

SCHEDULE OF CONSERVATION WORKS

**Proposed works at
29A Greenacre Road
South Hurstville**



Job No. 2978
December 2017

Heritage21

CULTURAL BUILT HERITAGE IN THE 21ST CENTURY

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Cover page: Subject site at 29A Greenacre Road (Source: Heritage 21, 12.05.16)

The following table forms part of the quality management control undertaken by Heritage 21 regarding the monitoring of its intellectual property as issued.

Issue	Description	Date	Written by	Reviewed by	Issued by
1	Draft report (D1) issued for comment.	20.06.17	CA	CS	CA
2	Report issued (R1).	22.06.17	CA	CS	CA
3	Report issued (R12) incorporating Council comments.	01.12.17	CA / AK	-	AK

1.0 INTRODUCTION

1.1 Background

This Schedule of Conservation Works (or 'report'), has been prepared on behalf of Munns Sly Moore Architects who was engaged by the Catholic Education Office (now known as Sydney Catholic Schools), in the context of a development application submission for the proposed redevelopment of the site. As part of the proposal, this report has been prepared for the management and maintenance of the existing internal and external elements of heritage fabric at the site and to provide the framework for future works at the site. This report should be read in conjunction with the Statement of Heritage Impact issued by Heritage 21 in June 2017.

1.2 Site Identification

The subject site is located at 29A Greenacre Road, South Hurstville, which falls within the boundaries of Kogarah Local Government Area. The site is legally identified as Lot 4, DP 790242 and comprises 1.431 hectares.

From an aerial view, the topography of the subject site is a battle axe formation which would enable access to the central area of the site from three different entries. Two entries are accessible from Greenacre Road while the third entry is accessible from Rickard Road as depicted in Figure 1 below.



Figure 1. Aerial view of subject site outlined in red and shaded in yellow.¹

¹ NSW Land and Property Information, 'SIX Maps', n.d., <http://maps.six.nsw.gov.au/>.

1.3 Heritage Status

The subject site is listed as an item of environmental heritage in the Kogarah Local Environmental Plan 2012 (KLEP). It is not listed in the NSW State Heritage Register, the National Heritage List, the Commonwealth Heritage List or the Register of the National Trust of Australia (NSW).

Under the KLEP 2012, the subject site, 29A Greenacre Road, South Hurstville, is listed as below:

Suburb	Item Name	Address	Property Description	Significance	Item no
South Hurstville	Former South Hurstville Bowling Club—Club Hurstville Sports	29A Greenacre Road	Lot 4, DP 790242	Local	160

The subject site is not located within the boundaries of any heritage conservation areas or within the catchment of any special character areas as listed under the KLEP and Kogarah Development Control Plan 2013.

The subject site is within the vicinity of the following items of environmental heritage as listed in the KLEP 2012:

Suburb	Item Name	Address	Property Description	Significance	Item no
South Hurstville	House and garden, "Pine Villa"	1 Derwent Street (now part of SP 65185, 824–828 King Georges Road)	SP 65185	Local	158
Connells Point	House and garden, "Whitevale"	55 Greenacre Road	Lot 2, DP 214059	Local	137

29A Greenacre Road, South Hurstville is not located within the visual catchment of 1 Derwent Street or 55 Greenacre Road, Connells Point as cited above.



Figure 2. Heritage map HER_004 showing the location of the subject site, 29A Greenacre Road, South Hurstville in green and heritage items in the vicinity shaded in tan.²

1.4 Purpose

This report has been prepared on behalf of Munns Sly Moore Architects who was engaged by the Catholic Education Office (now known as Sydney Catholic Schools), who intends to undertake approved repairs and maintenance work at the site. This report would be used to determine the condition and significance of the fabric at the site and present the recommended conservation and maintenance measures. This report also considers the condition and significance of the fabric at the site in relation to how proposed works would have a negative, neutral or positive impact on the significance of the heritage item and works in conjunction with the Statement of Heritage Impact written for the site.

1.5 Authors

This Schedule of Conservation Works (or 'report') has been prepared by Chrisia Ang, overseen by Paul Rappoport of Heritage 21.

² Kogarah Council, 'Kogarah Local Environmental Plan', 2012, <http://www.legislation.nsw.gov.au/#/view/epi/2013/26/maps#HER>.

1.6 Limitations

- This report has been prepared to be read in conjunction with the report titled *Statement of Heritage Impact 29A Greenacre Road South Hurstville* for the purpose of a development application.
- This Schedule of Conservation Works is based on the physical evidence found on site. Aspects of the subject site that were not visually apparent, blocked, inaccessible, barred, obstructed or unsafe on the day of the arranged inspection are excluded from this report and may be the subject of general recommendations for further inspection.
- All care has been given to provide an accurate assessment of the extant materials and conditions of the site in its current presentation; however, should there be any discrepancies in between this Schedule of Conservation Works and the qualified trade experts' findings, the heritage architect should be consulted before any modifications are made to the specifications prescribed in this report.
- It is beyond the scope of this report to address Indigenous associations with the subject site; to locate or assess potential or known archaeological sub-surface deposits; or to assess items of movable heritage other than fixtures which are deemed part of the built fabric of the place.

1.7 Copyright

Heritage 21 holds copyright for this report. Any reference to or copying of the report or information contained in it must be referenced and acknowledged, stating the report's name, date and Heritage 21's authorship.

1.8 Sources

NSW Office of Environment and Heritage. 'Assessing Heritage Significance'. NSW Heritage Office, 2001. NSW Heritage Manual.
<http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/listings/assessing-heritagesignificance.pdf>.

2.0 METHODOLOGY

The methodology used by Heritage 21 in assessing the heritage significance of a place and providing recommendations for its conservation is consistent with the principles of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*.

2.1 Significance Assessment

This Schedule of Conservation Works incorporates a detailed fabric analysis for corrective and proactive maintenance for each of these components. The methodology used to assess the heritage significance of the components is based on the *NSW Heritage Manual: Assessing Heritage Significance*, which determines that there are five grades of significance: exceptional; high; moderate; little and intrusive.³ This system can be used as a planning tool as the various grades of significance generate different requirements for retention and conservation of individual spaces. Based on the same guidelines, the fabric is also graded in terms of condition, of which there are also five grades: very good; good; fair; poor; and, very poor. The approach taken to the grading of the condition and significance of the fabric elements of the subject site is as shown in TABLE 2 below.

This Schedule of Conservation Works incorporates a detailed fabric analysis for corrective and proactive maintenance for each of these components. The methodology used to assess the heritage significance of the components is based on the *NSW Heritage Manual: Assessing Heritage Significance*, which determines that there are five grades of significance: exceptional; high; moderate; little and intrusive.⁴ This system can be used as a planning tool as the various grades of significance generate different requirements for retention and conservation of individual spaces. Based on the same guidelines, the fabric is also graded in terms of condition, of which there are also five grades: very good; good; fair; poor; and, very poor. The approach taken to the grading of the condition and significance of the fabric elements of the subject site is as shown in Table 1 and 2 below.

³ NSW Office of Environment and Heritage, 'Assessing Heritage Significance' (NSW Heritage Office, 2001), NSW Heritage Manual, <http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/listings/assessingheritagesignificance.pdf>.

⁴ NSW Office of Environment and Heritage, 'Assessing Heritage Significance' (NSW Heritage Office, 2001), NSW Heritage Manual, <http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/listings/assessingheritagesignificance.pdf>.

TABLE 1. SIGNIFICANCE GRADING KEY		
SIGNIFICANCE GRADING	EXPLANATION OF FABRIC ELEMENT SIGNIFICANCE GRADING	CONSERVATION ACTIONS/COMMENTS
EXCEPTIONAL	Rare or outstanding element directly contributing to an item's local and State significance.	Loss or alteration of these elements would detract from the heritage significance of the place.
HIGH	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	Elements identified as High should generally be retained, restored and conserved in situ. Minor intervention into fabric including adaption and alteration as defined by The Burra Charter is permissible provided that the level of significance of each element is retained giving preference to changes which are reversible.
MODERATE	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	Building fabric and relationships which are supportive of the overall significance of the item and have some heritage value, but do not make an important or key contribution to the identified heritage values of the place. A greater level of intervention is permissible. Adaption and alteration is permissible provided that it protects the identified heritage values of the place.
LITTLE	Alterations detract from significance. Difficult to interpret.	Includes fabric which distracts from the heritage value of the item or fabric related to unsympathetic alteration. These are components generally of neutral impact on the significance of the place. These elements are generally not regarded as essential to the major aspects of significance of a building or place. Both retention and removal are acceptable options. Any major interventions to the item are best confined to the areas where the fabric is of little significance.
INTRUSIVE	Damaging to the item's heritage significance.	Includes elements and features which adversely affect the significance of the place. Removal of these elements would directly increase the overall heritage value of the item.

TABLE 2. CONDITION GRADING KEY	
CONDITION GRADING	EXPLANATION OF FABRIC ELEMENT CONDITION GRADING
VERY GOOD	Little or no deterioration.
GOOD	Stable fabric unlikely to require much attention in the next 5 years other than regular inspections and maintenance as required.
FAIR	Fabric of less stable integrity requiring monitoring in the next 5 years. Likely to require sundry repairs/conservation.
POOR	Fabric identified as having lost its essential structural integrity on the basis of observed deterioration. Likely to require essential maintenance and repair in the immediate to medium term.
VERY POOR	Fabric requiring immediate attention due to its observed dilapidation.

2.2 Maintenance

Maintenance is defined by *The Burra Charter* as the continuous protective care of the fabric, contents and setting of a place. Regular expenditure on simple maintenance works is cost effective in the long term, as problems are identified and treated early, negating the need for expensive major works. According to the *Maintenance Series* of publications available online through the NSW Office of Environment & Heritage website, there are three maintenance categories:

- **Corrective maintenance: improve the condition**

This is work necessary to return an element to a stable condition or bring a building to an acceptable standard.

Where funding is not presently available for corrective maintenance, planned maintenance should recurrently be carried out to stabilise the condition and prevent further deterioration.

- **Planned maintenance: maintain the condition**

This is recurring work carried out in order to prevent predictable deterioration and failure of building components, such as cleaning of gutters.

Planned maintenance should aim to maintain a stable condition of fabric in the long term after corrective maintenance has been carried out where necessary.

- **Emergency corrective maintenance: respond to unexpected damage**

This is work that is not predictable and is required to be carried out immediately for reasons of health, safety or to prevent rapid deterioration of the structure if not performed.

Emergency corrective maintenance is excluded from the maintenance guidelines provided in this report. A response system detailing who is responsible for urgent repairs should be prepared and implemented by the owners.

For the purpose of providing maintenance guidelines in the Schedule of Conservation Works in below, fabric identified as being of;

- Exceptional and high significance should be retained and conserved;
- Moderate or little significance may be retained and conserved or may be modified or removed if such change is appropriate for the ongoing conservation of the place or to enable the re-instatement of more appropriate features such as originals or traditional features of the period; and
- Intrusive significance should be removed.

2.3 Structure of Schedule of Conservation Works

This Schedule of Conservation Works considers built fabric of the site and the recommended conservation actions. The schedule has approached the assessment of fabric room by room. This Schedule of Conservation Works should be read in conjunction with the Statement of Heritage Impact prepared by Heritage 21, dated 22 June 2017.

2.4 Recommendations

It is recommended that all work be carried out by suitably qualified conservation professionals and tradespeople with relevant qualifications and proven experience with heritage buildings. If the appointment of individual tradespersons or companies changes during the conservation works, any subsequent appointments should rely on the same basis.

All conservation works are to be carried out in accordance of the principles of the *Burra Charter* and in particular with Article 3:

Conservation is based on a respect for the existing fabric, use, associations and meanings. It requires a cautious approach of changing as much as necessary but as little as possible.

All heritage trade experts involved are to apply this principle when removing and replacing significant heritage fabric and limit replacements to what is necessary as required by the condition of this element.

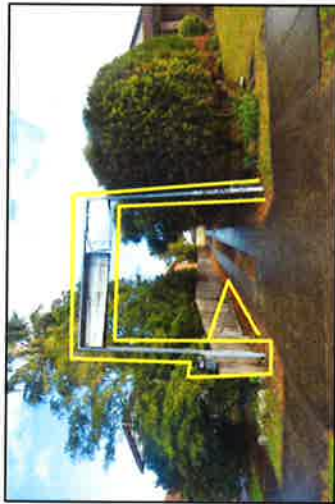
It is recommended that the heritage architect be notified upon discovery of any unknown element. Such element shall require heritage significance assessment. All professional tradesmen should be made aware of this protocol prior to commencing work.

3.0 SCHEDULE OF CONSERVATION WORKS

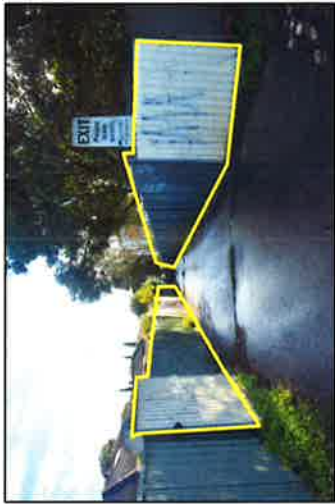
The following Schedule of Conservation Works outlines elements of the subject site that require conservation works, with specifications for fabric. The Schedule of Conservation Works for this building is defined by building elements; starting from the landscape elements then external fabric and interior fabric of the building.

3.1 LANDSCAPE ELEMENTS

3.1.1 Greenacre Road Entry

Description / Image(s)		Condition		Significance	Conservation Action/Treatment		
Main entry of former South Hurstville Bowling Club. 	Very Good	The main entry of the former South Hurstville Bowling Club has been neglected and is in very poor condition. The same can be said in relation to the associated mailbox and entry gate. However, it is currently in a deteriorated condition and potentially hazardous from a health and safety standard.			Exceptional	The fabric is visible from street view and contains moderate significance serving as the main entry to the premises.	The use of the main entry should be retained as a pedestrian entry should the main entry to the site be relocated. The existing entry, gate and mailbox is to be disposed and replaced with something more suitable to the future use of the site. Design and materials are to be approved by a suitably qualified heritage consultant.
	Good				High		
	Fair				Moderate		
	Poor				Little		
	Very Poor				Intrusive		
Description / Image(s)		Condition		Significance	Conservation Action/Treatment		
Driveway off Greenacre Road. 	Very Good	The Greenacre Road entry that once functioned as the driveway of the main entry of the former South Hurstville Bowling Club remains legible. However, it is noted that vandalism has occurred to the boundary fences along the adjacent properties.			Exceptional	This driveway contains moderate significance as it would have been the main entry to the site. The eastern and southern (primary) façade of the former club house also faces towards this entry.	The use of this passage should be retained for vehicle or pedestrian access. Makegood works to the boundary fencing is to be carried out in order to remove the vandalism to the boundary fences.
	Good				High		
	Fair				Moderate		
	Poor				Little		
	Very Poor				Intrusive		

3.1.2 Rickard Road Exit

Description / Image(s)	Condition		Significance	Conservation Action/Treatment
	Very Good	Good		
Rickard Road Exit 	Very Good	Good	Exceptional	This driveway contains little significance as it would have been the exit from the site. The northern façade (rear of the building) of the former club house also faces towards this entry. The use of this passage should be retained for vehicles or pedestrian access. Makegood works to the boundary fencing is to be carried out in order to remove the vandalism to the boundary fences.
	Fair		High	
			Moderate	
	Poor		Little	
	Very Poor		Intrusive	

3.1.3 Signage and Bowling Lawn Low Boundary Walls

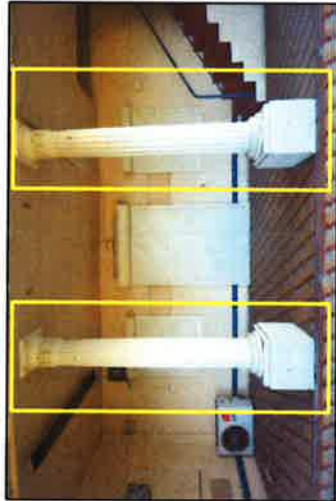
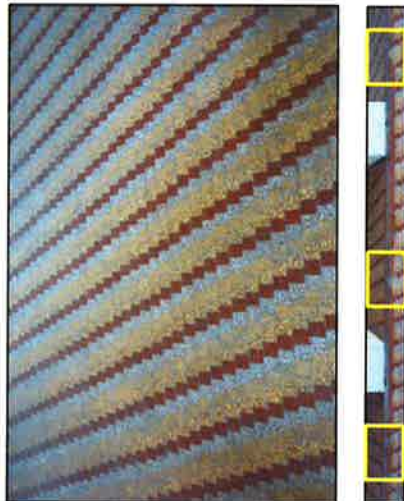
Description / Image(s)	Condition		Significance	Conservation Action/Treatment
	Very Good	Good		
Existing signage. 	Very Good	Good	Exceptional	The associated signage is of little significance. It served the purpose of identifying the place but does not offer an insight to the operations of the former bowling club. It is not considered to be rare. Existing signage to be photographed for future research material. Following this, the signage is to be permanently removed and appropriately disposed of. Make good to brick masonry as required.
			High	
	Fair		Moderate	
	Poor		Little	
	Very Poor		Intrusive	

Description / Image(s)		Condition		Significance		Conservation Action/Treatment	
Bowling lawn brick boundary wall with conduits and lighting fixtures affixed. 		Very Good	The low brick boundary wall surrounding and separating the bowling lawns from public access is in very poor condition. The associated conduits and lighting fixtures for external lighting have not been maintained. It is unknown if the external lighting is in working condition.	Exceptional	As these elements once contributed to the operations of the previous South Hurstville Bowling Club, it is considered to be of little significance rather than intrusive. The low boundary walls demarcated the site and marked the bowling lawns.	Remove and Dispose Safely remove and dispose of conduits. The citing of the low boundary brick walls is to be documented for future research material. Following the documentation, the boundary walls is to be disposed of.	
		Good		High			
		Fair		Moderate			
		Poor		Little			
		Very Poor		Intrusive			
3.1.4 Free standing Signage and Balustrading							
Description / Image(s)		Condition		Significance		Conservation Action/Treatment	
Free standing Signage and balustrading. 		Very Good	Associated signage and balustrading can be found along the boundaries of the car park area. These items are in fair condition and have been left in their current state following the relocation of the South Hurstville Bowling Club.	Exceptional	The associated signage and balustrading do not possess attributes of heritage significance and is considered to be intrusive.	Remove and Dispose Signage and balustrading to be removed and disposed. Should future use of the site require such structures, these may be relocated elsewhere in the site.	
		Good		High			
		Fair		Moderate			
		Poor		Little			
		Very Poor		Intrusive			

3.1.5 External Staircases				
Description / Image(s)	Condition		Significance	Conservation Action/Treatment
External staircase leading to the former club house. 	Very Good	As the site is sloping and bowling lawns required a flat surface, external staircases and balustrading were constructed to allow easy navigation across sections of the club. These items have been designed to be subservient to the former club house and are currently in good condition.	Exceptional	Remove and Replace External staircases to be removed and replaced. The external staircases are to be relocated where suitable in the layout of the site, provided that it is subservient to the former club house. Make good to any remaining fabric which is found to be damaged as a result of the installation and / or removal of the staircase.
	Good		High	
	Fair		Moderate	
	Poor		Little	
	Very Poor		Intrusive	
3.1.6 Outdoor Shade				
Description / Image(s)	Condition		Significance	Conservation Action/Treatment
Outdoor shade with associated metal pole structures. 	Very Good	The outdoor shade structure installed during use of the site as the South Hurstville Bowling Club is in fair condition.	Exceptional	Remove and Dispose Outdoor shade with associated metal pole structure is to be permanently removed and disposed. In future, no structures should be installed or constructed within such close proximity to the primary façade of the building that may impact views to the former club house. Following removal of this structure, a photograph is to be taken which captures the primary façade unobstructed in its current state. Make good to cement where found to be damaged from the installation / removal of the metal pole.
	Good		High	
	Fair		Moderate	
	Poor		Little	
	Very Poor		Intrusive	

3.2 South Façade (Primary Façade)

3.2.1 Main Entry at Ground Level

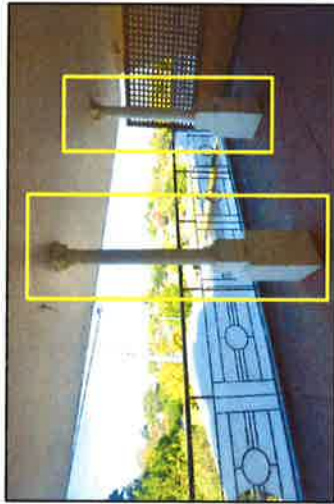
Description / Image(s)		Condition		Significance		Conservation Action/Treatment	
Two existing columns flanking the main entry of the former club house. 		Very Good	The two existing Corinthian columns flanking the main entry to the former club house is in fair condition. Signs of wear and tear are obvious upon inspection of these elements.	Exceptional	The existing Corinthian columns do not conform to the overall character of the building nor are sympathetic to the period. As such, the columns are considered to be intrusive.	Replace and Conserve The existing columns are to be replaced with columns designed in a style that is sympathetic to the period. Following the replacement, the new columns are to be conserved and routinely maintained in the future. A suitably qualified heritage consultant is to approve details of the proposed design prior to their replacement.	
		Good		High			
		Fair		Moderate			
		Poor		Little			
		Very Poor		Intrusive			
Description / Image(s)		Condition		Significance			Conservation Action/Treatment
Tiling across the main entry at ground level. 		Very Good	The tiling situated across the main entry of the primary façade is in good condition. It is noted, however, that the nosing tiles to the step are damaged in some parts (see bottom image). No other areas within the former club house have similar tiling to the main entry.	Exceptional	This element is of high significance as it appears to be the original tiling of the former club house. No other areas within the building displays similar features.	Retain and Conserve The tiling is to be retained and conserved. Patch repair damaged nosing tiles using tile of identical colour and profile. Routine maintenance is to be carried out.	
		Good		High			
		Fair		Moderate			
		Poor		Little			
		Very Poor		Intrusive			

Description / Image(s)	Condition	Significance	Conservation Action/Treatment
Western wall with air conditioning unit. 	Very Good	Exceptional	Remove and Dispose The air conditioning unit is to be permanently removed and disposed of. Make good to wall where damage is found as a result of the installation / removal of the unit. No new penetrations are permitted. Existing penetrations should be utilised where possible. Should new penetrations be required, these are to be minimal and advice must be sought from a suitably qualified heritage consultant.
	Good	High	
	Fair	Moderate	
	Poor	Little	
	Very Poor	Intrusive	
Description / Image(s)	Condition	Significance	Conservation Action/Treatment
Commemorative plaque affixed to the western wall. 	Very Good	Exceptional	Retain and Conserve This item is to be retained and conserved. Routine maintenance is to be carried out to ensure that this item is conserved over time.
	Good	High	
	Fair	Moderate	
	Poor	Little	
	Very Poor	Intrusive	

Description / Image(s)	Condition					Significance	Conservation Action/Treatment	
Exhaust fan against the main entry of the building. 	Very Good	The exhaust fan against the main entry of the building is in fair condition. This item has been left in its current state following the relocation of the South Hurstville Bowling Club.				Exceptional	Remove and Dispose This item is to be permanently removed and disposed of. Make good to tiling where found to be damaged as a result of the installation and / or removal of the unit. In future, there are to be no services installed at the main entry that would detract from the significance of the building. The discreet installation of such services may be permissible provided that advice from a suitably qualified heritage consultant is sought.	
	Good					High		
	Fair					Moderate		
	Poor					Little		
	Very Poor					Intrusive		
Description / Image(s)	Condition					Significance	Conservation Action/Treatment	
Conduits and lighting fixtures.  	Very Good	Associated conduits, services and external lighting fixtures affixed along the main entry of the building is in fair condition. These items have been left in their current state following the relocation of the premises.				Exceptional	Remove and Dispose These items are to be permanently removed and disposed of. Make good to wall where found to be damaged as a result of the installation / removal of the elements. In future, there are to be no services installed at the main entry that would detract from the significance of the building. The discreet installation of such services may be permissible provided that advice from a suitably qualified heritage consultant is sought.	
	Good					High		
	Fair					Moderate		
	Poor					Little		
	Very Poor					Intrusive		

Description / Image(s)	Condition	Significance	Conservation Action/Treatment	
Roller doors to the fenestration. 	Very Good	Exceptional	These items are to be permanently removed and disposed of. Make good to walls where found to be damaged as a result of the installation / removal of the doors. In future, all fenestration to the building is to be left exposed. Roller doors are not to be installed to any areas of the building.	
	Good	High		Remove and Dispose
	Fair	Moderate		
	Poor	Little		
	Very Poor	Intrusive		
Description / Image(s)	Condition	Significance	Conservation Action/Treatment	
Addition to the primary façade and disability access ramp. 	Very Good	Exceptional	These items are to be permanently removed and disposed of. Make good to cement where found to be damaged as a result of the installation and / or removal of the addition and ramp. In future, no additions or structures are to be constructed within such close proximity of the primary façade of the heritage building.	
	Good	High		Remove and Dispose
	Fair	Moderate		
	Poor	Little		
	Very Poor	Intrusive		

3.2.2 Veranda at First Level

3.2.2 Veranda at First Level						
Description / Image(s)		Condition		Significance		Conservation Action/Treatment
Two existing columns at first level 		Very Good	The two existing Corinthian columns of the veranda at first level of the primary façade are in good condition. There are signs of wear and tear upon inspection of these elements. These are in the same sitting as the columns at ground level but are at a smaller scale in comparison.	Exceptional	The existing Corinthian columns do not conform to the overall character of the building nor are sympathetic to the period. As such, the columns are considered to be intrusive.	Replace and Conserve The existing columns are to be replaced with a style that is sympathetic to the period. Following the replacement, the new columns are to be conserved and routinely maintained in future. A suitably qualified heritage consultant is to approve details of the proposed design prior to the replacement.
		Good		High		
		Fair		Moderate		
		Poor		Little		
		Very Poor		Intrusive		
Description / Image(s)		Condition		Significance		Conservation Action/Treatment
Curvilinear metal balustrading 		Very Good	The curvilinear metal balustrading of the veranda at first level of the primary façade is in fair condition. There are signs of wear and tear upon inspection of these elements.	Exceptional	The balustrading is reflective of the curvilinear form of the heritage building and is considered to be of high significance.	Retain and Conserve This item is to be retained and conserved. Advice must be sought from a suitably qualified heritage consultant or trades person should any works be undertaken concerning this element.
		Good		High		
		Fair		Moderate		
		Poor		Little		
		Very Poor		Intrusive		

Description / Image(s)	Condition		Significance	Conservation Action/Treatment	
	Very Good	Good		Exceptional	High
Entry at veranda of the first level. 					
3.2.2 Fenestrations (Timber Windows)					
Description / Image(s)	Condition		Significance	Conservation Action/Treatment	
	Very Good	Good		Exceptional	High
Photos of First floor pod, views of the east, west and south facades. 					
All timber framed windows are to be retained and conserved. Make good works should be carried out to all windows during works for the adaptive reuse of the site by a suitably qualified heritage carpenter. Advice from a heritage architect or consultant must be sought in relation to the specifications. All works and repairs must comply with the National Timber Framing Code (AS 1684).					

3.2.3 Parapet				
Description / Image(s)		Condition		Significance
Parapet inclusive of the clock, flagpole, and signage.		Very Good	The parapet is in fair condition. Elements of the parapet include the bulk of the parapet and the clock. Associated elements include the sign affixed to the nearby section and the previous signage of the South Hurstville Bowling Club. The clock is currently inoperable. The original flagpole is missing.	Exceptional
		Good		High
		Fair		Moderate
		Poor		Little
		Very Poor		Intrusive
			The parapet is of high significance as it contributes to the Modernist characteristics and overall form of the heritage building. The sign affixed (marked on image) in the nearby section is not of heritage significance and considered to be an intrusive element. The signage of the former South Hurstville Bowling Club is of moderate heritage significance.	
			Retain and Conserve	Intrusive elements to be permanently removed. Clock is to be repaired and conserved. Flagpole is to be reinstated. Make good works to the overall form of the parapet as required upon inspection by a suitably qualified heritage trades person. The signage of the former South Hurstville Bowling Club is to be documented for future research material. It is not required to retain and conserve the signage.

3.3 Eastern Façade

3.3.1 Eastern façade

Description / Image(s)	Condition		Significance	Conservation Action/Treatment	
Eastern façade.   	Very Good	The eastern façade of the heritage building is in poor condition. Upon inspection, previous modifications during occupation of the building by the South Hurstville Bowling Club have seen intrusive elements installed such as conduits and external fixtures (exhaust).	Exceptional	Repair and Conserve	Intrusive elements to be permanently removed and disposed of. In future, if any fixings are to be made, existing penetrations and fixings are to be utilised. These are to be minimal. Advice from heritage consultant to be sought prior to such works. Make good works to the façade are to be undertaken.
	Good		High		
	Fair		Moderate		
	Poor		Little		
	Very Poor		Intrusive		

3.3.2 External Staircase

Description / Image(s)	Condition		Significance	Conservation Action/Treatment	
	Very Good	Good	Exceptional	Remove and Dispose	The external staircase and associated support structure is to be permanently removed and disposed of. Make good to extent fabric where damage is found as a result of the installation and / or removal of the stairs. The existing doorway is to be sealed off. There are to be no structures constructed or affixed to the eastern façade.
External staircase on the eastern façade of the building. 			High		
	Fair		Moderate		
	Poor		Little		
	Very Poor		Intrusive		

3.4 Western Façade

3.4.1 Western Façade

Description / Image(s)	Condition		Significance	Conservation Action/Treatment	
	Very Good	Good	Exceptional	Repair and Conserve	Intrusive elements to be permanently removed and disposed of. In future, if any fixings are to be made, existing penetrations and fixings are to be utilised. These are to be minimal. Advice from heritage consultant to be sought prior to such works. Make good works to the façade are to be undertaken.
Western façade of the building 			Exceptional		
	Good		High		
	Fair		Moderate		
	Poor		Little		
	Very Poor		Intrusive		

3.5 Northern Façade

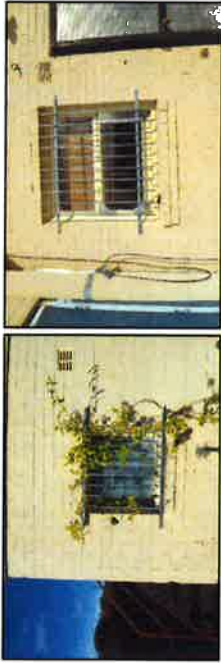
3.5.1 Northern Façade

Description / Image(s)	Condition		Significance	Conservation Action/Treatment
	Very Good	Good	High	Repair and Conserve
Northern façade of the heritage building.  	The northern façade of the heritage building is the rear façade of the building. There are also multiple access points to both levels of the building from this façade. The northern façade is in poor condition. Numerous modifications throughout the years has seen conduits and external fixtures affixed to the façade.		Being one of the primary access points to the heritage building, the northern façade is of exceptional significance. A large portion of the site faces the rear façade of the heritage building.	Intrusive elements to be permanently removed and disposed of. In future, if any fixings are to be made, existing penetrations and fixings are to be utilised. These are to be minimal. Advice from heritage consultant to be sought prior to such works. Make good works to the façade are to be undertaken.
		Good	High	
		Fair	Moderate	
	Poor		Little	
	Very Poor		Intrusive	

3.5.2 BBQ Area

Description / Image(s)	Condition		Significance	Conservation Action/Treatment
	Very Good	Good	Exceptional	
BBQ Area 				The BBQ area is to be permanently removed and disposed of. Make good to extant fabric where damage is found as a result of the installation and / or removal of intrusive fabric. In future, additions to the rear may be permissible provided that it is sympathetic to the bulk, scale and form of the existing building. Design advice must be sought from a suitably qualified heritage consultant. No free-standing structure is to be constructed in such close proximity to the rear façade of the building.
		Good	High	
		Fair	Moderate	
		Poor	Little	
		Very Poor	Intrusive	

3.5.3 Bar Grilles

Description / Image(s)	Condition		Significance	Conservation Action/Treatment
	Very Good	Good	Exceptional	
Bar grilles affixed to the timber framed windows. 				All bar grilles are to be permanently removed and disposed of. Make good to extant fabric where damage is found as a result of the installation and / or removal of the grilles. In future, installation of such items are not permitted.
		Good	High	
		Fair	Moderate	
		Poor	Little	
		Very Poor	Intrusive	

3.5.4 Fenestration (Door Entries)

Description / Image(s)	Condition		The existing doors of the former club house to the rear of the building are in poor condition.	Significance	Over the years, modifications to the former club house saw the replacement of doors that are not sympathetic to the heritage character of the building. Following the relocation of the bowling club, some access points have also been sealed and boarded to prevent unauthorised access of the building. These elements are considered to be intrusive.	Conservation Action/Treatment	
	Very Good	Good	Fair	Poor	Very Poor	Remove and Replace	The existing doors are to be permanently removed and replaced with doors that are more suitable to the character of the heritage building. Make good to extant fabric where damage is found as a result of the installation and / or removal of the doors.
Existing doors access from rear of the building.  				Exceptional		Remove and Replace	
		Good			High		
			Fair		Moderate		
				Poor	Little		
					Intrusive		

3.5.6 External Staircase

Description / Image(s)	Condition		Significance	Conservation Action/Treatment
	Very Good	Good		
External staircase to the rear of the building. 			Exceptional	The external staircase detracts from the heritage significance of the building and is considered to be intrusive. Remove and Dispose The external staircase is to be permanently removed and disposed of. Make good to extant fabric where found to be damaged as a result of the installation and / or removal of the stairs. In future, refrain from installation of external staircases to the rear façade. It is preferable that the legibility of the façade is kept intact. Advice from a suitably qualified heritage consultant must be sought.
			High	
	Fair		Moderate	
	Poor		Little	
	Very Poor		Intrusive	

3.5.7 Rear Addition

Description / Image(s)	Condition		Significance	Conservation Action/Treatment
	Very Good	Good		
Rear addition. 			Exceptional	External addition is to be permanently removed and disposed of. Make good to extant fabric where found to be damaged as a result of the construction and / or removal of the rear addition. Remove and Dispose Any additions to the building in future must be designed to be sympathetic with the bulk, scale and form of the heritage building. Advice from a suitably qualified heritage consultant must be sought.
			High	
	Fair		Moderate	
	Poor		Little	
	Very Poor		Intrusive	

3.6 Interior at Ground Level

3.6.1 Extension to the southern façade

Description / Image(s)	Condition		The extension to the primary façade (southern façade) of the building is in good condition. The original boundary of the primary façade maintains to be identifiable and has retained original columns.	Significance	The extension is a later modification to the site and does not contribute to the heritage significance of the building. It has negatively impacted the legibility of the primary façade externally and is considered to be an intrusive element.	Conservation Action/Treatment
Extension to the southern façade of the building.  	Very Good	Exceptional				
	Good	High				
	Fair	Moderate				
	Poor	Little				
	Very Poor	Intrusive				

3.6.2 Internal Fitout (Bar and Joinery)

Description / Image(s)	Condition		Significance	Conservation Action/Treatment	
	Very Good	Good	Exceptional	Remove and Dispose	The internal fit out is to be removed permanently and disposed of. Make good to extant fabric where found to be damaged as a result of the installation and / or removal of the bar and associated elements. Future works to the fit out should take into consideration the heritage context of the building. Reversibility should be the key intention of future works and no damage to heritage fabric identified.
Internal fitout (bar and joinery). 	The internal fit out of the former club house has been refurbished several times throughout the years. It no longer retains any heritage significant features. As it has been renovated sometime prior to the relocation of the bowling club, the internal fitout appears to be in good condition.		The internal fit out is not of heritage significance. It has not been designed to be sympathetic to the modernist style attributed to the former club house. As such, it is considered to be intrusive.		
	Very Good		Exceptional		
		Good	High		
		Fair	Moderate		
		Poor	Little		
		Very Poor	Intrusive		

3.6.3 Internal Doors					
Description / Image(s)	Condition		The office door remains to be operable with the text legible. It appears to be in fair condition.	Significance	
	Very Good	Good		Exceptional	High
Office door. 					
		Fair		Moderate	
		Poor		Little	
		Very Poor		Intrusive	
3.6.4 Internal Fitout (Walls and Flooring)					
Description / Image(s)	Condition		The internal walls and flooring of the former club house is in good condition.	Significance	
	Very Good	Good		Exceptional	High
Internal fitout at ground level. 					
		Fair		Moderate	
		Poor		Little	
		Very Poor		Intrusive	
Conservation Action/Treatment			Conservation Action/Treatment		
Repair and Conserve			Remove and Replace		
Heritage significant doors are to be repaired and conserved. Should the internal configuration of the ground level be modified, it is not necessary to retain the doors in their exact location. However, the doors are to be reused at ground level for similar purposes.			The existing flooring is to be permanently removed and replaced. Make good to substrate where found to be damaged. The walls and ceiling are to be repainted in a colour sympathetic to the modernist aesthetic of the building. Design advice from a suitably qualified heritage consultant must be sought.		

3.6.5 Storeroom		Conservation Action/Treatment	
Description / Image(s)		Condition	Significance
Storeroom at ground level.   		Very Good	Exceptional
		Good	High
		Fair	Moderate
		Poor	Little
		Very Poor	Intrusive
		Although the store room was utilised during operations of the former club house, it was not regarded as a significant area of the building. It does not offer an insight to the operations of South Hurstville Bowling Club. The store room is considered to be of moderate significance.	
		Remove and Repair	The store room is to be modified and repurposed for the adaptive reuse of the building. Design advice from a suitably qualified heritage consultant must be sought.

3.7 Interior at First Level

3.7.1 Internal fitout

Description / Image(s)	Condition		Significance	Conservation Action/Treatment	
	Very Good	Good		Remove and Replace	The existing flooring is to be permanently removed and replaced. Make good to substrate where found to be damaged. The walls and ceiling are to be repainted in a colour sympathetic to the modernist aesthetic of the building. Design advice from a suitably qualified heritage consultant must be sought.
Internal fitout at first level. 			Exceptional	Several modifications of the former club house attempted to modernise the premises. As a result, the internal fitout no longer retains heritage significance and is now considered to be intrusive.	
			High		
		Fair	Moderate		
		Poor	Little		
		Very Poor	Intrusive		

