number of architects and architectural firms of note responsible for individual buildings within the area, including B. J. Waterhouse (St Leonards-Cammeray Anglican Church), - William Kemp, NSW Architect for Public Schools and E.L. Drew, Assistant Government Architect (Naremburn Public School), James Thomas McCarthy and Allan Struan Robertson (St. Leonard's Catholic Church), and Edward Rodwell Green of Scott, Green and Scott (Sisters of St. Joseph's Convent).

The study area is significant for its long-standing associations with the Sisters of St Joseph's, who ran the St Leonard's Catholic Primary School on Willoughby Road from 1932 to 1996 and resided in the study area from 1911 to the present day.

Meets the criterion on a Local level.

Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas (1996)	
Guidelines for Inclusion	
Clear associations with the life or activities of a prominent individual, group or institution.	Yes
An area may reflect historic events (even where there is little or no visible physical evidence of the events).	Yes
Areas associated with important designers.	Yes

4.4.3. Criterion (c) Aesthetic/Technical Significance

The study area is of aesthetic and technical significance as a substantially intact Federation era residential area centred on an historically important road and commercial and community precinct. Centred around Willoughby Road, the surviving evidence of the original subdivisions including the street and road alignments, the allotment sizes and configurations, and the small scale of residential development throughout results in a cohesive and appealing locality of late 19th to early 20th century historical character. With the Gore Hill Freeway along its eastern boundary and Northcote Road along its western boundary, the study area is effectively isolated from adjacent suburbs, allowing for the retention of its original and early built environment.

The commercial centre fronting Willoughby Road contains the remnants of the principal historic shopping precinct dating from the early 20th century, and the upper levels and parapets of the rows of shopfronts make a strong historical contribution to the locality. Similarly, the group of institutional buildings around the intersection of Willoughby Road and Donnelly and Dalleys Roads reinforce the historical character and historical importance of the area, and notably, the steeple of St Joseph's Catholic Church is visible throughout the study area, providing an historic visual landmark.

Containing a mix of modest to mid-range Federation style cottages in weatherboard and face brick, the majority of the houses are substantially intact to their street presentation, retaining original architectural detailing including decorative timber verandahs and bargeboards, original timber joinery, decorative gable ends, projecting bay windows, terracotta roofs, multi-pane windows with coloured or etched glass, and roughcast render detailing, which defines the historical character of the locality, and is further enhanced by the relatively consistent use of timber picket and low brick front walls and well-kept front gardens.

The topography of the area and the pattern of development across the study area has resulted in fairly wide residential streets with many houses raised above the street level by sandstone basecourses, allowing for unimpeded views down streets to appreciate the cohesive rows of Federation cottages of consistent scale, form, siting, fabric and detailing.

The generous front setbacks of the residential development with cottage style gardens, coupled with the wide grassed verges, tree-lined streets, planted pedestrian islands and landscaped cul-de-sacs, provides a aesthetically appealing landscaped character to the area. The dense vegetation at the southern and northern ends of the eastern side of the study area further enhances the landscaped setting of the locality and serves to obscure the intrusive visual impacts of the adjacent Gore Hill Freeway in views throughout the area.

Meets the criterion on a Local level.

Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas (1996)	
Guidelines for Inclusion	
Ability to demonstrate important creative accomplishments that influence (or challenge) society's standards of beauty or refinement of design.	Yes

4.4.4. Criterion (d) Social Significance

Established in the late 19th century along Willoughby Road, the oldest road in the locality, and containing the Naremburn Public School (est. 1886), together with a group of institutional buildings of note and the principal historic commercial centres for the suburb of Naremburn, the study area is likely to hold some social significance to past and present residents, as well as persons with past associations as attendees at the primary schools, as parishioners of the churches, and their associations with the Sister's of St Joseph convent although no formal assessment of social significance has been undertaken.

Potential to meet the criterion on a Local level.

Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas (1996)	
Guidelines for Inclusion	
Areas that provide a focus of identity for groups or for the community as whole.	Potential

4.4.5. Criterion (e) Research Potential

The locality has the potential to provide further information into the history and involvement of the Sisters of St. Josephs and their contribution to the development of the study area, as well as the identity of persons involved in locating and developing the group of institutional buildings within close proximity along Willoughby Road.

While the area has the potential to offer further information with respect to the development of a Federation era suburb within the Willoughby Council local government area, information gained from further research into the buildings and development of the study area would also be available elsewhere given the similar histories of development found throughout Naremburn and surrounding suburbs.

Meets the criterion on a Local level.

Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas (1996)	
Guidelines for Inclusion	
Potential to provide information vital for research, or for interpretation and education.	Yes

4.4.6. Criterion (f) Rarity

The history of the development of the study area and the resultant Federation era character of the locality is not considered rare within the Willoughby Council local government area, as it shares a similar history of subdivision and development that occurred in adjacent and surrounding areas.

While the substantial size and compactness of the grouping of community and institutional buildings around the intersections of Merrenburn and Dalleys Roads with Willoughby Road is a notable and important feature of the locality that is able to communicate much about the history of the development of Naremburn, it is, it is not necessarily a rare feature in the development of Federation suburbs throughout Sydney more broadly.

Does not meet the criterion

<i>Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas (1996)</i>	
Guidelines for Inclusion	
A rare surviving example of something once widespread but now scarce.	No
Unique or rare in construction, function and design.	No

4.4.7. Criterion (g) Representational Significance

The study area is a good representative example of a Federation era residential suburb containing mostly modest detached single storey cottages with a commercial centre and group of institutional buildings developed to support the local community. While there are many Federation era suburbs throughout the Willoughby Council local government area, other similar areas of development identified as heritage conservation areas tend to contain much grander development, with large, elaborate Federation or Arts-and-Crafts style houses on larger suburban blocks.

Meets the criterion on a Local level

<i>Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas (1996)</i>	
Guidelines for Inclusion	
Established via a comparative analysis with other similar areas to determine whether it is a good example of its type, optimal development of its type or a significant variation of a type.	Yes

4.4.8. Summary Statement of Significance

The study area is of significance as a representative example of a substantially intact Federation era residential precinct of historic and aesthetic significance, centred on an historically important road and containing a commercial and community precinct of note. Centred around Willoughby Road, the surviving evidence of the original subdivisions including the street and road alignments, the allotment sizes and configurations, and the small scale of residential development throughout results in a cohesive and appealing locality of late 19th to early 20th century historical character.

The study area is of historical significance for its ability to provide evidence of a series of progressive land releases undertaken in the late 19th and early 20th centuries, instigated by the introduction of the electric tram service along Willoughby Road in 1898, and their subsequent development as the Ryan Estate, Broughton Estate, Merrenburn Estate, Fowler Estate and Berry's Estate. Although the introduction of the Gore Hill Freeway in the late 20th century made a substantial impact on the

Merrenburn and Ryan Estates and divorced the commercial/community centre from the remainder of the suburb to the east, the study area remains substantially intact to its initial period of development, as evidenced by the street names and street alignments and the predominance of Federation style architecture throughout the locality.

The surviving strip of early 20th century shop buildings on Willoughby Road, together with the Naremburn Public School, the St Leonard's Catholic Church and Presbytery, the Convent of St Joseph's, the St Leonard's Catholic Primary School, and the Naremburn Cammeray Anglican Church, form an historically significant precinct that once formed the heart of the suburb of Naremburn. The group of institutional buildings reinforce the historical character and historical importance of the area, and notably, the steeple of St Joseph's Catholic Church is visible throughout the study area, providing an historic visual landmark.

Containing a mix of modest to mid-range Federation style cottages in weatherboard and face brick, the majority of the houses within the study area are substantially intact to their street presentation, retaining original architectural detailing including decorative timber verandahs and bargeboards, original timber joinery, decorative gable ends, projecting bay windows, terracotta roofs, multi-pane windows with coloured or etched glass, and roughcast render detailing, which defines the historical character of the locality, and is further enhanced by the relatively consistent use of timber picket and low brick front walls and well-kept front gardens.

The generous front setbacks of the residential development with cottage style gardens, coupled with the wide grassed verges, tree-lined streets, planted pedestrian islands and landscaped cul-de-sacs, provides an aesthetically appealing landscaped character to the area. The dense vegetation at the southern and northern ends of the eastern side of the study area further enhances the landscaped setting of the locality and serves to obscure the intrusive visual impacts of the adjacent Gore Hill Freeway in views throughout the area.

The study area has historical associations with a number of architects and architectural firms of note including: B. J. Waterhouse, William Kemp, James Thomas McCarthy, and Scott, Green and Scott; and with a number of notable people and organisations, including Alexander Dodds, Thomas Dalton and the Sisters of St Josephs.

The study area provides a good example of an early 20th century suburb comprising modest Federation cottages, and many of the houses within the study area retain substantially intact according to their original subdivision pattern and alignment.

4.5. Assessing the Cultural Significance of the Individual Items within the Study Area

The following table provides the statements of significance and integrity of the five individual items within the study area selected for further investigation. Refer to the inventory sheets prepared as part of this study for the full assessment of significance for each item.

Address	Integrity	Statement of Significance
1-3 Rohan Street, Naremburn	1 Rohan Street: Moderate integrity	Nos. 1-3 Rohan Street are of some historical significance in forming part of Evan's original land grant, and their associations with notable local figure Thomas Broughton, who owned much of the land within Naremburn prior to its

Address	Integrity	Statement of Significance
	(external) 3 Rohan Street: High integrity (external)	<p>subdivision. The pair of cottages also have historical associations with Broughton's son, Charles Henry Broughton, who built the cottages (together with other similar examples along Rohan Street and elsewhere in Naremburn) as speculative development.</p> <p>The cottages are of some aesthetic significance as a pair of relatively intact, modest Federation cottages that retain most of their external detailing, although No. 3 is more intact. Regardless, they are good representative examples of the Federation style, although not fine or distinctive examples of the type. The loss of some original detailing limits somewhat the ability to appreciate the houses as a pair with a shared history of development and numerous other similar examples of modest Federation cottages also survive along Rohan Street (of varying intactness), within Naremburn, and more broadly the Willoughby LGA</p>
23 & 25 Dalleys Road, Naremburn	<p>23 Dalleys Road: High integrity</p> <p>25 Dalleys Road: Moderate integrity</p>	<p>Nos. 23 & 25 Dalleys Road are of historical, associational, aesthetic significance and rarity as substantially intact, accomplished and finely detailed buildings incorporating Modern and Moderne elements. Of particular note are the finely detailed corbelled window headings of alternating chamfered light and dark bricks. Located on a prominent corner, and taking advantage of the location in their form and configuration, they are distinctive elements within the local area.</p> <p>The mirror image pair of flat buildings are associated with prolific builder, Harold Osmond Wilfred who, while not well known now, was responsible for the construction of numerous flat buildings and houses throughout the North Shore in the post-war period. As surviving examples of his work and as post war development in the suburb of Naremburn developed in the late 19th to early 20th century, the pair of flat buildings are relatively rare.</p> <p>The flat building are a particularly good representative example of post-war flats found throughout the Willoughby LGA, incorporating many of the details and features of the type.</p>
39 Merrenburn Avenue, Naremburn	High integrity (external)	<p>Don Bryan, No. 39 Merrenburn Avenue Naremburn is of some historical significance for being located in the Merrenburn Estate, subdivided and developed in the early 20th century. Constructed as speculative development, the Arts & Crafts style house is well detailed and externally intact, retaining details characteristic of the style, and is a representative example of a Federation era cottage, although it is not a notable or distinguished example. Set within a pleasant garden, it makes a positive contribution to the streetscape of similar style residences.</p>

Address	Integrity	Statement of Significance
41 Donnelly Road, Naremburn	Moderate integrity	<p>Lislee, 41 Donnelly Road, is of some historical significance in forming part of Ryan's original 1875 land grant, and is associated with notable local figure and politician, Alexander Dodds, who owned the land that formed the Merrenburn Estate, of which Lislee was part of. The place is of aesthetic significance as a pleasantly detailed and externally intact Federation era cottage, retaining many details characteristic of the style and set within a pleasant garden, and it makes a positive contribution to the streetscape.</p> <p>Lislee, No. 41 Donnelly Street is of some historical significance for being located in the Merrenburn Estate, subdivided and developed in the early 20th century. Constructed as speculative development, the Federation style house is well detailed and externally intact, retaining details characteristic of the style, and is a representative example of a Federation era cottage, although it is not a notable or distinguished example. Set within a pleasant garden, it makes a positive contribution to the streetscape of similar style residences.</p>
Sisters of St Joseph's Convent 36 Merrenburn Avenue, Naremburn	High integrity	<p>The Sisters of St Josephs Convent, 36 Merrenburn Avenue is of historical significance as a functioning convent, in continuous operation since its opening in 1936 and as one of the homes of the Sisters of St Joseph of the Sacred Heart, the Australian Catholic order established by Saint Mary of the Cross (Mary MacKillop), Australia's only saint. Designed by architect Edward Rodwell Green of prominent architectural firm Scott, Green, and Scott, the building is an accomplished example of a convent building, incorporating ecclesiastical and Romanesque design features to create a building of modest, yet dignified appearance.</p> <p>Together with the adjacent School, Church and Presbytery, the convent forms a greater complex of Catholic educational and religious buildings which together played an important role in the development of the suburb of Naremburn throughout the first half of the 20th century.</p> <p>The place is likely to hold high social significance to the Sisters of St Josephs, as well as current and former clergy, laypersons, and parishioners of St Leonard's Church and former students of St. Leonard's School, as well as the broader community of Naremburn for the social impact of the Sister's involvement in the locality.</p>

5. Recommendations

5.1. Introduction

As previously discussed, the aim of part 1 of this report is to provide recommendations as to whether:

- The Naremburn Heritage Conservation Area (C8) and/or the Naremburn Central Township Heritage Conservation (C9) warrant expansion by the inclusion of additional streets located between the two conservation areas.
- The streets located between the two conservation areas warrant listing as a separate Heritage Conservation Area.
- Any streets located within the study area also contain any individual items of local heritage significance under Schedule 5 of the *Willoughby Local Environmental Plan 2012*, with particular consideration to be given to the buildings comprising the Naremburn Shops, Willoughby Road and Quiamong Street and St. Joseph's Convent, Merrenburn Avenue

5.2. Heritage Conservation Area

5.2.1. Potential Extension to the Naremburn Central Township Heritage Conservation Area

In terms of its historical development and aesthetic values, the study area bears a close relationship to the Naremburn Central Township Heritage Conservation Area (C9) to the east. Both the study area and the Naremburn Central Township HCA developed around a commercial and civic precinct relying on the principal road in the area, Willoughby Road. Both areas are characterised by modest Federation style detached cottage developed within some of the same subdivisions of the early 20th century, wide streets, pleasant front gardens and only scattered later development. However, the construction of the Warringah Freeway/Gore Hill Freeway in the late 20th century has very successfully separated the two areas, divorcing the early and later commercial/civic precincts from each other and disrupting the historical patterns of development that once united the two areas.

It is therefore recommended that the Naremburn Central Township HCA (C9) **not be extended** to include the study area.

5.2.2. Potential Extension to the Naremburn Heritage Conservation Area

The Naremburn Heritage Conservation Area (C8) located immediately to the south of the study area is located on part of Edward Wollstonecraft's land grant and was formed as part of a single subdivision (the Crow's Nest Subdivision No. 4). A small portion of this same subdivision (the area to the southwest bounded by Hutton Lane, Northcote Street and Dalleys Road) is also located within the study area.

While the Naremburn HCA shares similarities with the study area in terms of the regular pattern of streets and laneways, and narrow allotments containing single storey Federation style detached

cottages, there is a clear separation between the Naremburn HCA and the study area as its southern boundary is mostly defined by the Fowler Estate subdivision and the Doyle Estate subdivision, both of which resulted in a different pattern of subdivision. These two subdivisions consist of larger, irregular allotments and include some amalgamated allotments as a result of when the Naremburn School occupied a part of the land on the southern side of Dalleys Road. Recent developments along this southern boundary of the study area, in particular the residential flat buildings that occupy much of the southern side of Dalleys Road and Lawsons Lane, also reinforces the separation between the study area and the Naremburn HCA.

However, that part of the study area formed as part of the Crow's Nest Subdivision No. 4 is consistent with the history and pattern of development found throughout the Naremburn Heritage Conservation Area, notably, the houses between Hutton Lane, Northcote Street and Dalleys Road (Nos. 13 to 17 Northcote Street and No. 32 Dalleys Road) which date from c1906, while the houses on Dalleys Road to the east are part of the Broughton's Estate subdivision and were developed slightly later.

Therefore, it is recommended that the Naremburn Heritage Conservation Area (C8) **should be extended** to include only that part of the study area bounded by Hutton Lane, Northcote Street and Dalleys Road (refer to Figure 5.2 below).

5.2.3. Potential Listing as a separate Heritage Conservation Area

The boundaries of the study area are well defined by the Gore Hill Freeway to the east, Northcote Street to the west, and Donnelly Road and Dalleys Road and Lawson Lane to the south.

The study area comprises six (in part) separate Crown grants that were developed through a series of progressive land releases undertaken in the late 19th and early 20th centuries, instigated by the introduction of the electric tram service along Willoughby Road in 1898 and establishing the locality as a key civic precinct within the suburb of Naremburn. Although the area was dramatically impacted on by the introduction of the Gore Hill Freeway in the late 20th century, the subdivision pattern, street alignment and the majority of the building stock remain substantially intact across the study area. The development of a commercial, civic and institutional hub at the convergence of these subdivisions is significant in reinforcing the historical importance of Willoughby Road as a main thoroughfare through the suburb.

While the shops along Willoughby Road were the second commercial precinct to be developed in the suburb of Naremburn, the shops initially located to the east along Central and Market Streets are all but gone as a result of the Gore Hill Freeway, and so the remaining group within the study area is important as the remnants of the early development of Naremburn.

The area is made up of principally modest Federation style cottages constructed in the early 20th century. While change has occurred, including later additions and alterations, many still retain much of their original detailing to their street frontage. In addition, the forms, roofscapes (including chimneys and ridgelines), and setbacks of the residential development across the study area is relatively consistent throughout. The scattered later development throughout is generally sympathetic in scale and utilises landscaping to soften its appearance, thereby lessening its visual impact on the historical character of the study area.

Wide streets with compact allotments are a characteristic feature of the whole of the study area, as well as low height front fencing and established front gardens, and the streets have a pleasant, open landscaped character.

The associated grouping of fine community and institutional buildings around the intersection of Willoughby and Donnelly roads are an important and relatively rare feature within the study area and contribute greatly to the aesthetic and historical significance of the area.

While there are other HCAs within the Willoughby City Council LGA that also consist of Federation era suburbs, they generally do not consist of more modest residential development such as is found throughout the study area. In addition, the historical significance of the study area is worthy of recognition, as the locality retains evidence of the early phases of development of the commercial, civic and institutional precinct of the suburb of Naremburn, one of the earliest areas to be established within the LGA, and the substantial impacts that the historical developments of the road system (Willoughby Road and the Gore Hill Freeway) had on the precinct.

Consequently, based on the foregoing analysis and outcomes of the assessment of significance undertaken for the study area, and taking into account the physical analysis, historical research and comparative analysis of similar areas located throughout the Willoughby City Council local government area, **it is recommended that a portion of the study be listed as a discrete heritage conservation area** under Schedule 5 of the *Willoughby Local Environmental Plan 2012*.

Based on the history of the study area and the significance of the grouping of commercial, civic and institutional buildings that distinguish this locality from other areas within Naremburn, it is recommended that the area should be referred to as the *Naremburn Civic Centre Heritage Conservation Area*.

5.2.4. Boundaries of the Potential Heritage Conservation Area

The Gore Hill Freeway provides a clear delineation to the eastern boundary. While this means that the whole of the T. Ryan and J.S Ryan land grants are not encapsulated within the proposed HCA, the eastern portion of T. Ryans is already located within the Naremburn Central Township HCA. Further, the remnant eastern portions of these grants are so visually and physically separated by the freeway, that the inclusion of these areas would not be appropriate.

Northcote Street is a substantial road that follows the ridgeline parallel to the stormwater channel to the west and provides an appropriate boundary to the western side of the study area. Northcote Street also defines the western boundary of the Broughton's Estate subdivision of Dargan's land grant.

To the south, Donnelly Street is considered to be an appropriate boundary, being the southern boundary of Ryans allotment, which contains the St. Leonard's Catholic Church and associated buildings.

To the west of Willoughby Road, Lawson Lane, Ross Lane and the eastern end of Ross Street, define the southern and western boundaries of the Fowler Estate surrounding Doyle's Estate to the south of Dalleys Road. However, the east portion of Ross Street and a section of Ross Lane containing Nos. 1 to 9 Ross Street and No. 1 Ross Lane are located within the boundaries of the adjacent Naremburn Heritage Conservation Area. In order to take into account the whole of the Fowler Estate subdivision, it is recommended that Nos. 1 to 9 Ross Street and No. 1 Ross be removed from the Naremburn Heritage Conservation Area and instead included within the proposed new HCA, the Naremburn Civic Centre Heritage Conservation Area. Refer to figure 5.1 below.

In addition, as previously discussed, that area of the study area bounded by Hutton Lane, Northcote Street and Dalleys Road should not be included within the proposed Naremburn Civic Centre HCA, but rather incorporated into the adjacent Naremburn HCA. Refer to figure 5.1 below.

Figure 33 Map of Naremburn Heritage Conservation Area



Figure 5.1: Figure 33 of the Willoughby Development Control Plan (Part H) showing the boundaries of the Naremburn Heritage Conservation Area and the subdivisions the of Fowler Estate, Doyle's Estate and Berry's Estate at the intersection of the Naremburn HCA and the adjacent proposed Naremburn Civic Centre HCA.

Based on the above discussion, the following boundaries as defined in figure 5.1 are considered appropriate.

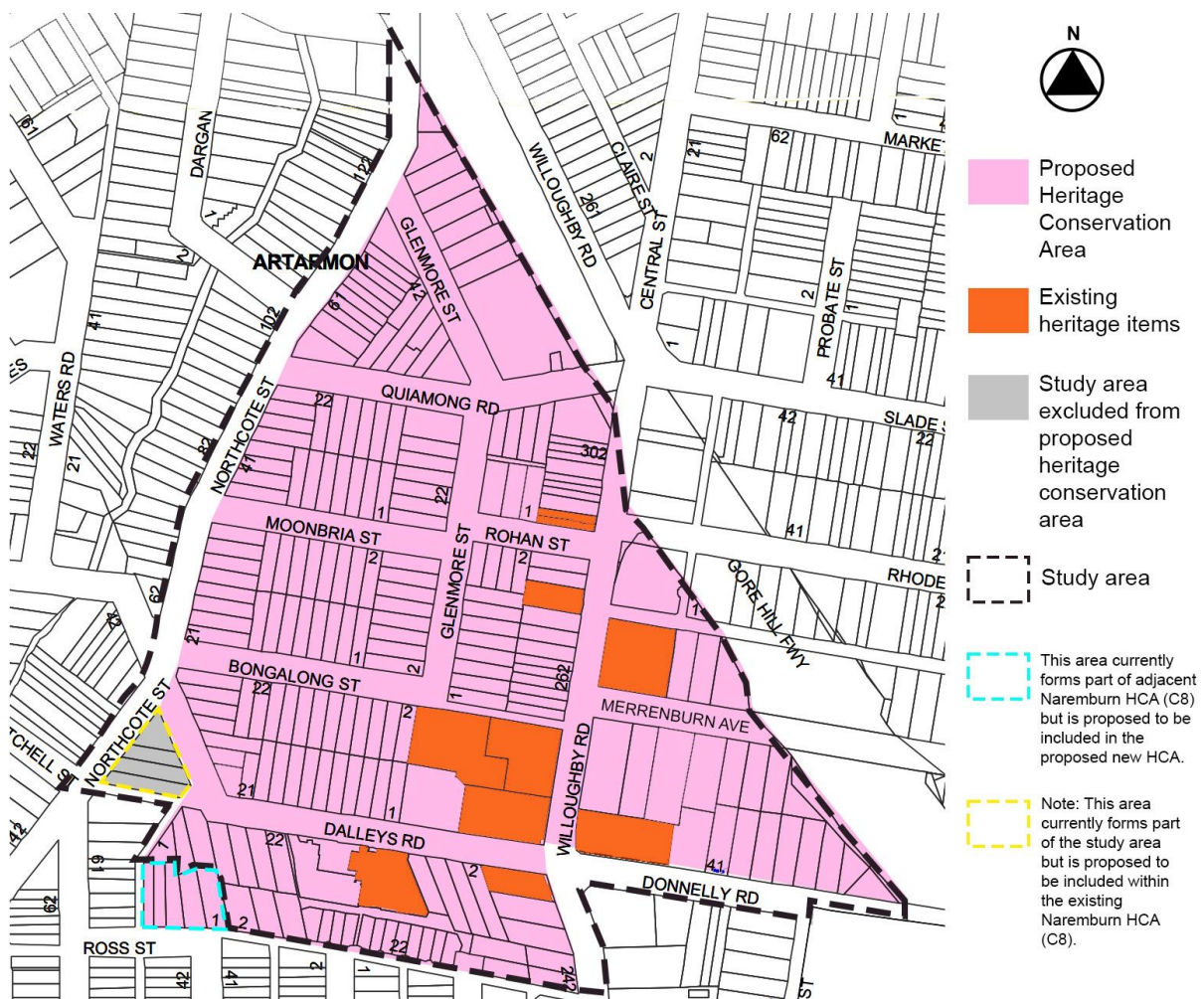


Figure 5.2: Recommended boundaries to proposed heritage conservation area.

5.3. Contributions of Buildings within the Study Area

Based on the above discussion, the following map provides an overview of the contribution of each building to the character of the study area and proposed HCA. This includes a consideration of its overall integrity, intactness, subdivision pattern, and setbacks.

For the purposes of this report the levels of intactness/integrity have been defined using the following parameters:

Term	Definition
Contributory	<ul style="list-style-type: none"> • Makes a positive contribution to the historic character of the area. • Is from a significant historical period or from an early development period and is either: <ul style="list-style-type: none"> • Substantially intact; or • Altered, yet recognisable from the significant historical period, and the alteration is repair of historical elements or is reversible
Neutral	<ul style="list-style-type: none"> • Is neutral in its effect on the historic character of the area. • May have some contributing and/or detracting elements. • Is substantially altered buildings from a significant historical period with irreversible alterations. • Sympathetic building or site from a non-significant historical period that that does not detract from the historic character of the study area.
Detracting	<ul style="list-style-type: none"> • Of inappropriate scale, bulk, setting, design of materials, including as a result of later additions. • Does not date from a significant historical period • Unsympathetic to the significant historical features and patterns of the study area and historical buildings within it.

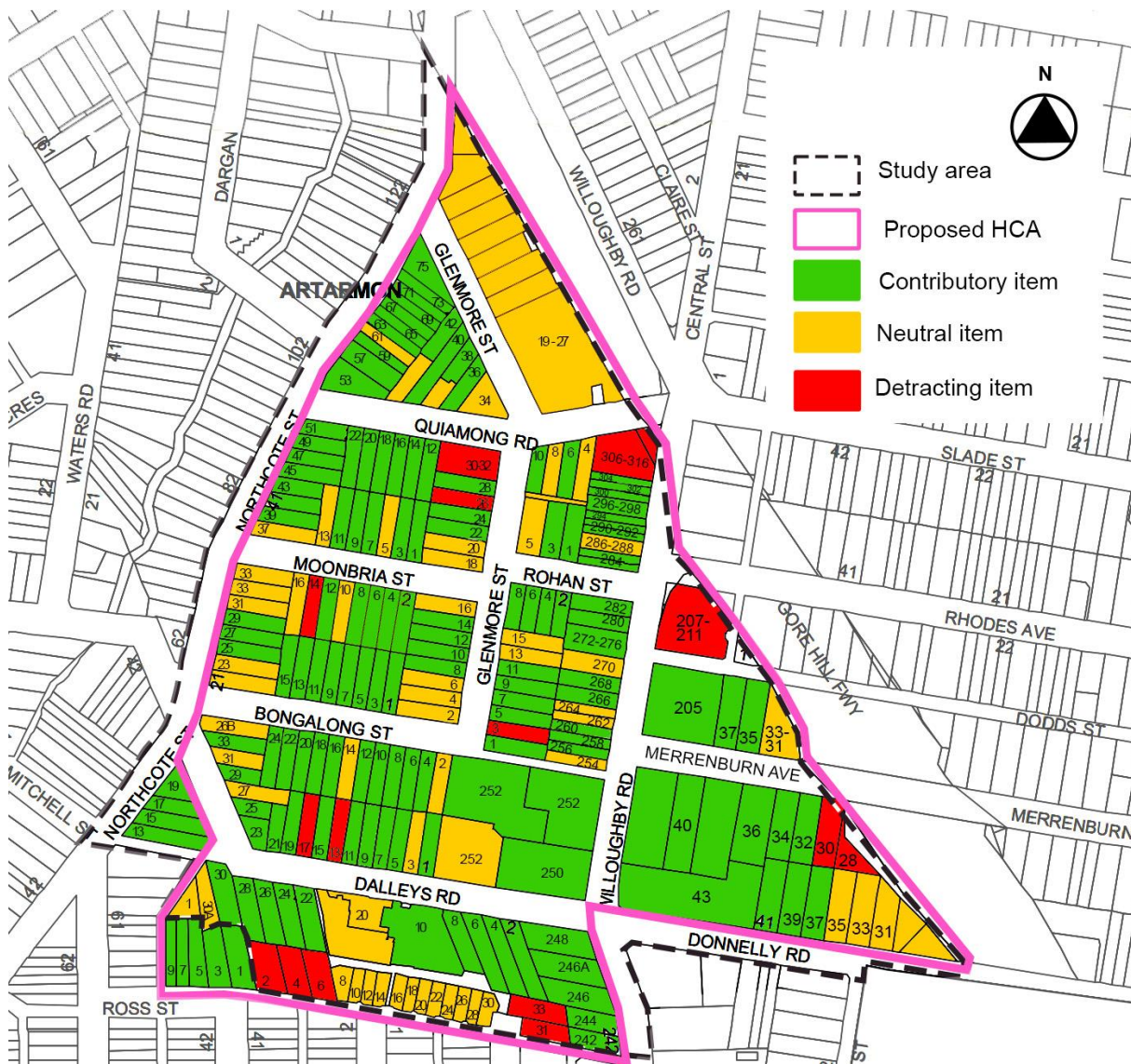


Figure 5.3: Map of the study area showing contributory, neutral and detracting items.

5.4. Recommendations for Local Heritage Listings

As part of this study, five items (including two groups) were identified as being worthy of further investigation as a result of prior historical research and site inspections. It is of our opinion that the following five items may warrant local heritage listings, dependant on further research:

1. 36 Merrenburn Avenue (St Joseph's Convent)
2. 41 Donnelly Rd
3. 39 Merrenburn St
4. 23-25 Dalley's Road
5. 1-3 Rohan Street

The following table provides an overview of the recommendations for listing for each of the identified items. Refer also to the inventory sheet for each item (see Appendix 1).

Address	Recommendation for listing	Comment
1-3 Rohan Street, Naremburn	Not recommended for local listing.	Incorporate within HCA recommended as per section 5.2 above.
23 & 25 Dalleys Road, Naremburn	Recommended for local listing	List as a pair. Undertake internal inspection when possible.
39 Merrenburn Avenue, Naremburn	Not recommended for local listing.	Incorporate within HCA recommended as per section 5.2 above.
41 Donnelly Road, Naremburn	Not recommended for local listing.	Incorporate within HCA recommended as per section 5.2 above.
Sisters of St Joseph's Convent 36 Merrenburn Avenue, Naremburn	Recommended for listing as a local heritage item	Consider listing as a group with the church, school and presbytery. Undertake internal inspection when possible.

5.5. Recommendations for Further Research

It should be noted that, while none of the Federation-era cottages selected for further investigation (1-3 Rohan Street, 39 Merrenburn Avenue, 41 Donnelly Road) have been recommended for listing, there remains an absence of this type of mid-range Federation dwelling amongst the items currently included on Schedule 5 of the Willoughby LEP 2012.

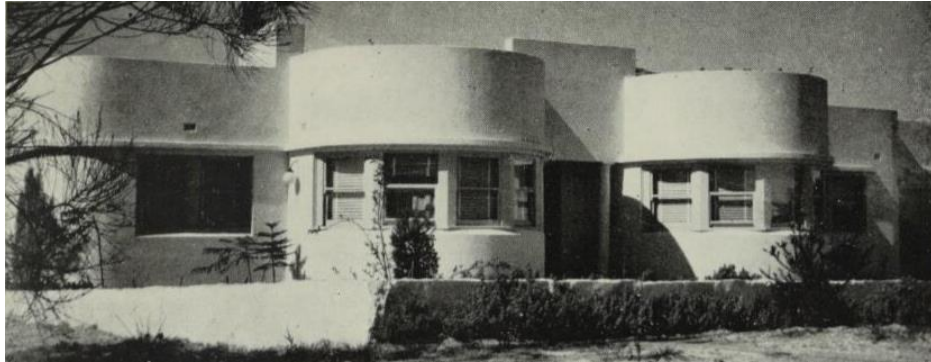
A brief overview of the area indicates that there may exist Federation cottages of a similar size and detailing in the Willoughby LGA that are better examples, and may warrant listing. Further investigation should be undertaken when the opportunity arises.

In addition, there were a number of properties identified within Naremburn that could potentially meet the threshold for local listing and may warrant further research should the opportunity arise:

1. 15 Dalleys Road
2. 10 Quiamong Street
3. 7 Moonbria Street
4. 30 Dalleys Road
5. 246 Willoughby Road
6. 17 Northcote Street
7. 53 Northcote Street

Willoughby Heritage Study Review

Part 2: Individual Nominated Items



2 The Rampart, Castlecrag, “Residence, The Rampart, Castlecrag, Sydney, N.S.W.”, *Building and Engineering*, 24 November 1942, p. 5.

Chatswood Bowling club in 1911. *Source: Australian Town and Country Journal*, “A Bowers’ Day at Chatswood” 26 July 1911

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1. Physical Evidence

1.1. Introduction

This Part 2 report provides an assessment of the potential heritage significance of 15 individual items located throughout the greater Willoughby Local Government Area.

This report and the heritage assessments undertaken of the 15 items has been prepared for Willoughby City Council by Lucas, Stapleton, Johnson & Partners.

The brief for this Part 2 report outlined the following tasks:

- Undertake a site inspection of each of the nominated properties, including internal inspections where possible.
- Provide a description of each of the properties in relation to construction date, style, form, use, intactness, identify key architectural, site and landscape features, setting and key views (Chapter 1).
- Research the history of each nominated property and provide a brief historical outline (Chapter 2).
- Using the process and heritage assessment criteria contained in the New South Wales Heritage Office Guidelines *Assessing Heritage Significance* (2023), carry out an assessment of heritage significance of each identified item (Chapter 3).
- Make a recommendation as to whether any of the properties should be listed as a local heritage item in Schedule 5 of *Willoughby Local Environmental Plan* 2012 (Chapter 3).

The individual landscape features and properties that have been nominated for heritage assessment are as follows:

- Henry Lawson Cave, Naremburn
- The Scarp retaining wall, Castlecrag
- The Rampart culvert, Castlecrag
- Flat roofed stone bridge between 79 and 81 The Bulwark, Castlecrag
- Arched stone bridge between 86 and 88 The Bulwark
- 148 Edinburgh Road, Castlecrag (Lot 2, DP315876)
- 2 The Rampart, Castlecrag (Lot 171, DP13141)
- 42 The Bulwark, Castlecrag (Lot 465, DP19826)
- 13 Greville Street, Chatswood (Lot 1, DP550549)
- 101 Neerim Road, Castle Cove (Lot 454 DP200619)
- Chatswood Bowling Club, 655 Pacific Highway Chatswood (Lot 2 DP861346)
- Carmen, 268 Mowbray Road, Artarmon (Lot 12, DP4480)
- The Salvation Army Citadel, 121 Victoria Avenue, Chatswood (Lot 10, DP10079)
- Boronia, 58 Johnson Street, Chatswood (Lot 23, DP1556)

- 27 Wallace Street, Willoughby (Lot 46, Sec 3 DP1671)

The assessments of significance for each of the nominated items were undertaken in accordance with the methodology recommended by Heritage NSW, the publication *Assessing Heritage Significance* (2023) and the *Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter)* (201).

The individual places and their settings were inspected on a number of occasions throughout January and February 2024 by Jessica Kroese, Kate Denny and Sean Johnson of Lucas Stapleton Johnson & Partners, and the current configuration of the buildings were recorded. Physical intervention into the fabric of the place was not undertaken as part of the fabric survey. All inspections were undertaken from the street and public domain. No internal inspections were undertaken, except for at No. 42 The Bulwark, where permission was granted for an internal inspection.


Unless otherwise specified, all photographs are by the authors of this report.





1.2. Description of the Nominated Items

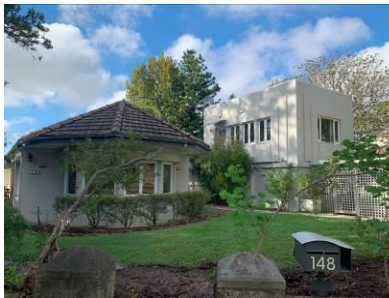
1.2.1. Generally

Research into each of the nominated items was undertaken to identify the date, architect (where known) and original and/or early use of the place and historical associations. This preliminary information is presented below. For detailed descriptions and a map locating each of the nominated items refer to Appendix 2: Inventory Sheets for the Nominated Properties.



It should be noted that No. 13 Greville Street, Chatswood was included as one of the nominated items for this study, however, since its nomination in 2017, the building has been demolished and two townhouses are currently being constructed on the site. As such, no inventory sheet was prepared for this property.

Name and Address	Description		Photograph
Landscape Items			
The Scarp Retaining Wall, Castlecrag	Date	1930s	
	Form / Type	Stone retaining wall	
	Architect / Builder	Greater Sydney Development Association / Walter Burley Griffin	
	Architectural Style	Landscape element	
	Original and current use	Retaining wall	
	Integrity	High	

Name and Address	Description		Photograph
The Rampart Culvert, Castlecrag	Date	1920s	
	Form / Type	Stone drainage culvert	
	Architect / Builder	Greater Sydney Development Association / Walter Burley Griffin	
	Architectural Style	Landscape element	
	Original and current use	Drainage culvert	
	Integrity	High	
Flat roofed stone bridge Between 79 and 81 The Bulwark, Castlecrag	Date	1920s	
	Form / Type	Stone bridge	
	Architect / Builder	Greater Sydney Development Association / Walter Burley Griffin	
	Architectural Style	Landscape element	
	Original and current use	Drainage	
	Integrity	High	
Arched Stone Bridge Between 86 and 88 The Bulwark, Castlecrag	Date	1920s	
	Form / Type	Stone bridge	
	Architect / Builder	Greater Sydney Development Association / Walter Burley Griffin	
	Architectural Style	Landscape element	
	Original and current use	Drainage	
	Integrity	High	
Henry Lawson Cave, Flat Rock Gully, Naremburn Lot 7 DP 524254 and Lot 3 DP506449	Date	N/A	
	Form / Type	Cave	
	Architect / Builder	N/A	
	Architectural Style	N/A	
	Original and current use	Cave	
	Integrity	High	

Name and Address	Description		Photograph
Built Items			
Rivett House, 148 Edinburgh Road, Castlecrag	Date	1928 (house), 1935 (garage)	
	Form / Type	Single storey residence	
	Architect / Builder	Walter Burley Griffin (altered)	
	Architectural Style	Modernist	
	Original and current use	Residence	
	Integrity	Moderate	
Albion House, 2 The Rampart, Castlecrag	Date	1946	
	Form / Type	Single storey residence	
	Architect / Builder	Eric Nicholls	
	Architectural Style	Modernist	
	Original and current use	Residence	
	Integrity	High	
Hedberg House, 42 The Bulwark, Castlecrag	Date	c1949	
	Form / Type	Single storey residence	
	Architect / Builder	Eric Nicholls	
	Architectural Style	Modernist	
	Original and current use	Residence	
	Integrity	Moderate-high	
101 Neerim Road, Castle Cove	Date	1969	
	Form / Type	Two storey detached residence	
	Architect / Builder	Harry Seidler (altered)	
	Architectural Style	Modernist	
	Original and current use	Residence	
	Integrity	Little-moderate	

Name and Address	Description		Photograph
Carmen, 268 Mowbray Road, Artarmon	Date	1880	
	Form / Type	Single storey detached residence	
	Architect / Builder	N/A	
	Architectural Style	Georgian Revival/Mediterranean influences	
	Original and current use	Residence	
	Integrity	Little	
The Salvation Army Citadel, 121 Victoria Avenue, Chatswood	Date	1923	
	Form / Type	Religious building	
	Architect / Builder	Salvation Army (likely Edward Saunders)	
	Architectural Style	Edwardian baroque	
	Original and current use	Place of Worship	
	Integrity	Moderate-high	
Boronia, 58 Johnson Street, Chatswood	Date	1913	
	Form / Type	Single storey detached cottage	
	Architect / Builder	N/A	
	Architectural Style	Federation	
	Original and current use	Residence / Historical Museum	
	Integrity	High	
27 Wallace Street, Willoughby	Date	c1910	
	Form / Type	Single storey detached cottage	
	Architect / Builder	N/A	
	Architectural Style	Federation	
	Original and current use	Residence	
	Integrity	High	

Name and Address	Description		Photograph
Chatswood Bowling Club 655 Pacific Highway and part 655A Pacific Highway, Chatswood	Date	1901 1938 Remodelling	
	Form / Type	Bowling Club Pavilion, greens and associated outbuildings, boundary wall and memorial gate pier	
	Architect / Builder	William Matheson Gordon (1900 original club building) Clifford Horace Finch (1938 remodeling)	
	Architectural Style	Federation / Interwar	
	Original and current use	Bowling Club	
	Integrity	Moderate/High	

2. Analysis

The following provides a brief historical background to the development of the suburb of Castlecrag and the significant historical associations with noted architects Walter Burley Griffin and Eric Nicholls. This is followed by a comparative analysis of similar landscape features and buildings in terms of architectural style, date of construction and associations, to assist in the assessment of significance for the 15 nominated properties the subject of this Part 2 report.

2.1. Historical Context

Of the 15 nominated properties, seven are located within the suburb of Castlecrag. In addition to the individual histories of the nominated properties provided in the inventory sheets (see Appendix 2), the development of Castlecrag and involvement of significant architects Walter Burley Griffin and Eric Nicholls, required further explanation and detail to place the Castlecrag properties in context. The following provides a brief history of the development of Castlecrag and was prepared by Jessica Kroese and Kate Denny of Lucas Stapleton Johnson & Partners from secondary sources. Refer to below.

However, the remainder of the nominated properties are located throughout the Willoughby LGA, and historical backgrounds for the development of these 8 properties have been included within the prepared inventory sheets for the individual items (refer to Appendix 2).

All histories for the individual properties have been compiled by Nicholas Jackson, with additional input by Jessica Kroese and Kate Denny of Lucas Stapleton Johnson & Partners from secondary sources (see footnotes).

2.1.1. Pre-Colonial History of Willoughby

The Willoughby City Council local government area, including the suburbs of Naremburn, Castlecrag, Castle Cove, Chatswood, Willoughby and Artarmon are located within the Country of the Gamaragal (also spelt Cammeraygal) people. The Gamaragal people are the traditional owners of parts of the North Shore. It is likely that the North Sydney and Willoughby City Councils are within this clan area, however, the exact boundaries are not known. Wallumedegal clan territory is to the west, Darramurragal to the north and Borogegal to the east.¹

This report and the inventory sheets for the nominated items document only the European occupation of the individual properties, and the heritage significance of each place in this context. The histories provided therefore do not represent complete histories of each of the properties investigated, nor do they represent the perspectives of Gamaragal Traditional Owners in relation to the colonial impacts on the Willoughby local government area. Consultation with Traditional Owners and other Aboriginal stakeholders is required before Aboriginal Cultural Heritage that may be associated with any of the individual items can be recorded.

¹ <https://www.willoughby.nsw.gov.au/Community/Aboriginal-and-Torres-Strait-Islanders>

2.1.2. History of Castlecrag

The suburb of Castlecrag is located within Middle Harbour, on a peninsula of land immediately north of Sailor's Bay. Developed from the 1920s, the suburb is made up of two estates: The Castlecrag Estate purchased in 1921 by the Greater Sydney Development Association (GSDA), the development company of Walter Burley Griffin; and the Haven Estate purchased by Marion Mahony Griffin and Walter Burley Griffin in 1926. The Haven Estate was located to the east of the Castlecrag Estate and continued the established road pattern.

The land now forming Castlecrag had been previously divided by government subdivision (in 1856) into large lots varying in size from 7-10 acres and in parcels of 2 or 3 portions. The Castlecrag Estate comprised five of these original portions, and a total of 92 acres.

The built environment of Castlecrag, including the road alignments, subdivision pattern, treatment of public spaces, layout of recreational areas and open spaces, as well as numerous individual buildings throughout the suburb, is the product of Walter Burley Griffin and Marion Mahoney Griffin, following principles that respected the landscape character of the area, created community environments, and provided shared views. Griffin's approach in Castlecrag was to integrate the streets, open space, and housing into the natural environment resulting in a curvilinear layout which respects rock outcrops, topography and drainage systems. Details too were considered in the manner in which natural rock was used wherever possible to provide the edges to road pavements.²

In 1919 Griffin secured an option to purchase 650 acres of land on the north shore of Sydney, which included a large area of what is now Castlecrag, a large area of Castle Cove and most of Middle Cove.³ He formed the Greater Sydney Development Association (GSDA) in 1920 to complete the purchase and develop the estate. Griffin was appointed Managing Director of the GSDA and was supported by a number of shareholders from Sydney and Melbourne, who were offered a free block of land if they built a house upon it.⁴

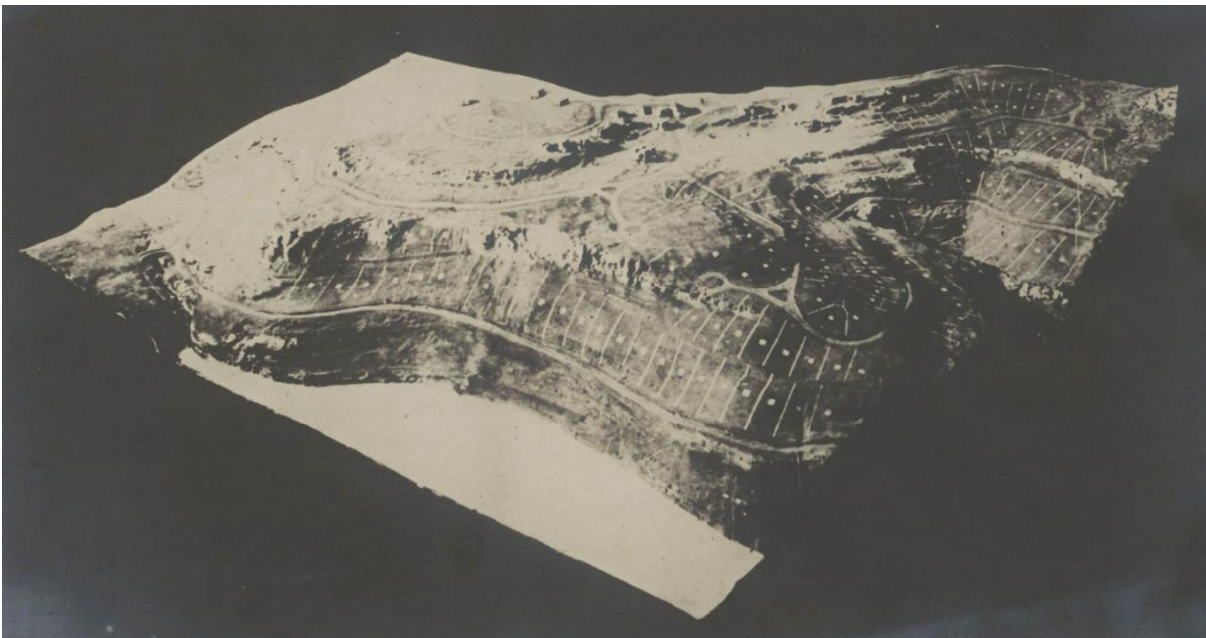


Figure 2.1: Contour model of Castlecrag, 1921 showing layout of allotments and roads according to the natural topography of the land. Source <http://nla.gov.au/nla.obj-150178249>

² Jonathan Falk Planning Consultants, *Willoughby Heritage Study*, 1989, 22

³ Building for nature, p7

⁴ <https://www.griffinsociety.org/australia-sydney-castlecrag/>

The layout of Castlecrag was designed to be unified with the natural landscape by preserving natural features and retaining access to the creeks and foreshore. Many of the roads were built into the rockface and curved to follow the contours of the land.⁵ Allotments for houses were modest in scale and arranged so as to stagger the buildings around the curved streets. Integrated between the streets and houses were parkland reserves, linked together with a network of walkways and located to retain the major landforms, preserve the native vegetation, foreshore bushland and the views of Middle Harbour.

In November 1921, the allotments forming the first subdivision of the estate, The Parapet, were offered at public auction. By 1923, five Griffin-designed houses were erected in The Parapet for Melbourne owners — the Rev. Cheong (Cheong Kong Chong), Chin Wah Moon, Julius Grant, Wilham Arthur Towler and Sir William Elliot Johnson. One was built in Rockley Street (now Sortie Port) for King O'Malley and two in Edinburgh Road, west of The Parapet, for the Association.⁶ Another eight homes were built between 1924 and 1934 resulting in a total of 15 Griffin design houses in Castlecrag.⁷

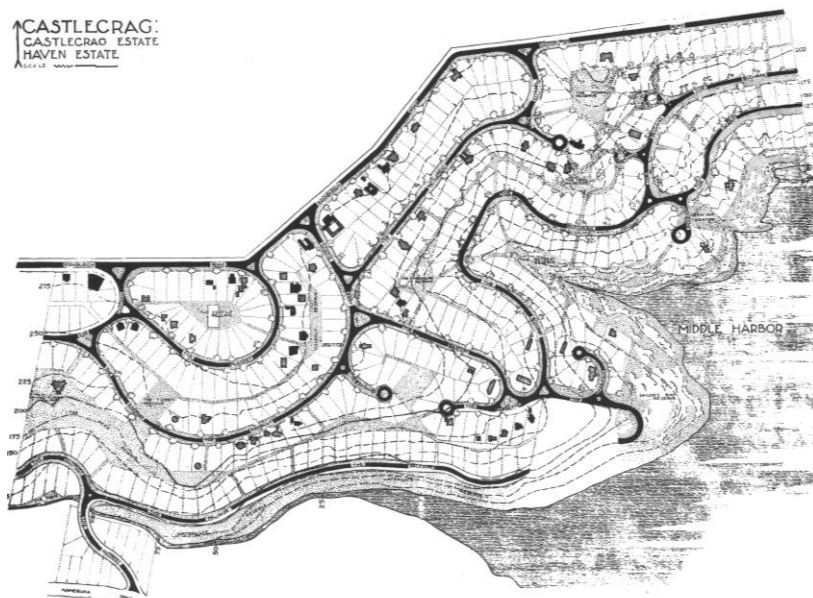


Figure 2.2: Plan of Castlecrag and Haven Estates, 1932, showing the contours and landscape elements of the area, including houses constructed in black, and houses planned but not built hatched. Source: Walker, M. et al; *Building for Nature: Walter Burley Griffin and Castlecrag*, Walter Burley Griffin Society Inc., 1994

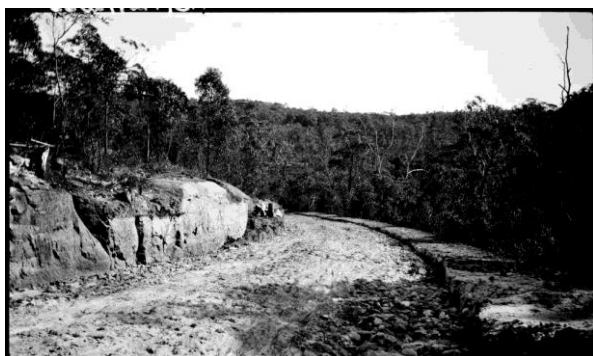


Figure 2.3: Road building at Castlecrag (c1921). Source: <https://nla.gov.au/nla.obj-150499058/view>



Figure 2.4: Road building at Castlecrag (c1921). Source: <https://nla.gov.au/nla.obj-150498806>

⁵ James Weirick; The Griffin Estate at Castlecrag, *History*, September 1997

⁶ Esther Leslie (ed.), *The Suburb of Castlecrag: A Community History* (Willoughby Municipal Council, 1988) 11

⁷ Visionaries in suburbia p9

By 1922 The Postern and The Parapet (streets), and The Cortile and The Lookout (reserves) were completed, with 21 houses already built along these streets. Construction of The Rampart, Sortie Port, The Redoubt, The Bastion and The Outpost as well as their corresponding reserves, were reportedly near completion at this time.⁸ The Bulwark was constructed around 1928⁹, and The Scarp by 1930.

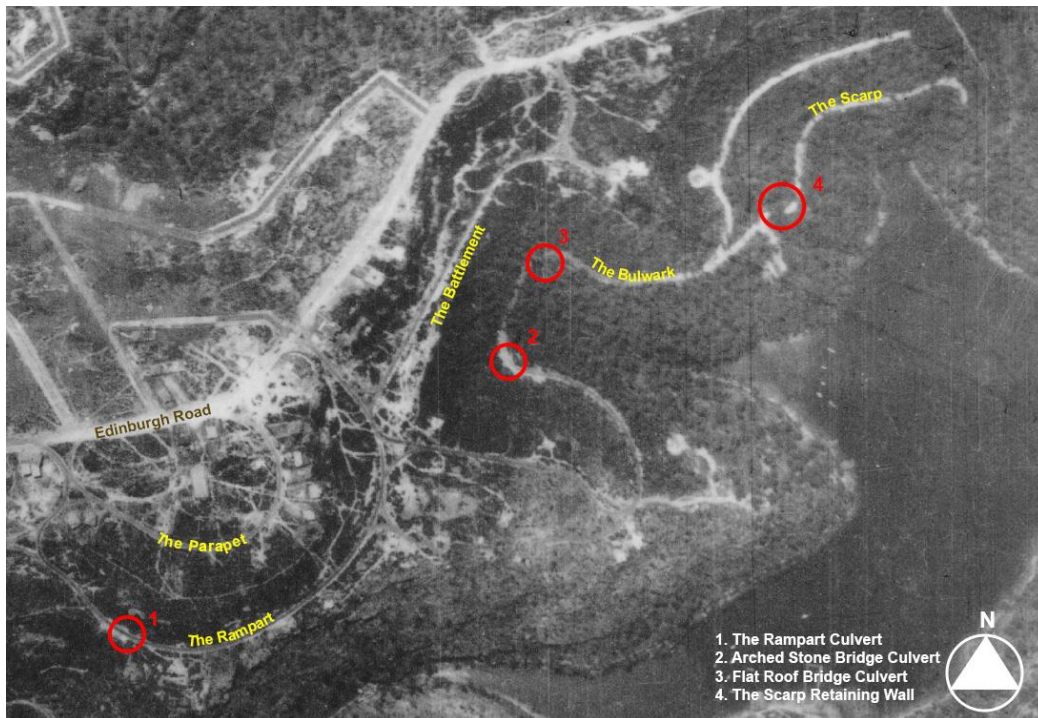


Figure 2.5: Aerial photograph from 1930 showing that many of the roads within Castlecrag had already been formed by this time. The landscape items that are the subject of this study are circled in red. Source: NSW Spatial Services 2024

Covenants

In order to ensure that development within Castlecrag conformed to and reinforced the Griffins' vision for the suburb, the GSDA drafted nine covenants, which were established when the Castlecrag Estate subdivision was registered by the GSDA and became effective as each block was sold. Of particular note was covenant 3 that required that:

The plane of any and every proposed building or erection shall be subject to the approval of the architect of the transferor and no construction shall be undertaken without approval first obtained.

It was evident that Griffin believed strongly in his design vision and was deeply embedded in the ethos of Castlecrag, so much so that Griffin, through the GSDA took Dr Edward Rivett, a client whom he designed a house for at **No. 148 Edinburgh Road** (one of the nominated properties being assessed for this report), to court in order to gain an injunction against Rivett constructing the house contrary to Griffin's original design.¹⁰ His objection was predicated on his desire to maintain the landscape quality of Castlecrag, namely that:

At Castlecrag the houses with flat roofs and natural-coloured stone and quiet horizontal lines are reduced to the scale of the landscape and maintain the illusion of vast distances...

⁸ "Economies in Building" *The Australian home builder* Melbourne, 1923. <<http://nla.gov.au/nla.obj-2935919195>>

⁹ Willoughby Roads and Streets Index, Willoughby City Library

¹⁰ Visionaries of Suburbia, 88

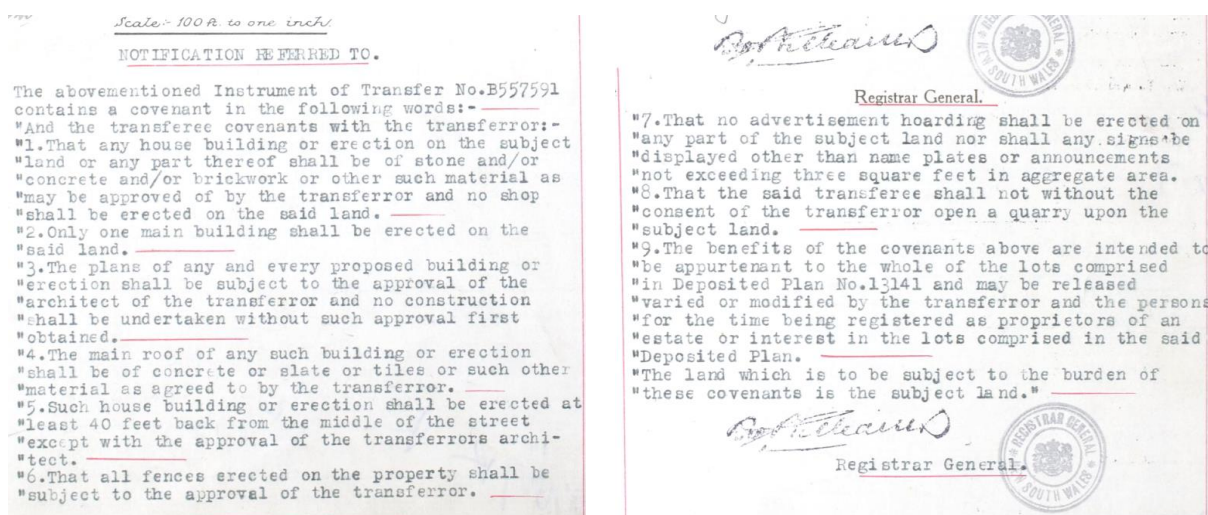


Figure 2.6 and 2.7: Covenants included with the sale of 148 Edinburgh Road (Torrens Title Vol. 4057 Fol. 164)

Later Extension of Castlecrag

In 1926 the Griffins, personally or for the Association, purchased thirty acres of land adjoining the eastern boundary of the Castlecrag Estate, part of the Sailors Bay subdivision of the Torquay Estate, and administered it as an extension to the Castlecrag Estate and according to the same covenant. This estate was called the Haven Estate.¹¹ The Haven Estate followed much of the same principals and layout as the earlier Castlecrag Estate.

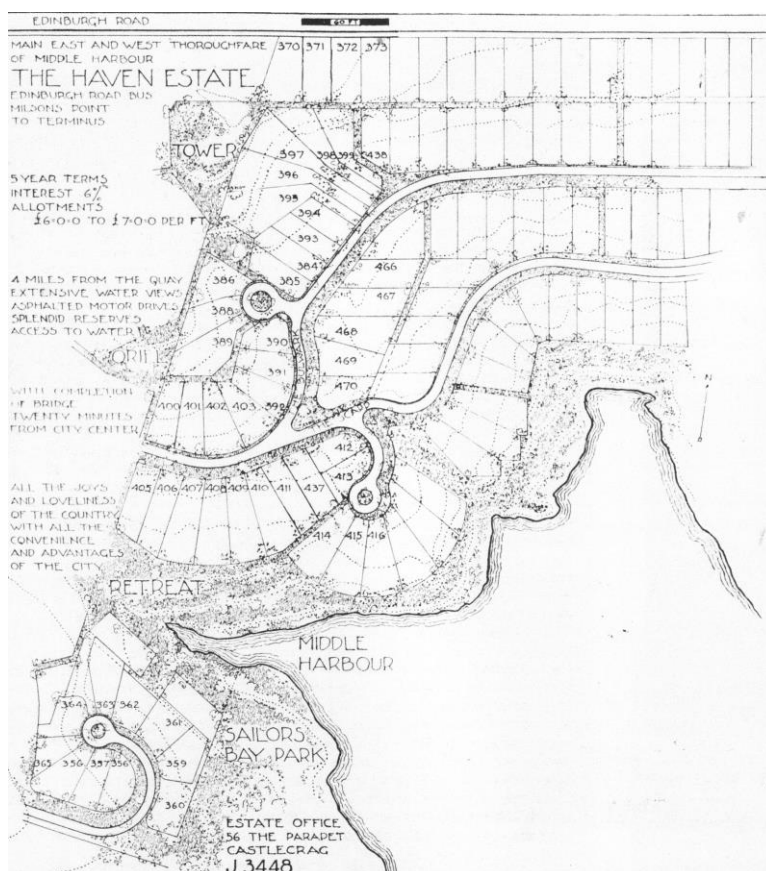


Figure 2.8: Subdivision plan for the Haven Estate. Source: Walker, M. et al; *Building for Nature: Walter Burley Griffin and Castlecrag*; Walter Burley Griffin Society Incorporated, 1994, 27

¹¹ Leslie (ed.), *The Suburb of Castlecrag*, 12

Landscaping and Infrastructure

In an article published in the *Australian Home Builder* in 1922, Griffin emphasised the importance of preserving the natural qualities of Middle Harbour through a careful integration of manmade elements in a scheme primarily determined by the natural configuration and topography of the land.

*The thoroughfares wind around the slopes and skirt the rocky ledges where they will not disfigure the contours and will attract no more than the amount of traffic which is needed for the particular portions of the locality intended to be served by each driveway.*¹²

This awareness of the natural topography of the land extended to the infrastructure of the suburb. In particular, the roads followed a curvilinear pattern in response to the natural terrain, and were in some cases cut into the sandstone, with the resulting rock being used for ballast, culverts, and buildings.¹³ Drainage throughout the area was also carefully considered, with culverts located to conform with existing stormwater gullies.

This was specifically acknowledged by Griffin, who noted in a letter accompanying the application for subdivision of the Castlecrag Estate that:

*The easements and drainage reserves provide for a complete system of storm and land sewage serving the lower extremities of each lot.*¹⁴

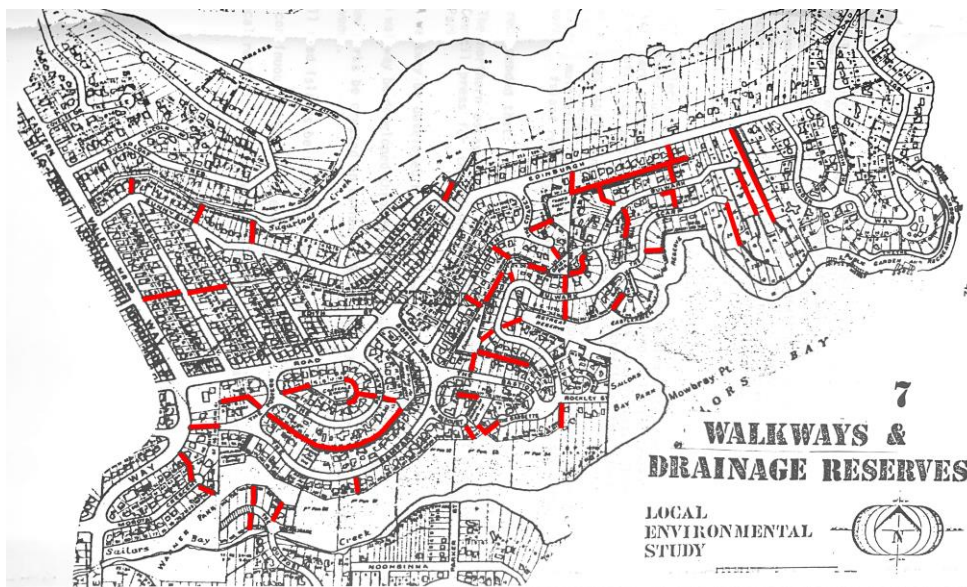


Figure 2.9:
Indicative diagram
of walkways and
drainage reserves
located throughout
Castlecrag
(indicated in red
for greater clarity).
Initially produced
for the Castlecrag
Local
Environmental
Study, November
1982.

The landscape features nominated for further investigation and assessment for this report, namely, **The Scarp retaining wall**, **Rampart Culvert**, **Flat Roofed Stone Bridge** between 79 and 81 The Bulwark, and the **Arched Stone Bridge** between 86 and 88 the Bulwark, all form part of the infrastructure for the original planned Castlecrag and Haven Estates. They are integral elements within the estate and reflect the primacy of the landscape in the planning of Castlecrag.

¹² "Picturesque Waterside Suburb" *Australian Home Builder*, 1:1922, 51

¹³ Meredith Walker, et. al. *Building for Nature* (Castlecrag: Walter Burley Griffin Society, 1994), 68-69

¹⁴ Willoughby City Library local studies collection.

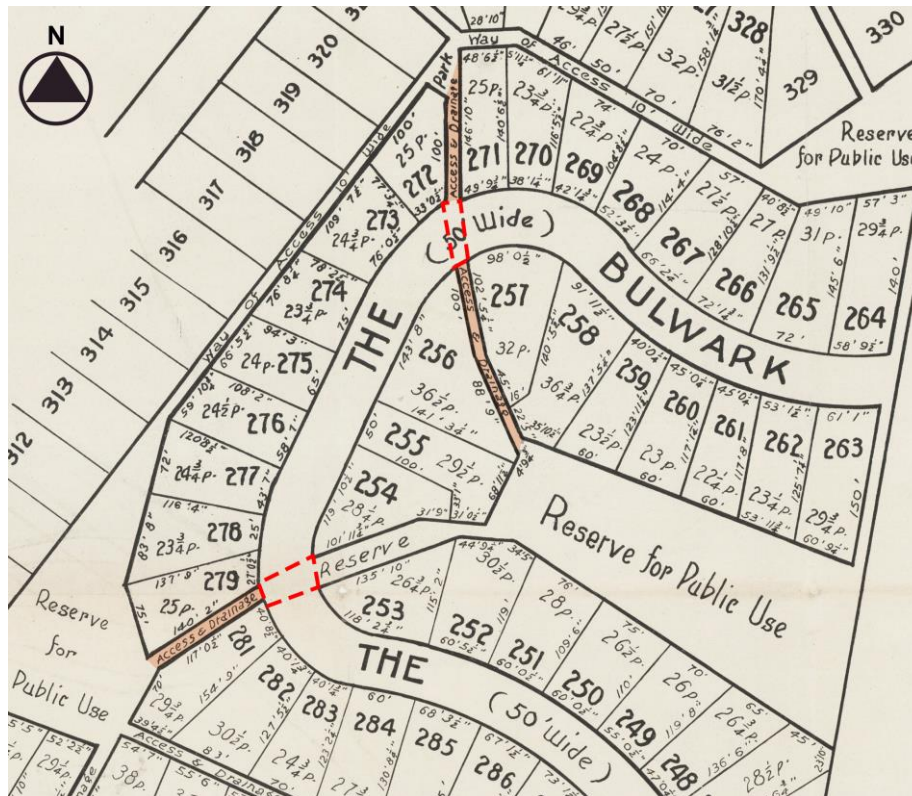


Figure 2.10: Extract of subdivision plan for a portion of the Castlecrag estate. The location of the two bridges located under The Bulwark are indicated (dashed red). Note the paths for “access and drainage” which the bridges serve (shaded orange), linking public reserves. Source: SLNSW Z/SP/C12/21

During Griffin’s life, the houses within the Castlecrag Estate were designed exclusively by the GSDA. However, in the period following his death in 1937 a number of other architects – many also notable Modernist architects – also designed houses in Castlecrag, including:

- Eric Nichols (a key employee of W.B. Griffin’s who took over the administration of the development of Castlecrag, was head of the GSDA by 1941 and was responsible for a number of notable buildings throughout the Estate);
- Sydney Ancher;
- Arthur Baldwinson;
- Hugh A. Buhrich;
- Robert G. Maclurcan;
- Harry Seidler.

Castlecrag remains well-loved and appreciated by the local community today, who continue to foster the character of the suburb through various community groups and initiatives. The Castlecrag Progress Association plays a key role in facilitating community events and providing feedback and consultation regarding development in the area. Their newsletter, “The Crag” has been published since 1978. Further, the Walter Burley Griffin Society, the Willoughby Environmental Protection Association, and Friends of the Haven are all active throughout Castlecrag.

2.1.3. Walter Burley Griffin

Walter Burley Griffin was born in Maywood, Illinois on 24 November 1876. In 1899, Griffin received a Bachelor of Science in Architecture from the University of Illinois and soon after moved to Chicago. There he worked in the office of Frank Lloyd Wright until 1905 when he left the office and maintained his own private practice, where he undertook a number of town extensions and garden subdivisions.¹⁵

In 1911, Griffin entered an international competition for the design of the proposed Federal Capital City of Australia and settled in Australia in 1914 to work on the Canberra Plan in the position of Capital Director of Design and Construction. The development of the plan was fraught with difficulties and resulted in Griffin's removal as Director in 1920.

Immediately following this, he moved from Melbourne to Sydney, where he first developed the subdivision of Castlecrag. Griffin intended to develop the estate as a demonstrative model of how to develop and build with respect for the Australia landscape. Griffin had considerable experience in estate planning and development in the United States (i.e. Trier Centre Neighbourhood, Winnetka IL, Rock Crest-Rock Glen, Mason City IA and Clarke Resubdivision, Grinnell IA)¹⁶ and in Australia, including town centres for Leeton and Griffith in NSW, suburban plans for Melbourne, and schemes for Port Stephens and Jervis Bay.¹⁷

Landscape and topography were evidently important elements in Griffin's architecture and town planning. In one letter by Griffin and published in *Building* magazine in 1912, Griffin described himself as a 'naturalist in architecture', noting that:

*"I believe in architecture that is the logical outgrowth of the environment in which the building in mind is to be located." And "I think that in such a country (Australia), untrammelled by traditions, I ought to be able to evolve a very beautiful architectural type adaptive to the needs of the climate and harmonizing with the topography."*¹⁸

Thus, for Griffin, architecture, site planning, town planning and landscaping were inseparable. Any structure had to fit into the overall landscape of the area – being harmonious rather than obtrusive. In Castlecrag this was achieved through the careful layout of streets and houses that followed the contours of the land, linked by a network of open space.¹⁹

In 1935, the Griffins moved to Lucknow, India to supervise the construction of a new library building at the University of Lucknow. There, he designed numerous houses, museums, and public buildings up until his death in February 1937.

¹⁵ *Building*, July 12 1912, 42.

¹⁶ Donald Leslie Johnson. "The Landscape" *The Architecture of Walter Burley Griffin*. South Melbourne: The Macmillan Company of Australia, 1997, 28

¹⁷ Johnson. "The Landscape," 31

¹⁸ *Building*, July 12, 1912. 43

¹⁹ *Castlecrag Local Environmental Study*, Nov 1982. Held at Willoughby City Library local studies collection.

2.1.4. Eric Nicholls

The following brief biography has been drawn from a report on *The Architecture of Eric M. Nicholls in the Willoughby City Council Area*, prepared by this firm (Clive Lucas, Stapleton & Partners) for Willoughby City Council in 2005.

Eric Milton Nicholls was born in Linton, Victoria, on 10 January 1902. Having obtained his Junior Technical Certificate at Swinburne Technical College in 1916, he served his Articles with Haddon & Henderson Architects and Engineers from 1916 to 1920. In 1913 the Nicholls family moved to Kew, near Melbourne. It is likely that as he was embarking on his architectural training and education, Eric Nicholls was aware of the work of Walter Burley Griffin both in Canberra and Melbourne. As Robert Haddon, to whom Nicholls was articulated, was one of the first 20th century architects to work toward creating a distinctive Australian architecture,²⁰ it is possible that Nicholls would have known of Griffin-designed residences of the period in Victoria.

Eric Nicholls began work for Griffin in 1921 after being introduced to Marion Mahoney Griffin by James Beament, a well-known watercolour artist and Eric Nicholls' uncle. His own notes from the early years in the firm mention that he worked on The Capitol Theatre, Melbourne.²¹

Nicholls was made a 'partner' in the firm in 1923, registering as an architect in Victoria in the same year. The partnership was later loosely formalised in a 'Reciprocal Co-operative Agreement'.²² all collaborative work seems to have been produced under the name of Walter Burley Griffin. The use of the firm name 'Griffin and Nicholls' did not appear until the incinerator projects began to be commissioned in 1929.²³

When Griffin moved to Sydney in 1925 to pursue his development of Castlecrag, Nicholls was left in charge of the Melbourne office. Nicholls' work increased in its confidence of design during the years he was in charge of the Melbourne office. Features that were to be developed more fully in his designs for Castlecrag are foreshadowed in his designs for his own residence at 18 Willis Street, North Balwyn (1928), Clendon Lodge (1928), and the Herborn House (1929), including the use of prominent sandstone elements and an early use of the stream of organic architecture which the Griffins are credited to bringing to Australia.

After remaining in charge of the Melbourne office of Griffin & Nicholls and periodically making trips to Sydney, Nicholls and his family made a permanent move to Castlecrag in 1930. The Nicholls family moved into the Moon House, built in 1922 for Moon Chin Wah. Between 1940 and 1950, Nicholls made three substantial additions to Griffin's original design, adding a second storey and a tower over the entry. Nicholls was not only a significant local architect, but also a prominent member of the Castlecrag Society, imbued with the philosophies and vision of Griffin, contributing to the progress of the area through his community activities and voluntary work²⁴. Nicholls did not design another dwelling in Castlecrag until 1937, after Griffin had left for India; in fact the only minor designing he did in Castlecrag in the interim was a stone garage to be added to the Grant House, the Griffins' former residence at 8 The Parapet, in 1936.

²⁰ James Birrell, *Walter Burley Griffin*. (Brisbane: University of Queensland Press, 1964) 7

²¹ Peter Navaretti, and Jeff Turnbull (eds.), *The Griffins in Australia and India: The Complete Works and Projects of Walter Burley Griffin and Marion Mahony Griffin*. (Melbourne: Melbourne University Press. 1998) 90

²² Clive Lucas, Stapleton and Partners Pty. Ltd. *The Architecture of Eric M. Nicholls in the Willoughby City Council Area*, 2005, 3

²³ Navaretti, *The Griffins in Australia*, 68.

²⁴ House (including Original Interiors), Inventory listing for 7 The Barbette, Castlecrag.
<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2660237>



Figure 2.11: Camelot (Baracchi Residence), Castlecrag, NSW, 1938.
Source: Eric Milton Nicholls Collection

In October 1935 Griffin left Sydney, leaving Eric Nicholls to carry on the practice in Australia, continuing to practice under the name of Griffin & Nicholls. Following the death of Walter Burley Griffin in 1937, Nicholls took over as Managing Director of the GSDA, which included approving plans under the covenants at Castlecrag on behalf of the Greater Sydney Development Association. Through his careful enforcement of the covenants as well as his own buildings, Eric Nicholls made a lasting contribution to the character of Castlecrag.

The joint name was used until 1942. Nicholls then practised on his own until 1956 when Ron Elliot and Glynn Nicholls (his son) became his partners, forming the firm Nicholls, Elliot & Nicholls. Nicholls registered as an architect in NSW in 1937; as well, he became an associate of the RAI and a member of the Town and Country Planning Institute of NSW.

In the 1940's Eric Nicholls was appointed Honorary Town Planner for Willoughby Council and went on to be a founder of the Glenaeon School, Middle Cove.²⁵

Nicholls designed a number of residences and civic buildings in Castlecrag after Griffin's death, namely:

- Sunningdale/Rivett House, 137-143 Edinburgh Road (1954)
- Howard Rivett House, 144 Edinburgh Road (1940)
- Thomson House, 156 Edinburgh Road (1946)
- Edgar Deans House, 170 Edinburgh Road (1937)
- Moriarty House, 215 Edinburgh Road (1941)
- House, 220 Edinburgh Road (1948)
- House, 58 Linden Way (1950)
- House, 106 Sugarloaf Crescent (1948)
- Rev. A. Deans House, 5 The Barbette (1945)
- Collings-Power House/Eyrie, 7 The Barbette (1948)
- Camelot / Pangloss, Guido Baracchi House, 3 The Bastion (1938)
- Thomas House, 7 The Bastion (1948)

²⁵ Leslie (ed.), *The Suburb of Castlecrag*, 115

- House, 8 The Battlement (1941)
- Neal House, 41 The Bulwark (1950)
- Hedberg House, 42 The Bulwark (1949)
- Herbert House, 61 The Bulwark (1946)
- Mercer House, The Curragh, 10 The Parapet (1941)
- Moon House (alterations), 12 The Parapet (1940)
- Castlecrag Community Hall, 10 The Postern (1946)
- Albion House, 2 The Rampart (1939)
- Highfield House, 5 The Rampart (1949)

Nicholls continued to design numerous buildings throughout Sydney, ranging from domestic, civic, office, and commercial buildings up until his death in 1965.²⁶

2.2. Comparative Analysis

As part of the process of assessing the cultural significance of a place, Heritage NSW recommends that items or groups of items be compared with similar items of local and/or State significance in order to fully assess their heritage significance. Undertaking a comparative analysis of a place, group or area assists in determining its rarity and/or representative values.

The 15 nominated properties the subject of this Part 2 report are located across the Willoughby LGA and comprise a variety of types, styles and construction dates. Consequently, any comparative analysis must consider the individual characteristics of each nominated property. Some of the nominated properties are similar in their type, architect, style, or location and have been grouped together for comparison against similar items already identified as heritage items.

The following table outlines each property and its distinctive characteristics.

Item	Comparable characteristic
Type	
<ul style="list-style-type: none"> • The Scarp Retaining Wall, Castlecrag • The Rampart Culvert, Castlecrag • Flat roofed stone bridge between 79 and 81 The Bulwark, Castlecrag • Arched Stone Bridge between 86 and 88 The Bulwark, Castlecrag • Henry Lawson Cave, Naremburn 	Natural and/or built landscape elements
<ul style="list-style-type: none"> • The Salvation Army Citadel, 121 Victoria Avenue, Chatswood 	Salvation Army Citadels in Sydney
<ul style="list-style-type: none"> • Chatswood Bowling Club, 655 Pacific Highway and part 655A Pacific Highway, Chatswood 	Bowling Clubs in Sydney

²⁶ Leslie (ed.), *The Suburb of Castlecrag*, 115.

Item	Comparable characteristic
<ul style="list-style-type: none"> Boronia, 58 Johnson Street, Chatswood 27 Wallace Street, Willoughby 	Federation cottages in the Willoughby LGA
<ul style="list-style-type: none"> Carmen, 268 Mowbray Road, Artarmon 	Late Victorian cottages in the Willoughby LGA
Associations	
<ul style="list-style-type: none"> Rivett House, 148 Edinburgh Road, Castlecrag 	Walter Burley Griffin designed house within Castlecrag
<ul style="list-style-type: none"> Hedberg House, 42 The Bulwark, Castlecrag Albion House, 2 The Rampart, Castlecrag 	Eric Nicholls designed house within Castlecrag
<ul style="list-style-type: none"> 101 Neerim Road, Castle Cove 	Harry Seidler designed house
<ul style="list-style-type: none"> Henry Lawson Cave, Naremburn 	Poet, journalist and author Henry Lawson reportedly utilised the cave as a rest spot.
<ul style="list-style-type: none"> Boronia, 58 Johnson Street, Chatswood 	Local historical societies and historical museums

Exclusions

Two of the 15 nominated properties have been excluded from the below comparative analysis. These are Carmen, No. 268 Mowbray Road, Artarmon and No. 13 Greville Street, Chatswood.

Carmen, No. 268 Mowbray Road, Artarmon is a single storey, rendered masonry cottage originally constructed in 1880. The building however underwent a series of changes in the late 20th century that now obscures the original configuration of the cottage (both externally and internally), and its original appearance is no longer clearly discernible. As such, it is no longer intact and is not a good representative example of a late Victorian cottage and for this reason has been excluded from being compared with other late Victorian dwellings already listed as local heritage items.

No. 13 Greville Street, Chatswood has been demolished since its initial nomination and two town house buildings are being constructed in its place. Therefore, a comparative analysis of the original dwelling located at this address is not possible.

2.2.1. Landscape Elements

Castlecrag Landscape Elements

Of the 15 nominated properties the subject of this report, four of these are landscape elements located within the suburb of Castlecrag. These features: The Scarp Retaining Wall, The Rampart Culvert, Flat Roofed Stone Bridge between 79 and 81 The Bulwark, and Arched Stone Bridge between 86 and 88 the Bulwark, were designed and constructed as part of the Castlecrag Estate, undertaken by W.B. Griffin in the 1920s, under his development company the Greater Sydney Development Association.

As previously discussed, the layout of Castlecrag was designed to be unified with the natural landscape of the area by preserving natural features and retaining access to the creeks and foreshore. Many of the roads were built into the rockface and curved to follow the contours of the land, and integrated between the streets and houses were parkland reserves, linked together with a network of

walkways. In Griffin's design for Castlecrag, the natural contours of the land were retained and utilised as part of the drainage system for the whole of the locality.

The retaining wall, culvert and stone bridges form part of the infrastructure and landscape design of the Castlecrag Estate. Designed to integrate with the overall character of the locality through the use of natural stone from the area, these landscape elements are integral elements within the Estate and reflect the primacy of the landscape in the planning of Castlecrag.

The Castlecrag Estate is currently protected by way of a heritage conservation area, the *Griffin Heritage Conservation Area (C4)*, as listed under the *Willoughby Local Environmental Plan 2014*, and within this are a number of individual local heritage items. However, only one landscape feature within Castlecrag is currently identified as a local heritage item: the Haven Amphitheatre (Item No. I35), consisting of rough sandstone seats in a terrace formation located in a natural gully off The Barricade.

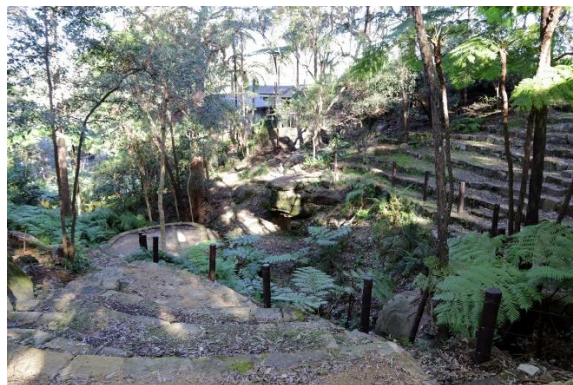

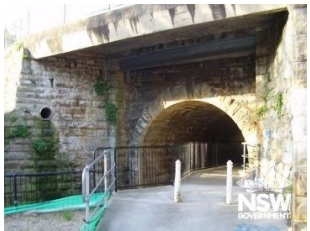


Figure 2.12: The Haven Amphitheatre, Castlecrag.
Source: www.willoughby.nsw.gov.au

The use of stone for the construction of landscape elements and infrastructure is of course not unusual, with many stone bridges, retaining walls, and drainage elements existing throughout the suburbs of Sydney, although many tend to date from the period prior to the development and ready availability of concrete (i.e. 1890s) and reinforced concrete (1930s). Other comparable stone landscape features listed as local heritage items within the Willoughby LGA include the following:

Name/Address	Description	Image
Dry Stone Wall and Water Channel, Off Dawson Street, Flat Rock Gully Naremburn <i>Willoughby LEP 2012</i> Heritage Item No. I158	The site consists of two dry stone walls, that are L-shaped, meeting at a water course and extending up along that water course. Constructed of the hand hewn stone was quarried on site during the Great Depression of the 1930s as part of an Unemployment Relief Scheme.	 Figure 2.13: Dry stone walls and water channel, Flat Rock Gully. Source: www.willoughby.nsw.gov.au
Flat Rock Bridge, Willoughby Road over Flat Rock Creek, Willoughby <i>Willoughby LEP 2012</i> Heritage Item No. I232	A single span, sandstone arched bridge with fine stonework constructed in 1886 with buttresses added in the 1920s. The stone bridge is a local feature of the Willoughby Park.	 Figure 2.14: Flat Rock Bridge, Willoughby. Source: State Heritage Inventory 2660263

Conclusion

The sandstone landscape elements of Castlecrag, The Scarp Retaining Wall, The Rampart Culvert, Flat Roofed Stone Bridge and the Arched Stone Bridge, are not rare as landscape and infrastructure features constructed of stone, with numerous other similar structures found throughout Sydney. However, as landscape elements that were designed and constructed as integral parts of the landscape and town plan of Castlecrag by noted architect Walter Burley Griffin, they appear to be very rare.

W.B. Griffin designed a number of town plans in both Australia and America, including six communities in Chicago, Louisiana and Texas; a residential project in Iowa; Canberra, ACT; Leeton and Griffith, NSW; as well as innovative suburban residential subdivision estates in Victoria, Mount Eagle and Glenard in Heidelberg; Ranelagh, Mount Eliza; Croydon Hills, Croydon; and the City View and Milleara Estates, East Keilor. As with Castlecrag, his residential subdivisions featured curving streets following the topography allowing enjoyment of views (and appreciation of the landscape) with internal block reserves linked with intricate systems of pedestrian walkways.²⁷

Castlecrag however is distinct as the Griffin's most substantial "model suburb" planning work in Australia²⁸ and unlike the other similar examples located throughout the outer suburbs of Melbourne, it is a more intricate plan taking into account the more challenging natural topography and environment of the locality. It is perhaps due to the roughness of the natural landscape of Castlecrag that additional landscape and drainage features such as the retaining wall, culvert and bridges were required, whereas on the flatter land of Melbourne, such features were not required and are not incorporated into the town plan of these other subdivisions.

Henry Lawson Cave




The natural feature of the Henry Lawson Cave, Flat Rock Gully, Naremburn gains its significance from its associations with Henry Lawson and the social values placed on these associations by the local community.


Henry Lawson (1867-1922) is regarded as one of Australia's most prominent writers and poets, who lived at Naremburn at least twice in his life; first from June 1906 to January 1907, and later briefly in the years following World War 1, both times at No. 58 Market Street, Naremburn, near to Flat Rock Gully. Local legend has it that Lawson used the cave as a resting spot between his home and the Crows Nest Hotel, hence its name and since the 1990s, the cave is used to host poetry readings and other community gatherings.

The Henry Lawson Cave is comparable to other places associated with Henry Lawson that are valued by the local community, including the following:

²⁷ Read, S.; undated, "Landscape Training and Dual Career Focus", <https://www.griffinsociety.org/landscape-architecture/>

²⁸ Ibid.

Name/Address	Description	Image
<p>Henry Lawson Centre, 147 Mayne Street, Gulgong</p> <p><i>Mid-Western Regional LEP 2012</i> Local Heritage No. I296</p>	<p>Located in the former Salvation Army Citadel, the Henry Lawson Centre is a museum dedicated to the life, times and works of Henry Lawson. The Lawson family lived in the area of Gulgong/Eurunderee/Mudgee from the time Henry was 6 months old until he was 17 and over 200 of his poems and short stories mention the three towns, his relative, friends, teachers, and neighbours.</p>	 <p>Figure 2.15: Henry Lawson Centre, Gulgong. Source: State Heritage Inventory No. 2070296.</p>
<p>Henry Lawson Memorial, Henry Lawson Drive, Eurunderee</p> <p><i>Mid-Western Regional LEP 2012</i> Local Heritage No. I381</p>	<p>The memorial was built around the site of the boyhood home of Henry Lawson and unveiled in 1949 by Henry's widow Bertha Lawson. The area incorporates the chimney and fireplace of the original Lawson house. A plaque states 'Here stood the boyhood home of HENRY LAWSON writer and poet. Born Grenfell 17.6.1867; Died Sydney 2.9.1922. This stone was unveiled by his widow BERTHA LAWSON 2nd September 1949'.</p>	 <p>Figure 2.16: Henry Lawson Memorial, Eurunderee. Source: Google Streetview.</p>
<p>Henry Lawson Cottage, 418 Daalbata Road, Leeton</p> <p><i>Leeton LEP 2014</i> Local Heritage No. I78</p>	<p>This modest cottage in 1912 by the (then) Water Conservation & Irrigation Commission in the early stages of the opening of the Murrumbidgee Irrigation Area (MIA).</p> <p>The Premier of N.S.W., Mr Holman, arranged for Henry Lawson to come to Leeton, which was then a prohibition area. From January 1916 Lawson lived in the house rent free and was employed to write articles publicising the new Irrigation Area. In November 1916 he resigned from the Commission but stayed in the house until his return to Sydney in September 1917.</p> <p>This is the only known Lawson residence in its original state outside Sydney</p>	 <p>Figure 2.17: Henry Lawson Cottage, Leeton. Source: State Heritage Inventory No. 1930064</p>

<p>Henry Lawson Walk, 70 Violet Road, Mount Victoria</p> <p><i>Blue Mountains LEP 2015</i></p> <p>Local Heritage No. MV052</p>	<p>A walking track leading to Sunset Rock, a rock shelf on the edge of the escarpment with views into Kanimbla and across Mitchell's Victoria Pass.</p> <p>The original line of Henry Lawson Walk is now blocked but resumes beyond the houses as far as the descent to Engineers Cascade. It is a clear path through the heathland with attractive views into Kanimbla.</p> <p>Henry Lawson, moved to the Blue Mountains with his father Peter Larsen and continued to visit the area after he relocated to Sydney in 1883. How much time Lawson spent on Sunset Rock at twilight or walking along the edge of the escarpment is not clear, but Mountain themes are clear enough in his poetry of this time.</p> <p>In 1941 the Mount Victoria Trustees named the track through the heathland from Sunset Rock west to Engineers Cascade the Henry Lawson Walk, but another proposal to name Sunset Rock the Henry Lawson Lookout was not brought to fruition.</p>	 <p>Figure 2.18: Sunset Rock and Henry Lawson Walk, Mount Victoria. Source: State Heritage Inventory No. 1170699</p>
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Conclusion

Based on the above, the Henry Lawson Cave in Naremburn is a representative example of a memorial to poet and author Henry Lawson. Often established by the community, and therefore with strong social value attached to them, the memorials come in a variety of forms, being chosen by the community as places where Henry Lawson once resided or visited (whether proven or not). The form of the memorial is less important than the perceived historical associations and the ways in which the local community chooses to commemorate Henry Lawson's life and works.

2.2.2. Walter Burley Griffin designed houses within Castlecrag

One house of the 15 nominated properties was designed by Walter Burley Griffin, the Rivett House, No. 148 Edinburgh Road, Castlecrag.

As the founding member of the GSDA, Griffin was responsible for the design of all of the early houses within the Castlecrag Estate. Many of these remain today and are included as heritage items on the State Heritage Register or in Schedule 5 of the *Willoughby Local Environmental Plan 2012*.

As a house also designed by Walter Burley Griffin (albeit altered), it is useful to compare the Rivett House, 148 Edinburgh Road, Castlecrag to other Griffin-designed houses to identify common characteristics and its overall integrity.

The following houses were designed by Griffin in Castlecrag and are listed as local or State heritage items:

- Duncan House, 8 The Barbette (1934)
- Fishwick house, 15 The Citadel (1929)
- Wilson House, 2 The Barbette (1929)
- Creswick House, 4 The Barbette (1926)
- House, 6 The Battlement (1933)
- Cheong House, 14 The Parapet (1922)
- Felstead House, 158 Edinburgh Road (1924)
- GSDA No. 1, 136 Edinburgh Road (1921/2)
- GSDA No. 2, 140 Edinburgh Road (1922)
- Moon House, 12 The Parapet (1922) (also Nicholls)
- Mower House, 12 The Rampart (1926)
- Johnson House, 4 The Parapet (1921)
- Grant House, 8 The Parapet (1922)
- Walter Burley Griffin House, 23 The Bastion (1925)

All of the above listed houses are characteristic of Griffin's domestic design in Castlecrag, constructed of locally sources sandstone and locally made concrete in sympathy with the natural topographic forms of the landscape. Treatment of the walls with crenelation and rustication, the flat roof, and horizontal massing with contrasting vertical details are all common features in Griffin's houses and are well demonstrated in the above noted houses.

No. 148 Edinburgh Road is not a fully realised Griffin design, having been altered by Rivett, the client. Of particular change was the hipped roof and rounded porch, which are at odds with the design intent of the Griffin's houses within Castlecrag.

Notably, the Fishwick House, 15 the Citadel, is the only other Griffin-designed house that is heritage listed that includes a curved bay. The original sketch for the Rivett house appears quite similar to the Fishwick House in regard to its massing and siting on top a natural rocky escarpment.

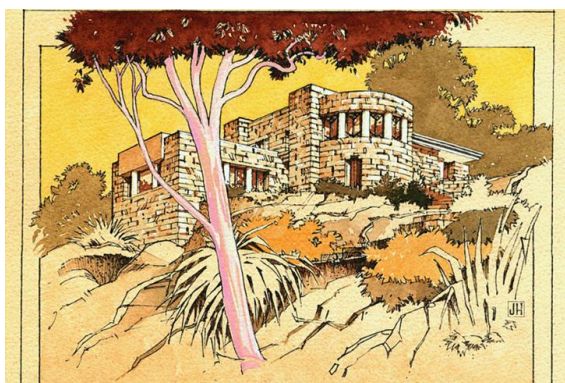


Figure 2.19: Perspective of Griffin's design for the Fishwick House. Source: <https://www.fishwickhouse.org/>



Figure 2.20: Perspective of Griffin's original design for the Rivett House with flat roof and stone walls. Source: Castlecrag Homes, GSDA, c1928. Caroline Simpson Collection.



Figure 2.21: Rivett House on the Corner of Sortie Port and Edinburgh Road, Castlecrag, c1932. Source: National Library of Australia, <http://nla.gov.au/nla.obj-150449725>

Two other Griffin-designed houses within Castlecrag are most comparable to No. 148 Edinburgh Road. These are:

No. 6 The Battlement, Castlecrag

No. 6 The Battlement, Castlecrag is listed as a local heritage item under the *Willoughby Local Environmental Plan 2012* (Item No. I39). The house was originally the Nurses Quarters' for Cabarisha Hospital (now Castlecrag Private Hospital), commissioned by Edward Rivett, who also commissioned and lived in No. 148 Edinburgh Road nearby and established Cabarisha Hospital (also nearby at No 154 Edinburgh Road).

No. 6 The Battlement is comparable to the Rivett House in relation to its associations with Edward Rivett and the Cabarisha Hospital, however its design is substantially different from the Rivett House, comprising a flat roof and angled detailing around the vertically proportioned windows. Like, Rivett House, 6 The Battlement is rendered, although comprises concrete rather than brick.



Figure 2.22 and Figure 2.23: No. 6 The Battlement, Castlecrag. Sources: State heritage Inventory, No. 2660243 and <https://www.domain.com.au/property-profile/6a-the-battlement-castlecrag-nsw-2068>

Johnson House, 4 The Parapet, Castlecrag

The Johnson House, No. 4 The Parapet, Castlecrag is listed as a local heritage item under the *Willoughby Local Environmental Plan 2012* (Item No. I43). The house was designed for Sir Elliot Johnson in 1921 and is one of the demonstration houses financed by a Greater Sydney Development Association (GSDA) shareholder. Notably, the Johnson House also features a hipped roof, with a chimney centred at the apex of the roof. The house has a square plan and is constructed of natural sandstone with thick buttressed corners. A flat roofed porch with square columns on sandstone bases is located at the rear of the building. A garage has been added to the western elevation.

During the court case between GSDA and Rivett regarding the changed elements of Griffin's design to his house at No. 148 Edinburgh Road, Rivett pointed to William Johnson's House at No. 4 The

Parapet, another Griffin designed house that featured a pitched roof. While it is unknown whether or not the pitched roof was part of Griffin's original design, the overall balance of the massing, and lack of legal action taken against Johnson meant that it likely was to Griffin's design or at least was approved by Griffin for construction, and thus did not contravene the covenants on the land. No other Griffin designed house is known to have contravened the covenants.

The Johnson House still retains many of the characteristic elements of a Griffin designed house, including the sandstone walls and chimney, window details and other decorative detailing. By contrast, the Rivett House is less materially similar to other Griffin designed houses, being constructed of rendered brick, however, it does feature other elements characteristic of Griffin such as the column entry porch, curved bay, and horizontal row of windows.



Figure 2.24: Sir William Elliot Johnson house

Source: <http://nla.gov.au/nla.obj-150303152>

Conclusion

Based on the above comparative analysis of other Griffin designed houses within Castlecrag, it can be said that the Rivett house is unique as a Griffin-designed house that contravened the covenants of Castlecrag in that its original design was altered contrary to Griffin's intent. The curved bay and hipped roof are also rare elements (although the roof is not an original feature), while other elements, such as the windows and columns are characteristic of Griffin's residential houses. Consequently, while altered, the Rivett House is still able to demonstrate the residential design of Walter Burley Griffin in Castlecrag, as well as providing an insight into the dedication of Griffin to his design philosophy for Castlecrag, via the history of the place.

2.2.3. Eric Nicholls designed houses within Castlecrag




Two of the nominated properties were designed by architect Eric Nicholls as part of the later history in the development of the Castlecrag Estate: No. 42 The Bulwark and No. 2 The Rampart, Castlecrag.

Eric Nicholls did not design any houses in Castlecrag until after Griffin's death in 1937. After this time Nicholls continued Griffin's practice as "Griffin and Nicholls" until 1942, when Nicholls practised on his own until 1956 when Ron Elliot and Glynn Nicholls (his son) became his partners, forming the firm Nicholls, Elliot & Nicholls. During this time, he designed numerous houses in the suburb, many of which still survive.

Nicholls' early work shows the influence of Griffin, but by the late 1940s, Nicholls had developed his own unique brand of Modern architecture incorporating sandstone pillar features at entries to houses, sandstone garden walls, integration of house and garden, and rendered surfaces. In the post-war years, Nicholls's houses acquired a "Nicholls look". His use of sandstone increased from being an element

to highlight the entry to forming pillars and plinths at the bases of his houses and in garden walls with rounded pillars to integrate the architecture with its garden setting.

There are 21 known houses designed or altered by Eric Nicholls in Castlecrag. Of these, eight are included as heritage items on the State Heritage Register or in Schedule 5 of the *Willoughby Local Environmental Plan 2012*. Three houses were identified as being comparable to No. 42 The Bulwark and No. 2 The Rampart, as per the following:

Item	Date	Description	Image
Thomson House, No. 156 Edinburgh Road, Castlecrag <i>Willoughby LEP 2012</i> Local heritage item (I18)	1946	An outstanding example of the work of Eric Nicholls which combines elements of Moderne with Nicholl's trademark use of sandstone to create a striking and original design. The house features a curved plan form with curved concrete awnings over the ground and first floor. It is a 2 storey house according to its original design and features a hipped tiled roof.	 Figure 2.25: 156 Edinburgh Road. Source: LSJ Architects 2003.
Collings Power House, No. 7 The Barbette, Castlecrag <i>Willoughby LEP 2012</i> Local heritage item (I33)	1948	A good example of the work of Nicholls that demonstrates particularly well Nicholl's skill in siting structures on the steeply sloping escarpments of the Castlecrag subdivision. It features a sandstone ground floor, and painted brick first floor with circular sandstone piers at the corners and in the garden.	 Figure 2.26: 7 The Barbette. Source: LSJ Architects 2003.
Moriarty House, No. 215 Edinburgh Road, Castlecrag <i>Willoughby LEP 2012</i> Local heritage item (I22)	1941	An outstanding example of the work of Eric Nicholls that features a curved central stair tower and a horizontal band of vertical windows. The place is particularly notable for its use of decorative tile elements in an interesting way. The building comprises rendered masonry with flat roof, decorative concrete screens and a stone front wall.	 Figure 2.27: 215 Edinburgh Road. Source: LSJ Architects 2003.

As seen above, there are numerous houses designed or altered by Eric Nicholls still extant throughout Castlecrag. Nicholls employed a variety of styles in his career, but those produced during the 1940s are generally understood as having been designed at the height of his Modern style and are distinct from the earlier houses designed by Griffin between 1921 and 1937, and Nicholl's earlier houses, which were inspired by Griffin's designs. Both No. 42 The Rampart and No. 2 The Bulwark were designed in this decade (1949 and 1946 respectively).

Both houses feature many of the elements also found in the above houses, including the use of a mix of stone and rendered cement, curved forms, flat roofs, and horizontal bands of vertically proportioned windows. No. 2 is particularly unique with its double fronted curved bay.

Consequently, it can be said that both No. 4 The Bulwark and No. 2 The Parapet are substantially intact and good representative examples of the work of Eric Nicoll's within Castlecrag, at the height of his architectural career.


2.2.4. Harry Seidler Residences

One of the nominated properties the subject of this report was designed by Harry Seidler & Associates, that is the Renault House, No. 101 Neerim Road, Castlecove.

Harry Seidler was a prolific architect and designed a wide range of buildings, including residences, residential flat buildings, commercial towers, community buildings and urban planning schemes over the span of his more than 50 years architectural career in Australia.


In *Harry Seidler: Four decades of Architecture*, Philip Drew identifies Seidler's first significant period of architecture as occurring between 1945-1976 and being characterised by a clear translation of early architectural ideas as influenced by Gropius, Breuer and Neimeyer into Seidler's architectural design. Built in 1969 and exhibiting a binuclear "H" plan borrowed from Breuer, the Renault House falls within this period. Refer also to Inventory Sheet for the Renault House, No. 101 Neerim Road, Castlecove for further discussion (see Appendix 2).

Consequently, it is most useful to compare the Renault House with other houses built during this period, and which also employ a binuclear and/or "H" plan.

Item	Description	Image
Fink House 153 Queens Parade East, Newport <i>Pittwater LEP</i> 2014 Local Heritage Listing No. 2270328	<p>The Fink House was constructed in 1948-49 and is a one-storey, flat roofed, white painted weekend designed in a U-shape to take advantage of the land's sloping topography. The house is described by Seidler as:</p> <p>"A simple low cost house with clear zoned plan: living and sleeping wings joined by the 'mechanical core' of kitchen and bath."²⁹</p> <p>Original joinery has been modified or removed, and the window on the eastern elevation has also been modified. The original small timber deck has been enlarged, however the overall form and spatial planning remains as per the original design.³⁰</p>	 <p>Figure 2.28: Fink House, 153 Queens Parade East, Newport. Source: State heritage Inventory, No. 2270328</p>

²⁹ Harry Seidler, *Houses, Interiors and Projects*, (Sydney: Associated General Publishers, 1954)

³⁰ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2270328>

Item	Description	Image
Harry and Penelope Seidler House 13 Kalang Avenue, Killara State Heritage Register No. 01793	<p>Constructed in 1966-1967 by Harry and Penelope Seidler as their own residence. The building occupies a steep bushland site. The structure consist of four suspended concrete trays supported by reinforced concrete block traverse blades which divide the building into north facing daytime/active spaces, a central circulation spine and nighttime/passive spaces. While it does not utilised a “H” plan, the spatial separation of daytime active uses and quiet passive uses is a translation of the binuclear plan.</p> <p>Little alteration has been undertaken at the place, and that which has was designed by Seidler. The place retains a very high level of integrity.³¹</p>	 <p>Figure 2.29: Harry and Penelope Seidler House, 13 Kalang Avenue, Killara. Source: State heritage Inventory, No. 5049861</p>
Rose Seidler House 69-71 Clissold Road, Wahroonga State Heritage Register No. 00261	<p>Constructed in 1948, the house was Seidler’s first project in Australia and one of three built for extended family built in vicinity. The building is rectangular in form, with a flat roofed single storey mass and a freely planned interior based on Breuer’s binuclear house. The interior is separated into two autonomous spaces for living and sleeping, separated by a family room.</p> <p>The place retains a very high level of integrity, with furnishings, internal joinery and finishes still intact or otherwise sympathetically reconstructed.³²</p>	 <p>Figure 2.30: Rose Seidler House, 69-71 Clissold Road, Wahroonga. Source: State heritage Inventory, No. 5045033</p>

Conclusion

As can be seen above, the use of a “H” plan and binuclear spatial arrangement is somewhat rare in Harry Seidler designed residences.

It is notable that there is another surviving Seidler house that also utilised a binuclear “H” plan, the Hutter House, No. 7 Curagul Road, North Turramurra. Constructed in 1952 for Stephen Hutter and his wife Margaret Grace, the building is a single storey building constructed in natural stone and painted brickwork. Timber framed walls were lined with Canadian Cedar with a “natural finish”, floors were of Johnson River Hardwood. When first built, the plan featured two distinct wings for living and sleeping areas, bridged by an enclosed ramp through an open courtyard. The ceiling above the living/dining area was described as Cedar, while other ceilings were lined with fibrous plaster. Flooring, where not polished timber boards, consisted of cork tiles.³³

³¹ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5049861>

³² <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5045033>

³³ Tanner Kibble Denton Architects, 7 Curagul Road, North Turramurra Heritage Assessment, March 2021

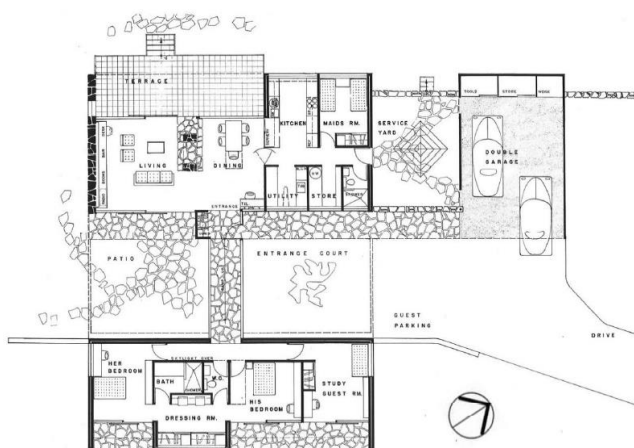


Figure 2.31: Original Plan of the Hutter House. Source: <https://seidler.net.au/index.php?id=134>



Figure 2.32: Entrance court of the Hutter House, 1954. Source: <https://seidler.net.au/index.php?id=134>

In December 2020, an Interim Heritage Order was placed on the house, to enable a full and proper evaluation of the heritage significance prevent any harm to the site in the interim.³⁴ Consequently, a heritage assessment was prepared by Tanner Kibble Denton Architects in March 2021. While the report acknowledged that the Hutter House was a rare and early built example of a bi-nuclear plan house designed by Seidler, the report concluded that the property did not meet the threshold for listing as a local heritage item for the following reasons:

Although the house was designed by internationally significant architect Harry Seidler and, when completed circa 1953, was a rare example of a particular approach to his bi-nuclear house planning, the property has been subjected to unsympathetic subdivision and modifications that have greatly diminished its heritage significance. The alterations, which are substantial in extent and nature, have compromised the clarity of the original plan and the way that building materials were disposed across the house. The extent of change is sufficiently great to preclude reconstruction.

Like the Hutter House, the Renault House, No. 101 Neerim Road, Castlecove has undergone a level of alteration that has resulted in the form and planning for the building being obscured. The extent of internal change (including fittings and room use) has also meant that the place is no longer intact, and has lost its authenticity as a good example of the residential work of Harry Seidler.

2.2.5. Salvation Army Citadels

The Chatswood Salvation Army Citadel, No. 121 Victoria Avenue, Chatswood was built by the Salvation Army for their own use in 1923.




During the early 20th century, the Salvation Army expanded greatly throughout NSW, and built citadels and halls across the State. The earlier buildings were designed by Edward Saunders, one of the founders of the Salvation Army in Australia. He worked as the Army's in-house architect until the late 1910s, when Percival Dale took over the role. While Saunders' earlier works were generally designed in a Tudor Revival style and somewhat elaborate, it appears Dale was responsible for standardising and paring back the design to a simple Edwardian Baroque style. Salvation Army citadels constructed around this time are very similar in appearance, being constructed of face brick,

³⁴ Ku-ring-gai Council Ordinary Meeting of Council – 08/12/2020, OMC248

rectangular in form with a symmetrical tripartite front façade with decorative parapet, with very minor variations in detailing.³⁵

Numerous of these citadels were constructed throughout Australia. However, few in the greater Sydney area that are listed as local or State heritage items. Those that are from an earlier period and of a different style to the Chatswood Salvation Army Citadel and as such are not comparable.

There are three known Salvation Army Citadels in NSW that are near identical to the Chatswood example in regards to form, scale and detailing and which are listed as local heritage items namely:

Name	Date	Description	Image
Salvation Army Citadel (former), No. 21 Queen St, Murwillumbah NSW <i>Tweed LEP 2014</i> Local Heritage Listing No. I56	1920	Largely externally intact. An addition has been constructed to the side at the rear of the building. Appears largely intact internally, used as a live music venue.	 Figure 2.33: Salvation Army Citadel, Murwillumbah Source: Google Streetview
Salvation Army Citadel, corner Baker and Victoria Streets Street, Temora <i>Temora LEP 2010</i> Local Heritage Listing No. I100	1923	Appears largely externally intact and complements the Baptist Church building on the diagonally opposite corner. Still in use as a Salvation Army Citadel.	 Figure 2.34: Salvation Army Citadel, Temora. Source: State heritage Inventory, No. 2480005
Salvation Army Citadel, No. 3 Victoria Street, Mayfield <i>Newcastle LEP 2012</i> Local Heritage Listing No. I279	1922	Appears largely externally intact and retains some internal detailing. An addition has been constructed to the rear. Now used as a Mosque.	 Figure 2.35: Salvation Army Citadel, Mayfield. Source: State heritage Inventory, No. 2171027

In addition, there are a number of citadels of very similar design, however with very minor differences to the façade located throughout Australia, none of which are listed as local or State heritage items.

³⁵ Muratore, Renee and Willis, Jullie. "Building Salvation" *Fabrications*, 25:1 (2015) 62-83

These include:

- Salvation Army Church Belmore, No. 286 Burwood Rd, Belmore NSW (1924)
- The Salvation Army Citadel Bondi Junction (Former), No. 41 Brisbane St, Bondi Junction NSW (c1925)
- Salvation Army Citadel Grenfell, corner George Street and Forbes Street, Grenfell NSW (1924)
- The Salvation Army Citadel Port Augusta (Former), No. 20 Jervois St, Port Augusta, SA (1919)
- Katanning Salvation Army Citadel (Former), No. 14-16 Richardson St, Katanning, WA (1928)
- The Salvation Army Petersham (Former), No. 8-10 Charles St, Petersham, NSW (1926)
- Salvation Army Citadel Crows Nest (Former), No. 14 Hayberry Street, Crows Nest, Sydney (1910)

Interestingly, the enclosure of the front entry with a later vestibule as is seen at the former Chatswood Salvation Army Citadel, was not an uncommon practice and can be seen at other citadels (i.e. at Petersham and Grenfell).


Conclusion


In comparing the Chatswood Citadel to other Salvation Army Citadels constructed around the same time period, it appears that the design of the Chatswood Citadel conformed to a standard ‘template.’ While minor variations occurred (i.e. an extra step in the parapet, flat instead of curved capping) the overall composition, particularly to the front façade remained consistent. Internal detailing also appears to have been largely consistent across the buildings.


Overall, the extant citadels already remain largely intact, and generally only feature minor additions to the rear or side. Many are still used as Salvation Army churches, while others are used by different religious groups. This is also the case at the Chatswood Salvation Army Citadel. As such, it could be said that the Chatswood Salvation Army Citadel is a good representative example of a Salvation Army Citadel, encompassing the key features of the type, remains largely internally and externally intact and is still used according to its original use (albeit by a different denomination).

2.2.6. Bowling Clubs in Sydney

The Chatswood Bowling Club, with greens and associated outbuildings, was constructed in 1901 and extensively remodelled in 1938. As a purpose-built bowling club, the Chatswood Bowling Club is most usefully compared to other bowling club premises in the Greater Sydney area. The following bowling clubs are included as local heritage items:

Name	Date	Architect	Image
Ashfield Bowling Club, No. 81 Orpington Street, Ashfield <i>Inner West LEP 2022 Local Heritage Listing No. I306</i>	1958 (1916 building demolished)	Paynter & Dixon (1958) John Harrison (1916)	 Figure 2.36: Ashfield Bowling Club Source: Ashfield Heritage Inventory Sheets 2010

Name	Date	Architect	Image
Bowling Club House, Robert Street, Willoughby Park <i>Willoughby LEP 2012</i> Local Heritage Listing No. I224	1952 with 1960s additions	Eric Nicholls	 <p>Figure 2.37: Bowling Club House, Willoughby Park. Source: State Heritage Inventory 2660043</p>
Former South Hurstville Bowling Club, 29A Greenacre Road, South Hurstville <i>Georges River LEP</i> 2022 Local Heritage Listing No. I316	1950s	Unknown	 <p>Figure 2.38: South Hurstville Bowling Club Source: State Heritage Inventory 1870046</p>
Mona Vale Bowling Club, 1598 Pittwater Road, Mona Vale <i>Pittwater LEP 2014</i> Local Heritage Listing No. 2270482	1954	Unknown	 <p>Figure 2.39: Mona Vale Bowling Club Source: State Heritage Inventory 2270482</p>
Newport Bowling Club, 6 Palm Road, Newport <i>Pittwater LEP 2014</i> Local Heritage Listing No. 2270489	1943	Unknown	 <p>Figure 2.40: Newport Bowling Club Source: State Heritage Inventory 2270489</p>
Post War Modernist style Waverley Bowling Club, 163 Birrell St, Waverley <i>Waverley LEP 2012</i> Local Heritage Listing No. I451	1893 (demolished) 1960s (replacement building)	Oliver Harley (1893)	 <p>Figure 2.41: Waverley Bowling Club Source: foursquare.com/v/waverley- bowling-club</p>

Name	Date	Architect	Image
Mosman Bowling Club, 15 Belmont Road, Mosman <i>Mosman LEP 2012</i> Local Heritage Listing No. I451	1927	Unknown	 <p>Figure 2.42: Newport Bowling Club Source: State Heritage Inventory 2060045</p>

Conclusion

Based on the above comparative analysis, the majority of bowling club buildings located throughout the suburbs of Sydney that are identified as local heritage items were constructed in the mid 20th century and represent a different period in the history of bowling clubs in NSW. Of those bowling clubs listed, only one was identified as being comparable to the Chatswood Bowling Club in regard to construction date, style, and history, being the Mosman Bowling Club.

The Mosman club, established in 1902, is one of Sydney's older bowling clubs and both the organisation and this building demonstrate the growth of community facilities in Mosman in the early decades of the 20th century. The clubhouse is an important townscape feature of Belmont Road and a handsome example of its type. The club house building was constructed in 1927 designed in a Federation Arts and Crafts style. The building comprises rendered brick, with a jerkin head tiled roof and deep verandah to the front (southern) elevation with a central gabled entry portico.



Figure 43: Mosman Bowling Club, 1947. Source: Mosman Council Library, LH PF 57

A large addition was constructed to the eastern side sometime between 1961-1971, and internal renovations have occurred to modernise the place. The building continues to be used as a bowling club in connection with the two bowling greens.

The Chatswood Bowling club is relatively rare as one of the oldest known surviving bowling club buildings. In particular, the continuous and ongoing use of the building as the headquarters of the bowling club since 1900, one year after its formation is of particular note. While the Bowling Club has been substantially altered, even its later alterations date from an earlier period than many of the bowling club buildings that are extant in greater Sydney.

2.2.7. Federation Cottages in the Willoughby City LGA

Of the 15 nominated properties, two of these are single storey detached Federation style residences constructed in the early 20th century, that is Boronia, No. 58 Johnson Street, Chatswood and No. 27 Wallace Street, Willoughby. As such, it is useful to compare these with other similar residences

already listed as local heritage items located throughout the Willoughby LGA to determine whether the nominated properties are rare or good representative examples of their type.



The Willoughby LGA contains a substantial number of Federation era residences listed as local heritage items and therefore only those located in the immediate vicinity of the nominated items have been identified below.

Boronia, No. 58 Johnson Street, Chatswood

Boronia is a modest, single storey, dwelling constructed in 1913 in the Federation style. The house is face brick with tiled hipped roof, projecting front gable, front verandah under the main roof form with moulded timber verandah posts, encaustic tile verandah and multi-pane windows. The house is substantially intact externally and internally.

In the immediate vicinity of the subject property are a number of dwellings constructed in the early 20th century and in a similar style with comparable forms and details. However, those houses nearby to Boronia that are already listed as local heritage item tend to be grander in scale and detailing than Boronia and are located on larger allotments with well-established gardens. Examples include the following




Address	Image
House, No.15 Johnson Street, Chatswood (Heritage Item No. I79)	 <p>Figure 2.44: No. 15 Johnson Street, Chatswood. Source: https://www.realestate.com.au/property/15-johnson-st-chatswood-nsw-2067/</p>
House, No. 34 Johnson Street, Chatswood (Heritage Item No. I80)	 <p>Figure 2.45: No. 44 Johnson Street, Chatswood. Source: https://www.realestate.com.au/property/34-johnson-st-chatswood-nsw-2067/</p>

Address	Image
House No. 105 Archer Street, Chatswood	 <p>Figure 2.46: No. 105 Archer Street, Chatswood. Source: https://www.realestate.com.au/property/105-archer-st-chatswood-nsw-2067/</p>
House, No. 8 Devonshire Street, Chatswood (Heritage Item No. I73)	 <p>Figure 2.47: No. 8 Devonshire Street, Chatswood. Source: https://www.realestate.com.au/property/8-devonshire-st-chatswood-nsw-2067/</p>

No. 27 Wallace Street, Willoughby

No. 27 Wallace Street, Willoughby is a modest, weatherboard cottage, constructed c.1910 in a simplified Federation style. The house is an anomaly in the street, with surrounding development being principally face brick and tile, single storey dwellings with Federation style detailing.

Within the Willoughby LGA, very few weatherboard cottages are listed as individual heritage items, and those that are listed are, again, grander examples of the type with more decorative features, larger gardens and appear to be highly intact. Numerous other, simpler weatherboard cottages can be found scattered throughout heritage conservation areas in the Willoughby LGA that were subdivided and developed in the late 19th and early 20th centuries, some of which are also listed as local heritage items. Examples of weatherboard houses identified as local heritage items include the following:

Address	Image
Oola, No. 4 Berry Road Naremburn (Heritage Item No. I154)	 <p>Figure 2.48: No. 4 Berry Road, Naremburn. Source: State heritage inventory 2660022</p>
House, No 18 Kareela Road, Chatswood (Heritage Item No. I146)	 <p>Figure 2.49: No. 18 Kareela Road, Chatswood. Source: State heritage inventory 2660013</p>
House (including original interiors), No. 11 Adolphus Street, Naremburn (Heritage Item No. I153)	 <p>Figure 2.50: No. 11 Adolphus Street, Naremburn. Source: State heritage inventory 2660066</p>

<p>House (including original interiors), No. 40 Slade Street, Naremburn</p> <p>(Heritage Item No. I169)</p>	 <p>Figure 2.51: No. 40 Slade Street, Naremburn https://www.realestate.com.au/property/40-slade-st-naremburn-nsw-2065/</p>
<p>House (including original interiors), No. 42 Slade Street, Naremburn</p> <p>(Heritage Item No. I170)</p>	 <p>Figure 2.52: No. 42 Slade Street, Naremburn https://www.realestate.com.au/property/42-slade-st-naremburn-nsw-2065/</p>

Conclusion

Based on the above comparative analysis, modest, simply detailed Federation cottages are not listed as local heritage items within the Willoughby LGA. Federation cottages, whether of face brick or weatherboard construction are grander, with more ornate decoration and are located on larger allotments set within mature gardens. By comparison, both Boronia, No. 58 Johnson Street, Chatswood and No. 27 Wallace Street, Willoughby are modest in scale and simple in form and detailing and are not considered to be compatible with other Federation cottages identified as local heritage items.

It should be noted however, that Boronia has a distinct history, being in use by the Willoughby Historical Society and operating as a house museum and a museum of the Willoughby LGA, which makes it rare and of social significance.

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3. Outcomes and Recommendations

3.1. Introduction

The following provides an overview of the outcomes of this Part 2 report, based on the assessment of significance undertaken for 14 of the 15 nominated properties. For the full assessments of significance, refer to the individual inventory sheets in Appendix 2.

In addition, section 3.3 below provides recommendations as to whether any of the 15 nominated properties should be listed as local heritage items.

3.2. Outcomes for the nominated properties

Address	Integrity	Statement of Significance
Landscape Items		
The Scarp Retaining Wall, Castlecrag	High	<p>The Scarp Retaining Wall is significant as an integral element of Walter Burley Griffin's Castlecrag Reserve. It is associated with Walter Burley Griffin and Marion Mahoney Griffin, highly skilled and well regarded architects, and embodies the principals of Griffin's design in integrating the natural landscape with the built environment.</p> <p>The Scarp Retaining Wall was constructed around the same time as The Scarp roadway between 1930 and 1936 and its use of rough sandstone blocks, likely sourced from the immediate locality, arranged in an attractively haphazard manner speaks to the integral role these structural landscape elements played within the overall design of Castlecrag.</p> <p>The Scarp Retaining Wall, alongside other landscape elements within Castlecrag collectively form a network of infrastructure and services throughout the suburb and demonstrate Griffin's wholistic approach to the design of Castlecrag. The Scarp Retaining Wall is one part of the whole urban design of Castlecrag, which is very rare and held in high esteem by a broad cross-section of people as a surviving example of Walter Burley Griffin's urban design work which embodies his philosophy of the integration of the natural and built environment.</p>
The Rampart Culvert, Castlecrag	High	<p>The Rampart Culvert is significant as an integral element of Walter Burley Griffin's Castlecrag Reserve. It is associated with Walter Burley Griffin and Marion Mahoney Griffin, highly skilled and well regarded architects, and embodies the principals of Griffin's design in integrating the natural landscape with the built environment.</p> <p>The Rampart Culvert was constructed at the same time as The Rampart roadway between 1922 and 1923 and its use of</p>

Address	Integrity	Statement of Significance
		<p>sandstone, likely sourced from the immediate locality and as well as natural sandstone outcrops speaks to the integral role these structural landscape elements played within the overall design of Castlecrag.</p> <p>The Rampart Culvert, alongside other landscape elements within Castlecrag collectively form a network of infrastructure and services throughout the suburb and demonstrate Griffin's wholistic approach to the design of Castlecrag. The Culvert is one part of the whole urban design of Castlecrag, which is very rare and held in high esteem by a broad cross-section of people as a surviving example of Walter Burley Griffin's urban design work which embodies his philosophy of the integration of the natural and built environment.</p>
<p>Flat roofed stone bridge</p> <p>Between 79 and 81 The Bulwark, Castlecrag</p>	High	<p>The Flat Roofed Stone Bridge Culvert is significant as an integral element of Walter Burley Griffin's Castlecrag Reserve. It is associated with Walter Burley Griffin and Marion Mahoney Griffin, highly skilled and well regarded architects, and embodies the principals of Griffin's design in integrating the natural landscape with the built environment.</p> <p>The Flat Roofed Stone Bridge Culvert was constructed at the same time as The Bulwark roadway between 1928 and 1930 and its use of rough-hewn sandstone, likely sourced from the immediate locality speaks to the integral role these structural landscape elements played within the overall design of Castlecrag.</p> <p>The Flat Roofed Stone Bridge Culvert, alongside other landscape elements within Castlecrag collectively form a network of infrastructure and services throughout the suburb and demonstrate Griffin's wholistic approach to the design of Castlecrag. The Culvert is one part of the whole urban design of Castlecrag, which is very rare and held in high esteem by a broad cross-section of people as a surviving example of Walter Burley Griffin's urban design work which embodies his philosophy of the integration of the natural and built environment.</p>
<p>Arched Stone Bridge</p> <p>Between 86 and 88 The Bulwark, Castlecrag</p>	High	<p>The Arched Stone Bridge Culvert is significant as an integral element of Walter Burley Griffin's Castlecrag Reserve. It is associated with Walter Burley Griffin and Marion Mahoney Griffin, highly skilled and well regarded architects, and embodies the principals of Griffin's design in integrating the natural landscape with the built environment.</p> <p>The Arched Stone Bridge Culvert was constructed at the same time as The Bulwark roadway between 1928 and 1930 and its use of rough-hewn sandstone, likely sourced from the immediate locality and notable barrel-vaulted construction speaks to the integral role these structural landscape elements played within the overall design of Castlecrag.</p> <p>The Arched Stone Bridge Culvert, alongside other landscape elements within Castlecrag collectively form a network of infrastructure and services throughout the suburb and</p>

Address	Integrity	Statement of Significance
		demonstrate Griffin's wholistic approach to the design of Castlecrag. The Culvert is one part of the whole urban design of Castlecrag, which is very rare and held in high esteem by a broad cross-section of people as a surviving example of Walter Burley Griffin's urban design work which embodies his philosophy of the integration of the natural and built environment.
Henry Lawson Cave, Flat Rock Gully, Naremburn Lot 7 DP 524254 and Lot 3 DP506449	High	<p>The Henry Lawson Cave is significant for its association with beloved writer Henry Lawson, who lived for some time in Naremburn and reportedly used the cave as a temporary resting place. The bush setting of Flat Rock Gully in which the cave is located likely served as inspiration for a number of poems penned during his residence at Naremburn.</p> <p>The cave is representative and rare as one of the few places recognised for its associations with the life and works of Henry Lawson.</p> <p>The cave also has historical significance as one of the few remaining (if not the only) original natural elements of Flat Rock Gully that still remain following the near decimation of the area through the 20th century.</p> <p>It is a fine Hawkesbury sandstone cave that is a prominent natural feature within a public park. The cave forms part of the story of Flat Rock Gully and local government management of public land and garbage, as well as forming part of Willoughby Council's bicentenary celebrations.</p> <p>The cave, together with the nearby amphitheatre which supports its ongoing use and associations with Henry Lawson is well-loved by the local community and Australian poetry enthusiasts. The ongoing use of the place to perform bush poetry and the ongoing facilitation of this use by Council in providing the amphitheatre is evidence of the ongoing esteem in which the cave is held by the local community.</p>
Built Items		
Rivett House, 148 Edinburgh Road, Castlecrag	Moderate	<p>No. 148 Edinburgh Road is of historical and associational significance as a residence designed by Walter Burley Griffin (albeit altered), one of the first houses to be developed within the Castlecrag Estate. Architect Walter Burley Griffin, together with Marion Mahoney Griffin, made a significant contribution to the development of architecture and planning in Australia, including through the design and development of Castlecrag. The works of the Griffins and the development of Castlecrag, including No. 148 Edinburgh Road are of social value to those interested in the history and architecture of the area as evidenced by the numerous heritage listings, publications and general public interest.</p> <p>Controversially altered during construction by property owner Dr. Edward Rivett, who also established the Cabarisha Hospital opposite (Castlecrag Private Hospital), the place is of historical significance as an anomaly in terms of its form and design and is</p>

Address	Integrity	Statement of Significance
		<p>the only example within Castlecrag of a residence built in contravention to the GSDA covenants, validated by a court case.</p> <p>Although altered with an ungainly pitched roof form, and incongruous to the dominant architectural character of Castlecrag, No. 148 Edinburgh is of some aesthetic significance as a residence designed by Walter Burley Griffin, which retains some original elements of Griffins design including the use of Hume Pipe columns and the rounded ends to the main body of the house. The later two storey garage addition is a particularly outstanding and potentially rare example of Griffin's later architectural style.</p>
Albion House, 2 The Rampart, Castlecrag	High	<p>No. 2 The Rampart is of significance as a relatively rare, substantially intact residence designed by noted architect Eric Nicholls and a contributory element within the Castlecrag Estate. The house is an excellent example of Nicholl's distinct brand of Modernism and features many of the characteristics of Nicholls's style including the symmetrical curved bays, smooth rendered finish, and entry treatment. The house appeared in <i>Building</i> magazine in 1942.</p> <p>Located on an irregular allotment, set above the street level, the surrounding garden, landscaped verge, and exposed rock outcrops are distinctive features that survive as evidence of the Griffin's design approach to the laying out of the Castlecrag Estate.</p>
Hedberg House, 42 The Bulwark, Castlecrag	Moderate to high	<p>No. 42 The Bulwark, Castlecrag is of significance as a relatively rare, substantially intact residence designed by noted architect Eric Nicholls, featuring many of the characteristic elements of his style, which, by the late 1940s had been developed and refined into a distinct brand of modernism. The use of sandstone, integration of house and garden, rounded forms and rendered surfaces are key characteristics of Nicholl's work that are evident at No. 42 The Bulwark, whilst still demonstrating the influence of W.B. Griffin's Castlecrag architectural approach and principles.</p>
101 Neerim Road, Castle Cove	Moderate	<p>The Renault House, 101 Neerim Road, Castle Cove, designed by Harry Seidler & Associates in 1969 and substantially altered by Kevin Snell Architects in 1994, has some historical, associational, and aesthetic significance as a house designed by Harry Seidler, spatially arranged in plan and section to follow a binuclear separation of functions, influenced by the work of Modernist architect Marcel Breuer. However, due to the extent of change (internally and externally) that has occurred, the design features and architectural elements characteristic of a Seidler-design house have either been lost or obscured, and consequently the Renault House is no longer a good representative or authentic example of the work Harry Seidler.</p>
Carmen, 268 Mowbray Road, Artarmon	Little	<p>Carmen, No. 268 Mowbray Road has some historical and associational significance as a surviving late 19th century cottage, the first to be constructed along this section of Mowbray Road</p>

Address	Integrity	Statement of Significance
		and the basis for the Carmen Estate subdivision undertaken in 1905; and for its associations with John Francis Coffee, one of the co-founders of Mutual Life and Citizens' Company (MLC), who built the nearby heritage listed Windsor Gardens and appears to have resided in the house during construction. However, due to the extent of physical change that has occurred, the history of the place is now difficult to discern, and significance is somewhat obscured by the later changes.
The Salvation Army Citadel, 121 Victoria Avenue, Chatswood	High to moderate	<p>The Chatswood Salvation Army Citadel is of historical significance as the second citadel built on the north shore and is able to demonstrate through its built fabric the establishment and propagation of the Salvation Army in Australia in the 20th century. The place is associated with the Salvation Army and Percivale Dale, the Army's architect from 1916 and who was likely the architect of the Chatswood Citadel, alongside the Crows Nest Citadel and likely many others in Australia and established a standardised design for Citadel buildings. The simplicity and practicality of the design, as one of many near-identical buildings, embodies the ethos and practices of the Salvation Army in the early 20th century.</p> <p>Although altered to the front elevation, with the later portico, the building remains aesthetically distinctive in the street and retains the majority of its original external and internal detailing and could be restored. The place is a particularly good example of both a Citadel of the Salvation Army and the work of Percival Dale.</p> <p>The Citadel likely holds social significance to former members of the Salvation Army and members of the current and past religious institutions occupying the building.</p>
Boronia, 58 Johnson Street, Chatswood	High	<p>Boronia, 58 Johnson Street Chatswood is of historical significance as a highly intact Federation cottage constructed in 1913, retaining its original exterior form and detailing, as well as internal room configuration and detailing. It is a good example of a detached single storey Federation cottage within the Willoughby LGA and provides evidence of domestic life in the early 20th century.</p> <p>The place is associated with the Willoughby District Historical Society and has been the headquarters and museum of the Society since its opening in 1993, over 30 years ago. The growing collection of items and evolving exhibitions held at the place about and originating from Willoughby provides evidence of the history of Willoughby as a whole. Key members of the society, including Eric Wilksch made substantial contributions to the community of Willoughby.</p> <p>The place is held in high esteem by the local community and holds substantial historical significance for both its use as a historical museum and the collections held therein.</p>

Address	Integrity	Statement of Significance
Scots Wai, 27 Wallace Street, Willoughby	High	<p>Scots Wai, No. 27 Wallace Street, constructed in 1910, is of some historical significance for forming part of the Williams Estate, granted to John Williams in 1845 and subdivided by Robert Barclay Wallace in 1886.</p> <p>The dwelling is a modest representative example of an early 20th century weatherboard cottage that appears to remain substantially intact externally and is a notable feature within a streetscape of mainly Federation brick cottages and Californian bungalows. However, numerous other, better quality and attractively detailed weatherboard cottages exist throughout the Willoughby LGA that are finer examples of the type and are heritage listed.</p>
Chatswood Bowling Club 655 and part 655A Pacific Highway, Chatswood	<p>Little: original design (1900).</p> <p>Moderate to high: club building to 1930s presentation.</p> <p>Moderate: 1960s site configuration</p>	<p>The Chatswood Bowling Club, 655 Pacific Highway, Chatswood is of historical significance as the headquarters of the Chatswood Bowling Club established in 1899, that has been in continuous use since its construction in 1900, one year after the formation of the club.</p> <p>Through its built fabric (including later alterations and additions), the place is able to demonstrate the changing needs of its members as well as changing architectural fashions throughout the 20th century. The place is associated with noted Inter-war architect Clifford H. Finch, who designed the substantial remodelling of the place in 1938, yet maintained the early 20th century external Federation appearance of the place, with a 1930s overlay. The place is also associated with original club members instrumental in the establishment of the club and construction of the initial club house including William Wilkie, Harry Augustus Young and William Matheson Gordon, who designed the original building.</p> <p>The Bowling Club building, along with the associated greens, caretakers cottage, and accommodation building, collectively are a good representative example of a bowling club, and is particularly rare as an early example of such in comparison to other extant bowling clubs within greater Sydney. The surviving brick wall and gate pier in front of 655A Pacific Highway provides tangible, historical evidence of the original allotment and configuration of the bowling club prior to 1995.</p> <p>The place is likely to be held in high esteem by the lawn bowls community, past and current members of the Chatswood Bowling Club, and the local community for its continued use as a recreational facility since 1900. The building continues to play an important role in the social lives of many members of the local community.</p>

3.2.1. 13 Greville Street, Chatswood

It should be noted that 13 Greville Street, Chatswood was also nominated as an item for further investigation as part of this study. However, the cottage located on the property has since been demolished (c2021) and the construction of two townhouses on the property are now nearing completion (CD-2020/266 and CD-2021/345). As such, no significance assessment was undertaken for the place.



Figure 3.1: Streetview image of 13 Greville Street prior to demolition (September 2020)



Figure 3.2: 13 Greville Street as of February 2024.

3.3. Recommendations

The following table provides an overview of the recommendations for listing for each of the nominated items (excluding 13 Greville Street). Refer also to the inventory sheet for each item (see Appendix 2). Other recommendations are also provided in relation to further research and inclusion of certain elements within listings.

Address	Recommendation	Comment
Landscape Items		
The Scarp Retaining Wall, Castlecrag	List as a local heritage item	Consider undertaking a comprehensive study of all landscape items within Castlecrag and list as a group.
The Rampart Culvert, Castlecrag	List as a local heritage item	
Flat Roofed Stone Bridge Between 79 and 81 The Bulwark, Castlecrag	List as a local heritage item	
Arched Stone Bridge Between 86 and 88 The Bulwark, Castlecrag	List as a local heritage item	
Henry Lawson Cave, Flat Rock Gully, Naremburn Lot 7 DP 524254 and Lot 3 DP506449	List as a local heritage item.	List the cave and associated amphitheatre together as a local heritage item.

Address	Recommendation	Comment
Built Items		
Rivett House, 148 Edinburgh Road, Castlecrag	Recommended for local listing	Internal inspection required before including interiors into listing.
Albion House, 2 The Rampart, Castlecrag	Recommended for local listing	Internal inspection required before including interiors into listing.
Hedberg House, 42 The Bulwark, Castlecrag	Recommended for local listing	Include interiors in listing
Renault House, 101 Neerim Road, Castle Cove	Not recommended for local listing	An on-site and internal inspection is required to confirm integrity.
Carmen, 268 Mowbray Road, Artarmon	Not recommended for local listing	N/A
The Salvation Army Citadel, 121 Victoria Avenue, Chatswood	Recommended for local listing	Internal inspection required before including interiors into listing.
Boronia, 58 Johnson Street, Chatswood	Recommended for local listing.	The continuing use of the place in association with the Willoughby District Historical Society is an important element of its significance.
27 Wallace Street, Willoughby	Not recommended for local listing	N/A
Chatswood Bowling Club 655 and Part 655A Pacific Highway, Chatswood	Recommended for local listing	Include interiors and the front wall and gate post located on part of 655A Pacific Highway in listing.

Appendix 1

Inventory Sheets for items within the Naremburn Study Area

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ITEM DETAILS	
Name of Item	Sisters of St Joseph's Convent
Other or former names	
Address	36 Merrenburn Avenue, Naremburn
Lot DP/SP	Lot 2 DP 115889, Lot B DP 341975
Building Type	Convent
Current use	Convent
Former Use	Convent

DESCRIPTION	
Physical Description	<p>The Sisters of St Joseph's Convent at No. 36 Merrenburn Avenue (the Convent) is located on the southern side of Merrenburn Avenue and spans across two allotments. The property comprises a two storey convent building within a generous front garden.</p> <p>The building frontage is defined by a high face brick wall with decorative brick corbelling and hedging. There are two vehicle entry gates: one to the east end and one to the south end, which provide access to a semicircular concrete-paved driveway. The front elevation is partially obscured by low hedging and a variety of mature trees, including frangipanes.</p> <p>The building forms part of a group of buildings relating to the Catholic Church in Naremburn: St Leonards Church on the corner of Willoughby Road and Donnelly Road, the Presbytery immediately south of the convent, and the St Leonards Catholic School immediately adjacent to the west. Each is located within large allotments with generous setbacks and open landscaped areas, and together they are a large and visually prominent complex within the suburb.</p> <p>Despite being set back from the street, the Convent is a highly visible element within the streetscape of Merrenburn Avenue. The rear is also visible from Donnelly Road to the south and it forms a clear visual relationship with the Church and Presbytery. In particular, the view of the front elevation in context with the spire of the Church in the background is notable.</p> <p>The Convent building is constructed of blonde face brick, with darker brown brick used for decorative effect to arches, window heads and balustrade, moulded rendered masonry verandah posts and pillars, with a hipped and gable roof form to the main body of the building and two rear wings with hipped roofs, all with terracotta Marseille tiles.</p> <p>The whole of the building is designed in a simplified Romanesque style and incorporates design elements of religious and convent architecture in a simplified, traditional, and modest manner to produce an overall pleasant and dignified design.</p> <p>Aligned east-west, parallel with Merrenburn Avenue, the building has parapeted gable ends detailed with brick corbelling in a contrasting colour, and with an off-centre projecting parapeted gable front featuring a rose window and recessed arches. . The entry to the convent is located to the west of the projecting gable, via an arch opening that matches the arches to the eastern colonnade. One chimney is located on the rear (southern) roof plane, however it is largely concealed behind the side gable in views from Merrenburn Street.</p>

	<p>The building incorporates many stylistic details typical of the Romanesque style, including rounded arched windows, a colonnade with rounded arches, and rose window.</p> <p>The pillars to the colonnade at ground floor are rendered masonry with simple Romanesque capitals in which a cross is inscribed in the flat face.</p> <p>The upper level comprises a covered balcony, supported on squat rendered square columns with stone capitals, resting on a solid brick balustrade with contrasting corbelled coping bricks.</p> <p>Originally, the building formed an “L” shaped, with a rear wing to the eastern side. An additional rear wing to the west side was constructed between 1994-2005 to match, and is largely sympathetic in its form, detailing, and location.</p> <p>Iron bars have been installed to the ground and first floor windows, but otherwise the place appears substantially intact externally.</p> <p>Access was not provided to the building or the site and the interiors and rear wings were not inspected. The above description is based on the site being viewed from the public road.</p>
Integrity / Intactness	<p>High integrity</p> <p>High intactness</p> <p>No internal inspection undertaken</p>
Physical condition	Good
Modifications and dates	1994-2005 – Rear western wing constructed

HISTORY	
Year of construction	1936
Designer or architect	Edward Rodwell Green (Scott, Green and Scott)
Builder or maker	W.G. Mason (builder)
Historical outline	<p>The Sisters of St Joseph’s Convent at No. 36 Merrenburn Avenue is located within John Sylvester Ryan’s grant of 1849, which he sold to Alexander Dodds MLC in 1875. Dodds built his house <i>Merrenburn</i>, in the late 1870s, which stood at the south-west corner of the grant backing onto Willoughby Road with its main elevations facing south and east. The Merrenburn Estate was subdivided in 1910. In 1911, the Catholic Diocese purchased 1 acre of land at the corner of Willoughby Road and Donnelly Road and constructed the St Leonard’s Church in 1913.¹ At the same time, the Sisters of St Joseph obtained an additional 1 acre to the north.</p> <p>The Sisters of St Joseph</p> <p>The Sisters of Saint Joseph of the Sacred Heart are a religious order of women, originally founded in South Australia in 1866, by Sister Mary MacKillop and Reverend Julian Edmund Tenison Woods, for the Catholic education of children from poor families. They ran a number of children's homes in New South Wales</p>

¹ Torrens Title CT 2207-204

as well as Catholic schools, throughout New South Wales. They also ministered to Catholic children in migrant camps and settlements, conducted missions at state schools, and trained Catholic teachers.

In 1883, Sister MacKillop was expelled from the Adelaide Diocese and relocated to Sydney. Dean Kenny, retired pastor of the North Sydney parish, donated his house, 'Alma Cottage', in Mount Street North Sydney, to the Sisters for use as a Novitiate. By May 1884 Mary MacKillop had moved in and acquired surrounding properties, designating them as the Mother House of the Institute and built a substantial convent in 1902 by architects Eaton and Bates (extant).

Mother Mary MacKillop, who died at the Mount Street convent in 1909 and was buried nearby. In 2008 Mary MacKillop was canonised by the Catholic Church and became Saint Mary of the Cross.²

The Sisters of St Joseph had opened their Catholic denominational school in Market Street, Naremburn (on the eastern side of the Gore Hill Freeway) in 1894, adapting an existing shop and cottage, with a purpose-built school hall dating from 1904. This structure also served as a chapel for a time.

The Catholic denominational school was removed from Market Street in 1931, and the new school in Willoughby Road was opened in 1932 by the Sisters within their property *Merrenburn* purchased from the Dodds family in 1911.³

In 1936, a new convent was built to replace the old house *Merrenburn*. The foundation stone was laid in September 1935 and blessed by the Very Rev. Father E. O'Brien.⁴ The new convent provided accommodation for 18 sisters, and music hall for the children they taught. The architect was Edward Rodwell Green (1884-1974) of Scott, Green and Scott, and the builder was W.G. Mason.



Figure 1: Aerial view of the convent in 1943, 7 years after its construction. Note the

² "Sisters of Saint Joseph of the Sacred Heart (1872 -)" <https://www.findandconnect.gov.au/ref/nsw/biogs>

³ Torrens Title CT 2207-222

⁴ "New Convent at Naremburn", *The Catholic Press*, Thursday 26th September 1935, p. 13

	<p>rear wing to the east. A small western rear wing is visible which has since been replaced with a large two storey rear wing.</p> <p>Scott, Green and Scott</p> <p>Scott, Green and Scott architects, as Scott and Green, were prolific in the first half of the 20th century and undertook a range of work, from commercial to residential as well as conversions and refurbishments of existing buildings. The firm commenced in the late 1880s when Ernest Alfred Scott (1863-1947) won the competition to design the first town hall at Rockdale in 1887 and he established his office in Sydney at that time. He took Edward Rodwell Green (1884-1974) into partnership in 1911 and he seems to have been articulated to Scott prior to this. Following WWI, Scott's son Thomas Maxwell Scott (1893-1978) joined the firm. Some of the surviving drawings (about 20 percent) of this firm are held by the Mitchell Library (and the convent is not one of them). Works attributed to the firm include:</p> <ul style="list-style-type: none"> • Convent of The Good Samaritan, Manly (1930)⁵ • St Joseph's Convent, Rockdale (1929)⁶ • St Alphonsus' School, Auburn (1930) • ANZ Bank, 102 Hunter Street Newcastle (1914) (Heritage listed) • Alterations and extensions to AMP building on Pitt Street. (demolished) (1910) • New rear building to Manar Flats, 42 Macleay Street, Potts Point (1907) ⁷ • Cathcart House, Castlereagh Street (1923)⁸ • The Sun Insurance Office, Bridge Street Sydney (1927)⁹ • Rectory for St Paul's Church, Redfern (1912)¹⁰ • St Paul's School Hall, Redfern (1912)¹¹ • Presbytery of St Vincent's Redfern (alterations) (1913)¹² • Roman Catholic Church, Cronulla (1913) • Alterations and additions to St Pius' Presbytery, Enmore (1926)¹³ • Roman Catholic Schol Hall at Freshwater (1926)¹⁴ • Bank, 21 Oxford Street Darlinghurst (1911)¹⁵ • Deaconess house and hall, Newtown (1916)¹⁶ (Now St Mary Andrews College, 28 Carillon Avenue)
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⁵ *The Catholic Press*, A Breath of Spain in the New Manly Convent, November 27, 1930. p. 18. <http://nla.gov.au/nla.news-article106252657>

⁶ *The Catholic Press*, ROCKDAIE'S NEW CONVENT March 13, 1930. p. 22

⁷ *Building : the magazine for the architect, builder, property owner and merchant* [Sydney: Building Publishing Co.], 1907. Web. 31 January 2024 <http://nla.gov.au/nla.obj-306982393>

⁸ "The Manchester Unity building" *Building : the magazine for the architect, builder, property owner and merchant*, 32,189 (May 1923), 70 <http://nla.gov.au/nla.obj-302509308>

⁹ "Specification Index" *Building : the magazine for the architect, builder, property owner and merchant*. 40, 236 (April 1927), 3

¹⁰ *The Sydney Morning Herald* "TENDERS." 2 January 1912: 5. <<http://nla.gov.au/nla.news-article15299330>>.

¹¹ "The March of Prosperity" *Building : the magazine for the architect, builder, property owner and merchant*, 6 64 (December 1912), 60 <http://nla.gov.au/nla.obj-348272600>

¹² *The Sydney Morning Herald* "CONTRACTS." 1 April 1913: 12 <<http://nla.gov.au/nla.news-article28124100>>.

¹³ *The Sydney Morning Herald* "TENDERS." 14 April 1926: 12. <<http://nla.gov.au/nla.news-article28060688>>.

¹⁴ *The Daily Telegraph* "VARIOUS WORKS." 31 August 1915: 11.<<http://nla.gov.au/nla.news-article238917015>>

¹⁵ *The Sydney Morning Herald*. "AN OXFORD-STREET BANK." 21 November 1911: 12. <<http://nla.gov.au/nla.news-article15290598>>.

- The Crystal Palace, 586 George Street Sydney (1912)¹⁷
- Union Bank Building, Castlereagh Street (1934)¹⁸

By 1930, it appears that Scott and Green were taking on less work, in comparison to the proliferation of work in the 1910s – 1920s.

While Scott, Green and Scott had no close affiliation with the Catholic Church, many of the project they undertook were institutional. One project of particular note was St Alphonsus' School at Auburn for the Sisters of Charity in 1929. This building (as well as the Sisters of St Joseph's convent) was atypical of the kind of architecture favoured by the Diocese in Sydney in the inter-war era.



Figure 2: The Crystal Palace, Sydney shortly after completion. Source: "The March of Prosperity" *Building : the magazine for the architect, builder, property owner and merchant*, 6 64 (December 1912), 69 <http://nla.gov.au/nla.obj-348272600>

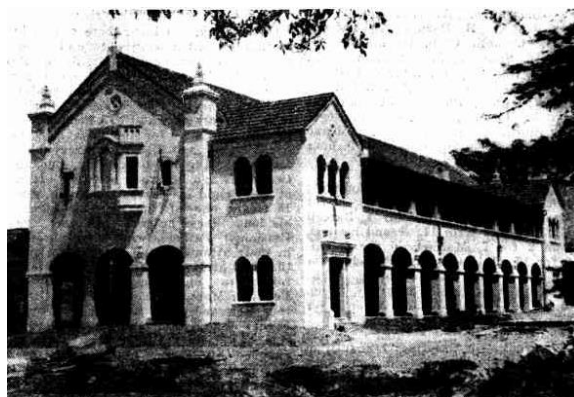


Figure 3: Convent of the Good Samaritan, shortly after completion in 1930. Source:

THE NEW GOOD SAMARITAN CONVENT AND SCHOOL AT MANLY.

The firm was dissolved in 1947, just months prior to Scott's death, with Ernest Scott and T. M Scott practicing under the name E.A. & T. M Scott, while E. Green and his partner under the name of Edward R. Green & Son.¹⁹

¹⁶*The Sydney Morning Herald* "TENDERS." 8 February 1916: 5. <<http://nla.gov.au/nla.news-article28783016>>.

¹⁷ "The March of Prosperity" *Building*, 6; *The Sun* "The Crystal Palace" 14 August 1911. <http://nla.gov.au/nla.news-page24450299>

¹⁸ "Steel Section" *Building : the magazine for the architect, builder, property owner and merchant*. 54, 320 (April 1934): 81

Green appeared to have been the driving force behind the firm's institutional works. He (alongside the firm) regularly donated to building and furnishing funds for churches and schools.²⁰ Following the formation of Green and Son, the firm deliberately specialised in institutional works, noting in one advertisement they were seeking draftsmen who had experience in church and school work. Throughout the 1940s and 1950s, the firm primarily undertook a range of work for churches and schools, including the following:

- New sacristy at the Church of St Mary Immaculate and St Athanasius, Manly,
- Alterations and additions at St Kieran's Priory, Manly Vale (1953)²¹
- Convent school at Kiama under the direction of the Sisters of St Joseph (1952),²²
- Assembly hall and extensions to chapel at St Stanislaus' College (1954)²³
- Additions to St Patrick's Ecclesiastical College, Manly, and
- Catholic church in Woodstone (1954. Likely St Bridgid's)²⁴.

Figure 1.4: The Sisters of St Joseph's convent at No. 36 Merrenburn Avenue in 1986. It was built in 1936. Source: Willoughby City Library (001165)



¹⁹ "Architectural Partnership Dissolved" *Building and Engineering*, 11 (November 1947), 61
<http://nla.gov.au/nla.obj-299615510>

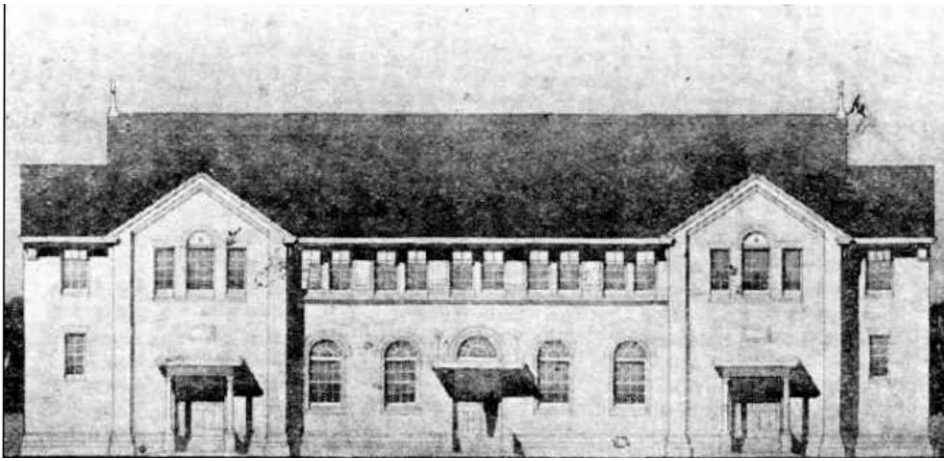
²⁰ *Freeman's Journal* "New High School and Convent, Manly." December 1930: 48. <<http://nla.gov.au/nla.news-article128796910>>.

²¹ *The Sydney Morning Herald*, "ARCHITECTS." 19 May 1953: 8. <http://nla.gov.au/nla.news-article18369842>

²² *Catholic Weekly* "New Kiama School Is Solemnly Blessed" 31 January 1952: 6<<http://nla.gov.au/nla.news-article146746677>>.

²³ *National Advocate* "3000 People Attend Welcome to Apostolic Delegate" 30 August 1954: 1.
 <<http://nla.gov.au/nla.news-article161542329>>.

²⁴ "Advertising" *The Sydney Morning Herald (NSW : 1842 - 1954)* 27 October 1954: 31. Web. 5 Feb 2024
 <<http://nla.gov.au/nla.news-article18454922>>.

	 <p>Figure 5: Architects Scott and Green's drawing of the new St Alphonsus' School at Auburn opened in 1930. Source: <i>Freeman's Journal</i>, 16/1/1930, p.14</p>		
Relevant NSW/State Themes	National Historical Theme	State Historical Theme	Historical Associations
	4 Building settlements, towns and cities	Towns, suburbs and villages	Forms part of the 'institutional centre' of the suburb of Naremburn, centred around the intersections of Willoughby Road and Donnelly Road and Merrenburn Avenue.
	4 Building settlements, towns and cities	Accommodation	As a convent building, providing accommodation for Sisters of St Joseph's from the building's construction in 1936 and continuing today.
	8 Developing Australia's cultural life	Creative endeavour	As the work of Edward Rodwell Green of Scott, Green and Scott, prolific architect (individually and within the firm) and who designed many institutional buildings of note throughout Sydney.
	8 Developing Australia's cultural life	Religion	As a convent building, still in operation according to its original use, and associated with the neighbouring St Leonard's Church and Presbytery and Catholic School.
	9 Marking the phases of life	Persons	Associated with the Sisters of St Joseph of the Sacred Heart order, founded by Saint Mary MacKillop and continuing in use by the Order today.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The Sisters of St Joseph's Convent, constructed in 1936, is of historical significance as forming part of the Sisters of St Joseph of the Sacred Heart order and for providing evidence of the development of institutional services within the residential suburb of Naremburn. It is an important element within the complex of

	<p>Catholic institutional buildings, alongside St Leonard Church (1915), Presbytery (1919), and Catholic School (1931), which collectively played a significant role in the development of the suburb of Naremburn. The convent continues in its original use today.</p> <p>The place is also of historical significance for being located on the land of Alexander Dodds, who built his grand house “Merrenburn” in the late 1870s on the land now occupied by the Convent, Church, School and Presbytery. Subdivided in 1910 as the Merrenburn Estate, the original allotment boundaries remain discernible today. .</p> <p>Meets the criterion on a local level</p>
Historical association significance SHR criteria (b)	<p>The place is associated with the Sisters of St. Joseph of the Sacred Heart for whom the convent was built in 1936 and continue to use to this day. , The Sisters of St. Joseph of the Sacred Heart, an Australian based Catholic order, was founded by Mary MacKillop and Rev. Julian Edmund Tenison Woods in 1866. Mary MacKillop is Australia’s only Saint, being canonised in 2008 as Saint Mary of the Cross.</p> <p>The convent is also associated with architect Edward Rodwell Green, of the firm Scott, Green and Scott, who undertook a variety of religious, institutional, and commercial works, including many Catholic buildings throughout the first half of the 20th century.</p>
Aesthetic significance SHR criteria (c)	<p>The Convent is of high aesthetic significance as a modest yet dignified convent building, designed to incorporate ecclesiastical and Romanesque features. The careful massing and composition of the building, combined with features such as the colonnade, rose window, brick contrast detailing, and deep verandah lend the building a serene atmosphere and pleasant appearance. Other than the rear wing addition to the western side, the building remains substantially externally intact.</p> <p>The building forms part of a group of distinctive religious buildings together with St Leonard’s Church, Catholic School, and Presbytery which are architecturally distinctive, visually prominent and a landmark in the area.</p> <p>Meets the criterion on a local level</p>
Social significance SHR criteria (d)	<p>The Convent has high social significance for its associations with and use by the Sisters of St Josephs, some of whom continue to reside at the convent, as well as other clergy, laypeople, parishioners, and school students of the parish of St Leonard’s, of which the convent forms part of.</p> <p>The place also likely has some social significance to the local community who may appreciate the place for its contribution to the historical character of the locality and the contribution of the Sisters to the broader community.</p> <p>Meets the criterion on a local level</p>
Technical/ Research significance SHR criteria (e)	<p>St. Joseph’s Convent has high potential to provide further information regarding the work of architect Edward Rodwell Green and the architectural firm Scott, Green and Scott.</p> <p>The place may also have some archaeological potential to reveal further information regarding Merrenburn, the 1870s house constructed by Alexander Dodd and initially occupied by the Sisters of St. Josephs prior to the construction of the convent.</p> <p>Meets the criterion on a local level</p>
Rarity SHR criteria (f)	<p>As a convent building located within a complex of religious buildings (i.e. church, school, presbytery), the St Joseph’s Convent is not rare as many complexes of similar buildings can be found across Sydney, including a number built for the</p>

	<p>Sisters of St Joseph of the Sacred Heart throughout NSW. However, the place is somewhat rare as a convent that has continuously operated according to its original use since its construction in 1936 to the present day. Most other convent buildings have since been absorbed into college complexes or are now used for administrative or secular purposes. The place is also rare as a convent constructed in the interwar period, as most convents still extant were constructed in the mid to late 19th century or early years of the 20th century.</p> <p>Meets the criterion on a local level</p>
<p>Representativeness SHR criteria (g)</p>	<p>St Joseph's Convent is a good representative example of a functioning convent building displaying most of the key features of this building type, including colonnade and (reportedly) a chapel. It is also a fine, representational example of a simplified, Inter war, Romanesque style building displaying many of the principal characteristics of the style including the use of semi-circular arches and the cloister (colonnade).</p> <p>Forming part of a group of buildings with the adjacent church, school and presbytery, the convent and associated buildings are representative of a suburban parish complex.</p> <p>Meets the criterion on a local level</p>

STATEMENT OF SIGNIFICANCE

<p>Summary Statement of significance</p>	<p>The Sisters of St Josephs Convent, 36 Merrenburn Avenue is of historical significance as a functioning convent, in continuous operation since its opening in 1936 and as one of the homes of the Sisters of St Joseph of the Sacred Heart, the Australian Catholic order established by Saint Mary of the Cross (Mary MacKillop), Australia's only saint. Designed by architect Edward Rodwell Green of prominent architectural firm Scott, Green, and Scott, the building is an accomplished example of a convent building, incorporating ecclesiastical and Romanesque design features to create a building of modest, yet dignified appearance.</p> <p>Together with the adjacent School, Church and Presbytery, the convent forms a greater complex of Catholic educational and religious buildings which together played an important role in the development of the suburb of Naremburn throughout the first half of the 20th century.</p> <p>The place is likely to hold high social significance to the Sisters of St Josephs, as well as current and former clergy, laypersons, and parishioners of St Leonard's Church and former students of St. Leonard's School, as well as the broader community of Naremburn for the social impact of the Sister's involvement in the locality.</p>
<p>Level of Significance</p>	<p>Local</p>
<p>Recommendations</p>	<p>Recommended for listing as a local heritage item. Consider listing as a group with the church, school and presbytery. Undertake internal inspection when possible.</p>

LIST OF REFERENCES

Refer to footnotes

IMAGES



Figure 6: Front elevation of the Convent from Merrenburn Avenue




Figure 7: Front elevation of the Convent from Merrenburn Avenue



Figure 8: Rear (south elevation) of the later addition west rear wing of the Convent as seen from Donnelly Road, between St Leonard's Catholic Church (right) and Presbytery (left).

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ITEM DETAILS	
Name of Item	Lislee
Other or former names	Bon Accord
Address	41 Donnelly Road, Naremburn
Lot DP/SP	Lot 3 DP 5751
Building Type	Single storey bungalow
Current use	Single residence
Former Use	Single residence
Map	

DESCRIPTION	
Physical Description	<p>Lislee, 41 Donnelly Road, Naremburn is located on the northern side of Donnelly Road, a quiet residential street characterised by detached single storey Federation cottages on the northern side, while the southern side comprises a mix of contemporary houses and flat buildings.</p> <p>Lislee is located adjacent to St Leonards Catholic Church and Presbytery. It is a single storey Federation face brick residence set on a stone base with projecting bays to front and side, including an interesting angled corner bay. The roof is hipped and gabled and clad in terracotta Marseille tile.</p> <p>The roof extends over a front porch and is supported with timber posts and brackets. The front door features an arched highlight, while the bays feature timber framed windows with decorative coloured glass.</p> <p>The gable end is finished with roughcast render and timber, with a simple decorative bargeboard and boarded eaves.</p> <p>The house is set within a pleasant front garden filled with shrubs and hedges, bounded to the south by a timber paling fence. A brick paved driveway runs along the eastern boundary, which leads to a garage of sympathetic appearance, scale and siting at the northeastern corner of the house. According to historical aerial photographs, it appears that a structure had been present in the location of this</p>

	<p>garage since 1941, however it appears that the present garage is a later addition.</p> <p>An internal inspection of the place was not undertaken. However, real estate photos dating from 2021 indicate that some original detailing remains, including pressed metal ceilings, some internal doors with highlights, wall vents, and skirtings/cornices. The original internal configuration is still discernible, although some partitions have been removed.</p> <p>A new single storey addition to the rear of the house was constructed between 1986-1994, alongside a large double garage and pool at the rear of the property.</p>
Integrity / Intactness	<p>Moderate integrity</p> <p>Moderate intactness</p> <p>No internal inspection undertaken.</p>
Physical condition	Good
Modifications and dates	1986-1994 – Rear addition, double garage and pool

HISTORY			
Year of construction	1913		
Designer or architect	N/A		
Builder or maker	Thomas Johnston McKimm		
Historical outline	<p>Lislee is located on land that formed part of the Merrenburn Estate (Deposited Plan 5751) and was subdivided in 1910. The grant comprised John Sylvester Ryan's 14 & 3/4 acres that Ryan had sold to Alexander Dodds in 1875 for 1175 pounds.¹ The subdivision into building blocks in 1910 was undertaken by Dodds' executors and trustees, sons Alexander James Dodds and Frederick Dodds.² The subdivision formed Merrenburn Avenue and the naming of Dodds Street.</p> <p>The brick bungalow at No. 41 Donnelly Road was built in 1913 for and by builder Thomas Johnston McKimm. In mid-1912 McKimm had purchased the allotment from the vendors of the Merrenburn Estate, and the bungalow was noted by Willoughby Council as being completed in 1913. McKimm (1871-1957) came from Orange it seems where he married his second wife, Florence Ida Jackson, in 1914. The McKimms called their new home at Naremburn Lislee. They were Anglicans, but had no evident association with the neighbouring church. Ownership of Lislee changed frequently from 1922 to 1927, and after it was owned and occupied by carrier James Thomas Langton until his death in 1947. Langton was a Catholic.</p>		
Relevant NSW/State Themes	National Historical Theme	State Historical Theme	Historical Associations
	4 Building settlements, towns and	Accommodation	Forms part of the historic phase of subdivision and development of the

¹ Old System Conveyance Book 148 No. 865

² Torrens Title CT 1840-135

	cities		Merrenburn Estate in the early 20 th century.
	8 Developing Australia's cultural life	Creative endeavour	A surviving example of a good-quality, speculatively built, Federation cottage.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>Lislee is of some historical significance as evidence of the subdivision of the Merrenburn Estate, undertaken by Alexander James Dodd and Frederick Dodds in 1910. Constructed in c1913 as speculative development, Lislee forms part of the residential development of the area, along with the other houses along Merrenburn Avenue, Dodds Street and Donelly Road. However the insertion of the Gore Hill Freeway, bisecting the estate, somewhat diminishes the ability to understand the historical development of the locality.</p> <p>Does not meet the criterion</p>
Historical association significance SHR criteria (b)	<p>Lislee is associated with the owners of the Merrenburn Estate, J. S. Ryan, who purchased the land in 1849 as well as Alexander Dodds, prominent NSW politician, who purchased the land in 1875, and whose sons then subdivided the land in 1910, although no direct links between these individuals and place exist.</p> <p>The place has historical associations with speculative builder Thomas Johnston McKimm who built the house as his own residence, although he is not well known today.</p> <p>Does not meet the criterion.</p>
Aesthetic significance SHR criteria (c)	<p>Lislee is of aesthetic significance as an attractively detailed Federation cottage that remains substantially intact externally to the main body of the house and incorporates a number of characteristic features of the style, including the angled projecting bay, decorative coloured glass and roughcast rendered gable end. Although a good example, it is not particularly notably or distinguished.</p> <p>Set within a pleasant garden, the house makes a positive contribution to the historic character of the immediate locality.</p> <p>Does not meet the criterion</p>
Social significance SHR criteria (d)	<p>Lislee may have some social significance to the local community, who may appreciate the place for their contribution to the historic character of the locality. An assessment of social values has not been undertaken.</p> <p>Does not meet the criterion.</p>
Technical/ Research significance SHR criteria (e)	<p>Lislee may have the potential to provide further information regarding residential development in the Federation style, although similar information is available throughout the Willoughby LGA given the similar histories of development found throughout Naremburn and surrounding suburbs.</p> <p>As the cottage appears to be the first building constructed on the land, there is little potential for historical archaeology pre 1913 to survive. Archaeological remains associated with the construction and early use of the cottages may survive, although this research potential is found throughout Naremburn.</p> <p>Does not meet the criterion.</p>
Rarity	<p>As a single storey, speculatively built, Federation cottage, Lislee is not considered rare, with numerous examples of similar types of buildings found within the</p>

SHR criteria (f)	immediate vicinity, throughout Naremburn and the greater Willoughby LGA. Does not meet the criterion
Representativeness SHR criteria (g)	Lislee is a representative example of a speculative built early 20 th century residence in the Federation style, of which there are numerous examples within the immediate vicinity and throughout Naremburn. Does not meet the criterion

STATEMENT OF SIGNIFICANCE	
Summary Statement of significance	<p>Lislee, 41 Donnelly Road, is of some historical significance in forming part of Ryan's original 1875 land grant, and is associated with notable local figure and politician, Alexander Dodds, who owned the land that formed the Merrenburn Estate, of which Lislee was part of. The place is of aesthetic significance as a pleasantly detailed and externally intact Federation era cottage, retaining many details characteristic of the style and set within a pleasant garden, and it makes a positive contribution to the streetscape.</p> <p>Lislee, No. 41 Donnelly Street is of some historical significance for being located in the Merrenburn Estate, subdivided and developed in the early 20th century. Constructed as speculative development, the Federation style house is well detailed and externally intact, retaining details characteristic of the style, and is a representative example of a Federation era cottage, although it is not a notable or distinguished example. Set within a pleasant garden, it makes a positive contribution to the streetscape of similar style residences.</p>
Level of Significance	Local
Recommendations	Not recommended for local listing. Incorporate within HCA.

LIST OF REFERENCES
<p>Old System Conveyance Book 148 No. 865</p> <p>Torrens Title CT 1840-135</p>

IMAGES




Figure 1: View of Lislee from Donnelly Road



Figure 2: View of Lislee along eastern boundary from Donnelly Road

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ITEM DETAILS	
Name of Item	Don Bryan
Other or former names	
Address	39 Merrenburn Avenue, Naremburn
Lot DP/SP	Lot 41 DP 5751
Building Type	Single storey bungalow
Current use	Single residence
Former Use	Single residence
Map	

DESCRIPTION	
Physical Description	<p>‘Don Bryan’ is located on the northern side of Merrenburn Avenue, a street which spans east-west across the Gore Hill Freeway and is consequently visually divided in two. No. 39 Merrenburn Avenue is the only detached residence on the north side of the street on the western side of the freeway, with the Naremburn Cammeray Anglican Church located adjacent to the west and a childcare centre to the east, which comprises two Federation cottages modified and joined together.</p> <p>No. 39 Merrenburn Avenue is a single storey detached Arts and Crafts bungalow set within a substantial garden. It is constructed of face brick and features a tiled hip and gable roof (not original), with a shingle clad gable end with small decorative corbels.</p> <p>It features a deep verandah that wraps around the southern and eastern elevations with arched, battened timber valences, supported on timber posts resting on rendered pier caps. The curved balustrade is constructed of brick.</p> <p>The garden is bordered by shrubs and flowers and provide a pleasant setting, while the front fence is a later addition, comprising textured red brick with breezeblock</p> <p>An internal inspection was not possible, however, the current owners noted that works are currently underway to the interior.</p>

Integrity / Intactness	High (external only – no internal inspection undertaken).
Physical condition	Good (external only – no internal inspection undertaken).
Modifications and dates	Garage added to eastern side

s

HISTORY			
Year of construction	1913		
Designer or architect	-		
Builder or maker	Joseph Henry Dellit		
Historical outline	<p>Don Bryan is located on land that formed part of the Merrenburn Estate (Deposited Plan 5751) and was subdivided in 1910. The grant comprised John Sylvester Ryan's 14 & 3/4 acres that Ryan had sold to Alexander Dodds in 1875 for 1175 pounds.¹ The subdivision into building blocks in 1910 was undertaken by Dodds' executors and trustees, sons Alexander James Dodds and Frederick Dodds.² The subdivision formed Merrenburn Avenue and the naming of Dodds Street.</p> <p>The brick bungalow at No. 39 Merrenburn was built in 1913 by builder Joseph Henry Dellit as a speculative development. Dellit (dates unknown) had purchased the land in late 1912 from the vendors of the Merrenburn Estate,³ and he conveyed the property in May 1913. When owned by Dellit Willoughby Council rate assessment noted the property comprised land only, but nonetheless it seems likely Dellit built the bungalow.⁴ For a brief few years in the early 1910s Dellit was in partnership with Louis Ernest Schultz (later called Grey) (?-1965), another speculative builder at Naremburn.</p> <p>In May 1913 Dellit conveyed the property to coachbuilder Archibald Mathieson (1868-1954),⁵ with his wife Mary (born Tang) (1868-1934) becoming the owner later in 1916.⁶ This change in ownership was first recorded by Willoughby Council in its rate assessment for 1914, with the bungalow then being called <i>Don Brian (Bryan)</i>.⁷ The Mathieson's youngest son (born 1912) was named John Bryan.</p>		
Relevant NSW/State Themes	National Historical Theme	State Historical Theme	Historical Associations
	4 Building settlements, towns and	Accommodation	Forms part of the historic phase of development of Federation cottages in the early 20 th century.

¹ Old System Conveyance Book 148 No. 865

² Torrens Title CT 1840-135

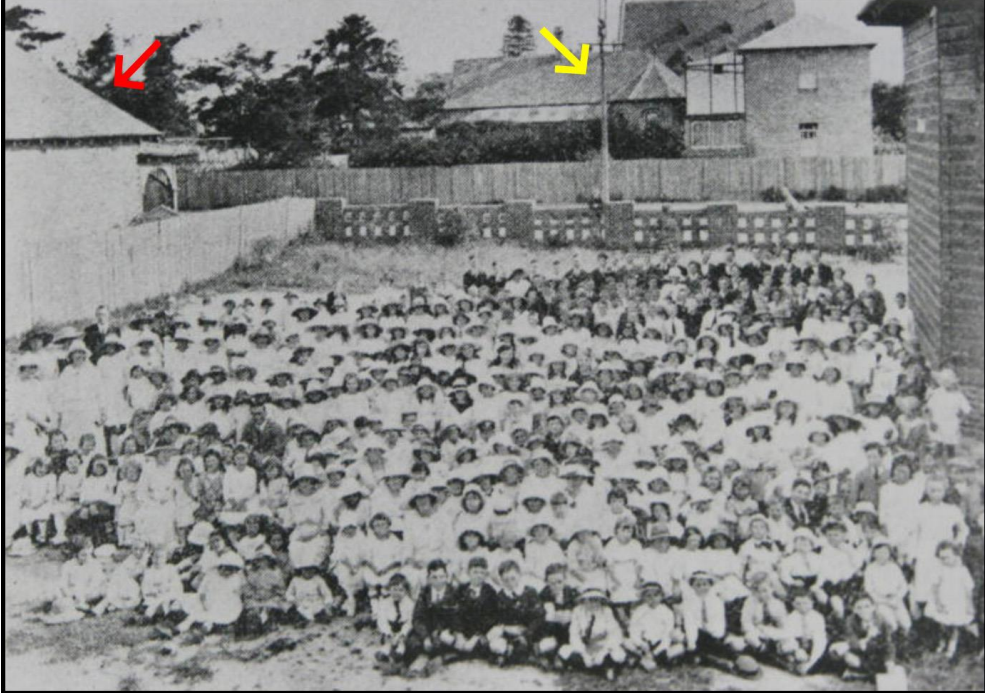
³ Torrens Title Dealing A309

⁴ Willoughby Assessment Book- Naremburn Ward, 1913-1914, entry 1603

⁵ Torrens Title Dealing A26768

⁶ Torrens Title Dealing A241254

⁷ Willoughby Assessment Book- Naremburn Ward, entry 1505

	cities		
	8 Developing Australia's cultural life	Creative endeavour	A surviving example of a good quality Federation cottage.
Historical Images	 <p>Figure 1: St Cuthbert's Church of England congregation outside church, 1921. Don Bryan can be seen the far left (indicated with a red arrow), with its distinctive timber tracery. Also in the background appears to be Dodds' grand house, Merrenburn (indicated with a yellow arrow), constructed in the late 1870s (demolished 1930s). Source:</p>		

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>Don Bryan is of some historical significance as evidence of the subdivision of the Merrenburn Estate, undertaken by Alexander James Dodd and Frederick Dodds in 1910. Constructed in c1913 as speculative development, Don Bryan forms part of the residential development of the area, along with the other houses along Merrenburn Avenue, Dodds Street and Donnelley Road. However, the insertion of the Gore Hill Freeway, bisecting the estate, somewhat diminishes the ability to understand the historical development of the locality.</p> <p>Does not meet the criterion</p>
Historical association significance SHR criteria (b)	<p>Don Bryan has some associations with the original owners of the Merrenburn Estate, J. S. Ryan, who purchased the land in 1849 as well as Alexander Dodds, prominent NSW politician, who purchased the land in 1875, and whose sons then subdivided the land in 1910, although no direct links between these individuals and place exist.</p> <p>The place has historical associations with local speculative builder Joseph Henry Dellit, who (it is assumed) built the house following his purchase of the allotment in 1912. Dellit is not well known today.</p> <p>Does not meet the criterion</p>
Aesthetic	Don Bryan has some aesthetic significant as a pleasantly detailed residence

significance SHR criteria (c)	designed in the Arts and Crafts style. It remains substantially intact externally and retains many characteristic features of the style including a deep verandah, with battened timber valences, supported on timber posts resting on rendered pier caps, although it is no more distinctive in its form and detailing than the surrounding residential development. Set within a pleasant garden, the house makes a positive contribution to the historic character of the immediate locality. Does not meet the criterion
Social significance SHR criteria (d)	Don Bryan may have some social significance to the local community, who may appreciate the place for their contribution to the historic character of the locality. A social values assessment has not been undertaken. Does not meet the criterion.
Technical/ Research significance SHR criteria (e)	Don Bryan may have the potential to provide further information regarding residential development in the Arts and Crafts style, although Don Bryan is not a particularly notable example and similar information is available throughout the Willoughby LGA, having been developed in a similar period. As the cottage appears to be the first building constructed on the land, there is little potential for historical archaeology pre 1913 to survive. Archaeological remains associated with the construction and early use of the cottages may survive, although this research potential is found throughout Naremburn. Does not meet the criterion
Rarity SHR criteria (f)	As a single storey Arts and Crafts bungalow, Don Bryan is not rare, with numerous examples of similar types of buildings found within the immediate vicinity, throughout Naremburn and the greater Willoughby LGA. Does not meet the criterion
Representativeness SHR criteria (g)	Don Bryan is a representative example of early 20 th century speculative residential development in the Arts and Crafts style, of which there are numerous examples within the immediate vicinity and throughout Naremburn. Does not meet the criterion

STATEMENT OF SIGNIFICANCE

Summary Statement of significance	Don Bryan, No. 39 Merrenburn Avenue Naremburn is of some historical significance for being located in the Merrenburn Estate, subdivided and developed in the early 20 th century. Constructed as speculative development, the Arts & Crafts style house is well detailed and externally intact, retaining details characteristic of the style, and is a representative example of a Federation era cottage, although it is not a notable or distinguished example. Set within a pleasant garden, it makes a positive contribution to the streetscape of similar style residences.
Level of Significance	Local
Recommendations	Not recommended for local listing. Incorporate within HCA.

LIST OF REFERENCES

Torrens Title Dealing A309
Willoughby Assessment Book- Naremburn Ward, 1913-1914, entry 1603
Torrens Title Dealing A26768

Torrens Title Dealing A241254

Willoughby Assessment Book- Naremburn Ward, entry 1505

IMAGES



Figure 2: Front elevation of the place from Merrenburn Avenue



Figure 3: Front elevation of the place from Merrenburn Avenue



Figure 4: Side elevation of the place

ITEM DETAILS	
Name of Item	N/A
Other or former names	N/A
Address	23 & 25 Dalleys Road, Naremburn
Lot DP/SP	SP 9070 (No. 23) / Lot A DP 306470 (No. 25)
Building Type	Two blocks of residential flats
Current use	Residential Flats (No. 23) / Single Residence (No. 25)
Former Use	Residential Flats
Map	

DESCRIPTION	
Physical Description	<p>Nos. 23-25 are located on the north side of Dalleys Road, where the road turns from running east-west to north-west. They are sited perpendicularly to each other so that the narrow edge of each building fronts the street.</p> <p>The boundaries of both properties are edged with hedges, while No. 23 is also lined with tall palm trees evenly spaced along the street boundary.</p> <p>The two residential flat buildings are mirror images of each other and comprise a two storey textured red brick building with flat roof and parapet. The form of each consists of three projections, where the centre projection is curved, with a curved window. A double string course of contrasting smooth dark brick divides each building in half horizontally.</p> <p>The head detail of the windows are corbelled with alternating projecting corbels of darker smooth brick and chamfered red brick. The cornice is also stepped with contrasting textured red brick and smooth dark brickwork.</p> <p>A rendered curved awning is located above the entry door, above which is a narrow arched window, the only vertically proportioned window in the façade.</p> <p>The buildings utilise elements of the Modern and Moderne style, including corner windows, rounded brick corners, rendered awnings, contrast brickwork and flat</p>

	<p>roofs. Some of the details are somewhat old fashioned for the time, but the buildings evidently demonstrate great skill and attention to detail in their design and construction.</p> <p>Internal inspections were not able to be undertaken. Real estate photos dating from 2022 indicate that No. 25 remains somewhat intact to its original layout, with the majority of change occurring to the later rear single storey addition. Much original detailing appears to have been removed due to its conversion into a single residence.</p> <p>Real estate photos of Unit 2, No. 23 from 2023 show more original detailing intact, including cornices, fireplaces (albeit bricked in), and room configurations.</p> <p>Real estate photos of Unit 1, No. 23 from 2021 indicate that most of the internal detailing to the flat has been removed, although the room configuration survives.</p> <p>Both blocks feature particularly well-constructed curved stairs linking the ground and first floor, and are likely original.</p>
Integrity / Intactness	<p>No. 23 Dalleys Road</p> <p>High integrity</p> <p>Remains as 2 flats and appears to retain some internal detail to the upper level in Flat 2 (cornices and picture rails). Internal layout at both levels appears largely intact.</p> <p>Fireplaces removed but evidence remains.</p> <p>No. 25 Dalleys Road</p> <p>Moderate integrity.</p> <p>It has been converted to a single residence. Accumulations of A/C units, antennae, conduits etc. have somewhat cluttered the external appearance, but could easily be removed.</p>
Physical condition	Good
Modifications and dates	<p>No. 25</p> <p>2014 – Dwelling Additions (approved) CD-2014/86/A (rear addition)</p> <p>Pre-2012 – Conversion to single residence</p>

HISTORY	
Year of construction	1941
Designer or architect	-
Builder or maker	Harold Osmond Wilfred
Historical outline	<p>The pair of residential flat buildings at Nos. 23 & 25 Dalleys Road were built in 1941 by Harold Osmond Wilfred as speculative developments. The building applications for these developments were lodged in September 1941 by Wilfred, and the completed blocks were conveyed in July and September 1942 to different owners.</p> <p>Wilson had purchased the land, being Lots A and B in Deposited Plan 306470, in 1941 from Colin James Crawford. Crawford was another builder who had owned the land since 1912. The cottage at No. 27 Dalleys Road was his address, and</p>

	<p>likely built by him.</p> <p>Harold Osmond Wilfred (1909-1973) built elsewhere in Willoughby in the 1930s and early 1940s inclusive of flats and duplexes on Willoughby Road in 1941, and a service station on Willoughby Road in 1929 (none surviving?). Other comparative examples are the three blocks of flats at Nos. 22, 22A and 24 Adderstone Avenue, North Sydney that Wilfred built in 1947 (surviving?). Other known examples of Wilfred's work do not incorporate the same level of distinctly Moderne stylistic influences as that seen at 23 & 25 Dalleys Road.</p> <p>In 1946, Wilfred formed a construction company with C. A. Abrahams and B. W Perkins, and called it New Constructions Ltd. (also known as New Era Construction Co. Ltd). Wilfred was noted as the joint managing director and builder, residing at 58 Albany Street, Crows Nest at the time.¹ An advertisement at the time noted that Wilfred (was) "a well known building having been associated with the trade all his life."² The company sought to capitalise on the housing shortage following the war, and in the late 1940s and early 1950s, the company undertook a substantial number of construction projects, largely comprising brick cottages, flats and duplexes throughout the North Shore.</p> <p>Wilfred was clearly a successful and prolific builder through the North Shore, taking advantage of the subdivision of the area through the 30s and 40s, and would have been well known at the time. He continued to build houses, duplexes and flats under his own name, as well as his company throughout the 1940s and 1950s throughout the North Shore, including Lane Cove, North Sydney, Crows Nest, and Willoughby.</p>		
Relevant NSW/State Themes	National Historical Theme	State Historical Theme	Historical Associations
	4 Building settlements, towns and cities	<p>Land tenure</p> <p><i>Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal</i></p> <p>Accommodation</p> <p><i>Activities associated with the provision of accommodation, and particular types of accommodation</i></p>	<ul style="list-style-type: none"> Boundaries of the original land grants that make up the study area remain evident. Original subdivision patterns of the land releases that make up the study area still remain evident, including street alignments and street names. Speculative development of residential flats in the post war period

¹ *The Sydney Morning Herald*, "New Constructions Limited" 19 July 1946, 6

² *ibid*

	8 Developing Australia's cultural life	Creative endeavour Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities	<ul style="list-style-type: none"> Surviving examples of individual buildings of architectural note. Example of speculative development dating from the post-war period of particular architectural 	
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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>Nos. 23 & 25 Dalleys Road have some historical significant for being located on land within Peter Dargan's grant of 1794, the earliest grant in the study area alongside Humphrey Evans'. The pair of flat buildings were constructed as speculative development 1941 and is one of the few post-war developments in the locality.</p> <p>Meets the criterion on a local level.</p>
Historical association significance SHR criteria (b)	<p>Nos. 23 & 25 Dalleys Road are associated with Harold Osmond Wilfred, builder, who constructed the pair of flat buildings. Wilfred, while not well known today, was a prolific builder in the mid 20th century, as both an individual and as part of his company New Constructions Ltd. And he made a significant contribution to the development of the north shore in the post war era. Wilfred is known to have constructed a substantial number of houses, duplexes and flats throughout the North Shore, many of which survive and are in the Moderne/Modern style.</p> <p>Meets the criterion on a local level.</p>
Aesthetic significance SHR criteria (c)	<p>Nos. 23 & 25 Dalleys Road have aesthetic significance as externally substantially intact, mirror image residential flat buildings, located on a visually prominent corner of Dalleys Road. Configured to take advantage of the corner allotment in their form and detailing, the pair of flat buildings are of significance for their interesting postwar style, incorporating elements of the Modern and earlier Moderne styles, including corner windows, rounded brick corners, rendered awnings, contrast brickwork and flat roofs.</p> <p>While somewhat old fashioned for the time of their construction (1941), the buildings evidently demonstrate great skill and attention to detail in their design and construction and are aesthetically distinctive in the local area.</p> <p>Meets the criterion on a local level.</p>
Social significance SHR criteria (d)	<p>Nos. 23 & 25 Dalleys Road may have some social significance to the local community, who may appreciate the pair of flat buildings for their contribution to the historical character of the locality and distinctive style and detailing. An assessment of social values has not been undertaken.</p> <p>Does not meet the criterion.</p>
Technical/ Research	<p>Nos. 23 & 25 Dalleys Road may have the potential to provide further information regarding the post-war development of Naremburn and the success</p>

significance SHR criteria (e)	<p>of differing residential building types in the post war market, although this information would also be available elsewhere in the Willoughby LGA.</p> <p>The potential for surviving historical archaeological remains relating to the construction and early use of the buildings is low.</p> <p>Does not meet the criterion.</p>
Rarity SHR criteria (f)	<p>As a pair of post-war flats, Nos. 23 & 25 Dalleys Road are rare within the suburb of Naremburn, a locality that was primarily developed in the mid to late 19th century and then in the early 20th century. They are also somewhat rare as surviving examples of the work of builder Harold Osmond Wilfred, within the Willoughby LGA.</p> <p>Meets the criterion on a local level</p>
Representativeness SHR criteria (g)	<p>Nos. 23 & 25 Dalleys Road are good and interesting examples of post-war residential flat development in the Willoughby LGA. Both remain largely externally intact and somewhat intact internally, and retain many interesting details not often found on other post-war flats throughout the LGA. Their location on a prominent corner and their overall forms make them notable examples of the type.</p> <p>Meets the criterion on a local level.</p>

STATEMENT OF SIGNIFICANCE

Summary Statement of significance	<p>Nos. 23 & 25 Dalleys Road are of historical, associational, aesthetic significance and rarity as substantially intact, accomplished and finely detailed buildings incorporating Modern and Moderne elements. Of particular note are the finely detailed corbelled window headings of alternating chamfered light and dark bricks. Located on a prominent corner, and taking advantage of the location in their form and configuration, they are distinctive elements within the local area.</p> <p>The mirror image pair of flat buildings are associated with prolific builder, Harold Osmond Wilfred who, while not well known now, was responsible for the construction of numerous flat buildings and houses throughout the North Shore in the post-war period. As surviving examples of his work and as post war development in the suburb of Naremburn developed in the late 19th to early 20th century, the pair of flat buildings are relatively rare.</p> <p>The flat building are a particularly good representative example of post-war flats found throughout the Willoughby LGA, incorporating many of the details and features of the type.</p>
Level of Significance	Local
Recommendations	Recommended for local listing as a pair.

LIST OF REFERENCES

The Sydney Morning Herald, "New Constructions Limited" 19 July 1946, 6

IMAGES



Figure 1: Front (west) elevation of No. 23 Dalleys Road.




Figure 2: Front (west) elevation of No. 23 Dalleys Road.



Figure 3: Front (south) elevation of No. 23 Dalleys Road.



Figure 4: Side (west) elevation of No. 23 Dalleys Road.

ITEM DETAILS	
Name of Item	Hayling (No. 1), Gwithan (No. 3)
Other or former names	-
Address	1-3 Rohan Street, Naremburn
Lot DP/SP	Lot 1 DP 929565 (No. 1), Lot 1 DP 929564 (No. 3)
Building Type	Pair of single storey cottages
Current use	Single residences
Former Use	Single residences
Map	

DESCRIPTION	
Physical Description	<p>Nos. 1-3 Rohan Street are located on the northern side of Rohan Street, a small street linking Willoughby Street to the east and Glenmore Street to the west. The eastern half of Rohan Street comprises the side elevation of the allotments that face Willoughby Street, and so the northern side of Rohan Street is comprised of only the three subject dwellings. Nos. 1-5 would have initially formed a group of three, however, no. 5 has since been altered beyond recognition. Rohan Street is a quiet, leafy street with established street trees, grass verges, and planted out traffic calming elements.</p> <p>Nos. 1 to 5 Rohan Street appear to have been constructed as a group with Nos. 2 to 8 Rohan Street on the opposite side of the road, which are of similar form and detailing, although other than No. 8, appear much altered.</p> <p>Nos. 1-3 Rohan Street comprise a pair of detached single storey tuck pointed, face brick cottages that appear to have been originally constructed as almost matching pairs. Both are single fronted forms, with a projecting gable front and front verandah. The slate roof has a gambrel roof form and timber gable vents, with pierced ridge tiles and a terracotta rams horn final to both ends.</p> <p>Both feature many characteristic elements of the Federation style, including tuck pointed face brick, terracotta ridge tiles, slate roofs, projecting gable fronts,</p>

	<p>encaustic verandah and front path tiles, roughcast render and brick chimneys, and decorative timber bargeboards.</p> <p>Some decorative features differ between the two, including No. 1 has a roughcast render and timber gable decoration, while No. 3 features a scaled pressed metal gable decoration, and the chimney forms of each cottage are slightly different. No. 3 also has a heavy moulded plaster sill to its front window under the verandah and a shingled awning over the window to its gable front.</p> <p>No. 3 features timber picket fence with pleasant front garden, with a recent carport built to the south eastern corner of the allotment, of somewhat sympathetic detailing and materials. The verandah is supported by timber posts on brick piers with timber brackets, although the tiles appear to be recent. The front fence of No. 1 is low brick (later addition), but features a similarly pleasant front garden with ornamental trees, flowers and shrubbery. The front verandah of No. 1 appears to be a later addition, with cast iron (?) posts and moulded render balustrading.</p> <p>Some of the plantings within the front gardens have become quite substantial, meaning that views to both cottages are now somewhat obscured.</p>
Integrity / Intactness	<p>1 Rohan Street</p> <p>Moderate (external) – front windows, verandah posts, balustrade altered.</p> <p>Internal inspection not undertaken. Real estate images appear to show some original or early internal detailing and room configuration remains.</p> <p>3 Rohan Street</p> <p>High (external)- although front path and verandah tiles appear recent and the moulded window sill appears out of character.</p> <p>Internal inspection not undertaken</p>
Physical condition	Good
Modifications and dates	<p>1 Rohan Street</p> <ul style="list-style-type: none"> • 1990s: Rear addition <p>3 Rohan Street</p> <ul style="list-style-type: none"> • 2005: Alterations and Additions • 2021: Timber Deck • Garage Added

HISTORY	
Year of construction	1909-1910
Designer or architect	-
Builder or maker	C. H. Broughton (developer)
Historical outline	<p>The brick cottages at Nos. 1-3 Rohan Street were built in about 1909 or 1910 for Charles Henry Broughton as speculative developments. Broughton (1852-1928) was a son of Thomas Stafford Broughton (1810-1901), who had acquired William Gore's Artarmon Estate in 1861, which included the original land grants to Dargan and Evan (both in 1794) within Naremburn.</p> <p>Thomas did not subdivide Dargan's or Evans's grants in his lifetime. It was</p>

	<p>Broughton's trustees and executors, sons Charles Henry (1852-1928), Francis Albert (1854-1912), and son-in-law Frederick Charles Stewart (1854-1927),¹ that subdivided and released the land for sale in 1906. Rohan Street was one of the streets that were formed as part of the subdivision. The subdivision of Broughton's Estate was the largest land release in Naremburn.</p> <p>Willoughby Council rate valuations recorded in its 1908 assessment CH Broughton as the owner of land on the north side of Rohan Street.² In the assessment for 1909-12 the cottages at Nos. 1-3 Rohan Street had been completed and let by Broughton to Albert Grey and Thomas Haylen.³ These cottages are the earliest built standing on the north side of Rohan Street, with No. 5 (now much altered) being slightly younger.</p> <p>In 1913 Broughton sold No.1 Rohan Street to Miss Clara Savers Brenner,⁴ and No. 3 Rohan Street to Mrs Ellen Helena Linder, the wife of Edward.⁵ The Linders called their new home <i>Hayling</i>.⁶ In 1915 No. 3 Rohan Street was sold to Miss Edith Mary Michell and Miss Muriel Winifred Michell,⁷ with their mother Mrs Mary Ann Michell (1854-1931) being the occupant, and the cottage being called <i>Gwifthan</i> (the name plate is Gwithan).⁸</p>		
Relevant NSW/State Themes	National Historical Theme	State Historical Theme	Historical Associations
	4 Building settlements, towns and cities	<p>Land tenure</p> <p><i>Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal</i></p>	<ul style="list-style-type: none"> Boundaries of the original land grants that make up the study area remain evident. Original subdivision patterns of the land releases that make up the study area still remain evident, including street alignments and street names. Historic phases of development of Federation cottages in the early 20th century.
		<p>Accommodation</p> <p><i>Activities associated with the provision of accommodation, and particular types of accommodation</i></p>	

¹ Torrens Title Dealing 15406

² Willoughby Assessment Book- Naremburn Ward 1908, entries 1450-1451

³ Willoughby Assessment Book- Naremburn Ward 1909-12, entries 1703-1704

⁴ Torrens Title Dealing A59046

⁵ Torrens Title Dealing 59048

⁶ *Sand's Directory*, 1920

⁷ Torrens Title Dealing A194424

⁸ *Sand's Directory*, 1920 & 1915

	8 Developing Australia's cultural life	Creative endeavour Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities	<ul style="list-style-type: none"> Surviving examples of good quality, speculative built, modest Federation cottages of varying detailing. 	
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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>Nos. 1-3 Rohan Street are of some historical significance for being located on land forming part of Evan's 1794 land grant (the earliest land grant in Naremburn alongside Dargan's Estate), which was later absorbed into William Gore's Artarmon Estate before being acquired by Thomas Stafford Broughton in 1861.</p> <p>The houses have some historical significance as Federation era cottages in their ability to provide evidence of early 20th century speculative residential development in Naremburn as a result of the progressive subdivision of the area, although no more so than the other Federation era houses developed by C.H. Broughton located in Naremburn</p> <p>Does not meet the criterion</p>
Historical association significance SHR criteria (b)	<p>Nos. 1-3 Rohan Street (along with a number of other houses in Naremburn) are associated with Charles Henry Broughton, who subdivided the land and then built the cottages as speculative development. The owners and occupiers of the cottages are not well known today.</p> <p>The cottages are have some associations with Thomas Stafford Broughton, for being located on the former Evan's grant and the nearby Dargan's grant lands, acquired by Broughton in 1861 and held until his death in 1901. All properties within the immediate area have similar historical associations.</p> <p>Does not meet the criterion.</p>
Aesthetic significance SHR criteria (c)	<p>Nos. 1-3 Rohan Street are of aesthetic significance as a pair of good quality, modest Federation era cottages that incorporate a variety of interesting period detailing. Together, the cottages retain much external detailing characteristic of the Federation style, including a gambrel roof form with gablet vents and ridge tiles, decorative gable front ends, chimneys, timber brackets and other decorative timber elements. While external changes have occurred, they are generally minor and are capable of restoration and later rear additions are not visible from the street and have not diminished the legibility of the overall form of the cottages.</p> <p>However, neither cottage is intact and the loss of some original detailing limits somewhat the ability to appreciate the houses as a pair with a shared history of</p>

	<p>development.</p> <p>The cottages are set within pleasant gardens that make a positive contribution to the streetscape and historic character of the street.</p> <p>Does not meet the criterion</p>
Social significance SHR criteria (d)	<p>Nos. 1-3 Rohan Street may have some social significance to the local community, who may appreciate the cottages for their contribution to the historical character of the locality. An assessment of social values has not been undertaken.</p> <p>Does not meet the criterion</p>
Technical/ Research significance SHR criteria (e)	<p>Nos. 1-3 Rohan Street may have the potential to provide further information regarding modest residential development in the Federation style, although similar information is available throughout the Willoughby LGA given the similar histories of development found throughout Naremburn and surrounding suburbs.</p> <p>As the cottages appear to be the first buildings constructed on the land, there is little potential for historical archaeology pre 1900 to survive. Archaeological remains associated with the construction and early use of the cottages may survive, although this research potential is found throughout Naremburn.</p> <p>Does not meet the criterion.</p> <ul style="list-style-type: none"> •
Rarity SHR criteria (f)	<p>As modest, detached, single storey Federation cottages, Nos. 1-3 Rohan Street are not rare, with numerous examples of similar types of buildings found along Rohan Street, throughout Naremburn and the greater Willoughby LGA.</p> <p>Does not meet the criterion</p> <ul style="list-style-type: none"> •
Representativeness SHR criteria (g)	<p>Nos. 1-3 are representative examples of modest, single storey detached Federation cottages and their configuration is evidence of the early suburban development of the suburb of Naremburn. Together the buildings feature many of the key characteristics of the Federation style as found in domestic buildings and are good examples of the style, although they are two of many similar type buildings located along Rohan Street and throughout Naremburn.</p> <p>Does not meet the criterion.</p> <ul style="list-style-type: none"> •

STATEMENT OF SIGNIFICANCE

Summary Statement of significance	<p>Nos. 1-3 Rohan Street are of some historical significance in forming part of Evan's original land grant, and their associations with notable local figure Thomas Broughton, who owned much of the land within Naremburn prior to its subdivision. The pair of cottages also have historical associations with Broughton's son, Charles Henry Broughton, who built the cottages (together with other similar examples along Rohan Street and elsewhere in Naremburn) as speculative development.</p> <p>The cottages are of some aesthetic significance as a pair of relatively intact, modest Federation cottages that retain most of their external detailing, although No. 3 is more intact. Regardless, they are good representative examples of the</p>
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	Federation style, although not fine or distinctive examples of the type. The loss of some original detailing limits somewhat the ability to appreciate the houses as a pair with a shared history of development and numerous other similar examples of modest Federation cottages also survive along Rohan Street (of varying intactness), within Naremburn, and more broadly the Willoughby LGA
Level of Significance	Local
Recommendations	Not recommended for local listing. Incorporate within HCA.

LIST OF REFERENCES

Torrens Title Dealing 15406

Willoughby Assessment Book- Naremburn Ward 1908, entries1450-1451

Willoughby Assessment Book- Naremburn Ward 1909-12, entries1703-1704

Torrens Title Dealing A59046

Torrens Title Dealing 59048

Sand's Directory, 1920

Torrens Title Dealing A194424

Sand's Directory, 1920 & 1915

IMAGES



Figure 1: Front elevation of No. 1 Rohan Street



Figure 2: Side (eastern) elevation of No. 1 Rohan Street



Figure 3: Front elevation of No. 3 Rohan Street



Figure 4: Front elevation of No. 1 Rohan Street



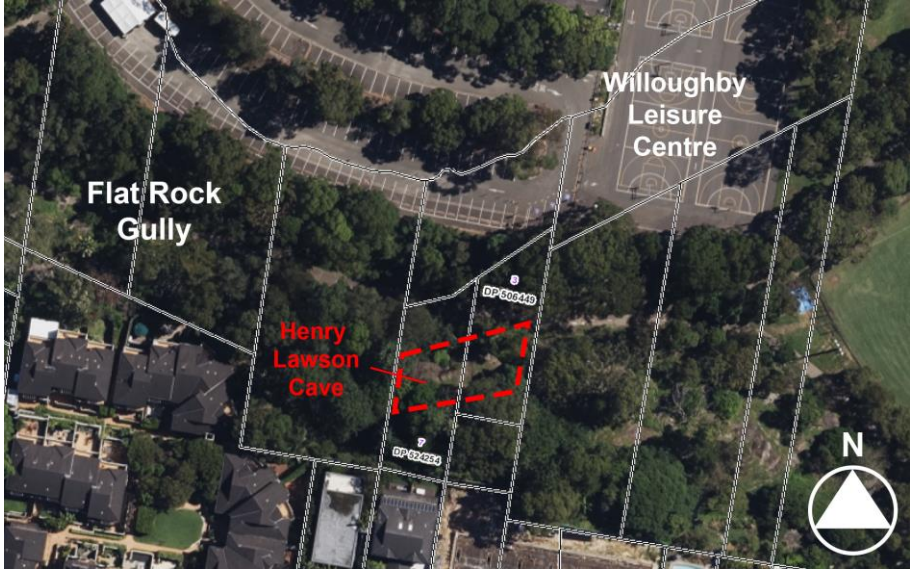
Figure 5: Front elevation of No. 3 Rohan Street

Appendix 2

Inventory Sheets for nominated properties

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ITEM DETAILS	
Name of Item	Henry Lawson Cave
Other or former names	N/A
Address	Flat Rock Gully, Naremburn
Lot DP/SP	Lot 7 DP 524254 and Lot 3 DP506449
Building Type	N/A – Natural Element
Current use	Cave
Former Use	Cave
Map	

DESCRIPTION	
Physical Description	<p>The Henry Lawson Cave is located within Flat Rock Gully, Naremburn, a public parkland that follows the original creek line of Flat Rock Creek. The topography slopes steeply down on both the north and south, to form a gully along which a concrete pathway follows. The path is regularly used by pedestrians and cyclists for a variety of leisure activities.</p> <p>Residential development is located close to the southern edge of the park, and is visible from within the park.</p> <p>The cave is located immediately adjacent to this pathway, embedded within the southern embankment. This area is characterised by numerous outcrops that create a ‘stepped’ face to the southern side of the gully. The whole area is very well-vegetated, with a variety of shrubbery and mature trees to both embankments.</p> <p>The ‘roof’ of the cave is formed by one large, flat rock which is one of the largest rocky outcrops in the immediate area. The internal ‘wall’ of the cave is smooth and flat and shows evidence of previous quarrying. Loose, flat rocks form the ‘floor’ of the cave. The cave is set slightly higher than the pathway, and provides a view overlooking the path. There is also evidence of graffiti to the rocks inside the cave.</p> <p>A stone sign is located outside the cave, which has “Henry Lawson Cave” and Lawson’s profile engraved into the rock. There are also three stone steps and a picnic table located outside of the cave. An amphitheatre has been created on the</p>

	<p>opposite side of the path, where the embankment creates a natural tiered seating area and is further reinforced by stone edging.</p> <p>A severely degraded metal interpretation sign is affixed to a timber post some metres away from the cave.</p> <p>An AHIMS search was undertaken and found no Aboriginal sites recorded or Aboriginal places declared in or near the location of the cave. However, no Aboriginal archaeology or cultural values assessment has been undertaken. According to previous reports, an Aboriginal camp existed west of Willoughby Road. Evidence of caves (Tunks Park) and axe grinding grooves (Flat Rock Creek) and Middens still exist.¹ There may be further archaeological potential and associations significant to Aboriginal people in Flat Rock Gully.</p>
Integrity / Intactness	High integrity. High intactness.
Physical condition	Good. Some graffiti.
Modifications and dates	N/A

HISTORY	
Year of construction	N/A. Natural element
Designer or architect	N/A. Natural Element.
Builder or maker	N/A. Natural Element.
Historical outline	<p>Flat Rock Gully</p> <p>The Henry Lawson Cave is located within Flat Rock Gully, Naremburn. Originally, the gully extended from where two creeks from Artarmon and St Leonards met at now Willoughby Road and flowed out to Long Bay, Northbridge to the east. Flat Rock Creek ran through the base of the gully. First grants of land in the area dated from 1855 and by the late 1880s the area had been divided into council reserves and private ownership. Landholders along the edge of the gully cleared some of the slopes and developed orchards and gardens and between 1877 and 1888 quarrying of Hawksbury sandstone was carried out along Flat Rock Creek.²</p> <p>Up until the 1930s, the creek was regularly used for recreation, including the nearby Naremburn Falls and Devil's Hole located downstream of Flat Rock Bridge on Willoughby Road (no longer extant).</p> <p>The disposal of household and commercial garbage had become an increasing problem by the early 20th century. Willoughby Municipal Council constructed an incinerator designed by Walter Burley Griffin at Kent's Paddock overlooking Flat Rock Creek and which was completed by 1934. By the 1940s, the incinerator was unable to cope with the increased volumes of garbage, and consequently the area around the incinerator was used as an open tip.</p>

¹ Clouston, *Flat Rock Gully and Bicentennial Reserve Plan of Management*, August 1995

² Eric Wilksch. *The Naremburn Story*. (Sydney: Willoughby Municipal Council) 1988

In the 1950s, Willoughby Council redirected Flat Rock Creek by installing a concrete box tunnel along Flat Rock Gully in order to increase the available land for garbage tipping.³ The incinerator was closed down in 1967, however open tipping of garbage continued up until 1981.⁴ The incinerator survives today. The consequence of garbage tipping in the area irreversibly altered the topography and natural features of Flat Rock Gully.

In the following years, the area was left to fall into degradation and became weed infested and polluted due to stormwater runoff.



Re-routing of Flat Rock Creek, showing drainage culvert, Flat Rock Gully and Flat Rock Bridge, Willoughby, 1959 *Source: Willoughby City Library*



Willoughby Council tip, Flat Rock Gully, Willoughby, 1950s. *Source: Willoughby City Library*

Bicentennial Park

In the early 1980s, Council proposed to develop the fill site at Flat Rock Creek. The proposed park was to be named “Bicentennial Park” to commemorate the bicentenary of the arrival of the First Fleet. The selected plan provided a regional sports complex in the raised land to the north of Flat Rock Creek and was completed in 1990.⁵ In the same year, Council proposed to fill the rest of Flat Rock Gully, presumably including the area occupied by Henry Lawson Cave. Fortunately, this proposal was later abandoned due to strong community opposition, including from the National Trust of Australia (NSW).⁶

Land rehabilitation was undertaken in the late 1990s, including the construction of a creek system to improve drainage throughout the gully, planting of native vegetation, laying out of walking tracks and weed control. Executive director of Engineering Company Warman International, which sponsored the restoration, Rex Harrison, noted that “Henry Lawson once used this spot to gain inspiration for his poetry but today he’d be writing about weeds, urban runoff and rubbish.”⁷

³ Bob McKillop, *Pictorial History: Willoughby* (Alexandria: Kingsclear Books, 2015), 41

⁴ McKillop, *Pictorial History: Willoughby*, 38

⁵ NH “Read calls for Stop to Filling” 28 June 1990

⁶ NH “Flatrock Plan Dumped” 24 November 1990 and *North Shore Times* “A Combined Effort to Save Flat Rock Gully” 1 June 1991

⁷ NH “\$50000 for Flat Rock Gully repair” 16 October 1997

As part of the works, the cave was also cleaned up and noted as a historical feature on Council's planned Artarmon to Middle Harbour walk.⁸

The base of the gully was regenerated and a new pathway was formed adjacent to the cave through Flat Rock Gully. Today, the cave is used as a venue for annual bush poetry readings, which commenced around 1997 and has continued since this time.⁹ Willoughby Council constructed an amphitheatre (date unknown) and provided funding to facilitate use of the cave for such events.

Although the Gully was regenerated in the late 20th century, little survives of the original topography, landform, and natural elements of Flat Rock Gully aside from the rocky outcrops and cave.

Henry Lawson

Henry Lawson (1867-1922) is regarded as one of Australia's most prominent writers and poets. Born in Grenfell in 1867, he was among the first writers of popular short stories and poetry that captured an emerging sense of national identity, with many of his stories and poems centred around the bush.¹⁰

Lawson lived at Naremburn at least twice in his life; first from June 1906 to January 1907, and later briefly in the years following World War 1, both times at No. 58 Market Street, Naremburn, near to Flat Rock Gully. Henry Lawson lived a troubled and unstable life. From an early age he suffered major hearing loss and mental illness, and by the time Lawson moved to Naremburn in 1906, his creative and personal life was in decline.¹¹



Figure 1: Flat Rock Creek Reserve from Gaza Road, Naremburn, 1930s. Source: Willoughby City Library

⁸ *North Shore Times* "Of Caves and Couplets" 1 May 1998 and *North Shore Times* "Henry Lawson Slept Here" 22 January 1997

⁹ *North Shore Times* "Ballads by a campfire" 5 February 2014 and *North Shore Living* "Henry Lawson and the bush poets of Willoughby" September 2018

¹⁰ National Archives of Australia, "Portrait of Australian Poet Henry Lawson" retrieved 30 January 2024. <https://www.naa.gov.au/students-and-teachers/learning-resources/learning-resource-themes/society-and-culture/arts-and-fashion/portrait-australian-poet-henry-lawson>

¹¹ Brian Matthews, *Henry Lawson*, Australian Dictionary of Biography, 2006 <https://adb.anu.edu.au/biography/lawson-henry-7118>



Figure 2: Portrait of Australian Poet Henry Lawson, 1912. Source: National Archives of Australia <https://www.naa.gov.au/students-and-teachers/learning-resources/learning-resource-themes/society-and-culture/arts-and-fashion/portrait-australian-poet-henry-lawson>

Local historian Eric Wilksch credits Leo Haylen for recollections of statements of his late uncle, Mr Les Haylen, a journalist and acquaintance of Henry Lawson, on Lawson's presence in Naremburn. Haylen noted that Henry Lawson would often stop off at the Crow's Nest Hotel on his way home from the city and compose poems for the locals in return for alcohol. Rather than returning directly home afterwards, Lawson would instead go down Gaza Road and rest at a local cave in the bushland overlooking Flat Rock Gully, near to the Naremburn Falls.¹² This suggests that the cave known today as "Henry Lawson Cave" possibly was the cave in question. There are no other known prominent caves within Flat Rock Gully and it is possible to walk from 58 Market Street to the gully.

Historian Jenny Russell suggests that the rural character of Naremburn in the early 20th century provided inspiration to Henry Lawson, to whom the bush inspired much of his work. In particular, a number of his works were likely to have been written at the time of his residence at Naremburn, or otherwise inspired by the area, including:

- *The Bush Beyond the Range* (1906), which includes the lines:

*From Crow's Nest here by Sydney town,
Where crows had nests of old,
I see the Range where day goes down—
The dim blue in the gold.*

Other writings believed to have been written during Lawson's time at Naremburn:

- *Above Crows Nest* (1906)
- *The Horseman on the Skyline* (1906)
- *What Have We all Forgotten?* (1907)
- *The Muscovy Duck* (1905)

¹² Wilksch. *The Naremburn Story* and Willoughby City Council, *Henry Lawson's Cave: A Conservation Plan*, September 1997.

	<ul style="list-style-type: none"> • <i>Cypher Seven (1907)</i> <p>Henry Lawson spent the last few years of his life in and out of jail and psychiatric hospitals. He died of cerebral haemorrhage at Abbotsford on 2 September 1922 and was buried at Waverley cemetery.¹³</p>		
Relevant NSW/State Themes	Australian Theme	NSW Theme	Comment
	1 Tracing the natural evolution of Australia	Environment – naturally evolved	One of the few remaining (if not the only) original natural elements of the Flat Rock Gully that still remains following the near decimation of the area. Other notable features, such as the Naremburn Falls, Devil's Hole, and Flat Rock Creek are no longer extant.
	3 Developing local, regional and national economies	Environment - cultural landscape	Changes to Flat Rock Gully for quarrying, tipping, and development into a Bicentenary Park and later regeneration. The Cave is one of the few remnants of the original Flat Rock Gully and is a testament to these changes.
	8 Developing Australia's cultural life	Creative endeavour	The association of the Cave with Henry Lawson, who reportedly used the cave as a resting place. It is likely that the surroundings of Naremburn, where he lived for a number of years provided creative inspiration for some of his works.
	9 Marking the phases of life	Persons	The cave is now known as "Henry Lawson Cave" in recognition of Henry Lawson's association with the place.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Henry Lawson Cave is of local historical significance as a surviving natural element of Flat Rock Gully, despite the extent of destruction to the natural landscape of Flat Rock Gully over the years.</p> <p>The cave forms part of the story of Flat Rock Gully and local government management of public land and garbage, as well as forming part of Willoughby Council's bicentenary celebrations.</p> <p>Meets the criterion on a local level.</p>
Historical association significance SHR criteria (b)	<p>The Henry Lawson Cave is associated with prominent and beloved poet and writer Henry Lawson, who lived in Naremburn area for a period of time and reportedly used the cave as a resting place. It is likely that the surroundings of Naremburn, where he lived for a number of years provided creative inspiration for some of his works.</p>

¹³ Matthews, *Henry Lawson*

	<p>The cave is also associated with Willoughby City Council in regard to management of public land, in particular later cleaning and interpretation of the cave, and construction of the amphitheatre to emphasise the cave's connection with Henry Lawson.</p> <p>Meets the criterion on a local level.</p>
Aesthetic significance SHR criteria (c)	<p>The Henry Lawson Cave is aesthetically significant as a prominent landscape feature within Flat Rock Gully, comprising a dramatic sandstone outcrop with flat rock formations, located within a public park within a residential suburb.</p> <p>Meets the criterion on a local level.</p>
Social significance SHR criteria (d)	<p>The Henry Lawson Cave has social significance to the local community for its association with Henry Lawson. The cave is used to host poetry readings and other community gatherings. The later construction of an amphitheatre across from the cave has further strengthened this ongoing use of the place as a community and performance venue.</p> <p>Being located within the Flat Rock Gully parklands, it likely also has some social significance to other users of Flat Rock Gully.</p> <p>Meets the criterion on a local level.</p>
Technical/ Research significance SHR criteria (e)	<p>The Henry Lawson Cave is unlikely to have historical archaeological or research potential. It may have Aboriginal archaeological potential and may yield information related to Aboriginal cultural values, being one of the few original natural areas of Flat Rock Gully remaining. The cave may also potentially be of some geological interest as a surviving natural feature of Flat Rock Gully.</p> <p>Has the potential to meet the criterion on a local level.</p>
Rarity SHR criteria (f)	<p>As a natural rock cave and outcrop in Flat Rock Gully, the Henry Lawson Cave is not considered rare, as there are numerous natural reserve areas within the local government area of Willoughby City Council that contain similar features.</p> <p>However, as a location with historic associations (whether true or otherwise) with highly regarded and beloved writer Henry Lawson, it is somewhat rare as one of a group of places and items that commemorate him. In particular, the engraved sign and use of the place to hold poetry readings (including the amphitheatre) further emphasise this association.</p> <p>Meets the criterion on a local level.</p>
Representativeness SHR criteria (g)	<p>The Henry Lawson Cave is representative of a natural sandstone outcrop cave in a public park.</p> <p>Meets the criterion on a local level.</p>

STATEMENT OF SIGNIFICANCE

Summary Statement of significance	<p>The Henry Lawson Cave is significant for its association with beloved writer Henry Lawson, who lived for some time in Naremburn and reportedly used the cave as a temporary resting place. The bush setting of Flat Rock Gully in which the cave is located likely served as inspiration for a number of poems penned during his residence at Naremburn.</p> <p>The cave is rare as one of the few places recognised for its association with the life and works of Henry Lawson.</p> <p>The cave also has historical significance as one of the few remaining (if not the only) original natural elements of Flat Rock Gully that still remain following the</p>
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	<p>near decimation of the area through the 20th century.</p> <p>It is a fine Hawksbury sandstone cave that is a prominent natural feature within a public park. The cave forms part of the story of Flat Rock Gully and local government management of public land and garbage, as well as forming part of Willoughby Council's bicentenary celebrations.</p> <p>The cave, together with the amphitheatre which supports its ongoing use and association with Henry Lawson is well-loved by the local community and Australian poetry enthusiasts. The ongoing use of the place to perform bush poetry and the ongoing facilitation of this use by Council in providing the amphitheatre is evidence of the ongoing significant esteem in which the cave is held by the local community.</p>
Level of Significance	Local
Recommendations	List the cave and associated amphitheatre together as a local heritage item.

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<https://www.naa.gov.au/students-and-teachers/learning-resources/learning-resource-themes/society-and-culture/arts-and-fashion/portrait-australian-poet-henry-lawson>
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<https://www.visitsydneyaustralia.com.au/WalkingTrackFlatRock.pdf>
- Willoughby City Council, *Henry Lawson's Cave: A Conservation Plan*, September 1997.
- Willoughby Local Studies Library: Various newspapers and notes.

IMAGES

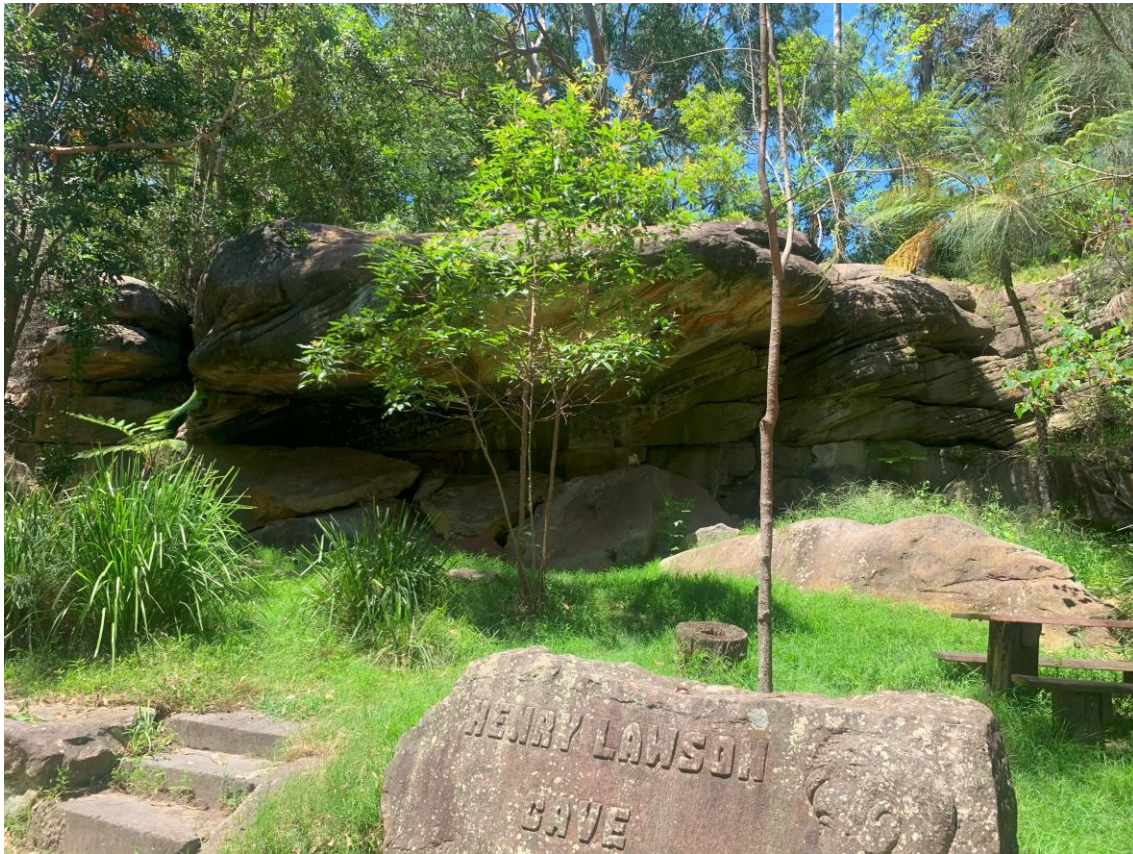


Figure 3: The cave as viewed from the path



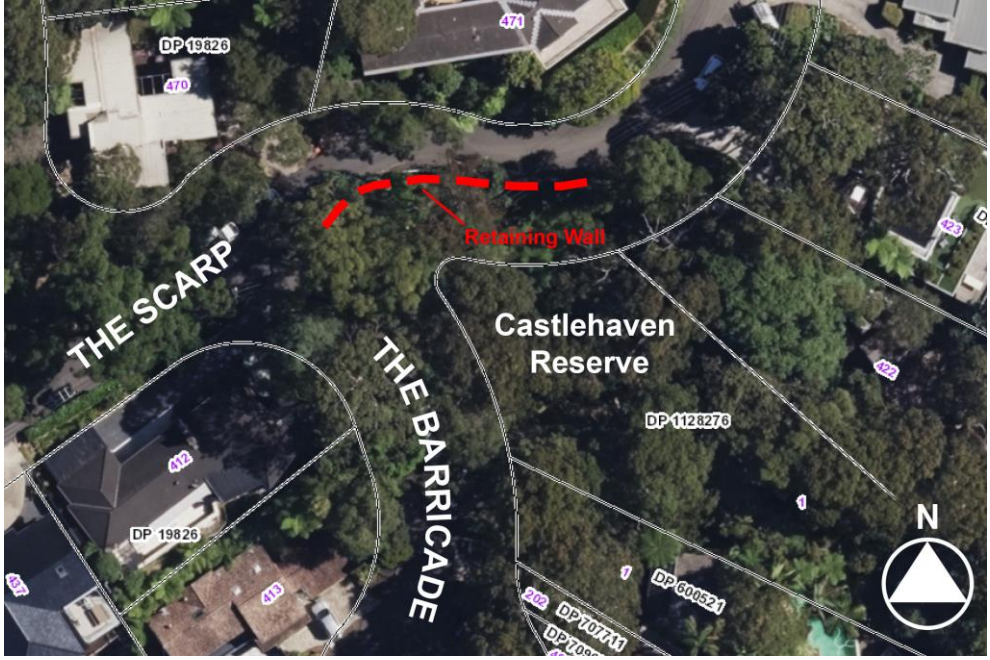
Figure 4: Looking west from within the cave.



Figure 5: Detail of back wall of the cave



Figure 6: Amphitheatre located opposite the cave.

ITEM DETAILS	
Name of Item	The Scarp Retaining Wall
Other or former names	N/A
Address	The Scarp, adjacent to Castlehaven Reserve (see map)
Lot DP/SP	N/A
Building Type	Landscape element
Current use	Retaining Wall
Former Use	Retaining Wall
Map	

DESCRIPTION	
Physical Description	<p>The Scarp Retaining Wall is located on The Scarp, Castlecrag, a street within the Haven Estate subdivision of the Castlecrag Reserve. The wall retains the southern side of The Scarp between the intersection of The Barricade and the Scarp to the west, and No. 5 The Scarp to the east. The Retaining Wall is not visible from the street, as it is located below the level of the roadway.</p> <p>To the south of The Scarp is Castlehaven Reserve, a heavily vegetated gully, of low shrubs and mature trees (mostly Eucalypts) and which slopes down towards Sailors Bay to the southeast. Steps down from The Scarp provide access to the Reserve, which is located at a substantially lower level than the adjacent roadway of The Scarp. The Retaining Wall supports the road bridge across the natural gully of the Reserve and is a visually prominent feature within it. Also located within the Castlehaven Reserve is the locally heritage listed Haven Amphitheatre, a tiered open air amphitheatre.</p> <p>The Scarp Retaining wall is approximately 30m long and 1.5m to 2m in height due to the slope of the land. It is constructed of rough-hewn, sparrow pecked sandstone arranged in a somewhat irregular manner. The blocks are generally large and rectangular, but vary somewhat in their exact dimension and shape, giving the retaining wall an attractively haphazard appearance.</p>

	<p>The wall projects four to five rows above the natural ground. There is little evidence of mortar between the blocks, except for where later rough concrete patching has been undertaken. The road topping is aggregate cement and is visible on top of the wall.</p> <p>An outlet is located at the top of the wall, about halfway along its length. It comprises a large horizontal opening with concrete slab topping and sparrow pecked sandstone blocks above, indicating that it may possibly be original. Another round, metal stormwater drainpipe is located at the base of the Retaining Walls.</p> <p>A tubular metal and wire fence has since been added on top of the retaining wall, running along the southern side of The Scarp.</p>
Integrity / Intactness	High integrity. High intactness.
Physical condition	Good. Some later patching and cracking/slipping evident.
Modifications and dates	<p>Metal fence added to top of retaining wall.</p> <p>Possible later stormwater drains.</p>

HISTORY	
Year of construction	1930-1936
Designer or architect	Greater Sydney Development Association / Walter Burley Griffin
Builder or maker	N/A
Historical outline	<p>The Scarp Retaining Wall is located along The Scarp, Castlecrag, located on land originally forming part of the Haven Estate, which was purchased in 1926 by Walter Burley Griffin and Marion Mahoney Griffin to expand the existing Castlecrag Estate, purchased in 1921. The Estate followed the same principles that guided the design and development of the earlier Castlecrag Estate.</p> <p>Walter Burley Griffin and Marion Mahoney Griffin were influential architects in the United States and Australia and were known for their careful consideration of the landscape in both architectural works and town/suburban plans, most notably embodied in their plan for Canberra.¹</p> <p>The Griffins developed the Castlecrag Estate and Haven Estate to be unified with the landscape by preserving natural features and planning the suburb in sympathy with the natural environment. They did this by integrating bushland reserves that preserved the major landforms and rock outcrops, creating a network of public walkways, and roads that followed the contours of the landform. The integral role of the natural environment in the urban plan of Castlecrag is a key element of Griffin's philosophy that better urban environments could be created by careful planning that respected the landscape character of the site. This philosophy is embedded in the Griffins' urban design approach to Castlecrag.²</p> <p>The use of natural materials at Castlecrag, in particular stone, was common throughout the area. Many of the roads were built into rockfaces, and the left-over rubble used for house walls and landscaping elements.</p>

¹ <https://adb.anu.edu.au/biography/griffin-walter-burley-443>

² The Griffin Estate at Castlecrag, *History*, September 1997, 32

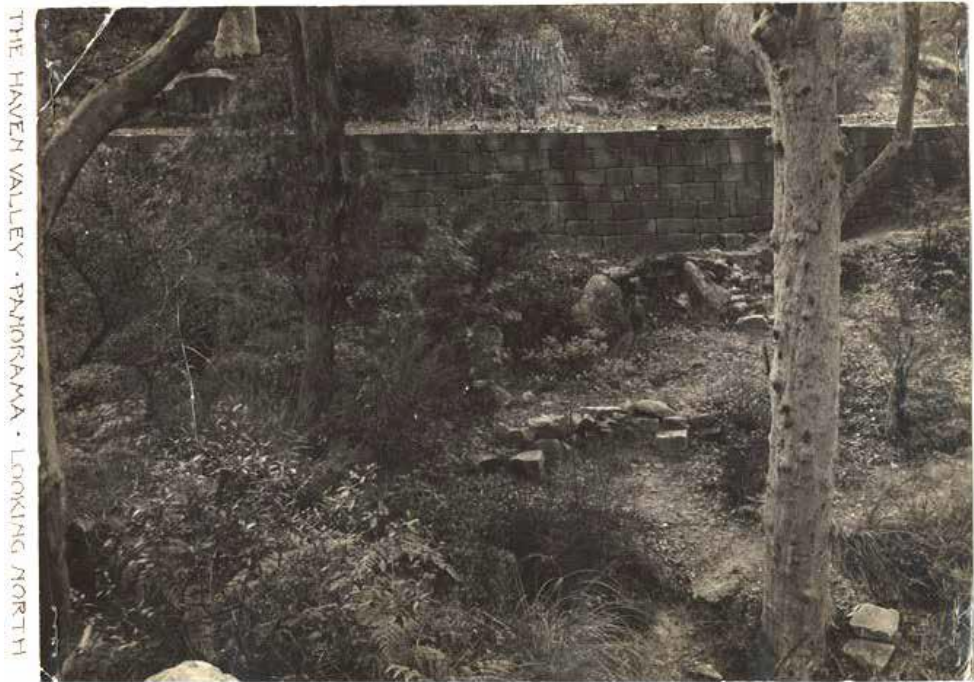
	<p>The Scarp was formed around 1930, however it is not possible to determine whether the Retaining Wall had been constructed by this date. Aerial photographs from 1930 show that The Scarp had been laid out by this time, except for the portion where the Retaining Wall is. It is possible that this portion was under construction at this time and the Retaining Wall was completed shortly thereafter. A photograph dated from 1936 shows the Retaining Wall in the background of a theatrical performance being held at the Haven Amphitheatre.</p>		
Relevant NSW/State Themes	Australian Theme	NSW Theme	Comment
	4 Building settlements, towns and cities	Towns, suburbs and villages	Forms part of the Castlecrag Reserve, which was planned by Walter Burley Griffin under the Greater Sydney Development Association.
	8 Developing Australia's cultural life	Creative endeavour	Integral element of the Castlecrag Reserve and demonstrates the principals embedded in the plan in responding to the natural landscape and topography of the area.
Historical Images	 <p>THE HAVEN VALLEY - PANORAMA - LOOKING NORTH</p>		
	<p>Figure 1: The Scarp retaining wall 1930s photograph from Marion Mahony Griffin's "The Magic of America" (page 461). Collection of the New-York Historical Society, published online by the Art Institute of Chicago, https://archive.artic.edu/magicofamerica/moa.html</p>		



Figure 2: The Scarp retaining wall with actors rehearsing, published in the hand-made program for the “Michael Festival Castlecrag 1936.” National Library of Australia Collection, program gifted by Walter Burley Griffin Society, courtesy Bim Hilder.



Figure 3: The Scarp retaining wall with stage props and actors during performance of the ancient Greek tragedy “Iphigenia in Taurus” at the Haven Valley Theatre (now called the Haven Amphitheatre) 1930s. Photograph courtesy Sybil Manton (Guyatt), Walter Burley Griffin Society Collection.

APPLICATION OF CRITERIA

Historical significance

SHR criteria (a)

The Scarp Retaining Wall is of historical significance for being located within the Haven Estate, which forms part of the Castlecrag Reserve which was designed by Walter Burley Griffin in the 1920s-1930s. The land comprising the Haven Estate was purchased by Walter Burley Griffin and Marion Mahoney Griffin in 1926 to extend the original land being developed. The retaining wall forms an integral part of the overall planning and subdivision pattern of Castlecrag.

	Meets the criterion on a local level.
Historical association significance SHR criteria (b)	<p>The Scarp Retaining Wall has associations with Walter Burley Griffin and Marion Mahoney Griffin, who made a significant contribution to the development of architecture and planning in Australia, including through the design and development of Castlecrag, including the Scarp Retaining Wall which forms part of the original design of the Castlecrag Reserve.</p> <p>Meets the criterion on a local level.</p>
Aesthetic significance SHR criteria (c)	<p>The Scarp Retaining Wall is aesthetically significant as a well-constructed landscape element within Castlecrag. Despite being barely visible from the street, the careful detailing of the Retaining Wall using rough sandstone blocks arranged in an attractively haphazard manner is in keeping with the materiality and character of the houses and other landscape elements throughout Castlecrag is a testament to the care in which Griffin embedded his design intent into every element of Castlecrag.</p> <p>The use of natural sandstone, some of which was likely salvaged sandstone from the construction of the roads, is in keeping with the principals of the Castlecrag Estate and contributes to the landscape character of Castlecrag.</p> <p>The Scarp Retaining Wall demonstrates the innovative town planning ideas employed by Walter Burley Griffin in integrating the natural landscape with the layout of the Castlecrag Reserve and forms an integral part of this plan.</p> <p>Meets the criterion on a local level.</p>
Social significance SHR criteria (d)	<p>As the Scarp Retaining Wall forms part of the original plan of Castlecrag, it is likely to hold some social value to past and present residents who value the landscape character of Castlecrag.</p> <p>Castlecrag as a whole is highly significant as a designed subdivision that respected the landscape character of the area. The landscape elements within Castlecrag were integral to the urban design of the place and the Scarp Retaining Wall forms one part of this integrated system.</p> <p>Castlecrag is held in very high esteem by architects, planners, historians, community groups, and societies across NSW and Australia (and likely internationally), as evidenced by the numbers of heritage listings, publications, heritage tours and exhibitions about Castlecrag and the Griffins.</p> <p>Meets the criterion on a local level.</p>
Technical/ Research significance SHR criteria (e)	<p>The Scarp Retaining Wall has the potential to yield further information regarding Walter Burley Griffin's design for landscape elements and roadways, engineering of early 20th century structures, and historic archaeology related to the construction of the Retaining Wall and surrounding area, although some of this information may be readily found elsewhere in Castlecrag.</p> <p>Meets the criterion on a local level.</p>
Rarity SHR criteria (f)	<p>The Scarp Retaining Wall is not rare within Castlecrag or the Willoughby LGA as a stone landscape element.</p> <p>However, the Retaining Wall forms part of the original design and construction of Castlecrag, which is a very rare example of Walter Burley Griffin's urban planning projects, and the innovative principles embedded within it. The Scarp Retaining Wall forms an integral part of the overall design of Castlecrag.</p> <p>Meets the criterion on a local level.</p>

Representativeness SHR criteria (g)	<p>The Scarp Retaining Wall is one of a group of similar structural landscape elements located throughout Castlecrag and which collectively demonstrate Griffin's approach to the design of Castlecrag and the integration of the landscape and natural topography with built forms.</p> <p>Meets the criterion on a local level.</p>
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STATEMENT OF SIGNIFICANCE

Summary Statement of significance	<p>The Scarp Retaining Wall is significant as an integral element of Walter Burley Griffin's Castlecrag Reserve. It is associated with Walter Burley Griffin and Marion Mahoney Griffin, highly skilled and well regarded architects, and embodies the principals of Griffin's design in integrating the natural landscape with the built environment.</p> <p>The Scarp Retaining Wall was constructed around the same time as The Scarp roadway between 1930 and 1936 and its use of rough sandstone blocks, likely sourced from the immediate locality, arranged in an attractively haphazard manner speaks to the integral role these structural landscape elements played within the overall design of Castlecrag.</p> <p>The Scarp Retaining Wall, alongside other landscape elements within Castlecrag collectively form the form a network of infrastructure and services throughout the suburb and demonstrate Griffin's wholistic approach to the design of Castlecrag. The Scarp Retaining Wall is one part of the whole urban design of Castlecrag, which is very rare and held in high esteem by a broad cross-section of people as a surviving example of Walter Burley Griffin's urban design work which embodies his philosophy of the integration of the natural and built environment.</p>
Level of Significance	Local
Recommendations	List as a local heritage item. Consider undertaking comprehensive study of all landscape items within Castlecrag and list as a group.

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IMAGES




Figure 4: The Scarp Retaining wall as viewed from the Haven Reserve.



Figure 5: The Scarp Retaining wall as viewed from the Haven Reserve.



Figure 6: The Scarp Retaining wall as viewed from the Haven Reserve.

ITEM DETAILS	
Name of Item	The Rampart Culvert
Other or former names	N/A
Address	The Rampart, Castlecrag. Near to Turret Reserve (see map)
Lot DP/SP	N/A.
Building Type	Landscape element
Current use	Drainage Culvert
Former Use	Drainage Culvert
Map	

DESCRIPTION	
Physical Description	<p>The Rampart Culvert is located on The Rampart, Castlecrag, a street within the Castlecrag subdivision of the Castlecrag Reserve and spans between the Turret Reserve to the north (located between 31 and 33 The Rampart) and the Keep Reserve to the south (located between 36 and 38 The Rampart). The Culvert passes under The Rampart and allows for water to flow from the higher level of The Turret Reserve down to Sailors Bay Creek to the south.</p> <p>The Keep Reserve is a gully that slopes steeply heavily vegetated with natural plantings and shrubbery. Access is available down to the creek, however is somewhat treacherous due to rocky outcrops and overgrown vegetation. The lower side of the Turret Reserve fronting The Rampart is a flat grassed area that has become overgrown with shrubs and young trees. A flat rocky outcrop defines its southern boundary. Steps to the western edge of the Reserve provide access to an elevated rocky outcrop that allows views over Castlecrag towards Northbridge to the south.</p> <p>The Rampart Culvert is approximately 8m long and is constructed of sandstone. It comprises two rectangular ducts that run the width of the Rampart. On the northern side of the Rampart, the culvert has been hewn from the large sandstone outcrop that borders the Turret Reserve. A concrete lid has been placed over the channel at street level on the southern side of the Rampart.</p>

	<p>The Culvert outlet is located below street level on the southern (Keep Reserve) side of The Rampart and has been similarly hewn from a natural sandstone outcrop. The northern bank of the Keep Reserve has become substantially overgrown and as a result the Culvert is largely concealed from view.</p> <p>Consequently, the only portion of the Culvert visible from the street is the channel on the northern side of The Rampart.</p>
Integrity / Intactness	High integrity. High intactness.
Physical condition	Good. It is substantially overgrown with vegetation.
Modifications and dates	A concrete lid has been placed over the channels on the southern side of The Rampart.

HISTORY	
Year of construction	1922-1923
Designer or architect	Greater Sydney Development Association / Walter Burley Griffin
Builder or maker	-
Historical outline	<p>The Rampart Culvert is located underneath The Bulwark, located on land originally forming part of the Castlecrag Estate, which was purchased in 1921 by Walter Burley Griffin and Marion Mahoney Griffin through Griffin's company the Greater Sydney Development Association (GSDA).</p> <p>Walter Burley Griffin and Marion Mahoney Griffin were influential architects in the United States and Australia and were known for their careful consideration of the landscape in both architectural works and town/suburban plans, most notably embodied in their plan for Canberra.¹</p> <p>The Griffins developed the Castlecrag Estate to be unified with the landscape by preserving natural features and planning the suburb in sympathy with the natural environment. They did this by integrating bushland reserves that preserved the major landforms and rock outcrops, creating a network of public walkways, and roads that followed the contours of the landform. The integral role of the natural environment in the urban plan of Castlecrag is a key element of Griffin's philosophy that better urban environments could be created by careful planning that respected the landscape character of the site. This philosophy is embedded in the Griffins' urban design approach to Castlecrag.²</p> <p>The use of natural materials at Castlecrag, in particular stone, was common throughout the area. Many of the roads were built into rockfaces, and the left-over rubble used for house walls and landscaping elements.</p> <p>The Rampart was one of the first roads formed around 1922-1923. Reporting on the progress of Castlecrag, <i>The Australian Home Builder</i> reported in August 1922 that "the construction of the Rampart, the Sortie Port, the Redoubt, the Bastion, and the Outpost ways, and their corresponding reserves, the Turret, the Keep, the Merlon, the Buttress, the Sentry, is nearing completion."³ The Parapet and Postern</p>

¹ <https://adb.anu.edu.au/biography/griffin-walter-burley-443>

² The Griffin Estate at Castlecrag, *History*, September 1997, 32

³ *The Australian home builder* "Picturesque Waterside Suburb" Melbourne: Herald and Weekly Times, 1923. <<http://nla.gov.au/nla.obj-2935919195>>

	had already been completed by this time and the construction of houses already underway. Presumably the Rampart Culvert would have been constructed at the same time as The Rampart.		
Relevant NSW/State Themes	Australian Theme	NSW Theme	Comment
	4 Building settlements, towns and cities	Towns, suburbs and villages	Forms part of the Castlecrag Reserve, which was planned by Walter Burley Griffin under the Greater Sydney Development Association.
	4 Building settlements, towns and cities	Utilities	Forms part of the provision of stormwater drainage throughout the estate. Notable in the conscious siting and design of the culvert to work with the natural landscape and topography, as well as the use of natural madeiras.
	8 Developing Australia's cultural life	Creative endeavour	Integral element of the Castlecrag Reserve and demonstrates the principals embedded in the plan in responding to the natural landscape and topography of the area.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Rampart Culvert is of historical significance for being located within the Castlecrag Estate, which forms part of the greater Castlecrag Reserve designed by Walter Burley Griffin in the 1920s – 1930s. The Rampart Culvert forms an integral part of the overall planning and subdivision pattern of Castlecrag.</p> <p>Meets the criterion on a local level</p>
Historical association significance SHR criteria (b)	<p>The Rampart Culvert has associations with Walter Burley Griffin and Marion Mahoney Griffin, who made a significant contribution to the development of architecture and planning in Australia, including through the design and development of Castlecrag, including the Rampart Culvert which forms part of the original design of the Castlecrag Reserve.</p> <p>Meets the criterion on a local level</p>
Aesthetic significance SHR criteria (c)	<p>The Rampart culvert is aesthetically significant as a well-constructed landscape element within Castlecrag and forms part of a greater network of drainage elements throughout the suburb.</p> <p>Despite being barely visible from the street, the careful detailing of the Culvert using rough sandstone and natural sandstone outcroppings is in keeping with the materiality and character of the houses and other landscape elements throughout Castlecrag is a testament to the care in which Griffin embedded his design intent into every element of Castlecrag.</p> <p>The use of natural sandstone, both in its natural form and as blocks (some of which was likely salvaged sandstone from the construction of the roads), is in</p>

	<p>keeping with the principals of the Castlecrag Estate and contributes to the landscape character of Castlecrag.</p> <p>The Rampart Culvert demonstrates the innovative town planning ideas employed by Walter Burley Griffin in integrating the natural landscape with the layout of the Castlecrag Reserve and forms an integral part of this plan.</p> <p>Meets the criterion on a local level</p>
Social significance SHR criteria (d)	<p>As the Rampart Culvert forms part of the original plan of Castlecrag, it is likely to hold some social value to past and present residents who value the landscape character of Castlecrag.</p> <p>Castlecrag as a whole is highly significant as a designed subdivision that respected the landscape character of the area. The landscape elements within Castlecrag were integral to the urban design of the place and the Rampart Culvert forms one part of this integrated system.</p> <p>Castlecrag is held in very high esteem by architects, planners, historians, community groups, and societies across NSW and Australia (and likely internationally), as evidenced by the numbers of heritage listings, publications, heritage tours and exhibitions about Castlecrag and the Griffins.</p> <p>Meets the criterion on a local level</p>
Technical/ Research significance SHR criteria (e)	<p>The Rampart Culvert has the potential to yield further information regarding Walter Burley Griffin's design for landscape elements and roadways, engineering of early 20th century structures, and historic archaeology related to the construction of the Culvert and surrounding area, although some of this information may be readily found elsewhere in Castlecrag.</p> <p>Meets the criterion on a local level</p>
Rarity SHR criteria (f)	<p>The Rampart Culvert is not rare within Castlecrag or the Willoughby LGA as a stone landscape element.</p> <p>However, the Culvert forms part of the original design and construction of Castlecrag, which is a very rare example of Walter Burley Griffin's urban planning projects, and the innovative principles embedded within it. The Rampart Culvert forms an integral part of the overall design of Castlecrag.</p> <p>Meets the criterion on a local level</p>
Representativeness SHR criteria (g)	<p>The Rampart Culvert is one of a group of similar structural landscape elements located throughout Castlecrag and which collectively demonstrate Griffin's approach to the design of Castlecrag and the integration of the landscape and natural topography with built forms.</p> <p>Meets the criterion on a local level</p>

STATEMENT OF SIGNIFICANCE

Summary Statement of significance	<p>The Rampart Culvert is significant as an integral element of Walter Burley Griffin's Castlecrag Reserve. It is associated with Walter Burley Griffin and Marion Mahoney Griffin, highly skilled and well regarded architects, and embodies the principals of Griffin's design in integrating the natural landscape with the built environment.</p> <p>The Rampart Culvert was constructed at the same time as The Rampart roadway between 1922 and 1923 and its use of sandstone, likely sourced from the immediate locality and as well as natural sandstone outcrops speaks to the</p>
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	<p>integral role these structural landscape elements played within the overall design of Castlecrag.</p> <p>The Rampart Culvert, alongside other landscape elements within Castlecrag collectively form the form a network of infrastructure and services throughout the suburb and demonstrate Griffin's wholistic approach to the design of Castlecrag. The Culvert is one part of the whole urban design of Castlecrag, which is very rare and held in high esteem by a broad cross-section of people as a surviving example of Walter Burley Griffin's urban design work which embodies his philosophy of the integration of the natural and built environment.</p>
Level of Significance	Local
Recommendations	List as a local heritage item. Consider undertaking comprehensive study of all landscape items within Castlecrag and list as a group.

LIST OF REFERENCES

- Castlecrag Local Environmental Study*, November 1982
- "Economies in Building" *The Australian home builder* Melbourne, 1923. <<http://nla.gov.au/nla.obj-2935919195>>
- Johnson, Donald Leslie. *The Architecture of Walter Burley Griffin*. South Melbourne: Macmillan, 1977
- Russel, Eric. *Willoughby: A Centenary History*. Chatswood: The Council of the Municipality of Willoughby, 1966
- The Australian home builder* Melbourne, 1923. <<http://nla.gov.au/nla.obj-2935919195>>
- The Griffin Estate at Castlecrag, *History*, September 1997, 32
- Walker, Meredith. Kabos, Adrienne. Weirick, James. *Building For Nature: Walter Burley Griffin and Castlecrag*. Castlecrag: Walter Burley Griffin Society, 1994.
- Walter Burley Griffin Society Inc. *Griffin Conservation Area: Heritage Protection and the Development Control Plan*, January 201 6
- Watson, Anne (ed.) *Visionaries in Suburbia*. Castlecrag: Walter Burley Griffin Society, 2015
- Willoughby City Council, *Griffin Reserves Castlecrag Plan of Management*, 2016

IMAGES



Figure 1: The flat rock outcrop on the northern side of the Rampart, facing the Turret Reserve. The channels are located at the base of the outcrop.



Figure 2: Later concrete lid placed over the culvert on the southern side of The Rampart.




Figure 3: Water egress at the base of the rock outcrop on the northern side of The Rampart.



Figure 4: The twin channels of The Rampart culvert as they enter into Keep Reserve
Source: Andrienne Kabos / Walter Burley Griffin Society (2020)

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ITEM DETAILS	
Name of Item	Flat Roofed Stone Bridge Culvert
Other or former names	N/A
Address	The Bulwark, Castlecrag. Between 79 and 81 The Bulwark (see map)
Lot DP/SP	N/A
Building Type	Landscape Element
Current use	Drainage culvert
Former Use	Drainage culvert
Map	

DESCRIPTION	
Physical Description	<p>The Flat Roofed Stone Bridge Culvert is located on The Bulwark, Castlecrag, a street within the Castlecrag subdivision of the Castlecrag Reserve and spans between the Gargoyle Reserve to the northwest (located between 79 and 81 The Bulwark) and the Retreat Reserve to the southeast (located between 80 and 82 The Bulwark). The Culvert passes under The Bulwark and allows for water to flow from the higher level of The Embrasure Reserve down to Sailors Bay to the east. The portion of the Gargoyle Reserve located between No. 79 and 81 is purely a drainage passage and is not accessible. The Retreat Reserve is a steep gully heavily vegetated with mature plantings and shrubbery and is similarly not accessible.</p> <p>The Flat Roofed Stone Bridge Culvert is approximately 10m in length and is constructed of rough-hewn sandstone. It comprises two rectangular ‘ducts’ that allow water to flow underneath The Bulwark between the natural gullies of the Gargoyle and Retreat Reserves. Large sandstone abutments are located on the southeast (Retreat Reserve) side which support the timber pedestrian pathway along The Bulwark.</p> <p>The only portion of the Culvert visible from street level is the inlet on the northern side of The Bulwark, however this has since been covered over by a concrete lid</p>

	<p>and wire fence. The southern side of the Culvert would likely be visible from the surrounding private residences to the east of The Bulwark.</p> <p>The southern side of the Culvert has become substantially overgrown, and as a result it is now barely visible.</p>
Integrity / Intactness	High integrity. High intactness.
Physical condition	Good. Moss and dampness to the sandstone due to its use and location. It is substantially overgrown with vegetation.
Modifications and dates	N/A

HISTORY	
Year of construction	1928-1930
Designer or architect	Greater Sydney Development Association / Walter Burley Griffin
Builder or maker	-
Historical outline	<p>The Flat Roofed Stone Bridge Culvert is located underneath The Bulwark, located on land originally forming part of the Castlecrag Estate, which was purchased in 1921 by Walter Burley Griffin and Marion Mahoney Griffin through Griffin's company the Greater Sydney Development Association (GSDA).</p> <p>Walter Burley Griffin and Marion Mahoney Griffin were influential architects in the United States and Australia and were known for their careful consideration of the landscape in both architectural works and town/suburban plans, most notably embodied in their plan for Canberra.¹</p> <p>The Griffins developed the Castlecrag Estate to be unified with the landscape by preserving natural features and planning the suburb in sympathy with the natural environment. They did this by integrating bushland reserves that preserved the major landforms and rock outcrops, creating a network of public walkways, and roads that followed the contours of the landform. The integral role of the natural environment in the urban plan of Castlecrag is a key element of Griffin's philosophy that better urban environments could be created by careful planning that respected the landscape character of the site. This philosophy is embedded in the Griffins' urban design approach to Castlecrag.²</p> <p>The use of natural materials at Castlecrag, in particular stone, was common throughout the area. Many of the roads were built into rockfaces, and the left-over rubble used for house walls and landscaping elements.</p> <p>The Bulwark was formed around 1928-1930 and comprises part of the last section of the Castlecrag roadways constructed to Griffin's design and supervision. Aerial photographs show The Bulwark fully completed by 1930, although no houses had yet been constructed along the road. Presumably the Flat Roofed Stone Bridge Culvert would have been constructed at the same time as The Bulwark.</p> <p>An Arched Stone Bridge Culvert is located along the same stretch of The Bulwark to the south.</p>

¹ <https://adb.anu.edu.au/biography/griffin-walter-burley-443>

² The Griffin Estate at Castlecrag, *History*, September 1997, 32

Relevant NSW/State Themes	Australian Theme	NSW Theme	Comment
	4 Building settlements, towns and cities	Towns, suburbs and villages	Forms part of the Castlecrag Reserve, which was planned by Walter Burley Griffin under the Greater Sydney Development Association.
	4 Building settlements, towns and cities	Utilities	Forms part of the provision of stormwater drainage throughout the estate. Notable in the conscious siting and design of the culvert to work with the natural landscape and topography, as well as the use of natural madeiras.
	8 Developing Australia's cultural life	Creative endeavour	Integral element of the Castlecrag Reserve and demonstrates the principals embedded in the plan in responding to the natural landscape and topography of the area.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Flat Roofed Stone Bridge Culvert is of historical significance for being located within the Castlecrag Estate, which forms part of the greater Castlecrag Reserve designed by Walter Burley Griffin in the 1920s – 1930s. The Flat Roofed Stone Bridge Culvert forms an integral part of the overall planning and subdivision pattern of Castlecrag.</p> <p>Meets the criterion on a local level</p>
Historical association significance SHR criteria (b)	<p>The Flat Roofed Stone Bridge Culvert has associations with Walter Burley Griffin and Marion Mahoney Griffin, who made a significant contribution to the development of architecture and planning in Australia, including through the design and development of Castlecrag, including the Flat Roofed Stone Bridge Culvert which forms part of the original design of the Castlecrag Reserve.</p> <p>Meets the criterion on a local level</p>
Aesthetic significance SHR criteria (c)	<p>The Flat Roofed Stone Bridge Culvert is aesthetically significant as a finely constructed landscape element within Castlecrag and forms a pair with the Arched Stone Bridge Culvert nearby on The Bulwark. Despite being barely visible from the street, the careful detailing of the Culvert using rough sandstone is in keeping with the materiality and character of the houses and other landscape elements throughout Castlecrag is a testament to the care in which Griffin embedded his design intent into every element of Castlecrag.</p> <p>The use of natural sandstone, some of which was likely salvaged sandstone from the construction of the roads, is in keeping with the principals of the Castlecrag Estate and contributes to the landscape character of Castlecrag.</p> <p>The Flat Roofed Stone Bridge Culvert demonstrates the innovative town planning ideas employed by Walter Burley Griffin in integrating the natural</p>

	<p>landscape with the layout of the Castlecrag Reserve and forms an integral part of this plan.</p> <p>Meets the criterion on a local level</p>
Social significance SHR criteria (d)	<p>As the Flat Roofed Stone Bridge Culvert forms part of the original plan of Castlecrag, it is likely to hold some social value to past and present residents who value the landscape character of Castlecrag.</p> <p>Castlecrag as a whole is highly significant as a designed subdivision that respected the landscape character of the area. The landscape elements within Castlecrag were integral to the urban design of the place and the Flat Roofed Stone Bridge Culvert forms one part of this integrated system.</p> <p>Castlecrag is held in very high esteem by architects, planners, historians, community groups, and societies across NSW and Australia (and likely internationally), as evidenced by the numbers of heritage listings, publications, heritage tours and exhibitions about Castlecrag and the Griffins.</p> <p>Meets the criterion on a local level</p>
Technical/ Research significance SHR criteria (e)	<p>The Flat Roofed Stone Bridge Culvert has the potential to yield further information regarding Walter Burley Griffin's design for landscape elements and roadways, engineering of early 20th century structures, and historic archaeology related to the construction of the Culvert and surrounding area, although some of this information may be readily found elsewhere in Castlecrag.</p> <p>Meets the criterion on a local level</p>
Rarity SHR criteria (f)	<p>The Flat Roofed Stone Bridge Culvert is not rare within Castlecrag or the Willoughby LGA as a stone landscape element.</p> <p>However, the Culvert forms part of the original design and construction of Castlecrag, which is a very rare example of Walter Burley Griffin's urban planning projects, and the innovative principles embedded within it. The Flat Roofed Stone Bridge Culvert forms an integral part of the overall design of Castlecrag.</p> <p>Meets the criterion on a local level</p>
Representativeness SHR criteria (g)	<p>The Flat Roofed Stone Bridge Culvert is one of a group of similar structural landscape elements located throughout Castlecrag and which collectively demonstrate Griffin's approach to the design of Castlecrag and the integration of the landscape and natural topography with built forms.</p> <p>Meets the criterion on a local level</p>

STATEMENT OF SIGNIFICANCE

Summary Statement of significance	<p>The Flat Roofed Stone Bridge Culvert is significant as an integral element of Walter Burley Griffin's Castlecrag Reserve. It is associated with Walter Burley Griffin and Marion Mahoney Griffin, highly skilled and well regarded architects, and embodies the principals of Griffin's design in integrating the natural landscape with the built environment.</p> <p>The Flat Roofed Stone Bridge Culvert was constructed at the same time as The Bulwark roadway between 1928 and 1930 and its use of rough-hewn sandstone, likely sourced from the immediate locality speaks to the integral role these structural landscape elements played within the overall design of Castlecrag.</p> <p>The Flat Roofed Stone Bridge Culvert, alongside other landscape elements within Castlecrag collectively form the form a network of infrastructure and services throughout the suburb and demonstrate Griffin's wholistic approach to</p>
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	the design of Castlecrag. The Culvert is one part of the whole urban design of Castlecrag, which is very rare and held in high esteem by a broad cross-section of people as a surviving example of Walter Burley Griffin's urban design work which embodies his philosophy of the integration of the natural and built environment.
Level of Significance	Local
Recommendations	List as a local heritage item. Consider undertaking comprehensive study of all landscape items within Castlecrag and list as a group.

LIST OF REFERENCES

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Johnson, Donald Leslie. *The Architecture of Walter Burley Griffin*. South Melbourne: Macmillan, 1977

Russel, Eric. *Willoughby: A Centenary History*. Chatswood: The Council of the Municipality of Willoughby, 1966

The Australian home builder Melbourne, 1923. <<http://nla.gov.au/nla.obj-2935919195>>

The Griffin Estate at Castlecrag, *History*, September 1997, 32

Walker, Meredith. Kabos, Adrienne. Weirick, James. *Building For Nature: Walter Burley Griffin and Castlecrag*. Castlecrag: Walter Burley Griffin Society, 1994.

Walter Burley Griffin Society Inc. *Griffin Conservation Area: Heritage Protection and the Development Control Plan*, January 2016

Watson, Anne (ed.) *Visionaries in Suburbia*. Castlecrag: Walter Burley Griffin Society, 2015

Willoughby City Council, *Griffin Reserves Castlecrag Plan of Management*, 2016

IMAGES



Figure 1: View of the flat roofed bridge from The Bulwark. It is virtually concealed due to the vegetation.



Figure 2: The flat roofed bridge showing the twin channels and abutments on the Retreat Reserve side (southern side) Photographed by Adrienne Kabos, 2011

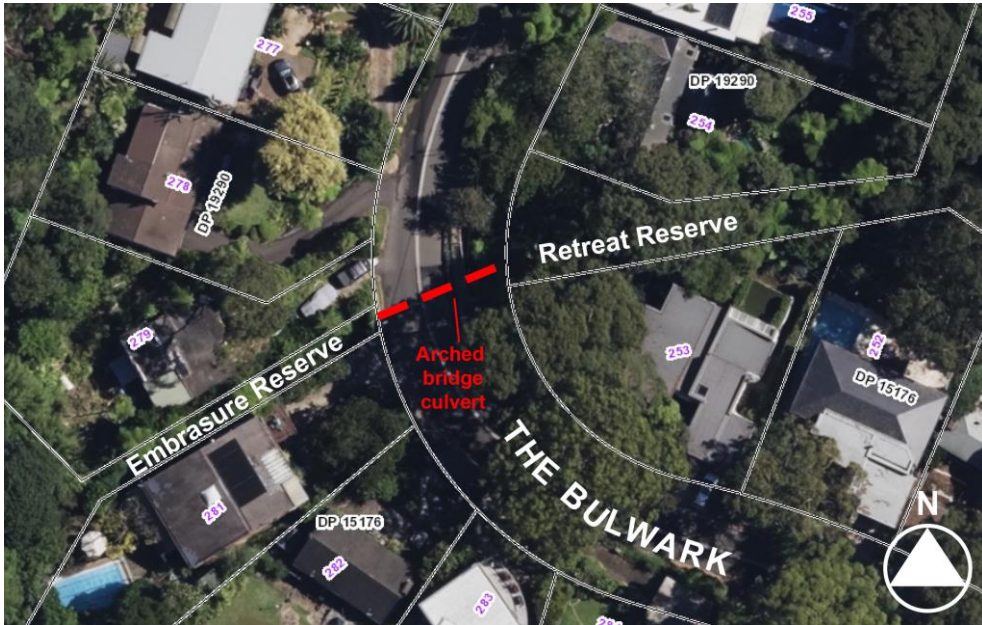


Figure 3: Concrete cover and metal fencing around the northern inlet.



Figure 4: Water flowing down the natural gully from Gargoyle Reserve

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ITEM DETAILS	
Name of Item	Arched Stone Bridge Culvert
Other or former names	N/A
Address	The Bulwark, Castlecrag. Between 86 and 88 The Bulwark (see map)
Lot DP/SP	N/A
Building Type	Landscape element
Current use	Drainage culvert
Former Use	Drainage culvert
Map	


DESCRIPTION	
Physical Description	<p>The Arched Stone Bridge Culvert is located on The Bulwark, Castlecrag, a street within the Castlecrag subdivision of the Castlecrag Reserve and spans between the Embrasure Reserve to the west (located between 95 and 97 The Bulwark) and the Retreat Reserve to the east (located between 86 and 88 The Bulwark). The Culvert passes under The Bulwark and allows for water to flow from the higher level of The Embrasure Reserve down to Sailors Bay to the east. The portion of the Embrasure Reserve located between No. 95 and 97 is purely a drainage passage and is not accessible. The Retreat Reserve is a steep gully heavily vegetated with mature plantings and shrubbery and is similarly not accessible.</p> <p>The Arched Stone Bridge Culvert is approximately 12m in length and is constructed of rough-hewn sandstone blocks. It comprises a barrel vaulted tunnel that spans the width of The Bulwark, with large, flanking angled buttresses approximately 5m in length projecting into the Retreat Reserve to accommodate the natural form of the creek. Due to the slope of the land, the western inlet is smaller, and the tunnel gradually increases in size as it passes underneath The Bulwark.</p> <p>The only portion of the Culvert visible from street level is the inlet on the western side of The Bulwark. However, the Culvert would be visible from the surrounding</p>

	<p>private residences to the east of The Bulwark.</p> <p>The western bank of the Retreat Reserve has become substantially overgrown and many climbing plants have begun to grow in the spaces between the stones. As a result, the Culvert is somewhat concealed from view even from within the Retreat Reserve.</p>
Integrity / Intactness	High integrity. High intactness.
Physical condition	Good. Climbing plants growing in the gaps between the stones may become problematic in the future. There is also moss and dampness to the sandstone due to its use and location.
Modifications and dates	Restoration work undertaken by Willoughby City Council in 2012-2013.

HISTORY	
Year of construction	1928-1930
Designer or architect	Greater Sydney Development Association / Walter Burley Griffin
Builder or maker	-
Historical outline	<p>The Arched Stone Bridge Culvert is located underneath The Bulwark, located on land originally forming part of the Castlecrag Estate, which was purchased in 1921 by Walter Burley Griffin and Marion Mahoney Griffin through Griffin's company the Greater Sydney Development Association (GSDA).</p> <p>Walter Burley Griffin and Marion Mahoney Griffin were influential architects in the United States and Australia and were known for their careful consideration of the landscape in both architectural works and town/suburban plans, most notably embodied in their plan for Canberra.¹</p> <p>The Griffins developed the Castlecrag Estate to be unified with the landscape by preserving natural features and planning the suburb in sympathy with the natural environment. They did this by integrating bushland reserves that preserved the major landforms and rock outcrops, creating a network of public walkways, and roads that followed the contours of the landform. The integral role of the natural environment in the urban plan of Castlecrag is a key element of Griffin's philosophy that better urban environments could be created by careful planning that respected the landscape character of the site. This philosophy is embedded in the Griffins' urban design approach to Castlecrag.²</p> <p>The use of natural materials at Castlecrag, in particular stone, was common throughout the area. Many of the roads were built into rockfaces, and the left-over rubble used for house walls and landscaping elements.</p> <p>The Bulwark was formed around 1928-1930 and comprises part of the last section of the Castlecrag roadways constructed to Griffin's design and supervision. Aerial photographs show The Bulwark fully completed by 1930, although no houses had yet been constructed along the road. Presumably the Arched Stone Bridge Culvert would have been constructed at the same time as The Bulwark.</p> <p>A Flat Roofed Stone Bridge Culvert is located along the same stretch of The</p>

¹ <https://adb.anu.edu.au/biography/griffin-walter-burley-443>

² The Griffin Estate at Castlecrag, *History*, September 1997, 32

	Bulwark to the north.		
Relevant NSW/State Themes	Australian Theme	NSW Theme	Comment
	4 Building settlements, towns and cities	Towns, suburbs and villages	Forms part of the Castlecrag Reserve, which was planned by Walter Burley Griffin under the Greater Sydney Development Association.
	4 Building settlements, towns and cities	Utilities	Forms part of the provision of stormwater drainage throughout the estate. Notable in the conscious siting and design of the culvert to work with the natural landscape and topography, as well as the use of natural materials.
	8 Developing Australia's cultural life	Creative endeavour	Integral element of the Castlecrag Reserve and demonstrates the principals embedded in the plan in responding to the natural landscape and topography of the area.
Historical Images			
	<p>Figure 1: The Griffin designed bridge in The Bulwark, Castlecrag, 1994, Building for Nature: Walter Burley Griffin and Castlecrag. 5</p>		

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Arched Stone Bridge Culvert is of historical significance for being located within the Castlecrag Estate, which forms part of the greater Castlecrag Reserve designed by Walter Burley Griffin in the 1920s – 1930s. The Arched Stone Bridge Culvert forms an integral part of the overall planning and subdivision pattern of Castlecrag.</p> <p>Meets the criterion on a local level</p>
Historical association significance SHR criteria (b)	<p>The Arched Stone Bridge Culvert has associations with Walter Burley Griffin and Marion Mahoney Griffin, who made a significant contribution to the development of architecture and planning in Australia, including through the design and development of Castlecrag, including the Arched Stone Bridge Culvert which forms part of the original design of the Castlecrag Reserve.</p> <p>Meets the criterion on a local level</p>
Aesthetic significance SHR criteria (c)	<p>The Arched Stone Bridge Culvert is aesthetically significant as a finely constructed landscape element within Castlecrag and forms a pair with the Flat Roofed Stone Bridge Culvert nearby on The Bulwark. The barrel-vaulted form, constructed of rough sandstone blocks is particularly notable. Despite being barely visible from the street, the careful detailing of the Culvert using rough sandstone is in keeping with the materiality and character of the houses and other landscape elements throughout Castlecrag is a testament to the care in which Griffin embedded his design intent into every element of Castlecrag.</p> <p>The use of natural sandstone, some of which was likely salvaged sandstone from the construction of the roads, is in keeping with the principals of the Castlecrag Estate and contributes to the landscape character of Castlecrag.</p> <p>The Arched Stone Bridge Culvert demonstrates the innovative town planning ideas employed by Walter Burley Griffin in integrating the natural landscape with the layout of the Castlecrag Reserve and forms an integral part of this plan.</p> <p>Meets the criterion on a local level</p>
Social significance SHR criteria (d)	<p>As the Arched Stone Bridge Culvert forms part of the original plan of Castlecrag, it is likely to hold some social value to past and present residents who value the landscape character of Castlecrag.</p> <p>Castlecrag as a whole is highly significant as a designed subdivision that respected the landscape character of the area. The landscape elements within Castlecrag were integral to the urban design of the place and the Arched Stone Bridge Culvert forms one part of this integrated system.</p> <p>Castlecrag is held in very high esteem by architects, planners, historians, community groups, and societies across NSW and Australia (and likely internationally), as evidenced by the numbers of heritage listings, publications, heritage tours and exhibitions about Castlecrag and the Griffins.</p> <p>Meets the criterion on a local level</p>
Technical/ Research significance SHR criteria (e)	<p>The Arched Stone Bridge Culvert has the potential to yield further information regarding Walter Burley Griffin's design for landscape elements and roadways, engineering of early 20th century structures, and historic archaeology related to the construction of the Culvert and surrounding area, although some of this information may be readily found elsewhere in Castlecrag.</p> <p>Meets the criterion on a local level</p>

Rarity SHR criteria (f)	<p>The Arched Stone Bridge Culvert is not rare within Castlecrag or the Willoughby LGA as a stone landscape element.</p> <p>However, the Culvert forms part of the original design and construction of Castlecrag, which is a very rare example of Walter Burley Griffin's urban planning projects, and the innovative principles embedded within it. The Arched Stone Bridge Culvert forms an integral part of the overall design of Castlecrag.</p> <p>Meets the criterion on a local level</p>
Representativeness SHR criteria (g)	<p>The Arched Stone Bridge Culvert is one of a group of similar structural landscape elements located throughout Castlecrag and which collectively demonstrate Griffin's approach to the design of Castlecrag and the integration of the landscape and natural topography with built forms.</p> <p>Meets the criterion on a local level</p>

STATEMENT OF SIGNIFICANCE

Summary Statement of significance	<p>The Arched Stone Bridge Culvert is significant as an integral element of Walter Burley Griffin's Castlecrag Reserve. It is associated with Walter Burley Griffin and Marion Mahoney Griffin, highly skilled and well regarded architects, and embodies the principals of Griffin's design in integrating the natural landscape with the built environment.</p> <p>The Arched Stone Bridge Culvert was constructed at the same time as The Bulwark roadway between 1928 and 1930 and its use of rough-hewn sandstone, likely sourced from the immediate locality and notable barrel-vaulted construction speaks to the integral role these structural landscape elements played within the overall design of Castlecrag.</p> <p>The Arched Stone Bridge Culvert, alongside other landscape elements within Castlecrag collectively form the form a network of infrastructure and services throughout the suburb and demonstrate Griffin's wholistic approach to the design of Castlecrag. The Culvert is one part of the whole urban design of Castlecrag, which is very rare and held in high esteem by a broad cross-section of people as a surviving example of Walter Burley Griffin's urban design work which embodies his philosophy of the integration of the natural and built environment.</p>
Level of Significance	Local
Recommendations	List as a local heritage item. Consider undertaking comprehensive study of all landscape items within Castlecrag and list as a group.

LIST OF REFERENCES

Castlecrag Local Environmental Study, November 1982

"Economies in Building" *The Australian home builder* Melbourne, 1923. <<http://nla.gov.au/nla.obj-2935919195>>

Johnson, Donald Leslie. *The Architecture of Walter Burley Griffin*. South Melbourne: Macmillan, 1977

Russel, Eric. *Willoughby: A Centenary History*. Chatswood: The Council of the Municipality of Willoughby, 1966

The Australian home builder Melbourne, 1923. <<http://nla.gov.au/nla.obj-2935919195>>

The Griffin Estate at Castlecrag, *History*, September 1997, 32

Walker, Meredith. Kabos, Adrienne. Weirick, James. *Building For Nature: Walter Burley Griffin and Castlecrag*. Castlecrag: Walter Burley Griffin Society, 1994.

Walter Burley Griffin Society Inc. *Griffin Conservation Area: Heritage Protection and the Development Control Plan*, January 201 6

Watson, Anne (ed.) *Visionaries in Suburbia*. Castlecrag: Walter Burley Griffin Society, 2015

IMAGES



Figure 2: View of the eastern side of the bridge. Part of the stone walls can be seen to the right.



Figure 3: View of the western side of the bridge.



Figure 4: Part of the wall to the western side of the bridge.

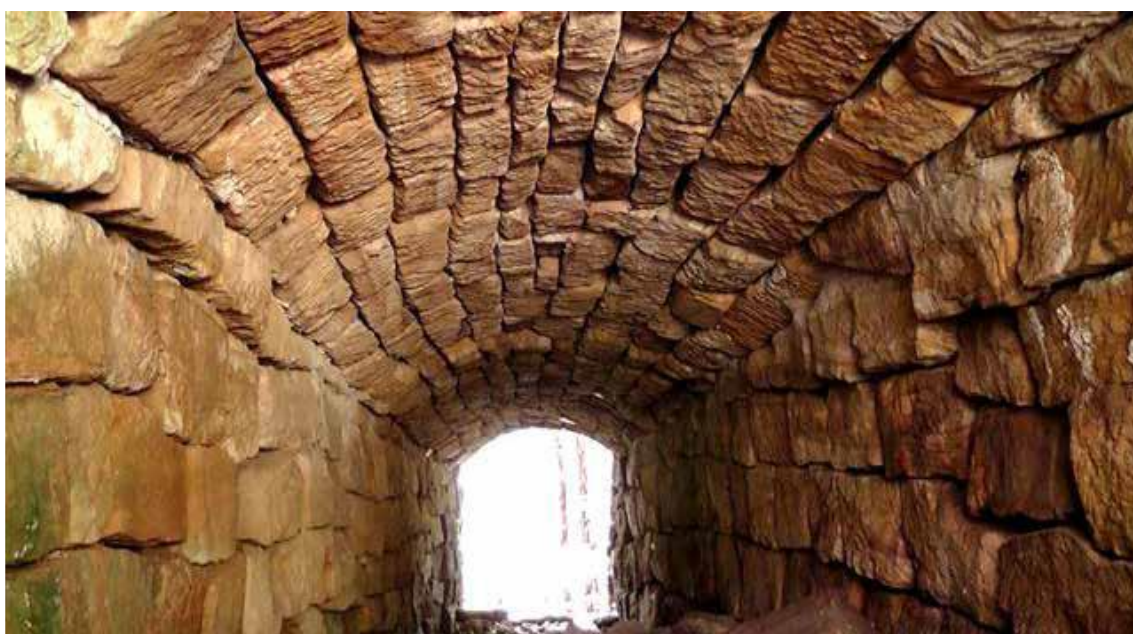



Figure 5: Looking from west to east under The Bulwark bridge. Source: J.Kirkwood 2011

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ITEM DETAILS	
Name of Item	Rivett House
Other or former names	-
Address	148 Edinburgh Road, Castlecrag
Lot DP/SP	Lot 2, DP315876)
Building Type	Single storey detached residence
Current use	Residence
Former Use	Residence
Map	

DESCRIPTION	
Physical Description	<p>No. 148 Edinburgh Road is located at the southern corner of Edinburgh Road and Sortie Port, within the suburb of Castlecrag. The property encompasses two allotments, on which a large single storey house is located within a substantial landscaped garden. Entry to the house is orientated to the east facing Sortie Port, while vehicle entry is from the north from Edinburgh Road. The property forms part of the Castlecrag Estate, developed by Walter Burley Griffin and Marion Mahoney Griffin in the 1920s.</p> <p>Sortie Port slopes down southward, and so the eastern and southern boundaries are defined by a natural stone outcrop, meaning that the house is somewhat elevated above the street level. A low, face brick wall defines the northern street boundary. The house is set within a substantial front garden, comprising lawn, hedging and several mature trees, which somewhat conceal the house from view from the street. The two storey garage however is a prominent feature in views from Edinburgh Road.</p> <p>The house has a visual relationship with the neighbouring Castlecrag Private Hospital to the east across Sortie Port.</p> <p>The house is a single storey U shape building with later wing addition to the south, forming a courtyard in the centre space. The building is constructed of rendered</p>

	<p>brick walls, with terracotta Marseille tiled hipped roof, and curved bays to the north and south ends of the wing facing Sortie Port (northeastern wing). A semicircular entry porch on the northeastern side features a sandstone base and flat roof and is supported by a colonnade of Doric columns.</p> <p>A two storey garage is located at the northern end of the southwestern wing, comprising rendered walls with decorative stepped facades and features prominently in the Edinburgh Road Streetscape.</p> <p>An outbuilding to the rear (south) has since been demolished. A swimming pool has been constructed to the southern corner of the site.</p> <p>The front façade features horizontal bands of windows that are divided with thick columns the same height as the window. The curved bays feature a similar treatment. The awkwardness of the pitched roof is particularly evident where it attempts to resolve the curved bay ends at each end of the building, resulting in a hexagonal roof form with very deep eaves that are out of proportion with the remainder of the façade.</p> <p>Originally, the building was designed with a flat roof, stone walls and columns made with Hume pipes, comprising intersecting linear forms and a curved bay. However, the house as built was substantially different to that originally designed by W.B. Griffin, comprising rendered brick walls and a pitched roof. This was in contravention of the GSDA covenants, which required all buildings to be approved by the architect of the GSDA, that is W.B. Griffin (see historical background for further details).</p> <p>The Hume pipe columns remain as one of the few recognisable “Griffin” elements of the place. The curved form is also characteristic of Griffin, however the window configuration, and porch treatment does not have the linear character typical of the prairie style that Griffin incorporated into his work is evident elsewhere in Castlecrag.</p> <p>A second storey addition above the garage was designed by Griffin in 1935. The imposing rectangular form and minimalist geometric ornamentation of the rendered walls was an early example of the later iteration of Griffin’s design approach, which was later demonstrated at much greater scale and quantity while working in India from 1935 until 1937.</p> <p>Permission was not granted to enter the property and an on-site and internal inspection has not been undertaken. The above description is based on real estate photographs and viewing the property from the public road.</p>
Integrity / Intactness	<p>Integrity: Moderate</p> <p>Intactness: Moderate-High</p> <p>Internal inspection not undertaken. Real estate photos indicate that the internal configuration may remain relatively intact, however internal finishes have been altered.</p>
Physical condition	Good. External inspection undertaken only
Modifications and dates	<p>1935: Second storey added to garage</p> <p>Between 1965-1978: Rear addition constructed, and pool added</p>

HISTORY	
Year of construction	<p>1928 (house)</p> <p>1935 (garage)</p>

Designer or architect	Walter Burley Griffin (altered)
Builder or maker	Ernest Alfred Moore
Historical outline	<p>Castlecrag is a residential suburb that was initially developed from 1920 by the noted American architect Walter Burley Griffin (1876-1937) under his development company, the Greater Sydney Development Association Limited (GSDA). The suburb was one of three opened up for residential development by the company, the others being Castlecove and Covecrag (now Middle Cove).</p> <p>W.B. Griffin and his wife Marion Mahoney Griffin developed the Castlecrag Estate following principles that respected the landscape character of the area, created community environments, and provided shared views. The Griffins' approach was to integrate the streets, open spaces, and housing with the natural environment resulting in a curvilinear layout retaining rock outcrops and working with the topography. Each allotment sold was subject to a covenant that required buildings to be constructed of stone, concrete or brick with concrete, tile or slate roofs, setback a minimum of 15 feet (approximately 4.5 metres) from the street alignment and all designs and plans for new buildings were to be approved by the architect of the GSDA, that is W.B. Griffin.</p> <p>No. 148 Edinburgh Road comprises two allotments (part Lot 62 and Lot 63) of the planned 1920s layout of Castlecrag. The first owner was Brisbane dentist Thomas Michael McGrath who purchased most of Lot 62 in 1926.¹ In 1927 neighbouring Lot 63 was conveyed to Dr Edward William Rivett who also in that year acquired the neighbouring land in Lot 62.²</p> <p>Prior to the construction of the Rivett House, Dr Rivett (1894-1962) purchased the O'Malley House, 150 Edinburgh Road in 1927 (another Griffin designed house) and set up a local surgery, converting the house into a small five bed hospital. Griffin's office, mostly Eric Nicholls, designed significant extensions to the house, which was later named the Cabarisha Hospital (now known as the Castlecrag Private Hospital, 150-154 Edinburgh Road, Castlecrag).³</p>

¹ Torrens Title Vol. 3184 Fol. 143 - Dealing B439473

² Torrens Title Vol. 4057 Fol. 164

³ Addie Saltis, "History of Castlecrag" *The Crag* No. 15, Nov/Dec 1980



Figure 1: Cabarisha Hospital, c1928. Source: National Library of Australia
<http://nla.gov.au/nla.obj-150433528>

For Rivett and his wife Lorna Clarissa Mary (?-1972) Walter Burley Griffin designed their new home with the building application being lodged in April 1928.⁴ As designed by Griffin, Rivett's new house featured a flat roof, stone walls, and precast concrete columns manufactured by the Hume Pipe Company usually used for water, sewerage, and drainage purposes.⁵

The builder was Ernest Alfred Moore (1882-1956) and during the construction Dr Rivett instructed him to erect rendered brick walls and a pitched roof. Rivett's conveyance however included the usual restrictive building covenant that forbade such features, and Griffin responded by lodging an injunction and demanding demolition of any part of the house in breach of the building covenants, with the roof being the main issue of concern. An affidavit prepared by Griffin representing GSDA explained the importance of the covenants' restrictions, noting:

In the case of Northbridge, the natural scenic beauty has disappeared under a crust of red roofs and behind a grid of paling fences. At Castlecrag the houses with flat roofs and natural coloured stone and quiet horizontal lines are reduced to scale of the landscape and maintain the illusion of vast distances...The illusion is destroyed by a single house of the ordinary type and scale measured by a roof pitch.

The court case was heard in 1929 and Rivett won, and the house with its pitched roof was retained. It has been noted that apart from the precast concrete columns, the house is difficult to recognise as a Griffin design.⁶ During the court case attention was drawn to Sir William Elliot Johnson's house at No. 4 The Parapet, designed by Griffin in about 1921 with a pitched roof.⁷

⁴ Willoughby Building Register BA 223/28

⁵ Adrienne Kabos in *Visionaries in suburbia: Griffin houses In the Sydney landscape*, A Watson (ed), Walter Burley Griffin Society, 2015 (Kabos 2015)

⁶ Kabos 2015

⁷ 'Alleged Breach of Covenants', *Sydney Morning Herald*, 31/5/1929, p.8

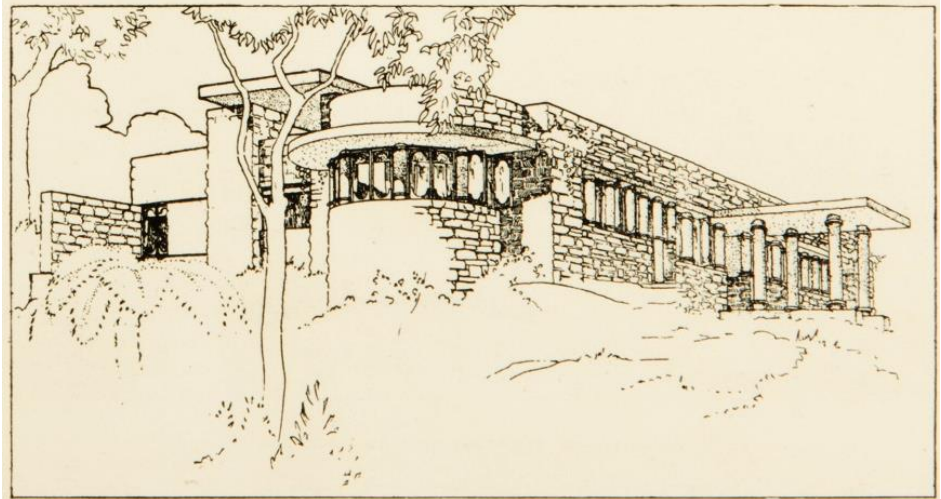


Figure 2: Perspective of Griffin's original design for the Rivett House with flat roof and stone walls. Source: *Castlecrag Homes*, GSDA, c1928. Caroline Simpson Collection.



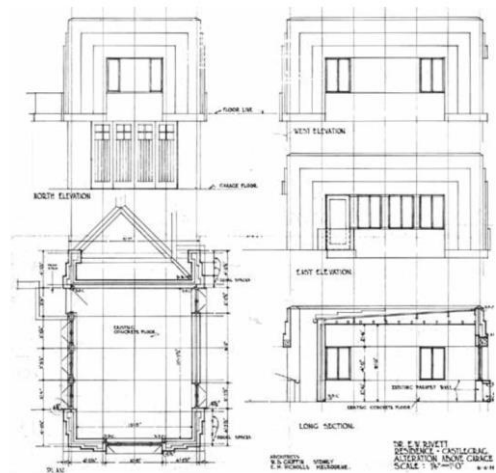
Figure 3: Rivett House on the Corner of Sortie Port and Edinburgh Road, Castlecrag, c1932. Source: National Library of Australia, <http://nla.gov.au/nla.obj-150449725>



Figure 4: The house as photographed by Hermann Junge in the early 1930s. Source: *Visionaries in Suburbia*, 88

Later, in 1935 Griffin designed a second storey flat roofed addition above the garage for Rivett.⁸ It has been suggested Griffin may have produced a design to obscure from view the ungainly pitched roof of the house, and to visually link it to the built forms of the Cabarisha Hospital. Further, it has been speculated this garage addition is the first example of a new design approach for Griffin that he would further develop during his sojourn in India.⁹

Figure 5: Griffin's working drawings dated August 1935 for the flat roofed addition above the garage. Source: *Willoughby Library reproduced in Kabos 2015*



⁸ Willoughby Building Register BA 60/1936

⁹ Kabos 2015

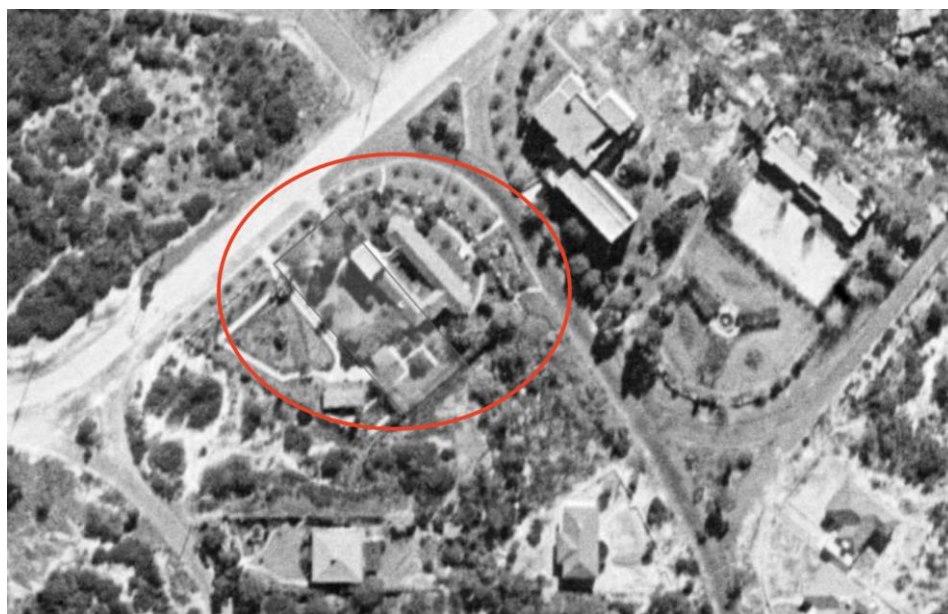


Figure 6: Prior to the 1950s Dr Rivett's house was one of the few completed developments in Griffin's Castlecrag. Photograph dated 1943. Source: NSW Spatial Services

Relevant NSW/State Themes	Australian Theme	NSW Theme	Comment
	4 Building settlements, towns and cities	Towns, suburbs and villages	Forms part of the Castlecrag Estate, which was planned and developed by Walter Burley Griffin and Marion Mahoney Griffin under the Greater Sydney Development Association
	8 Developing Australia's cultural life	Creative endeavour	Forms part of the work of Walter Burley Griffin and the development of the Castlecrag Estate. .
	9 Marking the phases of life	Persons	<p>Associated with Walter Burley Griffin, designer of the building as well as principal planner for the Castlecrag Reserve. He designed numerous residences in Castlecrag between 1922 and 1937.</p> <p>Also associated with Edward Rivett, doctor, who purchased the land and altered the Griffin design. He also established the Cabarisha Hospital (Castlecrag Private Hospital) across the road at Nos. 150-154 Edinburgh Road.</p>

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>No. 148 Edinburg is of historical significance for forming part of Griffin's Castlecrag Estate, and, being constructed in c1929, is one of the earliest houses constructed as part of the estate. The property forms an integral part of the overall planning and subdivision pattern of the Castlecrag Estate.</p> <p>The place is also of historical significance as the only known example of a residence built in contravention to the GSDA covenants, altering W.B. Griffin's original design.</p> <p>Meets the criterion on a local level.</p>
Historical association significance SHR criteria (b)	<p>No. 148 Edinburgh Road has associations with Walter Burley Griffin, architect of the building, who, alongside Marion Mahoney Griffin, made a significant contribution to the development of architecture and planning in Australia, including through the design and development of the Castlecrag Estate, in which No. 148 Edinburgh Road is located and which forms part of the original design of the Castlecrag Estate. Although originally designed by W.B. Griffin, the house was not built to his original designs.</p> <p>The place is associated with Dr Edward Rivett, prominent local doctor for whom No. 148 Edinburgh Road was built and who resided there at least until 1954, but possibly until his death in 1962. Rivett is notable in the development of the Castlecrag Estate as establishing the Cabarisha Hospital in another of Griffin's buildings at No. 150 Edinburgh Road and for contravening the design covenants of the GSDA and altering Griffins original design for the house.</p> <p>Evidence of Rivett's associations with the place remain in the existing form and detailing of the house and via the physical and visual proximity between the adjacent Castlecrag Private Hospital (formerly Cabarisha) and the Rivett House.</p> <p>Meets the criterion on a local level.</p>
Aesthetic significance SHR criteria (c)	<p>No. 148 Edinburgh is of some aesthetic significance as a residence designed by Walter Burley Griffin within Castlecrag. While altered, it retains elements of Griffin's original design, particularly the curved ends and use of Hume Pipe Co. columns. However, the house is incongruous within the planned suburb of Castlecrag, and the alterations by Dr. Rivett during construction resulted in an awkwardly designed building and it is not a good example of the work of W.B. Griffin.</p> <p>The later, two storey garage addition by W.B. Griffin is, however, a particularly outstanding feature and demonstrates the early application of a style Griffin developed in his last years in India between 1935 and 1937.</p> <p>The house makes a moderate contribution to the historical and architectural character of the locality, which is further diminished by the ungainly roof form of the original house, making the place somewhat incongruous to the dominant architectural character of Castlecrag.</p> <p>Meets the criterion on a local level</p>
Social significance SHR criteria (d)	<p>No. 148 Edinburgh Road has some social significance as an (altered) work of Walter Burley Griffin. The work of Walter Burley Griffin is the subject of substantial interest to groups and individuals interested in the history of Castlecrag and the work of W.B. Griffin, as evidenced by the numbers of heritage listings, publications, heritage tours and exhibitions about Castlecrag and the Griffins. No. 148 Edinburgh Road is specifically noted as a stop within the Castlecrag Heritage Walk published by Willoughby City Library, due the history of the Dr. Rivett and the successful court case to alter Griffin's designs</p>

	<p>for the house.</p> <p>Meets the criterion on a local level</p>
Technical/ Research significance SHR criteria (e)	<p>No. 148 Edinburgh Road has potential to provide further information regarding the design intent of W.B. Griffin and aesthetic intentions of Castlecrag. Through the contrast between the unsympathetic features of the Rivett House compared with other Griffin designed houses of high integrity, the place is able to demonstrate the intent behind the covenants that governed the design of the Castlecrag.</p> <p>The later Griffin-designed garage addition provides information about the later period of Griffin's work and the development of his architectural style that became prevalent in his work throughout India in the latter years of his life.</p> <p>Meets the criterion on a local level</p>
Rarity SHR criteria (f)	<p>As an (altered) residence designed by Walter Burley Griffin within Castlecrag, No. 148 Edinburgh Road is not rare being one of numerous that were constructed throughout the 1920s; although the controversial changes made to the house during construction by Dr. Rivett, contravening the GSDA covenants and leading to a court case regarding the design, makes this place rare within the context of Castlecrag.</p> <p>The later 1935 garage addition is (potentially) rare as an early example of Griffin's later phase of work on a small scale, developed more fully in his later works in India between 1935-1937.</p> <p>Meets the criterion on a local level</p>
Representativeness SHR criteria (g)	<p>While the place does retain a number of design features that are characteristic of Griffin's work, as a whole No. 148 Edinburgh Road is too altered to be considered a good representative example of Griffin's domestic work within Castlecrag.</p> <p>Does not meet the criterion.</p>

STATEMENT OF SIGNIFICANCE

Summary Statement of significance	<p>No. 148 Edinburgh Road is of historical and associational significance as a residence designed by Walter Burley Griffin (albeit altered), one of the first houses to be developed within the Castlecrag Estate. Architect Walter Burley Griffin, together with Marion Mahoney Griffin, made a significant contribution to the development of architecture and planning in Australia, including through the design and development of Castlecrag. The works of the Griffins and the development of Castlecrag, including No. 148 Edinburgh Road are of social value to those interested in the history and architecture of the area as evidenced by the numerous heritage listings, publications and general public interest.</p> <p>Controversially altered during construction by property owner Dr. Edward Rivett, who also established the Cabarisha hospital opposite (Castlecrag Private Hospital), the place is of historical significance as an anomaly in terms of its form and design and is the only example within Castlecrag of a residence built in contravention to the GSDA covenants, validated by a court case.</p> <p>Although altered with an ungainly pitched roof form, and incongruous to the dominant architectural character of Castlecrag, No. 148 Edinburgh is of some aesthetic significance as a residence designed by Walter Burley Griffin, which retains some original elements of Griffins design including the use of Hume Pipe columns and the rounded ends to the main body of the house. The later two</p>
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	storey garage addition is a particularly outstanding and potentially rare example of Griffin's later architectural style.
Level of Significance	Local
Recommendations	List as local heritage item.

LIST OF REFERENCES

Watson (ed.) *Visionaries in Suburbia*. Castlecrag: Walter Burley Griffin Society Incorporated, 2015

Willoughby Building Register BA 60/1936

Torrens Title Vol. 4057 Fol. 164

Addie Saltis, "History of Castlecrag" *The Crag* No. 15, Nov/Dec 1980

Willoughby Building Register BA 223/28

'Alleged Breach of Covenants', *Sydney Morning Herald*, 31/5/1929, p.8

Torrens Title Vol. 3184 Fol. 143 - Dealing B439473

IMAGES



Figure 7: View of 148 Edinburgh Road from Edinburgh Road (northern elevation).



Figure 8: Entry porch (eastern elevation)



Figure 9: Northern elevation of the house and two storey garage.




Figure 10: Northern elevation of the house



Figure 11: View of 148 Edinburgh Road from Sortie Port (eastern elevation).

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ITEM DETAILS	
Name of Item	Albion House
Other or former names	
Address	2 The Rampart, Castlecrag
Lot DP/SP	Lot 171, DP13141
Building Type	Single storey detached residence
Current use	Residence
Former Use	Residence
Map	

DESCRIPTION	
Physical Description	<p>No. 2 The Rampart, Castlecrag is located at the intersection of The Rampart, The Redoubt, and the Sortie Port. The property is a triangular allotment, which is at its widest along the street frontage (west), before tapering to a point at the rear (east) of the property.</p> <p>The property is elevated approximately 1 metre above the street level of The Rampart and is defined along the western and southern boundary by a natural stone shelf. The street frontage features a deep verge with dense vegetation, including ferns, low shrubs and moderately sized mature. The house has a deep front setback with a generous front garden, which comprises an open lawn area, bordered by low shrubs and ornamental trees.</p> <p>The building is a single storey structure, constructed of smooth rendered concrete walls and a low hipped, tiled roof concealed behind a parapet. The most distinctive feature of the house is its symmetrical front façade, consisting of a central door and porch, flanked by two semicircular bays and projecting wings. Two columns support the recessed porch.</p> <p>The front facade features a band of vertically proportioned timber framed sash windows to either side of the central door, defined by simple concrete moulding that horizontally delineates the windows and parapet. The decorative front door is</p>

	<p>a later addition.</p> <p>The rear of the house overlooks a large patio (post 1986) and grassed rear garden.</p> <p>An internal inspection of the place could not be undertaken. Based on real estate photos taken in 2018, the internal configuration and internal detail appears to remain largely intact, however this may have since been altered.</p> <p>In 1971, the original garage was converted into a bedroom and a new garage/carport was added to the southern side of the building between 1971 and 1981.</p>
Integrity / Intactness	<p>High integrity</p> <p>High intactness</p>
Physical condition	Good (internal inspection not undertaken)
Modifications and dates	Garage/carport added to southern elevation (1971-1981)

HISTORY	
Year of construction	1946
Designer or architect	Eric Nicholls
Builder or maker	Montgomery and McCarthy
Historical outline	<p>Castlecrag is a residential suburb that was initially developed from 1920 by the noted American architect Walter Burley Griffin (1876-1937) under his development company, the Greater Sydney Development Association Limited (GSDA). The suburb was one of three opened up for residential development by the company, the others being Castlecove and Covecrag (now Middle Cove).</p> <p>W.B. Griffin and his wife Marion Mahoney Griffin developed the Castlecrag Estate following principles that respected the landscape character of the area, created community environments, and provided shared views. The Griffins' approach was to integrate the streets, open spaces, and housing with the natural environment resulting in a curvilinear layout retaining rock outcrops and working with the topography. Each allotment sold was subject to a covenant that required buildings to be constructed of stone, concrete or brick with concrete, tile or slate roofs, setback a minimum of 15 feet (approximately 4.5 metres) from the street alignment and all designs and plans for new buildings were to be approved by the architect of the GSDA, that is W.B. Griffin.</p> <p>No. 2 The Rampart is located on Lot 171 in the planned 1920s layout of Castlecrag. The first conveyance of this allotment occurred in late 1928 to Edith Mary Robinson, and transferred to her husband Horace Bertie Robinson, printer, the following year; although the allotment was never developed. In 1938 the allotment was conveyed to Mrs. Rebecca (Beckie) Albion (born Shaw) (1889-1970), the wife of Arthur Cecil Albion (1887-1972) who was also in the printing trade.¹</p>

¹ Torrens Title Vol. 4241 Fol. 36

	<p>The Albions lodged a building application to develop the property in January 1940, and another in August of that same year for minor additions.² The architect was Eric Nicholls. The builders were Montgomery and McCarthy.³</p> <p>Eric Milton Nicholls (1902-1965) was a Melbourne born architect who worked in Walter Burley Griffin's office from 1921, initially in Melbourne and after, from 1930, in Sydney where he became closely involved in the development of Castlecrag with Griffin. After Griffin left for India in 1935 Nicholls continued to work on Griffin associated projects and also his own commissions. Initially Nicholls' designs were clearly influenced by Griffin, such as Camelot at No. 3 The Bastion (1938) and Edgar Deans House at No.170 Edinburgh Road (1937).</p> <p>However, by 1940 and before cessation of domestic building activity owing to the war Nicholls developed his own distinctive style making use of repetitive concrete block decoration, sandstone emphasis at the entrance, and smooth rendered surfaces and curvilinear lines representative of the Moderne architectural style. The house for the Albions at No. 2 The Rampart is considered an excellent example of Nicholls' work around 1940.⁴</p>		
Relevant NSW/State Themes	Australian Theme	NSW Theme	Comment
	4 Building settlements, towns and cities	Towns, suburbs and villages	Forms part of the Castlecrag Reserve, which was planned by Walter Burley Griffin under the Greater Sydney Development Association.
	8 Developing Australia's cultural life	Creative endeavour	Forms part of the work of Eric Nicholls and is an excellent example of his residential works in the Moderne architectural style.
	9 Marking the phases of life	Persons	Associated with Eric Nicholls, architect of the building. Nicholls was an architect and partner of Walter Burley Griffin between 1923 and 1942. Nicholls was a resident of Castlecrag and also took over as managing director of the GSDA in 1937. He constructed numerous residences and civic buildings in Castlecrag between 1937 and 1954.

² Willoughby Building Register BA20/40 and BA406/40

³ "Residence, The Rampart, Castlecrag, Sydney, N.S.W.", *Building and Engineering*, 24 November 1942, p. 5.

⁴ 'The Architecture of Eric M Nicholls in the Willoughby City Council Area', Clive Lucas, Stapleton and Partners Pty Ltd, January 2005

Historical Images

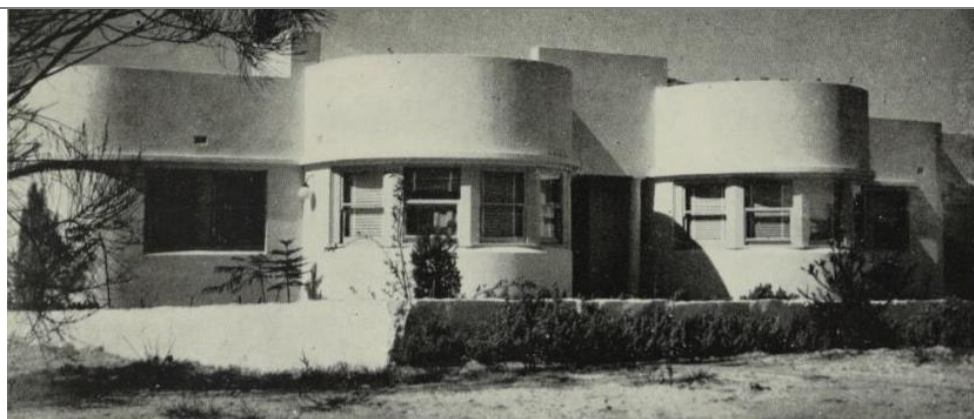


Figure 1: "Residence, The Rampart, Castlecrag, Sydney, N.S.W.," *Building and Engineering*, 24 November 1942, p. 5.



Figure 2: Copy of original elevations and site plan for No. 2 The Rampart, annotated by later owner for application to undertake internal alterations and convert original garage into bedroom (BA 307/71). Source: Willoughby City Council



Figure 3: Prior to the 1950s the Albions' house was one of the few completed developments in this section of Griffin's Castlecrag. Photograph dated 1943. *Source: NSW Spatial Services*



Figure 4: The house in 1960s with most of the neighbouring developments depicted having been built in the preceding decade or so. *Source: State Library of NSW (c112380006)*

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	No. 2 The Rampart is of historical significance for forming part of the significant subdivision, Castlecrag Estate, designed by W.B. Griffin and Marion Mahony Griffin as a model residential suburb sympathetic to the Australian natural environment. Designed by architect Eric Nicholls as part of the later phase of the development of suburb, the property retains key characteristics of the design principals implemented by the Griffins and the place provides evidence of the development of the Castlecrag Estate.

	Meets the criterion on a local level.
Historical association significance SHR criteria (b)	<p>No. 2 The Rampart is significant for its association with architect Eric Milton Nicholls (1902-1965), a noteworthy architect and former partner of Walter Burley Griffin who designed a number of houses throughout Castlecrag and the greater Willoughby LGA. Nicholls contributed substantially to the development of Castlecrag, both in the built environment and as a resident of Castlecrag, and was managing director of the GSDA from 1937 until his death in 1965. No. 2 the Rampart is an excellent example of Nicholls later work in the Moderne architectural style.</p> <p>The place is also associated with Rebecca (Beckie) and Arthur Albion for whom the house was built, although they are not well known today.</p> <p>Meets the criterion on a local level.</p>
Aesthetic significance SHR criteria (c)	<p>No. 2 The Rampart is of high aesthetic significance as a substantially intact (externally) residence designed by noted architect Eric Nicholls. The residence features many of the characteristic elements of Nicholl's application of the Moderne style including the symmetrical curved bays, smooth rendered finish, and entry treatment, and is an excellent example of Nicholl's domestic work. The house appeared in <i>Building</i> magazine in 1942.</p> <p>Located on an irregular allotment, set above the street level, the surrounding garden, landscaped verge, and exposed rock outcrops are distinctive features that survive as evidence of the Griffin's design approach to the laying out of the Castlecrag Estate. The place makes a strong contribution to the overall character of the suburb.</p> <p>Meets the criterion on a local level.</p>
Social significance SHR criteria (d)	<p>As a residence designed by Eric Nicholls and as contributing element to the Castlecrag Estate (through its history, aesthetics and associations) the place is likely to hold some social value to past and present residents who value the built character of Castlecrag.</p> <p>Castlecrag is held in very high esteem by architects, planners, historians, community groups, and societies across NSW and Australia (and likely internationally), as evidenced by the numbers of heritage listings, publications, heritage tours and exhibitions about Castlecrag and the Griffins and Eric Nicholls.</p> <p>Meets the criterion on a local level.</p>
Technical/ Research significance SHR criteria (e)	<p>No. 2 The Rampart has the potential to yield further information regarding Eric Nicholl's house designs within Castlecrag and throughout the Willoughby LGA more broadly, his interpretation and application of the Moderne style in domestic architecture.</p> <p>Meets the criterion on a local level.</p>
Rarity SHR criteria (f)	<p>Although a substantial number of Nicholls' residential works survive, only a small number which were produced at the height of his career remain intact, which makes No. 2 The Rampart somewhat rare.</p> <p>No. 2 The Rampart is also rare as forming part of the Castlecrag Estate, developed by Walter Burley Griffin in association with Eric Nicholls, which in itself is very rare as an example of Griffin's urban planning projects, one of only a small number of similar schemes Griffin implemented in NSW, Victoria and the ACT.</p> <p>Meets the criterion on a local level.</p>

Representativeness SHR criteria (g)	<p>No. 2 The Rampart is representative of the residential work of notable architect Eric Nicholls. The place is substantially intact externally and incorporates many of the key characteristics of Nicholls work, and is an excellent example of Nicholl's use of the Moderne style in domestic architecture.</p> <p>Further, as a contributing element within the Castlecrag Estate, No. 2 The Rampart is representative of the aesthetic character and design approach of the Castlecrag Estate as developed by Burley Griffin, in association with Nicholls.</p> <p>Meets the criterion on a local level.</p>
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STATEMENT OF SIGNIFICANCE

Summary Statement of significance	<p>No. 2 The Rampart is of significance as a relatively rare, substantially intact residence designed by noted architect Eric Nicholls and a contributory element within the Castlecrag Estate. The house is an excellent example of Nicholl's distinct brand of Modernism and features many of the characteristics of Nicholl's style including the symmetrical curved bays, smooth rendered finish, and entry treatment. The house appeared in <i>Building</i> magazine in 1942.</p> <p>Located on an irregular allotment, set above the street level, the surrounding garden, landscaped verge, and exposed rock outcrops are distinctive features that survive as evidence of the Griffin's design approach to the laying out of the Castlecrag Estate.</p>
Level of Significance	Local
Recommendations	Recommended for local listing

LIST OF REFERENCES

'The Architecture of Eric M Nicholls in the Willoughby City Council Area', Clive Lucas, Stapleton and Partners Pty Ltd, January 2005

IMAGES



Figure 5: View of the front façade of No. 2 The Rampart from nature strip.



Figure 6: Front elevation of No. 2 The Rampart




Figure 7: Side (south elevation) of No. 2 The Rampart, from The Redoubt



Figure 8: View of No. 2 The Rampart from the street. Note the natural stone outcropping and dense vegetation obscuring views to the house.

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ITEM DETAILS	
Name of Item	Hedberg House
Other or former names	
Address	42 The Bulwark, Castlecrag
Lot DP/SP	Lot 465, DP19826)
Building Type	Single storey detached residence
Current use	Residence
Former Use	Residence
Map	

DESCRIPTION	
Physical Description	<p>No. 42 The Bulwark , designed by Eric Nicholls in c1949, is located on the southeastern side of The Bulwark, Castlecrag. The property is a triangular allotment, which is at its widest along the street frontage, before tapering to a point at the rear (southeast) of the property.</p> <p>The front garden of the property is well-vegetated with shrubs, ferns and some mature trees. Many of these have grown substantially and now conceal much of the house from view from the street. An angled stone path leads down to the front door, which then again steps up to the door.</p> <p>The building is a single storey house with low hipped Marseille tile roof. The walls comprise sandstone up to the windowsill, with render above. Horizontal rows of windows are a notable feature throughout and are reminiscent of the Prairie School. There is a square chimney to the northeast of the building and solar panels were added to the front roof plane some time after 2020.</p> <p>The presentation of the front façade of the building to the street, and its siting, being set low within the landscape are in keeping with the design intention of Castlecrag as a ‘landscape’ and forms a relationship with other Nicholls and W.B. Griffin designed houses in the street (including No. 41 The Bulwark opposite). In particular, the use of sandstone as the predominate building material links the</p>

	<p>house to the original body of Castlecrag homes by the Griffins, although built two decades later. Notably, however, the hipped roof is not set behind a parapet, moving away from the original Griffin designs of not having pitched roofs visible.</p> <p>A terrace was located on the northern corner (later addition c1972), which has since been extended to form part of the kitchen (c2017). The extension has been detailed to use sandstone to match the existing building.</p> <p>The curved eastern corner is a striking feature of the house and comprises a series of vertically proportioned windows. It appears that this area (sunroom) was added in 1950 by Eric Nicholls, although it is unclear whether the remainder of the house had been constructed by this time.</p> <p>Most of the eastern elevation is glazed to allow for sweeping views out to Sailor's Bay. The window to the former study (now part of the living room) has been replaced. Additional windows were also inserted into the western elevation of the bathroom.</p> <p>The rear (southeastern) terrace is a distinctly 'Castlecrag' element. Some alterations have been undertaken, including roofing over the terrace (initially by way of a corrugated metal awning), adding balustrades and new floor paving. Due to the slope of the land, the terrace is elevated from the ground floor. The southern sandstone wall and fireplace remain and are a prominent feature.</p> <p>The sandstone garage to the southern elevation forms part of the original plan of the place and features pleasantly curved corners and edges, however the carport adjacent to this is a later addition.</p> <p>The internal layout has been somewhat altered. The study has been removed to provide an open living space, however the sandstone fireplace has been retained. The layout of the bathrooms and bedrooms remain largely the same. Most internal finishes, such as floors, ceilings and walls are the result of later alterations to the place. Characteristic curved wall ends and curved detailing to window transoms and heads still remain and are key details that contribute to the "Nicholls" feel of the place.</p> <p>A basement level has been added (likely 1970s) and then extended in c2017. Due to the slope of the land, the rear façade is two storeys, while the front façade appears as only one.</p> <p>New landscaping, including a pool has been undertaken to the rear in a sympathetic manner.</p>
Integrity / Intactness	<p>Integrity: Moderate – high (exterior), Little to moderate (interior)</p> <p>Moderate – high intactness .</p> <p>Minor changes to glazing and rear terrace and addition of carport and pool.</p>
Physical condition	Good
Modifications and dates	<p>Interiors altered – recently and in 1970s?</p> <p>1970s: Awning added to rear terrace, new patio added to northern corner. Other internal changes.</p> <p>2015: new pool and landscaping</p> <p>2017: Kitchen extension in location of previous patio at northern corner. New awning to rear terrace. Internal alterations.</p> <p>c2020: Solar panels added to front roof plan</p>

HISTORY	
Year of construction	c1949
Designer or architect	Eric Nicholls
Builder or maker	Donald Clive Montgomery (builder)
Historical outline	<p>Castlecrag is a residential suburb that was initially developed from 1920 by the noted American architect Walter Burley Griffin (1876-1937) under his development company, the Greater Sydney Development Association Limited (GSDA). The suburb was one of three opened up for residential development by the company, the others being Castlecove and Covecrag (now Middle Cove).</p> <p>W.B. Griffin and his wife Marion Mahoney Griffin developed the Castlecrag Estate following principles that respected the landscape character of the area, created community environments, and provided shared views. The Griffins' approach was to integrate the streets, open spaces, and housing with the natural environment resulting in a curvilinear layout retaining rock outcrops and working with the topography. Each allotment sold was subject to a covenant that required buildings to be constructed of stone, concrete or brick with concrete, tile or slate roofs, setback a minimum of 15 feet (approximately 4.5 metres) from the street alignment and all designs and plans for new buildings were to be approved by the architect of the GSDA, that is W.B. Griffin.</p> <p>No. 42 The Bulwark is located on Lot 465 in the planned 1920s layout of Castlecrag. The first conveyance of this allotment occurred in 1943 to Charles Alfred Hudris, and was transferred to Joan Arnold Carroll in 1946, although the allotment remained undeveloped. In late 1948 the allotment was conveyed to Dr Eric Alfred Hedberg.¹ Hedberg (1912-2001) was born in Sydney and studied medicine at Sydney University. He graduated in 1935 with first class honours, the Hinder Memorial Prize and the Norton Manning Memorial Prize. Hedberg enlisted in the 2nd Australian Imperial Force in November 1939, and he was discharged in late 1945 with the rank of major serving as a medical officer.</p> <p>Hedberg lodged the building application to develop this address in April 1949.² The builder was Donald Clive Montgomery (1905-1968) and the architect was Eric Milton Nicholls.</p> <p>Eric Nicholls (1902-1965) was a Melbourne born architect who worked in Walter Burley Griffin's office from 1921, initially in Melbourne and after, from 1930, in Sydney where he became closely involved in the development of Castlecrag with Griffin. After Griffin left for India in 1935 Nicholls continued to work on Griffin associated projects and also his own commissions. Initially Nicholls' designs were clearly influenced by Griffin, such as Camelot at No. 3 The Bastion (1938) and Edgar Deans House at No.170 Edinburgh Road (1937). However, by 1940 and before cessation of domestic building activity owing to the war Nicholls had developed his own distinctive style making use of repetitive concrete block decoration, sandstone emphasis at the entrance, and smooth rendered surfaces and curvilinear lines representative of the Moderne architectural style.</p>

¹ Torrens Title Vol. 5383 Fol. 165 and Vol. 5596 Fol. 93 - Dealing D950718

² Willoughby Building Register BA233/49

After the war Nicholls evolved his own unique take on Modernism to incorporate sandstone pillar features at entries to houses, sandstone garden walls, integration of house and garden, and rendered surfaces. The house for Dr Hedberg at No. 42 The Bulwark is considered a fine example of Nicholls' work around 1950.³



Figure 1: Dr Hedberg's house in 1951 and shortly after completion. *Source: NSW Spatial Services*

Relevant NSW/State Themes	Australian Theme	NSW Theme	Comment
	4 Building settlements, towns and cities	Towns, suburbs and villages	Forms part of the Castlecrag Reserve, which was planned by Walter Burley Griffin under the Greater Sydney Development Association.
	8 Developing Australia's cultural life	Creative endeavour	Forms part of the work of Eric Nicholls and is an excellent example of his later domestic work.
	9 Marking the phases of life	Persons	Associated with Eric Nicholls, architect of the building. Nicholls was an architect and partner of Walter Burley Griffin between 1923 and 1942. Nicholls was a resident of Castlecrag and also took over as managing director of the GSDA in 1937. He constructed numerous residences and civic buildings in Castlecrag between 1937 and 1954.

³ 'The Architecture of Eric M Nicholls in the Willoughby City Council Area', Clive Lucas, Stapleton and Partners Pty Ltd, January 2005

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>No. 42 The Bulwark is of historical significance for forming part of the significant subdivision, the Castlecrag Estate, designed by W.B. Griffin and Marion Mahony Griffin in the 1920s as a model residential suburb sympathetic to the Australian natural environment. Designed by architect Eric Nicholls as part of the later phase of the development of suburb, the property retains key characteristics of the design principals implemented by the Griffins and the place provides evidence of the development of the Castlecrag Estate.</p> <p>Meets the criterion on a local level.</p>
Historical association significance SHR criteria (b)	<p>No. 42 The Bulwark is significant for its association with Eric Milton Nicholls (1902-1965), a noteworthy architect and former partner of Walter Burley Griffin, who designed a number of houses throughout Castlecrag and the greater Willoughby LGA. Nicholls contributed substantially to the development of Castlecrag, both in the built environment and as a resident of Castlecrag and was managing director of the GSDA from 1937 until his death in 1965. No. 42 The Bulwark is good example of Nicholls later work displaying influences from both W.B. Griffin and Modernism.</p> <p>The place is also associated with Dr. Eric Alfred Hedberg for whom the house was built, although he is not well known today.</p> <p>Meets the criterion on a local level.</p>
Aesthetic significance SHR criteria (c)	<p>No. 42 The Bulwark is of aesthetic significance as a substantially intact (externally) residence designed by noted architect Eric Nicholls showing the influence of the Griffin's Castlecrag architecture. The residence features many of the characteristic elements of Nicholl's style which, by the late 1940s had been developed and refined into a distinct brand of modernism. Surviving features include sandstone pillar features at the entry, sandstone garden walls, integration of the house and garden, and the use of rounded forms and rendered surfaces. Notably however, the house has a visible pitched roof, which is out of character with the Griffin's design intent for the suburb. .</p> <p>While much of the interior has been altered, the overall configuration of the place remains legible, and there are some particularly notable architectural details including the sandstone fireplaces and rounded windowsills, mullions and architraves in the kitchen and bedrooms. Alterations undertaken to the interior and the grounds are generally sympathetic.</p> <p>Meets the criterion on a local level.</p>
Social significance SHR criteria (d)	<p>As a residence designed by Eric Nicholls and a contributing element to the Castlecrag Estate (through its history, aesthetic attributes, and associations) the place is likely to hold some social value to past and present residents who value the built character of Castlecrag.</p> <p>Castlecrag is held in very high esteem by architects, planners, historians, community groups, and societies across NSW and Australia (and likely internationally), as evidenced by the numbers of heritage listings, publications, heritage tours and exhibitions about Castlecrag, the Griffins and Eric Nicholls. No. 42 The Bulwark is specifically noted as a stop within the Castlecrag heritage walk published by Willoughby City Library.</p> <p>Meets the criterion on a local level.</p>

Technical/ Research significance SHR criteria (e)	No. 42 The Bulwark has the potential to yield further information regarding Eric Nicholl's house designs within Castlecrag and the Willoughby LGA more broadly, and his approach to domestic architecture in the 1950s. Meets the criterion on a local level.
Rarity SHR criteria (f)	Although a substantial number of Nicholls' residential works survive, only a small number which were produced at the height of his career remain intact, which makes No. 42 The Bulwark somewhat rare. No. 42 The Bulwark is also rare as forming part of the Castlecrag Estate, developed by Walter Burley Griffin in association with Eric Nicholls, which in itself is very rare as an example of Griffin's urban planning projects, one of only a small number of similar schemes Griffin implemented in NSW, Victoria and the ACT. Meets the criterion on a local level.
Representativeness SHR criteria (g)	No. 42 The Bulwark is representative of the residential work of notable architect Eric Nicholls at the peak of his career. The place is substantially intact (externally) and incorporates many of the key characteristics of Nicholls work. It is a particularly good example of his work that demonstrates the influence of the Griffins Castlecrag architecture combined with elements unique to Nicholl's designs. Further, as a contributing element within the Castlecrag Estate, No. 42 the Bulwark is representative of the aesthetic character and design approach of the Castlecrag Estate as developed by Burley Griffin, in association with Nicholls. Meets the criterion on a local level.

STATEMENT OF SIGNIFICANCE

Summary Statement of significance	No. 42 The Bulwark, Castlecrag is of significance as a relatively rare, substantially intact residence designed by noted architect Eric Nicholls, featuring many of the characteristic elements of his style, which, by the late 1940s had been developed and refined into a distinct brand of modernism. The use of sandstone, integration of house and garden, rounded forms and rendered surfaces are key characteristics of Nicholl's work that are evident at No. 42 The Bulwark, whilst still demonstrating the influence of W.B. Griffin's Castlecrag architectural approach and principles.
Level of Significance	Local
Recommendations	List as local heritage item. Note significant interior elements, including: sandstone garage, sandstone wall and fireplace to rear terrace, original joinery including curved detailing to window transoms and heads.

LIST OF REFERENCES

'The Architecture of Eric M Nicholls in the Willoughby City Council Area', Clive Lucas, Stapleton and Partners Pty Ltd, January 2005

IMAGES



Figure 2: Front (west) elevation of No. 42 The Bulwark



Figure 3: Side (north) elevation of No. 42 The Bulwark, showing new kitchen addition.



Figure 4: Rear (east) elevation of No. 42 The Bulwark




Figure 5: Rear courtyard at No. 42 The Bulwark.



Figure 6: Living room of No. 42 The Bulwark.

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ITEM DETAILS	
Name of Item	Renault House
Other or former names	Warmbrite House
Address	101 Neerim Road, Castle Cove
Lot DP/SP	Lot 454 DP200619
Building Type	Two storey detached residence
Current use	Residence
Former Use	Residence
Map	

DESCRIPTION	
Physical Description	<p>The Renault House, No. 101 Neerim Road, Castle Cove is located on the northern side of Neerim Road, a quiet residential street that runs along the ridgeline of the Castle Cove peninsula.</p> <p>Originally designed by architect Harry Seidler in 1969, it is a two storey split level house, with an “H” plan and was “binuclear” in both plan and section, although now much altered. As originally designed and constructed, the plan of the house provided a separation of internal spaces into living and sleeping areas through the split level.</p> <p>The building is constructed of blonde brick (unlike earlier predominantly timber houses and later concrete houses designed by Seidler) with a flat standing seam metal roof with wide fascia and timber framed windows. From the street, the building presents as a one storey building and has a low, horizontal form, which is emphasised by the heavy metal fascia and the mostly blank brick façade (altered with a later garage inserted).</p> <p>The timber boarded double leaf front door with timber framed glazed panels is set well behind the front building line, and is approached via a paved walkway leading to the paved front porch.</p> <p>The solid, linear form of the building is contrasted with a curved ‘wall’ around a</p>

	<p>garden at the western side of the building, comprised of closely spaced columns of bricks stacked one on top of the other to provide a level of permeability to the otherwise solid façade.</p> <p>.</p> <p>Due to the slope of the land, the southern wing is single storey and the northern wing is two storey, comprising a ground level and lower ground level. Each wing has been carefully located to comfortably sit within the sloping site and overlooks Bantry Bay to the north. The northern wing is lower in height than the southern, and so is not visible from the street.</p> <p>Landscaping to the front garden is simple, comprising gently sloped grass lawn, and a large <i>Ulmus Parvifolia</i> (Chinese Elm) placed in front of the centre of the façade within a concrete garden bed topped with dark grey rubble. It appears that the front garden has been substantially altered since 1992 (although the original landscaping is unknown). A garage (later addition) is located within the eastern side of the façade, with a driveway comprising concrete and dark grey cobblestone.</p> <p>At the rear of the building is a semi-circular balcony (original), accessed off what is presumed to have originally been the dining room. A pool was constructed in 2004 (DA-2004/273) at the rear, with a semicircular porch to mirror the balcony above.</p> <p>Alterations undertaken by Kevin Snell Architects around 1995 (plans were submitted in late 1994) extended both wings on the ground and lower ground floor. This included the insertion of a new garage to the east side of the southern wing, extending the existing kitchen and providing a new family room to the east of the northern ground floor wing, internal reconfiguration of the lower ground floor, including an extension to the east, and a small ensuite extension to the western side. The lower ground floor was also extended further south to provide a new cinema room and storage space. It also appears that one blade wall to the northwest corner of the building was relocated further west, however, the blade wall to the northeast was removed.</p> <p>While the alterations were undertaken somewhat sensitively by utilising a similar material palette and continuing the existing form, the alterations resulted in obscuring the clear “H” plan that the original design expressed and as such the place is no longer intact. In particular, the garage has changed the overall proportion and balance of the front façade and lessens its visual impact.</p> <p>An internal inspection could not be undertaken of the place. However, based on available plans and real estate photos, it appears that the current layout has been altered from that originally planned. In particular, the mixing of ‘day’ (living) and ‘night’ (sleeping) spaces has obscured the binuclear arrangement of the house.</p>
Integrity / Intactness	<p>Moderate integrity</p> <p>Moderate intactness</p> <p>Internal inspection not undertaken.</p>
Physical condition	Good
Modifications and dates	<p>1994-5: Alterations and additions, including extensions to existing building, new garage and internal alterations (BA-1994/501204)</p> <p>2004: Swimming pool (DA-2004/273)</p>

HISTORY	
Year of construction	1969
Designer or architect	Harry Seidler & Associates (original design: 1969) Snell Architects (alterations and additions: 1994-5)
Builder or maker	Unknown
Historical outline	<p>Background</p> <p>Originally known as Little Sugar Loaf Peninsula, the suburb of Castle Cove remained largely undeveloped until the 1950s, although the land had been purchased in the mid to late 19th century. In 1886 Allan Armstrong purchased most of the land in Castle Cove and Middle Cove and formed the Cammeray Estate Land Company intending to develop it for residential purposes. No development took place however and during the 1890s depression, the company went into liquidation and the land passed to the Association of North Sydney Debenture Holders and remained undeveloped.</p> <p>In 1920, American architect Walter Burley Griffin purchased 650 acres of the undeveloped land on behalf of his company the Greater Sydney Development Association (GSDA), including the 406 acres located on Little Sugar Loaf Peninsula. Griffin commenced development on the southern parcel of land, which he named Castlecrag. He named the middle portion Cove Crag, and the northern peninsula was named Castlecove. The GSDA purchased a cottage located in the middle of Castlecove in 1921 and installed a caretaker there. However, the Great Depression of the 1930s had an impact on the finances and prospects of the GSDA and the residential development of Castle Cove never progressed under Griffin. As originally envisaged by Walter Burley Griffin, these waterside estates incorporated large areas of bushland recreational reserves and was to attract wealthy residents.</p> <p>In 1958 the Hooker Corporation acquired a controlling interest in Walter Burley Griffin's company, The Greater Sydney Development Association, and from 1956 to 1970 Castle Cove was developed by Headland Developments and Hooker-Rex Estates (subsidiaries of the Hooker Corporation), under the names of the Headland Heights Estate and the Innisfallen Castle Estate. The Hooker Corporation was founded in 1928 by Sir Leslie Joseph Hook (1903-1976) and continues today as one of Australia's largest real estate groups.</p> <p>No. 101 Neerim Road</p> <p>No. 101 Neerim Road, Castle Cove is located on the northern side of Neerim Road, on Lot 454 of DP 200619, which was purchased in 1961 by Headland Developments Pty Ltd. Neerim Road was developed in sections between 1956 and 1960 by the Hooker Corporation as part of the relocation and shortening of the old Cammeray Road (established 1888) for topographical reasons.</p> <p>The dwelling at No. 101 Neerim Road was designed by Harry Seidler and Associates in 1969. Available architectural drawings by Seidler note that the project was initially called the Renault House, although the Renaults did not own the property at the time.</p>

	<p>The property was first purchased from Headland Developments by Warmbrite Pty Ltd in 1963. Warmbrite Pty Ltd were manufacturers and distributors of home wood fire heaters and their products can still be purchased today. The architectural plans by Seidler show the project having been renamed to the Warmbrite House by 1969.</p> <p>In 1974 the property was transferred to manufacturer Norman Tyas William Wedgner (?-1981), and in 1983, the property was transferred to Jeanne Rosalie Renault, for whom the house was originally designed (assumed).</p> <p>Mrs Renault (1908-2003) was a French restaurateur who established The Hermitage (L'Hermitage) restaurant in the former Paling's building in Ash Street, Sydney with her husband, Henry (married in 1937). The restaurant opened in 1942 with Jeanne working front of house and Henry as chef until he established a wine import business. The restaurant was a popular dining spot for many well known individuals including Sir Robert Menzies. The restaurant closed in 1957 although Jeanne later opened another restaurant of the same name on West Esplanade, Manly. Jeanne and Henry were instrumental in establishing the Wine and Food Society of NSW. Members of the society asked the Renaults to set up a 'base' for their society, so their restaurant became the society's home.</p> <p>The early connection between the Renaults and the Seidler house at 101 Neerim Road may have come about through the Renault's relationship with architect Eric Nicholls, a key employee at W.B. Griffin's practice who designed a number of houses in Castlecrag and Castle Cove, as well as designing the fitout for Renault's restaurant The Hermitage in Ash Street.¹</p> <p>The Renault's retained the property until it was purchased in 1992 by the Scard family, for whom Kevin Snell Architects undertook alterations and additions in 1994.² Originally established by Kevin Snell in 1978, the firm was awarded the Lloyd Rees Award by the Royal Australian Institute of Architects for the Newcastle Queens Wharf precinct as part of the Bi-Centennial Celebrations. In 1989 Kevin Snell was awarded the Professor Newton-John Award by Newcastle University.³ The firm exists today as Studio Snell.</p>
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¹ Michael Bogle. "The Renault House / Warmbrite House, 1969, Harry Seidler. Harry Seidler & Associates, Castle Cove NSW" 2022
https://www.academia.edu/81656170/The_Renault_House_Warmbrite_House_1969_Harry_Seidler_Harry_Seidler_and_Associates_Castle_Cove_NSW_17_June_2022_

² <https://www.realestate.com.au/news/harry-seidler-fans-from-across-sydney-show-interest-in-castle-coves-renault-house/>

³ <https://www.studiosnell.com/kevinsnell>



Figure 1: Aerial view of No. 101 Neerim Road in 1965. The site is empty.



Figure 2: Aerial view of No. 101 Neerim Road in 1978. The “H” plan is clearly evident

The plan as existing comprises a “H” shaped footprint, essentially being two wings attached to each other by the central stair hall. The living rooms are dispersed over two floors stepped across the sloping site with the bedrooms and a playroom on the lower floor, and the entry, living and dining rooms, kitchen, and study on the upper floor.

Unfortunately, the original ground floor plan could not be located in the preparation of this report, and so the original arrangement of spaces to the ground floor could not be confirmed. The lower ground level, however comprised two bedrooms, 2 bathrooms, a dressing room, playroom and wine cellar. This split level arrangement was also utilised in the Zwar House (1955) and divided the house into ‘living zones’ and ‘service zones.’⁴

⁴ Cameron, *Experiments in Modern Living*, ANU Press: Canberra (2012), 84



Figure 3: Photos and plan of Renault House, c1992. Source: Philip Drew. *Harry Seidler: Four Decades of Architecture*, (London: Thames and Hudson, 1992) 22

According to Michael Bogle, architectural historian, the Renault House shares notable features with several Harry Seidler & Associates houses designed in the late 1960s and early 1970s including the use of off white masonry blocks and stone-paved floor found in Seidler's own house (Killara, 1966-1967), the Gissing House (Wahroonga, 1972) and the landscape-shaping elements of curved masonry walls used as screens and enclosures in his Pettit and Sevvitt exhibition house, Westleigh (1969).

The original design was developed in 1969 using the Harry Seidler & Associates palette of materials: Alta quartzite flooring tiles from Norway; high-polish Paradiso granite; teak cabinetry with alloy D-handles and the sculptural concrete elements found throughout the commission.⁵

The Renault House is an example of Seidler's interpretation of the binuclear house, a floor plan pioneered by Modernist architect Marcel Breuer. Seidler had previously worked for Marcel Breuer in New York, where he had drawn the plans for the Geller House, Breuer's first realized binuclear house.⁶

Marcel Breuer's "bi-nuclear plan" first appeared in his 1940s era projects, including the H-house (competition, 1943) and Bi-nuclear house III (project, 1945). These plans separated daytime functions (living room, dining room, and kitchen) from night time functions (bedrooms and bathrooms) as an organizational scheme. Breuer believed the arrangement could better serve the American family's needs by providing a simplicity of management and the creation of zones of privacy.

⁵ Bogle, M. 2022;

⁶ Cameron Milton, *Experiments in Modern living: Scientists' houses in Canberra 1950-1970* (Canberra: ANU Press, 2012) 49

	<p>The flexibility of the plan also meant that the natural topography of the land on which a house was to be constructed could easily be accommodated, while problems of orientation, view, and other site conditions could be solved by shifting the binuclear elements in relation to each other. Often, the plan formed an “H” shape and the spaces between the two nuclei were used for a courtyard, such as is found at the Renault House.</p> <p>The plan was widely used as a model for residential design throughout the 1940s and 1950s. In 1949 Walter Gropius designed the Howlett House in Belmont, Massachusetts using Breuer’s concept of separating the public areas of the house from the private ones through an entry way. A binuclear plan could still be found beyond the 1950s, however its clarity as a plan reflected on the exterior had become blurred.⁷</p> <p>For Seidler, the binuclear plan had two advantages over a standard plan. First, it was a way of keeping children away from the ‘more delicately furnished adult living quarters’, and second, the disjunction of blocks permitted a more economical bedroom wing, as ‘comparatively little time is spent there’.⁸</p> <p>As originally built, the Renault House demonstrates a number of Seidler’s precepts for residential design in this period and incorporates many of the characteristics discussed in his essay “Our Heritage of Modern Building”, which was included in his publication <i>Houses, Interiors and Projects</i> (Associated General Publications, 1957) including:</p> <ul style="list-style-type: none"> • Separation of living and sleeping areas, arranged in an open manner; • Focus of living areas around a fireplace that formed the "centre of the present-day home"; • Opening living areas onto an outdoor terrace by means of sliding glass doors; • Integral relationship between the kitchen and dining area; efficient kitchen planning ("parallel plan") with grouping of appliances and sink on one side and a preparation counter opposite. • "The site as the determining factor in basic disposition of parts will often suggest an arrangement of three different zones on various levels following the contours of the land and connected by ramps or half-flights of stairs with a resulting interplay of interior spaces."⁹ <p>Other H-shaped binuclear plans designed by Seidler include:</p> <ul style="list-style-type: none"> • Hutter House, Turramurra (1952) • Rubensohn House, Quirindi (1951, unbuilt) • Barnes House, Lane Cove (1952, unbuilt)¹⁰ <p>Other houses that employed binuclear planning to some degree include:</p> <ul style="list-style-type: none"> • Rose Seidler House, Wahroonga (1950)¹¹
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⁷ <https://intypes.cornell.edu/expanded.cfm?erID=9>

⁸ Harry Seidler, *Houses, Interiors and Projects* (Sydney: Associated General Publications, 1954), xvi.

⁹ *Houses, Interiors and Projects*

¹⁰ *Four Decades of Architecture*, 387-425

	<ul style="list-style-type: none"> • Lurursema House, Castlecrag (1958, split level)¹² • Harry and Penelope Seidler House, Killara (1966-67) • Richardson Homestead, Barraba (1955) • S Fink House, Newport (1949) • Pavilion house for Comalco in Georgetown, Tasmania (1963)¹³ <p>Harry Seidler</p> <p>Harry Seidler (1923-2006) was born in Vienna, however left the country in 1938 due to the impacts of WWII and the occupation of Austria. Harry had been interned as an enemy alien in camps in England and, later, Canada and in 1941 Seidler was released on probation to undertake a Bachelor of Architecture degree at the University of Manitoba. He then worked briefly in Toronto before studying at the Harvard Graduate School of Design under Walter Gropius.¹⁴ He also worked briefly with Alvar Aalto in Helsinki, Oscar Niemeyer in Rio de Janeiro and then with architect Marcel Breuer in his New York office from 1946 to 1948. In 1948 he moved to Australia, where his mother already lived, bringing aspects of Breuer's style with him, as seen in the Rose Seidler House, Turramurra, Sydney (1948–9), and other designs conforming to pre-War International Modernism.¹⁵</p> <p>Seidler is one of the leading exponents of Modernism's methodology in Australia and is one of the most admired and respected Australian architects.</p> <p>Seidler's work shows a mix of influences from four great modern masters under whom he studied or worked with: Walter Gropius, Marcel Breuer, (artist) Josef Albers and Oscar Niemeyer. The form of Seidler's work changed as building technology changed: from his timber houses in the 1950s, to reinforced concrete houses and buildings in the 1960–1980s, and the development of curves (in plan) with advances in concrete technology in the 1980s and later, as well as developments in steel technology that allowed for curved roofs in the 1990s onwards (e.g. Berman House).¹⁶</p> <p>Seidler's early houses from 1949 to 1954 embraced Modernist architectural principles developed and championed by Modernist architects such as Walter Gropius and Marcel Breuer. Many houses during this period were designed in either the box-like form of Le Corbusier or following the binuclear ("H") plan of Marcel Breuer.¹⁷</p> <p>By the mid-1960s Seidler began experimenting with circular, elliptical and curvilinear geometrics and this marked an important departure from the established rectilinear order of Seidler's earlier work.¹⁸ The use of curved forms was integrated into both large-scale commercial projects (i.e. Australia Square), but also smaller residential projects. Both the Hannes House (1983) and Hamilton House (1989) feature curved balconies that project out from a predominantly</p>
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¹¹ <https://mhns.wa.gov.au/stories/general/environment-living-rose-seidler-house/>

¹² *Four Decades of Architecture*, 387-425

¹³ 7 Curagul Road, North Turramurra Heritage Assessment, TKD Architects 2021

¹⁴ <https://mhns.wa.gov.au/stories/general/environment-living-rose-seidler-house/>

¹⁵ Curl, J., & Wilson, S. "Seidler, Harry." *A Dictionary of Architecture and Landscape Architecture* (Oxford University Press, 2015)

¹⁶ <https://architectuul.com/architect/harry-seidler>

¹⁷ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5049861>

¹⁸ Philip Drew. *Harry Seidler: Four Decades of Architecture*, (London: Thames and Hudson, 1992) 22

	<p>rectangular plan, although these are later than the Renault House.</p> <p>Most of the houses Seidler designed before 1970 have a predominantly horizontal configuration, with all the living and sleeping spaces spread out in one plane, opening out to embrace the landscape. The only consistent variation is Seidler's frequent use of a split-level plan, either to accommodate a sloping site or else to differentiate the sleeping quarters from the rest of the house, or sometimes both together.¹⁹ Like most other Modernist architects of his generation, Seidler believed that an architect had a holistic role in the design and selection of all of the components in a commission, including the interiors and finishes, furniture and furnishings. This was evident also in the Renault House, and available original plans include details for the design of the kitchen, mailbox, and the arrangement of furniture.²⁰</p> <p>By the 1970s, Seidler's practice was largely devoted to major commercial projects in Australia and overseas, with little domestic work. Few other houses were designed around the same time as the Renault House; only his own Harry and Penelope Seidler House, Killara (1966-7) and the Gissing House, Wahroonga (1971-2) date from a similar period as the Renault House (1969).</p> <p>The Renault House, designed in 1969, is one of a small number of residential projects undertaken by Harry Seidler & Associates in this period and one that combines elements of his 1940-50s design phase through the use of rectilinear order, the "H" plan and the Breuer "binuclear" plan together with Seidler's interest in curvilinear geometry in the 1960s. Although continuing to exhibit a number of the key design characteristics of Seidler's work in this period, including the materials palette, the H plan, the split level floor plan, in comparison with other heritage listed Seidler designed residences it is of lesser integrity. A review of the Kevin Snell Architects plans for the 1994 alterations and additions extensive internal works were undertaken including removal of walls, doors and reconfiguration of spaces. Externally, the changes resulted in the introduction of new window openings, adjustments to the roof and fascia, and extending the building form to both the east and west sides of the "H" plan. It is also noteworthy that the house is not included in any detail in publications regarding the work of Harry Seidler & Associates, although it is listed in the publication <i>Harry Seidler : four decades of architecture</i> (Kenneth Frampton, 1992), and it is not listed on the Docomomo Australia Building Register as a significant work of Harry Seidler, nor on the Australian Institute of Architects Register of Significant Buildings in NSW.</p>		
Relevant NSW/State Themes	Australian Theme	NSW Theme	Comment
	4 Building settlements, towns and cities	Towns, suburbs and villages	Forms part of the Castlecove Estate, purchased in 1920 by Walter Burley Griffin on behalf of his company the GSDA, alongside Castlecrag and Cove Crag, but ultimately developed by the Hooker Corporation in the 1950s.

¹⁹ Chris Abel, *Architecture, Technology and Process* (London: Routledge, 2004),

²⁰ <https://mhnsww.au/stories/general/conserving-harry-seidlers-sofa/>

	8 Developing Australia's cultural life	Creative endeavour	Forms part of the domestic work of Harry Seidler, prominent Australian Modernist architect, although later altered by Kevin Snell Architects.
	9 Marking the phases of life	Persons	Associated with Harry Seidler, the original architect of the house and Kevin Snell, architect who undertook substantial alterations and additions in 1994. Jeanne and Henry Renault, restaurateurs and establishing members of the Wine and Food Society of NSW, for whom the house appears to have been designed, and with Warmbrite Pty Ltd, manufacturers of home wood fire heaters.
APPLICATION OF CRITERIA			
Historical significance SHR criteria (a)	<p>No. 101 Neerim Road, Castlecove is of some historical significance as forming part of the Castlecove Estate, originally purchased and laid out by Walter Burley Griffin under his development company the Greater Sydney Development Association in the 1920s, together with Castlecrag and Cove Crag, however Castlecove was ultimately developed by the Hooker Corporation between 1956 and 1970.</p> <p>Constructed in 1969-70, the house is of historical significance as forming part of the work of Harry Seidler & Associates and is some historical interest in demonstrating Seidler's approach to the the binuclear ("H") plan of pioneered by Modernist architect Marcel Breuer, although the house is no longer intact.</p> <p>Meets the criterion.</p>		
Historical association significance SHR criteria (b)	<p>The Renault House, 101 Neerim Road, is associated with Harry Seidler, the original architect of the place, although the extent of changes to the place have diminished its integrity. The place is also associated with Kevin Snell, architect, who designed the substantial alterations to the place in the 1990s.</p> <p>The place has historical associations with Jeanne and Henry Renault for whom the house was designed. The Renaults were the owners of the notable restaurant The Hermitage in the 1950s and were instrumental in establishing the Wine and Food Society of NSW, although they are not well known today.</p> <p>The place also has some associations with the Hooker Corporation, one of Australia's largest and most successful real estate groups, who developed Castle Crag in the 1950s under the Headland Developments company.</p> <p>The place has some associations with the Warmbrite Pty Ltd, who first purchased the property and owned the property when the Renault House was constructed. Warmbrite Pty Ltd were manufacturers and distributors of home wood fire heaters and their products can still be purchased today.</p> <p>Meets the criterion.</p>		
Aesthetic significance SHR criteria (c)	<p>The Renault House has some aesthetic significance as a Modernist style residence designed by Harry Seidler, although later changes both internally and externally, have diminished its integrity, and it is no longer considered a good or interesting example of his work.</p> <p>Although the original form and materials palette survives, together with the "H" plan (although diluted by later additions), the strength of the original Seidler design has been weakened by the later works undertaken by Kevin Snell</p>		

	<p>Architects and key elements of Seidler's original design have been lost.</p> <p>The house, particularly the configuration of the front elevation, albeit altered, with heavy metal fascia, deep set entry porch, curved "wall" of stacked brick columns, an unbroken, cream brick front wall, and the strong horizontality of its presentation to the street, is a strong visual element in the streetscape. Regardless, as the Renault House is no longer intact, the house is no longer readily discernible as the work of Harry Seidler and this lessens its aesthetic significance.</p> <p>Does not meet the criterion.</p>
Social significance SHR criteria (d)	<p>The place may have some value and interest for those interested in the history of the development of Castle Cove and its associations with the W.B. Griffin, the Greater Sydney Development Association and the development work of the Hooker Corporation.</p> <p>The place would also be of some value to those interested in the work of Harry Seidler, and the history of the development of Modernist architecture in Australia.</p> <p>However, the place does not hold the same level of community interest that other Seidler houses of the same era hold, such as Rose Seidler House (now a museum) and Harry and Penelope Seidler House (occasionally opened to the public). The place is not identified as being a good example of Seidler's work, as it does not appear in the principal Seidler publications and is not listed on the Docomomo Australia Buildings Register or the Australian Institute of Architects Register of Significant buildings in NSW.</p> <p>Potentially meets the criterion.</p>
Technical/ Research significance SHR criteria (e)	<p>The Renault House has some potential to provide further information into the development of Harry Seidler's residential architecture; however, this is information that can be found elsewhere including other Seidler designed houses still extant within the Willoughby LGA and greater Sydney area that are better able to demonstrate the architectural characteristics and design intent of a Seidler-designed house.</p> <p>Does not meet the criterion.</p>
Rarity SHR criteria (f)	<p>As a house designed by Harry Seidler, the Renault House is not rare. There are numerous houses designed by Seidler still extant. However, as a house designed with a binuclear plan, the place is somewhat rare, with few extant houses employing the "H" plan and split level spatial planning.</p> <p>However, due to the extent of physical change that has occurred, many of the characteristic elements that define a house as Seidler-design have been lost or diminished.</p> <p>Does not meet the criterion.</p>
Representativeness SHR criteria (g)	<p>Given the extent of alterations to the place, the Renault House is no longer a good representative example of a Harry Seidler designed residence.</p> <p>Does not meet the criterion.</p>

STATEMENT OF SIGNIFICANCE

Summary Statement of significance	<p>The Renault House, 101 Neerim Road, Castlecove, designed by Harry Seidler & Associates in 1969 and substantially altered by Kevin Snell Architects in 1994, has some historical, associational, and aesthetic significance as a house</p>
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	designed by Harry Seidler, spatially arranged in plan and section to follow a binuclear separation of functions, influenced by the work of Modernist architect Marcel Breuer. However, due to the extent of change (internally and externally) that has occurred, the design features and architectural elements characteristic of a Seidler-design house have either been lost or obscured, and consequently the Renault House is no longer a good representative or authentic example of the work Harry Seidler.
Level of Significance	Local
Recommendations	<p>Not recommended for local listing.</p> <p>As a late 1960s modernist house, the place is a well-designed and interesting building, and its association with Harry Seidler as the original architect and the use of a “h” plan makes its worthy of living. However, the later changes to the place have diminished the legibility of the plan, and the house is no longer an authentic ‘Seidler’ house and as such does not merit listing for its historical or associational values.</p> <p>An understanding of the existing configuration of the plan and its uses was based on communications with Polly Seidler and real estate floor plans and photos dating from February 2022. Based on these sources, it appears that the internal binuclear configuration is no longer legible and that original internal detailing has been lost.</p> <p>In the absence of an internal inspection to confirm otherwise, the place cannot be recommended for listing.</p>

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IMAGES



Figure 4: Front elevation as viewed from Neerim Road. The garage to the right is a later addition.




Figure 5: Front elevation and landscaping



Figure 6: Front entry



Figure 7: View of the house along Neerim Road.

ITEM DETAILS	
Name of Item	Chatswood Bowling Club
Other or former names	
Address	655 Pacific Highway, Chatswood and part 655A Pacific Highway, Chatswood
Lot DP/SP	Lot 2 DP 861346 and part SP57067
Building Type	Bowling Club
Current use	Bowling Club
Former Use	Bowling Club
Map	

DESCRIPTION	
Physical Description	<p>The Chatswood Bowling Club is located to the east of the Pacific Highway, accessed via Gordon Avenue and Hammond Lane.</p> <p>The place is bounded to the east and south by residential flat building development, the north by the Chatswood Croquet Club greens, and to the east by the railway line. Shared parking is available along the western side of the property on the neighbouring land of 655A Pacific Highway.</p> <p>Due to later subdivisions allowing for the construction of residential flat buildings fronting the Pacific Highway, the club and greens are now effectively hidden from view and form a quiet oasis within the increasingly built-up area.</p> <p>The site comprises two bowling greens, the main Bowling Club building, a separate cottage (now privately tenanted), and a number of outbuildings. The Bowling Club building is located at the southern end of the property and overlooks the two greens, which step slightly down towards the north.</p> <p>The Bowling Club Building is a long, single storey building of face brick with terracotta Marseille tiled roof and boarded eaves. It features a central gable end flanked on both sides by deep balconies supported on timber posts. A later wing</p>

	<p>has been built to the western side meaning that the verandahs are no longer symmetrical. The central gable end comprises three arched windows, above which is “C. B. C” in moulded render (part of original design), “1900” in FC (assumed, later addition) and an electric clock. Timber shingles with two small timber vents, and simple timber gable end adorn the top of the gable.</p> <p>Both verandahs feature exposed rafter eaves, and a ceiling clad in FC sheeting (likely later addition), with a timber boarded floor as well as FC sheets.</p> <p>Internally, the place is a product of its 1930s and 1950s renovations. Of particular note is the tented ceiling of the main hall, with decorative plaster to the ceiling, as well as face brick fireplace and angled chimney breast. Another, smaller fireplace is located in the Ladies lounge, which also formerly had a billiard table (date of Ladies lounge?)</p> <p>Decorative plaster cornices and corbelling and dado mouldings are evident throughout the interiors. The whole of the interior floor has been carpeted, excepting the kitchen which comprise simple ceramic tiles.</p> <p>Many of the walls are adorned with boards listing the names of Chatswood Bowling Club members, year champions, and honour boards.</p> <p>The men’s changing room still retains its timber lockers and timber benches. The former groundskeeper’s cottage is located to the east of the main clubhouse building. It is a simple, single storey face brick residence with Federation detailing, with triple brick arched windows. It features a terracotta Marseille tiled roof with exposed rafter beams, and a simple brick chimney.</p> <p>Based on historical photos, the front verandah has since been filled in with lightweight timber panelling. Based on real estate photos dating from 2021, the interior of the building remains largely intact, and retains its original configuration, joinery, skirtings, picture rails and panelled ceiling. One fireplace has been removed.</p> <p>Behind the former greenskeeper’s cottage is a narrow single storey brick building. This building was constructed in 1964 and was used as short-term accommodation for out-of-town bowlers. The building has since been converted for use by the greenskeeper for occasional overnight stays and for storage.</p> <p>A small single storey brick shed is located at the northwestern corner of Green 1, which is used as a storeroom.</p> <p>Another small brick building with hipped terracotta Marseille roof is located at the northwestern corner of the property, adjacent to Green 2. It is also used as a store and contains a toilet and shower.</p> <p>Although the Chatswood Bowling Club is now located behind (east) the residential allotments fronting the Pacific Highway, when originally constructed, the club had a third green located on the land where Archbold Park, 655A Pacific Highway is now located. Refer to history for further details.</p> <p>Evidence of the original extent of land owned and occupied by the bowling club survives in the form of a brick wall running along a portion of the western boundary of No. 655A Pacific Highway.. The wall is face brick stretcher bond with brick piers and dentil brick detailing to the top and bottom. The top of the fence features projecting brick ends, and alternating chamfered and rectangular bricks set short-ways to create a textured finish. The base of the wall is one course wider than the rest of the wall and is topped with a row of chamfered bricks. It appears parts of the wall have been removed to provide entry into the later residential flat building that now occupies the area of land that formerly held the third bowling green.</p>
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	<p>One large brick pier survives at the northern end of the wall, presumably one of a pair of piers that defined the original entry into the bowling club via Hammond Lane. There is a stone name plate with “C.B.C” inscribed into it, as well as a bronze name plate bearing the words “Archbold Memorial Gates.” The gate no longer survives.</p> <p>A steel pin has been driven into the brick between the two nameplates and is severely rusting. Based on aerial photographs, the wall, piers and gate were built between 1930 and 1943.</p>
Integrity / Intactness	<p>Little integrity to original design (1900).</p> <p>Moderate to high integrity of club building to 1930s presentation.</p> <p>Moderate integrity to 1960s site configuration.</p>
Physical condition	Good
Modifications and dates	<p>1900: Pavilion and green completed</p> <p>1913: Pavilion renovated</p> <p>1922 and 1929: Pavilion extended</p> <p>1938: Substantial remodeling</p> <p>1918: Caretaker’s cottage constructed</p> <p>1921: Green 2 completed</p> <p>1947: Green 3 laid</p> <p>1955 New wing and alterations to pavilion</p> <p>1964: Short term accommodation block constructed</p> <p>1967: Interior of pavilion remodeled (likely kitchen and bar area)</p> <p>1995: Part of the club rezoned and sold</p>

HISTORY	
Year of construction	<p>1901 (Pavilion)</p> <p>1913, 1922, 1929, 1938 1955, 1967 Various alterations.</p>
Designer or architect	<p>William Matheson Gordon (1900 building)</p> <p>Clifford Horace Finch (1938 remodeling)</p>
Builder or maker	-
Historical outline	<p>The Chatswood Bowling Club is located on part of a 380 acre grant (Portion 250, Parish Willoughby) made to Isaac Nichols in 1810. Isaac Nicholls, was an ex-convict who was appointed chief overseer of convict gangs labouring in Sydney, superintendent of public works, assistant to the Naval Officer and the first colonial postmaster.¹</p> <p>Nichols’s grant was purchased by C. Webb in the 1830s, passing to John Bryson and eventually to Richard Hayes Harnett (1819-1902). Harnett became the first</p>

¹ Arthur McMartin, 'Nichols, Isaac (1770–1819)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/nichols-isaac-2507/text3385>

auditor of the North Willoughby Municipal Council and served as mayor in 1870. Harnett's chief interest was real estate speculation and in 1876 he opened up the Nichols estate with a subdivision known as the "Chatswood Estate".² In 1899, an area of land of around 1 & 3/4 acres was taken up by the newly formed Chatswood Bowling and Recreation Company Ltd, with each of the original 14 members being shareholders. The land fronted the eastern side of what was then known as Gordon Road (later Lane Cove Road and now the Pacific Highway). The land was leased from John McClemens (1832-1901), who became president of the club.

The game of lawn bowls has a long history stretching back to the 13th century in Britain, arriving in Australia in the mid 1800s with the first green laid at Mr. Lipscombe's Beach Tavern at Sandy Bay, Tasmania in 1844. The first recorded game occurred at Sandy Bay in 1845 and the club opened the following year, although it closed in 1853. The Melbourne Bowls Club, formed in 1864, is the oldest bowling club in Australia. In 1880, the first match between the states (NSW and Victoria) occurred. In the late 1880s, the Australian National Lawn Bowls Association was established.

The new Chatwood Bowling Club was the initiative of boot manufacturer William Wilkie (1860-1943) and he was aided by Harry Augustus Young (?-1947), both bowlers affiliated with other north shore clubs. The first green (No 1) and pavilion were completed in 1900 and officially opened on 9th June. Both were designed by club member William Matheson Gordon (1858-1915), the City Surveyor from 1901 to 1914.³ In 1903 two additional links were laid on No.1 green to accommodate the rising number of players.⁴

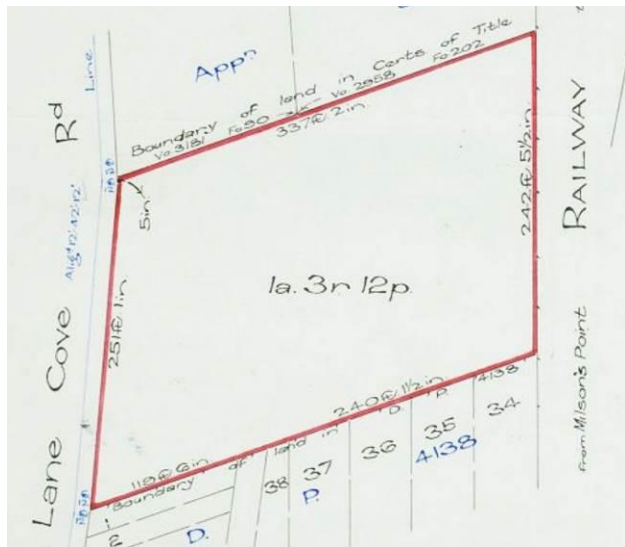


Figure 1: Plan of the area purchased in 1900.
Source: NSW Land Registry Services (CT Vol. 3472 Fol. 34)

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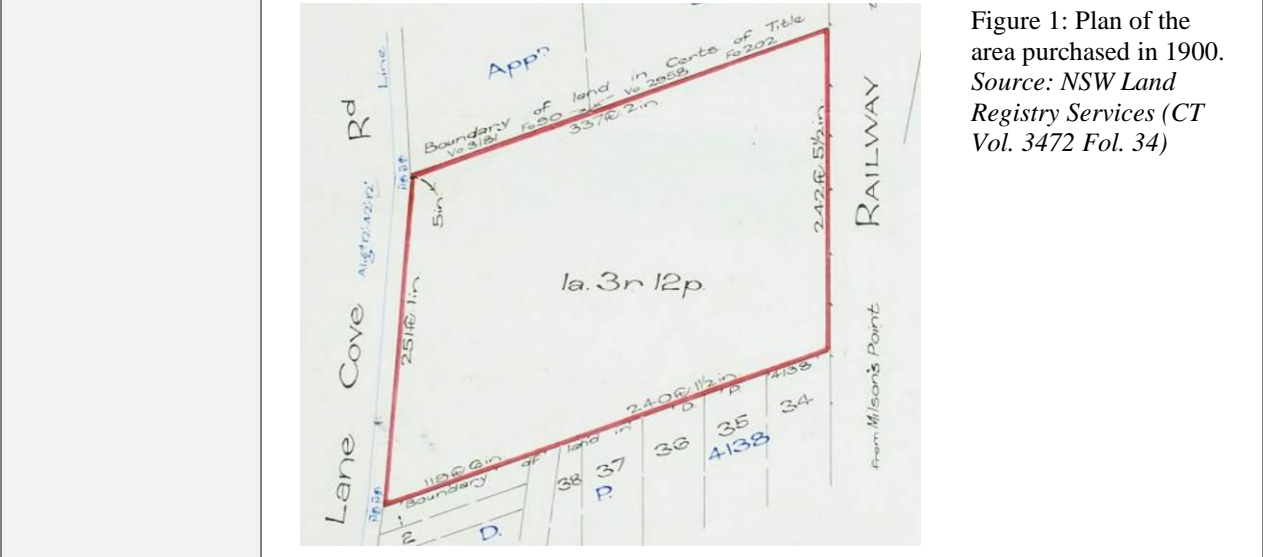


Figure 1: Plan of the area purchased in 1900.
Source: NSW Land Registry Services (CT Vol. 3472 Fol. 34)

² <https://abc17603.wordpress.com/history/people/harnett/> and Willoughby City Library: *Chatswood & Chatwood West Fact Sheet no.8*

³ 'New Club for Chatswood', *Daily Telegraph*, 8/7/1899, p.12

⁴ Unless stated otherwise information sourced from BJ Price's *History of the Chatswood Bowling Club, 1899-1942*.

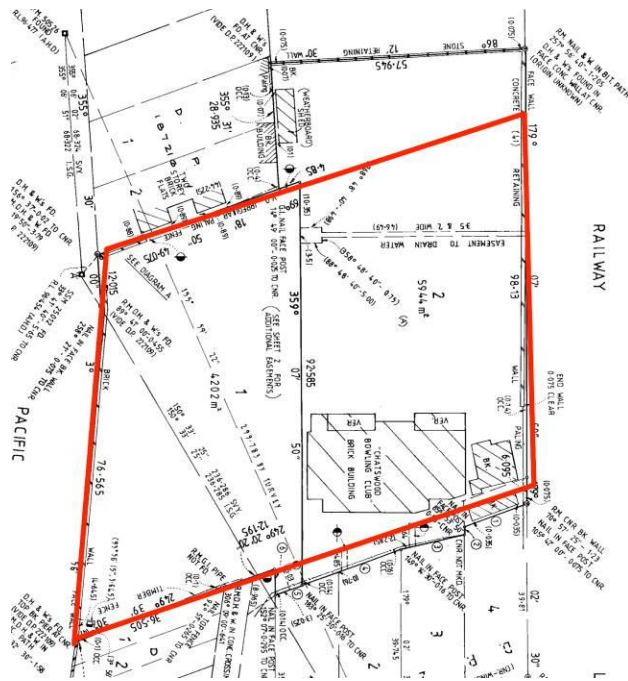


Figure 2: Plan of the area purchased in 1900 overlaying a survey of the post 1995 site.
Source: NSW Land Registry Services (DP861346)



Figure 3: The pavilion on completion in 1900.
Source: Willoughby Library (6538860)



Figure 4: A bowling championship at the Chatswood Bowling Club, 1902. Source: *The Sydney Mail*, "Bowling Championship" 10 May 1902



Figure 5: The pavilion in 1910. It is likely the date for this photo is incorrect.

Source: *North Shore Times*, 7/3/1990

The lease of 1899 came with a term of ten years and right to purchase. That option was enacted in 1909 by the new entity Chatswood Bowling Club Ltd (formed in 1900),⁵ and it also took on an existing mortgage. In this period of ten years membership had increased from 19 to 81. However, this number represented a significant decrease from the peak of 149 in 1905, and the decline in membership continued through most of the 1910s. Regardless, the club was a particularly popular one, and held numerous games for local, interstate, and even international competitions, including one game between New Zealand and NSW which reportedly attracted 500-600 people.⁶

Following the end of the First World War membership began to increase again. Based on historic photographic evidence, the club had been extended by 1911 with the addition of a new gable extension on its western elevation. Further changes occurred in 1913. In 1922 it was extended again for the new members (extent of works unknown, James Park being the builder)⁷ and again in 1929 (extent of works unknown).

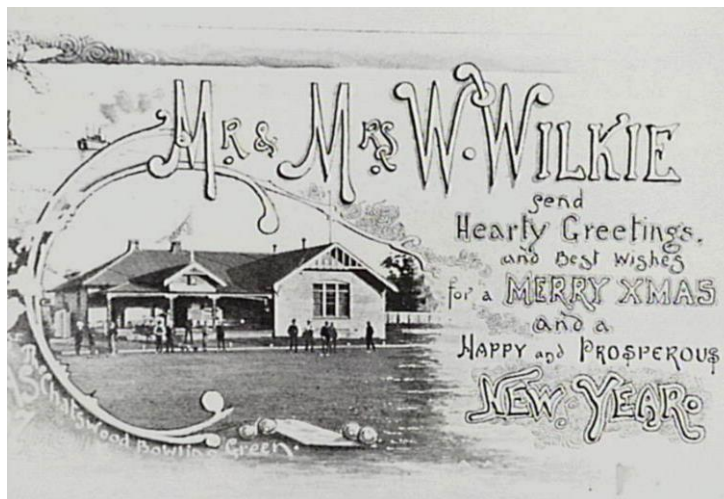


Figure 6: Postcard depicting Chatswood Bowling Club, Chatswood. c1907 (date unconfirmed)

Source: Willoughby Library, reference number 6538859

⁵ Old System Conveyance Book 897 No. 996. 'Ex City Surveyor', *Sydney Morning Herald*, 22/2/1915.p.10

⁶ *Bowls Matters*, "Chatswood Bowling Club", January-March 2017, 26

⁷ Willoughby Building Register BA 286/22



Figure 7:
Chatswood
Bowling club in
1911. *Source:*
*Australian Town
and Country
Journal, "A
Bowers' Day at
Chatswood" 26
July 1911*



Figure 8: Bowlers
on the green,
Chatswood
Bowling Club,
Chatswood, 1918.
Source:
*Willoughby
Library, reference
number 003353*

The cottage for the caretaker was erected in 1918. Also in 1918, the local croquet club sold its neighbouring premises to the Club and that area was altered to become No. 2 green in 1921.



Figure 9: The
pavilion with
extension. Also
shown is the
caretaker's
cottage built in
1918. *Source:*
*Willoughby
Library (001713)*

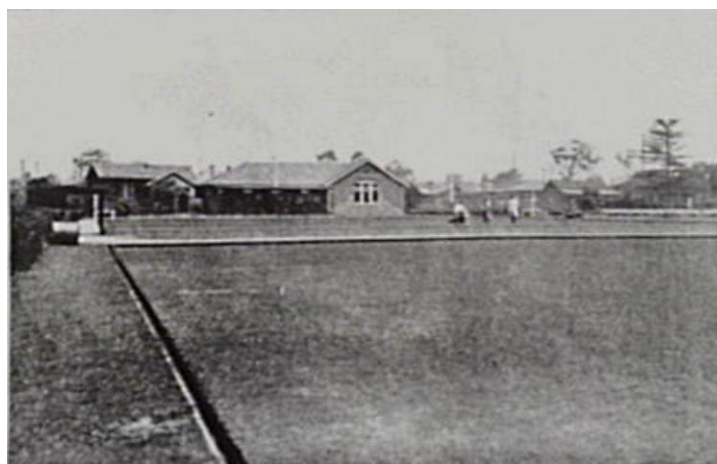


Figure 10:
Chatswood
Bowling Club,
Chatswood,
ca.1927. Source:
Willoughby
Library,
reference
number 6536246

The most substantial changes to the Bowling Club building occurred in 1938 when it was remodeled by architect Clifford Horace Finch (1894-1967). This resulted in a new internal design overlay and construction of a new wing to the west.⁸ The existing gable end was enlarged in size and became the central bay, and the building was returned to its original (albeit much larger) symmetrical configuration with a central gable flanked by two verandahs.

This may have also been the period when the brick wall, piers and gate were constructed along the Pacific Highway frontage (no longer part of the property). The surviving gate pier has a stone name plate with “C.B.C” inscribed into it, as well as a bronze name plate bearing the words “Archbold Memorial Gates.”

The Archbold memorial gate was possibly named after James Archbold, a member of the club from the late 1920s until his death in 1945. He was especially active in the club during the 1930s and participated in numerous games and competitions. The Archbolds were a large and well-respected family in the area during the late 19th and early 20th century. James’ father Gerald Archbold (1829–1918) was noted as being “one of the oldest native born residents of the Commonwealth.”⁹

A new wing was later added again to the western elevation of the building, and the interior was remodeled and modernised in 1967. In 1964, an amenities block was constructed at the north western corner of Green 2, which was designed by Frank Buckle. A small accommodation block for out-of-town bowlers was built between 1951 and 1965, behind the greenskeeper’s cottage. Other alterations to the main pavilion were undertaken around 1966, including the extension of the locker room and ladies toilet facilities to the south, the removal of partition walls to the kitchen to increase its size, and the relocation of the bar. These works were also designed by Frank Buckle.¹⁰

As in 1918, the Club also experienced decades of growth after 1945. Norm Berry for example joined the Club in 1948 and he won over 17 club championships over the next half century, and in 1995 a green was named in his honour.¹¹ No. 3 green was laid in 1947 (reconstructed in 1966) on the site of the former Chatswood Tennis Club (opened in 1902).

⁸ Willoughby Building Register BA 335/38. *Construction*, 6/4/1938, p.20

¹⁰ Willoughby Building Register BA 341/66

¹¹ ‘Bowls Champ Honoured’, *North Shore Times*, 4/10/1995

In 1989, it was proposed that the Gordon Rugby Club temporarily relocate to the Chatswood Bowling Club while their new premises was under construction. This included the construction of a cool room to the rear of the building. The cool room was not constructed where initially proposed; however, one was later inserted within the footprint of the building at an unknown date.¹²



Figure 11: The pavilion and green No. 1 in 1969. The remodeled pavilion depicted probably dated from 1938 and was designed by architect Clifford Horace Finch (1894-1967). *Source: Willoughby Library (Vertical File)*



Figure 12: The pavilion (indicated with a red arrow) and the three greens in the 1960s. The brick front wall and gate post can be seen adjacent to the third green (indicated with a yellow arrow) *Source: State Library of NSW (c112400007).*

¹² Application number 1009//89

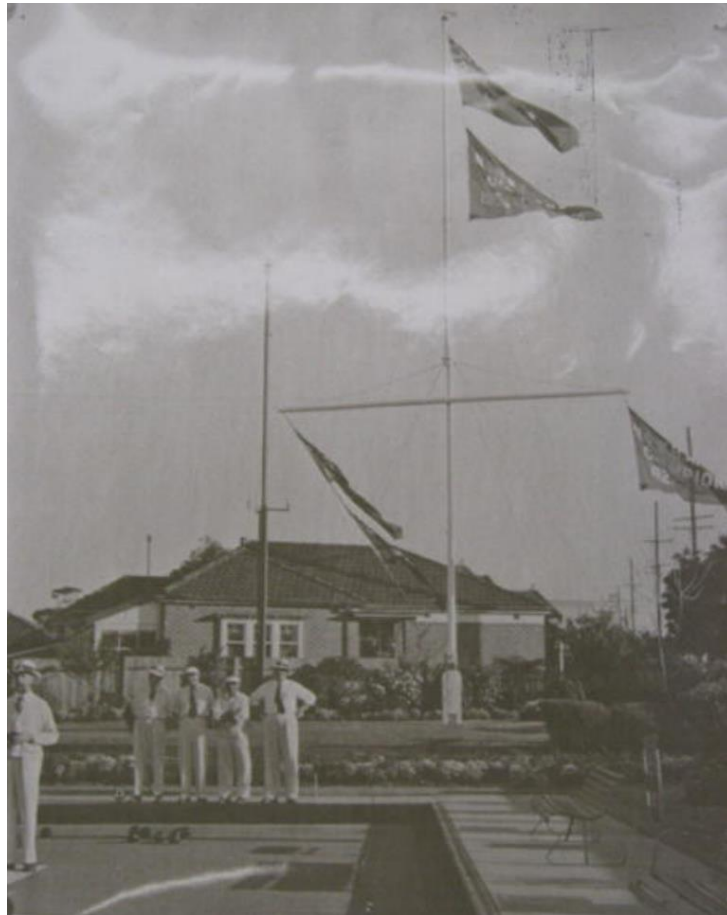


Figure 13:
Western
elevation of
Chatswood
Bowling Club,
1954. *Source:*
Willoughby
Library,
reference
number 003352

Perhaps indicative of challenging financial times, in 1978 the women bowlers of the Club were admitted as members, although women had been players since the early years of the twentieth century. Certainly by the mid 1980s the Club had begun to experience financial difficulties, and it survived the following decade by the work and dedication of its members to ensure it lasted until 1995 to celebrate a centenary.¹³ However having reached that milestone, in 1995 to raise revenue the Club rezoned and sold the frontage to Pacific Highway comprising No. 3 green (1947), the carpark, historical road frontage (1936), probably the staff amenities block (1964) and possibly the entry memorial gate (1949).¹⁴

The Chatswood Bowling Club continues to operate today, including hiring out the club house for events and functions.

¹³ 'Club still bowling them over', *North Shore Times*, 12/7/1995, p.2.

¹⁴ 'Bowling club to sell off one green', *North Shore Times*, 7/6/1995.



Figure 14: The existing (2024) site area of Chatswood Bowling Club is demarcated by the yellow shading of this 1943 photograph. *Source: NSW Spatial Services*

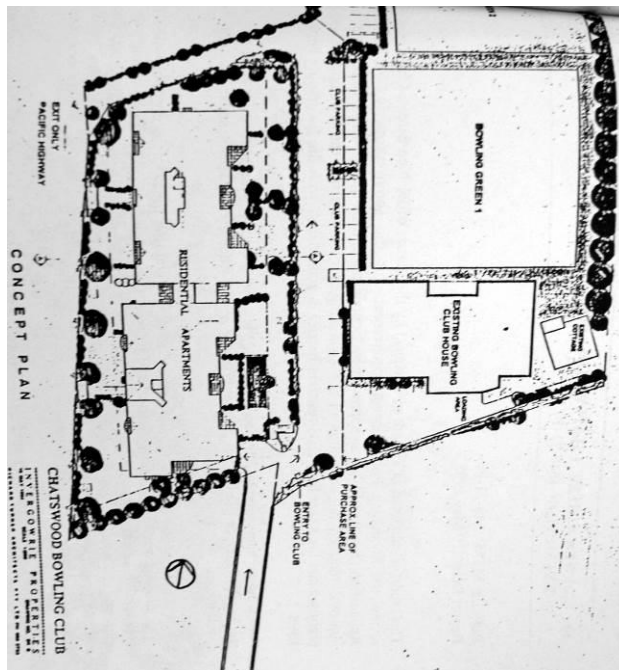


Figure 15: The area fronting Pacific Highway rezoned and sold in 1995. *Source: Willoughby Library (Vertical File)*



Figure 16: 1930 aerial showing the footprint of the Chatswood Bowling Club (indicated with an arrow). The caretaker's cottage can be seen to the east of the club building.

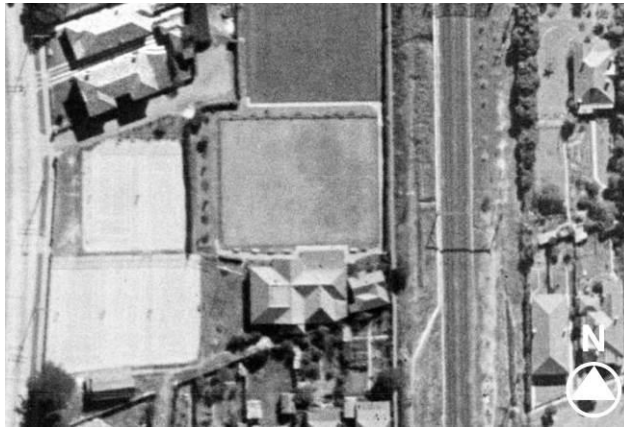


Figure 17: 1943 aerial view showing the Chatswood Bowling Club, following remodeling.



Figure 18: 1965 aerial view showing the Chatswood Bowling Club (indicated with an arrow). The motel rooms (completed 1964) behind the caretaker's cottage are visible as well as the extension to the western side of the club building (completed 1955).

Clifford Horace Finch

Clifford Horace Finch (1894-1967) studied at Sydney Technical College, before being articled to John Burcham Clamp, one of Sydney's most prominent architects. Shortly after completing his articles in 1915, he enlisted in the Australian Imperial Force, serving as an engineer in Egypt and France. Returning to Sydney Finch practiced independently before becoming partner to Burcham Clamp in 1924.¹⁵ Burcham Clamp & Finch designed numerous church and school buildings for the Anglican Church (Clamp was surveyor for the Sydney Diocese) notably the Church of England Grammar School Chapel, North Sydney, and the Church of England Boys Home at Carlingford.

The practice also designed the Richard Johnson obelisk at Bligh Street, marking Sydney's first Christian service. Among numerous commercial and residential structures, Burcham Clamp & Finch designed the Tattersall's Club, Castlereagh Street, Lawson House, Cumberland Street and the Ainslie Hotel, Canberra. Finch returned to individual practice during 1930, designing primarily residential buildings with some exceptions including Woy Woy Council Chambers and Roseville Golf Club. His son, Barry Clifford Finch also became a successful architect, in 1963 forming the high-profile practice Kann Finch with Czech émigré Alexander Kann.¹⁶

Much of Finch's individual work was concentrated in the North Shore, particularly Chatswood, Roseville, extended up to Woy Woy. He undertook a variety of work, ranging from single residences, flat buildings, to larger

¹⁵ Building, 7 January 1924, p.2

¹⁶ Kemp & Johnson Heritage Consultants, 2022; Heritage Assessment Report 15 Allister Street, Cremorne NSW,

institutional projects, including:

- Church of England Homes for Girls, Carlingford (1931)¹⁷
- Flats on Ellis Street, Chatswood (1938)¹⁸
- Woy Woy Council Chambers, Woy Woy (now Woy Woy Library) (1930)¹⁹
- St Andrews Church of England, Roseville (1935)²⁰
- Roseville Golf Club, Roseville (1934)
- House, 1B Fiddens Wharf Road, Killara (1938)²¹
- Woy Woy Park Grandstand (1934)²²
- Club House for Bowling Club (1934)²³
- Alterations to Roseville Golf Club (1937)²⁴



NEW PREMISES FOR ROSEVILLE GOLF CLUB.

Figure 19:
Sketch of the
Roseville Golf
Club. Source
*Sydney
Morning
Herald*,
“Council
Chambers” 16
December
1930, 8



Figure 20:
Woy Woy
Shire Council
chambers.
Source:
*Central Coast
Library*

¹⁷ *Sydney Morning Herald*, “Building and Construction: Homes for Girls” 9 June 1931, 4

¹⁸ *Construction* “Opportunities for Business” 7 September 1938, 20

¹⁹ *Sydney Morning Herald*, “Council Chambers” 16 December 1930, 8

²⁰ *Sydney Morning Herald*, “Building and Construction” 11 June 1935, 3

²¹ *Sydney Morning Herald* “Killara Home” 20 December 1938, 5

²² *Sydney Morning Herald* “New Works – Architects Busy” 9 January 1934, 6

²³ *Sydney Morning Herald* “New Works – Architects Busy” 9 January 1934, 6

²⁴ *Construction and Real Estate Journal* “Opportunities for Business” maps

Relevant NSW/State Themes	Australian Theme	NSW Theme	Comment
	8 Developing Australia's cultural life	Creative endeavour	Forms part of the work of prolific architect Clifford Horace Finch, who undertook the substantial renovation of the place in 1938, who was a notable and popular architect of the 1930s, responsible for a number of extant buildings of local significance throughout the northern suburbs of Sydney.
	8 Developing Australia's cultural life	Leisure	The Chatswood Bowling club as both a social institution as well as a sporting organisation. The club also played host to a variety of leisure activities, including billiards, euchre and continues in this tradition today (dance, floristry, etc)
	8 Developing Australia's cultural life	Social institutions	
	8 Developing Australia's cultural life	Sport	
	9 Marking the phases of life	Persons	The place is associated with William Wilkie, who established the club William Matheson Gordon, club member who designed the pavilion, as well as Clifford Horace Finch, who designed the remodelling of the place. The place holds collections of honour boards, and boards recording the names of presidents, members, championship members, etc., which are important records of the history of the club and those associated with it.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Chatswood Bowling Club is of historical significance as being the home of the Chatswood Bowling Club since 1900, one year after the founding of the club. The building has been in continuous use for this purpose since its construction.</p> <p>The changes and alterations made to the club building over time are evidence of changing tastes in architecture, changing needs of the club and its patrons, and the building is able to demonstrate in its fabric the evolution of the club over time.</p> <p>Meets the criterion on a local level.</p>
Historical association significance SHR criteria (b)	<p>The place is associated with the Chatswood Bowling Club, an historically important bowling institution that held many championships and counted a number of prolific bowlers within its members, for example, Norm Berry. In particular, the accommodation block for out-of-town visitors constructed in the 1960s provides evidence of the importance and popularity of the club through the 20th century.</p> <p>The place also has significant historical associations with William Wilkie, who alongside Harry Augustus Young established the club, and club member William Matheson Gordon, who designed the original building, although their names are not well known today outside of the club. The place is also associated with James Archbold, a member of the club from the late 1920s until his death in 1945 and a member of the large and well-respected Archbold family, although</p>

	<p>not well known now, his name is commemorated in the surviving boundary wall and gate pier along the Pacific Highway, that once formed part of the site.</p> <p>The place is associated with well-known Inter war architect Clifford Horace Finch, who designed the substantial alterations to the club house in 1938 resulting in an Art Deco/Moderne design overlay (particularly to the interior). The quality internal detailing of the club house is a good, representative example of Finch's work of the late 1930s.</p> <p>Meets the criterion on a local level.</p>
Aesthetic significance SHR criteria (c)	<p>The Chatswood Bowling Club is of significance as a purpose designed lawn bowls club that is able to demonstrate through the progressive changes and additions of the building throughout the 20th century the changing needs of the members as well as changing architectural fashions.</p> <p>The original 1900 building was a modest but pleasantly detailed Federation style building. The 1930s remodelling by Clifford H. Finch comprised substantial alterations and additions to the overall form of the building, as well as interior configuration and finishes. The incorporation of (by then old-fashioned) Federation detailing (i.e. exposed rafter ends, shingled gable end) alongside the more modern 1930s Art Deco/Moderne internal features, and other incongruous elements (arched windows) demonstrates Finch's approach to integrating the existing building with the new works.</p> <p>The resulting building today is an eclectic mix of styles, detailing, and materials, dating from numerous periods throughout the 20th century.</p> <p>The greenskeeper's residence is a largely intact modest Federation cottage that retains much of its external and internal detailing.</p> <p>The face brick wall and gate pier surviving along the Pacific Highway (in front of 655A Pacific Highway) is also of some aesthetic significance, being well made and interestingly detailed and providing physical evidence of the history and associations of the bowling club.</p> <p>Meets the criterion on a local level.</p>
Social significance SHR criteria (d)	<p>While no formal assessment of social significance has been undertaken, the Chatswood Bowling Club likely has high social significance to the lawn bowls community for its ongoing use as a Bowling Club, that has been in continuous use since opening in 1900. In addition, the use of the place by a wide variety of community groups and local businesses and organisations is an important aspect of its current use and as such the place is likely to be held in high esteem by the local community.</p> <p>The Chatswood Bowls Club continues to use the place as its headquarters. Collections of honour boards, and boards recording the names of presidents, members, championship members, etc. as well as war memorials, are important records of the history of the club and those associated with it. The Club also holds all of its records, including early records on site.</p> <p>Meets the criterion on a local level.</p>
Technical/ Research significance SHR criteria (e)	<p>The Chatswood Bowling Club has some potential to reveal further information regarding the design of Bowling Clubs in NSW, as well as the works of architect Clifford H. Finch, who was a notable Inter war architect, although not well known today.</p> <p>The Chatswood Bowling Club also has high research potential regarding the social values and history of the Club itself, as the club reportedly retains all of its</p>

	<p>written records since their commencement in 1899 on premises.</p> <p>The surviving western boundary wall and gate pier on Pacific Highway, in front of 655A Pacific Highway, provides tangible evidence of the original allotment and configuration of the bowling club prior to 1995 when the third green was sold and developed as a residential flat building.</p> <p>Meets the criterion on a local level.</p>
Rarity SHR criteria (f)	<p>As a Bowling Club building, the Chatswood Bowling Club is not rare within the greater Sydney area. There are numerous Bowling Clubs located throughout Sydney that are locally listed as heritage items.</p> <p>However, the place is rare as a surviving early 20th century bowling club building with associated greens, still located on its original site and in continuous use by the same club since its inception.</p> <p>Most other bowling clubs listed as heritage items date from the 1950s -1960s, and even though the club house underwent alterations in the 1930s it still presents as an early 20th century building with a 1930s overlay.</p> <p>The associated greenskeeper's cottage still located on site is also a particularly rare feature.</p>
Representativeness SHR criteria (g)	<p>The Chatswood Bowling Club is a good representative example of an early 20th century bowling club, incorporating many of the characteristic features of the type including some that are considered to be relatively rare, including, two functioning greens, a complete club house building with changing rooms (including original fitout), dining room, separate ladies lounge, associated caretaker's cottage, out-of-town accommodation and storage etc.</p>

STATEMENT OF SIGNIFICANCE

Summary Statement of significance	<p>The Chatswood Bowling Club, 655 Pacific Highway, Chatswood is of historical significance as the headquarters of the Chatswood Bowling Club established in 1899, that has been in continuous use since its construction in 1900, one year after the formation of the club.</p> <p>Through its built fabric (including later alterations and additions), the place is able to demonstrate the changing needs of its members as well as changing architectural fashions throughout the 20th century. The place is associated with noted Inter-war architect Clifford H. Finch, who designed the substantial remodelling of the place in 1938, yet maintained the early 20th century external Federation appearance of the place, with a 1930s overlay. The place is also associated with original club members instrumental in the establishment of the club and construction of the initial club house including William Wilkie, Harry Augustus Young and William Matheson Gordon, who designed the original building.</p> <p>The Bowling Club building, along with the associated greens, caretakers cottage, and accommodation building, collectively are a good representative example of a bowling club, and is particularly rare as an early example of such in comparison to other extant bowling clubs within greater Sydney. The surviving brick wall and gate pier in front of 655A Pacific Highway provides tangible, historical evidence of the original allotment and configuration of the bowling club prior to 1995.</p>
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	The place is likely to be held in high esteem by the lawn bowls community, past and current members of the Chatswood Bowling Club, and the local community for its continued use as a recreational facility since 1900. The building continues to play an important role in the social lives of many members of the local community.
Level of Significance	Local
Recommendations	Recommended for local listing. Include front wall and gate pier in front of 655A Pacific Highway as part of listing.

LIST OF REFERENCES

BJ Price', *History of the Chatswood Bowling Club, 1899-1942*.
Willoughby Building Register BA 335/38. *Construction*, 6/4/1938, p.20
Willoughby Building Register BA 341/66
Old System Conveyance Book 897 No. 996.
Willoughby Building Register BA 286/22
Bowls Matters, "Chatswood Bowling Club", January-March 2017, 26

IMAGES



Figure 21: Central gable of front façade



Figure 22: Western wing and western elevation



Figure 23: Eastern wing of front (northern) façade



Figure 24: Main hall and dining room



Figure 25: Ceiling detail of main hall



Figure 26: Former ladies' room



Figure 27: Men's change room



Figure 28: Former greenskeepers' cottage to the east of the main club house.



Figure 29: Rear (southern) elevation of main club house



Figure 30: Greens to the north of the club house.

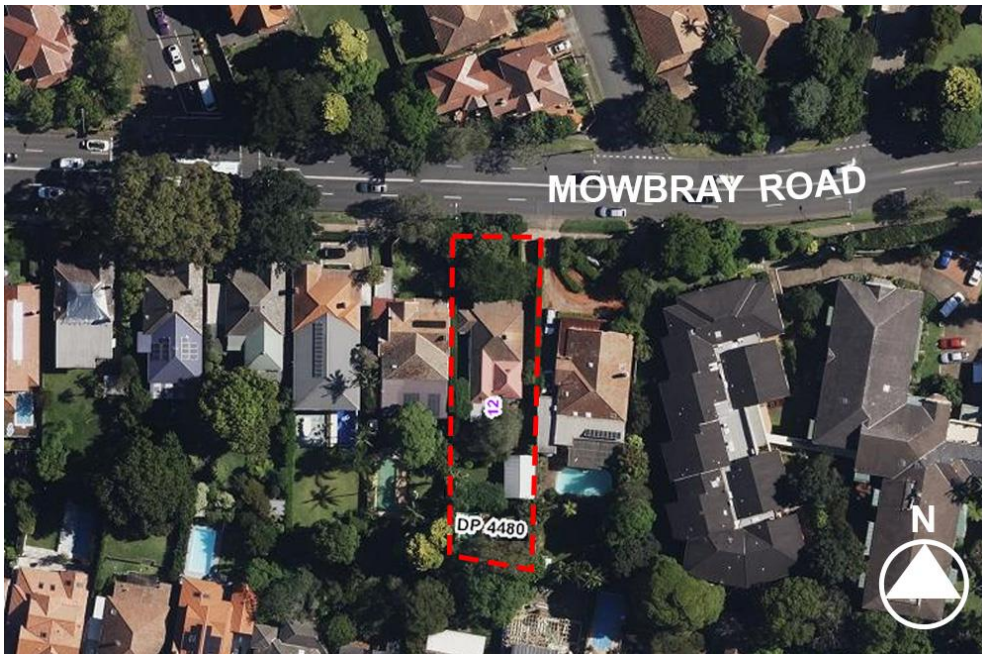


Figure 31: Accommodation block located behind (south of) the former greenskeeper's cottage.



Figures 32 and 33: Brick wall fronting the Pacific Highway and gate post. Courtesy of Willoughby City Council.

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ITEM DETAILS	
Name of Item	Carmen
Other or former names	
Address	268 Mowbray Road, Artarmon
Lot DP/SP	Lot 12, DP4480)
Building Type	Single storey detached residence
Current use	Residence
Former Use	Residence
Map	

DESCRIPTION	
Physical Description	<p>Carmen, 268 Mowbray Road, Artarmon is located on the southern side of Mowbray Road, a busy road that provides a main thoroughfare through Willoughby, Artarmon, and Chatswood. Development in the immediate vicinity is largely single and two storey residential, and comprises predominantly detached Federation cottages and Californian Bungalows,</p> <p>Carmen is a single storey residence with a Georgian style façade, comprising symmetrical shuttered French doors and a hipped tiled roof that extends over the front (northern) porch and supported on Doric columns. A central pathway leads to the front porch, however there is no central front door. The front garden is well vegetated, with ivy, shrubs, and a number of mature trees. The front fence is a high masonry fence that has been covered in ivy.</p> <p>Based on aerial photographs of the property, the house appears to have an original or early hipped roof rear wing on its western side with skillion addition and a later hipped roof rear wing on its eastern side. A small, hipped roof addition is located on the western elevation of the main body of the house.</p> <p>A single car garage with gable, corrugated metal roof is located at the rear of the property.</p>

	The combination of the high fence and vegetation within the front garden and the verge means that the house is largely obscured from the street. Regardless, it appears as a highly incongruous element within the larger context of predominantly Federation style cottages.
Integrity / Intactness	Little integrity Little intactness
Physical condition	Good
Modifications and dates	1949: New garage 1950: Alterations, including to front façade c1995 – New side addition (ensuite bathroom) to west elevation Late 1990s: Alterations to front façade

HISTORY	
Year of construction	1880
Designer or architect	-
Builder or maker	-

Historical outline

The allotment of Carmen, No. 268 Mowbray Road, Artarmon (Lot 12) was formed in 1905 in the Carmen Estate land release (Deposited Plan 4480), however the cottage dates from 1880. This part of Willoughby had been granted in 1840 to James Blackett and Richard Reed in trust for Mrs. Maria Brown.¹ Mrs. Brown (born Hitchcock, married in 1829) was the widow of George Brown who worked in the Commissariat in Sydney prior to his death in 1836. Mrs. Brown's grant comprised 160 acres, which probably was promised sometime in the 1820s. The issuing of the deed of grant to Blackett and Read evidently was a preparatory measure to permit the sale of the grant with a legitimate title to Francis Mitchell in 1841.²

In 1876 Francis Mitchell sold 145 acres of the grant to Richard Hayes Harnett senior.³ Harnett and his son with the same were active land speculators on the north shore and are remembered today for their business dealings in the Mosman area. Harnett's business partner was Alexander Stuart and he also was involved in this land at Willoughby. In 1877 Harnett and Stuart subdivided most of their investment in the Willoughby Park (Deposited Plan 260) land release. Willoughby Park comprised the area north of Mowbray Road.

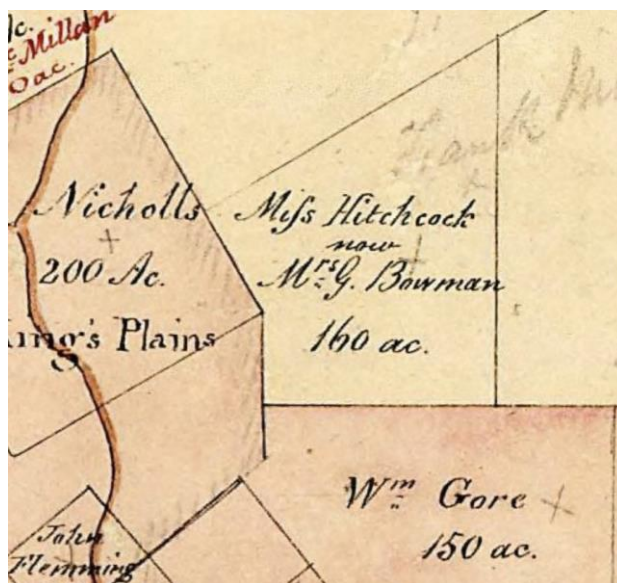


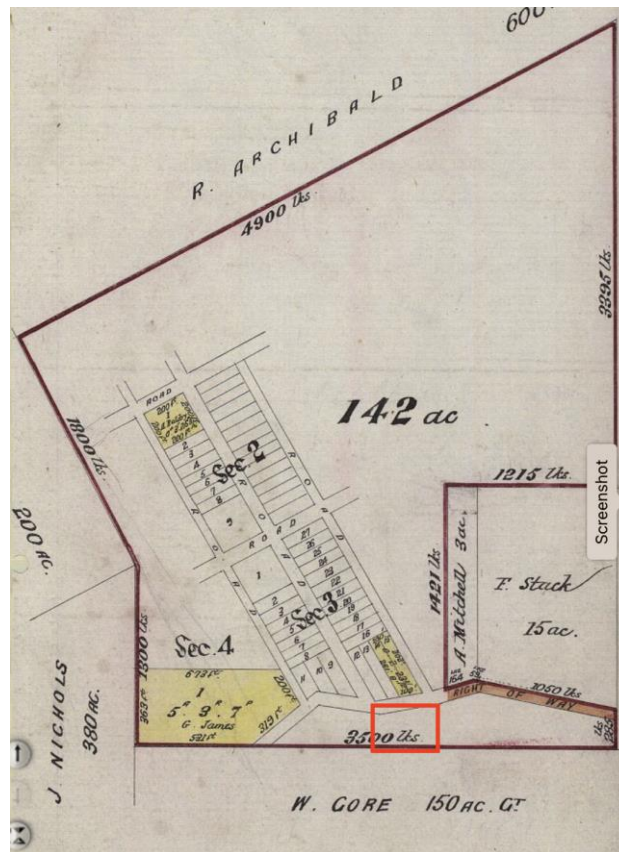
Figure 1: On the 1830s edition of the parish map of Willoughby was recorded Miss Hitchcock's 160 acres. Miss Hitchcock married George Brown (not Bowman as shown) in 1829. The 160 acres was purchased in 1841 by Francis Mitchell

Source: NSW State Archives (Map 6205)

¹ Marriage Portion Grants, *NSW Government Gazette*, 18/11/1840

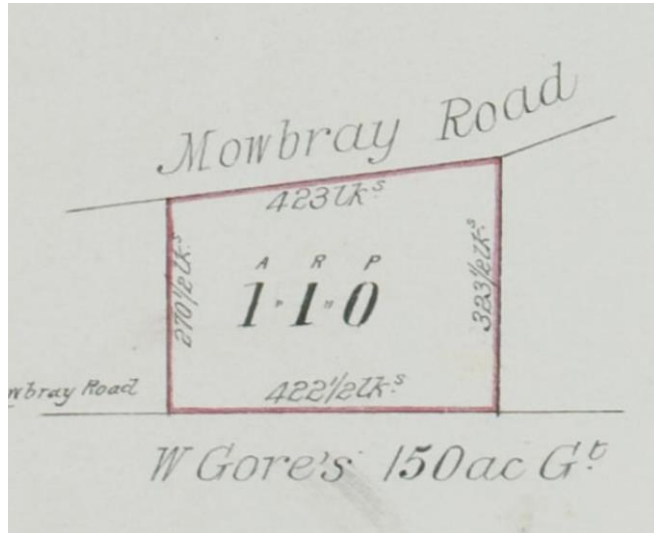
² Old System Lease and Release Book V No. 707

³ Torrens Title CT Vol. 173 Fol. 163 - Dealing 20809



The land south of Mowbray Road was sold in Deposited Plan 991 from 1883, however in December 1880 Harnett and Stuart had conveyed 1&1/4 acres⁴ in this area to Alexis Greig Mackenzie.⁵ Mackenzie's purchase today comprises Nos. 264 to around 272 Mowbray Road and within this area he built Carmen. The date of construction of Carmen was 1880 it seems as Herbert St Clair Mackenzie was born in July 1880 at Carmen on Mowbray Road.⁶ The discrepancy in the 1880 dates can be explained by a delay in registering the conveyance (the actual land title deed was not registered until 1882), and suggestions of an earlier construction date seem untenable given the available historical records. Carmen and Mackenzie both first appear in the Sands directory in 1882.

Figure 4: Plan of the 1&1/4 acres conveyed to Alexis Greig Mackenzie in 1880. By later accounts this purchase comprised Lot 2 in Deposited Plan 991. Source: NSW Land Registry Services (CT 592-199)



Mackenzie (1844-1928) was the youngest son of Dr John Mackenzie (?-1869) of Melbourne. He married his first wife Georgina Vernon in 1871 at Sydney. Georgina's father, William (1812-1890), was a horticulturist/orchardist⁷ and perhaps he assisted in establishing the garden at Carmen. For a time in the 1870s Mackenzie was employed as a clerk in the Lands Department, and in the 1880s prior to 1886 he was an auctioneer in partnership with Louis Cohen.⁸ Mackenzie lived beyond his means resulting in demands for payment by creditors that ended in insolvency in 1878 and again in 1887.⁹ Settling his debts evidently forced the sale of Carmen, which was on the market from 1882.¹⁰

⁴ By later descriptions after 1883 this area was considered Lot 2 in Deposited Plan 991, but it was not described as such in the conveyance of 1880.

⁵ Torrens Title CT Vol. 336 Fols. 6 and 7 - Dealing 59205

⁶ Births, *Sydney Morning Herald*, 10/7/1880, p.1

⁷ Marriages, *Sydney Morning Herald*, 17/7/1871, p.1

⁸ Partnerships, *Daily Telegraph*, 27/11/1886, p.1

⁹ NSW State Archives - Insolvency Index NRS-13654-1- [2/9722]-14283 and NRS-13654-1- [2/10305]-21555

¹⁰ Advertising, *Sydney Morning Herald*, 30/9/1882, p.17

MOWBRAY-ROAD, NORTH WILLOUGHBY.
CARMEN.
LOT 1.—A PRETTY DETACHED SUBURBAN COTTAGE, built most substantially of brick on stone, containing Dining and Sitting Rooms, 3 Bedrooms, Children's Room, Hall, Kitchen, Verandahs (back and front), &c.; outside, STABLES and COACHHOUSE.
 The Land, about 1½ acres in extent, is all securely fenced, and divided into ORCHARD, FLOWER and KITCHEN GARDENS, GRASS Paddock, &c. Ample supply of WATER from two WELLS.
Lot 2. VERY VALUABLE BLOCK of LAND, adjoining above, on eastern side, in area about 4 ACRES, having over 930 feet frontage to MOWBRAY-ROAD.
BATT, RODD, and PURVES have received instructions to sell by public auction, at the Rooms, 88, Pitt-street, NEXT TUESDAY, 3rd OCTOBER, at 11.30 a.m.,
 *• The above PRETTY COTTAGE RESIDENCE, known as CARMEN, and the valuable BLOCK of LAND adjoining.
 This property is within easy reach of MILSON'S POINT by BUS, and will be within 5 minutes' of the RAILWAY STATION at the ST. LEONARDS BRANCH of the GREAT NORTHERN RAILWAY LINE.
 TITLE, TORRENS' ACT. PHOTO. on view.
 TERMS (at Sale).
 CARDS TO VIEW on application the the AUCTIONEERS.
 NOTICES on the Properties.

Figure 5: This description of Mackenzie's Carmen was published in 1882. It noted also stables, coachhouse, gardens and wells, and with an additional 4 acres. Source: *Sydney Morning Herald*, 30/9/1882, p.17

NORTH WILLOUGHBY. NORTH WILLOUGHBY.
LOT 1, MOWBRAY-ROAD.—CARMEN, a pretty detached Cottage Residence, at present in the occupation of A. G. MACKENZIE, Esq., most faithfully built of brick on stone, containing hall, dining and sitting rooms, 3 bedrooms, children's room, kitchen, verandah back and front, &c., outside STABLES and COACHHOUSE. The LAND, about 1½ ACRES in extent, is all securely fenced in and divided into ORCHARD, FLOWER and KITCHEN GARDENS, and GRASS Paddock. Ample supply of water from two wells.
 TITLE, TORRENS' ACT.

Figure 6: A later description of Mackenzie's Carmen published in 1883, and without the 4 acres. Source: *Sydney Morning Herald*, 7/4/1883, p.17

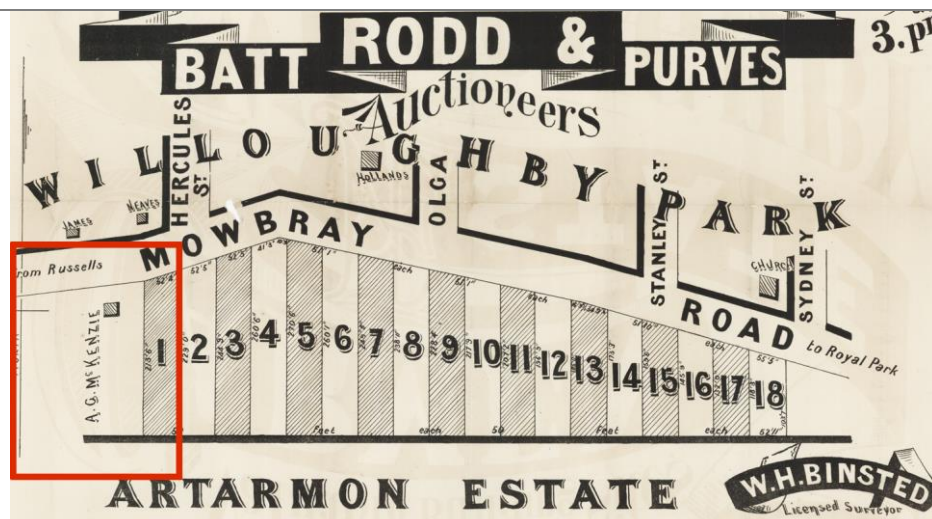


Figure 7: This sales plan published in 1882 is an historical curiosity for the area advertised for sale was described as the Carmen Estate. In the contemporary sales notice of 1882 reproduced above the Carmen sale was reported to include 4 acres beside the house to the east. However, Mackenzie had no title to this land and it was sold from 1883 by Harnett and Stuart. Source: State Library of NSW (Willoughby Subdivision Plan No. 141)

In 1883 Carmen with its expansive land area was sold to John Francis Coffee (also known as Frank Coffee).¹¹ Coffee (1852-1929) was an American who came to Sydney in 1881 and commenced business as a publisher and indenter, and later was one of the co-founders of Mutual Life and Citizens' Insurance Company. The

¹¹ Torrens Title CT Vol. 592 Fol. 199 - Dealing 74848

company started as the Citizens' Assurance Company Limited, in 1886, and it still exists today as MLC.¹² Frank Coffee first appears in the Sands Directory in 1885, and by this time there were a number of people listed as residing on Mowbray Road, although their exact location is unknown.

Aside from that, he had an adventurous spirit and was a keen gardener.¹³ Coffee purchased the land east of Carmen in 1884 (Lot 3 in Deposited Plan 991) that comprised 2 acres,¹⁴ and here built Iroquois (Nos. 244-262 Mowbray Road) by 1890 (renamed Windsor Gardens). Coffee evidently resided at Carmen during the building phase.¹⁵ After completion of Iroquois Coffee let Carmen, with C Lilja being the tenant in 1891,¹⁶ but probably it was considered an extension of the grounds of Iroquois (quest house or gardener's cottage perhaps) as Coffee purchased around 1 acre west of Carmen in 1887 (Lot 1 in Deposited Plan 991 - now from around No. 274 Mowbray Road to No. 77 Stafford Road.)¹⁷ With these purchases Iroquois comprised around 4&1/4 acres.



Figure 8: The area south of Mowbray Road was sold by Harnett and Stuart from 1883 in Deposited Plan 991 with the exception of Lot 2 that was conveyed to Mackenzie in 1880. The neighbouring Lot 3 was conveyed to John Francis Coffee in 1884 and developed as Iroquois. By 1887 Coffee owned Lots 1, 2 and 3. Source: NSW Land Registry Services (CT 894-76)

In 1905 Coffee sold Carmen with its expansive land area of 1&1/4 acres and the 1 acre to the west to merchant William Povett Mace.¹⁸ Mace's interest was land speculation, for he resubdivided in 1905 in Deposited Plan 4480, and this land release formed the existing allotment (Lot 12) of Carmen.

¹² https://en.wikipedia.org/wiki/MLC_Limited

¹³ 'Mr Frank Coffee', *Sydney Morning Herald*, 18/3/1929, p.12

¹⁴ Torrens Title CT Vol. 634 Fol. 45 - Dealing 82102

¹⁵ *Sand's Directory*, 1885

¹⁶ *Sand's Directory*

¹⁷ CT Vol. 672 Fol. 78 - Dealing 129995

¹⁸ Torrens Title CT Vol. 680 Fol. 36 and Vol. 672 Fol. 78 - Dealing 402840

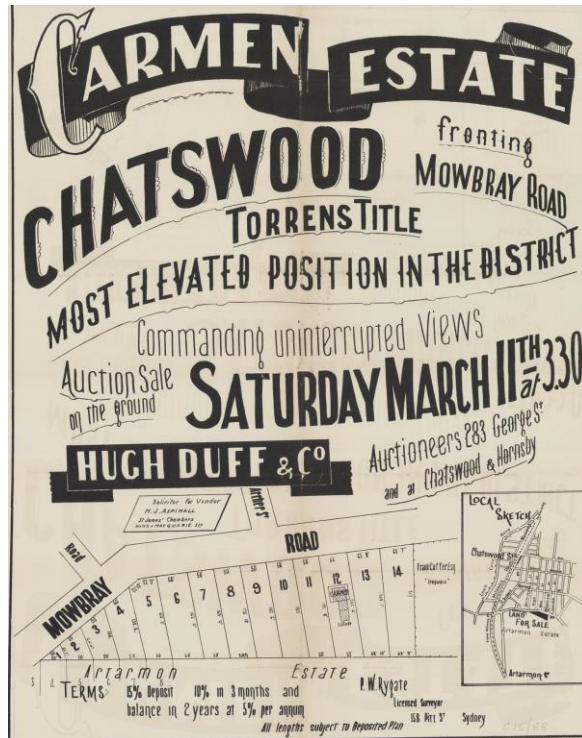


Figure 9: The sales plan of 1905 of the Carmen Estate (Deposited Plan 4480). This was a resubdivision of Lots 1 and 2 in Deposited Plan 991 that had been owned by Coffee since 1883 and 1887. Source: State Library of NSW (Chatswood Subdivision Plan No. 88)

Over the next thirty years Carmen was owned and occupied by businessman Walter Easton (1860-1930) and his wife Alice Anne.¹⁹ A later owner, from 1934, was wheat agent Charles Harvey Ferry (died 1974).²⁰ Willoughby Council has no record for alterations in this period.

From 1949 to 1956 Carmen was owned by the Merkel family.²¹ Raphael John Merkel (1924-1986) was a builder and it is thought he altered the late nineteenth century cottage to its appearance today. Certainly, a garage was built by Merkel in 1950.²²

The house was purchased by the Fraser family in 1964. Ann Fraser noted that when her parents purchased the place that:

“There were all steel framed windows throughout - some with ribbed privacy glazing and all cornices and architraves were of classic ’50’s appearance. The doorway into our kitchen had a ‘porthole’ window of ribbed glass and there was an external second toilet, laundry, and warren of small rooms at the rear of the building.”

Based on historic aerial photographs, the form of the building has remained much the same since at least 1930.

Additional works were undertaken around the 1980s and 1990s to alter the appearance of the place again to the Georgian style. French doors to replaced windows in most rooms and a modern ensuite bathroom was built onto the front right side of the building.

¹⁹ Torrens Title CT Vol. 1636 Fol. 143

²⁰ Torrens Title CT Vol. 1636 Fol. 143 - Dealing C292884

²¹ Torrens Title CT Vol. 1636 Fol. 143 - Dealing F161381

²² Willoughby Building Register BA 869/49 (lodged in December)

	 <p>Figure 10: Carmen around 1990s prior to works being undertaken. The place already appears much altered. Images courtesy of Ann Fraser.</p>		
	 <p>Figure 11: Carmen around the 1990s during works to the front façade. Images courtesy of Ann Fraser.</p>		
Relevant NSW/State Themes	Australian Theme	NSW Theme	Comment
	4 Building settlements, towns, and cities	Accommodation	As a single storey detached late 19 th century cottage located within a residential suburb.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>Carmen is of some historical significance as a surviving late 19th century cottage (albeit substantially altered) located on land subdivided by land speculators Richard Hayes Harnett and his son and built as his personal residence. Constructed in 1880, it is the earliest house on this portion of Mowbray Road and was the basis for the Carmen Estate subdivision.</p> <p>The place is historically significant as forming part of the larger Iroquois property when owned by John Francis (Frank) Coffee together with the adjacent allotments between 1883 and 1905. Coffee resided in the house while constructing the Victorian Italianate manor house now known as Windsor Gardens.</p> <p>Meets the criterion on a local level.</p>
Historical association significance SHR criteria (b)	<p>Carmen is associated with John Francis (Frank) Coffee (1852-1929), an American businessman who arrived in Sydney in 1881, was , one of the co-founders of the Mutual Life and Citizens' Company (MLC), which still exists today. Coffee built the nearby Victorian manor house, Windsor Gardens, and appears to have resided in Carmen during construction.</p>

	Meets the criterion on a local level.
Aesthetic significance SHR criteria (c)	<p>Carmen has some aesthetic significance as single storey cottage of sympathetic design and detailing to the surrounding early 20th century residential development. Although of little integrity to its original late 19th century style and configuration, Carmen does not detract from the historical character of the locality. .</p> <p>Does not meet the criterion.</p>
Social significance SHR criteria (d)	<p>Carmen may have some social significance to the local community, who may appreciate the place for its contribution to the historic character of the locality. An assessment of social values has not been undertaken.</p> <p>Does not meet the criterion</p>
Technical/ Research significance SHR criteria (e)	<p>Given the extent of alterations to the place, it is unlikely that Carmen retains much evidence of its late 19th century construction and use and therefore has little archaeological potential.</p> <p>Does not meet the criterion.</p>
Rarity SHR criteria (f)	<p>Carmen is considered rare as a surviving late 19th century cottage that appears to be the first house along this section of Mowbray Road and for through its associations with Frank Coffee who built Windsor Gardens. However, due to the extent of physical change that has occurred the history of the place is now difficult to discern, and significance is somewhat obscured by the later changes.</p> <p>Does not meet the criterion.</p>
Representativeness SHR criteria (g)	<p>Given the extent of alterations to the place, Carmen is no longer a representative example of a late 19th century detached cottage.</p> <p>Does not meet the criterion</p>

STATEMENT OF SIGNIFICANCE	
Summary Statement of significance	<p>Carmen, No. 268 Mowbray Road has some historical and associational significance as a surviving late 19th century cottage, the first to be constructed along this section of Mowbray Road and the basis for the Carmen Estate subdivision undertaken in 1905; and for its associations with John Francis Coffee, one of the co-founders of Mutual Life and Citizens' Company (MLC), who built the nearby heritage listed Windsor Gardens and appears to have resided in the house during construction.</p> <p>However, due to the extent of physical change that has occurred, the history of the place is now difficult to discern, and significance is somewhat obscured by the later changes.</p>
Level of Significance	Local
Recommendations	<p>Although the place has historical significance and associations, it appears that based on available documentary evidence and what can be seen from the street, that the house has been substantially altered, including removal of the front door, French doors to front elevation and side elevation , skillion addition, second rear wing, and ashlar render to front elevation as well as columns to front verandah. The verandah roof has also been tiled to match the main roof.</p> <p>As a result of the extent of change, Carmen is of little integrity and intactness and does not warrant listing as a local heritage item.</p>

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IMAGES



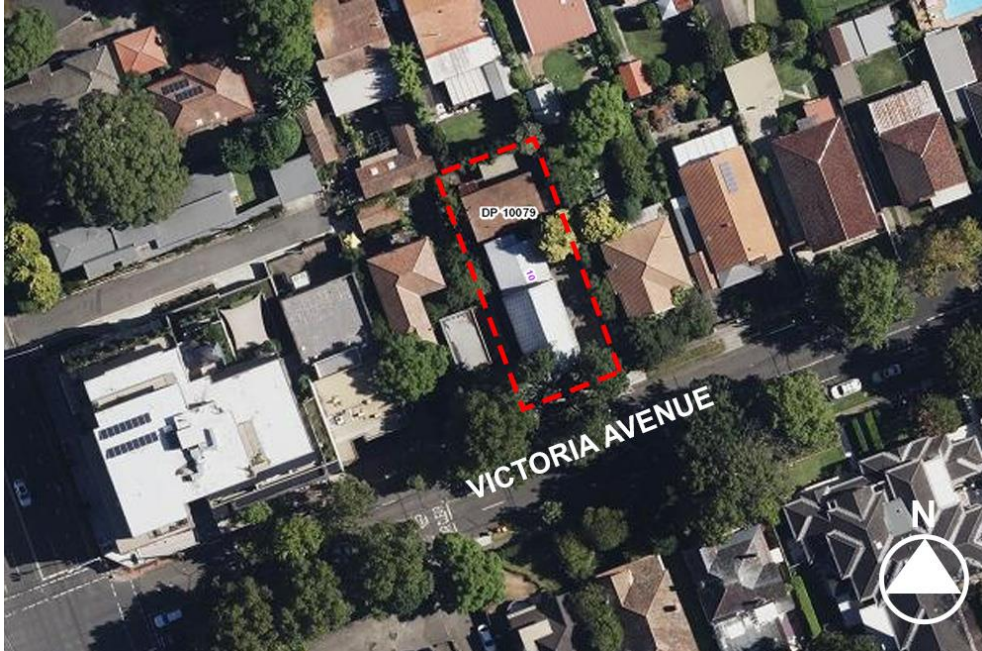
Figure 12: Carmen viewed from Mowbray Road.



Figure 13: Front (north) elevation



Figure 14: Side (east) elevation, with garage at rear.

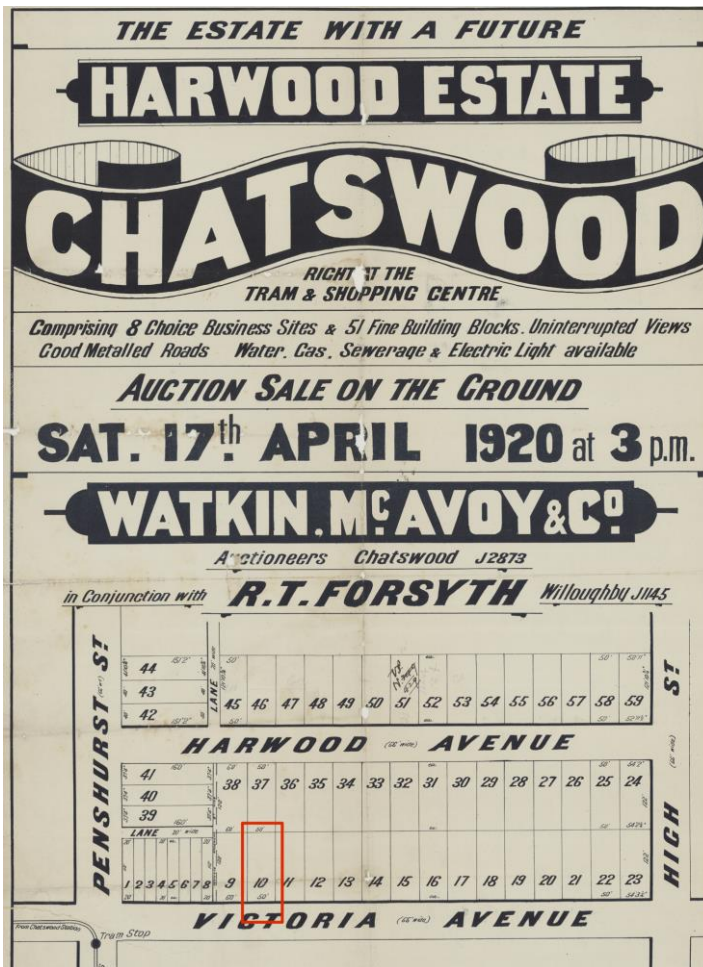
ITEM DETAILS	
Name of Item	(former) Salvation Army Citadel
Other or former names	
Address	121 Victoria Avenue, Chatswood
Lot DP/SP	Lot 10, DP10079
Building Type	Place of Worship
Current use	The Universal Church of the Kingdom of God (UCKG)
Former Use	Salvation Army Church
Map	

DESCRIPTION	
Physical Description	<p>The (former) Salvation Army Citadel, No. 12 Victoria Avenue, Chatswood is located on the northern side of Victoria Avenue, a moderately trafficked street that links the suburb of Chatswood to Middle Cove to the east. The immediate vicinity is characterised by a mix of low to mid rise commercial development (to the east) and low density residential development to the west and includes a mix of styles ranging from early 20th century to contemporary.</p> <p>The citadel is a single storey, gable roof and parapeted, masonry building located on the street boundary and consists of a rectangular hall, the front two thirds of which are double storey volume, with a single storey, gable roofed, rear wing. The gable roof was originally tiled, but has since been replaced with corrugated metal.</p> <p>The designation of ‘Citadel’ was given to the largest of the buildings of the Army and were conceived as the ‘area command’ for a region and serving a number of local Corps, each with their own hall. Citadels were built in major cities and towns, but also in suburbs where the population of members was large enough. According to Muratore and Willis, the citadels displayed a greater amount of architectural pretension than the standard halls, but otherwise varied little from the standard plan except in size. Often the site of citadels also accommodated other buildings, including a separate young people’s hall that was separate and</p>

	<p>subservient to the main building.¹</p> <p>Fine face brick was used for the front façade, while the side elevations were constructed with common bricks. The non-brick elements such as piers, lintels and the like have been painted a dark red, which somewhat diminishes the contrast between brickwork and painted elements, as seen in historical photos.</p> <p>The overall building is relatively pared back in its overall detailing, however the front façade features some simple Edwardian Baroque stylistic elements, including rounded windows, buttressed piers and cupolas.</p> <p>The front elevation is divided into three with rectangular rendered piers, projecting above the parapet which resemble turrets with cupola motifs, rounded off in the centre of the gable. A later addition entry vestibule has been constructed to enclose the original front door, comprising textured red brick, and which has been built to the boundary to join with a low texture brick wall that appears to date from the same time as the front addition. It is possible the original door still remains behind this later addition.</p> <p>The side elevations feature buttressed piers at even intervals, with a 12 pane double hung windows centred between each pier. The windows include simple angled lintels and sills painted in a dark red colour, and a terracotta vent above.</p> <p>The rear façade utilises slightly different common bricks, indicating that the rear wall had previously been demolished and rebuilt.</p> <p>Also located on the site is a second hall, directly to the rear of the main building. This ancillary hall is single storey fibre cement and rusticated weatherboard on brick base with terracotta tiled gable roof, boarded eaves, timber framed, double hung, two pane textured glass windows and timber framed doors. A modern painted brick toilet block is located behind this hall.</p> <p>The whole of the site is concreted although there is one tree located along the eastern border, but otherwise the property is devoid of vegetation.</p> <p>An internal inspection could not be undertaken, however, based on photographs dated from 2021, the interior consists of a large open space, with a tented ceiling clad in FC or plasterboard, supported on arched timber brackets with metal ties. The walls are rendered and painted white, with a dark red painted dado at sill height. The floor is polished timber and the photographs indicate that a raised stage or alter has been removed at some point.</p>
Integrity / Intactness	<p>High to moderate integrity</p> <p>High to moderate intactness</p>
Physical condition	Good
Modifications and dates	<p>1941-1950 – Rebuilding of rear wall and new rear addition</p> <p>1951-1961 – Hall constructed at rear</p> <p>1960s – Front entry enclosed with new porch addition. Front fence constructed</p>

HISTORY	
Year of construction	1923

¹ Muratore, Renee and Willis, Jullie. "Building Salvation" *Fabrications*, 25:1 (2015) 62-83

Designer or architect	-
Builder or maker	Salvation Army (likely Edward Saunders)
Historical outline	<p>The former Salvation Army Citadel at No. 121 Victoria Avenue, Chatswood was opened in 1923 and closed in 1974.</p> <p>The land for the Citadel was conveyed to the Salvation Army's General, London based William Bramwell Booth, in December 1922, but it seems the Army had acquired ownership earlier in 1922 through local solicitor John Malbon Maughan.² The land comprised Lot 10 in the Harwood Estate (Deposited Plan 10079) land release of 1920.</p> <p>Figure 1: The Citadel comprises Lot 10 in the Harwood Estate (Deposited Plan 10079) land release of 1920. Source: State Library of NSW (Chatswood Subdivision Plan No. 28)</p>  <p>The Salvation Army had established a foothold on the north shore of Sydney in September 1889 when Captain Alex B Miller formed St Leonards Corps No. 246 (renamed North Sydney Corps in 1893), and commenced the holding of meetings in Carrington Hall in Miller Street, North Sydney. Subsequently a purpose-built Citadel was opened in 1910 at No. 14 Hayberry Street, Crows Nest (closed in 1975 and extant), and neighbouring school halls also were built.³</p> <p>The Salvation Army actively pursued the establishment of their own buildings</p>

² Torrens Title CT Vol. 3381 Fol. 34

³ *Those 86 Years at North Sydney Corps, 1889-1975*

	<p>throughout Australia in the early 20th century, and between 1909 and 1921 had built 143 halls and churches throughout the country. Muratore and Willis posit that the reason for this was twofold: firstly, in responding to the Army's idea of 'permanency' within the community and within the Army's ranks, and secondly, the existing lack of buildings that suited the needs and worship style of the Army. The Salvation army was borne out of Protestantism, but was notable for its blend of avid evangelism, social welfare, and its rejection of the sacraments of baptism and communion. The frugality and simplicity of their worship style was echoed in their buildings; open halls that maximised seating and eschewed the normal accoutrement of Christian places of worship. ⁴</p> <p>The establishment of a 'standard' style of building was a natural consequence of this practicality, reflected also in the standard ranks and uniforms embedded in the organisation of the Church.</p> <p>Unlike other denominations, the Salvation Army exclusively drew upon their own members for the establishment of new churches throughout Australia, including their architectural design. The early Salvation Army buildings in Australia were solely the result Lieutenant-Colonel Edward Saunders (1850-1923), who was instrumental in the founding of the Salvation Army in Australia. Together with John Gore, he addressed the meeting held in the Adelaide Botanic Gardens in September 1880 that generally is given as the beginning of the Salvation Army movement in Australia.</p> <p>Contemporary accounts describe Saunders as being both builder and architect, but it seems he was a builder from Bradford, England, with some knowledge of design and no formal training in architecture. One article also describes him as a mason by trade.⁵ Saunders rose through the ranks of the Salvation Army to become a colonel by 1911, and became head of the Army's Property Department and its in-house architect and oversaw the design and building of the Citadels and Halls constructed across Australia until his retirement in 1912. Saunders established a strong formal and stylistic language for the Army's' buildings, incorporating Tudor Revival elements such as turrets, castellation and use of face brick, reminiscent of a castle or fortress, fitting for such an 'army.'</p> <p>Saunders' successor was Percival Dale. Dale joined the Salvation army in 1911, and soon after worked within their Property Department until 1914, when he left the Army to take up formal architectural training until 1916, when he became a fully qualified architect on the completion of his articles. In 1923, he became amongst the first cohort to register as an architect in Victoria. Upon his return to the Army, he was the only qualified Architect in the Army Property Department and became the Salvation Army Architect in Australia, responsible for the design of Salvation Army buildings in Australia until his retirement (date unknown).</p> <p>The design of the buildings built under the purview of Dale were similar to those earlier designed by Saunders, however, were progressively simplified. The heavy Tudor details were gradually replaced with lighter, simpler Edwardian Baroque elements; however the basic materials and overall form (gable roof, rectangular volume, tripartite façade) remained the same. The most common standard style all date from the 1920s when Dale was the architect for the Army and most likely can be attributed to him.</p>
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⁴ Muratore and Willis. "Building Salvation" 3

⁵ *Adelaide Observer* "The Salvation Army" 28 February 1891, 34

The building application for the Victoria Avenue Citadel was lodged in October 1922 with both the applicant and builder being the Salvation Army.⁶

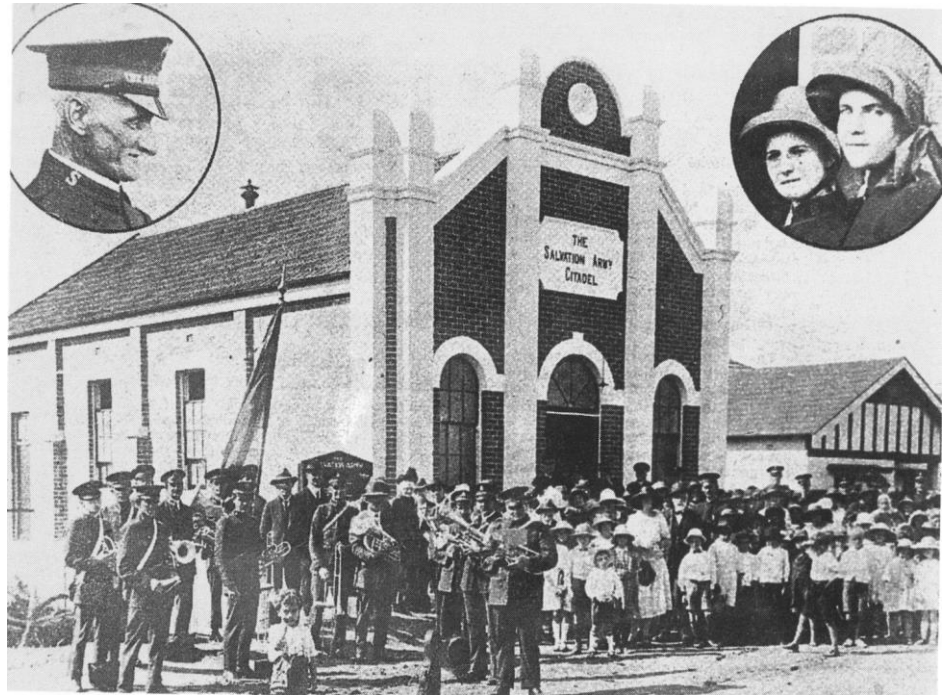


Figure 2: The official opening of the Willoughby Citadel in 1924. At left is Sgt Major William Worth, and at right the McDowell sisters. The band came from North Sydney. *Source: Those 86 Years at North Sydney Corps, 1889-1975*

Figure 3: The North Sydney Citadel at No. 14 Hayberry Street, Crows Nest was built in 1910. The similarity to the Willoughby Citadel opened in 1923 is unmistakable. *Source: Chatswood Corps 1889-1989*



On opening in 1923 the Citadel housed for a short time the Chatswood Corps (about which little is known) that became in February 1924 the Willoughby Corps commanded by Sgt Major William Worth, assisted by two Corps officers, sisters Captain Mary McDowell and Lieutenant Sadie McDowell. Of the evangelical crusades held perhaps the most memorable was the tent campaign in the depression year of 1932 set up in Victoria Avenue between Royal Street and Penshurst Street that netted many converts. In the post war migration years, the Corps made visitations to the camp for refugees, immigrants and homeless families at Bradfield Park, Lindfield (since demolished) from 1960.

⁶ Willoughby Building Register BA 632/22

In about 1970 the Salvation Army began planning to consolidate its North Sydney and Chatswood operations and build an entirely new complex in Bertram Street, Chatswood (Northside Chatswood Salvation Army Church remains extant and in operation). That building was completed and dedicated in September 1975. The historical citadels at Crows Nest and Victoria Avenue (in 1974) were closed and sold, and the new Chatswood Corps was raised.

The decommissioned Citadel was sold in 1976 to two individuals, possibly acting as trustees. In 1982 the property was conveyed to the Christians in Sydney Property Trust.⁷ By 1990 the property was affiliated with the Anglican Sydney Diocese with the premises being known as the Sydney Metro Christian Church, and later (from 2007) Hope Anglican Church.⁸ Today the building is occupied by the The Universal Church of the Kingdom of God (UCKG)

The Salvation Army undertook alterations and additions to the place between 1941 and 1950. Based on photographic and physical evidence, this likely involved the partial demolition of the rear (northern wall) and rebuilding in a similar brick with a small rear addition. The gable ends of the existing building and new additions were clad in FC.


Between 1951 and 1961, a large FC hall was constructed at the rear of the property. The front entry was also enclosed in the 1960s with a vestibule addition to the front façade.



Figure 4: Aerial photograph from 1930. The citadel had been constructed by this time.

⁷ Torrens Title CT Vol. 3381 Fol. 34

⁸ Hope Anglican Church (East Chatswood) (Special Arrangements) Ordinance 2007

	 <p>Figure 5: Aerial photograph from 1961. The hall at the rear of the property had been constructed some time prior after 1951.</p>		
Relevant NSW/State Themes	National Historical Theme	State Historical Theme	Historical Associations
	8 Developing Australia's cultural life	Religion	As a church and place of worship constructed in 1923 and still used as such (albeit by a different Christian denomination)
	9 Marking the phases of life	Persons	Associated with the Salvation Army and the church's inhouse builder/designer Percival Dale.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The former Salvation Army citadel is of historical significance as the second citadel built by the Salvation Army in the north shore and is able to demonstrate through its built fabric the establishment and propagation of the Salvation Army in the north shore during the early 20th century, having been used by the group from its construction in 1923 up until 1974. The place continues according to its original historical use as a place of worship (albeit a different denomination).</p> <p>Meets the criterion on a local level</p>
Historical association significance SHR criteria (b)	<p>The Citadel has associations with the Salvation Army and the church's development in the north shore in the 20th century.</p> <p>It has a particular association with the former member Percival Dale, who was the architect for the Salvation Army in Australia from 1916 and is likely responsible for the standard design found at the Crows Nest Citadel and elsewhere in Australia.</p> <p>He appears to have been responsible for the design and construction of the Crows Nest Citadel, and likely the Chatswood and Murwillumbah Citadels, which are of identical designs.</p> <p>Meets the criterion on a local level</p>

Aesthetic significance SHR criteria (c)	<p>The Citadel has aesthetic significance as a largely intact religious hall designed with Edwardian Baroque stylistic elements. The front facade is particularly interesting, with its curved parapet and piers capped with cupolas, however it has been marred by the later addition porch enclosing the main entry, although this could be removed and the front elevation restored. Intact internal features, such as the structural and decorative timber brackets and tent ceiling contribute to a sense of openness.</p> <p>The building is a distinctive building within the streetscape and makes a strong contribution to the historical character of the immediate locality.</p> <p>Meets the criterion on a local level</p>
Social significance SHR criteria (d)	<p>The place is likely to hold social significance for its association with the Salvation Army and for those who participated in the activities of the church.</p> <p>The place is also likely to hold some social significance to the religious groups who have used the building as a place of worship following its initial closure in 1974 up to present day.</p> <p>Meets the criterion on a local level</p>
Technical/ Research significance SHR criteria (e)	<p>As the building was likely designed by a member of the Salvation Army Percival Dale, a prominent member of the Church and its Architect for Australia from 1916, and is virtually identical in form, style and detailing to other Citadels in Crows Nest and Murwillumbah, the place has the potential to provide further information about the role of architecture and the values that are embedded within it in relation to the Salvation Army in Australia.</p> <p>Meets the criterion on a local level</p>
Rarity SHR criteria (f)	<p>There are many Salvation Army Citadels located throughout Australia that are still extant. However, surviving ones designed by Percival Dale are considered rare, with the majority located in rural and regional NSW and few surviving within Sydney and is the only example of his work in Willoughby LGA and one of only two on the north shore.</p> <p>Meets the criterion on a local level.</p>
Representativeness SHR criteria (g)	<p>The Chatswood Salvation Army Citadel is a good representative example of both Salvation Army Citadels and the work of Percival Dale. The place remains substantially intact externally and internally and retains much of its original detailing and is the only known Salvation Army Citadel in the Willoughby LGA.</p> <p>In particular the hall at the rear, while a later addition is representative of the Salvation Army's practice of establishing separate buildings within the site of a Citadel to accommodate the needs of their worship.</p> <p>Meets the criterion on a local level</p>

STATEMENT OF SIGNIFICANCE

Summary Statement of significance	<p>The Chatswood Salvation Army Citadel is of historical significance as the second citadel built on the north shore, and is able to demonstrate through its built fabric the establishment and propagation of the Salvation Army in Australia in the 20th century. The place is associated with the Salvation Army and Percivale Dale, the Army's architect from 1916 and who was likely the architect of the Chatswood citadel, alongside the Crows Nest Citadel and likely many others in Australia and established a standardised design for Citadel buildings. The simplicity and practicality of the design, as one of many near-identical buildings, embodies the ethos and practices of the Salvation Army in the early</p>
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	<p>20th century.</p> <p>Although altered to the front elevation, with the later portico, the building remains aesthetically distinctive in the street and retains the majority of its original external and internal detailing, and could be restored. The place is a particularly good example of both the Citadels of the Salvation Army and the work of Percival Dale.</p> <p>The Citadel likely holds social significance to former members of the Salvation Army and members of the current and past religious institutions occupying the building.</p>
Level of Significance	Local
Recommendations	Recommended for local listing.

LIST OF REFERENCES

Adelaide Observer "The Salvation Army" 28 February 1891, 34

Hope Anglican Church (East Chatswood) (Special Arrangements) Ordinance 2007

Inventory sheet: Former Salvation Army Barracks Including Hall and Interiors.
<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2423040>

Muratore, Renee and Willis, Jullie. "Building Salvation" *Fabrications*, 25:1 (2015) 62-83

Salvation Army', *Mercury*, 29/12/1931, p4,.

Watson, D and J McKay, *Queensland Architects of the 19th Century*, *Queensland Museum*, 1994, p157

Those 86 Years at North Sydney Corps, 1889-1975

Torrens Title CT Vol. 3381 Fol. 34

Willoughby Building Register BA 632/22

IMAGES



Figure 6: Front (south) elevation and side (east) elevation.



Figure 7: Front (south) elevation with later entry vestibule



Figure 8: Front (south) façade, showing parapet detail




Figure 9: East elevation of rear single storey wing



Figure 10: FC hall and toilet block to the rear of the property.

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ITEM DETAILS	
Name of Item	Boronia
Other or former names	Loreto
Address	58 Johnson Street, Chatswood
Lot DP/SP	Lot 23, DP1556
Building Type	Single storey detached cottage
Current use	House Museum
Former Use	Residence
Map	

DESCRIPTION	
Physical Description	<p>Boronia, 58 Johnson Street is located on the southern side of Johnson Street, a quiet residential street with on street parking. The southern side of Johnson Street is characterised by detached single storey Federation cottages set within generous front gardens. By contrast, the northern side of the street is characterised by large residential flat buildings up to 10 storeys dating from the 1960s-1970s.</p> <p>Boronia is a single storey detached Federation cottage constructed of face brick with hipped and gabled Marseille tiled roof and exposed rafter eaves. The house is set on a sandstone base, while the front verandah features sandstone pier caps on a brick balustrade, which supports timber columns with decorative curved timber brackets. There are two chimneys on the east and west side, both of which are simple roughcast render with brick edging.</p> <p>The front façade comprises a roughcast render and timber battened gable end, with two arched tripartite windows with coloured glazing, timber frames and a rendered decorative sill. A terracotta shingled awning is located over the window set in the projecting gable end, with exposed rafter eaves and decorative timber brackets.</p> <p>The exterior is painted the traditional colour scheme of eau de nil (to the underside of the verandah), cream and white.</p> <p>No. 58 forms a mirrored pair with No. 56 Johnson Street.</p>

	<p>The house is set within a well-vegetated front garden, including one large tree (likely old, but in poor condition) that obscures clear views of the front elevation. A timber sign identifying the museum and its opening hours is located on the front boundary, which is defined by a low sandstone wall (later addition).</p> <p>The back garden was redone around the time the house opened as a house museum (c1993), and comprises an open lawn bordered by a variety of plantings, including shrubs, ferns, and more established trees. A low brick wall features fragments of some tiles that originally formed a mural located on the Council administration building created by the highly regarded artist Byram Mansell.</p> <p>Internally, the house retains its original layout, comprising a central hallway, with rooms to either side, leading to the rear verandah (now infilled) and rear wing containing kitchen, laundry and pantry. The WC is in a separate room off the rear verandah.</p> <p>Internal detailing, including cornices, picture rails, skirtings, joinery, ceiling roses, and timber floor remain for the most part. The hallway features a timber fretted arch. Small fireplaces with timber surrounds are located at angles in the front two rooms (formerly bedrooms and dining room). Early light fittings, doors, door hardware, and the like also remain. The house is furnished with furniture sourced from other historic buildings within Willoughby, while some internal fixtures (i.e. kitchen and laundry) have been reconstructed.</p> <p>Some elements, such as the ceiling roses and use of lathe and plaster construction for the ceiling suggest that the builder utilised old-fashioned techniques in the construction of the house.</p>
Integrity / Intactness	<p>High integrity</p> <p>High intactness</p> <p>Some later additions (i.e. infill of rear verandah), however are generally sympathetic or easily identifiable.</p>
Physical condition	Good
Modifications and dates	<p>c1990 – new paling fences to western and eastern boundaries.</p> <p>1992 – alterations and additions (infill of rear verandah) (BA 920984)</p> <p>1996 – replace existing garden shed with new corrugated metal shed (DA 1996/0303)</p> <p>1996 – Remove loquat tree</p> <p>2004 – New exterior sign</p> <p>Between 1997-2007 – Sandstone front wall, replacing earlier timber and chain link fence.</p> <p>(date unknown) Terracotta shingle awning to front gable window.</p> <p>(date unknown) External and internal repainting</p>

HISTORY	
Year of construction	1913
Designer or architect	-

Builder or maker	-
Historical outline	<p>Boronia, No. 58 Johnson Street, Chatswood comprises an allotment (Lot 23) formed in about 1888 in one of Richard Hayes Harnett's (both father and son) speculative housing developments (Deposited Plan 1556) at Chatswood.</p> <p>The building of the bungalow at No. 58 Johnson Street and its neighbour at No. 56 (Lot 22) was undertaken in about 1912 for Mrs. Mary Elizabeth Richardson (born Simmons), the wife of plumber George Archer Richardson. Mrs. Richardson had purchased the two allotments in 1908 from Stephen Murphy of Orange, the owner since 1888.¹ These bungalows were investments for Mrs. Richardson and let continuously until the mid 1960s. When built there were three other houses on the south side of the Johnson Street between Erskine and Devonshire-streets.²</p> <p>It was the Richardsons that probably named the bungalows <i>Boronia</i> (No. 58 Johnson Street) and <i>Roseneath</i> (No. 56 Johnson Street).³ However in the following years house names did change with No. 58 Johnson Street being called <i>Loreto</i> around 1915.</p> <p>Mrs. Richardson died in 1964, and after this the two bungalows were sold to John Louis Stanislaus Curry for £4700 the year after.⁴ In 1979 Boronia was purchased by Sonya Narrelle Kirkham for \$75 000.⁵ Kirkham died in a motor vehicle accident in 1988 at the age of 34. Kirkham had been a member of the Willoughby District Historical Society since 1987, and she bequeathed Boronia to the Society to be used as its Headquarters, and as a place for the collection and storage of historical data and artefacts as a museum.</p> <p>Willoughby Historical Society</p> <p>The Willoughby District Historical Society (WDHS) was established in 1974 and held its first general meeting in March 1974, with John Vaughan as its inaugural President. By 1981 the Society commenced a search for a suitable location to establish a local history museum. Following the bequeathment of Boronia to the Society in 1988, measures were undertaken to incorporate the WDHS and it was formally incorporated as a not-for-profit association under the <i>Associations Incorporation Act</i> in September 1989.⁶ The charter prepared to accompany the incorporation noted the following objectives of the Society, among others:</p> <ul style="list-style-type: none"> • <i>To encourage the study and appreciation of the history of the Municipality of Willoughby in particular and of Australia in general</i> • <i>To promote compilation of authentic historical records</i> • <i>To develop and maintain a museum for the public exhibition of materials considered by the Society to relate to local or national history.</i>⁷

¹ Torrens Title Vol. 904 Fol. 174 - Dealing 498542

² Willoughby Rate Assessment, Chatswood Ward, 1915

³ Willoughby Rate Assessment, Chatswood Ward, 1915, entries 642-643

⁴ Willoughby Council vertical file

⁵ Torrens Title Vol. 10065 Fol. 244 - Dealing R241203

⁶ <http://willoughbydhs.org.au/>

⁷ Willoughby Council Vertical File.

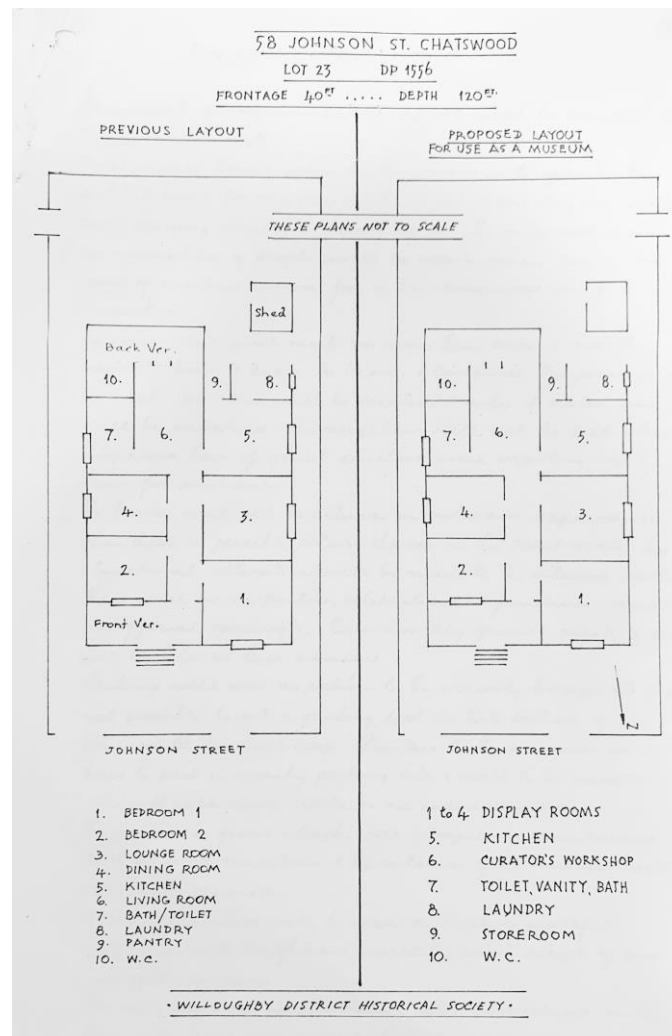


Figure 1:
Diagrammatic plan of
Boronia prior to
conversion for use as
a house museum.
Existing and
proposed room uses
are indicated;
however the room
configuration was
retained as existing.
*Source: Willoughby
City Council DA
1989/4691*

The property was legally passed to the Society and its 10 committee members in May of 1989 and in January 1990, development consent was granted to change the use of the premises to a local history museum.⁸ The application proposed to open the museum twice a week to the public, as well as function as a meeting place for the committee. The proposal, submitted in 1989 had been met with some consternation by neighbours, who were concerned that the museum and occasional meetings by the Society would cause undue noise and parking inconveniences.

The museum was formally opened by the then Member for Willoughby, Peter Collins MLA on 30 October 1993. Since this time, the Society has maintained Boronia and continues to research and display the following aspects of Willoughby's history:

- Local industries and working lives
- Domestic life
- Towns, suburbs and villages
- Immigration and ethnic influences⁹

One of the foundation members of the Society was Eric Wilksch, a local historian, who was also the museum's first curator. Wilksch already had a private museum

⁸ DA 89/434

⁹ <https://mgns.w.org.au/organisations/willoughby-district-historical-society-inc/>

Relevant NSW/State Themes	<p>of local interest at Naremburn prior to 1974, so when the society was formed he was able to offer displays at numerous functions and locations.¹⁰He donated most of his collection to the museum and it forms the basis of the large collection of trade tools (known now as the Eric Wilksch Tool Room).</p> <p>Wilksch was deeply involved in the local community, being the founding President of the Willoughby Environmental Protection Association, the longest serving President of the Naremburn Progress Association (NPA), founding president of the Crows Nest Gardening Club, as well as a member of the Flat Rock Area Conservation Action Society and Willoughby Bicentennial Community Committee. His commitment to the local community has been recognised in the naming of Wilksch Walk in Flat Rock Gully and Wilksch Lane in Naremburn.¹¹</p> <p>Today, the place continues to be used as part history museum andhouse museum, owned and operated by the WDHS. The museum displays early local industries and working lives, domestic life, settlement of suburbs, and the pioneers who are part of Willoughby's history. Special displays of local objects and photographs include textiles, carpentry, ironwork, and a period kitchen and laundry containing household items.</p>		
	Australian Theme	NSW Theme	Comment
	4 Building settlements, towns and cities	Accommodation	Surviving early 20 th century residential development of one of the Richard Hayes Harnett 1888 subdivisions for speculative development in Chatswood
	8 Developing Australia's cultural life	Domestic life	The presentation of the house as a museum, retaining the original layout and introducing furnishings (i.e. kitchen and laundry) that demonstrate the domestic life in the early 20 th century.
	8 Developing Australia's cultural life	Social institutions	As the home of the Willoughby Historical Society since 1988, which was established in 1974 and continues today.
	9 Marking the phases of life	Persons	Associated with Sonya Kirkham, who bequeathed the home to the WDHS to be used by the Society. The museum also holds collections of items donated by the community, including Eric Wilksch, notable local resident.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Boronia, 58 Johnson Street Chatswood, is of historical significance as a highly intact Federation cottage constructed in 1913, retaining its original exterior form, detailing, as well as internal room configuration and detailing. It is able to provide evidence of the early 20 th century development of Willoughby, forming part of Richard Hayes Harnett's 1888 speculative subdivision of the area.

¹⁰ NSHS JOURNAL 'Willoughby District Historical Society and Museum' 22 June 2000, 15

¹¹ <https://naremburnprogress.org.au/naremburn-people-places/>

	<p>The highly intact interior provides evidence of domestic life in the early 20th century, as evidenced by the original room layout and other features.</p> <p>The place forms part of the 50-year history of the Willoughby District Historical Society, and has been the headquarters and museum of the Society since its opening in 1993, over 30 years ago. The growing collection of items and evolving exhibitions held at the place, about and originating from Willoughby, provides evidence of the history of Willoughby as a whole. Items and collections of particular note include, the Halstrom refrigerator, Mashman pottery, and remnants of a mural by artist Byram Mansell, which, hold historical significance separate to the house and the activities of the Society.</p> <p>Meets the criterion on a local level</p>
Historical association significance SHR criteria (b)	<p>Boronia is associated with the Willoughby District Historical Society, who have used the place as its headquarters and as a local history museum since 1993. The place is also associated with key members of the society, including Eric Wilksch, a prominent local figure in the community.</p> <p>Meets the criterion on a local level</p>
Aesthetic significance SHR criteria (c)	<p>Boronia, 58 Johnson is a single storey detached Federation cottage, built as a pair together with No. 56 Johnson Street. The place remains substantially intact, including internal detailing and configuration. Of particular note is the pantry, kitchen and laundry still in their original configuration.</p> <p>While the place is a nicely detailed and largely intact example of a Federation cottage, it does not demonstrate any particularly outstanding features in comparison to the neighbouring residences, which are also single storey detached Federation cottages that retain much of their external form and detailing. Regardless, Boronia does contribute to the historical character of the southern side of Johnson Street.</p> <p>Does not meet the criterion</p>
Social significance SHR criteria (d)	<p>Boronia is of high social significance as the home of the Willoughby District Historical Society, having been the headquarters and museum of the Society since its opening in 1993, over 30 years ago.</p> <p>The collections held at the place demonstrate the identity and history of the local community and hold their own social significance independent of the house.</p> <p>The place is also likely to hold some significance to the local community for the aesthetic attributes of the house and its contribution to the historical character of the locality.</p> <p>Meets the criterion on a local level</p>
Technical/ Research significance SHR criteria (e)	<p>Boronia, being substantially intact externally and internally, has the potential to provide information regarding the construction of Federation era dwellings and the intactness of the configuration of the house provides information about the life-styles of early 20th century occupants. Although this information is readily available elsewhere.</p> <p>As the first building constructed on the site, historical archaeological potential is low, however, as the place is substantially intact, some evidence relating to the use of the building may survive within building cavities.</p> <p>The collections held at the place and research undertaken by the Society, has high potential to provide further information regarding the history of the development of the Willoughby LGA.</p> <p>Meets the criterion on a local level</p>

Rarity SHR criteria (f)	As a detached single storey Federation cottage, the place is not rare within the Willoughby LGA. Does not meet the criterion
Representativeness SHR criteria (g)	Boronia is a good example of a detached single storey Federation cottage within the Willoughby LGA. As the place is highly intact externally and internally it is able to clearly demonstrate the key characteristics, configuration and use of a suburban Federation cottage. The reconstruction of the kitchen (and laundry) demonstrates the historic use of the place that few other houses in the area are able to. Meets the criterion on a local level

STATEMENT OF SIGNIFICANCE

Summary Statement of significance	<p>Boronia, 58 Johnson Street Chatswood is of historical significance as a highly intact Federation cottage constructed in 1913, retaining its original exterior form and detailing, as well as internal room configuration and detailing. It is a good example of a detached single storey Federation cottage within the Willoughby LGA and provides evidence of domestic life in the early 20th century.</p> <p>The place is associated with the Willoughby District Historical Society and has been the headquarters and museum of the Society since its opening in 1993, over 30 years ago. The growing collection of items and evolving exhibitions held at the place about and originating from Willoughby provides evidence of the history of Willoughby as a whole. Key members of the society, including Eric Wilksch made substantial contributions to the community of Willoughby.</p> <p>The place is held in high esteem by the local community and holds substantial historical significance for both its use as a historical museum and the collections held therein.</p>
Level of Significance	Local
Recommendations	Recommended for local listing.

LIST OF REFERENCES

<http://willoughbydhs.org.au/>

Willoughby Council Vertical File.

NSHS JOURNAL 'Willoughby District Historical Society and Museum' 22 June 2000, 15

<https://naremburnprogress.org.au/naremburn-people-places/>

Torrens Title Vol. 10065 Fol. 244 - Dealing R241203

Torrens Title Vol. 904 Fol. 174 - Dealing 498542

Willoughby Rate Assessment, Chatswood Ward, 1915

IMAGES



Figure 2: Front (north) elevation of Boronia



Figure 3: Front (north) elevation of Boronia



Figure 4: Front room, containing exhibition materials



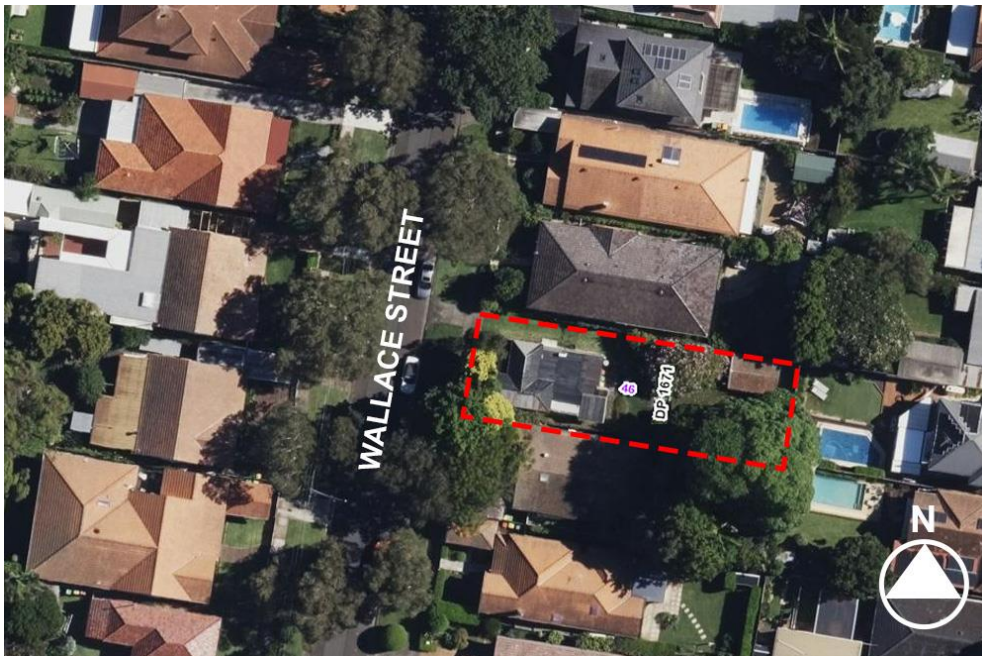
Figure 5: Hallway, looking towards front door



Figure 6: Kitchen, at rear of the house



Figure 7: Rear (south) elevation of Boronia

ITEM DETAILS	
Name of Item	Scots Wai
Other or former names	-
Address	27 Wallace Street, Willoughby
Lot DP/SP	Lot 46, Sec 3 DP1671
Building Type	Single storey detached cottage
Current use	Single Residence
Former Use	Single Residence
Map	

DESCRIPTION	
Physical Description	<p>No. 27 Wallace Street, Willoughby is located on the eastern side of Wallace Street, a quiet residential street with wide verges and lined with large eucalypt trees. The house is set close to the street frontage compared to neighbouring buildings, behind a low timber fence, and has a generous rear garden and side setbacks. The front garden features a number of established trees that partially conceal the house from view from the street.</p> <p>No. 27 Wallace Street is a single storey weatherboard cottage with timber framed windows, four panel door with highlight, rusticated boarding to the front elevation, and lapped boarding to side elevations, a corrugated metal hipped roof (appears to be a recent replacement), on a brick base and set on brick piers. The chimney appears to have been removed. It comprises a projecting gable front with vertical boarding gable end and timber and metal awning over the front window and front porch with timber flooring with simple corrugated metal awning and corrugated cement sheet (painted) balustrade. The rear form is a simple brick skillion lean to with corrugated metal roof. A small, gable roof, fibrous cement sheet, garage is located at the north-eastern rear corner of the property.</p> <p>The building is in moderate condition, with peeling paint, and some deterioration of the timber verandah post. the</p>

	The house is incongruous with the rest of the buildings that characterise the street, which comprise single storey brick Federation cottages and rendered California Bungalows, interspersed with some later 1950s-1960s houses.
Integrity / Intactness	High integrity High intactness
Physical condition	Moderate condition – peeling paint, some deterioration of verandah posts.
Modifications and dates	1964: Timber framed and fibro garage constructed ¹

HISTORY	
Year of construction	c1910
Designer or architect	-
Builder or maker	-
Historical outline	<p>No 27 Wallace Street comprises an allotment (Lot 46 in Section 3) of the Williams Estate (Deposited Plan 1671) land release of 1886. This housing estate comprised around 20 acres that had been granted by purchase in 1845 to John Williams. In 1886 Williams sold his grant to Robert Barclay Wallace,² and it was Wallace who subdivided the grant. Wallace (1838-1892) was a Scots born merchant and shipping agent in Newcastle.</p> <p>The new housing estate comprised a total of 141 building blocks located between Wallace Street and Penshurst Street north of Mowbray Road. Generally each block had a street frontage of 40 feet (12.19m).³ Sales in the Williams Estate were not brisk for by 1905 a fair number of allotments were held by land speculators.⁴ By 1900 Wallace Street contained two cottages, these being No. 9 Wallace Street (Lot 37 in Section 3 – no longer extant) and No. 6 Wallace Street (Lot 19 in Section 2 – no longer extant).⁵</p> <p>In 1910, the allotment of No. 27 Wallace Street was conveyed to Mrs. Harriet Shields (born Sonter),⁶ the wife of fencer Thomas Shields (1852-1927), the couple having married at Parramatta in 1860. The Shields at that time were residing at Balmoral, and probably relocated to Willoughby shortly after on building the weatherboard cottage.⁷ Shields' daughter, Miss Emmie Shields, resided at the neighbouring brick cottage, No. 29 Wallace Street, called <i>Wyadra</i>, built in about 1914. Owners changed in 1921, and from this time the timber cottage at No. 27 Wallace Street was called <i>Scots Wai</i>.</p>

¹ Willoughby Building Register Application Number 525

² Torrens Title Vol. 768 Fol. 132 - Dealing 106511

³ Chatswood Subdivision Plan No. 169

⁴ Torrens Title Vol. 1814 Fol. 87

⁵ Willoughby Rate Valuation - Chatswood Ward, 1900, entries 1051 and 1055.

⁶ Torrens Title Vol. 1814 Fol. 87 - Dealing 562222

⁷ Entries in *Sand's Directory* were inconsistent in street orientation in this period, and the first entry for Shields was in the 1913 edition

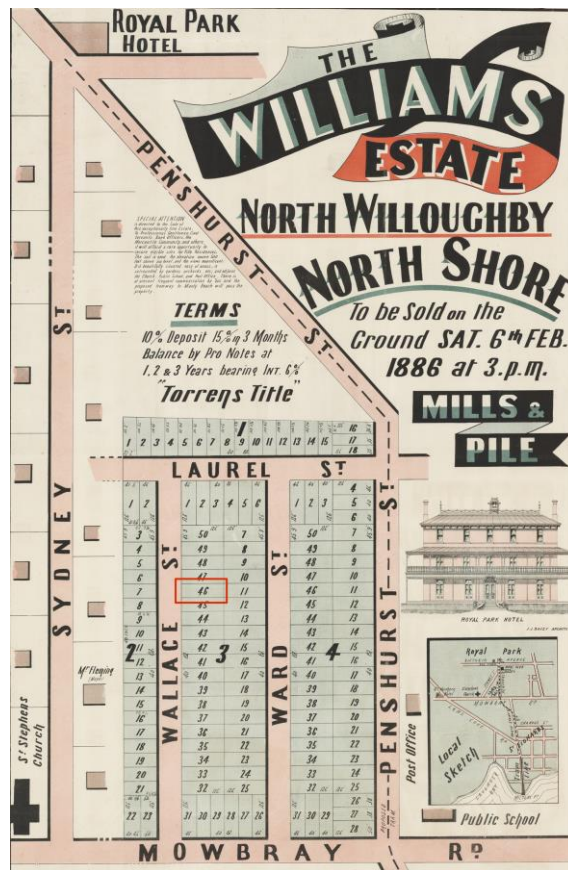


Figure 1: Plan of the Williams Estate land release of 1886 that formed the allotment (Lot 46 in Section 3) of No. 27 Wallace Street.

Source: State Library of NSW (Chatswood Subdivision Plan No. 169)



Figure 2: The atypical scale and building footprint of the cottage at No. 27 Wallace Street is evident in this aerial photograph, but it is not greatly older than its neighbours. Source: NSW Spatial Services

Relevant NSW/State Themes	Australian Theme	NSW Theme	Comment
	4 Building settlements, towns and cities	Accommodation	As a cottage built following the subdivision of the Williams estate by Robert Barclay Wallace in 1886.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>No. 27 Wallace Street, constructed in c1910, has some historical significance, along with all other surrounding residential development, for forming part of the Williams Estate, granted to John Williams in 1845 and subdivided by Robert Barclay Wallace in 1886, after whom the street is named</p> <p>Does not meet the criterion.</p>
Historical association significance SHR criteria (b)	<p>No. 27 Wallace Street has minor associations with Robert Barclay Wallace, who subdivided the land as the Williams Estate in 1886, although no more so than all other residential development in the locality with the same history and associations.</p> <p>Does not meet the criterion.</p>
Aesthetic significance SHR criteria (c)	<p>No. 27 Wallace Street has some aesthetic significance as an externally intact modest Federation weatherboard cottage that retains its overall form and detailing, that is notable within a streetscape mainly comprised of single storey detached brick Federation Cottages and Californian Bungalows. Although Scots Wai appears to be of moderate to high integrity, other, better quality and attractively detailed weatherboard cottages are known to exist throughout the Willoughby LGA.</p> <p>Does not meet the criterion.</p>
Social significance SHR criteria (d)	<p>While no formal study has been undertaken, the place is unlikely to hold any social significance to the local community or other identifiable group.</p> <p>Does not meet the criterion.</p>
Technical/ Research significance SHR criteria (e)	<p>No. 27 Wallace Street may hold some potential to reveal further information regarding the construction of weatherboard cottages within the Willoughby area, however this information is also readily available from numerous other weatherboard cottages located throughout the Willoughby LGA.</p>
Rarity SHR criteria (f)	<p>No. 27 Wallace Street is somewhat rare as a modest, intact weatherboard cottage constructed in the early 20th century, however, there are many weatherboard cottages located throughout the Willoughby LGA, many of which are of higher quality and detailing and are heritage listed.</p> <p>Does not meet the criterion on a Local level.</p>
Representativeness SHR criteria (g)	<p>Scots Wai, No. 27 Wallace Street, is a modest, representative example of an early 20th century weatherboard cottage, although it is not a particularly fine example of the type.</p> <p>Does not meet the criterion.</p>

STATEMENT OF SIGNIFICANCE	
Summary Statement of significance	<p>Scots Wai, No. 27 Wallace Street, constructed in 1910, is of some historical significance for forming part of the Williams Estate, granted to John Williams in 1845 and subdivided by Robert Barclay Wallace in 1886.</p> <p>The dwelling is a modest representative example of an early 20th century weatherboard cottage that appears to remain substantially intact externally and is a notable feature within a streetscape of mainly Federation brick cottages and Californian bungalows. However, numerous other, better quality and</p>

	attractively detailed weatherboard cottages exist throughout the Willoughby LGA that are finer examples of the type and are heritage listed.
Level of Significance	Local
Recommendations	Not recommended for local listing

LIST OF REFERENCES

Torrens Title Vol. 768 Fol. 132 - Dealing 106511
 Chatswood Subdivision Plan No. 169
 Torrens Title Vol. 1814 Fol. 87
 Willoughby Rate Valuation - Chatswood Ward, 1900, entries 1051 and 1055.
 Torrens Title Vol. 1814 Fol. 87 - Dealing 562222

IMAGES



Figure 3: 27 Wallace Street as viewed from the street



Figure 4: Front gable and window



Figure 5: Front door and verandah



Figure 6: Side setback looking into rear garden.

Addendum – Willoughby Heritage Review 2024

Willoughby City Council

May 2024

Executive Summary

This addendum is to be read in conjunction with Section One of the Heritage Review 2024 prepared by LSJ Heritage Consultant for Willoughby City Council. It has been prepared to provide additional clarity about the future opportunities for development in the Naremburn Town Centre and identities the way in which the presence of the proposed Naremburn Civic Centre Heritage Conservation Area in Naremburn would not preclude meaningful future development opportunities.

The Willoughby Local Centres Strategy 2036 (WLC Strategy 2036) was finalised in June 2020 and informed Council's comprehensive LEP and DCP processes. These controls were adopted in June 2023.

Specifically, this addendum relates to the Naremburn Town Centre area bordered by Glenmore Street, Quiamong Street, Willoughby Road and Rohan Street as part of the future proposed Heritage Conservation Area.

It is suggested that the southern area bordered by Glenmore Street, Rohan Street, Willoughby Road, and Faunce Lane which is also identified as part of the Naremburn Town Centre should not be subject to any future substantive variation of heritage controls. This is due to the important contribution that the subdivision pattern and built form of this block make to the proposed Heritage Conservation Area.

However, integration and consideration of both the future intended development and intended retained character of the area to the north is viable and – subject to specific controls for the proposed Heritage Conservation Area - would permit for consolidation of allotments and demolition of non-contributory elements to increase development potential.

If sufficient consideration is provided for the contributory elements within the proposed Heritage Conservation Area, then there is no reason that both the controls pertaining to the Naremburn Local Centre and proposed Heritage Conservation Area for Naremburn cannot co-exist.

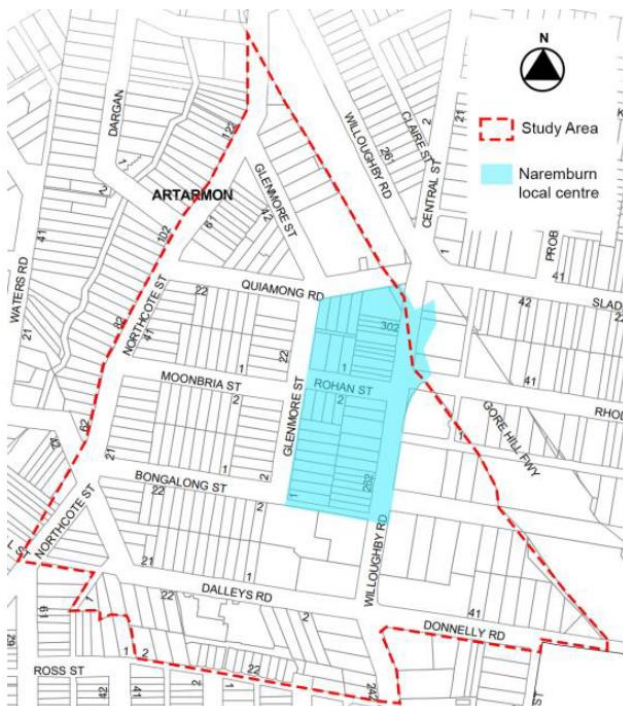


Figure 1: The proposed Heritage Conservation Area (outlined in red), and the Naremburn local centre defined in the Willoughby Local Centres Strategy 2036 (shaded in blue)

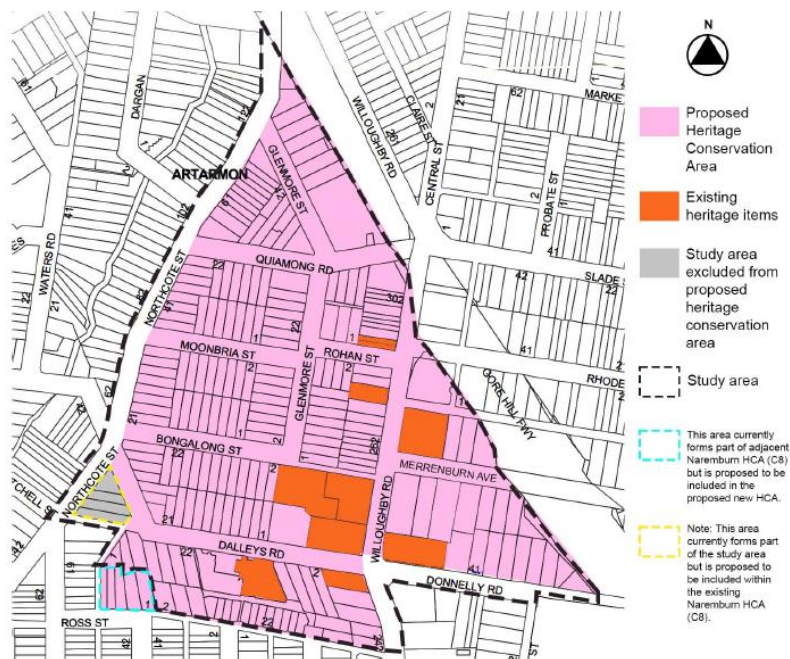


Figure 2: Recommended boundaries to proposed heritage conservation area.



Figure 3: Map of the study area showing contributory, neutral, and detracting items

Background

The Willoughby Local Centres Strategy 2036 (WLC Strategy 2036), published by Willoughby City Council in June 2020, aims to provide a framework for future planning controls and public domain improvements for eight identified local centres.

The Naremburn local centre is located along Willoughby Rd and is bounded by Quiamong St to the north, Willoughby Rd to the east, Bongalong St to the south and Glenmore St to the east. It is in close proximity to the Gore Hill Freeway, 750 m from St Leonards and 3.3km from Chatswood CBD. Naremburn has a series of two storey, mid-century brick shop fronts with awnings and small unit paving that contributes to the village feel. Despite this, the centre is dominated by its relationship to Willoughby Road and the intersection with the Gore Hill Freeway.

The majority of the built form along Willoughby Road has awnings that span the width of the footpath and provide pedestrians protection from the weather. The wide footpaths can accommodate multiple users which encourages foot traffic as the predominant mode of transport in the area. There are good trees around the northern end of the centre, providing a buffer between the street and the outdoor dining area, however the landscape aesthetic is not continued to the southern portion of the centre.

The centre includes two heritage items, located at 284/284A Willoughby Road and 272-276 Willoughby Road. Retail in the centre is focused around food and beverage with some other services such as health and beauty and laundry. The centre lacks convenience stores such as grocery or banking.

One of these local centres is the Naremburn Centre, located within the study area along Willoughby Road, bounded by Quiamong Street to the north, Willoughby Road to the east, Bongalong Street to the south, and Glenmore Street to the west. The strategy makes several recommendations aimed at increasing commercial and residential density, improving amenity, access, and parking, and enhancing the public domain and open space.

Key Suggestions:

The following ideas for the future have been developed in relation to build form, open space, public domain, and movement. These ideas establish strategic principles for how the Centre could grow.

- Maintain and improve service access and parking
- Create through-site activated arcade links
- Public domain and open space improvements
- Additional commercial and residential shop-top apartments

General Recommendations:

- Introduce a minimum non-residential FSR control in the B1 zone
- Introduce an active ground floor control in the B1 zone
- Improve public domain and amenity

Heritage Controls

2 General conservation controls

To ensure new development respects and enhances the heritage significance of its context, the requirements below apply to all development covered by this part. Further requirements also apply to the 12 individual heritage conservation areas. These are set out in Section 3 of this part.

2.1 Planning and design principles

Willoughby City Council will not consent to the alteration, extension or erection of a building or other works that alter the existing improvements on land that is listed as a heritage item or located in a heritage conservation area without considering:

- setting
- scale
- massing and form
- proportion
- detail

2.1.1 Setting

Objectives

1. provide an appropriate visual setting for heritage items and buildings in heritage conservation areas, including landscaping, fencing and carparking
2. maintain and enhance the existing heritage significance of the streetscape and the vicinity
3. ensure new development respects the established patterns in the streetscape, including setbacks, siting, landscaped settings, carparking and fencing

Requirements

- a. The side and front setbacks are to be typical of the spacing of buildings both from each other and from the street in that locality so that the rhythm of buildings in the streetscape is retained.
- b. Except for car parking and fences, no new structures should be built forward of the established street building line.
- c. n adequate curtilage including landscaping, fencing and any significant trees, are to be retained.
- d. The established landscape character of the locality including height of canopy and density of boundary landscape plantings should be retained in any new development.
- e. Development in the vicinity of a heritage item or a heritage conservation area should respect the visual curtilage of that item.
- f. New developments must respect the existing significance of the streetscape and the vicinity.
- g. The amenity and privacy of back gardens should be retained.
- h. Views are to be protected.

2.1.2 Scale

Objective

1. ensure the scale of new development is in harmony with the streetscape and does not dominate or compete with existing heritage items, reduce their contribution and importance to their context, or destroy an existing pattern of development

Requirements

- a. The scale of the new work must relate visually to the scale of adjacent buildings that are heritage items or are located in a heritage conservation area. This includes the height, bulk, density and number of storeys. Unless the application can clearly show that greater scale would be appropriate in the individual circumstances, new buildings and additions are to be of the same scale as the surrounding development.
- b. Extensions must not visually dominate or compete with the original scale of the existing buildings to which they are added or altered.
- c. New buildings must not visually dominate, compete with or be incompatible with the scale of existing buildings of heritage significance or contributory value either on the site or in the vicinity of the proposal.

2.1.3 Massing and form

Objectives

1. ensure new development acknowledges dominant massing and form of the heritage item or heritage conservation area, and is in harmony with existing significant fabric and form, and with the surrounding streetscape
2. ensure that the form of new development is compatible with or complements the heritage significance of its context

Requirements

- a. Extensions should not visually dominate or compete with the original form of the existing buildings they alter.
- b. New buildings should not visually dominate, compete with or be incompatible with the form of existing buildings of heritage significance or contributory value on the site or in the vicinity of the proposal.
- c. New buildings and extensions should have a similar massing, form and arrangement of parts to existing buildings of heritage significance in any heritage conservation area.
- d. Maximum wall heights of any extension should be the same as the existing house.

2.1.4 Proportion

Objectives

1. ensure new development respects the proportions of elements of existing heritage fabric
2. ensure new development has regard to the architectural character and style of the heritage item or heritage conservation area setting

Requirements

- a. New work and extensions should respect the proportions of major elements of significant existing fabric including doors, windows, openings and verandahs.

2.1.5 Details

Objectives

1. ensure new development has a level of detail appropriate to its context
2. ensure that new development has regard to the architectural character and style of the heritage item or heritage conservation area setting but does not incorporate elaborate new detailing in a period style that would prevent interpretation of what is original and what is new

Requirements

- a. New work and extensions in heritage conservation areas should have a level of detail that is similar to and complements that of surrounding heritage fabric.
- b. New work should adopt a simple character which uses external finishes, colours and textures that complement the heritage fabric, rather than mimic inappropriate heritage decoration and/or detailing.

2.3 Development of corner allotments within heritage conservation areas

Objectives

1. acknowledge corner blocks are more significant in defining the character of the area because they are visible from two streets and an important component in distant vistas
2. provide specific guidelines to ensure the characteristics of the heritage conservation area are considered from both streets

Requirements

- a. The significant parts of the original house must be retained which include its main frontage and side frontage. Non sympathetic rear additions generally do not require retention.
- b. The scale of additions and alterations are to respect the existing ridge or eaves heights.
- c. If additions are attached, detailing (including finishes and materials) is to be appropriate to the original.
- d. If additions are detached or infill development is proposed, contemporary solutions that respect the scale, bulk and detailing of the original without mimicry are preferred.
- e. Carparking must be located to the rear of the side frontage. Double garages forward of the building line are not acceptable.
- f. Fencing to the side frontage must not exceed 1800mm in height.
- g. Landscaping is required to both street boundaries, and a landscaping concept plan is required with the submission of a development application.
- h. New development or additions must be located to minimise any impact on existing prominent trees.

2.4 Subdivision

Objectives

1. retain the development and subdivision pattern of heritage conservation areas including their characteristic rhythm and spacing of built form
2. retain significant curtilages, views and vistas and landscape elements associated with individual heritage items
3. retain the original subdivision pattern in Griffin Heritage Conservation Area

Requirements

- a. Subdivision of land must comply with the minimum allotment size requirements of Willoughby LEP and with the design guidelines for infill development. Subdivision applications must include adequate plans, showing the building envelopes, siting and setbacks of the proposed buildings. This applies to application for development in the vicinity of a heritage item, on land where heritage items are located, or in heritage conservation areas. These applications must show that:
the allotment and building spacing, such as frontage widths, side and front boundary setbacks, are typical so that:
 - the rhythm of buildings in the streetscape of heritage conservation areas is retained

- vistas and views to and of heritage items and significant buildings, especially the principal elevations of buildings, are not interrupted or obscured
 - the landscape quality of the streetscape in heritage conservation areas is retained
 - the setting of the heritage item and a satisfactory curtilage, including important landscape and garden elements, are retained
- b. the scale and form of proposed new construction or buildings is compatible with, and does not detract from, the significant dominant heritage elements of the streetscape in heritage conservation areas or of individual heritage items
- c. the new development preserves the essential qualities of the streetscape and building styles that form part of the locality's heritage significance
- d. the original qualities and styles have been used as a guide to the desired character, even if more recent development in the vicinity has varied the older development standards
- e. the subdivision does not require demolition of existing building stock or re-arranged vehicular access and carparking (on or off the site), that would adversely affect the streetscape in heritage conservation areas or the principal elevations of heritage items
- f. the contours and any natural features of the site have been retained and respected.

2.5 Infill development

Objectives

1. ensure infill development achieves a sympathetic relationship with nearby heritage items or the heritage conservation area in terms of its scale, massing, character, setback, orientation, materials and detailing
2. ensure infill development respects the established streetscape, and the patterns of development, including setbacks, siting, landscape settings, carparking, height, dominant ridge line and building envelope
3. ensure infill development displays architectural 'good manners' by respecting the significant characteristics of nearby and adjoining development

Requirements

- a. Infill can be contemporary in design. But the scale, form and detail of the infill must not detract from the scale, form, unity, cohesion and predominant character of the building and streetscape and landscape around it.
- b. Infill development in the vicinity of a heritage item must respect the visual curtilage of that item.
- c. Infill development must not visually dominate, compete with or be incompatible with the scale (size, height and bulk) of existing buildings either on the site or in the vicinity of the proposal.
- d. Infill development must be sited to correspond with the existing pattern of relationships between buildings and their sites. Front boundary setbacks are to be equivalent to those of neighbouring buildings. Side setbacks must be consistent with existing patterns.
- e. Infill design is to be integrated into the established character of the area and heritage buildings. Incorporating basic design elements such as the characteristic roof form and massing of the original development, proportions of windows, doors and verandahs.
- f. Infill design must not visually dominate, compete with or be incompatible with the form of existing buildings of significance, either on the site or in the vicinity of heritage items.
- g. New development must use materials and colours similar to or compatible with that of original buildings in the locality.

- h. Contemporary kit/project designs which purport to be 'heritage homes' are generally poorly integrated mixtures of design elements from different eras and do not fulfil the objectives for infill development in heritage conservation areas or adjacent to heritage items.
- i. For infill development in Griffin Heritage Conservation Area the management policies and controls for that area are to apply, in particular the Griffin design principle of subordinating buildings to the natural landscape.

2.8 Contributory Buildings

This section is designed to further clarify Council's intent in guiding development of buildings considered to make a positive contribution to the heritage character and significance within heritage conservation areas. Where an existing building contributes to the heritage significance of the conservation area, alterations and additions should be designed and sited to ensure the retention of any contributory features or characteristics of the building and the streetscape of the heritage conservation area in which they are located. The loss of this significant fabric weakens the integrity and authenticity of heritage conservation areas, so a cautious approach is required. Development to contributory items should not result in a situation where only the front façade of a building is kept, without retaining any of the significant structural fabric behind the front exterior wall.

Objectives

1. Ensure that sufficient structural fabric of contributory buildings is retained and conserved to ensure the heritage contribution of the building to the conservation area is maintained.
2. Ensure that additions or changes to the appearance of contributory buildings within heritage conservation areas respect the original built form, architectural style and character.
3. Encourage proposed development to be contained to the less significant parts of contributory buildings
4. Avoid a situation where only the front façade of a building is kept

Requirements

- a. Street elevations and visible side elevations must not be significantly changed. Additions must be located to the rear or to one side of the building to minimise impact on the streetscape.
- b. Significant structural features for the front principal portion of the building are to be retained. This can include the first four rooms of the dwelling, staircases and fireplaces.
- c. Principal roof forms visible from the street, including roof pitch, roof plans, eaves height and chimneys are to be retained, with the exception of additions such as rear dormers and skylights.
- d. Changes to materials (including roofs and walls) on elevations visible from a public place are not supported. Original face brickwork must not be rendered, bagged or painted. The removal of external brickwork skin is not supported.

Existing Planning Controls

LEP - WLEP 2012

LEP maps showing the proposed Heritage Conservation Area – New Naremburn Civic Centre HCA (outlined in blue) and Naremburn Local Centre focusing study area (outlined in red).

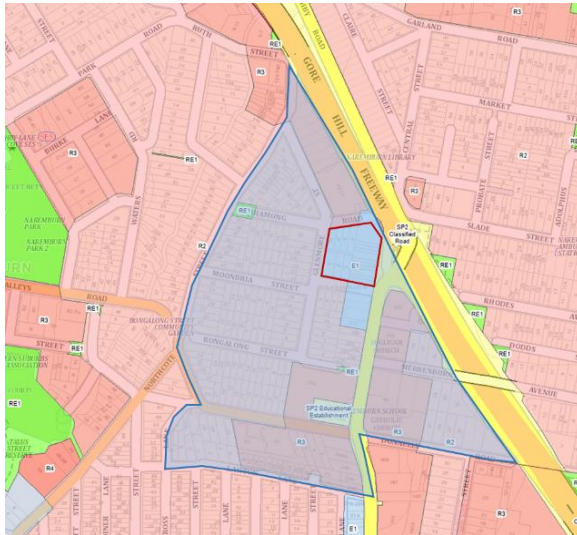


Figure 4: Existing Zoning Map: E1 – Local Centre
FSR of 1.1:1, 1.5:1 and 1.9:1

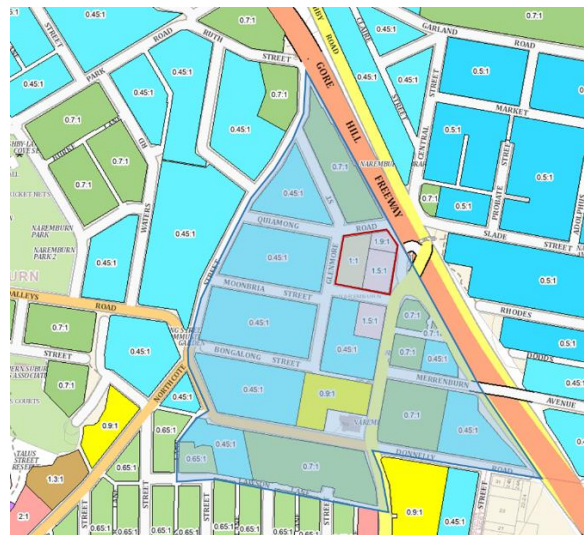


Figure 5: Existing FSR Map: a mix of maximum



Figure 6: Existing Height of Building Map:
a mix of maximum building heights ranging
from 11m to 20m

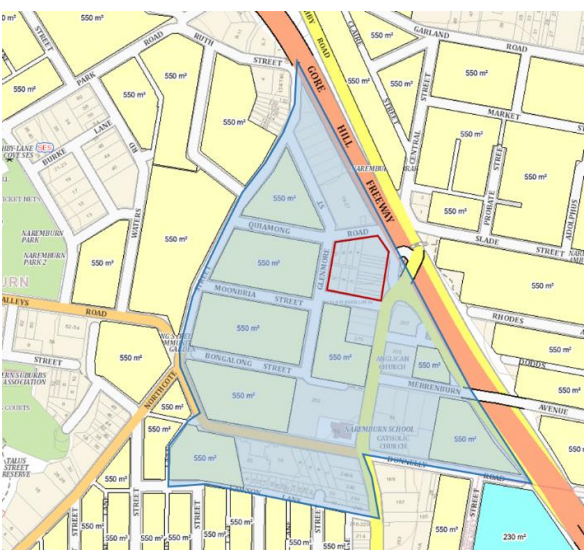


Figure 7: Minimum Lot Size Map: No minimum lot
size control

Intended Future Development

Willoughby Local Centres Strategy 2036

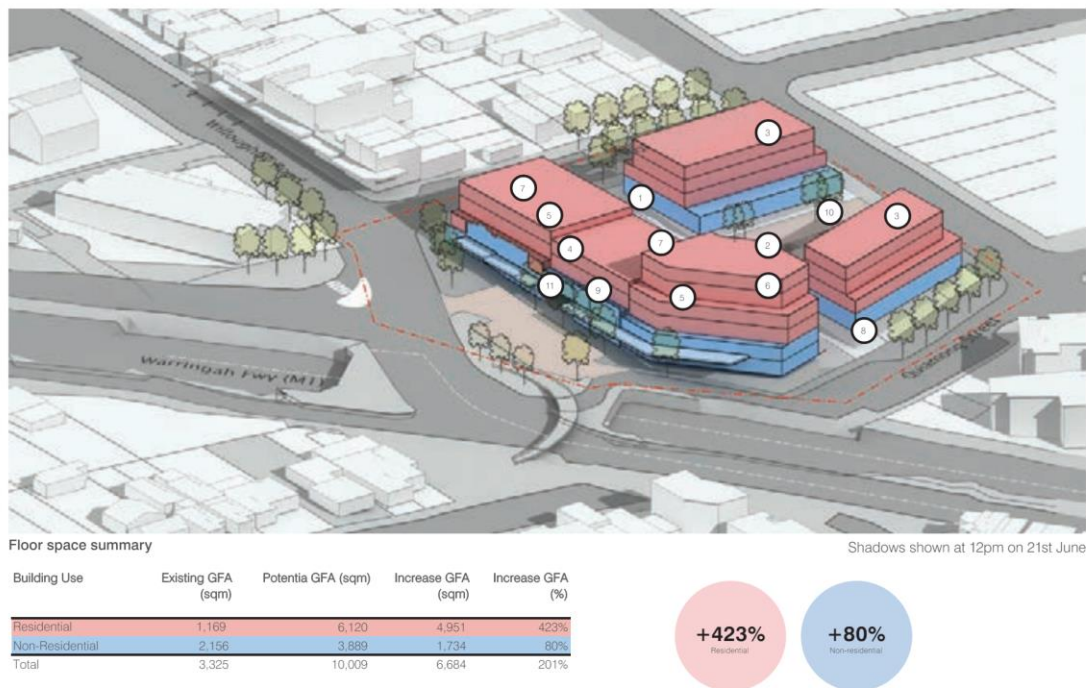


Figure 8: Indicative Scale of Naremburn Growth (source: Willoughby Local Centre Strategy)

Key Recommendations (LEP)

(Numbering below refers to the above preferred scenario)

1. Increase heights to 3-4 storeys and maintain FSR of 1.5:1.
2. Increase heights up to 6 storeys and FSR 1.9:1 on the north-east corner site.
3. Rezone R3 land fronting Glenmore Street to B1 Neighbourhood Centre with heights up to 4 storeys and an FSR up to 1:1 for amalgamated lots with setbacks to Glenmore Road.

Key Recommendations (DCP)

4. Maintain fine grain/existing shop fronts along Willoughby Road.
5. Minimum 3m upper level setback above 2 storeys fronting Willoughby Road.
6. Additional 3m setback above 4 storeys fronting Willoughby Road.
7. Maintain appropriate height and setbacks adjacent to heritage listed buildings.
8. Minimum rear setback of 18m for lots fronting Willoughby Road to allow for future public parking and service access.
9. Potential ground floor arcade/public through-site link to be provided.
10. Provide new public space with active ground floor frontage.
11. Relocate car parking to create improved public plaza on Willoughby Road

Indicative Master Plan for Naremburn



Figure 9: Indicative Master Plan for Naremburn - details the key features for growth and shows how future development might be achieved alongside other opportunities for public domain improvements in the centre.

Key features

1. Retention of fine grain shop fronts/façades fronting Willoughby Road.
2. Up to 3-4 storeys with shop top housing on amalgamated lots fronting Willoughby Road.
3. Retention of heritage buildings/façades
4. Public parking and services access to the rear of lots fronting Willoughby Road.
5. Relocate some parking to rear laneway to create additional high quality public space fronting Willoughby Road.
6. A new public plaza and through site link.
7. Residential apartments on amalgamated sites up to 4 storeys with ground floor retail fronting a new public space.
8. Pedestrian arcade/through-site link
9. Potential small supermarket on larger site (could include basement parking)

Potential Yield

The SGS study found a retail gap to 2031 but a surplus in overall employment potential floor space. The indicative scale for growth over the longer term, could yield an increase of 1,734sqm of commercial floor space and 4,951sqm of residential floor space (55 dwellings) in Naremburn.

Conclusion

While increasing the overall height and bulk of buildings within the Naremburn Centre and the potential for site amalgamations as per the recommendations of the WLC Strategy 2036 could adversely impact the historical character of the locality and potentially result in the loss of historic buildings, the introduction of a heritage conservation area would not necessarily prohibit future development. Such development could still meet the aims of the strategy while conserving the heritage values of the study area.

DCP Controls

9 Naremburn local centre

9.2 Performance criteria Proposed development in Naremburn local centre should:

- a. retain the fine grain built form with heritage character
- b. maintain active street frontages
- c. encourage restaurants and cafes to provide outdoor dining areas
- d. create through site activated arcade links
- e. encourage green roofs, and roof top gardens in appropriate locations
- f. provide deep soil zones in appropriate locations to support existing and additional mature trees with wide tree canopies to improve the streetscape and reduce urban heat impacts

9.3 Master plan for Naremburn local centre

Any future development in Naremburn local centre must have regard to the following key features of the adopted master plan. The numbers below refer to actions to be carried out by Willoughby City Council and/or developers to achieve the outcomes of the adopted master plan.

1. Retain the fine grain shop fronts/facades fronting Willoughby Road.
2. Provide through site/arcade links.
3. Retain heritage buildings/facades.
4. Provide public car parking and service access to the rear of lots fronting Willoughby Road.
5. Create additional high quality public space fronting Willoughby Road.
6. Provide pedestrian access for the public.
7. Provide roof top gardens and communal open space for shop top housing.
8. Provide an opportunity for a new public plaza.
9. Provide an opportunity for a small supermarket with basement car parking.

9.4 Controls for Naremburn local centre

These controls are shown in Figure 11 and apply to any proposed new development in Naremburn local centre:

1. Ensure a maximum of 4 storeys.
2. Ensure a maximum of 6 storeys and floor space ratio of 1.9:1 for amalgamated lots on the north-east corner site.
3. Ensure a maximum of 4 storeys and floor space ratio of 1:1 for amalgamated lots with 3m setback above 2 storeys fronting Glenmore Street and Rohan Street.
4. 4. Maintain fine grain shop fronts along Willoughby Road.
5. Provide a minimum 3m upper level setback above 2 storeys fronting Willoughby Road.
6. Additional 3m setback above 4 storeys fronting Willoughby Road.
7. Ensure the built form (including height and setbacks) of new development does not detract from the heritage values of adjacent heritage listed buildings.
8. Provide a minimum rear setback of 18m for lots fronting Willoughby Road to allow for future public parking and service areas.
9. Make provision for ground floor arcade/public through site link.
10. Make provision for new public space with active ground floor frontage.
11. Delete car parking spaces in front of shops and relocate car parking spaces within new developments to create improved public plaza on Willoughby Road

Integration of Intended Future Character and Development

The below map identifies opportunity for development which integrates the existing Heritage Item on the corner of Rohan Street and Willoughby Road as well as commercial and residential sites which have been identified as contributory to the proposed Heritage Conservation Area.









Figure 10: Map of the study area showing contributory, neutral, and detracting items




As discussed in this addendum, Willoughby City Council is able to reconcile the desire for future development within the Naremburn Local Centre as identified in the Willoughby Local Centres Strategy 2036 with the proposed heritage overlay controls which Naremburn Heritage Conservation Area as identified in the Heritage Review 2024 would be subject to.




Willoughby City Council has proactively identified development opportunities within the area bordered by Glenmore Road, Quiamong Road, Willoughby Road and Rohan Street which provides an outline of significant fabric including the which contributes to the proposed Heritage Conservation Area, and which must be retained whilst enabling future development.

As part of the establishment of the Naremburn Heritage Conservation Area specific controls in Part H of the Willoughby Development Control Plan will be provided which will clearly outline the potential for consolidation of allotments and extent of development permitted within the subject area.

Viewpoint	Description	Photo
1	Heritage Item at Nos. 284/284A Willoughby Road identified under Willoughby Local Environment Plan 2012.	
2	Rear of the Heritage Item at Nos. 284/284A Willoughby Road looking towards the rear of the commercial units at 286-306 Willoughby Road.	
3	Rear of the Heritage Item at Nos. 284/284A Willoughby Road.	

4	<p>Front of the Heritage Item at Nos. 284/284A Willoughby Road and the front of the commercial units at 286-306 Willoughby Road identified as contributory to the proposed Naremburn Civic Heritage Conservation Area.</p>	
5	<p>View along Rohan Street with the Heritage Item at Nos. 284/284A Willoughby Road to the north and No. 280 Willoughby Road to the south.</p>	
6	<p>Oblique view looking north showing the commercial street elevations along the north end of Willoughby Road. Nos. 286-288 Willoughby Road at the centre of the image makes a neutral contribution.</p>	

7	View looking south from the footbridge over the Willoughby Road/Gore Hill Freeway showing the existing massing of the area identified as the Naremburn Local Centre.	
8	The commercial shop fronts at Nos. 296-304 Willoughby Road.	
9	Looking south from Quiamong Street towards the commercial shopfronts on Willoughby Road.	

10	Detail of shopfront at No. 300 Willoughby Road which makes a positive contribution to the proposed Naremburn Conservation Area.	
11	Detail of shopfront at Awning underneath	
12	Detail of shopfront at No. 292 Willoughby Road showing original floor tiling.	



WILLOUGHBY
Local
Planning
Panel

**PLANNING PROPOSAL
RECORD OF ADVICE**

DATE OF ADVICE	14 May 2024
PANEL MEMBERS	Graham Brown (Chair), Helen Lochhead, Stephen Kerr and Emma Rogerson
DECLARATIONS OF INTEREST	None

Closed meeting held at Willoughby City Council on 14 May 2024.

PLANNING PROPOSAL

- The proposal **PP-2024/1** seeks to amend Schedule 5 of *WLEP 2012* to list the following properties in Schedule 5 of Willoughby Local Environmental Plan 2012 as items of local significance:
 - The Scarp retaining wall, Castlecrag
 - The Rampart Culvert, Castlecrag
 - Flat roofed stone bridge between 79 and 81 The Bulwark, Castlecrag
 - Arched stone bridge between 86 and 88 The Bulwark, Castlecrag 148 Edinburgh Rd, Castlecrag
 - Henry Lawson Cave, Naremburn
 - 148 Edinburgh Road, Castlecrag
 - 2 The Rampart, Castlecrag
 - 42 The Bulwark, Castlecrag
 - 121 Victoria Avenue, Chatswood
 - 58 Johnson St, Chatswood
 - 655 Pacific Highway, Chatswood
 - Front wall and gate pier in front of 655A Pacific Highway, Chatswood
 - 36 Merrenburn Avenue, Naremburn
 - 23 -25 Dalleys Road, Naremburn
- To extend the Naremburn Heritage Conservation Area (C8) to include a portion of the study area bounded by Hutton Lane, Northcote Street and Dalleys Road in Schedule 5 of *WLEP 2012*.
- To establish a new Heritage Conservation Area as the *Naremburn Civic Centre Heritage Conservation Area*. This includes the adjustment of boundaries, with properties numbered 1 to 9 Ross Street being removed from the Naremburn Heritage Conservation Area and instead incorporated into the proposed *Naremburn Civic Centre Heritage Conservation Area*.

PANEL DISCUSSION

The Panel considered a number of issues including:

- compliance with the strategic framework,
- connection to a wider pedestrian and cycle network as this is developed,
- the potential for overshadowing,
- the importance of a sustainable design that addresses BASIX 35 as well as the GBCA 5 Star,
- vehicular accessibility of the site, considering its proximity to the Pacific Highway and the railway overbridge on Wilson Street, and
- the adequacy of the percentage of affordable housing to be provided.





PANEL ADVICE

The Panel advises it is satisfied that the planning proposal is worthy of being forwarded to the DP&E for a Gateway consideration having demonstrated strategic and site specific merit.

The Panel recommends:

- Forwarding the planning proposal to the DP&E for a Gateway consideration as drafted.
- Further consideration needs to be undertaken of the implications of the recent rezoning in the Naremburn town centre blocks on the integrity of the heritage conservation area as proposed to explain the rationale for the

inclusion of this area, including the significance of individual buildings, contributing buildings and significant urban elements such as the street awnings.

PANEL MEMBERS	
 GRAHAM BROWN (CHAIR)	 HELEN LOCHHEAD
 STEPHEN KERR	 EMMA ROGERSON