

**APPENDIX BB      HERITAGE IMPACT STATEMENT**

PROPOSED REDEVELOPMENT

OF THE

LINDFIELD LIVING VILLAGE  
PACIFIC HIGHWAY, LINDFIELD, NSW

HERITAGE IMPACT STATEMENT



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Frontispiece: 1896 view looking north to Coleman's corner (Source: HAA p. 13)

## 1.0 INTRODUCTION

### 1.1 THE BRIEF

The following report has been prepared to accompany a development application for redevelopment of the Lindfield Living Village site at Pacific Highway, Lindfield, NSW. The report has been prepared on behalf of Ku-ring-gai Council, the owners of the property.

### 1.2 THE STUDY AREA

The site is a complex of buildings set between the Pacific Highway and the North Shore railway line. The study area is as follows:

ADDRESS	LOT	DEP
259 Pacific Highway	Lot 2	212617
261 Pacific Highway	Lot 3	212617
265-271 Pacific Highway	Lots 1 & 8	660564

at Lindfield in the Parish of Gordon and County of Cumberland (Figures 1.1 & 1.2).

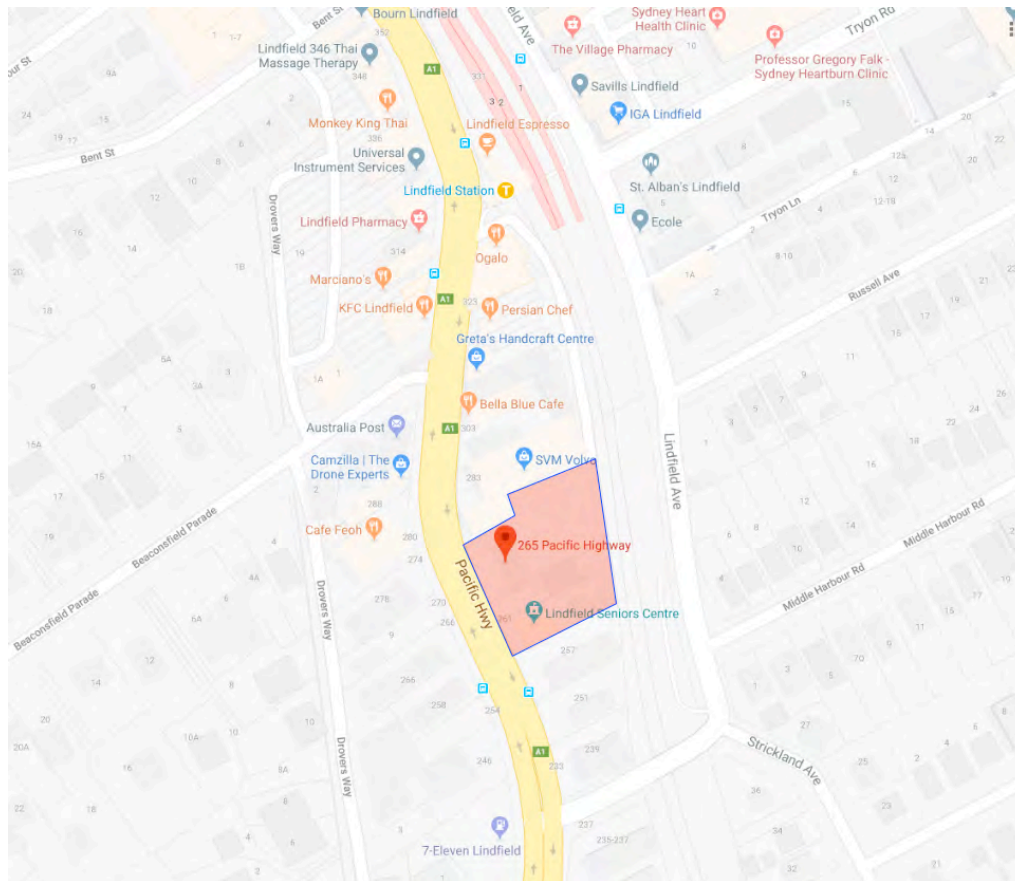


Figure 1.1 Location Plan – Development site highlighted by author

Source: Google Maps



Figure 1.2 The Study Area

Source: Six Maps

### 1.3 PREVIOUS REPORTS

The site has been the subject of an archaeological assessment:

GML Heritage, *Lindfield Library Site, Lindfield, Historical Archaeological Assessment*, dated June 2015

HAA

Some of the historical information below is taken from this report.

A heritage assessment of the site has been prepared by this office:

John Oultram Heritage & Design, *Proposed Redevelopment of the Lindfield Living Village, Pacific Highway, Lindfield. Heritage Assessment for Stage 1 Report*, dated April 2018.

(HA 1)

#### 1.4 LIMITATIONS AND TERMS

The report only addresses the European significance of the place. The terms *fabric*, *conservation*, *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation*, *compatible use* and *cultural significance* used in this report are as defined in the Australia ICOMOS Burra Charter.

#### 1.5 AUTHORS AND ACKNOWLEDGMENTS

This report, including all diagrams and photographs, was prepared by John Oultram of John Oultram Heritage & Design, unless otherwise noted. Additional historical research was prepared by Nicholas Jackson.




## 2.0 HISTORICAL TIMELINE

### 2.1 PHASE 1 – EARLY LAND GRANT AND FARMING OF CLANVILLE (1819-1858)


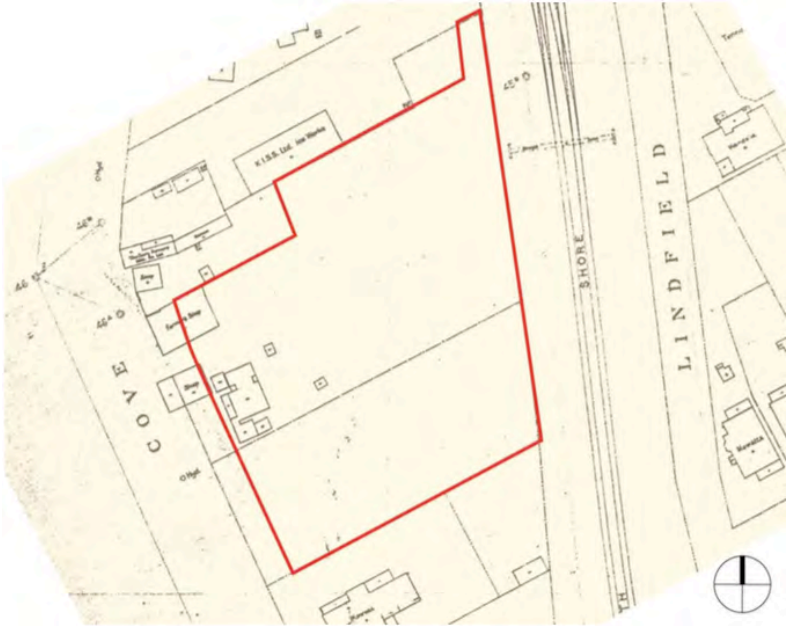
DATE	
PRE 1788	Part of the Guringai peoples land
1819	Grant of 400 acres to Daniel Dering Matthew
	Land farmed by Matthew and called Clanville
1824	Grant sold to Richard Archbold
	Land cleared for orchards and Clanville cottage built

### 2.2 PHASE 2 – SUBDIVISION OF THE CLANVILLE ESTATE (1858-1881)

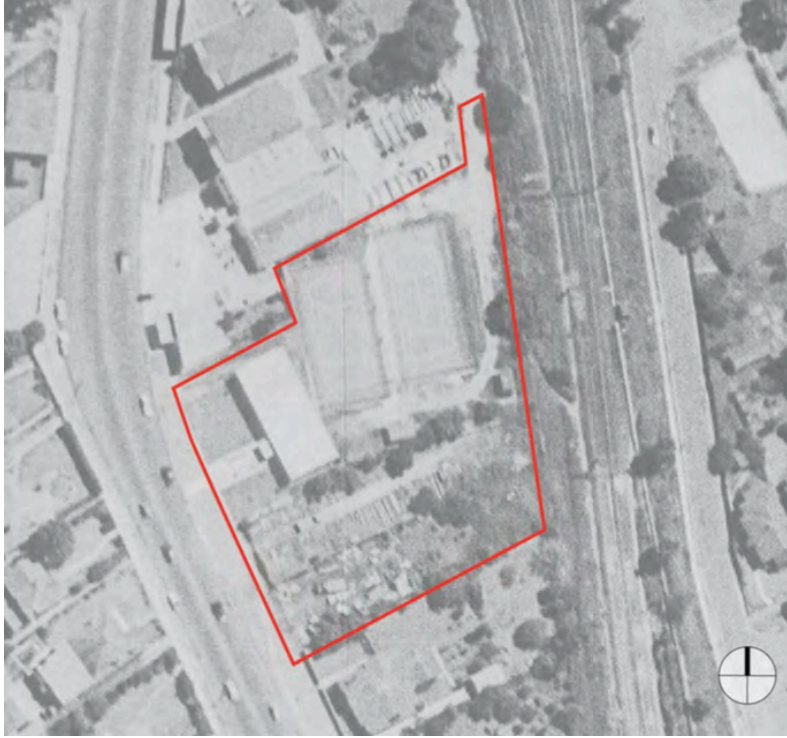

1858	Land subdivided into eight lots of 50 acres as the Clanville Estate
	Subject site part of Lots 7 & 8
	
	Plan of the 1858 Subdivision HAA p. 11
1858	Lot inherited by Theodore Jervais and his wife Eliza (formerly Eliza Archbold)
1864	Land subdivided and portion sold with 10 acres retained by the Jervais's
1881	10 acres sold to Thomas Coleman
1885	Lot 8 sold to the Anglo Investment and Finance Company limited




## 2.3 PHASE 3 – THOMAS COLEMAN’S HOME, SHOP, NURSERY AND DAIRY (1881- 1947)

Lot 8	The Library and Tennis Court Site
1881-	Coleman built a house and several shops and ran a dairy and plant nursery from the site
1896	Coleman enlarged his site with a purchase of land to the south The site was known as Coleman’s corner
	
	1896 view looking north to Coleman’s corner HAA p. 13
1920s-1930s	Parts of the site were leased for various businesses: motorcycle works, Dairy Farmer co-operative Milk Company, Ku-ring-gai Ice and Storage Company and a blacksmith
	
	Part of the 1926 Sydney Water Plan (HAA p.150)
1932	Pacific Highway widened and some of the older buildings demolished
1937	Coleman died
1948	Property resumed by Ku-ring-gai Council

## 2.4 PHASE 4 – LINDFIELD LIBRARY, TENNIS COURTS AND ARRUNGA (1947-PRESENT)

1954	Lindfield Library constructed by Ku-ring-gai Council
	Library designed by architects Davey and Brindley
1956	Tennis courts constructed
	
	1956 aerial HAA p. 20
	
	Lindfield Library in 1965 HAA p. 19
1958	Annexe to Lindfield Library completed

Lot 8	Aged Care Facilities
1885	Purchased by the Anglo Investment and Finance Company limited
1895	Land subdivided and portion sold
1896	Remainder purchased by Robert Fitzgerald
1897	Portion sold to Thomas Coleman
1919	Remainder divided between children. The land was undeveloped
1930	Portion resumed for the widening of the Pacific Highway
1947	Land resumed by Ku-ring-gai Council
1963	Arrunga flats constructed
	Designed by architect Alice Maud Nosworthy
	
	1970 aerial

### 3.0 HISTORICAL BACKGROUND

#### 3.1 KU-RING-GAI MUNICIPAL LIBRARIES

The first public, municipal, library in Ku-ring-gai was opened in November 1945 in the Council Chambers at Gordon. A year earlier Ku-ring-gai Municipal Council had adopted the *Library Act 1939*, which provided the statutory authority to raise a levy for the specific purpose of providing a municipal library, form a library committee to administer the service, and receive government subsidies.

Ku-ring-gai Municipal Council was the first to adopt the *Library Act*. Over the following 50 years the Gordon Library was supplemented by:<sup>1</sup>

1946	Introduction of the Bookmobile service (reintroduced in 1957).
1948	Opening the East Roseville Library.
1953	Opening the Wahroonga Library (closed 1970).
1954	Opening of the first stage of Lindfield Library.
1959	Relocation of East Roseville Library (closed 1987).
1961	Opening of St Ives Library. Opening of the relocated temporary Gordon Library.
1965	Opening of the first purpose designed Gordon Library on Park Avenue (Ancher, Mortlock, Murray and Woolley, architects).
1968	Opening of the purpose designed Turramurra Library (Ancher, Mortlock, Murray and Woolley, architects).
1994	Opening of the third Gordon (as the Ku-ring-gai) Library (existing site) (Schwager Brooks, architects).

In 1947 the Library Committee determined branch libraries were required for the suburbs of Wahroonga, East Roseville, East Lindfield, Turramurra, and Lindfield. In 1946 a bookmobile service, another first in the history of NSW public libraries, was introduced to service outlying areas such as St Ives and five other suburbs until such time as a building could be provided.

In implementing the permanent branch library scheme existing buildings were adapted. In 1948 the East Roseville Library was opened on Babbage Road utilising a building (described as a 'corrugated iron garage') relocated from elsewhere. In 1953 a cottage in Wahroonga Park was adapted to provide both a library and baby health centre. Book depots were also opened as a temporary the service the suburb of Killara in 1954.

<sup>1</sup> Nock, C and I Phipps, 'Ku-ring-gai Library Service: fifty years 1945-1995, a brief history', Ku-ring-gai Library, 1995



In 1950 the Library Committee decided on a plan for three main libraries to service the municipality to be established at Lindfield (opened 1954), Gordon (opened 1965 (Park Avenue)), and Turramurra (opened 1968). The library at Gordon at this time was hampered by lack of space within the Council Chambers. By 1952 the Committee had progressed to a plan to build an entirely new library at Lindfield.

### 3.2 LINDFIELD LIBRARY

The branch library proposed for Lindfield was the first purpose built in the municipality. The site was resumed by Council in 1948 and comprised three separate rural type properties, which were cleared for what became known as the Lindfield Community Centre.

It took time for Council to gain vacant possession of all three properties (not completed as of 1956), and the opening of the Library in 1954 was the first stage in the development of the site for community uses.<sup>2</sup>



Figure 3.1 Vertical aerial view of the site in 1943 when it retained vestiges of its rural roots

Source: NSW Spatial Services

<sup>2</sup> Ku-ring-gai Council Triennial Report 1954-1956

In 1953 architects Davey and Brindley were engaged to design the library on the Lindfield Community Centre site.<sup>3</sup> The architects prepared a scheme for consideration, dated April 1953, that suggested four stages of construction; the first being the lending room, and small workspace, (as opened in 1954), the second being a pavilion to the rear and connected by a passageway to accommodate administrative offices and the working space (as opened in 1958), the third being an addition to the working space pavilion (incorporated in the 1958 addition), and the fourth being an addition to the lending room (not built).

The location of the new library and its attached annexe seems to have been determined by the two tennis courts then sited at the north-east corner of the site, and site topography. This would account for the skewed access ramp to the off-centre administration annexe completed in 1958.

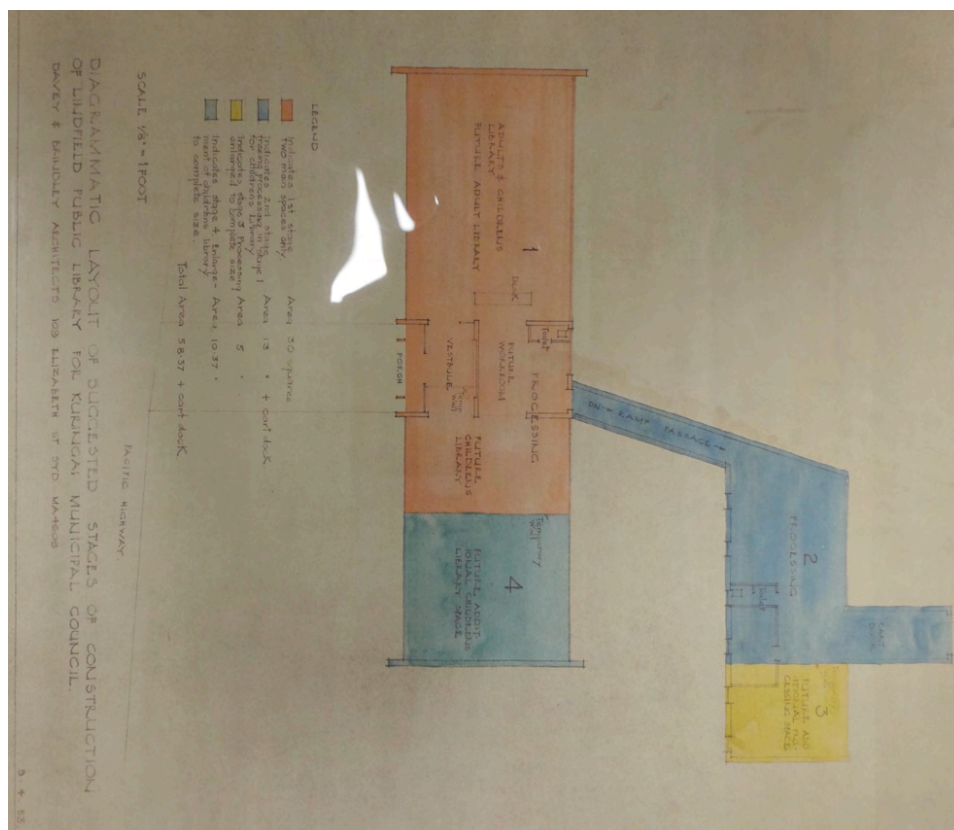


Figure 3.2 Drawing by architects Davey and Brindley dated April 1953 documenting the suggested course of development of the library at Lindfield. Image re-orientated for reproduction in this report

Source: Ku-ring-gai Library (MAP 727.8 LIND 1953)

The drawings of the implemented first stage were dated July 1953.<sup>4</sup> This consisted of a single storey pavilion with an off-set entry vestibule from Pacific Highway. The off-set seems to have been designed with the future addition on the south (not implemented) in mind, which if built would have provided a balanced, symmetrical elevation to Pacific Highway. To the left of the vestibule was the lending library. Behind the vestibule, within an enclosed space, was the small work room, and to the right of it was the small processing room.

<sup>3</sup> Ku-ring-gai Library (MAP 727.8 LIND 1953)

<sup>4</sup> Ku-ring-gai Library MAP 727.8 LIND 1953

The design included provision for extension to the south (not undertaken) and to the rear (east) that was completed in 1958.

The design was representative of what Brindley and Davey were trying to achieve in the early 1950s (discussed below) with the overall effect of a low, ground-hugging, box-like building characterised by the pavilion form, flat roof (slightly raked for drainage), timber and steel framing and panels of face brick, and internally, the use of exposed open web trusses, and column free spaces. An atypical feature being the extent of the band of vertical sun screening vertical blades/louvres on the front elevation used to provide dramatic effect.

The tenders for the new library were called in August 1953.<sup>5</sup> The first stage of Lindfield Library was opened in June 1954 by the Mayor, Alderman HT Cornish.

The new library was featured in the journal *Architecture* in 1955 with a photograph and the following description:<sup>6</sup>

This is the first part of a much larger scheme. Construction consists of boxed steel columns, exposed open web beams and self-supporting steel decking welded to the beams. Roof covering consists of 1" insulating board laid on the deck, bituminous felt and aluminium foil.

Builders: McLennan Construction Co. Pty Ltd.

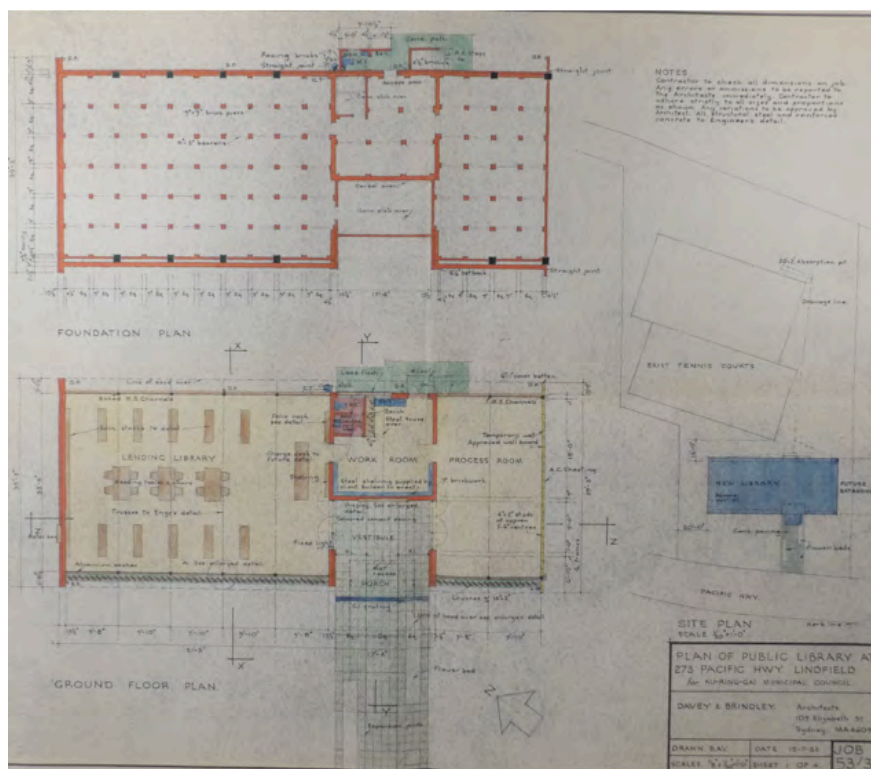


Figure 3.3A Plan drawing by architects Davey and Brindley dated July 1953 documenting the new library at Lindfield. Image re-orientated for reproduction in this report

Source: Ku-ring-gai Library (MAP 727.8 LIND 1953)

<sup>5</sup> Sydney Morning Herald, 26/8/1953, p.13

<sup>6</sup> *Architecture*, January-March, 1955, p.13



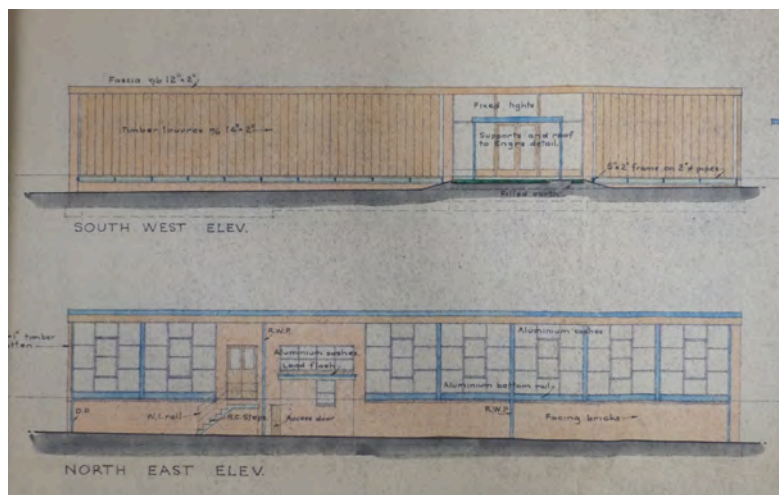


Figure 3.3B Elevation drawing by architects Davey and Brindley dated July 1953 documenting the new library at Lindfield

Source: Ku-ring-gai Library (MAP 727.8 LIND 1953)

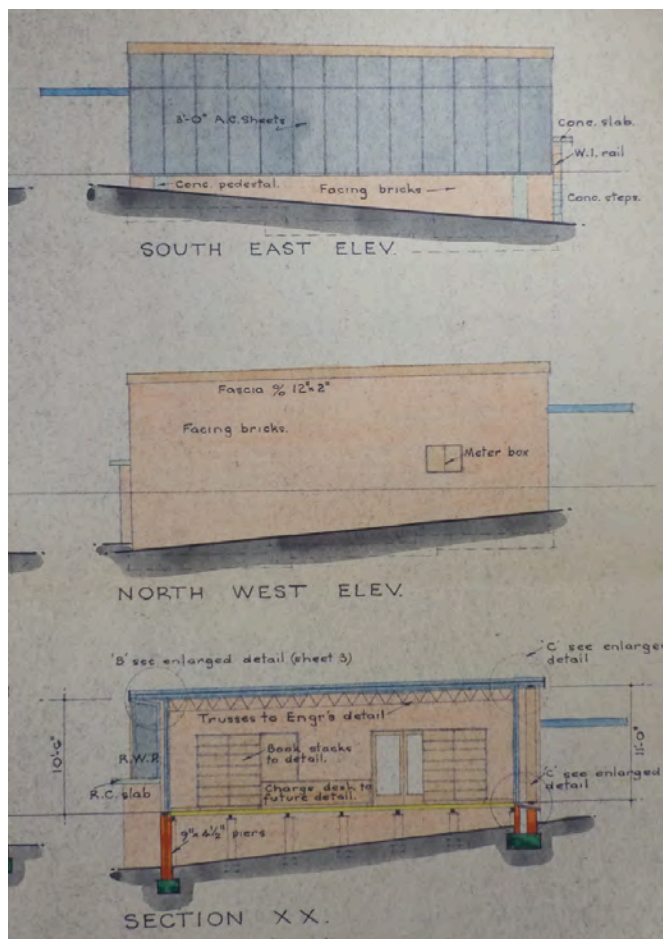


Figure 3.3C Section and elevation drawing by architects Davey and Brindley dated July 1953 documenting the new library at Lindfield

Source: Ku-ring-gai Library (MAP 727.8 LIND 1953)

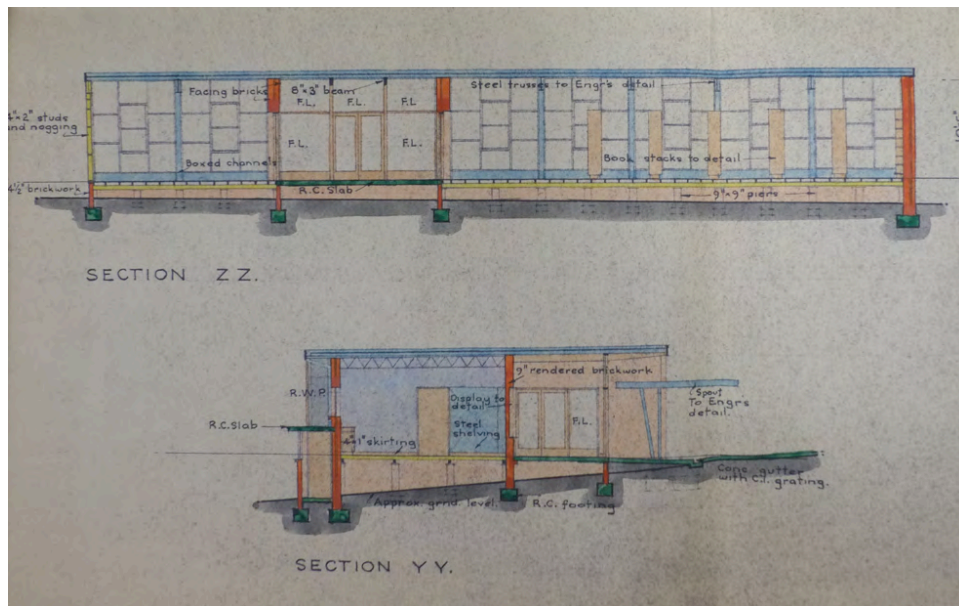


Figure 3.3D Section drawing by architects Davey and Brindley dated July 1953 documenting the new library at Lindfield.

Source: Ku-ring-gai Library (MAP 727.8 LIND 1953)



Figure 3.4 Lindfield Library on completion in 1954

Source: Architecture, January-March, 1955



Figure 3.5 Front elevation of Lindfield Library in 1959

Source: Ku-ring-gai Library (Photo Collection 5190a)



Figure 3.6 Entry porch of Lindfield Library in 1959. The awning has been replaced

Source: Ku-ring-gai Library (Photo Collection 5190c)





Figure 3.7 The lending room of Lindfield Library in 1959. Note the unpainted brickwork

Source: Ku-ring-gai Library (Photo Collection 5190d)



Figure 3.8 The lending room of Lindfield Library in 1959

Source: Ku-ring-gai Library (Photo Collection 5190e)

In about 1957, the architects, now Davey, Brindley and Vickery, were engaged to document the rear attached pavilion addition. The implemented design followed the proposal of 1953 in respect of location and use of a connected pavilion. It consisted of a two storey building accommodating the administrative staff of the municipal library service and large workspaces on both floors. The connecting passageway was also of two floors.

In 1958 extensions were completed and the administrative staff of the library service were moved to Lindfield from Gordon. From this time Lindfield Library provided all administration and staff related functions for all libraries throughout the municipality. By the mid 1980s serious overcrowding at Lindfield was being experienced, and in 1987 the library administration moved to temporary accommodation in Pymble.

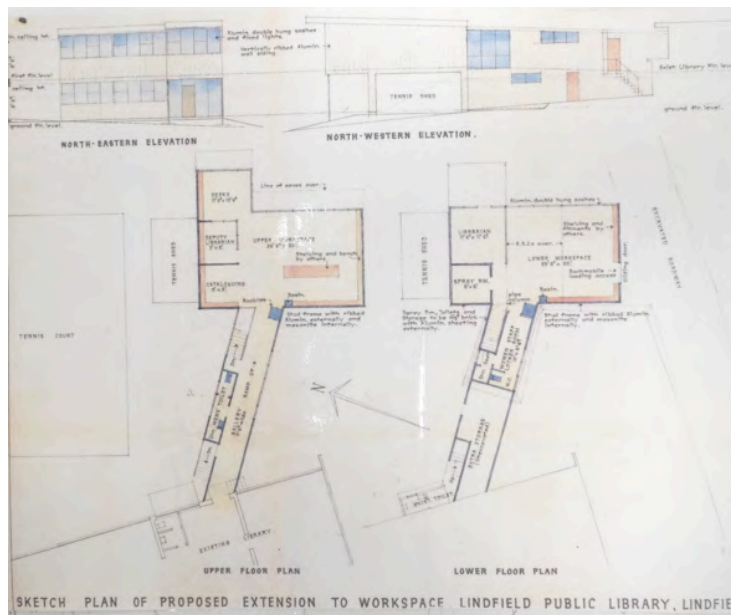


Figure 3.9 Plan drawing probably by architects Davey, Brindley and Vickery (date removed) documenting the annexe to the library at Lindfield of 1958. Image re-orientated for reproduction in this report

Source: Ku-ring-gai Library (MAP 272.8 LIND 1960?)



Figure 3.10 The annexe to Lindfield Library completed in 1958 and now the Kydz Welfare Centre

Source: Cross-Section, no 81, July 1959

## 3.3 OTHER SITE DEVELOPMENTS

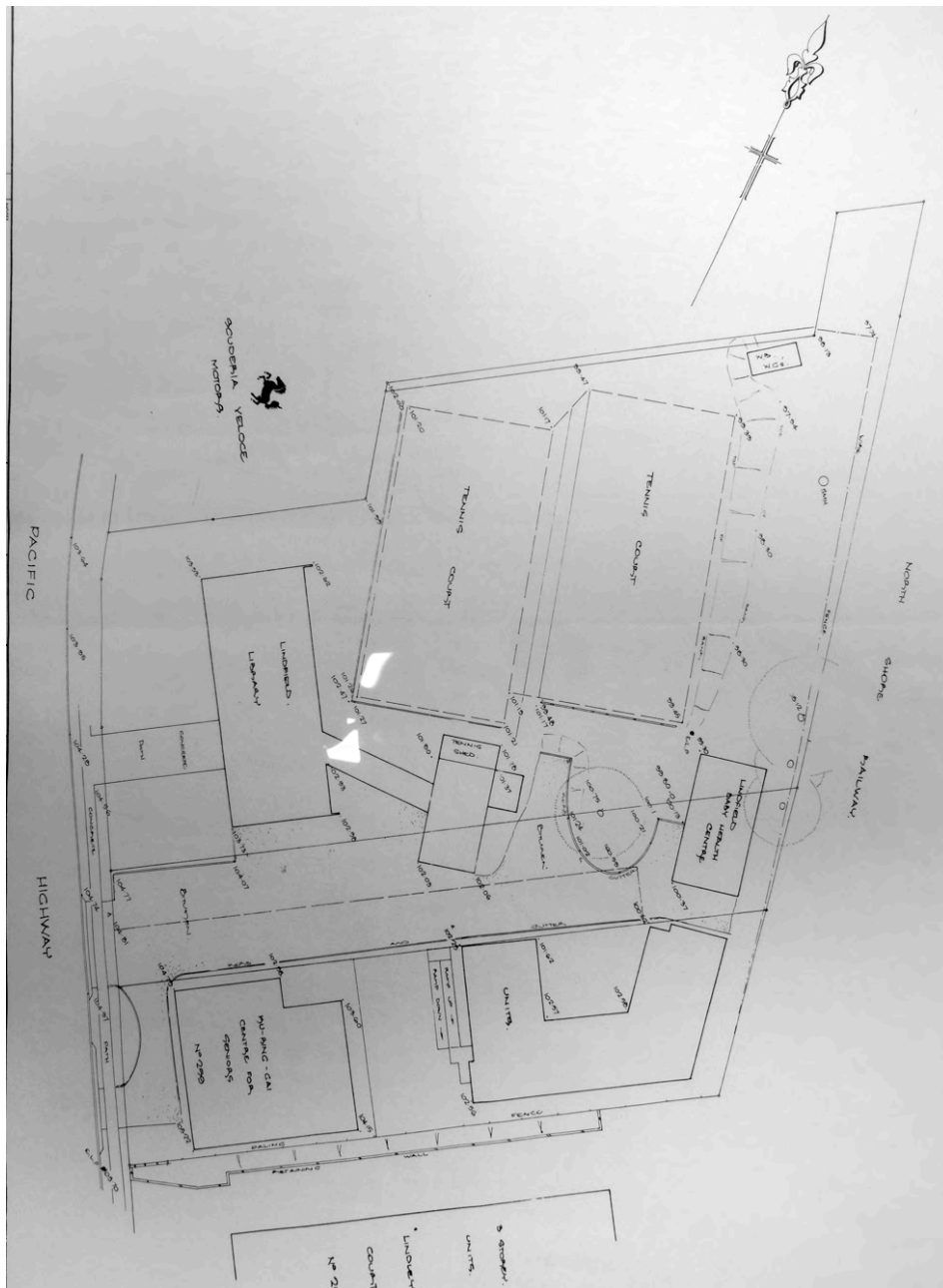


Figure 3.11 Site plan prepared by Ku-ring-gai Council dated 1981. Image re-orientated for reproduction in this report.

Source: Ku-ring-gai Library (MAP 727.8 LIND 1981)

### 3.3.1 Arrunga Aged Self-Contained

The Arrunga facility was completed in 1963 for the Ku-ring-gai Old People's Welfare Association. The KOPWA was founded in 1957 by local residents concerned about the needs of the elderly in the Ku-ring-gai community. It followed the passing, in 1954, of the Commonwealth's Aged Persons' Homes Act, which offered a subsidy of 50% of the capital cost of housing built for men (over 60) and women (over 65) on a pound for pound funding ratio. The founding principle of the KOPWA was the need to house needy elderly in a home type environment rather than institutions.<sup>7</sup>

From the outset, Ku-ring-gai Council assisted this voluntary community and not for profit organisation. The Council in 1960 offered part of the Lindfield Community Centre site for a KOPWA welfare centre. This offer was amended by the KOPWA to utilise the site for housing units combined with a smaller welfare centre, with the housing component being eligible for the Commonwealth subsidy.

Preliminary plans for a block of 14 self-contained units were approved by March 1961. In 1962 Ku-ring-gai Council provided two sites at Lindfield on a 50 year lease at a peppercorn rental that expired in 2012. The units were opened in 1963 and were named Arrunga.

Since the opening of Arrunga, the KOPWA opened additional blocks of self contained units at Lindfield in 1966 (Kalinda, 466 Pacific Highway), in 1969 (Noorong, 2 Beaconsfield Parade), and at Roseville in 1967 (5 Roseville Avenue).

The architect engaged by KOPWA for the design of these four blocks<sup>8</sup> was Ellice Maud Nosworthy, one of the earliest practising women architects in NSW.

In 1979 the KOPWA erected Archbold House at 16 Trafalgar Avenue, Roseville, to provide assisted hostel type accommodation for the aged.



Figure 3.12 Arrunga in about 1982

Source: *The First Twenty-Five Years: a history of KOPWA 1957-1982*, Rydalmere (1982)

<sup>7</sup> *The First Twenty-Five Years: a history of KOPWA 1957-1982*, Rydalmere (1982)

<sup>8</sup> Willis, J and B Hanna, *Women Architects in Australia 1900-1950*, Royal Australian Institute of Architects, 2001, p.21



### 3.3.2 Lindfield Seniors' Centre

Simultaneous to the erection of Arrunga, on the second of the sites provided by Ku-ring-gai Council a Senior Citizens' Club was erected by the Lions Club of Ku-ring-gai.<sup>9</sup> It was built for and operated by the Ku-ring-gai Old People's Welfare Association prior to 1997.

### 3.3.3 Lindfield Community Centre Tennis Courts

Originally laid in the early 1950s (completed by 1953), and refurbished since.

### 3.3.4 Plan of Management

In 2002, Ku-ring-gai Council adopted the Lindfield Library Site Plan of Management with the aims of continuing community type uses and introducing commercial opportunities.

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<sup>9</sup> The First Twenty-Five Years: a history of KOPWA 1957-1982, Rydalmere (1982)

### 3.4 ARCHITECTS

#### 3.4.1 Davey and Brindley in the 1950s

The architectural partnership of Davey and Brindley was formed in 1946 with the principals being Wilfred Allan Davey (1913-1988) and John Millard Brindley (1913-1999).

Some biographical background to Davey was published in the late 1930s; he was born in Sydney and attended Sydney Technical College graduating from the School of Architecture in 1936. He established his own practice in 1937 and took on a range of commissions for shops, flats and residence.<sup>10</sup> The outbreak of war in Europe put a temporary hold on his career as he enlisted in the Australian Army in December 1939, and was discharged in October 1945.<sup>11</sup>

The formation of the partnership in 1946 followed shortly after the discharge of Brindley from the Army in January 1946 (he was a captive at Singapore). In 1936 Brindley had been in partnership with Percy Gordon Craig (1886-1957), and then Reginald John Magoffin (1905-1989) before he enlisted in the army in 1941.<sup>12</sup>

Little is known about the work of Davey and Brindley in the 1940s, but by 1950 they had begun to cultivate local councils as potential clients. An early example of this was Canterbury Council who engaged the pair in 1950 to make changes to the Soldiers' Memorial in Campsie.<sup>13</sup> In 1952 the Council turned to them to design its new public library.<sup>14</sup> Also for Canterbury, they designed the baby health centre at Earlwood in about 1953.<sup>15</sup> For neighbouring Bankstown Council, Davey and Brindley designed the new public library in 1953.<sup>16</sup> They designed the baby health centre at Chester Hill in 1954,<sup>17</sup> and possibly also at Padstow and Panania.<sup>18</sup> For Ashfield Council they designed the Haberfield Baby Health Centre in 1951.<sup>19</sup> For Leeton Shire Council they designed a baby health centre in 1952 (completed in 1955).<sup>20</sup>

Their commercial work in the 1950s included, in 1953, substantial car showroom additions for Suttons Motors on Parramatta Road, Homebush.<sup>21</sup> In 1954 they designed a whole new factory complex at Chatswood (Lower Gibbes and Short streets) for G Herring (Australia) Ltd., button manufacturers, which was highly regarded at the time,<sup>22</sup> but has been demolished.

For state government agencies, they were engaged in public housing projects in designing in 1954 a block of 32 flats in Lawson Street (corner Nield Avenue), Paddington for the NSW Housing Commission.<sup>23</sup> For specialised health care, in 1954 the Canterbury District Clinic for Spastic and Crippled Children in Haldon Street, Lakemba.<sup>24</sup>

<sup>10</sup> *Decoration and Glass*, March 1939

<sup>11</sup> <http://www.ww2roll.gov.au>

<sup>12</sup> Goad, P and A Higham, 'Davey and Brindley', *The Encyclopedia of Australian Architecture*, Cambridge University Press, c2012

<sup>13</sup> *Construction*, 22/3/1950, p.6

<sup>14</sup> *Construction*, 7/5/1952, p.10

<sup>15</sup> *Construction*, 23/9/1953, p.8

<sup>16</sup> *Sydney Morning Herald*, 27/5/1953, p.12

<sup>17</sup> *Construction*, 3/11/1954, p.16

<sup>18</sup> Author's observation

<sup>19</sup> *Construction*, 26/9/1951, p.11

<sup>20</sup> *Construction*, 13/3/1952, p.13; 'New Baby Health Centre', *Murrumbidgee Irrigator*, 17/9/1954, p.1

<sup>21</sup> *Construction*, 14/10/1953, p.9

<sup>22</sup> 'Factory Building Shows A Delicate Touch', *Sydney Morning Herald*, 19/1/1954, p.13; 'New Sydney Button Factory', *Construction*, 30/6/1954, p.1; 'Attractive Industrial Building', *Construction*, 13/10/1954, p.1

<sup>23</sup> 'Paddington's first re-housing project', *Construction* 1954, p.2

<sup>24</sup> *Construction*, 23/6/1954, p.2

Their ecclesiastical work included St James Anglican Church, 184 Edinburgh Road, Castlecrag, completed in 1959 (as Davey, Brindley and Vickery).<sup>25</sup> Their was a connection here it seems with Brindley who lived at Castlecrag.<sup>26</sup>

Davey and Brindley also designed club houses; for the Castle Hill County Club in 1950, possibly the club house of Goulburn Golf Club in the same year,<sup>27</sup> for the Coogee Bowling Club, Dolphin Street, in 1954,<sup>28</sup> and the Bankstown Bowling Club in 1954.<sup>29</sup>



Figure 3.13 Dining space of the Bankstown Bowling Club, which was designed by Davey and Brindley in 1954 or 55

Source: Architecture and Arts, October 1955

<sup>25</sup> 'Church features full glass wall', *Cumberland Argus*, 29/4/1959, p.8

<sup>26</sup> *Australian House and Garden*, January 1957, pp.24-25

<sup>27</sup> *Goulburn Evening Post*, 29/8/1950, p.6

<sup>28</sup> *Construction*, 30/6/1954, p.15

<sup>29</sup> *Architecture and Arts*, October, 1955, p. 41

### 3.4.2 Ellice Maud Nosworthy

Ellice Maud Nosworthy (1897-1972) was a graduate of the University of Sydney where she studied arts and architecture. Briefly in the early 1920s she was employed by Waterhouse and Lake. Registered as an architect in 1923, she travelled frequently in the 1920s and 1930s, and practiced from her parents' home in Lindfield. Her speciality was domestic architecture, local examples of this being the Bayley House, Duff Street, Turramurra, and the house for her sister Cecily Gunz in Pymble, both designed in 1939.

Nosworthy was closely involved with Women's Collage at the University of Sydney where she was honorary architect for three decades.

Aside from the four community housing projects for the Ku-ring-gai Old Peoples' Welfare Association noted above, Nosworthy worked for the Australian Mothercraft Society (1942), YWCA (1958-59), Sydney Day Nursery & Nursery Schools Association (1945 & 1955), and for Ku-ring-gai Council (1950).

It has been noted Nosworthy tended to follow contemporary architecture norms over her long career from the early 1920s to her death in 1972. She was fellow of the Royal Australian Institute of Architects (1970), and associate-member of the Royal Institute of British Architects (1948).<sup>30</sup>



Figure 3.14 Ellice Maud Nosworthy

<sup>30</sup> Hanna, B, 'Nosworthy, Ellice Maud (1897–1972)', *Australian Dictionary of Biography*, Volume 15, Melbourne University Press, 2000

#### 4.0 PHYSICAL DESCRIPTION

An inspection of the property was carried out by John Oultram in April 2018. The current layout of the site is shown in Figure 3.1. Only the library building was inspected internally

The site slopes from the Pacific Highway to the Railway Line and has various buildings, structures and site features that are described below.



Figure 4.1 Site plan

ITEM	BUILDING	NOTES
A	Lindfield Library	Single storey, post war
B	Ku-ring-gai Centre for Seniors	Single storey, late Twentieth Century
C	Arrunga Flats	Two storey, post war
D	Ku-ring-gai Senior Citizens Resource Centre	Single storey, post war
E	Kydz Welfare Centre	Two storey, late Twentieth Century
SITE FEATURES		
SF1	Well	Below ground remains
SF2	Drive	Sloping bitumen drive and parking area
SF3	Tennis Courts	
LANDSCAPE		
L1	Library forecourt	
L2	Central garden	
L3	Arrunga Flats Garden	
L4	Lawn area	
L5	Library terrace	

#### 4.1 LINDFIELD LIBRARY

The Library is a single storey, Post War Modernist style building set to the front of the site facing the Pacific Highway. The building is in painted brick and curtain walling infilled with glazing and fibro panels with a flat roof. The front glazing has angled, vertical timber louvres with a central entrance door with a metal hood over.

Internally the Library has two major spaces to the north and south with a central lobby and reception area with offices off. Floors are carpeted and walls are in painted face brick or plasterboard. The ceiling has exposed timber joists set on lightweight trusses.

The Library has a landscaped forecourt to the front with patterned concrete paths, lawns, tree plantings and shrubs. There is a fenced off to the front area marking the site of the well on the site.

The landscaping carries along the passage to the north with a concrete path to the tennis courts. There is a parking area to the south.

Figures 3.2 – 3.8





Figure 3.2 Lindfield Library  
Front elevation



Figure 3.3 Lindfield Library  
Main entrance



Figure 3.4 Lindfield Library  
Rear elevation (south)



Figure 3.5 Lindfield Library  
Rear elevation (north)





Figure 3.6 Lindfield Library  
Reception



Figure 3.7 Lindfield Library  
Secondary library area



Figure 3.8 Lindfield Library  
Main library space

#### 4.2 KU-RING-GAI CENTRE FOR SENIORS

To the southwest of the site is the Ku-ring-gai Centre for Seniors, a single storey, late Twentieth Century building in face brick with a low pitched, metal roof. The main entrance is to the front with an asphalt drive and an inset porch with curtain wall style, glazed infill.

Figures 3.9 & 3.10



Figure 3.9 Ku-ring-gai Centre for Seniors  
Front elevation



Figure 3.10 Ku-ring-gai Centre for Seniors  
North elevation

#### 4.3 ARRUNGA FLATS

To the southwest of the site is Arrunga Flats, a two storey, late Twentieth Century building in painted brick with a hipped, concrete tile roof. The apartments are set around a central court and has a well painted garden to the west. The upper floors are accessed off series of concrete ramps and stairs leading to an open gallery at the first floor.

Figures 3.11 & 3.12



Figure 3.11 Arrunga Flats  
North and west elevation

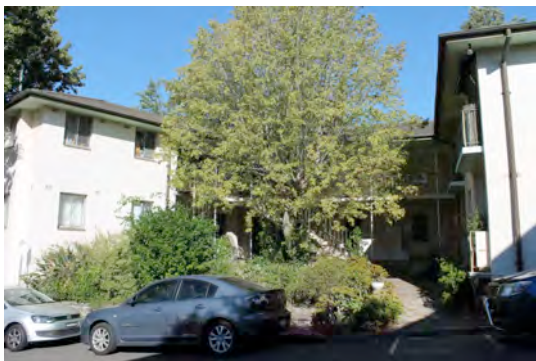


Figure 3.12 Arrunga Flats  
Central Court

#### 4.4 KU-RING-GAI SENIOR CITIZENS RESOURCE CENTRE

To the east of the site at the end of the drive is the Ku-ring-gai Senior Citizens Resource Centre, a single storey building of no discernible style in painted brick with a flat roof.

Figure 3.13



Figure 3.13 Ku-ring-gai Senior Citizens Resource Centre

#### 4.5 KYDZ WELFARE CENTRE

To the rear of the library (and connected to it) is the Kydz Welfare Centre a one and two storey, late Twentieth Century building of no discernible style in vertical metal cladding with a skillion metal roof. There is a covered terrace at the rear with metal steps up to the first floor.

Figures 3.14 – 3.16



Figure 3.14 Kydz Welfare Centre  
South elevation



Figure 3.15 Kydz Welfare Centre  
East elevation



Figure 3.16 Kydz Welfare Centre  
North elevation

#### 4.6 LANDSCAPING

The site is partly landscaped with lawn areas to the Pacific Highway, in between the buildings along the southern edge and around the tennis courts. The landscaped areas are partly laid to lawn with extensive shrub plantings around Arrunga Flats. There are a number of mature trees on the site including along the Pacific Highway frontage, along the railway line to the south and along the northern boundary.

#### 4.7 ENVIRONS

The site is on the edge of the commercial area of central Lindfield and is bordered strongly by the Pacific Highway and the railway line. There is an access lane to the northwest leading to the Pacific Highway along the rear of the commercial premises along the Highway.

To the south are a series of three storey, Post War apartment buildings set in well-landscaped grounds. To the north are two story commercial premises including showrooms extended to the north along the Pacific Highway.

Opposite the area is largely residential with single and two storey houses from various periods and later, infill apartment developments.

Figures 3.17 – 3.22





Figure 3.17 Lindfield Library  
Development opposite the subject site



Figure 3.18 Lindfield Library  
Development opposite the subject site



Figure 3.19 Lindfield Library  
View looking northwest along the Pacific Highway



Figure 3.20 Lindfield Library  
Apartment buildings to the south



Figure 3.21 Lindfield Library

View looking north along the Pacific Highway



Figure 3.22 Lindfield Library

View looking north along the railway line to the access lane



## 5.0 HERITAGE CONSTRAINTS

### 5.1 HERITAGE LISTINGS & CONTROLS

#### 5.1.1 National Trust

The property is not classified on the Register of the National Trust of Australia (NSW).

#### 5.1.2 Heritage Division of the NSW Office of Environment & heritage

##### 5.1.2.1 State Heritage Register

Under the Heritage Act 1977 (as amended), the NSW Heritage Council, administered by the Heritage Division of the NSW Office of Environment & Heritage, maintains the State Heritage Register (SHR), a register of items and places that are considered to have heritage significance at a state level. The property is not listed on the Register.

##### 5.1.2.2 State Heritage Inventory

The Heritage Division also compiles the State Heritage Inventory (SHI), a collated database of all places listed on statutory heritage lists, including Local Environmental Plans. The subject property is not listed on the Inventory.

### 5.2 LOCAL AUTHORITY

The local authority for the area is Ku-ring-gai Council. The site is not listed as a heritage item in Schedule 5 Part 1 of the *Ku-ring-gai Local Environmental Plan (Local Centres) 2012* (as amended) (LCLEP) and is not within a conservation area.

The site is in vicinity of heritage items at:

REF	ADDRESS	ITEM	RANKING
I42	9 Middle Harbour Road	Laurabada, dwelling house	Local
I47	270 Pacific Highway	Dwelling House	Local
I55	1-5 Tryon Road	St Alban's Anglican Church	Local

The heritage provisions of the LEP relating to development in the vicinity of a heritage item would apply.

Development at the site would also be the subject of the heritage provisions of the *Ku-ring-gai Local Centres Development Control Plan (LCDCP)* that contains heritage objectives and controls for development in the vicinity of heritage items.

The LCDCP also contains specific provisions for the subject site that has been the subject of a Planning Proposal and Urban Design Report prepared by SJB architects that has set out parameters for the development of the Library site.



Figure 4.1 Ku-ring-gai Local Environmental Plan (Local Centres) 2012 Heritage Map  
HER\_015B

Subject site shaded by author

Source: Ku-ring-gai Council

## 6.0 ASSESSMENT OF CULTURAL SIGNIFICANCE

### 6.1.1 Generally

The site has an interesting development history but the early buildings were demolished following the Council resumption of the site in the 1940s.

### 6.1.2 Buildings

We consider that none of the buildings on the site would meet the Heritage Manual Criteria for identification as items of local significance.

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 associations 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 the local area)
Criterion (d)	The item has strong or special association with a particular community or cultural group in NSW (or the local area) for social or spiritual reasons
Criterion (e)	An item has the 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 Cultural or natural environments (or a class of the local area's: Cultural or natural places; or Cultural or natural environments)

The most significant buildings are the Library and Arrunga Flats.

#### 6.1.2.1 Lindfield Library

The library was constructed in 1954 for Ku-ring-gai Council. The building was designed by architects Davey and Brindley who also likely designed the rear annexe that was completed in 1958. The practice was active in the 1940s and 1950s but is not considered of note.

The building is a modest structure in simple materials with the most striking aspect being the fins to the front elevation to provide shade. The annexe is particularly ungainly.

Like any library, the building may have social significance for the local community but this could easily be represented in another location.

#### 6.1.2.2 Arrunga Apartments

Arrunga apartments were completed in 1963 for the Ku-ring-gai Old Peoples welfare association, an organisation established by the local community. The building was designed by architect Ellice Maud Nosworthy, one of the first female architects practising in NSW.

The building is a modest example of the type and has few design features apart from the planted, central court.

### 6.1.2.3 Other Buildings

The other buildings on the site are quite utilitarian and are not considered to have any heritage significance.

### 6.1.3 Site Features and Landscaping

There are no site features of note and the tennis courts are laid in an artificial surface.

The site has extensive landscaping to Arrunga and a pleasant garden to the front of the library but the landscaping is not of note and the major trees are Post War.

## 6.2 ARCHAEOLOGY

The HAA identified several areas of archaeological potential.

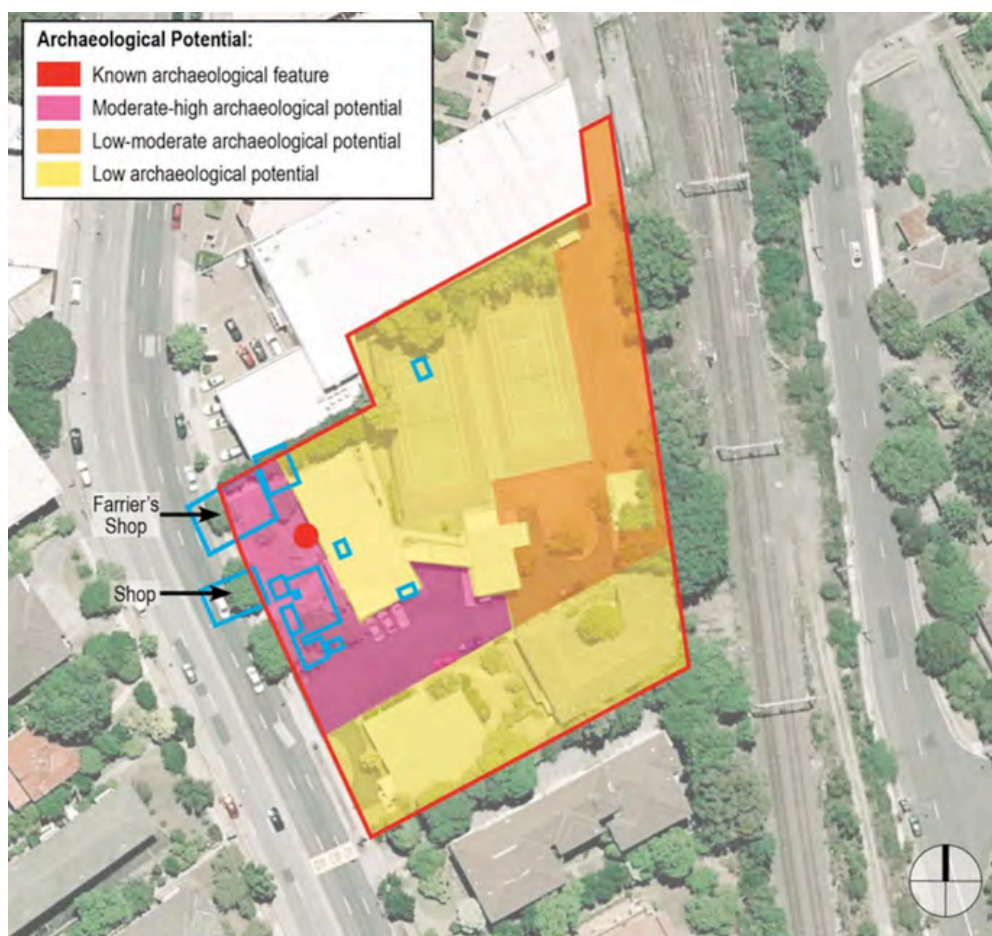


Figure 6.1 Areas of Archaeological Potential

HAA p. 29

The known deposit is the former well that sits to the front of the library. This should be retained in situ if possible or at least recorded if it to be removed. For other areas the recommendations of the HAA should be implemented.

## 7.0 PROPOSED DEVELOPMENT

### 7.1 PROPOSED DEVELOPMENT

#### 7.1.1 Architectural Drawings

Ku-ring-gai Council are preparing a development plan for the site for a residential development. The current proposals are shown on the following Drawings Nos.

	Sheet Number	Sheet Name	Size	Scale	Current Revision ID
<b>100, Site Plans</b>					
	A-100-000	Site Analysis	A1	1:300	A
	A-100-001	Site Plan	A1	1:500	A
	A-100-002	Site Photographs	A1		A
<b>200, Demolition Plans</b>					
	A-200-000	Demolition Plan	A1	1:300	A
<b>300, Excavation Plans</b>					
	A-300-000	Excavation Plan	A1	1:300	A
<b>400, GA Plans</b>					
	A-400-000	Basement 3	A1	1:200	A
	A-400-001	Basement 2	A1	1:200	A
	A-400-002	Lower Ground	A1	1:200	A
	A-400-003	Ground/Site Level	A1	1:200	A
	A-400-004	Level 1	A1	1:200	A
	A-400-005	Level 2	A1	1:200	A
	A-400-006	Level 3	A1	1:200	A
	A-400-007	Level 4	A1	1:200	A
	A-400-008	Level 5	A1	1:200	A
	A-400-009	Level 6/Roof	A1	1:200	A
	A-400-010	Roof	A1	1:200	A
<b>500, Elevation[s]</b>					
	A-500-000	North & South Elevation	A1	1:200	A
	A-500-001	East & West Elevation	A1	1:200	A
	A-500-002	Sectional Elevations	A1	1:200	A
<b>510, Section[s]</b>					
	A-510-000	Sections	A1	1:200	A
	A-510-001	Public Domain/ Driveway Sections		1:100, 1:200	A
<b>600, Shadow Diagram</b>					
	A-600-000	Sun's Views [8am - 12:30am]	A1		A
	A-600-001	Sun's Views [1pm - 4pm]	A1		A
<b>610, Shadow Diagrams Plan View</b>					
	A-610-000	Shadows - 8am - 9:30am	A1	1:1000	A
	A-610-001	Shadows - 10am - 11:30am	A1	1:1000	A
	A-610-002	Shadows - 12am - 1:30pm	A1	1:1000	A
	A-610-003	Shadows - 2pm - 3:30pm	A1	1:1000	A
<b>620, GFA</b>					
	A-620-000	GFA	A1	1:300	A
	A-620-001	GFA	A1	1:300	A
	A-620-002	GFA	A1	1:300	A
	A-620-003	GFA	A1	1:300	A
<b>630, Solar Study</b>					
	A-630-000	Solar Study	A1		A
<b>640, Cross Ventilation</b>					
	A-640-000	Cross Ventilation	A1		A
<b>650, Landscape Area</b>					
	A-650-000	Landscape Area	A1		A
<b>660, Communal open space</b>					
	A-660-000	Communal Open Space	A1		A
<b>670, Deep Soil</b>					
	A-670-000	Deep Soil	A1	1:200	A
<b>680, Site Coverage</b>					
	A-680-000	Site Coverage	A1		A
<b>690, NDL [15%]</b>					
	A-690-000	Non-Direct Light [15%]	A1		A
<b>700, Finishes</b>					
	A-700-000	Schedule of Finishes	A1		A
<b>800, Height limit</b>					
	A-800-000	Height Limit	A1		A
	A-800-001	Roof plane overlay Survey(SS)	A1	1:200	A
<b>801, Acoustic Study</b>					
	A-801-001	Acoustic Section	A1	1:20	A
	A-801-002	Acoustic Diagrams	A1		A
<b>802, Platinum &amp; Adaptable apartment</b>					
	A-802-001	Platinum apartments	A1	1:100	A
<b>803, Unit Mix Building</b>					
	A-803-001	Unit mix By Building	A1		A
<b>804, Master Plan Comparison</b>					
	A-804-001	M Plan Shadow Comparison	A1		A
<b>805, Notifications Plan</b>					
	A-805-001	Notification Plan		1:800	A
	A-805-002	Notification North & South Elevation		1:500	A
	A-805-003	Notification East & West Elevation		1:500	A



The drawings are dated November 2018 and were prepared by Fox Johnston in association with Olsson & Associates Architects.

The proposals include

- Demolition of the current buildings on the site
- Excavation for car parking, service areas, lifts and stairs
- Six/Seven levels apartments

The development is divided into four blocks, A, B, C, and D arranged a central court with landscaping all round and a new access/through route road to the north.

At the lower levels, the apartment complex is in two sections divided by an entry lobby of the Pacific Highway. Above the blocks are linked to form a U shaped plan around a central, north facing courtyard with a six storey element to the Pacific Highway and a seven storey element to the rear that is set below the front section with a three and a half storey connection to the south. The development follows the slope of the site to the railway line and the lowest floor to the rear is at a lower level.

The main entry lobbies are off the Pacific Highway with a communal area and gym to the ground floor that opens to terraces and a pool in the central courtyard. The eastern blocks C and D have a rooftop garden.

Access to the car park is from the lane to the north and this will be extended along the northern edge of the site (Tryon Place) to form a connection to the Pacific Highway.

The site will be landscaped with paths and plantings to the Pacific Highway, the central court Tryon Place and along the railway corridor. The apartment units are orientated north-south and east -west with balconies to the south, east and facing the central court. There are also terraces to the link section to the south.

#### 7.1.2 Landscaping

The landscaping plans are shown on Drawings L-DA-01 TO L-DA-21 dated November 2018 and prepared by 360 Degrees. The works include extensive tree and shrub planting and a pocket park along the new through route. The access road and entrance court from the Pacific Highway at railway station will also be upgraded.

## 8.0 IMPACT OF THE PROPOSED DEVELOPMENT

### 8.1 GENERALLY

The development of the site is part of the ongoing trend to increase residential density in suburban areas particularly where sites are close to transport and local services. This is reflected in Council's planning controls for the subject site that allow a considerable increase in height and density. The subject site has been the subject of a specific planning proposal and urban study that has been incorporated into the LCDCP.

The site is large and close to public transport and the local commercial area. It is an ideal site for development and there are few heritage considerations that would preclude the development of the site in the manner proposed.

### 8.2 DEMOLITIONS

All of the current buildings and structures on the site will be demolished. Based on the assessments in Section 6.0 above we consider that none of these elements are of sufficient significance to warrant retention and can be demolished.

### 8.3 EXCAVATION AND ARCHAEOLOGY

The site will be partly excavated for car parking and the building structure. The site has some archaeological potential and excavation will occur in all areas identified as having some potential.

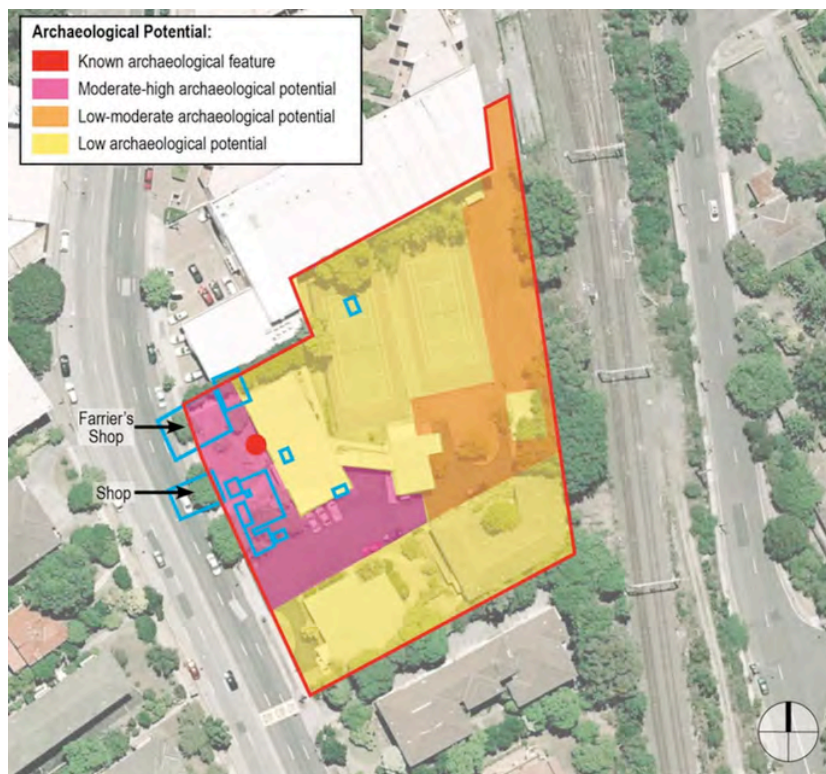


Figure 8.1 Areas of Archaeological Potential

Source: HAA



Figure 8.2 Areas of moderate and low-moderate archaeological potential overlaid on the development plans

The key area identified in the HAA was the area to the front of the site at the Pacific Highway that may contain remains associated with Coleman's Corner and that contains the remains of a brick well (noted as AF in Figure 8.2).

The development will not require the removal of the well and the HAA recommends this and that the well be interpreted in the new development. The well will have a water feature in the vicinity and be marked with at the ground with a contrasting steel edging in the pavers with interpretive text on the building adjoining.

The potential for substantial remains in either the moderate or moderate to low areas would seem unlikely considering the Post War development of the site. The portion of the area of moderate potential is outside of the main development area but will be re-landscaped. The areas of archaeological potential can be investigated during the construction phase of the works and the recommendations of the HAA implemented accordingly.

#### 8.4 PROPOSED DEVELOPMENT

The proposed development is largely in line with the current planning controls for the site that anticipate an intensification of use and built form. The site is set on an important road and close to the Lindfield commercial centre and a higher level of development could be expected at such a prominent location and the planning controls reflect this.

The design is contemporary in form as there are no design cues from the current buildings or the surrounding development.

Many aspects of the design, such as site planning, setbacks and heights are driven by other planning concerns and the specific controls in LCDCP that has led to a well articulated block that is set to the street frontages with setbacks to the rear and a large, open courtyard to the centre.

The current design is much as could be expected from a modern development in this location.

## 8.5 KU-RING-GAI LOCAL ENVIRONMENTAL PLAN (LOCAL CENTRES) 2012

### 8.5.1 Impact on the Heritage items in the Vicinity

The property is not identified as a heritage item and is not in a conservation area but is in the vicinity of several heritage items.

REF	ADDRESS	ITEM	RANKING
I42	9 Middle Harbour Road	Laurabada, dwelling house	Local
I47	270 Pacific Highway	Dwelling House	Local
I55	1-5 Tryon Road	St Alban's Anglican Church	Local

The development is comprehensive and will alter the character of the site but is designed to read as part of the commercial development in the centre of Lindfield where an intensification of use is anticipated and is already being realised in nearby Lindfield Avenue. The subject has commercial development to the north and apartment developments to the south.

The LCDCP objectives aim for development in the vicinity of a heritage item to draw on design cues from the item but in this instance, the form of development precludes this as the development is of a considerably larger scale and will have its own contemporary form and language.

The design respects the current building setbacks and allows for landscaping to the front along the Pacific Highway.

#### 8.5.1.1 9 Middle Harbour Road

Laurabada at 9 Middle Harbour Road is set to the east of the subject site across the North Shore railway. Its curtilage is its own lot boundaries and it is part of the residential development to the east of the railway that has a low scale and is well landscaped.

There is no SHI listing sheet for the item.

The site is some way from the development site that will read as part of the commercial centre of Lindfield. We consider that the item is too remote from the development for it to have any impact on the setting or significance of the item.

#### 8.5.1.2 St Alban's Anglican Church

St. Alban's Anglican Church at 1-5 Tryon Road is a single storey, face Inter War building in a modified Gothic style with a castellated, corner tower set on a large site at the corner of Tryon Road and Lindfield Avenue. The church set to the northeast of the subject site across the North Shore railway. Its curtilage is its own lot boundaries and it is part of the commercial development to the east of the railway.

There is no SHI listing sheet for the item.

The site is some way from the development site that will read as part of the commercial centre of Lindfield. We consider that the item is too remote from the development for it to have any impact on the setting or significance of the item.



#### 8.5.1.3 270 Pacific Highway Rathlee



Figure 8.3 270 Pacific Highway, Lindfield

Source: realestate.com

2790 Pacific Highway is a two storey, brick and tile, Edwardian period house set on a large block to the west of the Pacific Highway.

The listing sheet for the item (SHI 1880694) contains no information on the property and no assessment or statement of significance, apart from noting that the house was once the residence of Prime Minister William Morris (Billy) Hughes 1862-1952<sup>31</sup>.

The site is directly opposite the development site but has a well-planted garden to the front and the house is set well back from the street. It is separated from the development site by the Pacific Highway and its curtilage is its own lot boundaries. The house reads as part of the residential development to the west of the Highway that has a low scale and is well landscaped.

We consider that the development will have a limited impact on the setting of the item and no impact on its significance.

#### 8.5.1.4 Impact on the Lindfield Railway Station

The railway station at Lindfield is not identified as a heritage item in the Local Centres LEP or the Ku-ring-gai Local Environmental Plan 2015. The station was opened in January 1890 on the opening of the North Shore line. The station retains two, early platform buildings that were built in 1900 and the early 1920s that are single storey in brick with gabled roof and cantilevered platform awnings. The station has a modern overpass and lifts at its southern end.

<sup>31</sup> This is disputed by the Ku-ring-gai Historical Society Monthly Newsletter Vol. 27 No. 9 dated October 2009



Figure 8.4 Lindfield Railway Station in 1956

Source: Heritage Division of the NSW Office of Environment and Heritage - Section 170 Register (Database No. 4800184)



Figure 8.4 Lindfield Railway Station today

The Section 170 Register (Database No. 4800184) held by the NSW Office and Environment and Heritage contains a statement of significance:

*Lindfield Railway Station is significant at a local level. Lindfield Railway Station has historical significance at a local level as one of the original stations along the Northern line. While there was some limited settlement in the area prior to this date, the construction of the railway encouraged rapid subdivision and the development of the township. Lindfield station has historical significance as a terminus for the duplication of the line in 1900 between Lindfield and Milson's Point. The Platform 2/3 island platform was one of the first of its type on the Sydney suburban and Blue Mountains lines, reflecting the increased use of the line during the period up to the 1920s and the need for more trains. The buildings are good examples of standard building types, are prominent features in the townscape and contributes to the cohesive character of the North Shore line with its homogenous, early 20th century railway architecture and landscaped settings. The drop slab concrete signals staff building is a representative example of this type of construction*

The station is some way from the subject site but there are views to the modern overpass from the lower levels of the site. The development will have no immediate impact on the station group but will be visible in views from the southern end of the railway platforms. However, we consider that the development will not impact on any significant views to and from the station buildings. We consider that the development will have no impact on the setting or significance of the Station.

## 8.6 KU-RING-GAI LOCAL CENTRES DEVELOPMENT CONTROL PLAN (LCDCP)

Heritage objectives and Control are contained in Part 19 of the DCP and relate mainly to development of heritage items and in conservation areas.

### 8.6.1 Development in the Vicinity of Heritage Items or Heritage Conservation Areas

	Objective/Control	Comment
19F	Development in the vicinity of Heritage Item or Heritage Conservation Areas	
19F.1	Local Character and Streetscape	
1	All development in the vicinity of a Heritage Item or HCA is to include a Heritage Impact Statement (HIS). The HIS is to address the effect of the proposed development on a Heritage Item or HCA and demonstrate that the proposed works will not adversely impact upon significance, including any related heritage features within the identified curtilage and setting	This report
	Built form	
2	Development on sites that either directly adjoin or are in the vicinity of a Heritage Item or an HCA is to have regard to	
(i)	the form of the existing building or buildings including height, roofline, setbacks and building alignment;	See Section 8.4.1 above
(ii)	dominant architectural language such as horizontal lines and vertical segmentation;	See Section 8.4.1 above
(iii)	proportions including door and window openings, bays, floor-to- ceiling heights and coursing levels;	See Section 8.4.1 above
(iv)	materials and colours;	See Section 8.4.1 above
(v)	siting and orientation;	See Section 8.4.1 above
(vi)	setting and context;	See Section 8.4.1 above
(vii)	streetscape patterns.	See Section 8.4.1 above
	Retail/Mixed Use Setting	
3	New development adjacent to or in the vicinity of a Heritage Item or HCA within a retail/mixed use setting such as an existing row of two- storey shops, are to	
(i)	retain the existing characteristics of the street including the setback, height and rhythm of facades, and is to be sympathetic to the materials and detailing of the earlier facades.	The streetscape character is very mixed and there is no historic context to respond to
(ii)	retain a pedestrian building scale at the street level and to set back any levels that are higher than the adjacent Heritage Item or HCA.	The building is six storeys to the street frontage as the nearby heritage items and the local streetscape provide no scalar design cues for the development
	Views	
4	New development in the vicinity of a Heritage Item or HCA is to demonstrate that it will not reduce or impair important views to and from the Heritage Item from the public domain	The development will have no impact on important views
19F2	Building Setbacks	N/A. The site is not adjacent to a heritage item

19F.3	Gardens and Landscaping	
	Garden, Setting and Curtilage	
1	Development in the vicinity of a Heritage Item or an HCA is to	
(i)	retain original or significant landscape features associated with the Heritage Item or HCA, or which contribute to its setting. In particular, garden settings in the vicinity are not to be adversely affected in terms of overshadowing or physical impacts on significant trees;	The development will have no impact on the gardens to the heritage items and overshadowing will only occur to the front garden of 270 Pacific Highway in the early morning period
(ii)	retain the established landscape character of the Heritage Item or HCA including height of the tree canopy and density of boundary landscape plantings or otherwise reinstated them in the new development;	The development includes landscaping to the front of the site in the manner of the current development
(iii)	include appropriate screen planting on side and rear boundaries	Screen planting is not required

We consider that the development is in accordance with the relevant heritage objectives and controls on the DCP.

#### 8.6.2 Urban Precincts and Sites- Lindfield

Part 14 of LCDCP contains specific planning controls for sites in the Lindfield Precinct including the Lindfield Library Site at 259-271 Pacific Highway – Precinct L6 (See Part 14E.13). There are no specific heritage provisions applying.

#### 8.6.3 Lindfield Library Precinct

Sections 1, 2 and 3 (Parts 1-4) of part 14R.3 of the LCDCP contains specific controls for the Lindfield Library Site based on a Planning Proposal and Urban Design Report prepared by SJB Architects.

The section contains no heritage provisions pertinent to the development but does identify the known archaeological remains of the well.

The Planning Proposal anticipated an intensification of use and increase in height on the subject site and the proposals are in line with this. The proposed layout varies from that developed for the LCDCP but this is a planning matter and there are no heritage considerations that would preclude an alternative design.

## 8.7 RESPONSE TO THE PRE DA PLANNING SUBMISSION

The sketch proposals were the subject of a pre DA submission (PRE0122/18) to Ku-ring-gai Council and Council's comments were outlined in their Pre Development Application Comments.

### 8.7.1 Response to the Heritage Report

The comments requested that the impact on the Lindfield Railway Station be addressed and this is provided above.

### 8.7.2 Heritage Advisor's Comments

#### 8.7.3 Historic Well

The GML Heritage, *Lindfield Library Site, Lindfield, Historical Archaeological Assessment*, dated June 2015 provides details as to the current extant remains of the well. The development will not require the removal of the well and the remains will be investigated, recorded and interpreted in the new development.

#### 8.7.3.1 Excavation Permit Requirements

Noted. The recommendations in the GML Heritage Archaeological Assessment will be implemented.

#### 8.7.3.2 Interpretation Plan

An interpretation plan will be developed based on the relevant historical information available and be in the form of introduced devices (plaques and the like) in appropriate locations to allow a public appreciation of the history and development of the site.



## 9.0 SUMMARY AND RECOMMENDATIONS

### 9.1 SUMMARY

Overall, we consider that there are no heritage considerations that would preclude the development being approved.

### 9.2 RECOMMENDATIONS

We would recommend the following:

#### 9.2.1 Archival Recording

The current buildings on the site should be photographically archivally recorded in accordance the Heritage Division guidelines for digital capture.

#### 9.2.2 Archaeology

The archaeological remains can be investigated during construction in accordance with the recommendations of the HAA and any finds recorded or used in interpretive displays.

#### 9.2.3 Interpretation

The early history of the site should be interpreted through introduced devices such as plaques and displays detailing the interesting history of the site.

A handwritten signature in black ink, appearing to read 'J. Oultram'.

JOHN OULTRAM

## 10.0 APPENDIX A - ELLICE MAUD NOSWORTHY

Australian Dictionary of Biography - Ellice Maud Nosworthy by Bronwyn Hanna

## Nosworthy, Ellice Maud (1897–1972)

by **Bronwyn Hanna**

This article was published in *Australian Dictionary of Biography*, Volume 15, (MUP), 2000

Ellice Maud Nosworthy (1897-1972), architect, was born on 25 February 1897 at Neutral Bay, Sydney, second of four daughters of Robert John Nosworthy, who came from England and was secretary to Burns, Philp & Co. Ltd, and his native-born wife Maud Jane Eliza, née Smith. Ellice attended Redlands Girls' School under **Gertrude Roseby** and was dux in 1915. At the University of Sydney (B.Arch., 1922) she enrolled in arts in 1917, but transferred to architecture in 1919 and studied under **Professor Leslie Wilkinson**. She lived at Women's College, where she won (1919 and 1921) the Dickinson Cup for tennis.

Employed (1922-23) by (B. J.) **Waterhouse & Lake**, Nosworthy was registered as an architect on 26 June 1923. After travelling and working in Europe in 1924, she practised from her parents' home at Lindfield and specialized in domestic architecture. She made several extensive study and working trips to North America (1929) and Britain (1935-38), and was employed by the Department of the Interior during World War II. From 1956 she conducted her practice from her own home, built to her specifications in her parents' orchard. Her clientele consisted largely of well-connected North Shore friends and acquaintances. She mostly employed women architects, including Barbara Munro, Louise Hutchinson and Brigid Wilkinson.

As honorary architect (1941-72) for Women's College, Nosworthy provided free advice on the maintenance of its buildings and also designed several substantial alterations, among them an air-raised shelter (1942) under the cloister and the (Mary) **Reid wing** (1958) which accommodated thirty-one students. She frequently donated her fees for such work to the college's building appeal. In the late 1950s she collaborated with Wilkinson on additions to St Andrew's College, University of Sydney.

Her other non-domestic projects included work for the Australian Mothercraft Society (1942) and the Young Women's Christian Association (1958-59). She designed child-care centres for the Sydney Day Nursery & Nursery Schools Association at Erskineville (1945) and Newtown (1955), and for the Ku-ring-gai Municipal Council at Gordon (1950). In the 1960s she designed community housing for the Ku-ring-gai Old People's Welfare Association. Nosworthy tended to follow contemporary architectural norms: her early houses exhibited Federation-type spaces and details, while her later work showed a preference for non-decorative, functional, modern design. Her architectural philosophy focused on accommodating her client's complex needs rather than imposing stylish aesthetic solutions: 'The more I plan houses for people the more it is brought home to me that there will never be the perfect house, for the very things that one person thinks so desirable—another would not want at any price'.

Miss Nosworthy was a fellow (1970) of the Royal Australian Institute of Architects and an associate-member (1948) of the Royal Institute of British Architects. A member of the Australian Federation of University Women, she attended the international federation's conference in Mexico City (1964) and visited South America. She died on 7 January 1972 at Killara and was cremated with Congregational forms; her estate was sworn for probate at almost \$510,000.