

22 April 2025

Anglicare C/O EG Property Advisory
Level 21
1 Farrer Place,
Sydney NSW 2000

CURTILAGE ANALYSIS – SANDSTONE PILLARS/GATES

ROHINI VILLAGE, 51-53 ROHINI STREET, TURRAMURRA

This Curtilage Analysis has been prepared by Heritage 21 on behalf of Anglicare, the owners of Rohini Village, to determine the heritage curtilage of a locally heritage-listed pair of sandstone pillars and gates, and two additional sets of sandstone pillars and gates located at Rohini Village, 51- 53 Rohini Street, Turramurra (“the subject site”) (see Figure 2). Kemp and Johnson Heritage Consultants previously prepared a Heritage Impact Statement in 2023 which recommended that all three sets of sandstone pillars and gates be retained in their current locations and be protected during future construction activities on site. Therefore, this Curtilage Analysis follows on from that initial report to determine the heritage curtilages of the three sets of pillars/gates.

This letter has been prepared by Petra Balanzategui, reviewed by Divya Joseph and overseen by Paul Rappoport, Director of Heritage 21.

1.1 Heritage Context

The subject site **is not listed** as part of an item of environmental heritage under Schedule 5 of the *Ku-ring-gai Local Environmental Plan 2015* (“KLEP 2015”). It **is not listed** on the NSW State Heritage Register, the National Heritage List, the Commonwealth Heritage List, the National Trust Register (NSW), or the former Register of the National Estate.¹

The contents of heritage item Rohini House Gates (I161) have, however, been relocated to the subject site (see Figure 1). As such, there presently **is** a heritage item listed as an item of environmental heritage under Schedule 5 of the KLEP 2015 located within the subject site.

The current heritage curtilage is defined by the KLEP 2015 and the State Heritage Inventory as being within Lot 1 DP 1129573 on “Railway Lands,” and as displayed on the LEP Heritage Map below (Figure 1). Between 2018 and 2019, for reasons unknown, the heritage item was removed from the Railway Lands and relocated to the King Street entry to the Rohini Village. As identified in the Kemp and Johnson Heritage Consultant’s 2023 Heritage Impact Statement prepared for the subject site,

¹ The Register of the National Estate ceased as a statutory heritage list in 2007, but it continues to exist as an inventory of Australian heritage places.

there are an additional two sets of sandstone pillars at Rohini Village and their locations are displayed in Figure 2.

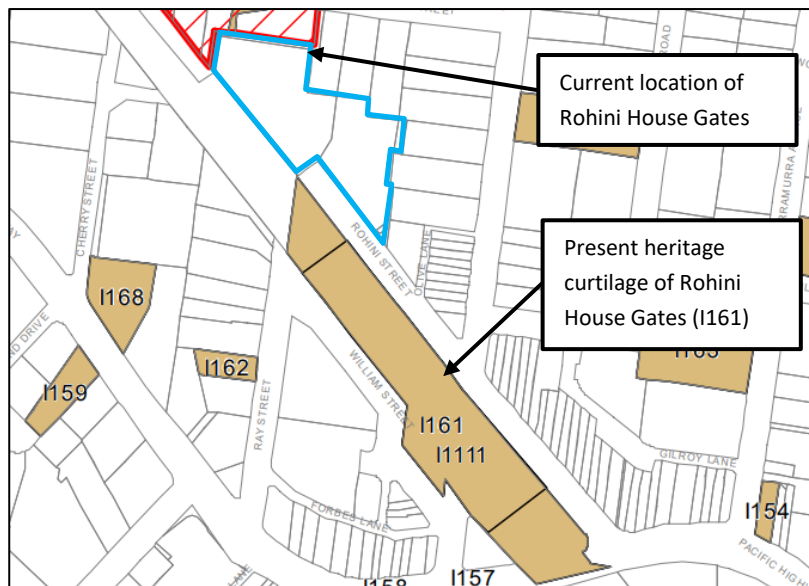


Figure 1. Detail from Heritage Map HER_007. The current curtilage for Rohini House Gates (I161) is defined by the lot boundary of the railway lands and shaded in brown. The subject site is outlined in blue (Source: NSW Government, "Heritage Map", *Ku-ring-gai Local Environment Plan 2015*, <https://www.planningportal.nsw.gov.au/publications/environmental-planning-instruments/ku-ring-gai-local-environmental-plan-2015>, annotated by Heritage 21).



Figure 2. Aerial view of the subject site with the sandstone pillars to Rohini Village depicted by their corresponding shaded colours (Source: NSW Spatial Information Exchange, "SIX Maps", accessed 16 April 2025, <https://maps.six.nsw.gov.au/>, annotated by Heritage 21).

In order to determine the updated heritage curtilage of heritage item Rohini House Gates (I161) and potential curtilage of the Rohini House sandstone pillars and gate and Rohini House sandstone pillars (shown in Figure 2), Heritage 21 assessed it against the relevant criteria, as well as the NSW Heritage Office guidelines and the principles contained in *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance*, 2013.²

1.2 Determination of Heritage Curtilage – Existing Heritage Listing

Rohini House Gates (I161)

It is the opinion of Heritage 21 that the most appropriate and acceptable heritage curtilage for Rohini House Gates (I161) would be a reduced heritage curtilage with a two-metre buffer north, east, south and west of the sandstone pillars. The NSW Heritage Office defines a reduced heritage curtilage as follows:

*This type of heritage curtilage is less than the lot boundary of the property. Reduced curtilage is relevant where the significance of an item may not relate to the total lot, but to a lesser area, and is often only defined when development occurs. This generally eventuates when a large estate containing a heritage item is to be subdivided or when a second dwelling is proposed to be constructed on land containing a heritage item.*³

Heritage 21 has made this determination based on the following reasons:

- Although the heritage curtilage is less than the property boundary, it is still sufficient to maintain the heritage significance of the item.
- As per the criteria, Heritage 21 does not consider the significance of the heritage item to relate to the total allotment, but to a lesser area.
- The subject site does not retain its original allotment and, as such, a reduced curtilage would be sufficient, whilst still allowing interpretation of the heritage item's former use as a pedestrian access point to the historical property.
- Updating the curtilage to its present position would demonstrate the heritage item's relationship between the former Rohini estate and present-day Rohini Village.

Heritage 21 recommends that the Rohini House Gates (I161) listing card on the State Heritage Inventory also be updated to clearly detail that the sandstone pillars and gate were removed from their original position and relocated to the Rohini Village. Heritage 21 notes that the current listing card does not provide a sufficient history, physical description or significance assessment for the heritage item. Therefore, the listing card should be updated to include such information, and a figure should be added to show the other associated gates at Rohini village and their location in relation to the heritage item. As per Table 1, the information provided under Schedule 5 of the KLEP 2015 and

² NSW Heritage Office, Department of Urban Affairs and Planning, "Heritage Curtilages", 1996, p. 9-20.

³ NSW Heritage Office, "Heritage Curtilages", p. 6.

the associated LEP mapping should be updated to reflect the details below. The listing's name should also be updated as per the table to better describe the contents of the heritage item.

Table 1. Update of Existing Heritage Listing

Item	Address	Property Description	Significance	Item Number
Rohini House sandstone pillars and gate	Boundary 51-53 Rohini Street and Council pathway	Part Lot 21 DP 533032 and Part Cherry St – King St public pathway	Local	I161

1.3 Determination of Heritage Curtilage – Proposed Heritage Listings

Rohini House sandstone pillars and gate and Rohini House sandstone pillars

Heritage 21 is of the opinion that Rohini House sandstone pillars and gate and Rohini House sandstone pillars should also be individually heritage listed with reduced curtilages (and with two-metre buffers), for the same reasons as listed above. Heritage 21 is of the opinion that the Rohini House sandstone pillars and gate and Rohini House sandstone pillars have a shared historical association with the existing heritage item and therefore these additional two sets of pillars/gates warrant a local heritage listing. Their listing cards on the State Heritage Inventory should clearly state that all three sets of sandstone pillars share a historical association with the former Rohini Estate, as explored in Kemp and Johnson Heritage Consultant's 2023 Heritage Impact Statement. As per Table 2, the information provided under Schedule 5 of the KLEP 2015 and the associated LEP mapping should be updated to reflect the details below.

Table 2. Proposed heritage listings

Item	Address	Property Description	Significance	Item Number
Rohini House sandstone pillars and gate	Boundary 51-53 Rohini Street and Railway Land, Turramurra	Part Lot 21 DP 533032 and Part Lot 100 DP 1169206 (Railway Land)	Local	I1115
Rohini House sandstone pillars	Rohini Street road reserve adjacent to 51-53 Rohini Street, Turramurra	Road Reserve Rohini Street, Turramurra adjacent to Lot 21 DP 533032	Local	I1116

As depicted in Figure 3 in Appendix A and previously mentioned, Heritage 21 recommends that the curtilage of each of the three heritage items provides a two-metre buffer north, east, south and west of the sandstone pillars. Heritage 21 considers the two-metre buffer to align with the description of a reduced curtilage as defined by the NSW Heritage Office and provided above. The

two-metre buffer would provide a curtilage that is less than the property boundary but is still sufficient to “protect and manage” the heritage items and to maintain the heritage significance and interpretation of the items.⁴

Heritage 21 advises that all future works within these heritage curtilages would require a heritage assessment. Heritage 21 notes that no new built forms should be constructed in the curtilages and open view lines to the elements should be retained. Generally, soft landscaping and sympathetic paving within the curtilages would be acceptable.

1.4 Conclusion

A reduced heritage curtilage has been established for the existing heritage listing of the Rohini House sandstone pillars and gate (I161) to accurately represent their present-day location at Rohini Village. Heritage 21 is of the opinion that Rohini House sandstone pillars and gate and Rohini House sandstone pillars should also be individually heritage listed due to their shared history and association with the existing heritage item, as identified in Kemp and Johnson Heritage Consultant’s 2023 Heritage Impact Statement. Therefore, Heritage 21 has also recommended a reduced heritage curtilage for these two additional sets of sandstone pillars.



Paul Rappoport
Director of Heritage 21

Previous Acting Commissioner in the Land & Environment Court (NSW)
B. Arch., AIA, MURP, M. ICOMOS, SPAB
Registered Architect No. 5741 - NSW Architects Registration Board
Master of Urban & Regional Planning (Hons) - MURP
Member of the Society of Architectural Historians - SAHANZ
Member of Australia ICOMOS – M. Australia ICOMOS
Member of the Institute of Historic Building & Conservation – IHBC, UK
Member of International Planning History Society - IPHS
Member of the National Trust of Australia
Member of the Society for the Protection of Ancient Building – SPAB, UK



Petra Balanzategui
Heritage Consultant | Senior Archaeology Coordinator

Bachelor of Arts – University of Queensland
Graduate Diploma of Archaeology and Heritage Management – Flinders University

⁴ NSW Heritage Office, “Heritage Curtilages”, p. 6 and 21.

Appendix A

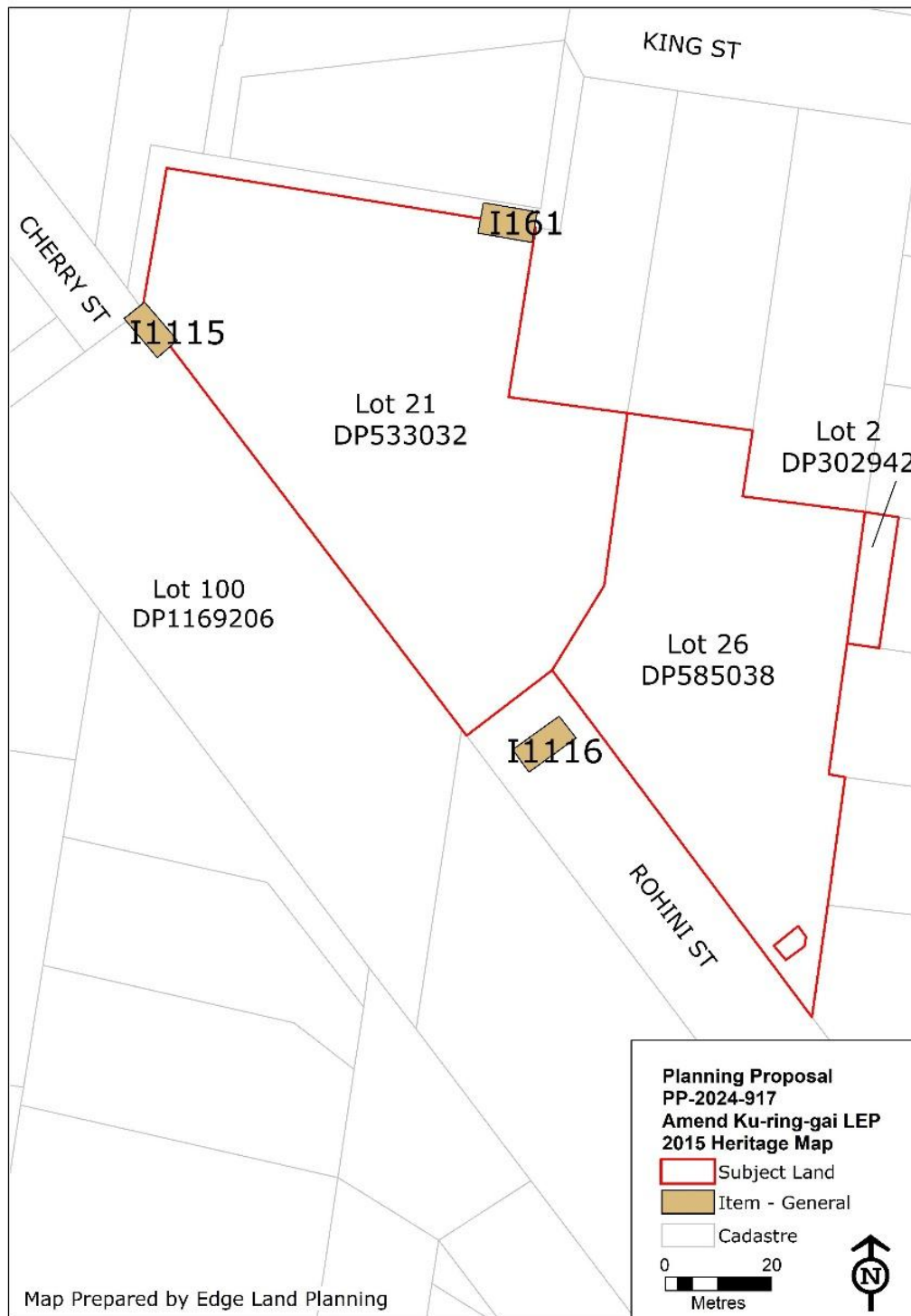


Figure 3. Proposed Heritage Map for Planning Proposal PP-2024-917 showing the three heritage curtilages (Source: Prepared by Edge Land Planning on 9 April 2025).