

Statement of Heritage Impact

Version 2 - Final for DA Submission

38 Pacific Highway

28 - 42 Pacific Highway, St Leonards

Acknowledgement of Country

TZG acknowledges the traditional owners and custodians of the land on which we work and pay our respects to Elders past and present. We are committed to a just, equitable and reconciled Australia and support the Uluru Statement from the Heart.

Always was, always will be.

Front Cover 1930 Aerial Photograph.
Source: Historical Imagery Viewer



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01 Introduction

1.1 Background

This Statement of Heritage Impact has been prepared to accompany a Development Application related to the proposed development at 28-42 Pacific Highway, St Leonards.

The subject site is not heritage-listed, however, it is located in the vicinity of Heritage items including Gore Hill Memorial Cemetery.

1.2 Limitations

Assessments of cultural significance made by others have been adopted for this report. In the opinion of the author, the recommendations in this report would not be materially altered by any further primary research.

Project Details	
Address	28 - 38 Pacific Highway St Leonards NSW 2065
Real Property Description	28 Pacific Highway: Lot D DP419248
	30-32 Pacific Highway: Lot A and Lot B DP418201
	34-38 Pacific Highway: Lot 1 DP746012
Current Zoning	Zone E2 Commercial Centre
Heritage Listings	Located in the vicinity of Heritage Items
Authorship	Tonkin Zulaikha Greer Heritage
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Photographer	Tonkin Zulaikha Greer Architects (unless noted otherwise)
Client	EDSGEAR Pty Ltd

1.3 Definitions

The following definitions, extracted from Article 1 of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013* (The Burra Charter), have been adopted in this report.

- 1.1 **Place** means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.
- 1.2 **Cultural significance** means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the **place** itself, its **fabric, setting, use, associations, meanings, records, related places** and **related objects**.

Places may have a range of values for different individuals or groups.
- 1.3 **Fabric** means all the physical material of the **place** including elements, fixtures, contents and objects.
- 1.4 **Conservation** means all the processes of looking after a place so as to retain its cultural significance.
- 1.5 **Maintenance** means the continuous protective care of a place, and its setting

Maintenance is to be distinguished from repair which involves **restoration** or **reconstruction**.
- 1.6 **Preservation** means maintaining a **place** in its existing state and retarding deterioration.

- 1.7 **Restoration** means returning a **place** to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.
- 1.8 **Reconstruction** means returning a **place** to a known earlier state and is distinguished from restoration by the introduction of new material.
- 1.9 **Adaptation** means changing a **place** to suit the existing use or a proposed use.
- 1.10 **Use** means the functions of a **place**, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.
- 1.11 **Compatible use** means a use which respects the **cultural significance** of a **place**. Such a use involves no, or minimal, impact on cultural significance.
- 1.12 **Setting** means the immediate and extended environment of a place that is part of or contributes to its **cultural significance** and distinctive character.
- 1.13 **Related place** means a **place** that contributes to the **cultural significance** of another place.
- 1.14 **Related object** means an object that contributes to the **cultural significance** of a place but is not at the place.
- 1.15 **Associations** mean the connections that exist between people and a **place**.
- 1.16 **Meanings** denote what a **place** signifies, indicates, evokes or expresses to people.
- 1.17 **Interpretation** means all the ways of presenting the **cultural significance** of a place.

1.4 Abbreviations

Commonly used abbreviations in this report include:

DCP	Development Control Plan
LEP	Local Environmental Plan
NSROC	Northern Sydney Regional Organisation of Councils
SLNSW	State Library of NSW
SHR	State Heritage Register
TOD	Transport Oriented Design

1.5 Location

The site is situated on the southern side of Pacific Highway, on the block bound by Berry Road to the west, Canberra Avenue to the east and Marshall Lane to the south. It is in the suburb of St Leonards, approximately 5km northwest from the Sydney CBD.

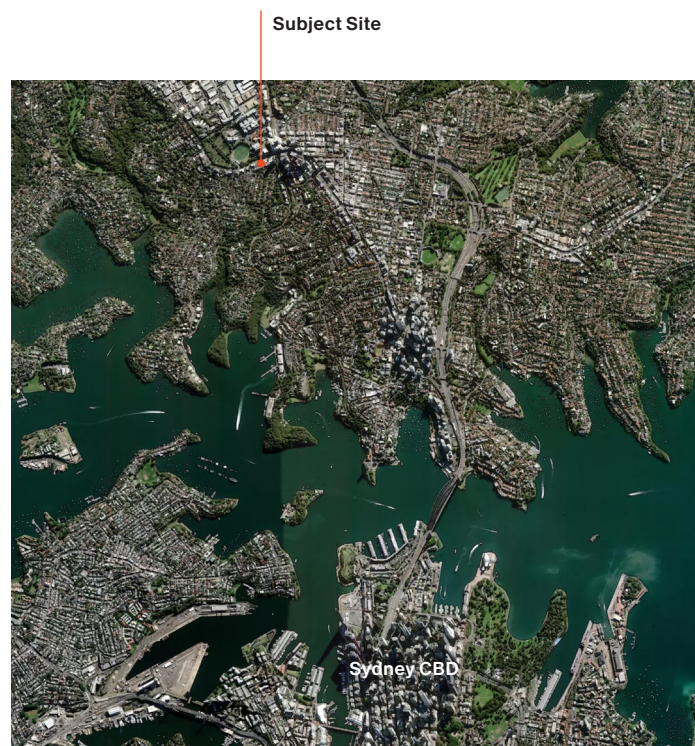


Figure 1: Location Map.
Source: Landchecker.

1.6 The Site

The subject site, known as 38 Pacific Highway, comprises the following individual properties and allotments:

- 28 Pacific Highway: Lot D DP419248
- 30-32 Pacific Highway: Lot A and Lot B DP418201
- 34-42 Pacific Highway: Lot 1 DP746012

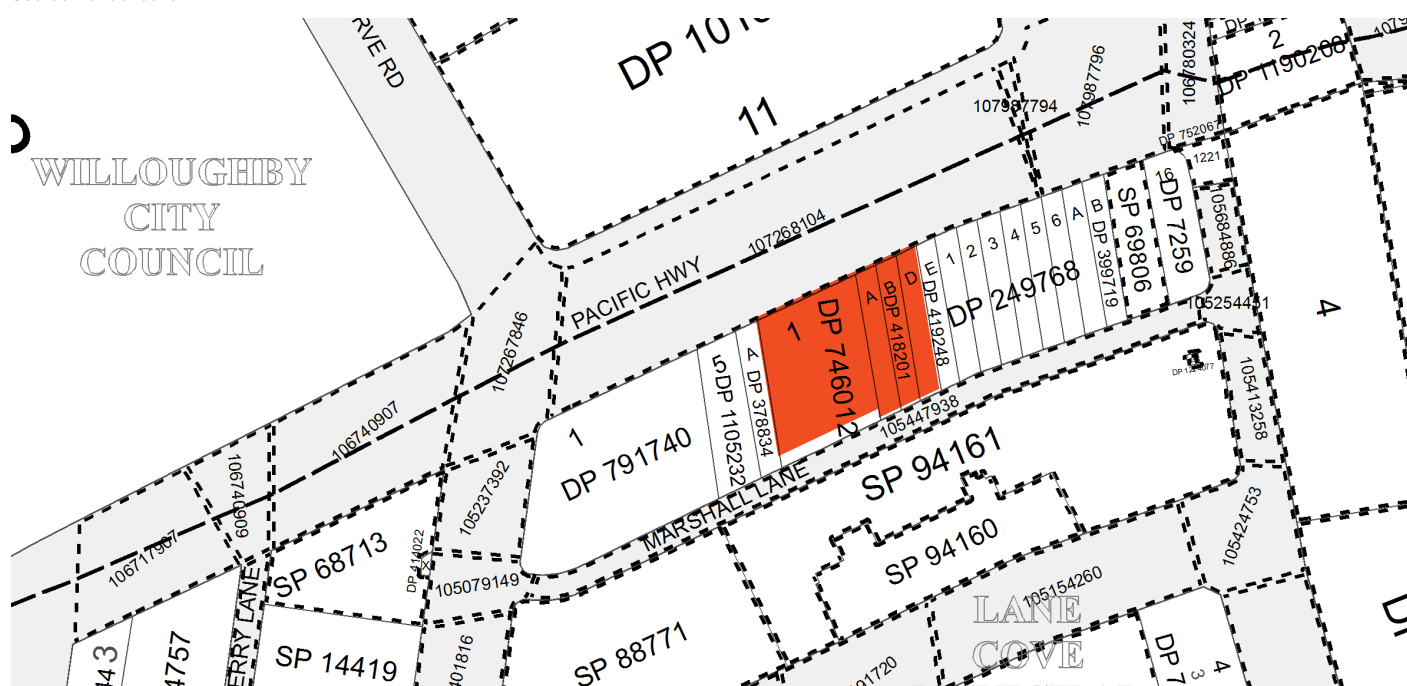


Figure 2: Cadastral Map showing subject site hatched in red.
Source: NSW Land Registry Services.

02 Statutory Context

2.1 The Heritage Act 1977

The *NSW Heritage Act 1977 (the Heritage Act)* provides protection to items of environmental heritage in NSW. Under the *Heritage Act*, 'items of environmental heritage' include places, buildings, works, relics, moveable objects and precincts identified as significant based on historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic values. State significant items are listed on the NSW State Heritage Register (SHR) and are given automatic protection under the Heritage Act against any activities that may damage an item or affect its heritage significance.

Works

The *Heritage Act* identified 'works' as being in a separate category to archaeological 'relics'. 'Works' refer to infrastructure. 'Works' may be buried, and therefore archaeological in nature, however, exposure of a 'work' does not generally trigger reporting obligations under the *Heritage Act*. 'Works', as items of environmental heritage, have the potential to provide information that contributes to our knowledge of past practices, and good environmental practice recognises this.

2.1.1 The State Heritage Register

The *State Heritage Register (SHR)* was established under Section 22 of the *NSW Heritage Act 1977* and is a list of places and objects that are considered important to the people of NSW. The SHR is administered by the Heritage branch of the NSW Department of Planning and Environment and includes a diverse range of over 1500 items, in both private and public ownership. To be listed, an item must be deemed to be of heritage significance for the whole of NSW.

Sites or relics that are listed on the SHR (or are the subject of an Interim Conservation Order) are provided statutory protection under the Heritage Act. A Section 60 application can be determined by the Heritage Council of NSW, or in some cases the Heritage Division under delegation.

The site is not listed on the SHR but is located in the vicinity of the Gore Hill Memorial Cemetery, SHR#01491.

2.1.2 Archaeology

Part 6 Division 9 of the *Heritage Act* protects archaeological 'relics' from being exposed, moved, damaged or destroyed. This protection extends to situations where a person has reasonable cause to suspect that archaeological remains may be affected by the disturbance or excavation of the land. It applies to all land in NSW that is not included in the SHR. Section 4(1) of the *Heritage Act* (as amended 2009) defines 'relic' as follows:

- "relic means any deposit, artefact, object or material evidence that:
- (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
 - (b) is of state or local heritage significance."

Sections 139-145 of the *Heritage Act* prevent the excavation or disturbance of land known or likely to contain relics, unless in accordance with an excavation permit.

Excavation permits are issued under Section 140 of the Heritage Act, or Section 60 for sites listed on the SHR. Some minor works such as test excavations or archaeological monitoring may be suitable for a Section 60 (Fast Track) application. Excavation Permit Applications must be supported by an Archaeological Research Design and Excavation Methodology as well as an Archaeological Assessment. Section 146 of the Heritage Act requires that any discovery or location of a 'relic' is reported to the Heritage Council.

2.2 The Environmental Planning and Assessment Act 1979

The Environmental Planning and Assessment Act 1979 (EP&A Act) establishes a framework for cultural heritage values to be formally assessed in the land use planning and development consent process. The EP&A Act requires that environmental impacts are considered prior to land development; this includes impacts on cultural heritage items and places as well as archaeological sites and deposits. The EP&A Act also requires that Local Governments prepare planning instruments, such as Local Environmental Plans (LEPs) and Development Control Plans (DCPs), in accordance with the Act to provide guidance on the level of environmental assessment required.²

The current study area, on the southern side of Pacific Highway, falls within the boundaries of Lane Cove Local Government Area (LGA). The northern side of the Pacific Highway is located in the Willoughby LGA.

Lane Cove Local Environmental Plan 2012

Heritage Conservation is discussed in Part 5; Section 5.10. Schedule 5 of the LEP lists Items of Environmental Heritage with heritage items listed in Part 1, Heritage Conservation areas listed in Part 2 and Archaeological Sites listed in Part 3.

The study site is not listed as a heritage item but is located within the vicinity of Heritage Items.

The following section highlights the archaeological considerations of a site in relation to developments:

7) Archaeological sites

- The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):
- (a) notify the Heritage Council of its intention to grant consent, and
 - (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

1: http://www6.austlii.edu.au/cgi-bin/viewdb/au/legis/nsw/consol_act/ha197786/

2: <http://www.environment.gov.au/topics/about-us/legislation/environment-protection-and-biodiversity-conservation-act-1999/about-epbc>

2.3 Environment Protection & Biodiversity Conservation Act 1999

The Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) is the Australian Government's key piece of environmental legislation. The EPBC Act enables the Australian Government to join with the states and territories in providing a national scheme of environment and heritage protection and biodiversity conservation. The EPBC Act focuses Australian Government interests on the protection of matters of national environmental significance, with the states and territories having responsibility for matters of state and local significance.³ Under the EPBC Act 1999, nationally significant heritage items are protected through their listing on the Commonwealth Heritage List or the National Heritage List.

The site is not listed on the Commonwealth Heritage List or the National Heritage List.⁴

2.4 National Parks & Wildlife ACT 1974

Aboriginal objects (including archaeological sites) are protected under the National Parks and Wildlife Act 1974 (NSW), (as amended) (NPW Act).

The NPW Act is administered by Heritage NSW (Department of Planning and Environment), formerly the National Parks and Wildlife Service (NPWS). The Chief Executive is the authority responsible for the protection of all Aboriginal objects and place in NSW, whether they are on national park estate or not.

Under Section 90 of the NPW Act it is an offence to harm, deface, damage, remove or desecrate, an Aboriginal object or place without prior written consent of the Aboriginal Heritage Regulation Team (Heritage NSW). It is also an offence, under Section 86 of NPW Act to disturb or excavate land for the purpose of discovering an Aboriginal object, or disturb or move an Aboriginal object on any land, without first obtaining a permit (preliminary research permit, excavation permit, collection permit or rock art recording permit) under Section 87 of the NPW Act. Under Section 91 of the NPW Act, it is also a requirement to notify the Chief Executive of Heritage NSW of the location of an Aboriginal object identified during any phase of works.

The subject site is not identified as an Aboriginal site, however, the Pacific Highway ridgeline is of cultural significance for First Nation peoples.

2.5 Non Statutory Listings

Listing on non-statutory registers does not provide any legal protection to heritage items or sites, however demonstrates their recognised heritage value.

Register of the National Trust

The Register of the National Trust was established in 1949 and is maintained by the National Trust of Australia. Following its survey and assessment of the natural and cultural environment, the National Trust of Australia (NSW) maintains a Register of landscapes, townscape, buildings, industrial sites, cemeteries and other items or places which the Trust determines have cultural significance and are worthy of conservation.⁵

Currently, there are some 12,000 items listed on the Trust's Register.

The subject site is not included on this register. However, Gore Hill Memorial Cemetery, which is located in the vicinity of the site, is listed in this register.

Register of the National Estate

The Register of the National Estate is a list of some 13,000 places of natural, Indigenous and historic significance throughout Australia that was originally established under the Australian Heritage Commission Act 1975. The Register of the National Estate ceased to be a statutory register in 2012 and is now maintained on a non-statutory basis as a publicly available archive and educational resource.⁶

The subject site is not included on this register, however, it is located in the vicinity of the Gore Hill Memorial Cemetery (Place ID 2950).

Australian Institute of Architects Register

The Register of Significant Buildings in NSW is prepared by the Heritage Committee of the Australian Institute of Architects - New South Wales Chapter.

The site is not listed on this register.

3: <http://www.environment.gov.au/topics/about-us/legislation/environment-protection-and-biodiversity-conservation-act-1999/about-epbc>

4: <http://www.environment.gov.au/heritage/places/national-heritage-list>

5: <http://www.nationaltrust.org.au/nsw/heritage-register>

6: <http://www.environment.gov.au/topics/heritage/heritage-places/register-national-estate>

03 Historical Context

3.1 History of St Leonards

The history of St Leonards has been extracted from the Willoughby District Historical Society website which states:

St Leonards was named after the English statesman Thomas Townshend, 1st Viscount Sydney of St Leonards and the name originally applied to the whole area from North Sydney to Gore Hill. To-day's suburb is divided between the local government areas of Willoughby (east from the Pacific Highway to the railway line, with a small portion east of the line), Lane Cove (west of the Highway to the railway) and North Sydney.

St Leonards Railway Station (located within Willoughby City) was the original terminus of the North Shore Railway when it opened on 1 January 1890 and the town developed as an important commercial centre in the early 20th century. Today it complements Chatswood, North Sydney and Lane Cove as a major business centre on the North Shore. The station was redeveloped in the 1990s' as a component of The Forum development, which comprises three commercial buildings and two residential towers containing 782 apartments, a supermarket and 34 retail shops. The Forum 1 tower (34 stories/118m) is a commanding presence that offers panoramic views over the city.

Gore Hill was the centre of the brick-making industry on the North Shore. This area is now part of the Artarmon Industrial Area.⁷



1984

Figure 3: St Leonards Arcade, 14 - 24 Pacific Highway.

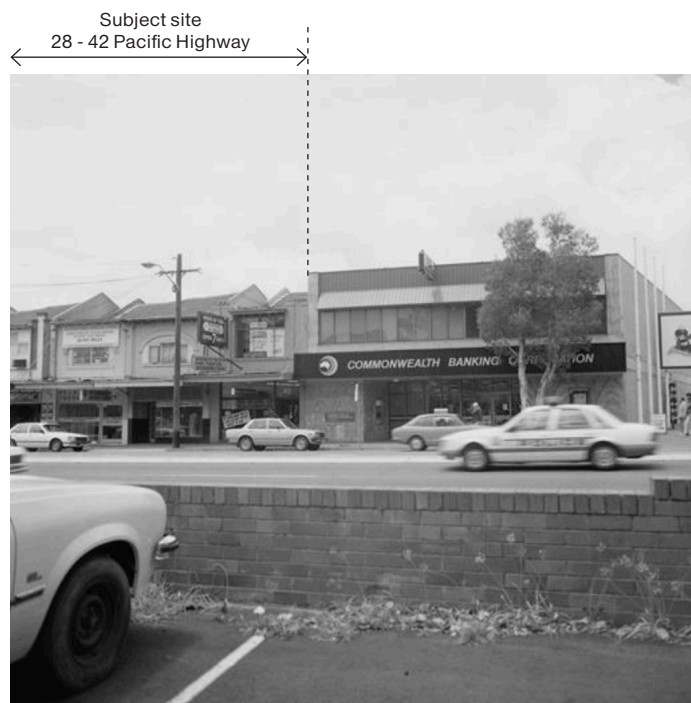
Source: Lane Cove Library, Pacific Highway and Greenwich Streetscape Photographs.



1956

Figure 5: Tramcar (R-1 class) at St Leonards Station.

Source: Lane Cove Library, Pacific Highway and Greenwich Streetscape Photographs.



1984

Figure 4: Commonwealth Bank, 44-46 Pacific Highway.

Source: Lane Cove Library, Pacific Highway and Greenwich Streetscape Photographs.

⁷: Willoughby District Historical Society & Museum, St Leonards, <https://abc17603.wordpress.com/history/suburbs/stleonards/>

3.2 Historical Mapping



Subject site (shown dashed) comprises commercial terraces.

St Leonards Arcade located east of the subject site.

1930

Figure 6: Historical Aerial showing subject site.

Source: NSW Spatial Services, Historical Imagery Viewer.



No change to the subject site (shown dashed).

Gore Hill Oval established and new buildings at the Royal North Shore Hospital.

1943

Figure 7: Historical Aerial showing subject site.

Source: NSW Spatial Services, Historical Imagery Viewer.



1951

Figure 8: Historical Aerial showing subject site.
Source: NSW Spatial Services, Historical Imagery Viewer.



1965

Figure 9: Historical Aerial showing subject site.
Source: NSW Spatial Services, Historical Imagery Viewer.



No change to the subject site (shown dashed).

Expansion of the Royal North Shore Hospital to the west.

1978

Figure 10: Historical Aerial showing subject site.

Source: NSW Spatial Services, Historical Imagery Viewer.



No change at the subject site (shown dashed).

New commercial development to the west of the site.

1986

Figure 11: Historical Aerial showing subject site.

Source: NSW Spatial Services, Historical Imagery Viewer.



The existing building constructed at western end of subject site (shown dashed).

Site on the opposite side of Pacific Highway converted into a carpark. Development site adjacent St Leonards Station in construction. A new building constructed at the southeast corner of Gore Hill Memorial Cemetery.

1994 Figure 12: Historical Aerial showing subject site.
Source: NSW Spatial Services, Historical Imagery Viewer.



No change at the subject site (shown dashed).

Site on the opposite side of Pacific Highway under construction. High rise development adjacent St Leonards Station completed.

2002 Figure 13: Historical Aerial showing subject site.
Source: NSW Spatial Services, Historical Imagery Viewer.

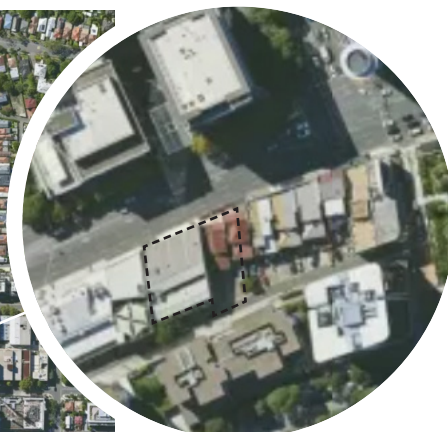
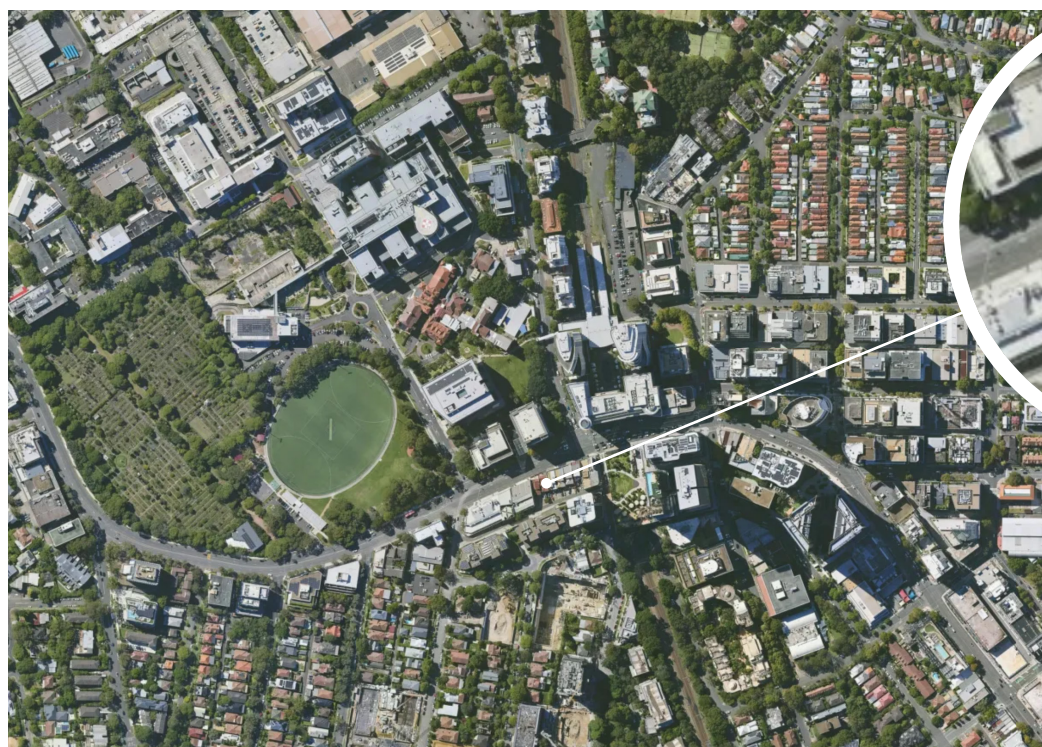


No change at the subject site (shown dashed).

Demolition of residential developments on the opposite side of Marshall Lane.

2015

Figure 14: Historical Aerial showing subject site.
Source: NSW Spatial Services, Historical Imagery Viewer.



No change at the subject site (shown dashed).

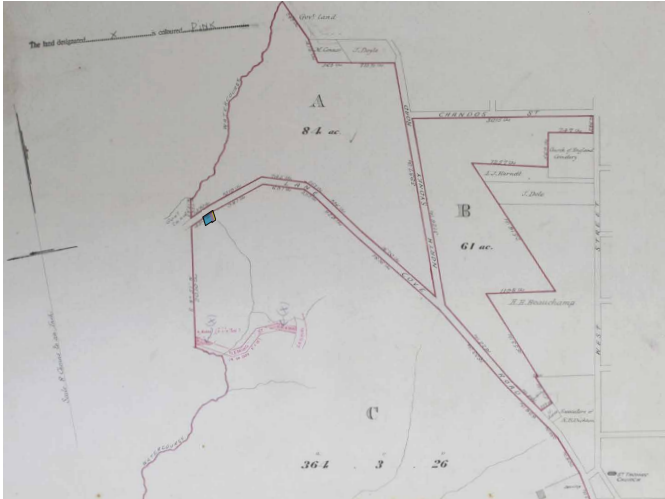
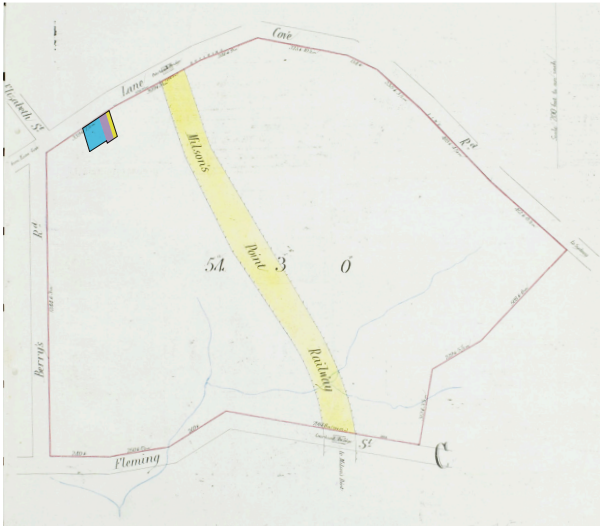
Construction of apartment buildings and high rise development on Marshall Lane completed. NSW Ministry of Health building completed on Reserve Road.
Pavilion building constructed at southwest corner of Gore Hill Park.

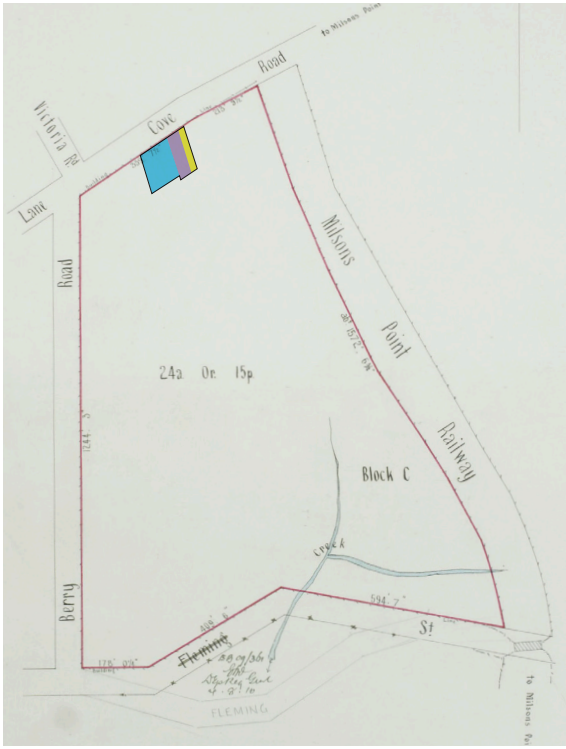
2025

Figure 15: Historical Aerial showing subject site.
Source: NSW Spatial Services, Historical Imagery Viewer.

3.3 History of the Site

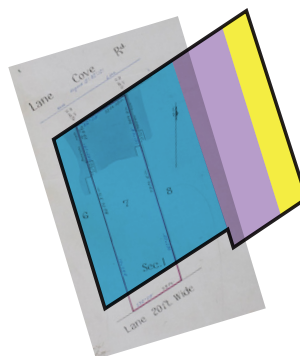
3.2.1 History of Ownership

Date	Land Title/Owner	Comment
16.08.1872	Primary Application 3083	
30.05.1825	Edward Wollstonecraft	524 acre Crown Grant
	Volume 144 Folio 103	
16.08.1872	Alexander Berry, Esquire	"84 acres being Lot A of the Crows Nest Estate and part of 60 acres originally granted to Alexander Berry by Crown Grant dated 17.11.1838 Also part of 524 acres granted to Edward Wollstoncroft by Crown Grant dated 13.06.1825. Also 61 acres being Block B of the said estate and part of 20 acres originally granted to Alexander Berry by Crown grant dated 08.02.1836. Also 364 acres 3 roods and 26 perches being blocks C and E of the said estate and part of the grant of the aforesaid 524 acres... etc
17.02.1886	David Berry	Will of Alexander Berry. Volume 778 Folio 16.
29.04.1895	John Hay Esquire and the Honorable James Norton a member of the Legislative Council both of the City of Sydney.	Application in Transmission No. 8699. Trustees under will of David Berry. Volume 1160 Folio 54.
		

Date	Land Title/Owner	Comment
11.09.1895	John Hay LLD and The Honorable James Norton LLD.	Volume 1632 Folio 132
		
03.08.1908	John Hay	Death of James Norton. 438146. Volume 1926 Folio 57
04.02.1910	Alexander Hay, David Roxburgh and Henry Douglas Horton	Volume 1926 Folio 57
	Volume 1926 Folio 57	Vol 1926 Folio 60
		
19.11.1908	John Hay of Sydney LLD - 27 acres 3 roods and 32 perches.	John Hay of Sydney LLD - 24 acres 15 perches. Part Block C
04.02.1910	Order of Court 553339. Alexander Hay of Coolangatta Esquire, David William Roxburgh of Sydney and Henry Douglas Horton of Coolangatta Esquire	Order of Court 553339. Alexander Hay of Coolangatta Esquire, David William Roxburgh of Sydney and Henry Douglas Horton of Coolangatta Esquire

Date	Land Title/Owner	Comment
Volume 2101 Folio 189		
08.11.1910	Alexander Hay of Coolangatta Esquire, David William Roxburgh of Sydney and Henry Douglas Horton of Coolangatta Esquire	26 acres 2 roods and 9 perches. Part of Block C of the Crows Nest Estate
24.11.1911	Alexander Hay of Coolangatta Esquire and David William Roxburgh of Sydney	Order of the Court. No. 616274
05.04.1912	Patrick Herbert O'Brien of Gordon, Grazier (Folio 102), Horace Walter Buck of Sydney, Agent	Transfer 658032
Volume 2254 Folios 102 and 103		Prior title 2101-189
21.05.1912	Patrick Herbert O'Brien of Gordon, Grazier (Folio 102), Horace Walter Buck of Sydney, Agent (Folio 103).	Half share each. 26 acres 2 roods and 9 perches. Part of Block C of the Crows Nest Estate
30.05.1914	Robert Paul Atkins	Transfer A31277. Lots 1 to 28 DP 7259. Atkins bought up much of this land. V2390 F13, V2410 F 100-101, V2500 F 236-242.
DP 7259		
30.10.1913		Subdivision of Avenue Estate St Leonards
Volume 2500 Folio 236		Prior title 2254-102 and 103
11.08.1914	Robert Paul Atkins of Sydney, Surveyor	One acre 11 perches being Lots 1 to 13 inclusive and 25 3/4 perches being Lots 15 and 16 of Section 1 of DP 7259
27.01.1920	Daniel Edward Ryan	Lots 2 to 11 inclusive Section 1 DP 7259 subject to covenant.
Volume 3014 Folio 82		Prior title 2500-236
28.01.1920	Daniel Edward Ryan of Sydney, Licensed Victualler	Transfer A528968. Two Roods, 35 1/2 perches. Lots 3 to 11 inclusive of Section 1 DP 7259. Covenant by Daniel Edward Ryan.....that any building erected on the land ...shall be constructed in a proper and workmanlike manner of brick and/or stone and/or concrete with slater of tiled or concrete roof at a cost of not less than thirty pounds per foot of width of building... That no noisome noxious or offensive trade shall be carried on upon the land. That no building erected upon the said land shall at any time be used as an hotel public house wine or beer shop or otherwise for the sale of intoxicating liquor but this shall not prevent any shop erected upon the property in accordance with these stipulations being used for the purpose of selling intoxicating liquors in connection with any grocers business there carried on under a grocers license.
23.06.1921	John Michael Ryan, Grazier and Augustine Daniel Ryan, Gentleman, both of Sydney	Application by Transmission A708215. Residue.
28.09.1921	Mary Fairhurst of part	Transfer A708218

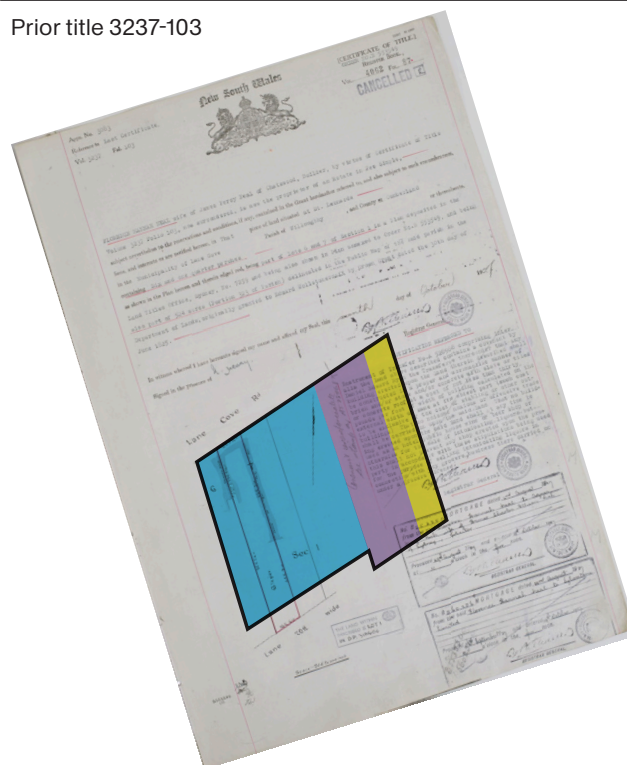
Date	Land Title/Owner	Comment
	Volume 3237 Folio 103	Prior title 3014-82



13.10.1921	Mary Fairhurst, wife of John Thomas Fairhurs of Lithgow, Civil Servant	Transfer A708218. Lots 6 and 7 of Section 1 of DP 7259. Same covenant.
03.11.1924	John James Beattie of Sydney, Gentleman	Transfer B154910
28.09.1925	Florence Hannah Neal, wife of James Percy Neal of Chatswood, Builder	Transfer B277239

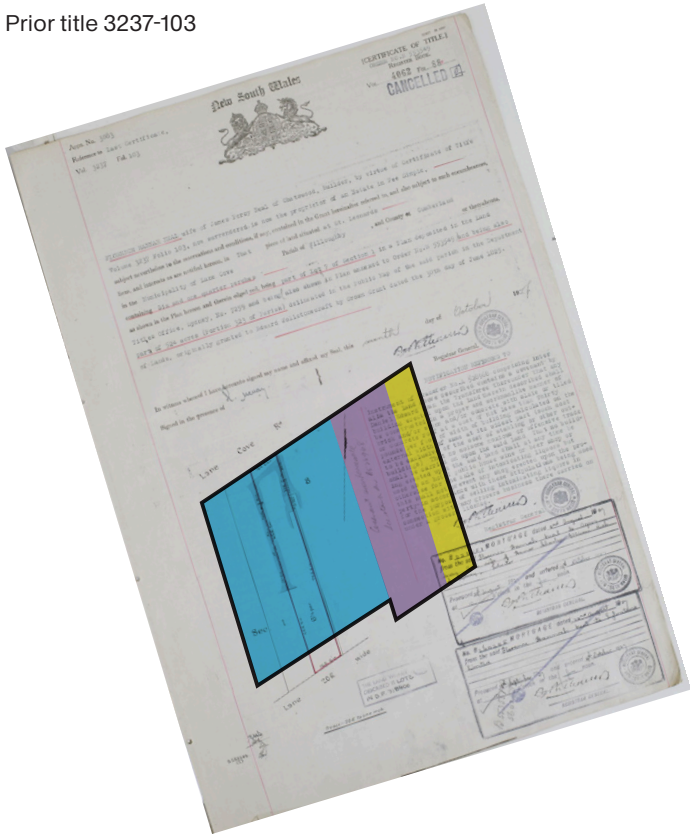
Volume 4062 Folio 87

Prior title 3237-103



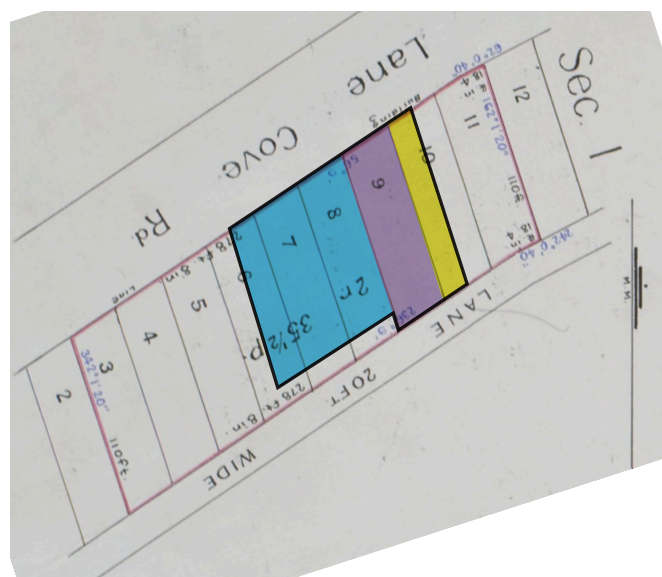
07.10.1927	Florence Hannah Neal, wife of James Percy Neal of Chatswood, Builder	6 1/4 perches being part of Lots 6 and 7 of Section 1 DP 7259. Part of Plan annexed to Order No. B 553549 and being also part of 524 acres (Portion 323 of Parish)
16.07.1929	Maude Dixon of Chatswood, Widow	Transfer B855186

Date	Land Title/Owner	Comment
08.08.1946	Stella Sherwood, wife of Henry Sherwood of St Leonards, Insurance Officer	Transfer D540687
08.12.1953	William Francis Dobbin of St Leonards, Shopkeeper	Transfer F990582
23.12.1985	John David Lloyd	Transfer W119365
14.03.1986	JS Levy Corporation Pty Limited	Transfer W236273
27.10.1986	Pentden Holdings Pty Limited	Transfer W577141
28.10.1987		Road dedicated DP746012
	Volume 4062 Folio 88	Prior title 3237-103



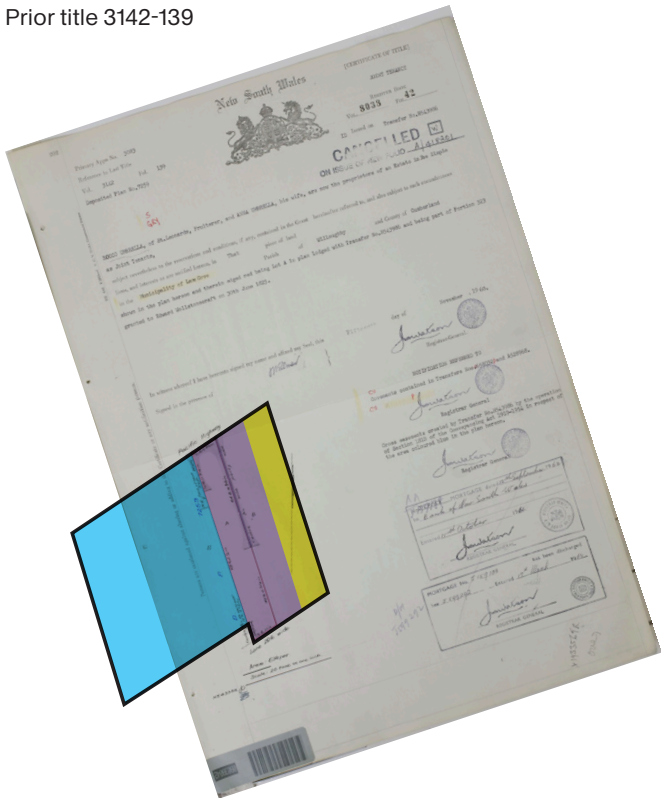
07.10.1927	Florence Hannah Neal, wife of James Percy Neal of Chatswood, Builder	6 1/4 perches being part of Lot 7 Section 1 DP 7259.
16.07.1929	Maude Dixon of Chatswood, Widow	Transfer B 853186
10.11.1948	Frederick Edward William Woodridge of St Leonards, Bootmaker	Transfer D922922
03.08.1972	34 Pacific Pty Ltd	Transfer M891158
27.10.1986	Pentden Holdings Pty Limited	Transfer W577140
28.10.1987		Road dedicated DP746012
		Computer folio

Date	Land Title/Owner	Comment
	Vol 10068 Folios 249 & 250	Prior title 4062-88
	Vol 11330 Folio 15	
	Lot 1 DP 746012 - Current Title	34 - 42 Princes Highway - 1/2 Lot 6, Lot 7 and Lot 8, Section 1, DP 7259
	Volume 3142 Folio 139	Prior title 3014-82



21.12.1920	Harry Milton Carter of Sydney, Agent	Transfer A632158. Part of Lots 8 and 9 Section 1 DP 7259
01.11.1920	Elizabeth Agnes Baylis of Manly, Spinster	Transfer A63506
25.01.1922	Frederick Edward Baylis of Sydney, Bank Inspector and Rebecca Wiseman of Wollongong, Married Woman	Application by Transmission A7779098
13.01.1925	Frederick Edward Baylis	Notice of death of Rebecca Wiseman B169235
25.07.1940	Ellice Louise Macoun, wife of Reginald Prescott Macoun of Gordon, Accountant	Transfer C928117
27.05.1952	John James McCullum of Crows Nest, Stevedore and Thelma May McCullum, his wife	Transfer F689186
09.03.1954	John Elias Morad of Bronte, Wholesaler	Transfer G40032
27.06.1960	Rocco Umbrella and Anna Umbrella	Lot A on Transfer H543986.
26.10.1964	Anthony John Lahood of Coogee, Warehouseman of residue.	Transfer 5797906.
26.02.1971	Macman Pty Limited of residue	Transfer M125021

Date	Land Title/Owner	Comment
	Vol 11532 Folio 139	Prior title 3142-139
	Volume 8038 Folio 42	Prior title 3142-139



15.11.1960	Rocco Umbrella, of St Leonards, Fruiterer and Anna Umbrella, his wife	Transfer H543986. Lot A.
11.11.1987	Advance Bank Australia Limited.	Transfer X193356
		Computer folio
	Vol 10689 Folio 91	Prior title 8038-42
	Lot D DP 419248 - Current Title	28 Princes Highway - 1/2 Lot 10, Section 1, DP 7259
	Vol 11532 Folio 139	Prior title 8038-42
	Lot B DP 418201 - Current Title	30 Princes Highway - 1/2 Lot 9, Section 1, DP 7259
	Lot A DP 418201 - Current Title	32 Princes Highway - 1/2 Lot 9, Section 1, DP 7259

3.3.1 History of Tenants

Year	Sands Directory	Tenants	Year	Sands Directory	Tenants
Gordon Road, west side, St Leonards					
1915	<i>Christie street—Nicholson street</i> Ratte Mrs. E., "Arbutnott" Hinton Mrs. D., "Arbutnott" Hutton J. & Co., fuel merchants Hornby Tile Pottery and Brickworks Ltd, depot Murphys Mrs., general store Jarvis Mrs. M., confectioner Small T. H., greengrocer Keen A. E., butcher <i>Lithgow street</i> St. Leonards Railway Station <i>Berry's road—Park road</i>	No listings between Lithgow Street and Berry's Road	1925	<i>Railway line</i> <i>Canberra avenue</i> Moss Robert, grocer Nelson R. C. & Co., estate agents Govt. Sav. Bank Agency Daly Wm., funeral director Harris Miss E. H., chemist Moss F., tobacconist Galletta Antonio, fruiterer Shenton A., confectioner Naylor Jacob, fancy goods Whitelaw Mrs. E. S., draper Smith Jas., greengrocer Bellamy Chas., news agent Cooper Pennimore, grocer Purves Mrs. C., smallgoods Hanguard Miss M. <i>Berry road</i>	Tenants listed at later dates on the site include: Mrs ES Whitelaw, draper (32) Cooper Pennimore, grocer Mrs C Purves, smallgoods (42)
Lane Cove Road, west side, St Leonards					
1920	<i>Canberra avenue</i> <i>Berry's road</i> Lindeman E. H. Beck Charles <i>Park road</i>	No listings between Canberra Avenue and Berry's Road	1926	<i>Canberra avenue</i> Nelson R. C. & Co., estate agents Govt. Sav. Bank Agency Moss R., grocer Bellamy C. H., newsagt. Kinnela Charles Harris Miss E. H., chemist Moss F., tobacconist Galletta A., fruiterer Wilton Charles, butcher Forsythe J., confctnr. Milton J., fancy goods Henninga & Arnoll, confectioners Whitelaw Mrs. E. S., draper Cooper Pennimore, grocer Purves Mrs. C., smallgoods Milne Mrs. E. A. <i>Berry road</i>	Tenants listed at later dates on the site include: Mrs ES Whitelaw, draper (34) Cooper Pennimore, grocer Mrs C Purves, smallgoods (42)
1921	<i>Canberra avenue</i> <i>Berry's road</i> Lindeman E. H. Beck Charles <i>Park road</i>	No listings	1927	Nelson R. C. & Co., estate agents Govt. Sav. Bank Agency Moss R., grocer Bellamy C. H., newsagt. Andrews T. J., funeral dir. Harris E. H. & Co., chemist Moss F., tobacconist Galletta A., fruiterer Wilton Charles, butcher Adams Mrs. M., confctnr. Kerwin W. J., agent motor cycles Maler J., fancy goods Kinsela Chas., funeral director Whitelaw Mrs. E. S., draper Underdown Mrs. Rose, dir. old wares Cooper Pennimore, grocer Purves Mrs. C., smallgoods Milne Mrs. E. A., confctnr.	Tenants listed at later dates on the site include: Chas Kinsela, funeral director (32) Mrs ES Whitelaw, draper (34) Cooper Pennimore, grocer Mrs C Purves, smallgoods (42)
1922	<i>Canberra avenue</i> <i>Berry's road</i> Lindeman E. H. Beck Charles <i>Park road</i>	No listings			
1923	<i>Canberra avenue</i> Lindeman E. H. Beck Charles <i>Park road</i>	No listings			
1924	<i>Canberra avenue</i> <i>Railway line</i> Moss Robert, grocer Nelson R. C. & Co., estate agents Govt. Sav. Bank Agency Harris Miss E. H., chemist Hogarth J. D., confectioner Moss F., tobacconist Naylor Jacob, fancy goods Whitelaw Mrs. E. S., draper Gill Louis Parsons J. W., greengrocer Bellamy Chas., news agent Cooper Pennimore, grocer Purves Mrs. C., smallgoods Hanguard Miss M. <i>Berry road</i>	No street numbers listed. Site mid way between Canberra Avenue and Berry Road. Tenants listed at later dates on the site include: Mrs ES Whitelaw, draper (34) Cooper Pennimore, grocer Mrs C Purves, smallgoods (42)			

Year	Sands Directory	Tenants	Year	Sands Directory	Tenants
1928	Canberra avenue Nelson R. C. & Co., estate agents Govt. Sav. Bank Agency Moss R., grocer Murphy T. V., billiard sal Bellamy C. H., newsagent Andrews T. J., funeral dir Harris & Co., chemists Finnegan Mrs. D., smlgd Moss F., tobacconist Gallista A., fruiterer Wilton Charles, butcher Adams Mrs. M., enftnr. Kerwin W. J., agent motor cycles Malor J., fancy goods Kinsela Chas., funeral director Whitelaw Mrs. E. S., draper Masie Mrs. R., laundry Cooper Pennimore, grocer Morgan H. Purves Mrs. C., smlgd. Milne Mrs. E. A., enftnr. Bright G., motor garage Berry road	Tenants listed at later dates on the site include: Chas Kinsela, funeral director (32) Mrs NS Whitelaw, draper (34) Mrs ES Masie, draper (36) Cooper Pennimore (sp), grocer (38) H Morgan (40) Mrs C Purves, small goods (42)	1930	28 Wood Coffill Ltd., undertakers agency 30 Strange O., fish & chips 32 Kinsela Chas., funeral director 34 Whitelaw Mrs. N. S., draper 36 Hyde Francis, grocer 38 Alleston Mrs. Emma J., bootmaker 40 Bungalow Construction Co., J. P. Neal, mgr. 42 Cannon E. H., mixed business	28 - Wood Coffill Ltd., undertakers agency 30 - O Strange, fish & chips 32 - Chs Kinsela, funeral director 34 - Mrs NS Whitelaw, draper 36 - Fran Hyde, grocer 38 - Mrs Emma J Alleston, bootmaker 40 - Bungalow Construction Co. J.P. Neal mgr 42 - E Cannon, mixed business
1929	Canberra avenue 2 Nelson R. C. & Co., estate agents Govt. Savings Bank (Agcy.) 4 Moss R., grocer Murphy T. R., billiard sal. 6 & 8, Bellamy O. H. newsagent 14 Andrews T. J., funeral director 14 Le Bon Ton Florist, T. Daly 16 Harris & Co., chemists 18 Finnegan Mrs. D., smlgd 20 Mason Edward M., hair dresser 22 Galetta Bros., fruiterers 24 Wilton Chas., butcher 26 Adams Mrs. M., enftnr. 28 Wood Frank, book exchge 32 Kinsela Chas., funeral director 34 Whitelaw Mrs. E. S., draper 36 Masie Mrs. R., laundry 38 Hyde Francis, grocer 39 Alleston Mrs. Emma J., bootmaker 40 Bungalow Construction Co., J. P. Neal, mgr. 42 Purves Mrs. C., smlgd. 44 Clark James W. 44 Clark Mrs. M., dressmkr 50 Bright George A., motor garage Berry road	First listing with street numbers. 28 - Frank Wood, book exchange 30 - No listing 32 - Chas Kinsela, funeral director 34 - Mrs NS Whitelaw, draper 36 - Fran Hyde, grocer 38 - Mrs Emma J Alleston, bootmaker 40 - Bungalow Construction Co. J.P. Neal mgr 42 - Mrs C Purves, small goods	1931	28 Wood Coffill Ltd., undertakers agency 30 Strange O., fish & chips 32 Kinsela Chas., funeral director 34 Whitelaw Mrs. N. S., draper 36 Hyde Francis, grocer 38 Alleston Mrs. Emma J., bootmaker 40 Long M. J., fruiterer 42 Cannon E. H., mixed business 42 Hayes E. T., est. agt.	28 - Wood Coffill Ltd., undertakers agency 30 - O Strange, fish & chips 32 - Chas Kinsela, funeral director 34 - Mrs NS Whitelaw, draper 36 - Francis Hyde, grocer 38 - Mrs Emma J Alleston, bootmaker 40 - MJ Long, fruiterer 42 - E Cannon, mixed business 42 - ET Hayes, Est. agt.

Year	Sands Directory	Tenants
1932-33	28 Paul Miss V., book exchange 28 Wood Coffill Ltd., undertakers agency 30 Coghill Gordon, btmkr. 32 Kinsela Chas., funeral director 34 Whitelaw Mrs. N. B., draper 36 Hyde Francis, grocer 38 Alleston Mrs. Emma J., bootmaker 40 Long M. J., fruiterer 42 Cannon E. IL, mixed business	28 - Miss V Paul, book exchange 28 - Wood Coffill Ltd., undertakers agency 30 - Gordon Coghill, btmkr 32 - Chas Kinsela, funeral director 34 - Mrs NS Whitelaw, draper 36 - Francis Hyde, grocer 38 - Mrs Emma J Alleston, bootmaker 40 - MJ Long, fruiterer 42 - E Cannon, mixed business

Charles Kinsela Pty Limited

The firm of Charles Kinsela Pty Limited had its origins in 1830 when it began operating an undertaking business at Liverpool. The business relocated to premises at the corner of Sussex and Goulburn Streets in 1857.⁸ In 1858 it occupied premises at 765 George Street, by which time there were at least eight undertakers operating in Sydney.⁹ By 1870 the firm expanded and had become Charles Kinsela and Sons with premises in Sussex Street, George Street and South Head Road. At this time there were 14 undertakers listed in Sands Directory.¹⁰ Further expansion followed in the mid 1890s with additional branches in Darlinghurst Road and Rocky Point Road at Rockdale. Charles Kinsela retired and his son, also named Charles, took over the business and when the founder died in 1900 his widow continued the operations until 1906. In 1914, the grandson, also named Charles, took over the management of the company after the company relocated its headquarters to 143 Oxford Street. By mid decade, the business was operating branches out of other localities across metropolitan Sydney.¹¹

By the late 1930s, Kinsela conducted 1,700 to 1,900 funerals per year, or about 15% of the Sydney market.¹²

Wood Coffill Ltd, Undertakers Agency

Joseph Taylor Coffill began as a livery stable proprietor, providing carriages, hearses, and other vehicles. He gained a reputation for the quality and opulence of his conveyances, even attracting vice-regal patronage. Coffill expanded his business to include funeral services, focusing on "reform funerals" with a focus on service and volume rather than elaborate displays. Coffill's masterpiece was a unique, Italian Renaissance-style processional funeral car, the "Car of Death", featuring elaborate carvings and imagery.

In 1912, Coffill merged his business with A.C.J. Wood, creating Wood Coffill and Company¹³, which became a prominent funeral directing enterprise in Sydney. Wood Coffill played a notable role in the development of the funeral industry in Sydney, transitioning from traditional livery to modern funeral directing.¹⁴

8: Duncan Waterson and Sandra Tweedie, "A Study of the Funeral Industry in New South Wales", in Mira Crouch and Bernd Huppau (Eds), Essays in Mortality, Sydney, 1985, p. 126.

9: Sands Directory, 1858-59.

10: Sands Directory, 1870.

11: Sands Directory, 1913, 1917. They were, however, not the largest by any means. The recently established firm of Wood Coffill had agencies in 27 suburban localities in the same period.

12: Sands Directory, op.cit.

13: Dictionary of Sydney, https://dictionaryofsydney.org/organisation/wood_coffill_and_company#:~:text=Funeral%20company%20formed%20from%20the,Joseph%20Coffill's%20businesses%20in%201912.

14: <https://adb.anu.edu.au/biography/coffill-joseph-taylor-joe-12847#:~:text=That%20year%20on%2012%20February,wife%20had%20died%20of%20pneumonia>.

04 Site and Fabric Assessment

4.1 Surrounding Streetscape

The surrounding development ranges from high density mixed use towers on the eastern side of the railway line to large commercial developments and the Royal North Shore Hospital complex on the opposite side of Pacific Highway.

The adjacent buildings include St Leonards Arcade, a group of two storey commercial terraces, to the east of the site and a five storey commercial building to the west. The opposite side of Marshall Lane range between five to seven storey residential apartment blocks and one to two-storey dwellings to the south.

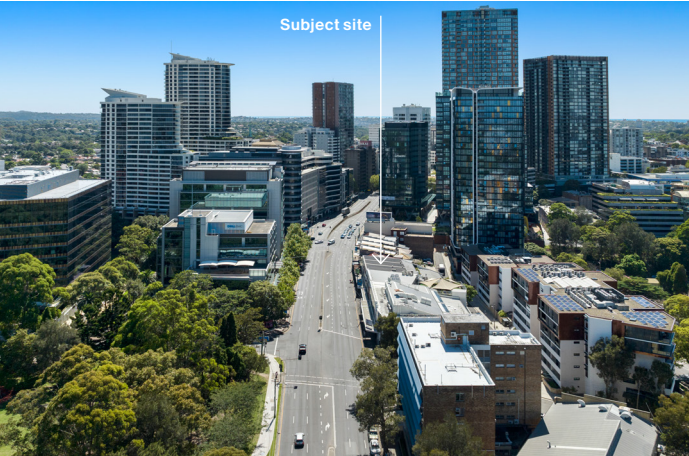


Figure 16: Aerial view on Pacific Highway facing east.
Source: Client supplied.



Figure 17: Aerial view on Pacific Highway showing the apartment developments to the south of the subject site.
Source: Client supplied.



Figure 18: View of mixed-use towers and Wadanggari Park which is built over the railway line.
Source: Client supplied.



Figure 19: View of Gore Hill Park located northwest of the subject site.
Source: Client supplied.

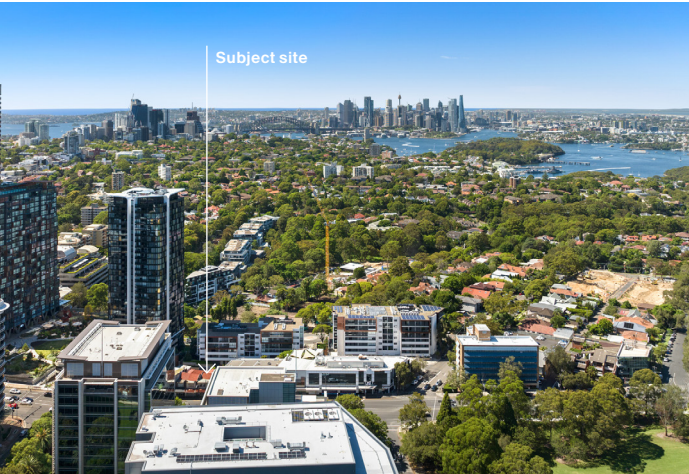


Figure 20: Aerial view facing south towards Sydney CBD.
Source: Client supplied.

Pacific Highway



Figure 21: St Leonards Arcade.
Source: TZG Heritage, 2025.



Figure 22: Commercial development to the west of the site.
Source: TZG Heritage, 2025.



Figure 23: North Shore Medical Centre at 66 Pacific Highway.
Source: TZG Heritage, 2025.



Figure 24: Space 207 development on Pacific Highway.
Source: TZG Heritage, 2025.



Figure 25: View from Level 1 of Space 207 development on Pacific Highway.
Source: TZG Heritage, 2025.

Marshall Lane



Figure 26: Apartment buildings on the opposite side of Marshall Lane.
Source: TZG Heritage, 2025.



Figure 27: View from Marshall Lane facing east.
Source: TZG Heritage, 2025.



Figure 28: North Shore Medical Centre at 66 Pacific Highway.
Source: TZG Heritage, 2025.



Figure 29: View from Marshall Lane facing east.
Source: TZG Heritage, 2025.

4.2 The Site

The subject site contains a five-storey commercial building with basement car parking at the western end and three two-storey commercial terraces to the east. The site slopes from the northern boundary at Pacific Highway down to the southern boundary at Marshall Lane.



Figure 30: 28-42 Pacific Highway - Aerial View.
Source: Client Supplied.

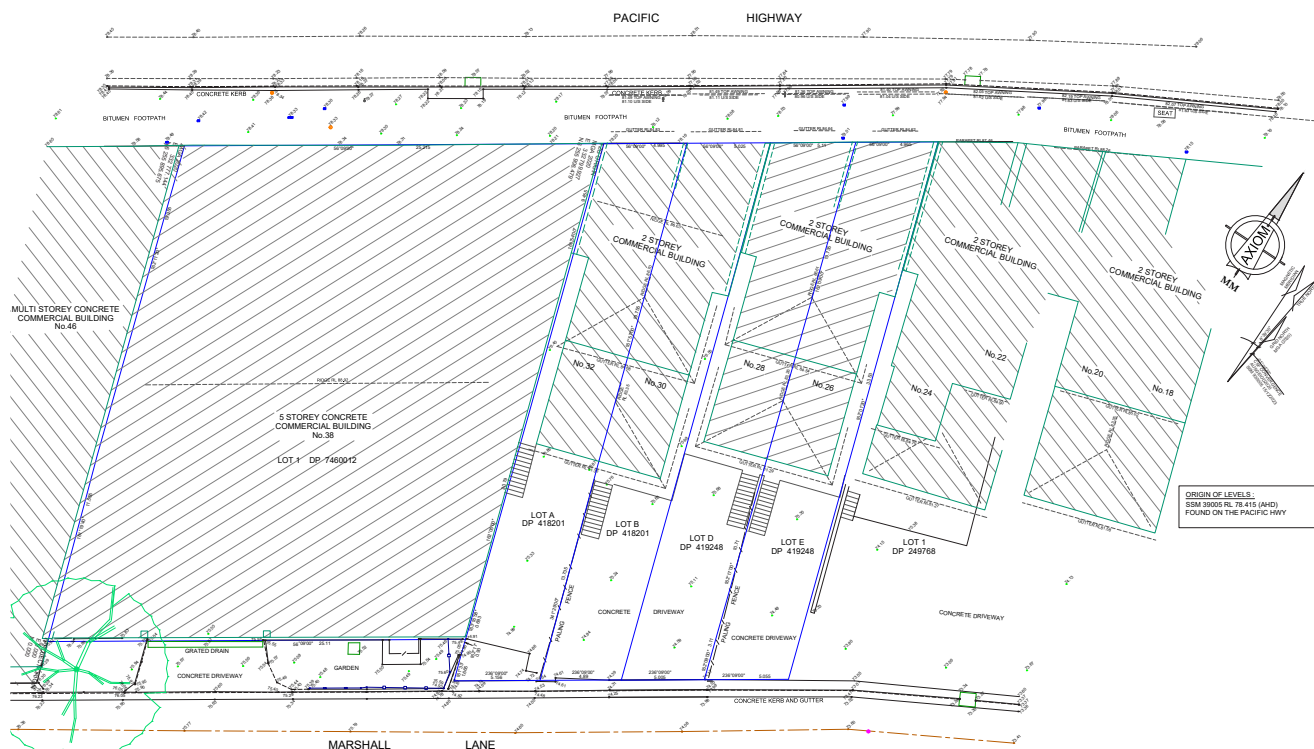


Figure 31: 28-42 Pacific Highway - Survey.
Source: Axiom Spatial Surveyors, 2023.



Figure 32: View of the subject site from Pacific Highway.
Source: TZG Heritage, 2025.



Figure 33: View of the subject site from Marshall Lane.
Source: TZG Heritage, 2025.



Figure 34: View of the subject site from Marshall Lane facing west.
Source: TZG Heritage, 2025.

28 Pacific Highway



Figure 35: Shopfront - this tenancy is currently vacant.
Source: TZG Heritage, 2025.



Figure 36: Bakery fitout.
Source: TZG Heritage, 2025.

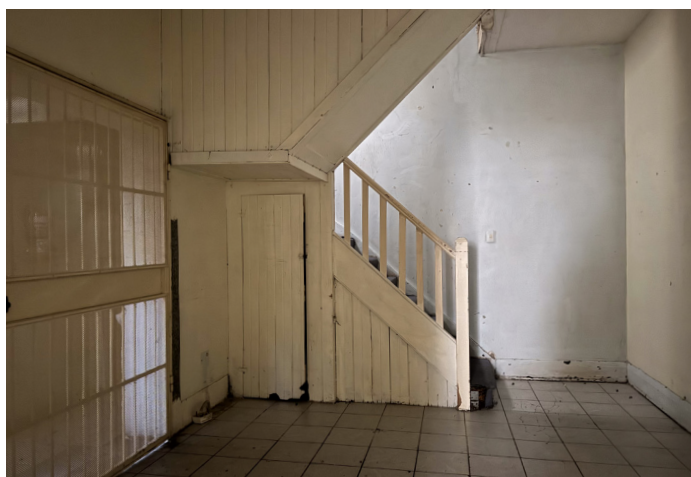


Figure 37: Ground floor apartment.
Source: TZG Heritage, 2025.



Figure 38: Bedroom on level 1 facing Pacific Highway.
Source: TZG Heritage, 2025.



Figure 39: Bedroom on Level 1.
Source: TZG Heritage, 2025.



Figure 40: Bedroom on Level 1 facing Marshall Lane.
Source: TZG Heritage, 2025.

30 Pacific Highway



Figure 41: Shopfront - EzyMart.
Source: TZG Heritage, 2025.



Figure 43: Shop fitout.
Source: TZG Heritage, 2025.

32 Pacific Highway



Figure 42: Shopfront - Harmony Thai Massage.
Source: TZG Heritage, 2025.



Figure 44: Internal fitout.
Source: TZG Heritage, 2025.



Figure 45: Internal fitout.
Source: TZG Heritage, 2025.



Figure 46: Internal fitout.
Source: TZG Heritage, 2025.

34-42 Pacific Highway



Figure 47: Ground floor lobby facing Pacific Highway.
Source: TZG Heritage, 2025.



Figure 48: Ground floor lobby.
Source: TZG Heritage, 2025.



Figure 49: Typical fitout - Level 3 facing Pacific Highway.
Source: TZG Heritage, 2025.



Figure 50: Typical fitout - Level 3 facing Pacific Highway.
Source: TZG Heritage, 2025.



Figure 51: Typical fitout - Level 3 facing Marshall Lane.
Source: TZG Heritage, 2025.



Figure 52: Typical fitout - Level 3 facing Marshall Lane.
Source: TZG Heritage, 2025.

4.3 Crows Nest Transport Oriented Development (TOD) Precinct Design Guide

The subject site is located within the accelerated rezoning area of the Crows Nest TOD Precinct. The western end of the block, at the corner of Pacific Highway and Berry Road, is nominated as a Precinct Gateway.

Currently, a development of up to nine storeys at the subject site would be permissible. However, the Design Guide allows for a 30-storey landmark tower at the Precinct Gateway which would affect views to and from Gore Hill Memorial Cemetery.

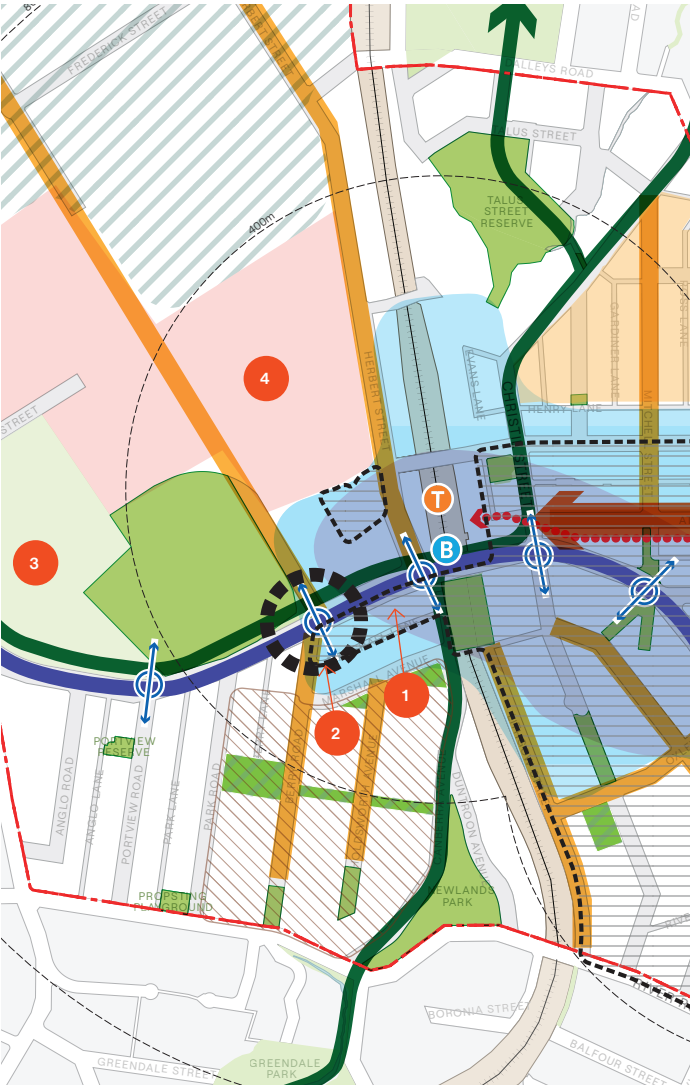


Figure 53: Crows Nest TOD Precinct - Structure Plan.
Source: SJB, Urban Design Report, 2024.

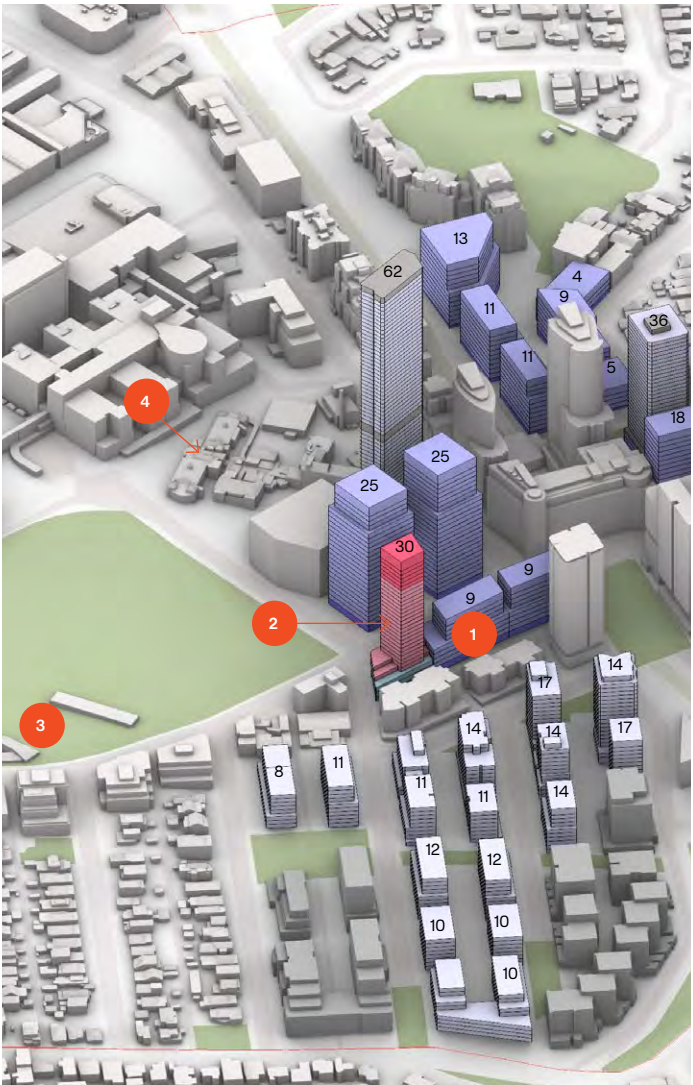


Figure 54: Crows Nest TOD Precinct - Finalised Massing.
Source: SJB, Urban Design Report, 2024.

Legend

- 1 Subject site, 28-42 Pacific Highway
- 2 Precinct Gateway
- 3 Gore Hill Memorial Cemetery
- 4 Royal North Shore Hospital buildings

4.4 Visual Impact Analysis

The subject site is located in the vicinity of Gore Hill Memorial Cemetery, which is included in the State Heritage Register and is also listed in Willoughby LEP 2012 as a Heritage Item.

The subject site is also located in the vicinity of the heritage-listed buildings at the Royal North Shore Hospital, Park Road group of houses and the Commercial building at 1 Chandos Street, these LEP-listed items are not visible from the subject site.

The subject site is part of the Crows Nest Transport Oriented Development (TOD) Precinct where higher density developments between St Leonards Station and Crows Nest Metro Station are encouraged. Future development on adjacent sites has the potential to affect the views of Heritage Items.

Key views to and from the subject site are summarised in the diagram below.



Figure 55: Key views diagram.
Source: NSW Spatial Services, Historical Imagery Viewer with TZG overlay.

Legend

1 Gore Hill Memorial Cemetery

2 Royal North Shore Hospital Precinct Group

3 Park Road Houses

4 1 Chandos Street, St Leonards

Subject site, 28-42 Pacific Highway

Local LEP Heritage Items

Potential for 30-storey landmark tower, 2036 Plan

SHR-listed Heritage Items

TOD Accelerated Rezoning Area

Views of Heritage Item

Partial views of Heritage Item

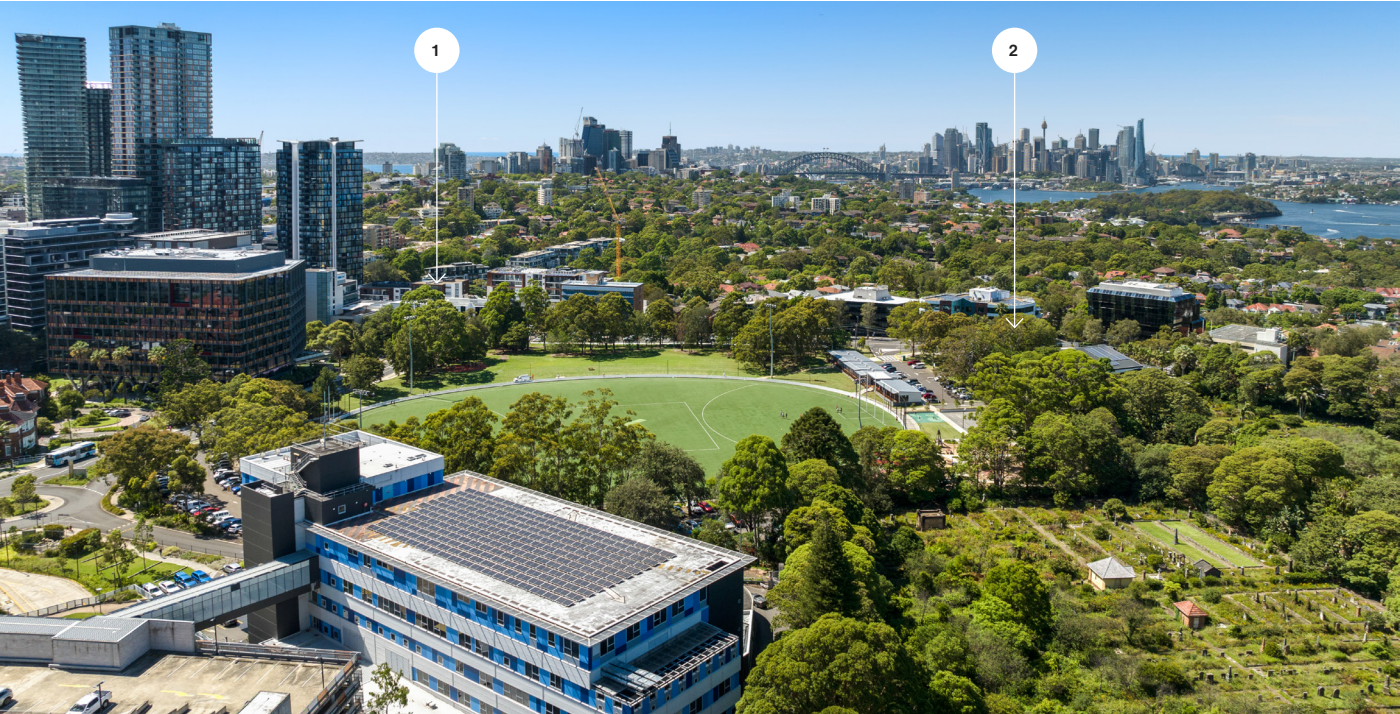


Figure 56: Aerial view facing south towards the site.
Source: TZG Architects, 2025.

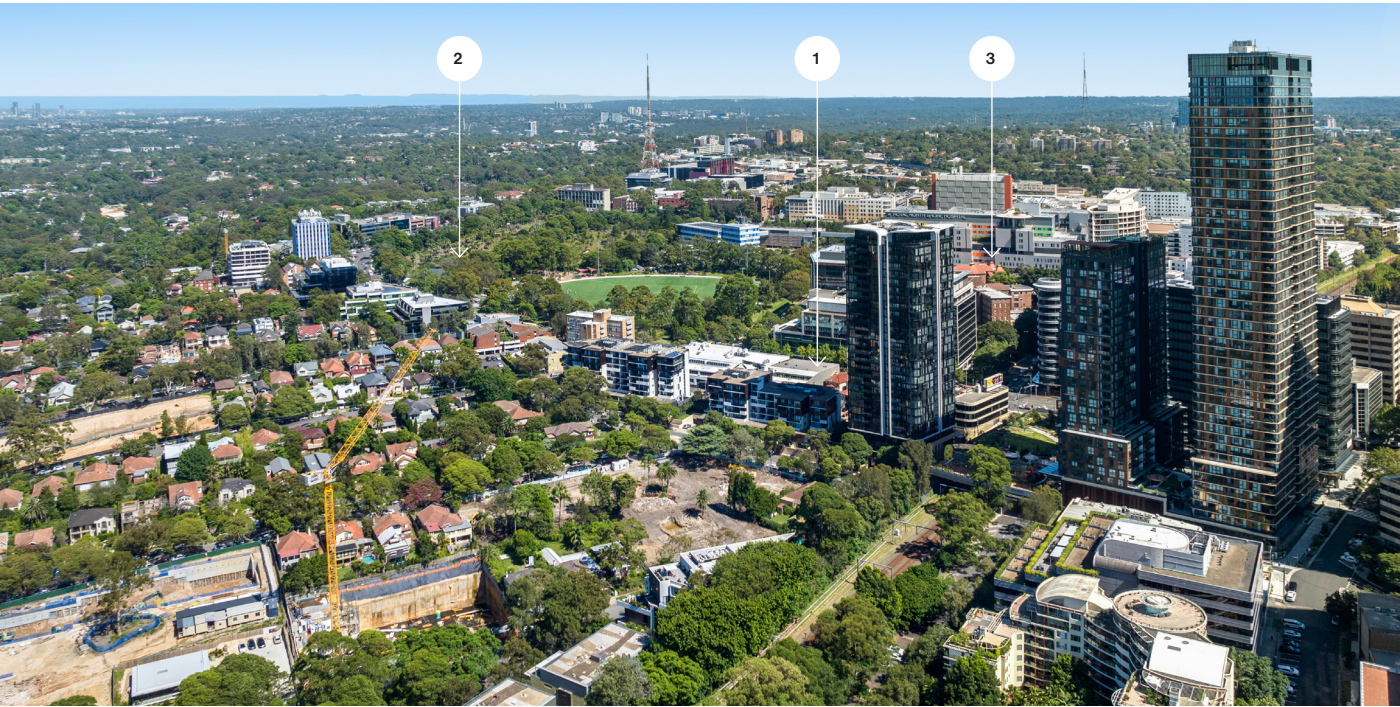


Figure 57: View from 42 Pacific Highway at Ground Level facing west. INSET:
Entry to Gore Hill Memorial Cemetery.
Source: TZG Architects, 2025.

- 1 Subject site, 28-42 Pacific Highway
- 2 Gore Hill Memorial Cemetery
- 3 Royal North Shore Hospital

4.4.1 Views from Heritage Items

Gore Hill Memorial Cemetery

Currently the existing buildings are barely visible from Gore Hill Memorial Cemetery. There is potential views of the upper levels of the proposed development, however, it would be screened by the existing trees at Gore Hill Park.

Potential views of the proposed development

Indicative height of landmark tower as part of the Crows Nest TOD Precinct.



Figure 58: View from Pacific Highway facing east towards the subject site. The entry gates to Gore Hill Memorial Cemetery are on the left.

Source: Google Streetview, 2024.

Royal North Shore Hospital buildings

Views of the subject site from the heritage-listed buildings at the Royal North Shore Hospital are obstructed by the ten-storey, NSW Ministry of Health building at 1 Reserve Road.

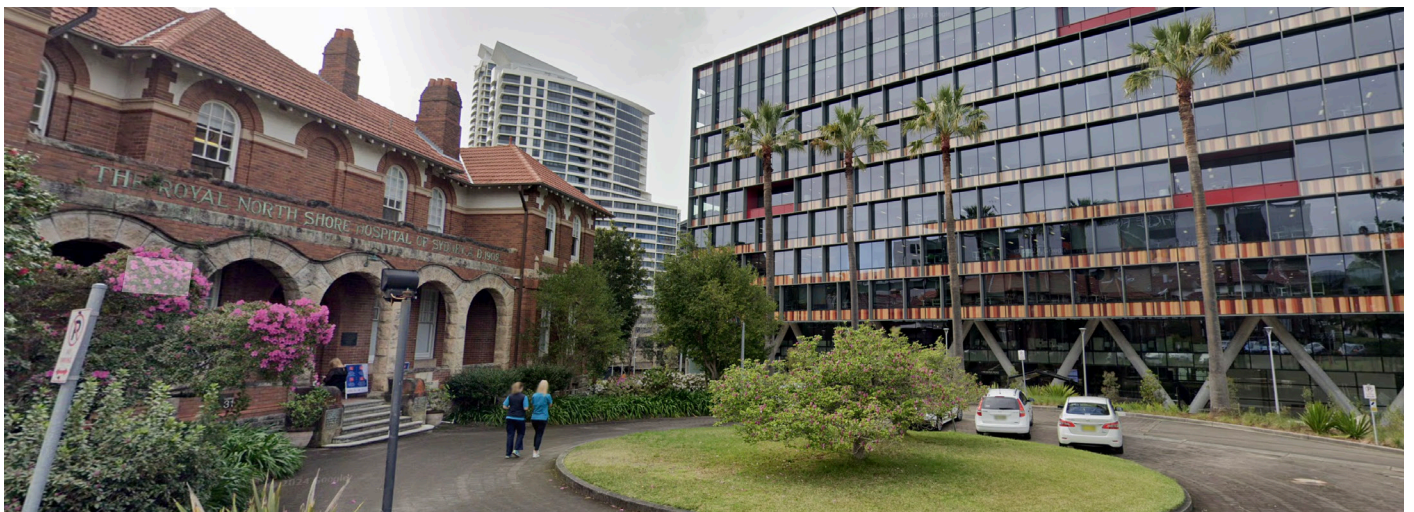


Figure 59: View from the Royal North Shore Hospital buildings facing southeast towards the subject site.

Source: Google Streetview, 2020.

4.4.2 Views towards Heritage Items in the vicinity

Gore Hill Memorial Cemetery



Figure 60: View from 42 Pacific Highway at Ground Level facing west. INSET: Entry to Gore Hill Memorial Cemetery.
Source: TZG Architects, 2025.



Figure 61: View from 42 Pacific Highway, Level 3 facing west.
Source: TZG Architects, 2025.



Figure 62: View at the corner of Park Road and Pacific Highway facing west.
Source: TZG Architects, 2025.

The stone entry gates at the Gore Hill Memorial Cemetery are barely visible through the trees at Gore Hill Park.

Views of the Cemetery are screened by the neighbouring building on Pacific Highway.

The gates of the Cemetery can be seen from the corner of Park Road and Pacific Highway.

Royal North Shore Hospital buildings



Figure 63: View from 28 Pacific Highway at Ground Level facing north. INSET: Detail view of building.

Source: TZG Architects, 2025.



Figure 64: View from 28 Pacific Highway, Level 1 facing north.

Source: TZG Architects, 2025.



Figure 65: View from 42 Pacific Highway on Level 3 facing north.

Source: TZG Architects, 2025.

The brick building visible in the background is part of the Royal North Shore Hospital but is not a heritage-listed building.

From this vantage point, only a narrow view of the Hospital can be seen through the existing commercial development.

The Hospital buildings are screened by the existing development on the opposite side of Pacific Highway.

5.1.1 SHR Heritage Listings

Gore Hill Memorial Cemetery, SHR#01491

Criteria	Significance
Criterion (a) Historic significance	Gore Hill Memorial Cemetery is of representative and rare historical significance at a State level as the burial place for more than 14,000 people whose lives contributed to and enriched the history and development of a significant region of New South Wales. In its layout, monuments and plants it demonstrates the religious philosophies and changing attitudes to death and its commemoration by a significant sample of the Australian population over a period of more than 100 years. Many significant events are associated with the history of Gore Hill Memorial Cemetery, including burials of famous Australians, the memorial to Mother Mary MacKillop, Australia's first candidate for Sainthood in the Roman Catholic faith, and the dedication of the Cemetery as a Memorial Cemetery, an important event in the history of heritage conservation in New South Wales. Of particular interest at Gore Hill Memorial Cemetery are the graves of or memorials to the following : Mother Mary MacKillop, Australia's first and only candidate for Sainthood in the Roman Catholic faith. Her remains have been removed from the Cemetery but she is commemorated by a monument erected in the plot where other members of her order are still buried. This memorial was dedicated at a special service held in 1995. William Tunks MLA, a prominent businessman, first Mayor of St Leonards and State Member for St Leonards, who was instrumental in having land set aside for a public cemetery at Gore Hill. His was the first Church of England burial in the Cemetery. Barney Kieran, Australia's international swimming champion, who died of appendicitis, aged nineteen, in 1905. Some 30,000 people attended his funeral which was described at the time "as one of the most remarkable mass funerals Australia has seen". Sir John Sulman, noted architect, after whom the Sulman Prize for Architecture, is named. David William Gregory, who led Australia to the momentous first cricket Test victory against the English at the Melbourne Cricket Ground in March 1877. Until recently, Gregory's grave was unmarked but has now been given the recognition it deserves with a memorial paid for by supporters of the game.
Criterion (b) Historical association	-
Criterion (c) Aesthetic/creative/technical achievement	Aesthetically the Cemetery is of rare and representative State significance as a particularly fine and intact example of a Late Victorian/Edwardian landscaped public burial ground with landmark qualities, important plantings and a wealth of high quality funerary architecture demonstrating the skills of the artisans who crafted the monuments.
Criterion (d) Social, cultural, and spiritual	The Cemetery is of rare and representative social significance at a State level because of the unusually high esteem in which it is held by major identifiable groups in the community, a fact which led to its becoming a benchmark in the conservation of historic cemeteries through its saving from conversion and its dedication as a Memorial Cemetery.
Criterion (e) Research potential	Gore Hill Memorial Cemetery has enormous educational and research potential at a rare and representative State level by virtue of its wealth of genealogical, architectural, horticultural and artistic information which is readily accessible to Australia's major population centre.
Criterion (f) Rare	Every cemetery is unique for it contains the human remains of a particular person, family or community. Some cemeteries share similar layouts and monumental styles but Gore Hill Cemetery has a distinctive landscape character which sets it apart from other general cemeteries of its age and size.

Criteria	Significance
Criterion (g) Representative	Gore Hill Memorial Cemetery is important in demonstrating the principal characteristics of a landscaped Late Victorian / Edwardian public cemetery, reflected in its denominational layout, symbolic ornamental plantings and funerary monumentation.
Integrity/Intactness	The Cemetery is largely intact, except for the loss of the Church of England Robing Room/Chapel (burned down 1975), the Sexton's Cottages (first demolished c.1949, second demolished 1984) and damage due to vandalism and natural decay.
Statement of Significance	Gore Hill Memorial Cemetery is an item of State heritage significance that satisfies all seven criteria for such listing. By virtue of its design and historical associations it is an important place in the pattern of the cultural history of NSW. In its layout, monuments and plants it demonstrates the religious philosophies and changing attitudes to death and its commemoration by a significant sample of the Australian population over a period of more than 100 years. Aesthetically the Cemetery is of rare and representative State significance as a particularly fine and intact example of a Late Victorian/Edwardian landscaped public burial ground with landmark qualities, important plantings and a wealth of high quality funerary architecture demonstrating the skills of the artisans who crafted the monuments. The Cemetery is of rare and representative social significance at a State level because of the unusually high esteem in which it is held by major identifiable groups in the community, a fact which led to its becoming a benchmark in the conservation of historic cemeteries through its saving from conversion and its dedication as a Memorial Cemetery. Gore Hill Memorial Cemetery has enormous educational and research potential at a rare and representative State level by virtue of its wealth of genealogical, architectural, horticultural and artistic information which is readily accessible to Australia's major population centre (Criteria a and b). As the burial place for more than 14,000 people whose lives contributed to and enriched the history and development of Sydney's North Shore, Gore Hill Memorial Cemetery has strong and special associations with the community of a significant region of the State for social, cultural and spiritual reasons (Criterion d). As a particularly fine and intact example of a Late Victorian/Edwardian landscaped public burial ground with landmark qualities, important plantings and a wealth of high quality funerary architecture demonstrating the skills of the artisans who crafted the monuments, Gore Hill Memorial Cemetery demonstrates aesthetic characteristics and a high degree of creative achievement (Criterion c). The Cemetery is held in unusually high esteem by major identifiable groups in the community, a fact which led to its becoming a benchmark in the conservation of historic cemeteries through its saving from conversion and its dedication as a Memorial Cemetery. This adds to its social significance (Criterion d). Gore Hill Memorial Cemetery has enormous potential to yield information that will contribute to an understanding of the cultural history of NSW by virtue of its wealth of genealogical, architectural, horticultural and artistic information which is readily accessible to Australia's major population centre. (Criterion e). Gore Hill Memorial Cemetery possesses rare aspects of NSW's cultural history through its landscape design and intactness (Criterion f) and demonstrates the principal characteristics of a class of the State's cultural places ie landscaped public burial grounds of the late 19th and early 20th centuries. (Criterion g).

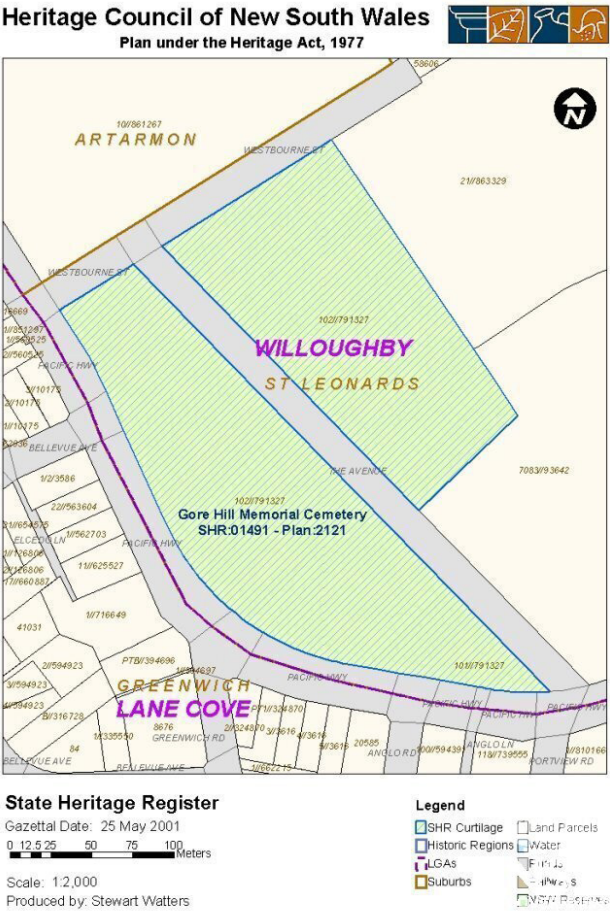


Figure 67: Gore Hill Memorial Cemetery SHR Curtilage.
Source: Heritage NSW.



Figure 68: Gore Hill Memorial Cemetery SHR Plan.
Source: Heritage NSW.

5.1.2 LEP Heritage Listings

The following table provides the statements of significance for other heritage-listed items of Local significance which have been extracted from their heritage listings.

Item No., Name & Address	Statement of Significance
Lane Cove LEP 2009	
#I325, Sandringham 3 Park Road, St Leonards	Distinctive in scale and detail. Indicative of social aspirations of this period of speculation. Important as part of a group.
#I326, House 5 Park Road, St Leonards	<i>Note: At time of writing, a Heritage Inventory Sheet for 5 Park Road was unavailable from Heritage NSW's website.</i>
#I327, House 7 Park Road, St Leonards	



Figure 69: Sandringham, 3 Park Road, St Leonards.
Source: Google Streetview, May 2021.



Figure 70: 5 Park Road, St Leonards.
Source: Google Streetview, May 2021.



Figure 71: 7 Park Road, St Leonards.
Source: Google Streetview, May 2021.

Willoughby LEP 2012	
#I40, Gore Hill Memorial Cemetery 211 Pacific Highway, St Leonards	Gore Hill Memorial Cemetery is an item of state significance that satisfies all seven assessment criterion for listing. Its aesthetic design and historical associations have made it a significant place in the pattern of the cultural history of NSW. Its monuments and landscape demonstrate the religious philosophies and changing attitudes towards death over a 100 year period of NSW history. Aesthetically, it is an excellent example of a late Victorian landscaped burial ground with landmark qualities, important plantings and a wealth of high quality funerary architecture which demonstrates the skills of the artisans who crafted the monuments. The Cemetery is of rare and representative social significance at a State level because of the high esteem in which it is held by major identifiable groups in the community, which lead to its becoming a benchmark in the conservation of historical cemeteries. It has enormous educational and research potential at a rare and representative State level from its wealth of genealogical, architectural, horticultural and artistic information which is readily accessible to the public. As the burial place for over 14,000 Australians whose lives contributed to the development of Sydney's North Shore, Gore Hill memorial Cemetery has strong social associations with the community for social, cultural and spiritual reasons.

Item No., Name & Address	Statement of Significance
Core Hospital Precinct Group Royal North Shore Hospital, Reserve Road, St Leonards – #I240, Pavilion Wing Building, Block 1B – #I241, Pavilion Wing Building, Block 1A – #I242, Resident Medical Officers (RMO) Building—known as Vanderfield Building – #I243, Anstro—Body Protein Building – #I244, Orthotics Building	The Core Hospital Precinct Group is an important, and increasing rare, surviving example of early twentieth century Federation hospital architecture and design. The group of buildings have aesthetic significance, being construction with high quality material and representative of key architectural trends of the Federation period. The Core Hospital Precinct has historic significance, being the oldest purpose-designed and building complex of hospital buildings on the North Shore of Sydney. It has social significance as an icon for the development of health services in the region, and scientific and technical value as a demonstration of the architectural and design influences used in institutional philosophy at the beginning of the twentieth century. <i>Note: Refer to Appendix A for the heritage inventory sheets for each building.</i>



Figure 72: Pavilion Wing Building, Block 1A.
Source: Heritage NSW.



Figure 73: Resident Medical Officers (RMO) Building.
Source: Heritage NSW.



Figure 74: Anstro-Body Protein Building.
Source: Heritage NSW.



Figure 75: Orthotics Building
Source: Heritage NSW.

North Sydney LEP 2013

#I10133, Commercial Building 1 Chandos Street, St Leonards

A prime example of a dramatic system of construction which incidentally forms an impressive office block. It is an impressive example of the late twentieth century structuralist space. It is a seven storey commercial building built in 1977 in late twentieth century, it is Brutalist Style with a dominant setting to the street corner. An impressive example of the lift slab and climbing formwork construction.

Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include information on landscape significance, interiors or the social history of sites and buildings. Inventory sheets are updated by Council as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conversation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

5.2 Aboriginal Archaeological Potential

A desktop search of the Aboriginal Heritage Information Management System (AHIMS) revealed no known Aboriginal sites or places within 200m of the subject site.

Disturbance resulting from development reduces the likelihood of Aboriginal archaeological finds. Even so, while the potential for Aboriginal archaeological resources may be removed by historical land use and development, the potential for intangible cultural heritage values associated with the Aboriginal occupation of certain areas remain high.

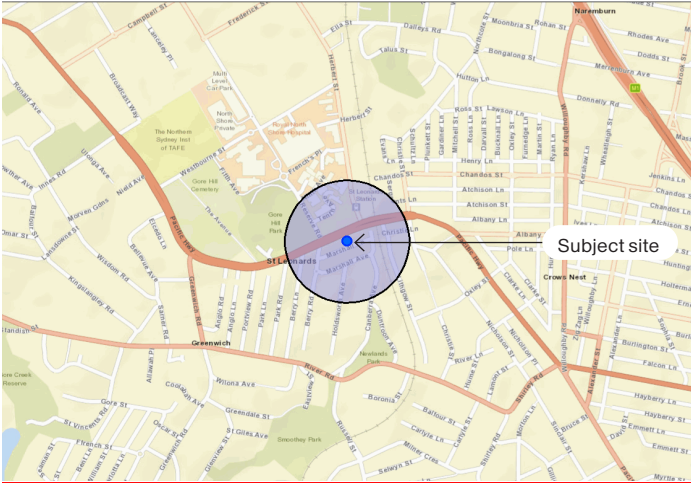


Figure 76: Location plan showing no Aboriginal sites recorded within 200m of subject site.

Source: AHIMS Web Service, 15 July 2025.

5.3 Archaeological Potential

The subject site is not identified as an archaeological site.

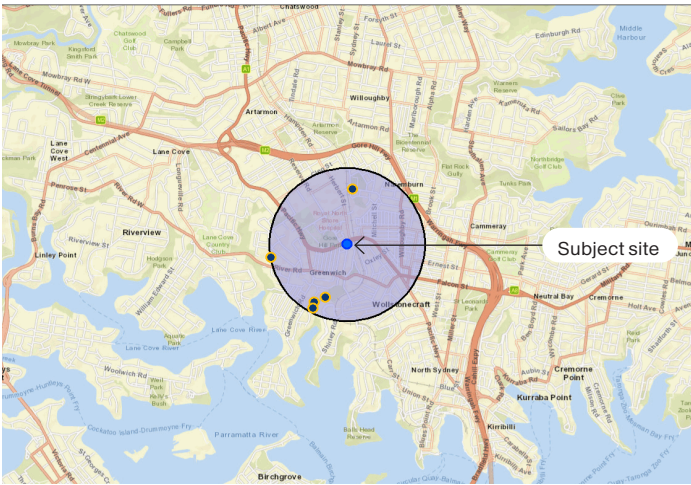


Figure 77: Location plan showing five Aboriginal sites recorded within 1000m of the subject site.

Source: AHIMS Web Service, 15 July 2025.

06 The Proposal

The proposal involves the demolition of all existing structures at the subject site, removal of an existing tree on Marshall Lane and excavation below the existing ground level.

The proposed development comprises construction of a mixed-use hotel and commercial development which span across the subject site.

A summary of the current proposal is contained below:

- Two basement levels providing service areas, storage, parking a hotel gym.
- Lower ground and ground floor commercial (retail) premises addressing Pacific Highway and Marshall Lane.
- Six levels of Hotel accommodation providing 99 rooms.
- Communal outdoor area on the rooftop.
- Vehicular access to the site is proposed via Marshall Lane.
- Landscaping in planter boxes throughout the site along with a communal rooftop garden. A mix of trees, shrubs and grasses, ground covers and climbers are proposed.



Figure 78: View of the proposed development from Marshall Lane.
Source: TZG Architects, 2025.



Figure 79: View of the proposed development from Pacific Highway.
Source: TZG Architects, 2025.



Figure 80: Demolition Plan.

Source: TZG Architects.

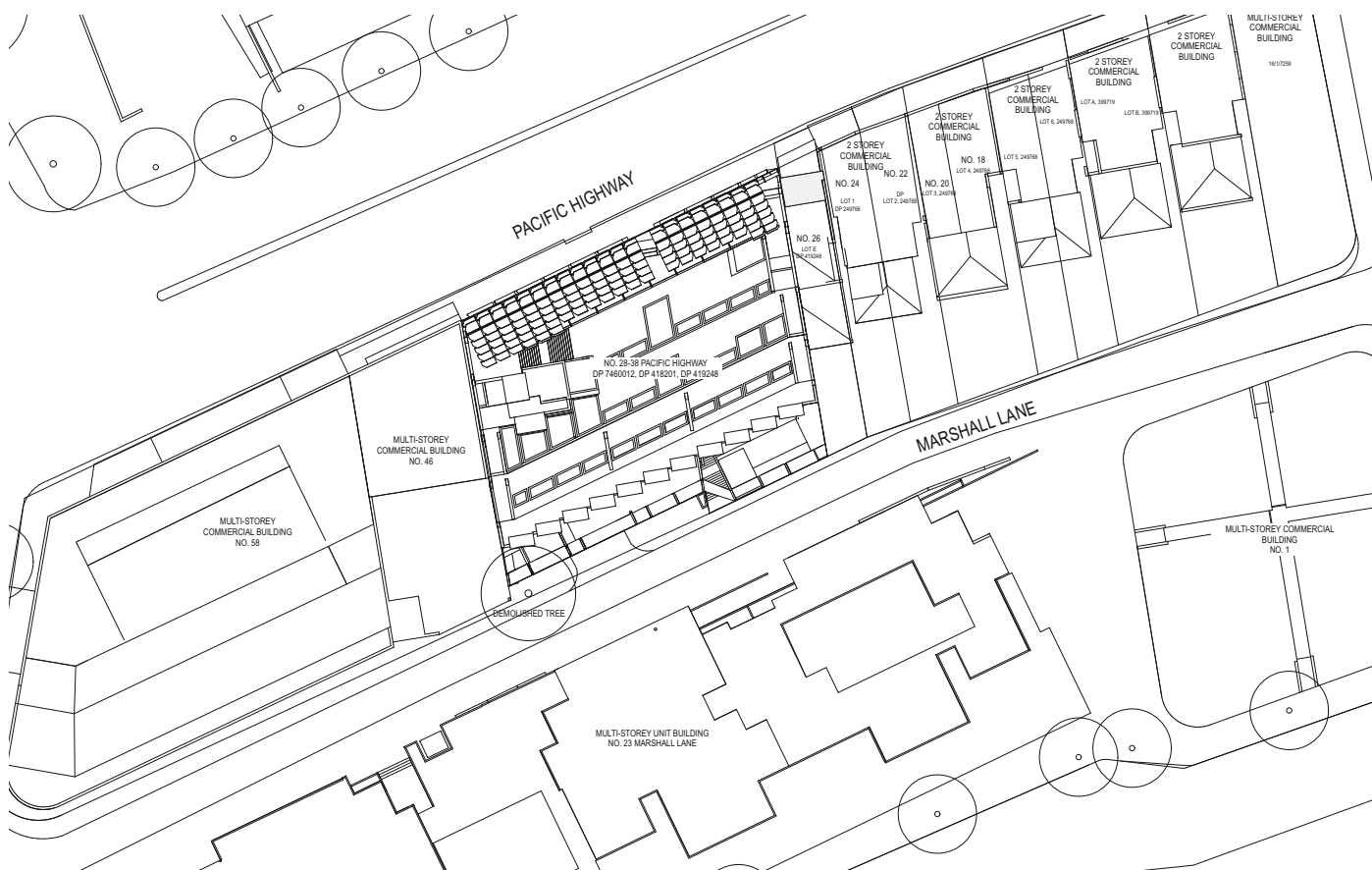


Figure 81: Site Plan.

Source: TZG Architects.

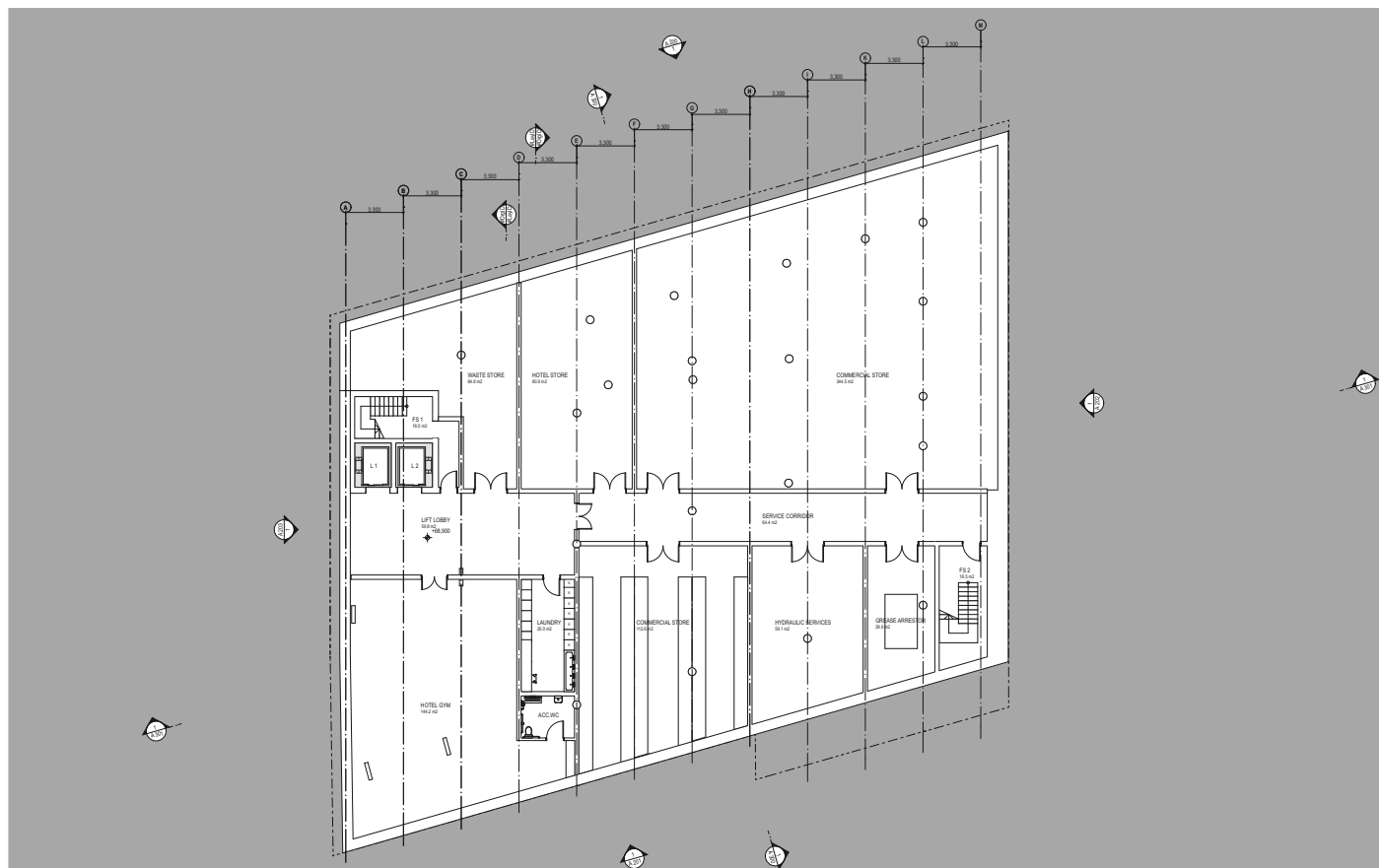


Figure 82: General Arrangement Plan - Basement Level 2.

Source: TZG Architects.

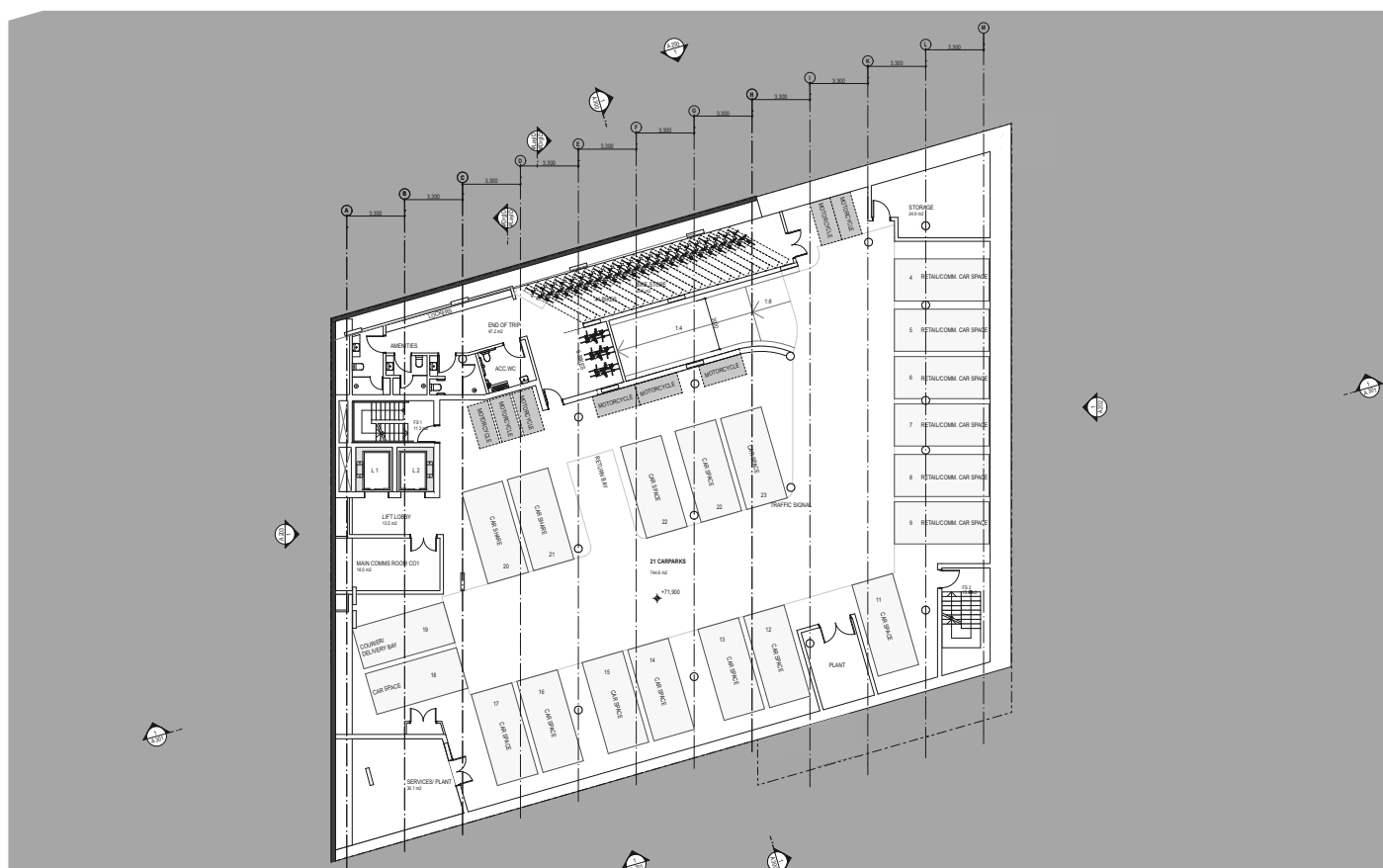


Figure 83: General Arrangement Plan - Basement Level 1.

Source: TZG Architects.

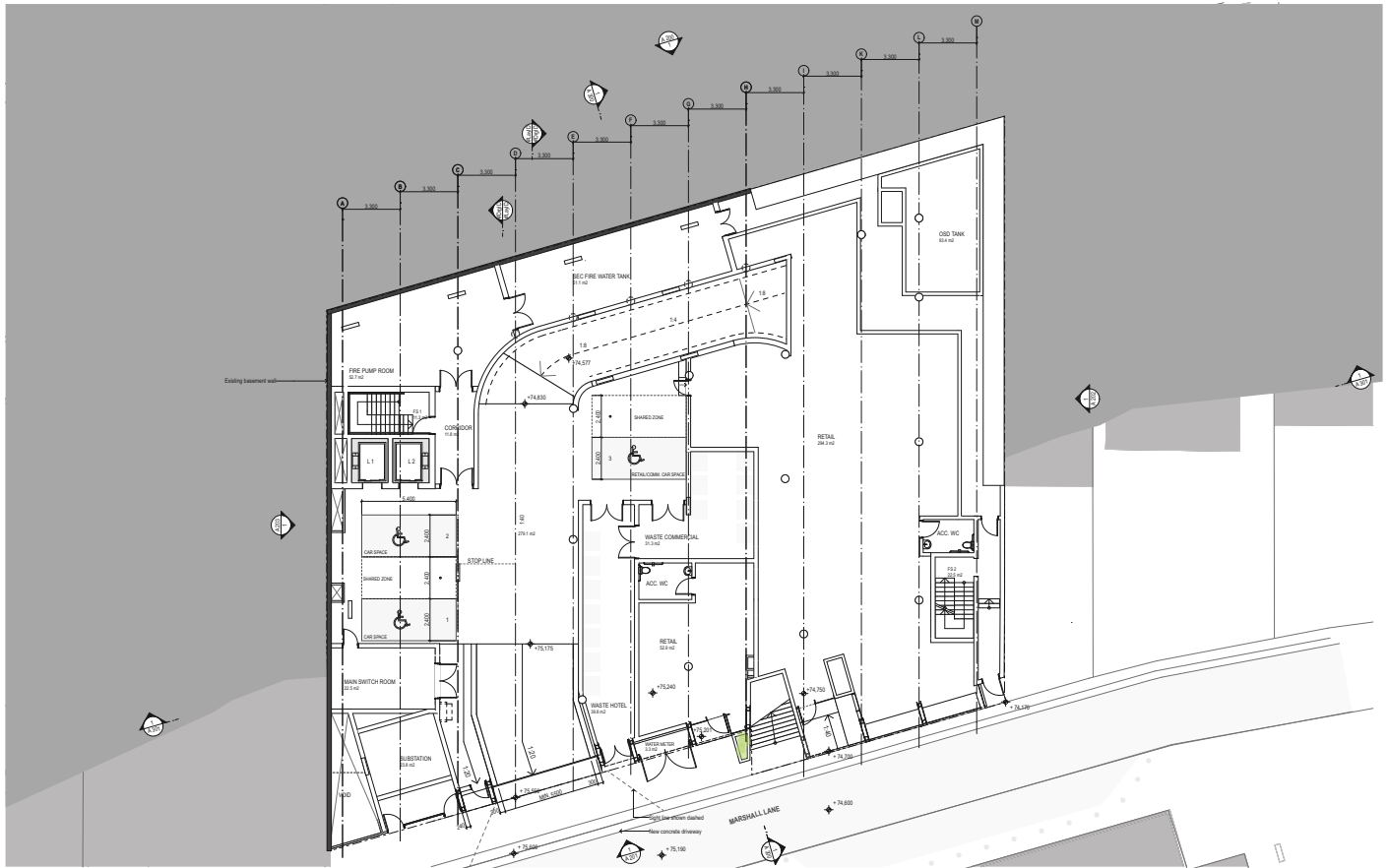


Figure 84: General Arrangement Plan - Lower Ground Floor.

Source: TZG Architects.

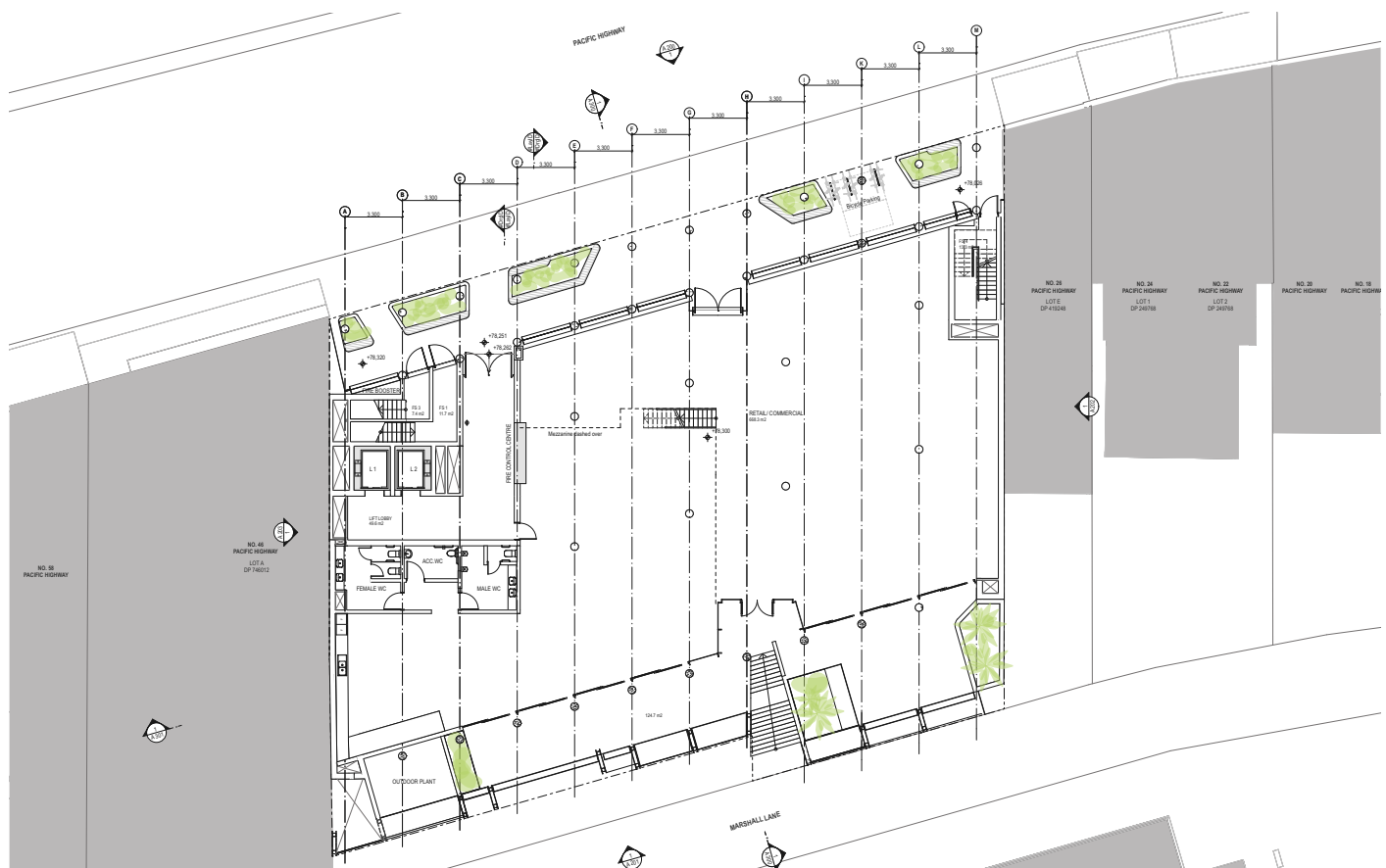


Figure 85: General Arrangement Plan - Ground Floor.

Source: TZG Architects.

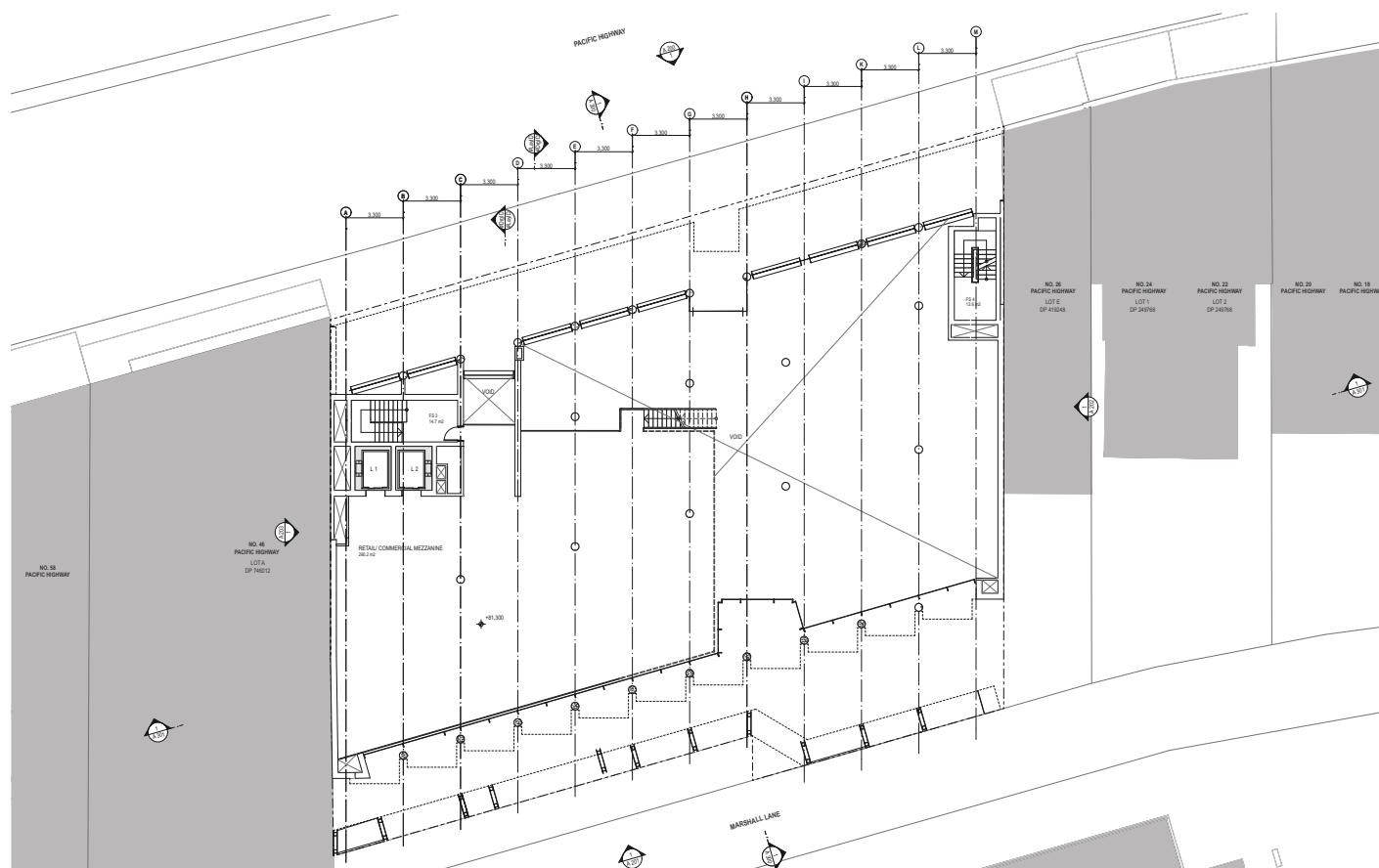


Figure 86: General Arrangement Plan - Mezzanine Level.
Source: TZG Architects.

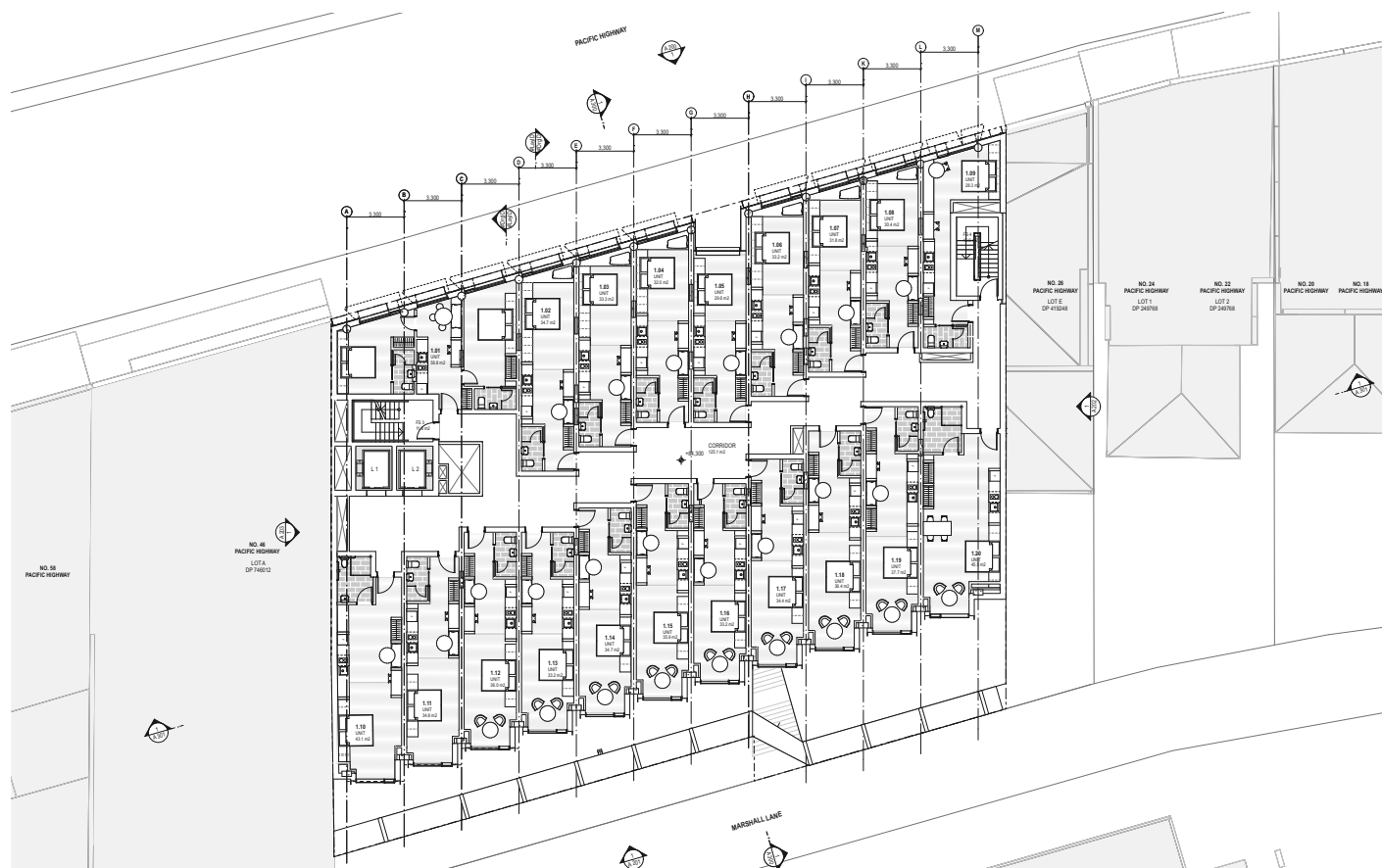


Figure 87: General Arrangement Plan - Typical layout, Level 1, 2 & 3.
Source: TZG Architects.

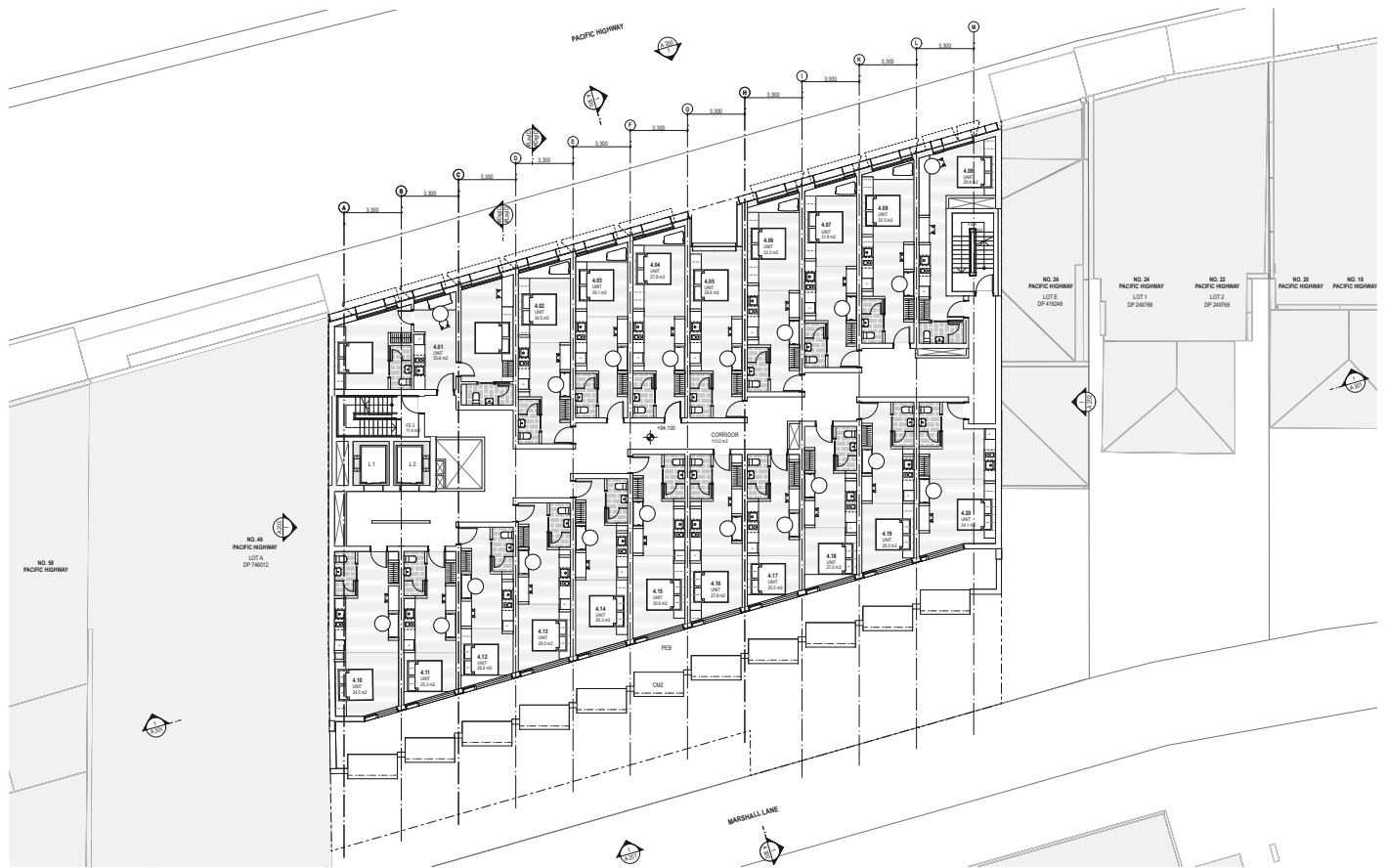


Figure 88: General Arrangement Plan - Level 4.

Source: TZG Architects.



Figure 89: General Arrangement Plan - Level 5.

Source: TZG Architects.



Figure 90: General Arrangement Plan - Level 6.

Source: TZG Architects.

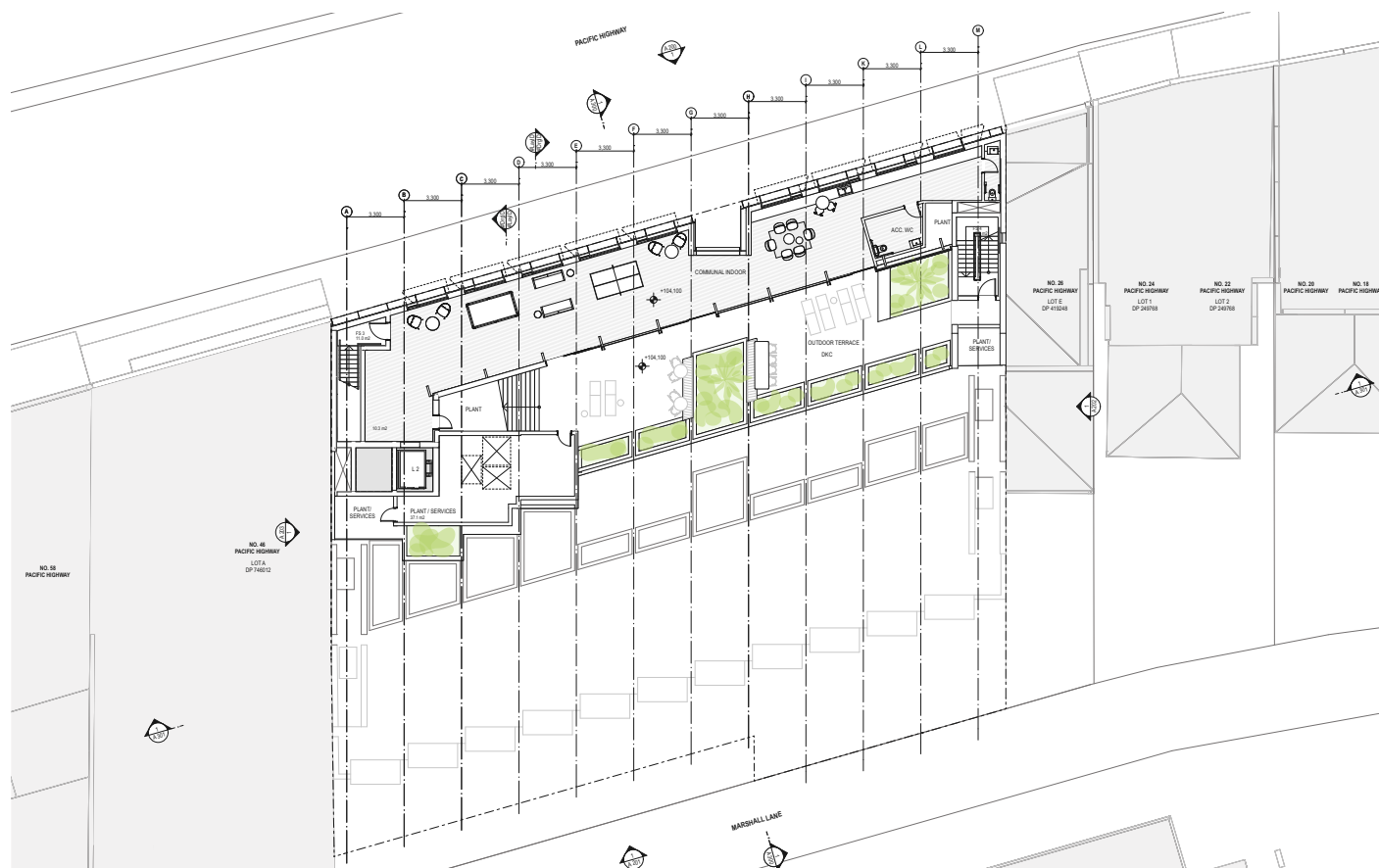


Figure 91: General Arrangement Plan - Level 7.

Source: TZG Architects.

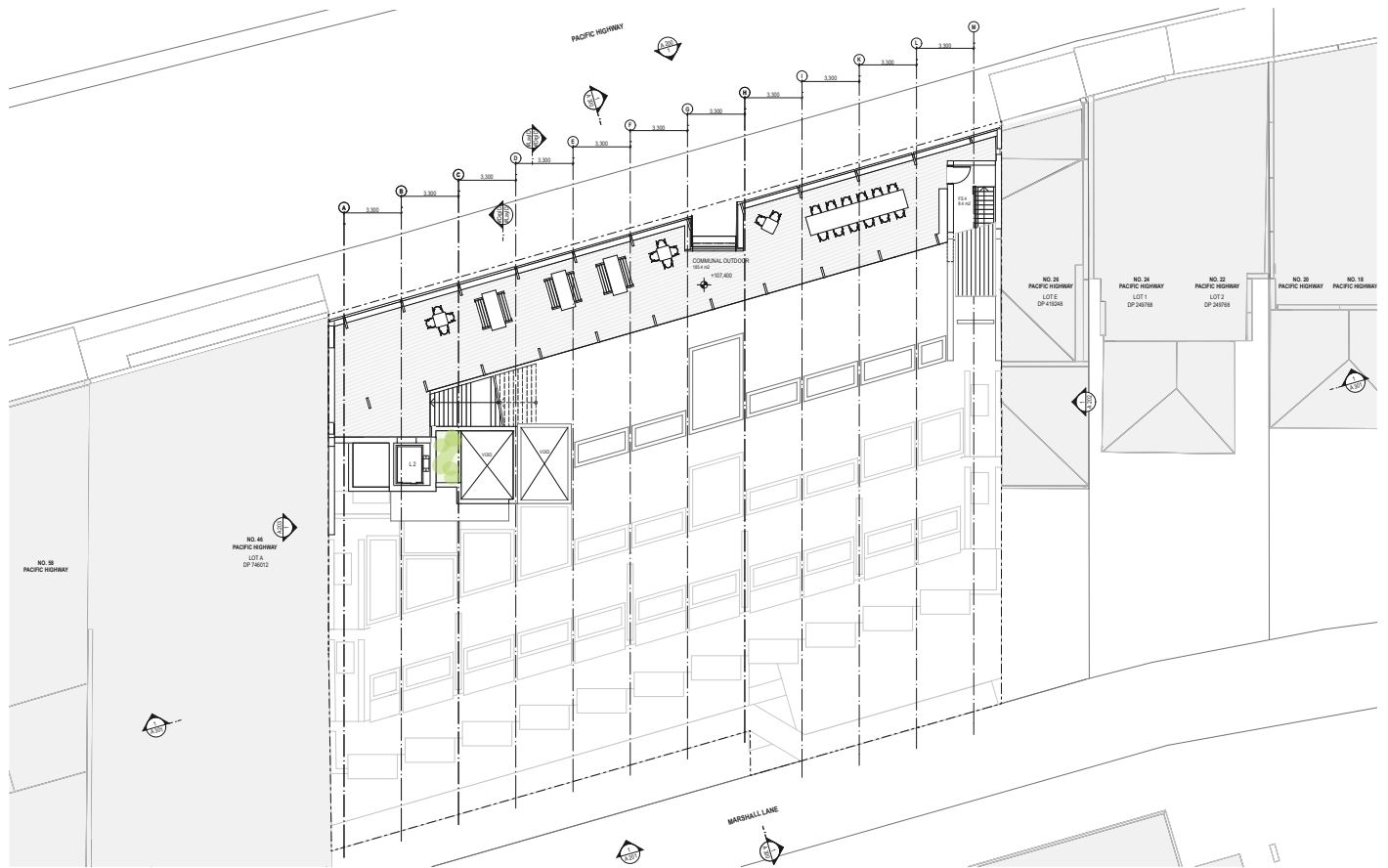


Figure 92: General Arrangement Plan - Level 8.

Source: TZG Architects.

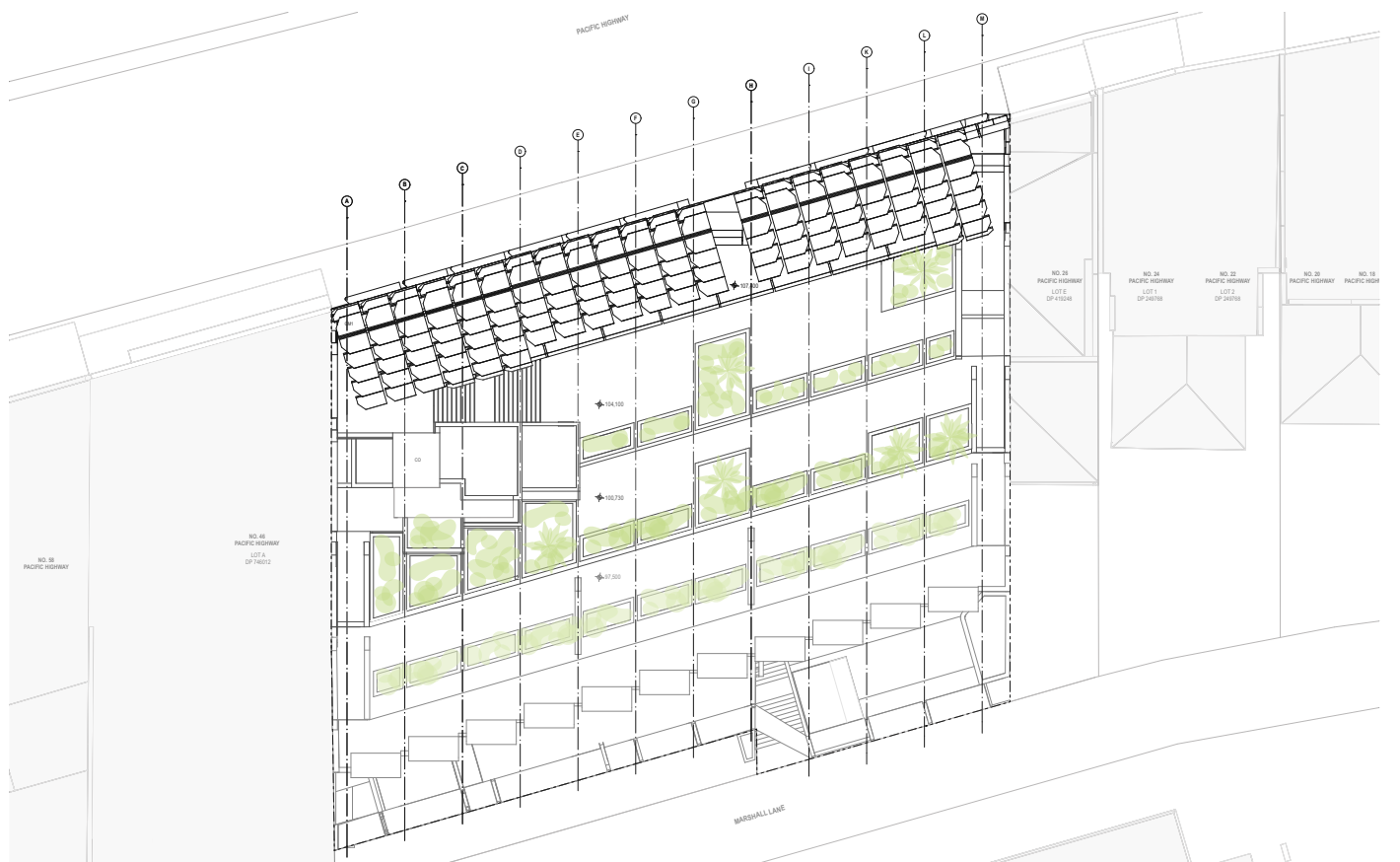


Figure 93: General Arrangement Plan - Roof Plan.

Source: TZG Architects.

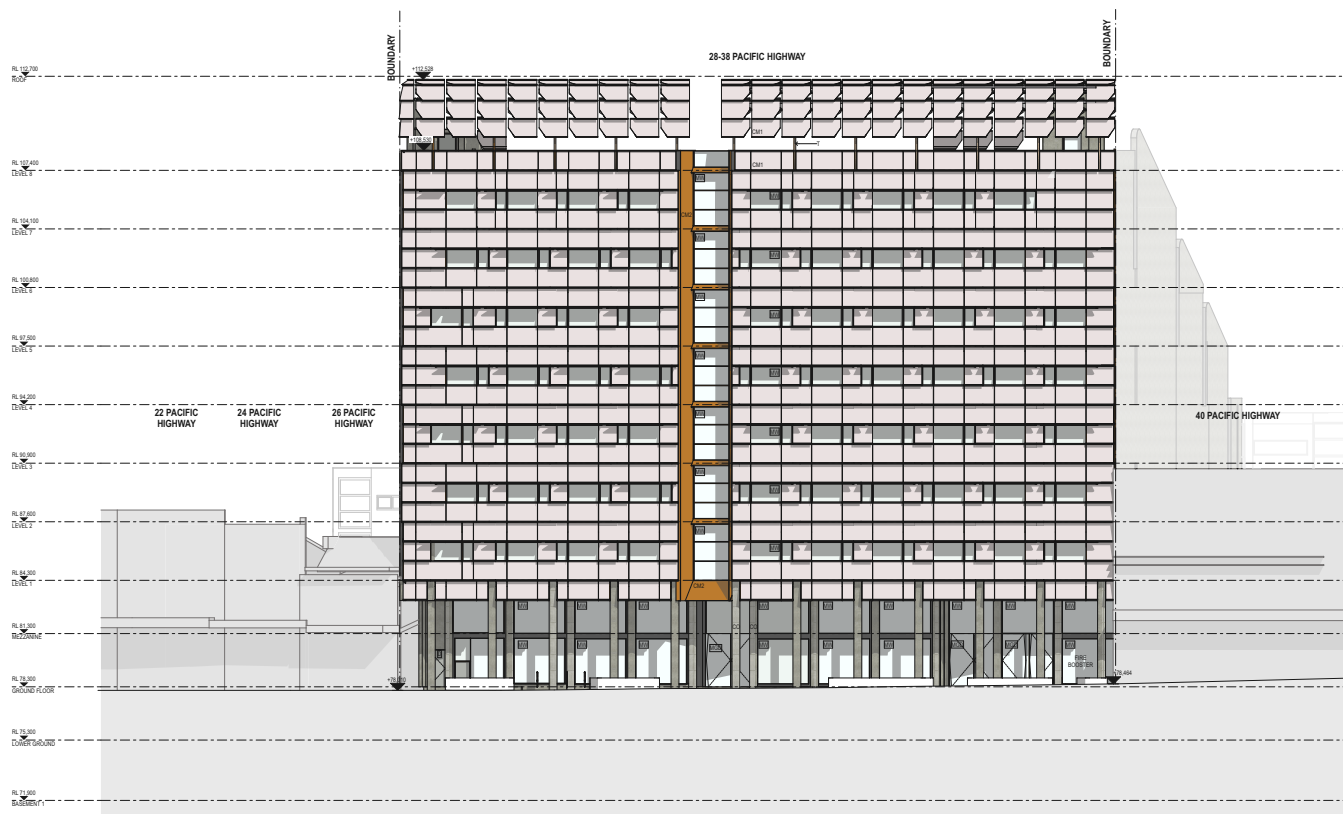


Figure 94: North Elevation - Pacific Highway.

Source: TZG Architects.

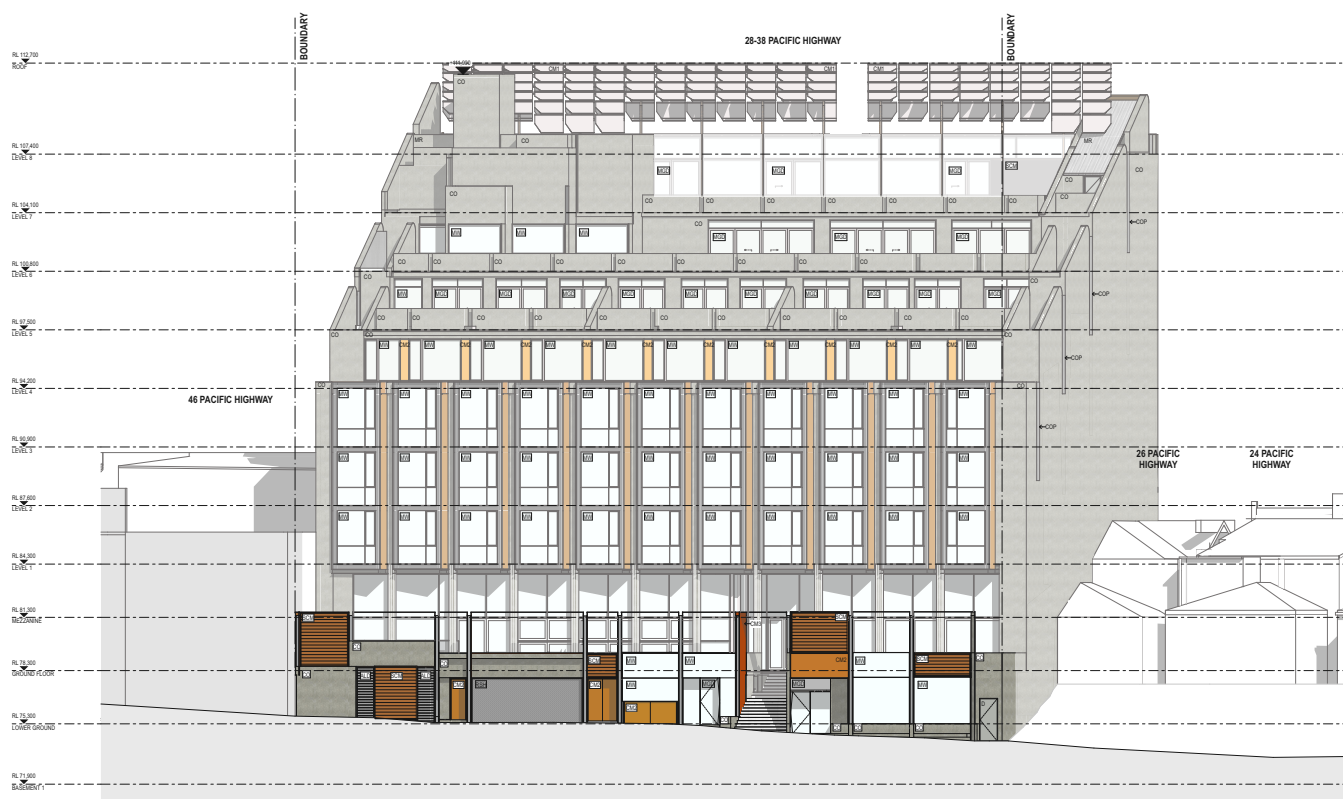


Figure 95: South Elevation - Marshall Lane.

Source: TZG Architects.

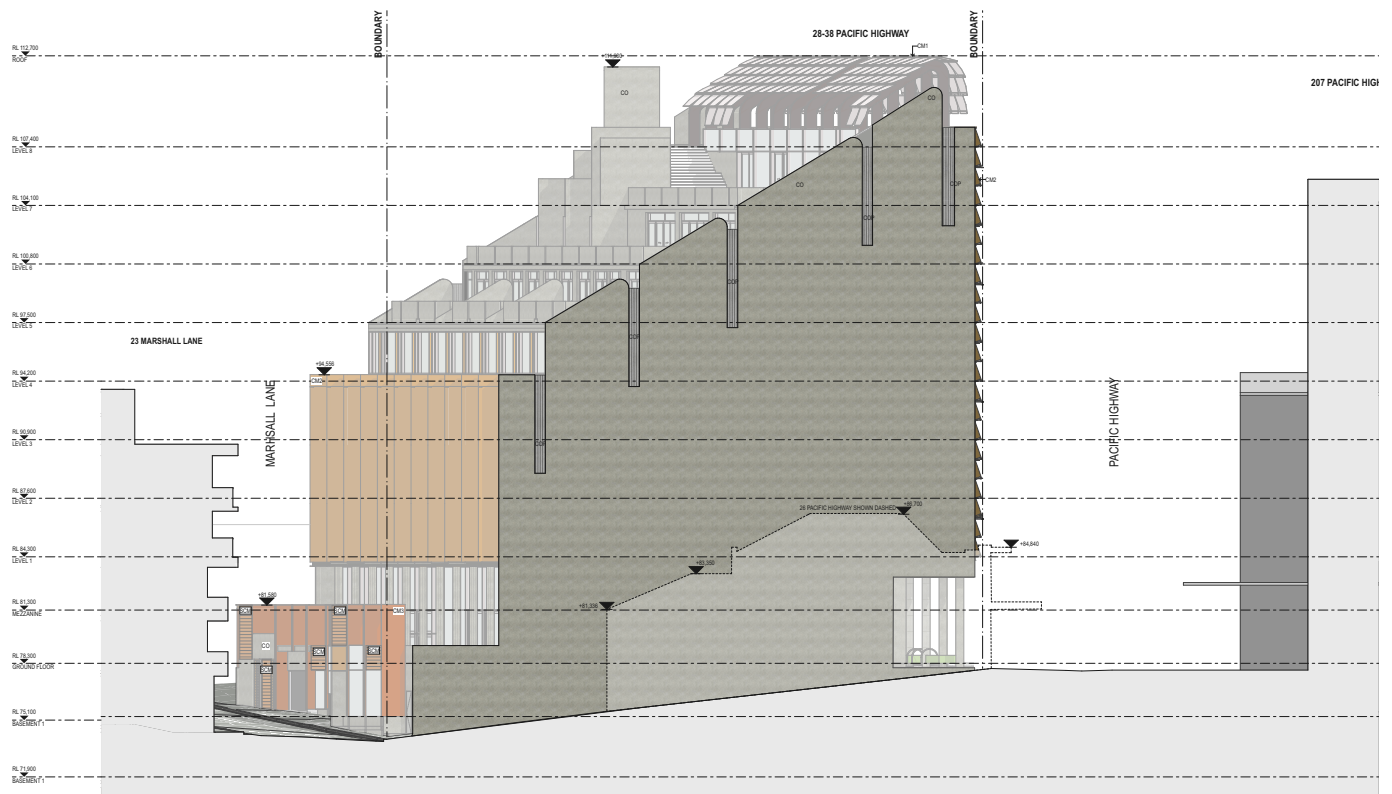


Figure 96: Section 1.
Source: TZG Architects.

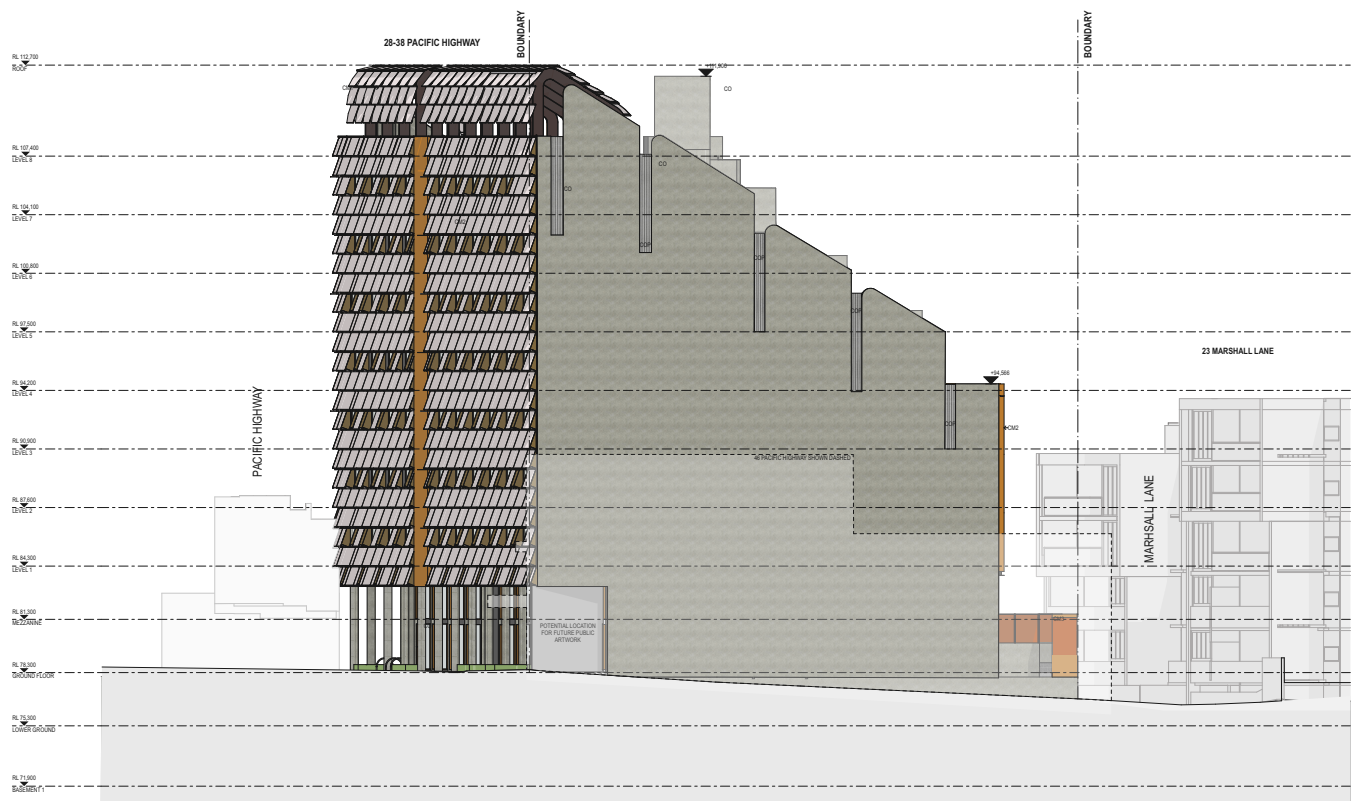


Figure 97: Section 2.
Source: TZG Architects.

The Proposal

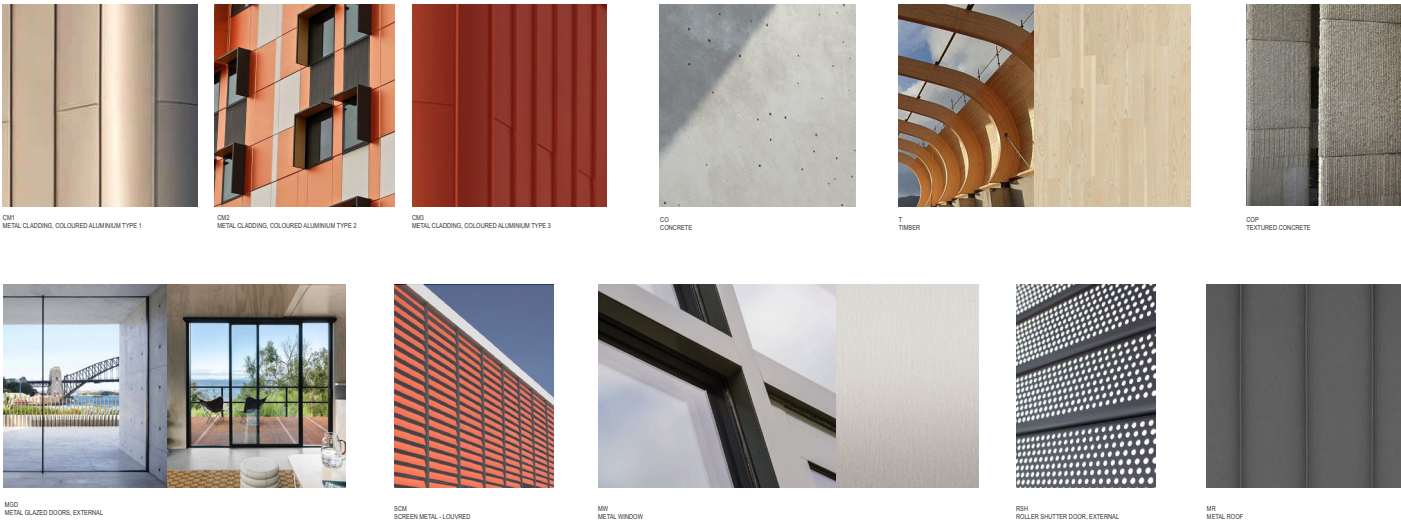


Figure 98: Materials and Finishes.
Source: TZG Architects.

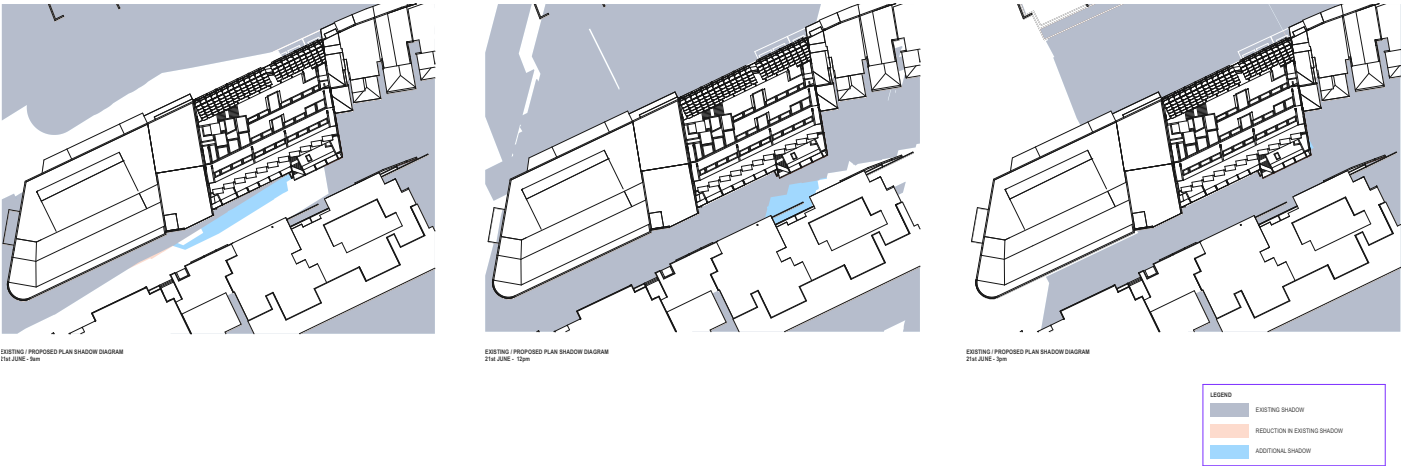


Figure 99: Shadow Diagrams - Plan.
Source: TZG Architects.

6.1 Options Considered

6.1.1 Approved DA - DA13/2023

A previous Development Application for 34-42 Pacific Highway, prepared by Pohio Adams, was approved by Lane Cove Council on 2 May 2023. The proposal included alterations and additions for a tertiary education facility and a ground floor commercial premises. The proposed additions were limited to the rear of the existing building.

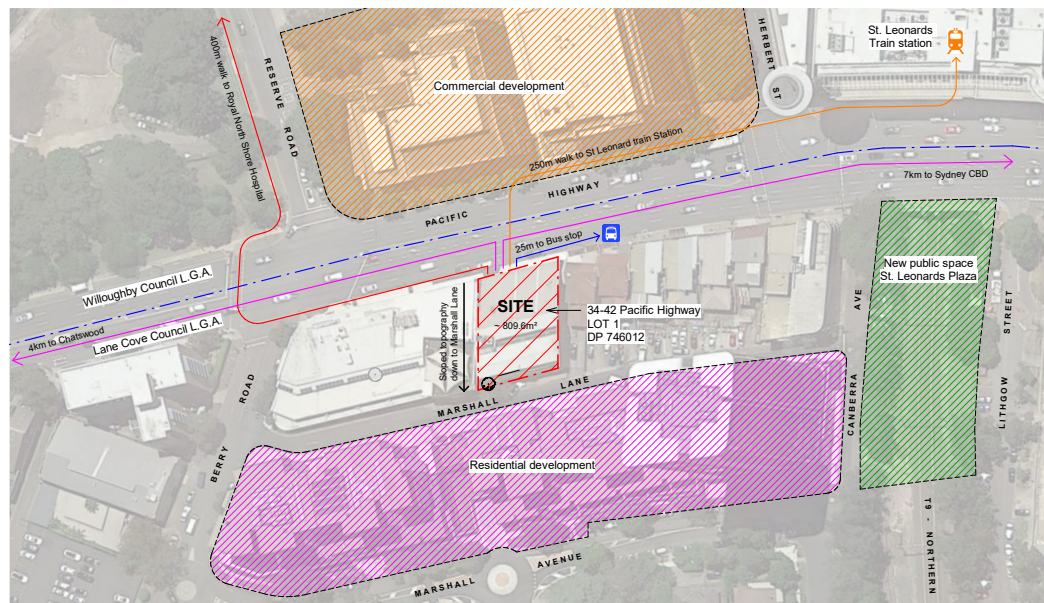


Figure 100: Approved DA - Site Plan.

Source: DA13/2023, Pohio Adams Architects, 2023.

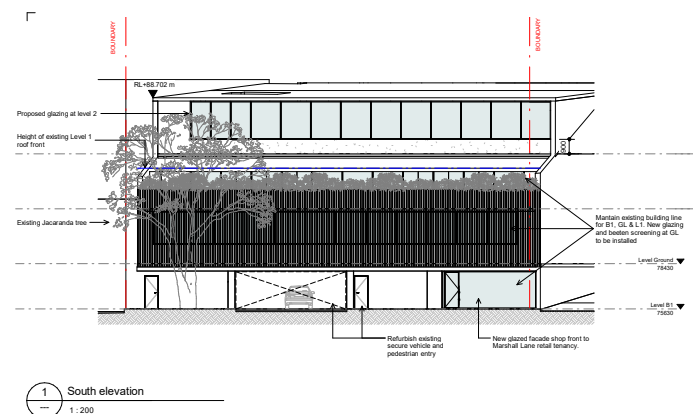


Figure 102: Approved DA - South Elevation (Marshall Lane).

Source: DA13/2023, Pohio Adams Architects, 2023.

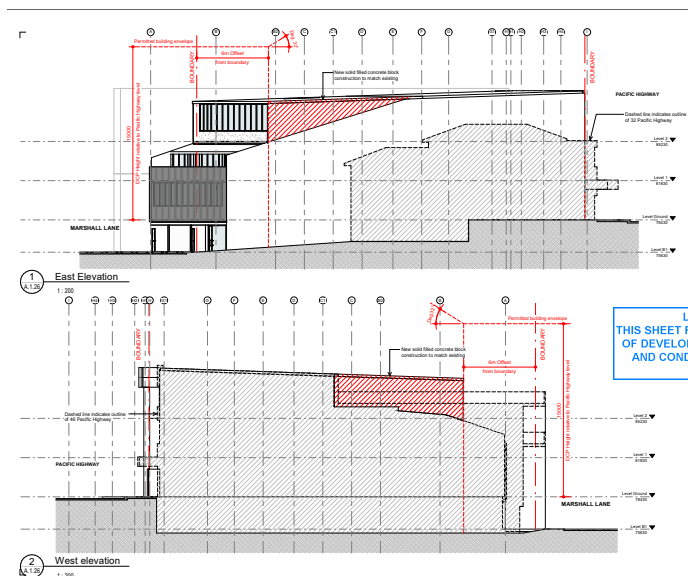


Figure 101: Approved DA - Proposed Elevations.

Source: DA13/2023, Pohio Adams Architects, 2023.

6.1.2 Early Massing Options

Early massing options for the site at 34-42 Pacific Highway responded to the NSW Department of Planning and Environment's Draft Plan for *St Leonards and Crows Nest 2036* and Lane Cove Council's *Lane Cove Local Strategic Planning Statement (LSPS)*.

In 2024, three additional allotments were acquired to the east of the site and a new design was developed for the expanded site.

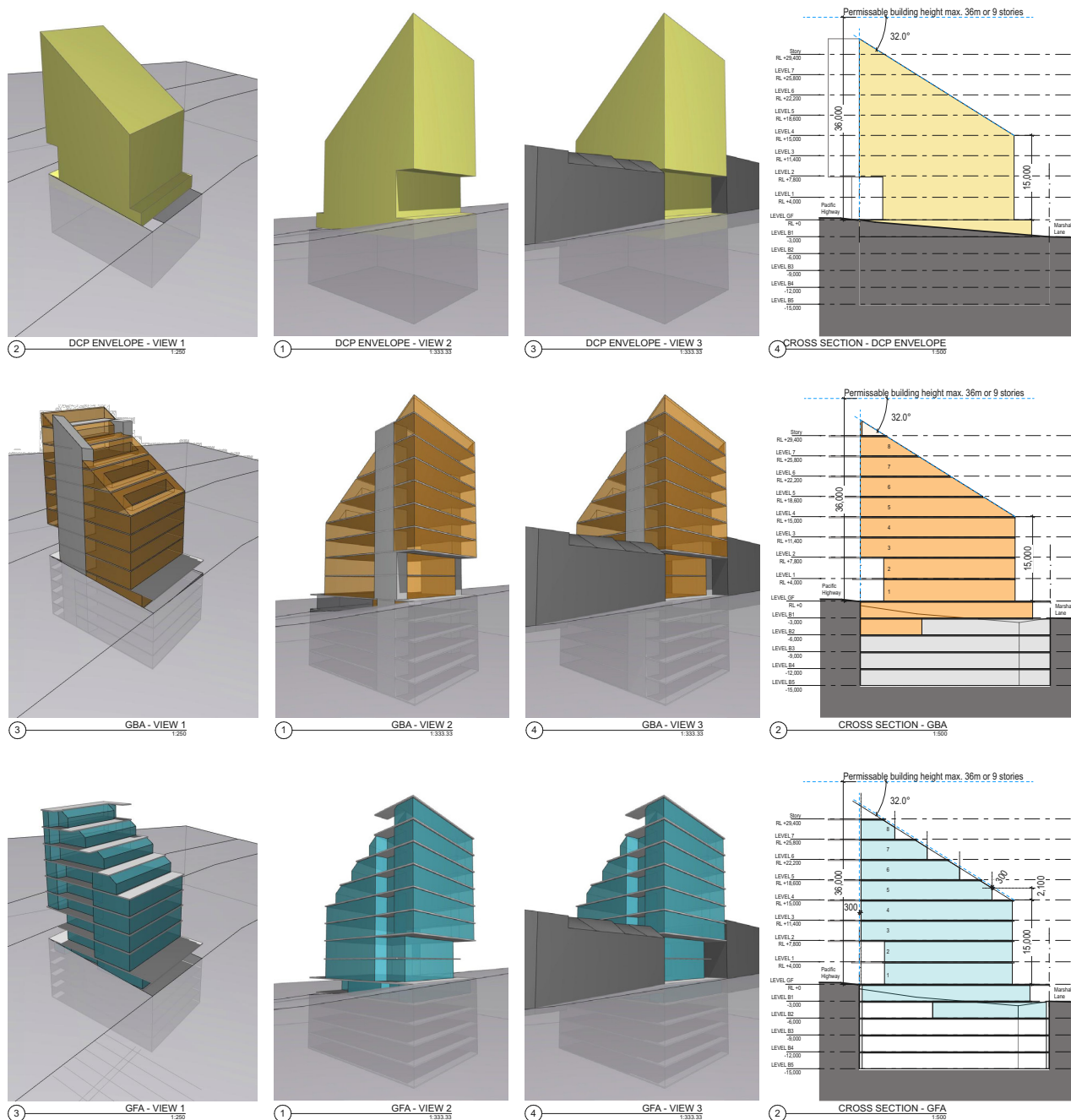


Figure 103: Concept Design for 34-42 Pacific Highway.
Source: TZG Architects, August 2020.

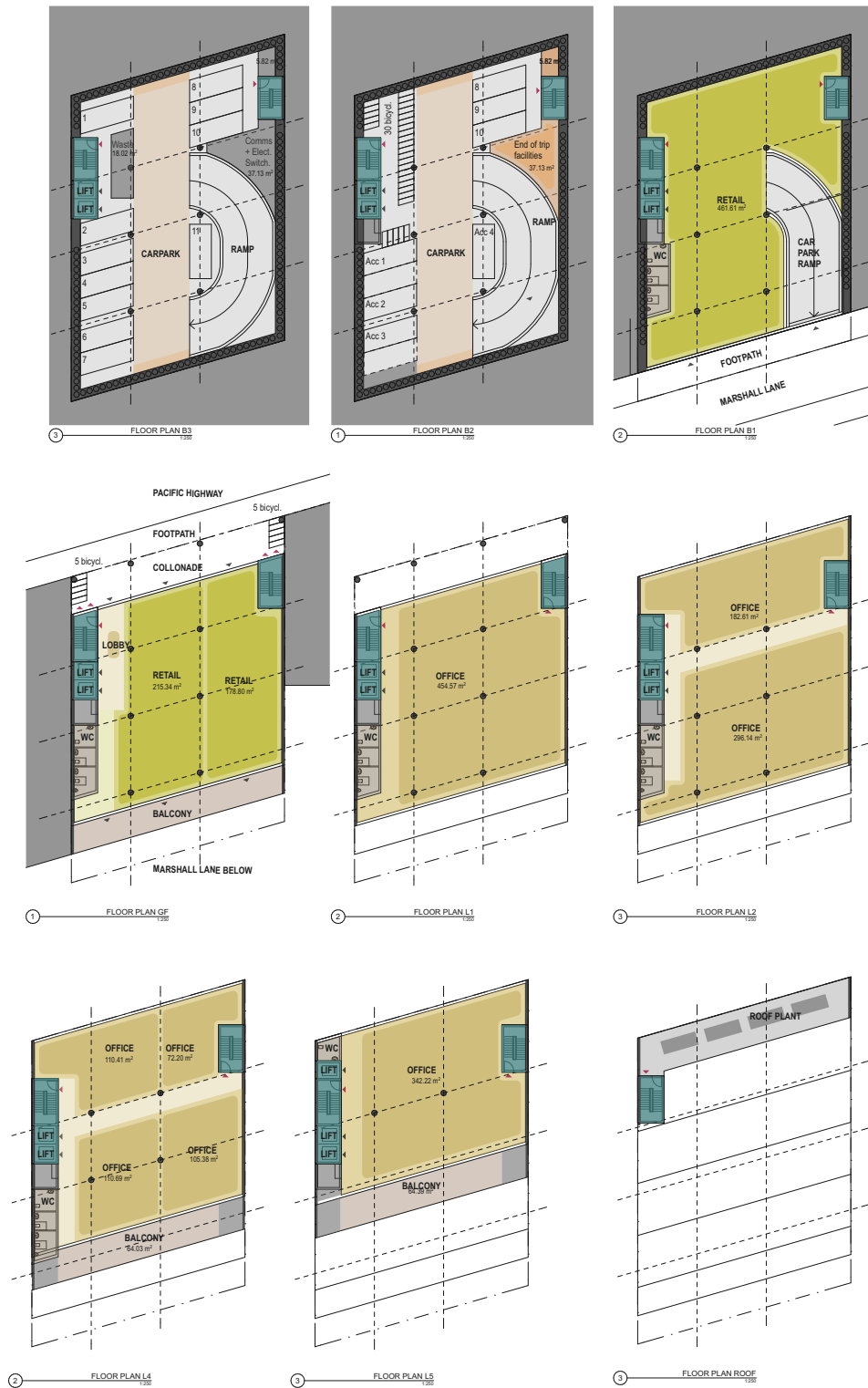


Figure 104: Concept Design for 34-42 Pacific Highway.
Source: TZG Architects, August 2020.

6.1.3 Pre-DA Lodgement Meeting with Lane Cove Council

A Pre-DA lodgement meeting was held in June 2025 with Lane Cove Council to discuss the proposed development for the demolition of all existing structures and the construction of a mixed use, hotel building at the subject site.

During the meeting, Council advised that due to the proximity to Gore Hill Memorial Cemetery, which is a SHR-listed item, the Development Application will require a Heritage Impact Assessment prepared by a qualified heritage consultant.

Further development of the design, which forms the current proposal, has considered the Pre-DA advice including preparation of this Statement of Heritage Impact which accompanies the Development Application.



Figure 105: Pre DA Submission - Elevations.

Source: TZG Architects, 2025.

07 Policy Context

7.1 Introduction

In this section, the heritage impact of the proposal is assessed against the relevant heritage Statutory Controls, Conservation Policies and Guidelines contained in the following documents:

- Lane Cove Local Environmental Plan (LCLEP) 2009

A Statement of Environmental Effects accompanies the proposal and outlines how the proposal meets the relevant statutory controls.

7.2 Lane Cove Local Environmental Plan (LCLEP) 2009

The subject site is located within the Lane Cove Local Government Area (LGA) but is located in the vicinity of Heritage Items in the Willoughby and North Sydney LGAs.

Schedule 5 of the LEP identifies Heritage Items and Conservation Areas. Part 5.10 of the LEP sets out controls related to Heritage Conservation. The proposal is addressed below in relation to the relevant clauses of the LEP.

Clause Lane Cove LEP 2009	Comment
5.10 Heritage Conservation	
(1) Objectives	
The objectives of this clause are as follows:	
(a) to conserve the environmental heritage of Lane Cove,	(a) The subject site does not contain any heritage-listed items but is located in the vicinity of heritage items.
(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,	(b) The proposed development will have negligible impact on the heritage-listed items in the vicinity.
(c) to conserve archaeological sites,	(c) Not applicable.
(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.	(d) Not applicable.
(2) Requirement for Development consent is required for any of the following:	
(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):	(a) Development consent is required because the proposal is located in the vicinity of heritage listed items.
(i) a heritage item,	
(ii) an Aboriginal object,	
(iii) a building, work, relic or tree within a heritage conservation area,	
(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,	(b) Not applicable. The building is not identified as a Heritage Item.
(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,	(c) Not applicable.
(d) disturbing or excavating an Aboriginal place of heritage significance,	(d) Not applicable.
(e) erecting a building on land—	(e) Not applicable.
(i) on which a heritage item is located or that is within a heritage conservation area, or	
(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,	

Clause Lane Cove LEP 2009	Comment
(3) When consent not required ...	Not applicable.
(4) Effect of proposed development on heritage significance. The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).	This Statement of Heritage Impact accompanies the Development Application, lodged to Lane Cove Council for the demolition of existing structures and construction of a mixed-use, hotel development. It concludes that the proposal will not affect the significance of heritage items in the vicinity of the site.
(5) Heritage assessment The consent authority may, before granting consent to any development: (a) on land on which a heritage item is located, or (b) on land that is within a heritage conservation area, or (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.	This Statement of Heritage Impact concludes that the proposed development would not affect the significance of the SHR-listed Gore Hill Memorial Cemetery or the group of LEP-listed hospital buildings at the Royal North Shore Hospital. The existing structures are not identified as heritage items and are proposed to be demolished.
(6) Heritage conservation management plans The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.	Not applicable. The subject site does not contain any Heritage Items.
(7) Archaeological sites	Not applicable.
(8) Aboriginal places of heritage significance	Not applicable. An AHIMS search did not identify any known Aboriginal sites or places within 200m of the subject site, however, it is acknowledged that the Pacific Highway ridgeline is of cultural significance for First Nation peoples.
(9) Demolition of nominated State heritage items	Not applicable.
(10) Conservation incentives The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that— (a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and (b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.	The site does not contain any heritage items or any known Aboriginal places of significance. The subject site, however, is located in the vicinity of other heritage items. The existing buildings are not identified as heritage items and are proposed to be demolished. The proposed development would have no impact on the setting or views of the Gore Hill Memorial Cemetery. At ground level from the subject site, the gates marking the entry to Gore Hill Memorial Cemetery are barely visible. They are also screened by existing street trees along Pacific Highway and at Gore Hill Park. The heritage-listed buildings at the Royal North Shore Hospital are not visible from the subject site. These buildings are located behind the Space 207 development and the NSW Ministry of Health buildings which range from nine to eleven storeys. The proposed development is consistent with the desired future character of the Crows Nest TOD Precinct and include commercial (retail) premises on Pacific Highway and Marshall Lane which aim to activate the streetscape.

08 Assessment of Heritage Impacts

8.1 Assessment against Heritage Listings

The following section assesses the heritage impact of the proposal against the Statements of Significance for the Gore Hill Memorial Cemetery (SHR#01491, LEP#I040), contained in the Heritage Inventory Listings.

8.1.1 State Heritage Listing - Gore Hill Memorial Cemetery (SHR#01491)

Gore Hill Memorial Cemetery, SHR#01491

Criterion	Assessment of Significance	Comment
(a) Historic significance Important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).	Gore Hill Memorial Cemetery is of representative and rare historical significance at a State level as the burial place for more than 14,000 people whose lives contributed to and enriched the history and development of a significant region of New South Wales. In its layout, monuments and plants it demonstrates the religious philosophies and changing attitudes to death and its commemoration by a significant sample of the Australian population over a period of more than 100 years. Many significant events are associated with the history of Gore Hill Memorial Cemetery, including burials of famous Australians, the memorial to Mother Mary MacKillop, Australia's first candidate for Sainthood in the Roman Catholic faith, and the dedication of the Cemetery as a Memorial Cemetery, an important event in the history of heritage conservation in New South Wales. Of particular interest at Gore Hill Memorial Cemetery are the graves of or memorials to the following : – Mother Mary MacKillop, Australia's first and only candidate for Sainthood in the Roman Catholic faith. Her remains have been removed from the Cemetery but she is commemorated by a monument erected in the plot where other members of her order are still buried. This memorial was dedicated at a special service held in 1995. – William Tunks MLA, a prominent businessman, first Mayor of St Leonards and State Member for St Leonards, who was instrumental in having land set aside for a public cemetery at Gore Hill. His was the first Church of England burial in the Cemetery. – Barney Kieran, Australia's international swimming champion, who died of appendicitis, aged nineteen, in 1905. Some 30,000 people attended his funeral which was described at the time "as one of the most remarkable mass funerals Australia has seen". – Sir John Sulman, noted architect, after whom the Sulman Prize for Architecture, is named. – David William Gregory, who led Australia to the momentous first cricket Test victory against the English at the Melbourne Cricket Ground in March 1877. Until recently, Gregory's grave was unmarked but has now been given the recognition it deserves with a memorial paid for by supporters of the game.	The historic significance of Gore Hill Memorial Cemetery as the burial place for over 14,000 important and influential people in the history and development of NSW remain unaffected by the proposal. Located 400m east of the Cemetery, the proposed development will have no affect on the significant layout, monuments and plants within the cemetery. The proposal will have no impact on the significant events associated with the history of Gore Hill Memorial Cemetery including its designation as a 'Memorial Cemetery.'

Gore Hill Memorial Cemetery, SHR#01491

Criterion	Assessment of Significance	Comment
(b) Historical association Strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).	-	The subject site is associated with two undertaking and funeral directing enterprises, Kinselas and Sons and Wood Coffill and Company, who were previous tenants.
(c) Aesthetic /creative / technical achievement Important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).	Aesthetically the Cemetery is of rare and representative State significance as a particularly fine and intact example of a Late Victorian/Edwardian landscaped public burial ground with landmark qualities, important plantings and a wealth of high quality funerary architecture demonstrating the skills of the artisans who crafted the monuments.	The proposal will have no impact on the aesthetic significance of Gore Hill Memorial Cemetery as an example of a Late Victorian/Edwardian landscaped burial ground or the collection of funerary architecture.
(d) Social, cultural and spiritual Strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.	The Cemetery is of rare and representative social significance at a State level because of the unusually high esteem in which it is held by major identifiable groups in the community, a fact which led to its becoming a benchmark in the conservation of historic cemeteries through its saving from conversion and its dedication as a Memorial Cemetery.	The proposed development will not affect the high community esteem for the Cemetery.
(e) Research potential Potential to yield information that will contribute to an understanding of the cultural or natural history of NSW or the local area	Gore Hill Memorial Cemetery has enormous educational and research potential at a rare and representative State level by virtue of its wealth of genealogical, architectural, horticultural and artistic information which is readily accessible to Australia's major population centre.	The proposal will have no impact on the education and research potential of the Cemetery.
(f) Rare Possesses uncommon, rare or endangered aspects of the cultural or natural history of NSW or the local area	Every cemetery is unique for it contains the human remains of a particular person, family or community. Some cemeteries share similar layouts and monumental styles but Gore Hill Cemetery has a distinctive landscape character which sets it apart from other general cemeteries of its age and size.	The distinctive landscape character of the Cemetery will not be affected by the proposed development.
(g) Representative Important in demonstrating the principal characteristics of a class of cultural or natural places or cultural or natural environments of NSW or the local area	Gore Hill Memorial Cemetery is important in demonstrating the principal characteristics of a landscaped Late Victorian / Edwardian public cemetery, reflected in its denominational layout, symbolic ornamental plantings and funerary monumentation.	The Late Victorian/Edwardian landscape character of Gore Hill Memorial Cemetery remains unaffected by the proposal.
Integrity/Intactness	The Cemetery is largely intact, except for the loss of the Church of England Robing Room/Chapel (burned down 1975), the Sexton's Cottages (first demolished c.1949, second demolished 1984) and damage due to vandalism and natural decay.	The proposal will have no impact on the integrity or intactness of the Cemetery.

Gore Hill Memorial Cemetery, SHR#01491

Criterion	Assessment of Significance	Comment
Statement of Significance		
	Gore Hill Memorial Cemetery is an item of State heritage significance that satisfies all seven criteria for such listing. By virtue of its design and historical associations it is an important place in the pattern of the cultural history of NSW. In its layout, monuments and plants it demonstrates the religious philosophies and changing attitudes to death and its commemoration by a significant sample of the Australian population over a period of more than 100 years.	The subject site is located in the general vicinity of the Cemetery, however, the gates which mark the entry to the Cemetery, are barely visible through the trees and neighbouring developments along Pacific Highway.
	Aesthetically the Cemetery is of rare and representative State significance as a particularly fine and intact example of a Late Victorian/Edwardian landscaped public burial ground with landmark qualities, important plantings and a wealth of high quality funerary architecture demonstrating the skills of the artisans who crafted the monuments.	The proposed development will have no impact on the state heritage significance of the Cemetery.
	The Cemetery is of rare and representative social significance at a State level because of the unusually high esteem in which it is held by major identifiable groups in the community, a fact which led to its becoming a benchmark in the conservation of historic cemeteries through its saving from conversion and its dedication as a Memorial Cemetery.	
	Gore Hill Memorial Cemetery has enormous educational and research potential at a rare and representative State level by virtue of its wealth of genealogical, architectural, horticultural and artistic information which is readily accessible to Australia's major population centre (Criteria a and b). As the burial place for more than 14,000 people whose lives contributed to and enriched the history and development of Sydney's North Shore, Gore Hill Memorial Cemetery has strong and special associations with the community of a significant region of the State for social, cultural and spiritual reasons (Criterion d).	
	As a particularly fine and intact example of a Late Victorian/Edwardian landscaped public burial ground with landmark qualities, important plantings and a wealth of high quality funerary architecture demonstrating the skills of the artisans who crafted the monuments, Gore Hill Memorial Cemetery demonstrates aesthetic characteristics and a high degree of creative achievement (Criterion c).	
	The Cemetery is held in unusually high esteem by major identifiable groups in the community, a fact which led to its becoming a benchmark in the conservation of historic cemeteries through its saving from conversion and its dedication as a Memorial Cemetery. This adds to its social significance (Criterion d).	
	Gore Hill Memorial Cemetery has enormous potential to yield information that will contribute to an understanding of the cultural history of NSW by virtue of its wealth of genealogical, architectural, horticultural and artistic information which is readily accessible to Australia's major population centre. (Criterion e).	
	Gore Hill Memorial Cemetery possesses rare aspects of NSW's cultural history through its landscape design and intactness (Criterion f) and demonstrates the principal characteristics of a class of the State's cultural places ie landscaped public burial grounds of the late 19th and early 20th centuries. (Criterion g).	

8.1.2 Willoughby LEP Listing - Gore Hill Memorial Cemetery (LEP#I040)

Gore Hill Memorial Cemetery, LEP#I040

Criterion	Assessment of Significance	Comment
(a) Historic significance	Gore Hill Memorial Cemetery is of representative and rare historical significance at State level as the burial place for more than 14,000 people whose lives contributed to the development of a significant region of New South Wales. Its layout, monuments and landscape demonstrate religious and social philosophies and attitudes of Australians for a period of over 100 years. Historically, Gore Hill Memorial Cemetery is associated with the burial of a number of famous Australians, and the dedication of the Cemetery as a memorial cemetery was a significant milestone in the history of heritage conservation in New South Wales.	The proposed development will have no impact on the historic significance of the Cemetery.
(b) Historical association	The Gore Hill Memorial Cemetery can be associated with the lives and deaths of a number of famous Australians: Mother Mary MacKillop, first Australian candidate for sainthood in the Roman Catholic Church was buried at Gore Hill before her remains were moved to her Chapel in North Sydney. Barney Kieran, Australia's international swimming champion was buried there after he died from appendicitis aged 19. His funeral was attended by 30,000 people. The most outstanding monuments in the cemetery commemorate the area's most important citizens: The Horden family, Ludowici family, the Gore family, John Sulman, John Dettman, and a number of local Aldermen: Forsyth, Abvin, Bailey, Crabbe, Duff and Harold Reid.	The proposal will not affect the historical associations with the Cemetery including the collection of commemorative monuments.
(c) Aesthetic /creative / technical achievement	Aesthetically, the Cemetery is of rare and representative State significance as a particularly fine and intact example of a late Victorian/Edwardian landscaped public burial ground with landmark qualities, important plantings and a wealth of high quality funerary architecture demonstrating the skills of artisans who crafted the monuments.	The aesthetic significance of the Cemetery as an example of a late Victorian/Edwardian landscaped burial ground remain unaffected by the proposal.
(d) Social, cultural and spiritual	The cemetery is of rare and representative social significance at a State level because of the high esteem in which it is held by major identifiable groups in the community. This, in turn, lead to its becoming a benchmark in the conservation of historic cemeteries through being saved from conversion into a park as well as its dedication as a Memorial Cemetery.	The proposal will have no impact on the social significance of the Cemetery.
(e) Research potential	The Gore Hill Memorial Cemetery has enormous educational and research potential at a rare and representative State level because of its wealth of genealogical, architectural, horticultural and artistic information which is readily accessible to Australia's major population centre.	The educational and research potential of the Cemetery remain unaffected by the proposal.
(f) Rare	Gore Hill cemetery is unique for the individual people and family and community groups buried there. It has a distinctive landscape character which sets it apart from other general cemeteries of its age and size.	The proposal will have no impact on the rarity of the Cemetery.
(g) Representative	Gore Hill Memorial Cemetery is important in demonstrating the principle characteristics of a landscaped Late Victorian / Edwardian public cemetery which is reflected in its denominational layout, symbolic ornamental plantings and funerary monumentation.	The distinctive characteristics of a landscaped Late Victoria/Edwardian public cemetery remain unaffected by the proposal.

Gore Hill Memorial Cemetery, LEP#I040

Criterion	Assessment of Significance	Comment
Integrity/Intactness	The Cemetery is largely intact, except for the loss of the Church of England Chapel, Sextons Cottages and damage from vandalism and natural decay.	The proposal will not affect the integrity or intactness of the Cemetery.
Statement of Significance	Gore Hill Memorial Cemetery is an item of state significance that satisfies all seven assessment criterion for listing. Its aesthetic design and historical associations have made it a significant place in the pattern of the cultural history of NSW. Its monuments and landscape demonstrate the religious philosophies and changing attitudes towards death over a 100 year period of NSW history. Aesthetically, it is an excellent example of a late Victorian landscaped burial ground with landmark qualities, important plantings and a wealth of high quality funerary architecture which demonstrates the skills of the artisans who crafted the monuments. The Cemetery is of rare and representative social significance at a State level because of the high esteem in which it is held by major identifiable groups in the community, which lead to its becoming a benchmark in the conservation of historical cemeteries. It has enormous educational and research potential at a rare and representative State level from its wealth of genealogical, architectural, horticultural and artistic information which is readily accessible to the public. As the burial place for over 14,000 Australians whose lives contributed to the development of Sydney's North Shore, Gore Hill memorial Cemetery has strong social associations with the community for social, cultural and spiritual reasons.	The proposed development will have no impact on the heritage significance of Gore Hill Memorial Cemetery.

8.1.3 Willoughby LEP Listing - Core Hospital Precinct Group

The subject site is located in the vicinity of the group of buildings at the Royal North Shore Hospital known as the 'Core Hospital Precinct Group' which are individually listed and include:

- #I240, Pavilion Wing Building, Block 1B
- #I241, Pavilion Wing Building, Block 1A
- #I242, Resident Medical Officers (RMO) Building—known as Vanderfield Building
- #I243, Anstro—Body Protein Building
- #I244, Orthotics Building

The proposed development is assessed against the Statement of Significance in the table below.

Core Hospital Precinct		
Criterion	Assessment of Significance	Comment
(a) Historic significance	The Core Hospital Precinct has historic significance, being the oldest purpose-designed and building complex of hospital buildings on the North Shore of Sydney.	The historic significance of the Hospital Precinct remain unaffected by the proposal.
(b) Historical association		-
(c) Aesthetic /creative / technical achievement	The Core Hospital group of buildings have aesthetic significance, being constructed with high quality material and representative of key architectural trends of the Federation period. The Core Hospital Precinct has scientific and technical value as a demonstration of the architectural and design influences used in institutional philosophy at the beginning of the twentieth century. The group of buildings have aesthetic significance, being construction with high quality material and representative of key architectural trends of the Federation period.	The proposed development will have no impact on the aesthetic and technical significance of the hospital buildings. The buildings are located behind multi-storey, commercial buildings on Reserve Road and Pacific Highway.
(d) Social, cultural and spiritual	The Core Hospital Precinct has social significance as an icon for the development of health services in the region.	The proposal will not affect the social significance of the Precinct.
(e) Research potential		-
(f) Rare	The Core Hospital Precinct Group is an important, and increasing rare, surviving example of early twentieth century Federation hospital architecture and design.	The significance of the hospital buildings as rare, surviving examples of Federation hospital architecture and design remain unaffected by the proposed development.
(g) Representative		-
Integrity/Intactness		
Statement of Significance	The Core Hospital Precinct Group is an important, and increasing rare, surviving example of early twentieth century Federation hospital architecture and design. The group of buildings have aesthetic significance, being construction with high quality material and representative of key architectural trends of the Federation period. The Core Hospital Precinct has historic significance, being the oldest purpose-designed and building complex of hospital buildings on the North Shore of Sydney. It has social significance as an icon for the development of health services in the region, and scientific and technical value as a demonstration of the architectural and design influences used in institutional philosophy at the beginning of the twentieth century.	The proposal will have no impact on the heritage significance of the group of Federation period buildings at Royal North Shore Hospital. The proposed development will not be visible from the heritage items as they are screened by existing commercial buildings on Pacific Highway and Reserve Road.

8.1.4 Lane Cove LEP Listings - Park Road Group

The subject site is located in the vicinity of a group of houses on Park Road which are heritage-listed in Lane Cove LEP 2009.

#I325, Sandringham, 3 Park Road

The heritage listing describes Sandringham as follows:

Substantial two-storey residence similar to No.5 Park Road and dating from same period. Face brick, roughcast to side walls. Leadlight windows on stone base courses. On land subdivided in 1883 as the St. Leonards Park Estate.

#I326, House, 5 Park Road

The heritage listing for this item was not available on Heritage NSW's website.

#I327, House, 7 Park Road

The heritage listing for the residence describes the heritage item as follows:

Substantial two-storey residence on concrete washed stone foundations, brick construction. Slate roof. Two-storey timber bay window. Verandah to street elevation has unusual timber details in eaves brackets, Tuscan columns. One of a group of three substantial and contemporary residences in Park Road, dating from c1900. All retain solid stone boundary walls to street frontage.

Criterion	Assessment of Significance	Comment
Statement of Significance	Distinctive in scale and detail. Indicative of social aspirations of this period of speculation. Important as part of a group.	The proposed development will have no impact on the group of houses on Park Road. The heritage items are not visible from the subject site.

8.1.5 28 Pacific Highway

The existing building is evaluated against Heritage NSW's seven criteria for assessing heritage significance in the table below.

Criteria	Assessment of Significance
(a) Historic significance	The subject site is associated with the transformation of St Leonards after the opening of the North Shore railway line in 1890. The existing building is part of a group of 1920s commercial buildings built around the railway station but is not considered to be a notable example which would be suitable for heritage listing.
(b) Historical association	Wood Coffill and Company, a prominent funeral directing enterprise in Sydney, are recorded as previous tenants of the building from 1930. Wood Coffill played an important role in the development of the funeral industry in Sydney, transitioning from traditional livery to modern funeral directing. The interiors have been modified including the most recent bakery fitout. There is no physical evidence associated with the Wood Coffill's tenancy conserved at the subject site.
(c) Aesthetic /creative / technical achievement	The property contains a two-storey, commercial terrace of masonry construction and a tiled roof with a stepped parapet which spans across the neighbouring property at 26 Pacific Highway. The building is not an early or outstanding example of a particular architectural style.
(d) Social, cultural and spiritual	There is no evidence of strong attachments to the place from any community or cultural groups that would meet the criteria for listing.
(e) Research potential	The existing building has been extensively modified over time that it is unlikely that further research of the place would provide any further knowledge or new information. The subject site is not identified as an archaeological site or Aboriginal place of significance.
(f) Rare	There is little evidence to support the rarity of the site.
(g) Representative	The existing building is an example of typical commercial development in proximity to a railway station, however, due to the extensive modifications, the building are not considered to be particularly fine, intact or notable examples.
Integrity/Intactness	There is little evidence of original fabric retained in the existing building. The ground floor shop has been substantially modified including a roller security door and bakery fitout. The apartment above the shop has been retained however, the interiors are generally in poor condition.
Statement of Significance	The existing building is part of a group of commercial terraces developed around St Leonards Station, dating from the 1920s. The subject site is not identified as an archaeological site or Aboriginal place of significance. There is no evidence to demonstrate the site is held in high community esteem. The building has been substantially modified with little evidence of original fabric remaining. The building is not considered to be a notable example that would suitable for heritage listing.



8.1.6 30-32 Pacific Highway

The existing buildings are evaluated against Heritage NSW's seven criteria for assessing heritage significance in the table below.

Criteria	Assessment of Significance
(a) Historic significance	The subject site is associated with the transformation of St Leonards after the opening of the North Shore railway line in 1890. The existing buildings are part of a group of 1920s commercial buildings built around the railway station, however, they are not notable examples that would meet the criteria for listing.
(b) Historical association	According to the Sands Directory, Charles Kinselas and Sons was listed as a tenant from 1927. By the late 1930s, the business performed up to 1900 funerals per year, equivalent to 15% of the Sydney market. The interiors of the building have been extensively modified over time with no evidence remaining of the Kinselas tenancy.
(c) Aesthetic /creative / technical achievement	The site comprises two, two-storey commercial terraces of masonry construction with a tiled roof which spans over the two properties. The building is not an early or outstanding example of a particular architectural style.
(d) Social, cultural and spiritual	There are no known strong or special social, cultural or spiritual connections to the site that would meet the criteria for listing.
(e) Research potential	Due to extensive modifications, the existing buildings are unlikely to yield further research of the place would provide any further knowledge or new information. The subject site is not identified as an archaeological site or Aboriginal place of significance.
(f) Rare	There is little evidence to support the rarity of the site.
(g) Representative	The existing buildings are examples of typical commercial development in proximity to a railway station, however, the buildings have been substantially modified and are not considered to be particularly fine, intact or notable examples.
Integrity/Intactness	There is little evidence of original fabric retained in the existing buildings. The ground floor shop has been substantially modified including a roller security door and bakery fitout. Access to the apartments was not available at this time.
Statement of Significance	The existing building is part of a group of commercial terraces developed around St Leonards Station, dating from the 1920s. The subject site is not identified as an archaeological site or Aboriginal place of significance. There is no evidence to demonstrate the site is held in high community esteem. The buildings have been extensively modified with little evidence of original fabric remaining. The buildings are not considered to be notable examples that would be suitable for heritage listing.

8.2 Discussion of Heritage Impacts

This following discussion of heritage impacts uses to the terms *Major*, *Moderate*, *Minor*, *Negligible* and *Positive* to describe their extent.

These terms are based on the *ICOMOS Guidelines on Heritage Impact Assessments* (2011) and is in accordance with Heritage NSW guidelines for Statements of Heritage Impact.

Impact	Definition
Major	Actions that would have a long-term and substantial impact on the significance of a heritage item. Actions that would remove key historic building elements, key historic landscape features, or significant archaeological materials, thereby resulting in a change of historic character, or altering of a historical resource. These actions cannot be fully mitigated.
Moderate	Actions involving the modification of a heritage item, including altering the setting of a heritage item or landscape, partially removing archaeological resources, or the alteration of significant elements of fabric from historic structures. The impacts arising from such actions may be able to be partially mitigated.
Minor	Actions that would result in the slight alteration of heritage buildings, archaeological resources, or the setting of an historical item. The impacts arising from such actions can usually be mitigated.
Negligible	Actions that would have no heritage impact.
Positive	Actions that would be beneficial to the significance of heritage buildings, archaeological resources, or the setting of an historical item.

Proposal	Heritage Impact	Heritage Impact Discussion
Excavation and demolition		
Demolition of all existing structure and buildings.	Negligible	The subject site does not contain any heritage items and is not identified as an archaeological site or as an Aboriginal place of significance.
Excavation for an additional basement level.		The commercial terraces at the eastern end of the site are examples of early commercial development on Pacific Highway and in proximity to St Leonards Station however, it is argued that these buildings do not meet the criteria for heritage listing. The proposal to demolish all existing structures and additional basement excavation will have no impact on the heritage items located in the vicinity.
Infill Development		
Construction of a mixed-use hotel and commercial development comprising: – basement car park including end of trip amenities and services areas; – ground floor retail; – 99 hotel rooms with a gym and storeroom in the basement; – rooftop indoor and outdoor communal areas	Negligible	The proposed development is consistent with the strategic objectives of the Crows Nest TOD Precinct. The proposed development is of an appropriate scale which responds to the anticipated building envelope for the precinct with negligible impact on the SHR-listed Gore Hill Memorial Cemetery, located 400m from the subject site and with minimal impact on the amenity of neighbouring residential developments. The proposal has been carefully designed to respond to the vision for the Precinct in terms of character, height, bulk, scale, siting, materials, colours and detailing in a contemporary and sustainable manner. This is discussed in further detail in Section 8.3.3.

8.3 Heritage Impact Assessment

8.3.1 General - Lane Cove Council Policies

This Heritage Assessment and Statement of Heritage Impact accompanies the Development Application in accordance with Council requirements.

The subject site is not heritage-listed, however, it is located in the vicinity of Heritage Items.

The proposal takes into consideration the conservation guidelines and relevant controls contained in the Lane Cove (LCLEP) and Willoughby (WLEP) LEPs and the heritage listings for heritage items, and aims to minimise heritage impacts.

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

Located 400m east of the Gore Hill Memorial Cemetery, the proposed development will have a negligible impact on the views and setting of the SHR-listed item. Views of the proposed development are screened by existing trees along Pacific Highway and at Gore Hill Park.

The following aspects of the proposal have an impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

Demolition of the commercial terraces at the eastern end of the site may be perceived as having a negative heritage impact. The terraces form part of a group that provide evidence of early commercial development along the Pacific Highway and around St Leonards railway station. However, it is argued that the existing buildings are not notable examples with little evidence of original fabric including evidence of the Wood Coffill or Kinselas occupancies or any evidence of the high community esteem for the site. The assessment of significance concluded the terraces do not meet the criteria for heritage listing.

The following sympathetic solutions have been considered and discounted for the following reasons:

On 2 May 2023, the proposal for alterations and additions at 34-42 Pacific Highway were approved by Lane Cove Council. In 2024 the subject site was expanded to include three commercial terraces at 28-32 Pacific Highway. The previous option was discounted as a new design was developed for the expanded site.

The concept design for the expanded site was presented to the Northern Sydney Regional Organisation of Councils Design Review Panel and at a Pre-DA Lodgement meeting with Lane Cove Council. The concept design was further developed in accordance with the advice and recommendations provided and forms the current proposal.

8.3.2 Works adjacent to a Heritage Item or within the Heritage Conservation Area

Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area?

The subject site is located in the vicinity of the Gore Hill Memorial Cemetery which is of State heritage significance and listed on the State Heritage Register.

Other items of local significance are located in the proximity of the site. The Royal North Shore Hospital site, to the north of the subject site, contains five heritage items listed in the WLEP. Located on the opposite side of Pacific Highway and screened by existing commercial developments, the proposed development will have no impact on the heritage significance or setting of the heritage items.

Will the proposed works affect views to, and from, the heritage item? If yes, how will the impact be mitigated?

Views to and from the Gore Hill Memorial Cemetery are screened by trees and existing developments on Pacific Highway. The proposal will have negligible impact on the views to and from the heritage item. The potential for a 30-storey, landmark tower at the corner of Pacific Highway and Berry Street would further minimise visual impacts associated with the proposed development.

The Royal North Shore Hospital buildings are located behind multi-storey commercial developments on Pacific Highway and Reserve Road which range in height from seven to ten storeys. The proposed development, on the opposite side of the Pacific Highway, would have no impact on views to and from the heritage items.

The subject site is located in proximity to three heritage-listed houses on Park Road and a commercial building at 1 Chandos Street, however, the heritage items are not visible from the subject site.

Will the proposed works impact on the integrity or the streetscape of the heritage conservation area?

The subject site is not located within a heritage conservation area, however, the existing buildings at the eastern end of the subject site form part of a group of early commercial terraces on Pacific Highway and around St Leonards Railway Station. An assessment of significance of the terraces concluded they do not meet the criteria for listing; the terraces are not notable examples and have little evidence of original fabric.

The proposal to demolish the existing terraces will have minimal impact on the integrity of the existing streetscape as the surrounding area is subject to proposed change. The proposed development has been designed in accordance with the Crows Nest Transport Oriented Development Precinct Design Guide which aims to encourage greener, more walkable streets. The proposal is setback from Pacific Highway and Marshall Lane and is consistent with the desired future character and active street frontages of the Precinct.

8.3.3 Design In Context

The proposed development is considered appropriate in terms of the NSW Heritage Office 'Design In Context' guidelines as set out below and within the context of the Crows Nest Transport Oriented Design (TOD) Precinct:

Character

The character of a place is shaped by many contributing factors including topography, street and subdivision patterns, density, site coverage, views, vistas, skylines and land uses. Buildings also shape the character of a place through their heights, position, date and style, materials and details, proportions of openings, craftsmanship, and solid to void ratios, as do local cultural traditions and the uses of a place.

The proposal is consistent with the vision for St Leonards as a vibrant, walkable, transit-oriented centre. A mixed-use hotel and commercial development that supports employment and visitor accommodation. Ground floor retail proposed on Pacific Highway and Marshall Lane aim to activate the streetscape while communal open spaces on the rooftop will provide communal amenities for future residents.

Siting

New buildings in a historic context should be complementary to the streetscape and the urban grain of the area, responding to the subdivision patterns and scale of buildings. Predominant setbacks, the location of boundary walls and fences, and the orientation and address of buildings in the vicinity should be carefully considered to ensure the proposal results in the creation of quality urban spaces between the old and the new. The siting of new elements should retain key views, natural features of significance such as trees and landscaped elements and archaeological remains.

The proposed development has been designed in accordance with the street setbacks prescribed in the Design Guide for the TOD precinct. The landscape design, prepared by Melissa Wilson Landscape Architects, aims to enhance pedestrian amenity and public shelter within the setback areas with climbing species and shrubs within planters that soften the Pacific Highway edge.

Scale

The relationship between new developments and their context should be considered in terms of the scale of surrounding buildings – their wall and floor to floor heights, modulation and façade rhythms, massing, density, proportions, relationship to the ground or street plane, modulation of walls, openings and roof planes.

Transport interchange upgrades often involve the addition of new structures. Recognising the predominant scale of the context and responding appropriately can help reduce the visual impact of new structures. This can be achieved by locating new structures away from heritage structures, visually separating new elements through glazing, articulating larger structures to reduce their apparent bulk and scale, modulating facades, and relating openings to those of neighbouring buildings. Setbacks to upper levels can also help provide a transition between adjacent buildings of different scales.

The site is located in an area of proposed increased density between St Leonards Railway Station and Crows Nest Metro.

The proposed development responds to the varying scale of the surrounding development. Along Pacific Highway, the proposed building rises up to nine storeys but steps down to six storeys at Marshall Lane to minimise visual impacts of neighbouring residential developments and any Heritage Items located to the south of the site.

Form

The relationship of form between new structures and existing buildings should be carefully considered in the design process. Whether a likeness or distinction is sought between the structures that are proposed and those which exist, it will likely be achieved through the proportion and number of openings, solid to void ratios, the roof form and skyline and the relationship between internal and external spaces. The new forms should relate to heritage in a positive way. Roofs are a key aspect of the form of many heritage buildings, and they can be used as a basis for the design of compatible new roof forms.

The proposed development adopts a stepped form down to the Marshall Lane to maintain the amenity and solar access for the neighbouring residential apartments and Heritage Items to the south of the site.

Materials and colour

New infill buildings should recognise the characteristic materials, textures and colours of the surrounding area and respond to them in a positive way. They need not be copied but rather used as a point of reference and reinterpreted in either a considered harmonious, complementary or contrasting way. The quality of the new materials should be commensurate with those of existing buildings in the surrounding area – as good or better. In areas of transition or urban renewal, transport interchanges should set a benchmark for other developments.

Light and shadow affect how materials and colours are perceived and this should be considered in the design process. The relationship between structure and façade and the hierarchy of material use should also relate to neighbouring buildings where possible.

The proposal utilises a contemporary palette of materials and colours and incorporates integrated design and material strategies that reflect the Precinct's sustainability goals. Cross-laminated timber is proposed for its environmental performance, construction efficiency, and material expressiveness.

Detailing

Contemporary details can reinterpret the traditional details that contribute to the heritage character of a place, to create complementary relationships between new and old elements and provide a level of visual interest. This principle can be used for both buildings and landscape elements such as fences, walls and planting treatments. Analysis of existing details can help inform the language of compatible new elements, without imitation. Similarly the overall texture of the building – the amount of modulation or detail can be an important factor in ensuring a positive relationship with an adjoining heritage building.

The facade of the proposed development adopts a modular design consistent with contemporary developments on Pacific Highway and transitions to a finer, terraced form on Marshall Lane.

8.4 Statement of Heritage Impact

The subject site at 28-42 Pacific Highway is not identified as a Heritage Item or an archaeological site in Lane Cove LEP but is located in the vicinity of Heritage Items. There are no known Aboriginal places of significance recorded at the subject site, however, it is acknowledged that the Pacific Highway ridgeline is of cultural significance for First Nation peoples.

The subject site contains three two-storey commercial terraces dating from 1920s and a 1990s five-storey commercial building which are proposed to be demolished. The terraces have been extensively modified, however, they form part of a group of early commercial development on Pacific Highway. A heritage assessment of these buildings against Heritage NSW's criteria for assessing heritage significance found that the terraces do not meet the threshold for listing. Thus, the proposed demolition of all of the existing structures will have no heritage impact.

The proposal generally complies with the relevant heritage controls for development in the vicinity of a Heritage Item. Gore Hill Memorial Cemetery is listed on the State Heritage Register and is located 400m to the west of the subject site. Views to and from the Heritage Item are partially screened by trees at Gore Hill Park and existing commercial developments on Pacific Highway. Future development of a landmark tower at the Precinct Gateway, on the corner of Pacific Highway and Berry Road, would further mitigate any potential visual impacts.

The heritage buildings at the Royal North Shore Hospital are located behind large-scale commercial developments on Pacific Highway and Reserve Road which range in height from seven to ten storeys. The proposed development will not be visible from the heritage items which limits any potential impacts.

Three heritage-listed houses on Park Road and a commercial building at 1 Chandos Street are also located in proximity to the subject site. Due to the topography of the site and surrounding large-scale developments, the proposed development will not be visible from the heritage items and thus, will have no heritage impact.

The subject site is part of the Crows Nest Transport Oriented Design Precinct and occupies a prominent location on the Pacific Highway. The proposal to construct a mixed-use hotel and commercial development is generally consistent with the desired future character of the Precinct. The overall form of the proposed building adopts a stepped form providing an appropriate transition from the colonnaded civic frontage on Pacific Highway to a finer, terraced form on Marshall Lane. Ground floor retail is proposed at both street frontages to enhance the streetscape while communal open spaces on the rooftop will provide communal amenities for future residents.

The proposal has been carefully designed to respond to the vision for the TOD Precinct in terms of character, height, bulk, scale, siting, materials, colours and detailing in a contemporary manner, adding another layer to the historic continuum of the surrounding area.

The proposal achieves a balance between providing increased amenity and meeting contemporary needs with negligible heritage impact on the heritage significance of the Gore Hill Memorial Cemetery and other Heritage Items in the vicinity of the site.

The proposal is supported and recommended for approval.

8.5 References

Legislation, Planning Policies, Codes etc

Lane Cove Council, Lane Cove Local Environment Plan 2009

Willoughby City Council, Willoughby Local Environment Plan 2012

Heritage Act NSW 1977, <https://legislation.nsw.gov.au/view/html/inforce/current/act-1977-136>

Environment Protection and Biodiversity Conservation Act 1999, <https://www.dcceew.gov.au/environment/epbc>

Books and Publications

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Barani, Yesterday Tomorrow, *Sydney's Aboriginal Journey*, Creative Sydney

Paul Irish, Hidden in Plain View, *The Aboriginal People of Coastal Sydney* (Newsouth Publishing: University of New South Wales Press Ltd, 2017)

Norman B Tindale, Eora, Aboriginal Tribes of Australia: *Their Terrain, Environmental Controls, Distributions, Limits and Proper Names* (Australian National University, 1974)

Willoughby District Historical Society & Museum, *St Leonards*, <https://abc17603.wordpress.com/history/suburbs/stleonards/>

Duncan Waterson and Sandra Tweedie, *A Study of the Funeral Industry in New South Wales*, in Mira Crouch and Bernd Huppau (Eds), *Essays in Mortality* (Sydney, 1985).

Heritage Registers, Inventories and Publications

Australian Heritage Database, <http://www.environment.gov.au>

State Heritage Listing, *Gore Hill Memorial Cemetery*

Local Heritage Listings:

- *Group of houses on Park Road*
- *Gore Hill Memorial Cemetery*
- *Royal north Shore Hospital buildings (including original interiors) comprising Pavilion Wing Building, Block 1A and Block 1B, the Vanderfield building, Anstro-Body Protein Building and the Orthotics Building.*
- *Commercial building at 1 Chandos Street*

Sands Postal Directory, accessed via the City of Sydney Archives, <https://archives.cityofsydney.nsw.gov.au/nodes/view/495003>

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Appendices

Appendix A

Heritage Listings

Item Details

Name
Gore Hill Memorial Cemetery

SHR/LEP/S170
SHR #01491

Address
Pacific Highway ARTARMON NSW 2064

Local Govt Area
Willoughby

Local Aboriginal Land Council
Metropolitan



Item Type	Group/Collection	Category
Landscape	Cemeteries and Burial Sites	Cemetery/Graveyard/Burial Ground

All Addresses

Addresses								
Records Retrieved: 1								
Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
	Pacific Highway	ARTARMON/NSW/2064	Willoughby	Metropolitan	Willoughby	Cumberland	LANE COVE	Primary Address

Significance

Statement Of Significance

Gore Hill Memorial Cemetery is an item of State heritage significance that satisfies all seven criteria for such listing. By virtue of its design and historical associations it is an important place in the pattern of the cultural history of NSW. In its layout, monuments and plants it demonstrates the religious philosophies and changing attitudes to death and its commemoration by a significant sample of the Australian population over a period of more than 100 years.

Aesthetically the Cemetery is of rare and representative State significance as a particularly fine and intact example of a Late Victorian/Edwardian landscaped public burial ground with landmark qualities, important plantings and a wealth of high quality funerary architecture demonstrating the skills of the artisans who crafted the monuments.

The Cemetery is of rare and representative social significance at a State level because of the unusually high esteem in which it is held by major identifiable groups in the community, a fact which led to its becoming a benchmark in the conservation of historic cemeteries through its saving from conversion and its dedication as a Memorial Cemetery.

Gore Hill Memorial Cemetery has enormous educational and research potential at a rare and representative State level by virtue of its wealth of genealogical, architectural, horticultural and artistic information which is readily accessible to Australia's major population centre (Criteria a and b). As the burial place for more than 14,000 people whose lives contributed to and enriched the history and development of Sydney's North Shore, Gore Hill Memorial Cemetery has strong and special associations with the community of a significant region of the State for social, cultural and spiritual reasons (Criterion d).

As a particularly fine and intact example of a Late Victorian/Edwardian landscaped public burial ground with landmark qualities, important plantings and a wealth of high quality funerary architecture demonstrating the skills of the artisans who crafted the monuments, Gore Hill Memorial Cemetery demonstrates aesthetic characteristics and a high degree of creative achievement (Criterion c).

The Cemetery is held in unusually high esteem by major identifiable groups in the community, a fact which led to its becoming a benchmark in the conservation of historic cemeteries through its saving from conversion and its dedication as a Memorial Cemetery. This adds to its social significance (Criterion d).

Gore Hill Memorial Cemetery has enormous potential to yield information that will contribute to an understanding of the cultural history of NSW by virtue of its wealth of genealogical, architectural, horticultural and artistic information which is readily accessible to Australia's major population centre. (Criterion e).

Gore Hill Memorial Cemetery possesses rare aspects of NSW's cultural history through its landscape design and intactness (Criterion f) and demonstrates the principal characteristics of a class of the State's cultural places ie landscaped public burial grounds of the late 19th and early 20th centuries. (Criterion g).

Criteria a)

Historical Significance

Gore Hill Memorial Cemetery is of representative and rare historical significance at a State level as the burial place for more than 14,000 people whose lives contributed to and enriched the history and development of a significant region of New South Wales. In its layout, monuments and plants it demonstrates the religious philosophies and changing attitudes to death and its commemoration by a significant sample of the Australian population over a period of more than 100 years. Many significant events are associated with the history of Gore Hill Memorial Cemetery, including burials of famous Australians, the memorial to Mother Mary MacKillop, Australia's first candidate for Sainthood in the Roman Catholic faith, and the dedication of the Cemetery as a Memorial Cemetery, an important event in the history of heritage conservation in New South Wales. Of particular interest at Gore Hill Memorial Cemetery are the graves of or memorials to the following :

Mother Mary MacKillop, Australia's first and only candidate for Sainthood in the Roman Catholic faith. Her remains have been removed from the Cemetery but she is commemorated by a monument erected in the plot where other members of her order are still buried. This memorial was dedicated at a special service held in 1995.

William Tunks MLA, a prominent businessman, first Mayor of St Leonards and State Member for St Leonards, who was instrumental in having land set aside for a public cemetery at Gore Hill. His was the first Church of England burial in the Cemetery.

Barney Kieran, Australia's international swimming champion, who died of appendicitis, aged nineteen, in 1905. Some 30,000 people attended his funeral which was described at the time "as one of the most remarkable mass funerals Australia has seen".

Sir John Sulman, noted architect, after whom the Sulman Prize for Architecture, is named.

David William Gregory, who led Australia to the momentous first cricket Test victory against the English at the Melbourne Cricket Ground in March 1877. Until recently, Gregory's grave was unmarked but has now been given the recognition it deserves with a memorial paid for by supporters of the game.

Criteria c)

Aesthetic/Technical Significance

Aesthetically the Cemetery is of rare and representative State significance as a particularly fine and intact example of a Late Victorian/Edwardian landscaped public burial ground with landmark qualities, important plantings and a wealth of high quality funerary architecture demonstrating the skills of the artisans who crafted the monuments.

Criteria d)

Social/Cultural Significance

The Cemetery is of rare and representative social significance at a State level because of the unusually high esteem in which it is held by major identifiable groups in the community, a fact which led to its becoming a benchmark in the conservation of historic cemeteries through its saving from conversion and its dedication as a Memorial Cemetery.

Criteria e)

Research Potential

Gore Hill Memorial Cemetery has enormous educational and research potential at a rare and representative State level by virtue of its wealth of genealogical, architectural, horticultural and artistic information which is readily accessible to Australia's major population centre.

Criteria f)

Rarity

Every cemetery is unique for it contains the human remains of a particular person, family or community. Some cemeteries share similar layouts and monumental styles but Gore Hill Cemetery has a distinctive landscape character which sets it apart from other general cemeteries of its age and size.

Criteria g)

Representative

Gore Hill Memorial Cemetery is important in demonstrating the principal characteristics of a landscaped Late Victorian / Edwardian public cemetery, reflected in its denominational layout, symbolic ornamental plantings and funerary monumentation.

Integrity/Intactness

The Cemetery is largely intact, except for the loss of the Church of England Robing Room/Chapel (burned down 1975), the Sexton's Cottages (first demolished c.1949, second demolished 1984) and damage due to vandalism and natural decay.

Owners

Records Retrieved: 0		
Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer Builder/Maker

Physical Description Updated 01/09/2024

Gore Hill Memorial Cemetery is located adjacent to the Pacific Highway, just north of St Leonards and approximately six kilometres north of the Sydney CBD.

The cemetery is 14 acres (5.6ha) with denominational and general use sections and (space) for future extension. The site was heavily wooded, and Tunks advocated retention of some of the natural vegetation for shade and ornamentation. Each (denominational) section acquired a distinctive character: the catholic one, for example was extensively planted with palms to define the main paths, while early plans for the Presbyterian and Congregational sections provided for landscaping with curved paths leading to open circles... A combined committee (of management) was formed in 1884 and attempted a more uniform landscaping scheme, but pressure for burial space has

destroyed much of the early layout and some early planting. Despite this, Gore Hill remains an evocative 19th century site in name and character (Nicol, 2002, 266).

Structure:

The Cemetery is divided into two main areas by a central avenue, historically known as The Carriageway, which runs from Westbourne Street in the north to the Pacific Highway in the south. Originally gravel, it was surfaced with blue metal in 1901, then bitumen in 1930. A length along the boundary with the old Roman Catholic and Church of England sections was paved in brick. By the late 1970s the condition of the bitumen paving had deteriorated considerably and a decision was taken by the Gore Hill Cemetery Steering Committee to remove the bitumen and resurface the Carriageway with turf. At the same time, the brick paving along the western side was extended along the entire length to facilitate movement of motor vehicles (eg trucks for garbage collection) and to provide a hard surface exit into the Gore Hill Oval carpark. The Carriageway is edged with deep, brick-lined drains, and has low brick walls along much of its length. Condition of the turf varies with season but the condition of the grassed and paved sections of the Carriageway is generally good.

The northern boundary, with Westbourne Street, is fenced with a steel post and chain-wire mesh fence erected in the 1980s to control public access and intrusion of motor vehicles into the Cemetery from Westbourne Street which is used heavily by students at the TAFE College and by visitors to Royal North Shore Hospital. The northern entry to the Carriageway is controlled by a lockable steel chain strung between timber posts, with a removable central timber bollard.

The western boundary, along the Pacific Highway, from the corner of Westbourne Street, to the corner of Gore Hill Park, is fenced with a steel fence, comprising tubular steel posts with decorative finial caps and intervening panels of chain-wire mesh supported on tubular steel frames. The panels are surmounted by decorative serrated cappings of cast iron. This fence has been damaged in places from time to time by motor vehicles losing control on the Highway and crashing into the fence or by vandals removing panels to gain access to the Cemetery. Management, including the Trust, have made every effort to keep this perimeter fence in good order and its condition is generally good. Many of the decorative cappings and post finials have been lost over the years.

The southern end of the Carriageway is controlled by a pair of wrought iron vehicular gates, supported on massive sandstone posts, with pedestrian gates either side. These gates, erected in 1902, were conserved in the 1980s and are in generally good condition. The vehicular gates are kept locked for security reasons and to prevent vehicular egress onto the Highway at a dangerous spot on a curve with poor lines of sight. The eastern boundary, with the Royal North Shore Hospital and Gore Hill Park, and part of the southern boundary, with Gore Hill Park, are unfenced.

The Carriageway has low brick walls constructed along much of its length. These date from 1903 and were restored during the 1980s. Other structures include a steel arbour over a path into the Congregational section, a stone arch into the Baptist section, and the incinerator at the north eastern corner of the Baptist section.

The Cemetery is divided into two major spaces by the Carriageway. Further spaces are created by hedge plantings between denominational sections, particularly between the old Roman Catholic and Church of England sections. Each denominational section is accessed off the Carriageway.

Denominational sections are served by a gridwork of brick-paved paths which provide access to the burial plots and the means of movement throughout the Cemetery. It is likely that the bricks used for paving in the Cemetery were produced in the brickworks that adjoined the site during the early twentieth century. The paths vary in width, but are mostly around one metre wide. Condition varies but management has made a point of keeping the paths cleared of weed growth and sediment build-up to allow reasonable public access to all parts of the site.

Landscape Character:

A fine example of a landscaped public cemetery from the late Victorian / Edwardian era. The design was based on the surveyor-general's standard plan for general cemeteries, but adapted in size and layout for this site (Murray, 2016, 157, 159).

The layout of paths on a grid enabled creation of focal points at a number of intersections. Most prominent of these in the western part of the Cemetery are the octagonal Jesuit plot in the Old Catholic section and the circular Hordern plot in the Church of England section. In the eastern part, the most prominent focal point is the Catholic Robing Room.

The older sections, particularly on the western side of the Cemetery, are characterised by a concentration of grand monuments and vaults, featuring a variety of materials and designs. By contrast the low-lying Baptist section is more uniform in character, with simpler layout and monuments. The architectural design studio, built on the site of the former (1886) Sexton's Cottage, is of distinctive modern design, but has been landscaped to minimise its visual impact on the Cemetery. (This latter building was demolished in 2018-19 and is being replaced with another structure).

There are a number of bench-type seats, dating from the 1980s, at various locations in the Cemetery, mostly on brick-paved areas adjacent to the Carriageway.

Landscape Character:

The landscape character is one of enclosed space, defined by dense evergreen tree plantings along the boundaries and down either side of

the Carriageway. Rows of mature (Californian desert fan palms (*Washingtonia robusta*); bangalow palms (*Archontophoenix cunninghamiana*)) palms along the main pathways are a distinctive landscape feature of the western portion of the Cemetery. Historic photographic evidence suggests that the major internal spaces were largely devoid of trees. However, in the last twenty or thirty years reduced levels of maintenance have resulted in considerable overgrowth. Recent management policy has been to remove woody self-sown plants but the landscape is still more heavily vegetated than in the past.

Vegetation:

The vegetation of Gore Hill Cemetery comprises original plantings of ornamental species, self-sown plants derived from these over the years, invasive weeds, and remnants of indigenous vegetation, also with self-sown offspring. As with many historic cemeteries, the original ornamental plantings at Gore Hill Cemetery were evergreen species of trees and shrubs, many with symbolic meanings associated with religious beliefs such as everlasting life, victory over death, undying love, eternal friendship, mourning and remembrance.

A visit in winter will show you flowering wattles (*Acacia* - four species noted in 7/2019), jonquils (*Narcissus tazetta* and *N.jonquilla*), camellias (*C.japonica* cv's)(Stuart Read, pers.comm, 23/7/2019). A visit in spring will reward you with tickseed/daisies (*Coreopsis* sp.) and other flowering bulbs and perennials (ibid, 2016, 169).

Buildings:

The cemetery contains a number of buildings associated with its use as a burial place. In addition, on the site of the former Sexton's Cottage, there is a modern building, designed as a studio and offices for a firm of architects who have a long-term lease on that part of the site. These include:

The Lych Gate, at the entrance to the Old Roman Catholic section, close to the Carriageway. This structure served as a place where the funeral party traditionally stopped and rested the coffin while they waited for the priest to arrive. It has a brick base, with timber posts supporting a gabled roof, clad with shingles. The Lich Gate was restored in 1983, only to be damaged soon afterwards by a truck associated with a film crew shooting a picture in the Cemetery. The damage was repaired with insurance funds provided by the film company.

The Lich Gate is in good condition and is used by visitors as a shelter (it has seats on either side of the central path) particularly by the Friends during their regular working bees and annual pilgrimage.

The Shelter Shed, in the Methodist section, adjacent to the Carriageway, is a timber framed and clad building approximately 4 metres long and 2.5 metres wide. It has lattice panels either side of the north facing opening with a shingle clad awning. The gabled roof is clad with Marseilles pattern tiles and has decorative timber barge boards. The interior features benches on three sides, an internal lining of ripple iron and tessellated tile floor. The shed was erected c1900 to provide shelter for Cemetery visitors and at that time featured a stained glass window in its southern elevation and displayed Cemetery notices on its western exterior wall. The building has undergone staged repairs in recent years and is in generally good condition.

The Catholic Robing Room, was built around the turn of the Century and served as a changing room for priests attending funerals. It is built in the Arts and Crafts style, of masonry construction with rough cast render applied to the exterior walls and is painted cream. The pyramidal roof is clad in timber shingles and capped with a copper-clad cross. Two black slate steps lead into an in situ terrazzo floor, the centre of which is decorated with a black wreath pattern. The interior features two large wardrobes / cupboards built in to the western corners. Casement windows on three sides are shuttered with timber louvred screens. The building is approximately 5 metres square and is in good condition. The robing room is used for meetings by the Friends and the Trust during the summer months when there is sufficient ambient light available. It is in good condition.

The Methodist Workers Shed, is a very simple utilitarian structure with brick walls and a Marseilles pattern tiled roof. It is 3.5 metres long and 2.5 metres wide. This building has been restored recently, is in good condition and is used for storage.

The Site Office/Storage Shed, located between the Carriageway and Gore Hill Park consists of two parts, a timber framed, weatherboard clad shed with a more recent brick annexe, the latter at a lower level and containing a shower recess and storage area. The overall size of the building is approximately 5.5 metres long and 2 metres deep. The whole building is painted Mid Brunswick Green to reduce its visual impact. The brick part is of a style inconsistent with other structures and the timber section, apart from the floor boards, is in very poor condition as a result of termite attack.

The Toilets, located near the southern end of the Carriageway adjoining Gore Hill Park, are simple, brick structures, approximately one metre square, with gabled roofs clad with tiles. One has been restored and contains a single water closet. The other is in a ruinous state.

The Incinerator, located on the western side of the Carriageway in the Baptist Section, is a brick structure approximately 2 metres wide and 3 metres deep with concrete cover to the fire box and a tall brick chimney. The structure has been vandalised in recent times and requires stabilisation and repointing to render its safe.

Funerary Monuments:

The Cemetery contains a wealth of funerary monuments exhibiting a wide range of styles and construction materials. The greatest number of burials date from the period 1900 to 1930, and are modest memorials. There are also many earlier monuments which are excellent examples of craftsmanship and religious symbolism. Included among the memorials are plots containing the remains of

members of religious orders, such as Jesuit Priests and the Sisters of St Joseph. A number of family vaults are located in various parts of the cemetery.

Marble, sandstone, granite, trachyte and brick are the main materials used for monuments in the Cemetery and some have cast or wrought iron surrounds. The dramatic landscape of funerary architecture, particularly in the older sections of the Cemetery is dominated by elaborate crosses, pillars, and sculptures. Common monument types from the late 19th and early 20th Centuries found in the Cemetery include:

- *Calvary and Celtic crosses
- *Pedestals
- *Obelisks
- *Columns / Broken columns
- *Urns / Draped urns
- *Angels
- *Composite - angel and cross

Since the end of World War I there has been a trend towards more modest 'slab and desk' type monuments.

Physical Condition

Updated 02/19/2001

Gore Hill Memorial Cemetery has a wonderful Gothic atmosphere created by its overgrown vegetation. The cemetery is no longer neglected: the trustees have a deliberate low-level regime of vegetation management in place known as 'controlled overgrowth' (ibid, 2016, 160). The cemetery is maintained in this state of "controlled overgrowth", a regime in which paths are kept clear, invasive woody weeds controlled, all buildings maintained, while some graves are maintained under care agreements.

Modifications And Dates

Caretaker's Residence constructed 1886.
Picket fence 5 feet high erected along Lane Cove Road (now Pacific Highway) boundary 1890.
General Section east of Carriageway redesigned 1894.
Carriageway regraded and guttered 1898-1900.
Carriageway surfaced with blue metal 1900-01.
Some monuments from Devonshire Street (Sandhills) Cemetery relocated to Gore Hill 1900-01.
Iron gates with stone piers erected at southern end of Cemetery 1902.
Extensions to Church of England Section and creation of a Baptist Section 1903.
Brick retaining walls constructed along Carriageway.
New Sexton's Cottage built 1949.
Cemetery closed to burials from 18 May 1974.
Pacific highway boundary fence repaired 1982-84.
Turbing of Carriageway and extension of brick paving down western side of Carriageway 1982-84.
Restoration of main gates at southern end of Cemetery 1982-84.
Landscape improvements at both ends of Carriageway 1982-84.
Restoration of Lych Gate and Shelter Shed 1982-84.
Removal of dead trees, replanting of shrubs, restoration of brickwork and clearing of paths 1982-84.
Marker pegs installed to identify denominational sections 1982-84.
Architectural design studio and offices for Edwards Madigan Torzillo Briggs built on site of former Sexton's Cottage 1984.
Major program of rubbish removal, weeding, repair of damaged paths and clearing of blocked drains 1990.
Plumbing and bottled gas connected to Gardener's Shed 1990.
Memorial garden established along eastern side of Carriageway wall 1991.
Dead palms removed from old Catholic section and tree surgery on several major trees 1991.
One of toilets repaired, with new door 1991.
Interpretive signs erected at Gardener's Shed/Office 1991.
Boundary fence along Pacific Highway repaired 1991.
Wilson and Skene vaults conserved 1992.
Monument to David Gregory, Australia's first test cricket captain erected 1993.
Methodist Shed restored 1993.
Carroll Vault repaired 1994.
Monument erected on original burial site of Mother Mary MacKillop 1995.
Incinerator repaired 1996.
New signs erected at each end of the Cemetery 2000.
Cornwell Vault conserved 2000.

Further Comments

Gore Hill is special as it retains many landscape features such as its original carriageway, gates and piers, Californian desert fan palm avenue plantings, a lych gate leading into the old Catholic section, an Arts and Crafts style robing room in the new Catholic section, a basic Federation style storage shed in the Methodist section, a shelter shed in the Congregationalist section by the carriageway and a stone arch entrance to the Baptist section (ibid, 2016, 159).

Current Use

Closed memorial cemetery (since 1974), rest park, passive recreation and commemoration

Former Use

Aboriginal land, timber getting, Operational cemetery (until 1974)

Listings

Listings

Records Retrieved: 4					
Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Heritage Act - State Heritage Register		01491	5/25/2001 12:00:00 AM	89	2939
Register of the National Estate	Gore Hill Cemetery	2950	3/21/1978 12:00:00 AM		
National Trust of Australia register	Gore Hill Cemetery		11/22/1976 12:00:00 AM		
Local Environmental Plan	Willoughby Local Environmental Plan	40	11/24/1989 12:00:00 AM	114	

Procedures/Exemptions

Records Retrieved: 1					
Section of Act	Description	Title	Comments	Action Date	Outcome
57(2)	Exemption to allow work	Standard Exemptions		11/9/2020 12:00:00 AM	

History

Historical Notes or Provenance

Updated

1/9/2024 1:44:11 PM

The North Shore did not get a large general cemetery until the late 1870s (Murray, 2016, 157).

In 1864, William Tunks, prominent Parramatta businessman, who owned land in the North Shore area, was elected member for St. Leonards in the Legislative Assembly of NSW. Tunks soon moved to North Sydney and began an interest in local affairs, in particular the establishment of a general cemetery in the area.

Agitation for a general cemetery on the North Shore began in 1867, the same year that the Necropolis at Haslem's Creek (Rookwood) and the borough of St. Leonards was incorporated. Tunks, the first Mayor for St. Leonards, spearheaded the initial effort (ibid, 2016, 157).

In 1867 the Surveyor General instructed licensed surveyor (John) Armstrong to confer with Tunks and examine locations for a general cemetery. A plan was submitted by Armstrong for a 14 acre area of Crown Land at Gore Hill, with burial areas for the religious denominations allocated in proportion to the total population. Areas were also allocated for a general cemetery, future extensions and a central road. The plan gained approval from the Minister for Lands despite some opposition by local residents.

The following year Tunks sought protection for the site from the Secretary of Lands following repeated incidents of cutting and removal of timber. He expressed the opinion that a number of the existing trees '...ought to be left standing for the purpose of shade and ornamentation...' (Nicol, 2002, 266). Subsequently, Willoughby Council agreed to protect the land pending the appointment of trustees.

The first part (5.5ha: Murray, 2016, 158) of the Cemetery was dedicated on 19 May 1868 and in 1870 The Borough Councils of St Leonards, East St Leonards and North Willoughby were appointed trustees of the cemetery. In 1871 the Borough Council of Victoria was appointed as the fourth trustee. It is likely that a cemetery committee was appointed around this time. Tunks was named as the chairman of the cemetery trust. A grant was received from Treasury for the erection of a 4 rail pig-proof fence enclosing the site.

In 1875 responsibility for Gore Hill Cemetery was transferred from the four boroughs to lay trustees of the authorities who had been allocated land. This resulted in the formation of seven separate and independent cemeteries sharing a common carriage way. In 1877 burials commenced and minor landscape works were carried out in some sections by individual trusts.

It took nearly ten years (from 1868, i.e. October 1875) for denominational trustees to be gazetted and the cemetery open for burials. In the interim, burials continued at St. Thomas' Church of England Cemetery, the recently-established Roman Catholic Cemetery at Chatswood (established 1871) (ibid, 2016, 158).

The first burial was of Elizabeth Dalton (22/2/1877) in an imposing brick Dalton vault (in the old Catholic Section (ibid, 2016, 158), although some monuments moved from Devonshire Street cemetery (Sydney: itself moved to allow construction of Central Station) bear earlier dates (Betteridge, 1987, 6).

Demand for burials was initially slow (ibid, 2016, 158). William Tunks died in 1883 and was buried at the entrance to the Church of England section, the first burial in this section. A monument was erected.

Early management was divided, with denominations taking individual responsibility and Tunks chairing the Trust responsible for the general section. Each (denominational) section acquired a distinctive character: the catholic one, for example was extensively planted with palms to define the main paths, while early plans for the Presbyterian and Congregational sections provided for landscaping with curved paths leading to open circles... A combined committee (of management) was formed in 1884 and attempted a more uniform landscaping scheme, but pressure for burial space has destroyed much of the early layout and some early planting. Despite this, Gore Hill remains an evocative 19th century site in name and character (Nicol, 2002, 266).

In 1884 the first combined Committee of trustees was formed. The following year the Committee put forward plans to improve the cemetery grounds, build a caretaker's residence, make a 66 feet wide avenue, kerb and gutter, clear stumps and undergrowth, trench around the site to 16 feet, and plant evergreen shrubs. The Department of Justice authorised the Trustees to build a caretaker's cottage on half an acre of the Extension Reserve, west of the Carriageway.

In 1886 the caretaker's cottage was constructed, the driveway cleared, and grounds cleared. James Kennedy was appointed caretaker by the Committee of Trustees with responsibilities including grave digging, planting trees, maintaining borders and weeding. Discussions took place on having the carriageway planted with an avenue of trees. A total of 56 burials were recorded to December 1886.

In 1887 the Trustees received a Treasury grant to undertake improvements to the cemetery grounds, including planting, provision of seats and gates, trenching and asphaltting. A sub-committee was formed to carry out the works. In 1890 a picket fence, 5 feet high, was erected and painted along the Lane Cove Road (now the Pacific Highway) boundary. Four years later the General Section east of the Carriageway was redesigned for extensions to the Wesleyan, Presbyterian and Congregational sections.

By 1899 an estimated 2096 burials had been performed at Gore Hill Cemetery. Between 1898 and 1900 the Carriageway was regraded and guttered, and a shelter shed erected and between 1900 and 1901 the Carriageway was surfaced with blue metal. Some monuments and remains from the Devonshire Street (Sandhills) Cemetery, in use 1819 to 1901, were relocated to Gore Hill Cemetery at the time of construction of Central Railway Station. (Murray, 2016, 160 notes there were at least 20 monuments transferred here from Devonshire Street Cemeteries in 1901. Esther Wilshire (d.1836), wife of James Wilshire (1771-1840), public servant, tanner and manufacturer, has the memorial with the earliest death date (at Central Station)).

The majority of the 14,456 burials at Gore Hill were between 1900 and 1930 (ibid, 2016, 158).

In 1902 iron gates with stone piers were erected at the main entrance on Lane Cove Road (now the Pacific Highway). The sandstone was from Waverley Quarry and the piers were constructed by W.E. Parry of Gordon. The iron work was by Mr George Wales of Clarence Street, Sydney. East of the Carriageway the General Section and Extension area were eliminated. The Jewish area was relocated. New burial areas for Roman Catholics and Unsectarians were allocated. Extensions were given to the Presbyterian, Wesleyan-Methodist and Independent areas. Trustees of the General Section became the Trustees of the Unsectarian Section.

West of the Carriageway, the Extension area was eliminated in 1903 to provide for extensions to the Church of England burial area and the establishment of a Baptist burial area. East of the Carriageway, the Roman Catholic, Methodist, Jewish and Unsectarian burial areas were

redesigned. The present brick retaining walls along the Carriageway were erected by the Combined Committee of Trustees. A timber, Gothic style Robing Room and Chapel was erected in the new Church of England extension, near the Carriageway (It was destroyed by fire in 1975). The Dalton vault was erected in the first Roman Catholic Section

In 1904 the Trustees were informed by the Department of Lands of the discontinuation of government subsidies for general maintenance and improvements. In 1906 the Trustees produced 'Regulations for the Management of the Portions of the General Cemetery at Gore Hill' and in 1908 the portion of the Cemetery east of the Carriageway was revoked and re-dedicated for General Cemetery.

In 1910 Mr Kennedy was succeeded as Sexton by Frederick Crowe. In 1917 east of the Carriageway, the Roman Catholic and Unsectarian areas were redesigned and the Jewish Area eliminated and in 1919 east of the Carriageway the Methodist and Presbyterian burial areas were redesigned to increase the Presbyterian area. Internal boundaries of burial areas were finalised.

In 1922 the stone archway at the entrance to the Baptist Section was presented to the Trustees of that section by T.E. Rofe of Wahroonga. All burial plots were sold by this time. In 1926 a portion of the western boundary was claimed by the Main Roads Board (now the Roads and Traffic Authority) for the widening of Lane Cove Road. The change did not encroach upon the burial areas of the Baptist, Church of England, and Roman Catholic Trusts.

A dividing fence between the public recreation area and the cemetery was erected in 1926 and two roods and 26 perches were taken from the Lane Cove Road boundary. The existing metal and wire fence was possibly erected at about this time, with the cost being borne by the relevant government authority.

The Carriageway was resurfaced with tar and macadam in about 1930. The following year a new Code of Regulations was prepared and adopted by the Trustees.

There are many notables buried here and the Friends of Gore Hill Cemetery have done a remarkable job researching biographies of many of the cemetery's residents. The funeral of champion swimmer Bernard Bede (Barney) Kieran (1886-1905), whose talented career came to an abrupt end after a fatal bout of appendicitis, attracted 30,000 mourners. The most famous resident is no longer there: St. Mary MacKillop (d1909) was exhumed in 1914 and reinterred in the Mary MacKillop Memorial Chapel at the Josephite convent in North Sydney. The chapel has become a place of pilgrimage since her beatification in 1995 (she was canonised in 2010). Many other Sisters of St. Joseph of the Sacred Heart are buried at Gore Hill (ibid, 2016, 160). Notable burials include Sir Edward Strickland (1821-89) army officer; William Wilkinson Wardell (1823-99), architect and civil servant, who designed St. Mary's Cathedral, Sydney and St. Patrick's Cathedral, Melbourne; Thomas Dalton (1829-1901), importer, merchant and politician; Walter Liberty Vernon (1846-1914), colonial/Government Architect and soldier, who designed the Art Gallery of NSW, the Mitchell Wing of the State Library of NSW and Central Station Terminus*; John Charles Ludowici (1836-1916), tanner, founder of JC Ludowici and Son Ltd., major leather manufacturers; Louisa King (1883-1919), first woman pharmacist in Sydney; Sir John Sulman (1849-1934), architect, town planner commemorated by the Sir John Sulman Art Prize and the Sulman Architectural Medal; and the Cornwell vault, brewers and maltsters, the family who established Cornwell's vinegar (ibid, 2016, 162).

*Walter Liberty Vernon (1846-1914) was both architect and soldier. Born in England, he ran successful practices in Hastings and London and had estimable connections in artistic and architectural circles. In 1883 he had a recurrence of bronchitic asthma and was advised to leave the damp of England. He and his wife sailed to New South Wales. Before leaving, he gained a commission to build new premises for Merris David Jones and Co., in Sydney's George Street. In 1890 he was appointed Government Architect - the first to hold that title - in the newly reorganised branch of the Public Works Department. He saw his role as building 'monuments to art'. His major buildings, such as the Art Gallery of New South Wales (1904-6) are large in scale, finely wrought in sandstone, and maintaining the classical tradition. Among others are the Mitchell Wing of the State Library, Fisher Library at the University of Sydney and Central Railway Station. He also added to a number of buildings designed by his predecessors, including Customs House, the GPO and Chief Secretary's Building - with changes which did not meet with the approval of his immediate predecessor, James Barnet who, nine years after his resignation, denounced Vernon's additions in an essay and documentation of his own works. In England, Vernon had delighted his clients with buildings in the fashionable Queen Anne style. In NSW, a number of British trained architects who were proponents of the Arts and Crafts style joined his office and under their influence, Vernon changed his approach to suburban projects. Buildings such as the Darlinghurst First Station (Federation Free style, 1910) took on the scale and character of their surroundings. Under Vernon's leadership, an impressive array of buildings was produced which were distinguished by interesting brickwork and careful climatic considerations, by shady verandahs, sheltered courtyards and provision for cross-flow ventilation. Examples are courthouses in Parkes (1904), Wellington (1912) and Bourke, Lands Offices in Dubbo (1897) and Orange (1904) and the Post Office in Wellington (1904) (Le Sueur, 2016, 7).

There is little information available about the cemetery for the Depression and World War II years. In 1948 two sandstone monuments to members of the Hordern family were transferred to Gore Hill Cemetery from St Stephen's, Newtown (Camperdown Cemetery) when the latter was converted to a Rest Park. In 1949 a new sexton's cottage was built at the southern end of the cemetery, adjoining the highway.

By the 1950s burials had declined (Betteridge, 1987, 6).

In 1965 a combined Trust was set up to carry out administration of the Cemetery. The following year the NSW Government passed Act No. 52, 1966, to provide for the care, control and management of cemeteries by municipal councils. However, the Act did not apply to Gore Hill. Willoughby Council expressed no interest in the acquisition of the Cemetery.

In 1967, due to concerns over funding arrangements for maintenance the Trustees proposed a future policy to the Minister for Lands that the Cemetery be converted to a botanical garden with significant monuments and vaults to be conserved and others removed.

On 27 May 1971, a special meeting of Trustees heard a report from the Mayor of Willoughby on the Government's proposal to close Gore Hill Cemetery and convert it to a 'rest park'. The meeting resolved to accept the proposals. All Cemetery staff were dismissed on 12 November and no further maintenance was carried out. The Sexton, Mr Vandine, was permitted to remain in the cottage in a caretaker role.

The last burials in the Cemetery occurred early in 1974. On 24 April, the Minister for Lands informed the Trust that the Gore Hill Cemetery Bill 1974 would be enacted and the Cemetery closed to burials from the 18 May 1974. Under the Act the land was to be dedicated as a public park, with Willoughby Council as its trustees who were required to "improve" the Cemetery as a rest park and garden. The Act also required Council to consider the views of the Royal Australian Historical Society with respect to the historical aspects of the Cemetery.

Concerns over the future of the cemetery and fears over its demolition resulted in a public meeting of protest being held in 1975. The meeting resolved to request Willoughby Council to rescind its motion adopting the 'rest park' plan. It also resolved to form a group to be known as The Friends of Gore Hill Cemetery to lobby and work for the conservation of the Cemetery.

In 1976 Willoughby Council requested the Minister for Lands to repeal the Gore Hill Act 1974. The Society of Australian Genealogists completed transcriptions of the inscriptions on all the monuments and Gore Hill Cemetery was Classified by the National Trust as an historic cemetery.

The NSW Heritage Bill was enacted in 1977, providing for the Heritage Council of New South Wales as the Government's advisory body on conservation of the State's environmental heritage. Established in 1978, the Heritage Council of New South Wales recognised Gore Hill Cemetery as an item of the State's environmental heritage, although no conservation order was made in respect of the site.

In 1979 The Heritage Council made available a grant of \$35,000 for specific conservation works to the cemetery. The Department of Lands received a Treasury allocation of \$50,000 for conservation works at the Cemetery, with an indication of further contributions of \$50,000 over each of the next five years. A working committee was established in December comprising Department of Lands (convenor), Willoughby Municipal Council, and the Heritage Council (Betteridge, 1987, 6).

The Working Committee released a Discussion Paper in May 1981, and in July engaged consultant landscape architect Lesley Gulson to prepare a conservation management plan and to implement the conservation strategies outlined in the paper, over a six month period. This was done with the conservation strategy of 'controlled overgrowth' (ibid, 1987, 6). In November the same year the Working Committee staged a public exhibition and associated lectures to seek comment on the conservation and management strategies. Restoration work commenced on the Cemetery drainage system. By the end of 1981/82 membership of the Friends was 290.

The following year kerbing and guttering was laid along the Cemetery side of Westbourne Street.

Between 1982 and 1984 the following projects were completed under the supervision of the Working Committee:

- *Repair of the fence along the (western and southern) Pacific Highway boundary;
- *Turbing of the Carriageway and extension of brick paving along western side in the Anglican section;
- *Restoration of the main gates at Pacific Highway end;
- *Landscape improvements to the entrances at Pacific Highway and Westbourne St;
- *Restoration of the Lych Gate (grant of \$2664 to Friends) and Shelter Shed;
- *Removal of dead trees, replanting of shrubs, restoration of brickwork (\$50,000 grant from Department of Lands) and clearing of paths. (Most of the new plantings and spray heads for watering system were stolen).
- *Marker pegs installed to identify denominational sections (ibid, 1987, 6).

Vandalism and lack of funds continued to pose problems for the cemetery (ibid, 1987, 6). In 1984 The Minister for Planning and Environment approved land rezoning to permit Community and Commercial Use of the (former) Sexton's Cottage site. Income from a proposed lease of the site would be used for maintenance and restoration of the Cemetery. A forty year lease of the site was granted to the architectural firm, Edwards, Madigan, Torzillo, Briggs International Pty Ltd, with rent tied to CPI variations and reviewable every five years. (The lease runs from 1 January 1985 to 31.12.2024). The firm erected a building on the site, to serve as its design office and studio (ibid, 1987, 6).

By the end of 1983/84 the Friends' membership was approximately 300. In 1985 Edith Sims' history of Gore Hill Cemetery was published by the Friends. In 1986 the Friends expressed concern at the lack of a gardener and the amount of overgrowth in the Cemetery. The Friends did the only maintenance for a number of years until a trust was formed (ibid, 1987, 6).

The Gore Hill Memorial Cemetery Act was assented to and gazetted in November 1986, repealing the Gore Hill Cemetery Act 1974, revoking the former 'Rest Park' (or public park) dedication and creating New South Wales' first memorial cemetery, focussed on preservation and management as an historic cemetery (ibid, 2016, 159). While no new burials are permitted under the Act, ashes may be placed in the cemetery and fees for this service provide another source of income (ibid, 1987, 6).

The Roman Catholic Robing Room (\$17,000 grant to Friends) and the metal arbour beside the Carriageway were restored (ibid, 1987, 6).

The National Trust of Australia (New South Wales) proposed that a Permanent Conservation Order be made over the Cemetery.

In July 1987 Trustees were appointed to manage the Cemetery in accordance with the new Act. Appointees were nominated by the Heritage Council, the National Trust, Willoughby, with Richard Mackay as Chairman. Municipal Council, Lane Cove Municipal Council and the Friends of Gore Hill Cemetery. One of its first resolutions was to seek a permanent conservation order over the property. A full-time gardener was appointed to supervise much-needed weed clearance and carry out regular maintenance. The Trust aims to seek donations from nearby businesses for the cemetery's upkeep, while encouraging their employees to use the cemetery as a quiet place for lunch and to wander, learning something of local history (ibid, 1987, 6).

In 1988 the Trust requested a Permanent Conservation Order under the Heritage Act be made, but this was not acted on.

In 1989 Gore Hill Memorial Cemetery featured in a light-hearted look at cemeteries on the TV lifestyle program "Burke's Backyard". Local State Member of Parliament, John Dowd presented the Trust with a cheque for funds remaining from the Crown Lands grant of 1985.

In 1990 a grant from the National Estate Grants Program and a loan from the Crown Lands Office were made to enable major landscape conservation works to be carried out. Consultant horticulturalists carried out a program of rubbish removal, weeding, repair of damaged paths, clearing and repair of drains. The Department of Planning's "Heritage Conservation in Action" Education Kit was launched at Gore Hill Memorial Cemetery.

Plumbing and bottled gas were connected to the gardener's shed/office.

A Memorial Garden was established along part of the eastern side of the Carriageway for several placement of ashes, with fees to supplement Trust income.

In 1991

Dead palms were removed from the old Catholic section and tree surgery was performed on major trees.

One of the toilets was repaired, with a new door. Interpretive signs were erected on the shed/office. The boundary fence along the Pacific Highway were repaired. The Cemetery was featured in John Stowar's garden segment on the TV program "Good Morning Australia".

In 1992 Chris Betteridge assumed the role of Chairman of the Trust for a period of five years. The Trust received a grant of \$ 7,500 for conservation of the Wilson and Skene vaults. The lessee of the Sexton's Cottage site sought an extension of the lease to 99 years but this was refused by the Minister for Lands. The Trust published a brochure promoting the placement of ashes and the annual care of graves. Venturer Scouts carried out a program of research and surveys for World Environment Day and Queen's Scout awards.

The five year term of the first trustees expired. The Treasurer reported that the Trust's capital had been reduced by 50% in that time.

In 1993 a new monument to David Gregory, Australia's first Test Cricket captain was unveiled and the Shed in the Methodist section of the Cemetery was restored.

In 1994 the Trust appointed a Coordinator to supervise contractors and Community Service workers and to coordinate gardening tasks. The Department of Conservation and Land Management provided a grant of \$4,000. The Carroll Vault was repaired.

In 1995 A monument was erected on the original burial site of Mother Mary MacKillop, commemorating her beatification. This monument was funded by Government grants and commercial and private donations. The Trust adopted a Visitor Code for the Cemetery

The Trust again sought a Permanent Conservation Order over the Cemetery, to no avail.

A State Government grant was obtained for the preparation of a Plan of Management. A large Sydney Blue Gum tree in the Church of England section came down in a severe storm on 25 September, smashing several monuments.

The Plan of Management was prepared in 1996 and adopted by the Trust.

The third set of Trustees were appointed in 1997, with David Gray appointed Chairman. Since that time the Trust has been successful in obtaining further financial assistance to conserve the incinerator and the Cornwell vault. Funds have also been obtained for privet eradication and other landscape maintenance works.

In 2000 the Trust mounted an exhibition at Willoughby Council to showcase the progress achieved in the 25 years since the Cemetery was closed to burials. New signs were erected at the corner of the Pacific Highway and Westbourne Street and at the southern entrance gates. The Friends continued their invaluable assistance with publication of further biographies of those buried at Gore Hill, and with a program of activities, including open days, guided walks, working bees and their annual Pilgrimage.

A proposal by Royal North Shore Hospital for new buildings adjacent to the eastern boundary posed a threat to the visual qualities of the

cemetery and to mature vegetation growing along the boundary.

A new plan of management prepared by Caroline Tallents of DEM to replace the 1996 plan by Chris Betteridge & David Beaver, will be put on public exhibition shortly. Gore Hill Memorial Cemetery is now under the administration of the Northern Metropolitan Cemeteries Trust, formed by the NSW State Government to combine the operations of Macquarie Park (Nth.Ryde), Field of Mars (Ryde), Frenchs Forest (Davidson) and Gore Hill Cemetery (St.Leonards)(Friends of Gore Hill Cemetery, newsletter 73, 6/2013).

A new monument to commemorate the Sisters of Mercy has been erected in the Roman Catholic section which lists the names of the 115 sisters who were buried here from 1916-63. This is in addition to the monument in the Old Roman Catholic Section which lists the names of the 49 sisters buried there from 1886-1963. The Sisters of Mercy, Northn Sydney established a presence in Sydney at Church Hill in 1865. Led by Mother Mary Ignatius McQuoin they established their convent and a school for girls which became Monte Sant' Angelo in Miller Street, North Sydney (ibid, 6/2013).

Today the cemetery is under the administration of the Northern Cemeteries Trust (ibid, 2016, 159).

Historic Themes

Records Retrieved: 50

National Theme	State Theme	Local Theme
9. Phases of Life	Persons	Associations with Saint Mary MacKillop, Catholic nun
9. Phases of Life	Persons	Associations with the Cornwell family, brewers, maltsters and vinegar merchants
9. Phases of Life	Persons	Associations with Elizabeth Dalton, gentlewoman
8. Culture	Leisure	Visiting lookouts and places of natural beauty
8. Culture	Leisure	Visiting heritage places
8. Culture	Leisure	Visiting gardens
8. Culture	Leisure	Outdoor relief
8. Culture	Leisure	Going to the park
8. Culture	Leisure	Gathering at landmark places to socialise
8. Culture	Leisure	Activities associated with relaxation and recreation
8. Culture	Creative endeavour	Architectural styles and periods - Interwar Classical Revival
8. Culture	Creative endeavour	work of stonemasons
8. Culture	Creative endeavour	Parks and public gardens
8. Culture	Creative endeavour	Landscaping - Victorian gardenesque style
8. Culture	Creative endeavour	Landscaping - public parks movement
8. Culture	Creative endeavour	Landscaping - Federation period
8. Culture	Creative endeavour	Landscaping - 20th century post WW2
8. Culture	Creative endeavour	Landscaping - 20th century interwar
8. Culture	Creative endeavour	Landscape of Remembrance
8. Culture	Creative endeavour	Developing cultural institutions and ways of life
8. Culture	Creative endeavour	Designing in an exemplary architectural style
8. Culture	Creative endeavour	Creating works of art
8. Culture	Creative endeavour	Architectural styles and periods - Victorian (mid)

8. Culture	Creative endeavour	Architectural styles and periods - Victorian (late)
8. Culture	Creative endeavour	Architectural styles and periods - Interwar Spanish Mission
8. Culture	Creative endeavour	Architectural styles and periods - Interwar Art Deco
8. Culture	Creative endeavour	Architectural styles and periods - International Style
8. Culture	Creative endeavour	Architectural styles and periods - Federation Romanesque Revival
8. Culture	Creative endeavour	Architectural styles and periods - Federation Arts and Crafts
8. Culture	Creative endeavour	Adaptation of overseas design for local use
7. Governing	Government and Administration	State government
7. Governing	Government and Administration	Local government
7. Governing	Government and Administration	Developing roles for government - providing community facilities
7. Governing	Government and Administration	Developing roles for government - parks and open spaces
7. Governing	Government and Administration	Developing roles for government - conserving cultural and natural heritage
7. Governing	Government and Administration	Developing roles for government - conserving cultural and natural heritage
7. Governing	Government and Administration	Developing roles for government - building and operating public infrastructure
4. Settlement	Towns, suburbs and villages	Role of Transport in Settlement
4. Settlement	Towns, suburbs and villages	Planning relationships between key structures and town plans
4. Settlement	Towns, suburbs and villages	20th Century infrastructure
4. Settlement	Land tenure	Changing land uses - from rural to suburban
4. Settlement	Land tenure	Suburban Centres
4. Settlement	Land tenure	Sub-division of large estates
4. Settlement	Accommodation	Creative Endeavour
4. Settlement	Accommodation	Building settlements, towns and cities
3. Economy	Events	Developing local landmarks
3. Economy	Environment - cultural landscape	Gardens celebrating multiculturalism
1. Environment	Environment - naturally evolved	Other open space
1. Environment	Environment - naturally evolved	Cultural: Plains and plateaux supporting human activities
1. Environment	Environment - naturally evolved	Changing the environment

Recommended Management

Management Summary

Management

Records Retrieved: 3

Management Category	Management Name	Date Updated
		2/7/2024 6:05:08 PM
		2/7/2024 6:05:08 PM
		2/7/2024 6:05:08 PM

Report/Study

Heritage Studies

Records Retrieved: 0

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
No Results Found					

Reference & Internet Links

References

Records Retrieved: 19

Type	Author	Year	Title	Link
Written	Flint, John	2021	Gore Hill Memorial Cemetery from 1974: a sequel to 'Gore Hill Cemetery 1868-1974' by Edith A. Sims	
Written	Murray, Dr. Lisa	2016	Sydney Cemeteries - a Field Guide	
Written	Le Sueur, Angela	2016	Government Architects - part 2	
Written	Caroline Tallents, DEM	2013	draft final Plan of Management - Gore Hill Cemetery	
Tourism		2007	Gore Hill Memorial Cemetery	http://www.visitnsw.com.au/Operator.aspx?ProductId=9019476
Tourism	Attraction Homepage	2007	Gore Hill Memorial Cemetery	http://www.willoughby.nsw.gov.au/content.aspx?PageID=687&ItemID=19
Written	Nicol, Robert	2002	'Gore Hill Cemetery' (entry)	http://www.gardenhistorysociety.org.au
Written	Muscaper P/L in association with David Beaver Landscape Architect	1996	Gore Hill Memorial Cemetery Plan of Management	
Written	Gray, David	1994	Carroll family vault, Gore Hill Cemetery Restoration	
Written	Thomas, L, J.Adams and W. Adams (Editors)	1994	Gore Hill Memorial Cemetery Biographies Vol.1	
Written	Gore Hill Memorial Cemetery Trust	1991	Gore Hill Memorial Cemetery Trust: 1990-91 Conservation Work Program: project report	
Written	The Friends of Gore Hill Cemetery	1989	The Angels' Walk in Gore Hill Cemetery. "A Bud in Heaven."	
Written	Betteridge, Chris	1987	'New Life for an Old Cemetery'	
Written	Sims, Edith A.	1985	Gore Hill Cemetery 1868-1974: a history	
Written	Betteridge, Chris	1981	The Plants of Gore Hill Cemetery Heritage Council Newsheet 6.	
Written	Gore Hill Cemetery Working Committee	1981	Gore Hill Cemetery Discussion Paper.	
Written	Barnett, Pam and Betteridge, Chris	1981	'Gore Hill Cemetery - A Case History in Conservation'. Heritage Council Newsheet 5.	
Written	Hall, N J Vine	1977	Gore Hill Cemetery Transcripts: introduction, plan names and index to the burial registers and inscriptions on the monuments, transcribed by members of the Society of Australian Genealogists 1975-76	
Written	The Friends of Gore Hill Cemetery	1976	A self-guiding leaflet for a walking tour of the Cemetery, with 1:1,000 scale map and fifty points of interest marked, and text on The People and The Landscape.	

Data Source

The information for this entry comes from the following source:

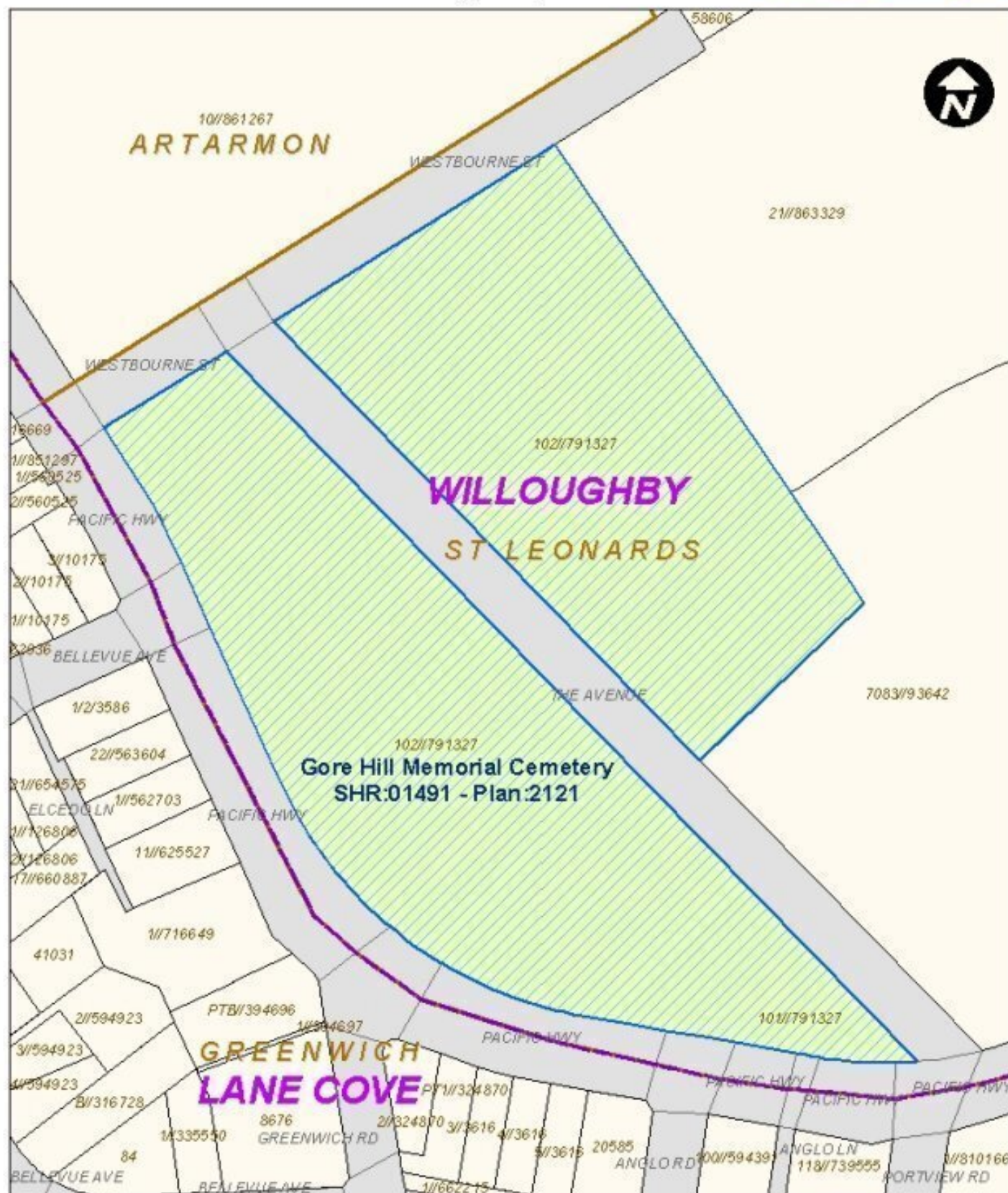
Data Source	Record Owner	Heritage Item ID
Heritage NSW	Heritage NSW	5051524

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Heritage Council of New South Wales

Plan under the Heritage Act, 1977



State Heritage Register

Gazettal Date: 25 May 2001

0 12.5 25 50 75 100 Meters

Scale: 1:2,000

Produced by: Stewart Watters

Legend

- | | |
|------------------|--------------|
| SHR Curtilage | Land Parcels |
| Historic Regions | Water |
| LGAs | Fills |
| Suburbs | Highways |
| | NSW Reserves |



State Heritage Register - SHR 01491, Plan 2121

Gore Hill Memorial Cemetery

Pacific Highway, Gore Hill

Gazettal Date: 25 May 2001

0 25 50 75 100 Metres



Scale: 1:2,000 @A4

Datum/Projection: GCS GDA 1994

Legend

- SHR Curtilage
- Land Parcels
- Railways
- Roads
- Gas
- Sewers

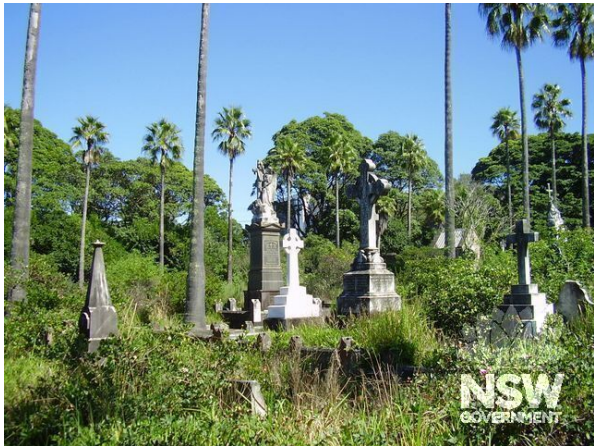
Item Details

Name
Gore Hill Memorial Cemetery

SHR/LEP/S170
LEP #00040

Address
211 Pacific Highway ST LEONARDS NSW 2065

Local Govt Area
Willoughby
Local Aboriginal Land Council
Unknown



Item Type	Group/Collection	Category
Landscape	Cemeteries and Burial Sites	Cemetery/Graveyard/Burial Ground

All Addresses

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
211	Pacific Highway	ST LEONARDS/NSW/2065	Willoughby	Unknown	Willoughby	Cumberland	Unknown	Primary Address

Boundary Description

Curtilage/Boundary is Lot sizes: The heritage listing applies to the whole property and any element which contributes to the heritage significance of this item.

Significance

Statement Of Significance

Gore Hill Memorial Cemetery is an item of state significance that satisfies all seven assessment criterion for listing. Its aesthetic design and historical associations have made it a significant place in the pattern of the cultural history of NSW. Its monuments and landscape demonstrate the religious philosophies and changing attitudes towards death over a 100 year period of NSW history. Aesthetically, it is an excellent example of a late Victorian landscaped burial ground with landmark qualities, important plantings and a wealth of high quality funerary architecture which demonstrates the skills of the artisans who crafted the monuments. The Cemetery is of rare and representative social significance at a State level because of the high esteem in which it is held by major identifiable groups in the community, which lead to its becoming a benchmark in the conservation of historical cemeteries. It has enormous educational and research potential at a rare and representative State level from its wealth of genealogical, architectural, horticultural and artistic information which is readily accessible to the public. As the burial place for over 14,000 Australians whose lives contributed to the development of Sydney's North Shore, Gore Hill memorial Cemetery has strong social associations with the community for social, cultural and spiritual reasons.

Criteria a)
Historical Significance

Gore Hill Memorial Cemetery is of representative and rare historical significance at State level as the burial place for more than 14,000 people whose lives contributed to the development of a significant region of New South Wales. Its layout, monuments and landscape demonstrate religious and social philosophies and attitudes of Australians for a period of over 100 years. Historically, Gore Hill Memorial Cemetery is associated with the burial of a number of famous Australians, and the dedication of the Cemetery as a memorial cemetery was a significant milestone in the history of heritage conservation in New South Wales.

Criteria b)

**Historical Association
Significance**

The Gore Hill Memorial Cemetery can be associated with the lives and deaths of a number of famous Australians: Mother Mary MacKillop, first Australian candidate for sainthood in the Roman Catholic Church was buried at Gore Hill before her remains were moved to her Chapel in North Sydney. Barney Kieran, Australia's international swimming champion was buried there after he died from appendicitis aged 19. His funeral was attended by 30,000 people. The most outstanding monuments in the cemetery commemorate the area's most important citizens: The Horden family, Ludowici family, the Gore family, John Sulman, John Dettman, and a number of local Aldermen: Forsyth, Abvin, Bailey, Crabbe, Duff and Harold Reid.

Criteria c)

Aesthetic/Technical Significance

Aesthetically, the Cemetery is of rare and representative State significance as a particularly fine and intact example of a late Victorian/Edwardian landscaped public burial ground with landmark qualities, important plantings and a wealth of high quality funerary architecture demonstrating the skills of artisans who crafted the monuments.

Criteria d)

Social/Cultural Significance

The cemetery is of rare and representative social significance at a State level because of the high esteem in which it is held by major identifiable groups in the community. This, in turn, lead to its becoming a benchmark in the conservation of historic cemeteries through being saved from conversion into a park as well as its dedication as a Memorial Cemetery.

Criteria e)

Research Potential

The Gore Hill Memorial Cemetery has enormous educational and research potential at a rare and representative State level because of its wealth of genealogical, architectural , horticultural and artistic information which is readily accessible to Australia's major population centre.

Criteria f)

Rarity

Gore Hill cemetery is unique for the individual people and family and community groups buried there. It has a distinctive landscape character which sets it apart from other general cemeteries of its age and size.

Criteria g)

Representative

Gore Hill Memorial Cemetery is important in demonstrating the principle characteristics of a landscaped Late Victorian / Edwardian public cemetery which is reflected in its denominational layout, symbolic ornamental plantings and funerary monumentation.

Integrity/Intactness

The Cemetery is largely intact, except for the loss of the Church of England Chapel, Sextons Cottages and damage from vandalism and natural decay.

Owners

Records Retrieved: 0		
Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer	Builder/Maker
Armstrong (independent surveyor) and William Tunks	

Physical Description	Updated
Located adjacent to the Pacific Highway, the Gore Hill Memorial Cemetery is divided into two sections by a central carriageway. Denominational sections within the Cemetery are defined by a gridwork of hedge plantings and brick pathways. The grid pattern of the pathways has enabled the creation of focal points at a number of intersections with the older sections of the Cemetery featuring a concentration of grand monuments and vaults of a variety of designs. The range of styles and construction materials featured in the monuments are excellent examples of craftsmanship and religious symbolism. The Cemetery contains a number of buildings and structures associated with its use as a burial place. These include: The Lich Gate, The Methodist Workers Shed, Catholic Robing Room, and the Incinerator. The western and northern boundaries of the site are fenced with a steel post and chain-wire mesh fence while the southern and eastern boundaries are unfenced. The southern end of the carriageway features a pair of wrought iron gates on sandstone posts. Dense tree plantings along boundaries and pathways creates a defined and enclosed space with mature palm trees creating a distinct landscape feature of the Cemetery. Low levels of garden maintenance have resulted in considerable overgrowth, making the landscape more heavily vegetated than in the past.	

Physical Condition	Updated 02/08/2008
The condition of the pathways varies but management has ensured the paths are kept clear of weed growth and sediment buildup. The maintainence policy of the Cemetery is "controlled overgrowth" which keeps the vegitated character of the landscape, whilst maintaining buildings, pathways and some graves at a functional level.	

Modifications And Dates
1886 - Caretaker's Residence constructed
1898-1901 - Carriageway regraded and guttered and surfaced with blue metal
1902 - Iron gates erected at the southern end of Cemetery
1903 - Boundary changes and section extensions
1974 - Cemetery closed to burials
1980s+ - ongoing restoration and maintenance
1984 - Architectural offices built on site of former Sexton's Cottage
1991 - Memorial garden established along carriageway wall
1996 - Mother Mary MacKillip monument erected

Further Comments

Current Use
Closed memorial cemetery (since 1974)

Former Use
Operational cemetery (until 1974)

Listings

Listings

				Records Retrieved: 2	
Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazzette Number	Gazzette Page
Local Environmental Plan	WLocal Environmental Plan 1995, Schedule 6	00040	11/24/1989 12:00:00 AM	114	1008
Local Environmental Plan	Willoughby Local Environmental Plan 2012	l148	1/31/2013 12:00:00 AM		

Procedures/Exemptions

Records Retrieved: 0					
Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

Historical Notes or Provenance

Updated

The Gore Hill Memorial Cemetery provides a great social record of artistic tastes and attitudes towards death, public expressions of grief and the craft of the stonemason. Its formal landscaping is reflective of the late Victorian style and the various styles of tombstones and monuments provide a significant sample of the times and cultures which spanned a period of more than 100 years of burials that occurred there.

The idea for establishing a local cemetery was first proposed by William Tunks, local resident and member for St Leonards in the Legislative Assembly of NSW. The original plan involved a 14 Acre area of Crown Land in Gore Hill with burial areas for religious denominations allocated in proportion to the total population. This public cemetery was a new move away from the earlier tradition where graveyards were located next to a Church. Despite some local opposition, approval for the Cemetery was given by the Minister of Lands.

The first section of the Cemetery was dedicated 19 May 1968 and in 1870, the borough Councils of St Leonards, East St Leonards and North Willoughby and Victoria were appointed as the first trustees to the Cemetery (the trustees were to change several times in subsequent years).

1875, the cemetery was divided between individual lay trustees of the authorities who had been allocated land. This resulted in the formation of 7 different cemeteries operating under a shared carriageway.

1884, the first combined committee of trustees was formed.

The Cemetery's first burials commenced in 1877 and by 1899, an estimated 2096 burials had occurred at Gore Hill. Gore Hill Cemetery has significance as the resting place of a number of influential early pioneer families including the Horden, Ludowici, Gore and Forsyth families. Barney Kieran, Australia's international swimming champion was buried there as well as Mother Mary MacKillop, Australia's first candidate for Sainthood in the Roman Catholic Church before her remains were moved to North Sydney. The trustees received a Treasury grant in 1887 to undertake improvements to the Cemetery grounds which were to continue until 1904 when the Department of Lands discontinued government subsidies for general maintenance of the cemetery. The Gore Hill Cemetery (Lych) Gates were built in 1902 by W.E. Parry with sandstone quarried from Waverly.

There were a series of internal boundary changes and section relocations within Gore Hill until they were finalised in 1919.

All burial plots had been sold by 1922 with the final burial occurring in 1974. Without this income, maintenance of the cemetery fell into neglect and was subject to vandalism. In 1967, concerns over funding for maintenance lead to a proposed future policy for the site involving its preservation as a 'rest' park under the Gore Hill Cemetery Act 1974. This was to involve the removal of certain graves and monuments and the overall "improvement" of the cemetery. This raised public concern over the Cemetery's future and in 1976 Willoughby City Council requested that the Gore Hill Act 1974 be repealed (The Gore Hill Memorial Cemetery Act was assented to in 1986, repealing the Gore Hill Cemetery Act 1974). That same year, Gore Hill was classified by the National Trust as an historic cemetery and the Heritage Council of New South Wales recognised Gore Hill Cemetery as an item of the State's environmental heritage, although no permanent conservation order was ever made in respect of the site despite a number of nominations.

Historic Themes

Records Retrieved: 3

National Theme	State Theme	Local Theme
9. Phases of Life	Birth and Death	Unknown
8. Culture	Religion	Unknown
3. Economy	Environment - cultural landscape	Unknown

Recommended Management

Management Summary

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Heritage Studies

Records Retrieved: 1

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
Willoughby Heritage Study			1989		Jonathon Falk & Rodney Jensen

Reference & Internet Links

References

Records Retrieved: 1

Type	Author	Year	Title	Link
Written	Grace Warner	1988	Artarmon - Past, Present and Future	

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Local Government	Willoughby City Council	2660279

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Item Details

Name
Pavilion Wing Building, Block 1B (including original interiors)
SHR/LEP/S170
LEP #I240

Address
Royal North Shore Hospital, Reserve Road ST LEONARDS NSW 2065

Local Govt Area
Willoughby
Local Aboriginal Land Council
Unknown

Item Type	Group/Collection	Category
Built	Health Services	Hospital

All Addresses

Addresses								
Records Retrieved: 1								
Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
	Royal North Shore Hospital, Reserve Road	ST LEONARDS/NSW/2065	Willoughby	Unknown	Willoughby	Cumberland	Unknown	Primary Address

Boundary Description

Area bounded by Reserve Road, Yellow Road, Red Road, Eileen Street St Leonards : The proposed heritage listing applies to the whole property and any element which contributes to the heritage significance of this item. This may also include floor plan layout, internal detailing and/or fittings and fixtures, external setting including pathways, existing hard surfaces, gardens, fencing, landscape features and trees.

Significance

Statement Of Significance

B Block "is of importance within the North Shore community as one of its earliest purpose-built hospital buildings. As an individual building, it is significant for its demonstration of the Nightingale or pavilion architectural design for institutional structures; in association with other Federation buildings on the site, it provides an example of hospital design, through its setting and covered walkways linking the buildings. It is one of several structures comprising the original Royal North Shore Hospital complex." (City Plan Heritage in Godden Mackay Logan, Heritage Impact Statement, May 2006, page 36)

"Building 29 is not only significant in its own right, it is also an integral part of the 'Core Hospital Precinct' which comprises an important early grouping of buildings." (Godden Mackay Logan, Heritage Impact Statement, May 2006, page 26)

"The Core Hospital Precinct Group is an important, and increasing rare, surviving example of early twentieth century Federation hospital architecture and design." (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006, page 26)

"The group of buildings have aesthetic significance, being construction with high quality material and representative of key architectural trends of the Federation period. The Core Hospital Precinct has historic significance, being the oldest purpose-designed and building complex of hospital buildings on the North Shore of Sydney. It has social significance as an icon for the development of health services in the region, and scientific and technical value as a demonstration of the architectural and design influences used in institutional philosophy at the beginning of the twentieth century." (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006, page 40)

Criteria a)

Historical Significance

"Building B has historic significance, being the oldest purpose-designed and building complex of hospital buildings on the North Shore of Sydney." (City Plan Heritage, Heritage Assessment February 2005 in Godden Mackay Logan Heritage Impact Statement May 2006, page 36)

Building B demonstrates the continually changing needs and responses to the hospital treatment and care of patients.

"The Core Hospital Precinct has historic significance, being the oldest purpose-designed and building complex of hospital buildings on the North Shore of Sydney." (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006, page 40)

Criteria b)

Historical Association Significance

The building has associations with the original architect A J Shervey

Criteria c)

Aesthetic/Technical Significance

"Building B has scientific and technical value as a demonstration of the architectural and design influences used in institutional philosophy at the beginning of the twentieth century." (City Plan Heritage, Heritage Assessment February 2005)

The original pavilion style building is an exceptional example of the 20th Century advancements in NSW for health care along the principles of Florence Nightingale. The building provides evidence of early twentieth-century methods of natural ventilation and climate control for dormitory-style buildings in New South Wales.

"The Core Hospital group of buildings have aesthetic significance, being constructed with high quality material and representative of key architectural trends of the Federation period." (City Plan Heritage, Heritage Assessment February 2005, page 40)

"The group of buildings have aesthetic significance, being construction with high quality material and representative of key architectural trends of the Federation period." (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006, page 40)

Criteria d)

Social/Cultural Significance

"The Core Hospital Precinct has social significance as an icon for the development of health services in the region." (City Plan Heritage, Heritage Assessment February 2005 in Godden Mackay Logan Heritage Impact Statement May 2006)

Criteria f)

Rarity

"Building B is an important, and increasingly rare, surviving example of early twentieth century Federation hospital architecture and design." (City Plan Heritage, Heritage Assessment February 2005)

"The Core Hospital Precinct Group is an important, and increasing rare, surviving example of early twentieth century Federation hospital architecture and design." (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006)

Integrity/Intactness

"The building retains its early Federation character with many surviving original materials, finishes and decorative features including impressive louvred ventilators." (R Howard Heritage Conservation Pty Ltd, Royal North Shore Hospital St Leonards: Report addressing potential heritage issues and constraints in connection with proposed redevelopment of the site February 2004 in Godden Mackay Logan Heritage Impact Statement May 2006)

Owners

Records Retrieved: 0		
Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer

Builder/Maker

A J Shelvey

Physical Description

Updated

"Earliest of the pavilion style wards, it is a two storeyed brick structure in Federation Free Style featuring painted roughcast wall areas on the upper level beneath exposed rafter ends. It has a pitched tiled roof that features pavilion-like elements at the four corners, each topped with a decorative louvred ventilator. A large octagonal roof ventilator sits at the centre of the main roof. Although significantly altered in terms of brickwork and overall form, there remain some fine early twentieth century external details." (City Plan Heritage, Heritage Assessment February 2005, page 24)

"Along the east elevation the building has an oriel window and mid-century window arrangement carried out as part of the 1950 modernisation process. At ground floor level the Hydrotherapy unit is accessed via modern aluminium and glass automatic doors. Along its southern elevation the building has post-tension brickwork with windows at intervals, with the extant roof ventilator a dominant visual element. Fire access stairs form intrusive element. To the west end of the building the upper floor arches windows have been fitted with roller doors, probably from the mid-century period as they appear to be in poor condition. Within the building framework, this area also contains an old lift fitout, with wrought iron gate and railing. This wrought iron is also used at the upper level along the connecting walkway and adjacent to Building 27 (Day Surgery). The flooring fabric of this first floor level indicates changes in the building layout. Preceding the first floor physiotherapy and antenatal centres are mid-century elements including the swing doors and the lift with original call buttons still extant. . . . An iron stair leads up a turret to provide views across the original hospital precinct." (City Plan Heritage, Heritage Assessment February 2005, page 24)

"The internals of the building have been modified to accommodate changing hospital uses, however a greater extent of early fabric has been retained in comparison with Building 30. Within the eastern ground floor access is a partitioned reception desk and waiting area preceding bathrooms, change rooms and leading to the Hydrotherapy Pool (Building 28). Further within, the interior becomes an open space for therapeutic exercise, with some small offices offset along the southern wall. At the far end of the building is a staff office area, partitioned off with modern materials. Although most of the fabric at this ground floor level is modern, there are some residual elements, such as the ventilation grilles stationed at intervals across the length of the building. The floor is covered in a timber two-toned herringbone pattern, and some internal transom window fitouts near to the exits appear to be original. At the western entry to the building, etched into the glass, is the designation of B1 ward. Outside the ward itself, at the furthest extent of the building, is an old lift fitout on the southern side, a newer mid-century lift on the north, and stairs leading to the upper level." (City Plan Heritage, Heritage Assessment February 2005, page 25)

"At the first floor level, the physiotherapy and antenatal units are preceded by the etched glass and designation of B2. Above is a white painted stone lintel set into the doorway. To the north, access can be gained to the emergency exit for Building 27 (Day Surgery). Inside the main ward is a modern reception area and nurses station, and several areas for medical treatment. Some side rooms show their earlier use as former verandah spaces, and the bathroom along the north-east aspect has evidence of severe leakage and water damage. This has been renovated in recent years in terms of tiling within the shower unit, but other, older fabric has been left, such as the shower head within the unit. At the eastern extent of the first floor is a lunch room, with original doors and fittings and mid-century window arrangement. Off this space is a modernised kitchen area, with a fitout that has been arranged around the oriel window and other original building elements." (City Plan Heritage, Heritage Assessment February 2005, page 25)

"The ceilings in the patient treatment areas commonly have retained the decorative ceilings and interior wall plasterwork, with several designs noted. Fans and light fittings have been introduced into the ceiling fabric, in a comparatively non-obtrusive way. Connecting interior doors and doorframes are modern replacements or insertions. Along the southern aspect of the wing's upper floor is a second, older kitchen fitout, dating from the mid-century period of renovations." (City Plan Heritage, Heritage Assessment February 2005)

Physical Condition

Updated

Archaeological Potential

"The Original Hospital was constructed on largely vacant land. The initial expansion of the Hospital site to the south also incorporated vacant land. Historical resources do not indicate that the land held improvements sufficiently substantial to leave an archaeological legacy prior to Hospital uses. The potential archaeological resources of this area are therefore Nil to Low and limited to those that were created during Hospital occupation and which survived its history of modification, new construction and cumulative infill." (Godden Mackay Logan Archaeological Assessment May 2006, page 25)

Modifications And Dates

"Extensive external and internal modifications have have been carried out on the building, but the original overall form of the building can still be read through its footprint, much of its exterior fabric and through its distinctive roof ventilators, manually operated lift and similar. The former verandah spaces can easily be identified, and throughout the interior of the building there are small remnants of fabric such as decorative ceilings, doors, door handles etc, that reinforce its earlist use as a patient ward " (City Plan Heritage February 2005 in Godden Mackay Logan Heritage Impact Statement May 2006, page 36)

"The building has been significantly modified externally and internally. Its verandahs have been enclosed and stairwells added to the external structure, so that it has dimished integrity and visual presence, but these former verandahs can still be distinguished through the balcony doors still exant and the dimensions of the interior. Windows and door openings are original, with many other original elements in place, including decorative ceilings, etched glass ward designations ("B1"), some doors and other remnant fabric including the roof ventilators, oriel window and turret ladder leading to a fine view of the roof levels of the buildings. The position of building entrances and corridors are consistent with the Nightingale design of institutional buildings of the period." (City Plan Heritage February 2005 in Godden Mackay Logan Heritage Impact Statement May 2006, 36)

Further Comments

Current Use

Offices/Therapeutic 'exercise'/Physiotherapy/Antenatal

Former Use

Patient Wards

Listings

Listings

Records Retrieved: 1					
Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazzette Number	Gazzette Page
Local Environmental Plan	Willoughby Local Environmental Plan 2012	l240	1/31/2013 12:00:00 AM		

Procedures/Exemptions

Records Retrieved: 0					
Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

Historical Notes or Provenance

Updated

GENERAL HISTORY

"The hospital was originally established in Willoughby Road, St Leonards, as a cottage hospital. The hospital opened on 18 June 1888 but the rapidly increasing population of the district strained the small facilities on the site and a new location for the hospital was sought. In August 1898, the North Sydney and Willoughby Councils agreed to send a delegation to the Minister for Lands with a view to obtaining some of the Gore Hill Reserve, located west of St Leonards railway station for a new hospital." (Godden Mackay Logan Archaeological Assessment Draft Report May 2006, page 7)

"The land was originally granted to the Provost-Marshall William Gore but was subdivided following his death in 1845." (Godden Mackay Logan, Archaeological Assessment Draft Report May 2006, page 7)

"A map of the Lane Cove District in 1894 shows that Gore's land, including the hospital site, was by then then classified as a 'recreation

reserve.' The reserve was located on the western side of Flat Rock Creek and ran from St Leonards to Artarmon In October 1897, a plan was prepared for the Department of Lands to subdivide this land into 107 suburban lots for sale at public auction." (Godden Mackay Logan Archaeological Assessment Draft Report May 2006, pages 7-8)

"The subdivision plans included the Original Hospital site and the northern extension areas. The plan set out two main streets one chain wide and a series of lanes 20ft wide to serve the lots. The lots were about 1 rod in area. The subdivision plan was modified when the southern part of the land was reserved for the hospital site (Reserve no. 29732) on 12 August 1899 and withdrawn from the proposed sale. This resulted in a street being established along the northern boundary of the Original Hospital site. This street was named Eileen Street. The southern boundary of the Original Hospital site was defined by a small creek described as 'falling into Flat Rock Creek.' The eastern site boundary was Herbert Street and the western boundary was Reserve Road." (Godden Mackay Logan Archaeological Assessment Draft Report, May 2006, page 8)

"The land of the Original Hospital site was resumed for hospital purposes on 12 August 1899. After the land was resumed, Trustees of the Hospital Reserve were appointed in August 1900. " (Godden Mackay Logan Archaeological Assessment Draft Report, May 2006, page 8)

"The foundation stone for the new hospital was laid on 13 June 1902, by Governor Sir Harry Rawson, and a request to affix 'royal' to the Hospital's name was duly granted and announced by the Governor on 11 September 1902, as 'Royal North Shore Hospital of Sydney.'" (Godden Mackay Logan Heritage Impact Statement May 2006, page 13)

"Upon its opening in 1903, the 48-bed hospital comprised only part of Shervey's original design, being a single pavilion wing, the main administration building, and infectious diseases cottage (later the first Children's ward), and small service buildings offset from the two main structures, including a kitchen set behind the administration block. The patient wards were divided between male and female patients, named 'Carey Ward' and 'Sophia Dibbs Ward' respectively. The service buildings were soon added to, with plans for the construction of a shelter shed 'for the Doctors Grooms and vehicles.' The overcrowding recorded at the cottage hospital was soon duplicated in the records of the new hospital: by 1906, the Hospital Committee was arranging for the construction of annexes of a second ward pavilion to serve as a temporary ward. The verandahs of Carey and Dibbs wards were soon used as dormitories to supplement the shortfall in beds." (Godden Mackay Logan Heritage Impact Statement May 2006, page 14)

BLOCK B

B Block "was designed by Shervey and constructed in 1902, at the same time as the administration block and kitchens, and built in accordance with the Nightingale principle of hospital floor layouts and architecture common during the Edwardian period." (City Plan Heritage, Heritage Assessment February 2005)

"Known as the 'Dibbs' and 'Carey' wards, the upper (Dibbs) ward catered for women, while the lower (Carey) accommodated men. The hospital wards relied on windows and verandahs for ventilation; no evidence has revealed the use of ducted ventilation or air cleaning in this or other Australian hospitals prior to the introduction of air-conditioning in the 1930s" (City Plan Heritage, Heritage Assessment February 2005, page 22)

"Changes were first instituted in 1911, when the original verandahs were used as dormitories to alleviate overcrowding; Following the construction in 1914 of what was later known as 'A' Building (Building 39), the original Dibbs and Carey wards were dedicated for use for surgical patients." (City Plan Heritage, Heritage Assessment February 2005, page 23)

"In 1930 an electric lift was installed to convey patients to the upper ward. There followed a more general upgrading and modification of the building and B wards taking place in 1950. This included the enclosure of the general verandahs, and required changing sections of the wards into separate bays. Balconies at the ends of each ward were also enclosed and window openings bricked up. New tiled floors were put into the bathrooms, utility rooms and the ward servery. It was during this period that the wards were no longer called Dibbs or Carey, instead being known as B1 and B2, with the new names etched into the glass above the main entrances." (City Plan Heritage, Heritage Assessment February 2005, page 23)

"B Block ceased operating as a patient ward in 1977, when patients were relocated to the new Main Block Stage Two (Building 2). The following year, ward B1 was gutted and converted for use as a Physiotherapy gymnasium, and plans were drafted by Peter Priestly Associates for fire access stairs to serve Level Two of the building, with new roof fabric and face brickwork to match the existing. A New lift was installed in 1984." (City Plan Heritage, Heritage Assessment February 2005, page 24)

Historic Themes

Records Retrieved: 3

National Theme	State Theme	Local Theme
3. Economy	Health	Operating public hospitals
3. Economy	Health	Community health facility
3. Economy	Health	Caring for the sick in hospitals

Recommended Management

Management Summary

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Heritage Studies

Records Retrieved: 2

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
Royal North Shore Hospital, St. Leonards Heritage Assessment			2005		City Plan Heritage
Willoughby Heritage Study			1989		Jonathon Falk & Rodney Jensen

Reference & Internet Links

References

Records Retrieved: 3

Type	Author	Year	Title	Link
Written	Godden Mackay Logan Heritage Consultants	2006	Royal North Shore Hospital St Leonards Archaeological Assessment Draft Report May 2006	
Written	Godden Mackay Logan Heritage Consultants	2006	Royal North Shore Hospital - Concept Plan Heritage Impact Statement May 2006	
Written	City Plan Heritage	2005	Royal North Shore Hospital St. Leonards Heritage Assessment February 2005	

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Local Government	Willoughby City Council	2660303

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Item Details

Name
Pavilion Wing Building, Block 1A (including original interiors)
SHR/LEP/S170
LEP #I241
Address
Royal North Shore Hospital, Reserve Road ST LEONARDS NSW 2065
Local Govt Area
Willoughby
Local Aboriginal Land Council
Unknown



Item Type	Group/Collection	Category
Built	Health Services	Hospital

All Addresses

Addresses								
Records Retrieved: 1								
Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
	Royal North Shore Hospital, Reserve Road	ST LEONARDS/NSW/2065	Willoughby	Unknown	Willoughby	Cumberland	Unknown	Primary Address

Boundary Description

Area bounded by Reserve Road, Yellow Road, Red Road, Eileen Street St Leonards : The proposed heritage listing applies to the whole property and any element which contributes to the heritage significance of this item. This may also include floor plan layout, internal detailing and/or fittings and fixtures, external setting including pathways, existing hard surfaces, gardens, fencing, landscape features and trees.

Significance

Statement Of Significance

Building 30 (A Block) "is of importance within the North Shore community as one of its earliest purpose-built hospital buildings. As an individual building, it is significant for its demonstration of the Nightingale or pavilion architectural design for institutional structures; in association with other Federation buildings on the site, it provides an example of hospital design, through its setting and covered walkways linking the buildings. It is one of several structures comprising the original Royal North Shore Hospital complex." (City Plan Heritage in Godden Mackay Logan, Heritage Impact Statement,, May 2006)

Building 30 (A Block) "is not only significant in its own right, it is also an integral part of the 'Core Hospital Precinct' which comprises an important early grouping of buildings." (Godden Mackay Logan, Heritage Impact Statement, May 2006)

"The Core Hospital Precinct Group is an important, and increasing rare, surviving example of early twentieth century Federation hospital architecture and design." (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006)

"The group of buildings have aesthetic significance, being construction with high quality material and representative of key architectural trends of the Federation period. The Core Hospital Precinct has historic significance, being the oldest purpose-designed and building complex of hospital buildings on the North Shore of Sydney. It has social significance as an icon for the development of health services in the region, and scientific and technical value as a demonstration of the architectural and design influences used in institutional philosophy at the beginning of the twentieth century." (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006)

Criteria a)

Historical Significance

A Block demonstrates the continually changing needs and responses to the hospital treatment and care of patients.

A Block has maintained continuous health care since 1914.

"The Core Hospital Precinct has historic significance, being the oldest purpose-designed and building complex of hospital buildings on the North Shore of Sydney." (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006)

Criteria c)

Aesthetic/Technical Significance

"As an individual building, it is significant for its demonstration of the Nightingale or pavilion architectural design for institutional structures; in association with other Federation buildings on the site, it provides an example of hospital design." (City Plan Heritage 2005 in Godden Mackay Logan Heritage Impact Statement May 2006)

"it is one of several structures following the design of the original Royal North Shore Hospital complex, designed by A. Shervey." (City Plan Heritage 2005 in Godden Mackay Logan Heritage Impact Statement May 2006)

The Core Hospital Precinct has "scientific and technical value as a demonstration of the architectural and design influences used in institutional philosophy at the beginning of the twentieth century." (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006)

"The group of buildings have aesthetic significance, being construction with high quality material and representative of key architectural trends of the Federation period." (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006)

Criteria d)

Social/Cultural Significance

"The Core Hospital Precinct has social significance as an icon for the development of health services in the region." (City Plan Heritage, Heritage Assessment February 2005)

Criteria f)

Rarity

"The Core Hospital Precinct Group is an important, and increasing rare, surviving example of early twentieth century Federation hospital architecture and design." (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006)

Integrity/Intactness

"The building has been significantly modified externally and internally. Its verandahs have been enclosed and stairwells added to the external structure, so that it has diminished integrity and visual presence, but these former verandahs can still be distinguished through the dimensions of the interior and some remnant fabric, although it has retained less than noted in Building 29. many of the windows and door openings are original, with many other original elements in place, including the roof ventilators. The position of building entrances and corridors are consistent with the Nightingale design of institutional buildings of the period." (City Plan Heritage in Godden Mackay Logan Royal North Shore Hospital Concept Plan Heritage Impact Statement May 2006)

Owners

Records Retrieved: 0		
Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer	Builder/Maker
A J Shervey	

Physical Description	Updated
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"The building is of two storeys, with face brickwork, timber floors, and tiled roof of Federation design. It retains some fine early twentieth century external detailing, but has been substantially modified in part. The exterior of the building is of base brickwork with white roughcast stucco or white painted concrete in sections. The western elevation facing Reserve Road has been fitted with mid-twentieth century windows and frames, and an intrusive access stairwell on the south side of the building, in close proximity to Building 31. Its tiled roofline is dominated by the ends of the pavilion with terracotta elements, and by the chimneys and roof ventilator; under the roofline are exposed eaves struts." (City Plan Heritage, Heritage Assessment February 2005)

"Along the southern elevation of the building, windows have been bricked up, and verandahs enclosed, but much of the original form of the building is still clearly distinguishable. A surviving open portion demonstrating the original verandah is visible. Along this elevation, at the eastern end of the building at first floor level, the tower ends have been fitted with metal roller doors, which are now in deteriorated condition. This is adjacent to the upper floor arched brickwork entry with simple fanlight, and glass and timber doors, to Building 30, occupied by neurogenetics labs." (City Plan Heritage, Heritage Assessment February 2005)

"Along the northern elevation, green panelling has been inserted along its length, dating from the mid-1950s remodelling project. This has also affected the glass and aluminium-fitted window openings along this elevation. At its ground floor level, a centrally located set of glass and aluminium doors lead into the Social Work Reception area. A nearby concrete and metal rampway connects the building to the Wallace Freeborn Professorial Block, and a set of stairs provides access to both floors of Building 30." (City Plan Heritage, Heritage Assessment February 2005)

"While the original building form is still readable and retains the main exterior fabric, albeit disguised through the enclosure of the verandah and the insertion of new material, the internal fitout of the building has in the main been eradicated. The interior of the building has been thoroughly refitted with modern materials, with ducting throughout. At the ground floor level, within the Social Work Department, the fitout is modern in terms of carpeting, furniture, and fittings, with few surviving remnants identifiable. Internal doors, partitions, light fittings, etc, are modern. Near the reception waiting room is an area that has been retained, with an etched glass design on the old doors with transom above, preceding a meeting room. A side corridor skirts along the northern side of the building, partitioned off from adjacent office spaces. This corridor leads to the eastern entry, a space predominantly occupied by a large open administration area and a smaller, preceding foyer." (City Plan Heritage, Heritage Assessment February 2005)

"Immediately within the upper level entry to Building 30, at its eastern extent, several ceiling panels are absent, revealing building fabric above. The entry to the main neurogenetics lab is via a white-painted arched doorway, fitted with new material. Offset to the left is the neurogenetics office, which has been fitted with modern carpeting and fabrics. The original exterior window openings have been retained, as have many of the transom windows." (City Plan Heritage, Heritage Assessment February 2005)

Physical Condition	Updated
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Archaeological Potential

"The Original Hospital was constructed on largely vacant land. The initial expansion of the Hospital site to the south also incorporated vacant land. Historical resources do not indicate that the land held improvements sufficiently substantial to leave an archaeological legacy prior to Hospital uses. The potential archaeological resources of this area are therefore Nil to Low and limited to those that were created during Hospital occupation and which survived its history of modification, new construction and cumulative infill." (Godden Mackay Logan Archaeological Assessment May 2006)

Modifications And Dates

Further Comments

Current Use

offices/administration : neurogenetics lab

Former Use

patient wards

Listings

Listings

Records Retrieved: 1					
Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazzette Number	Gazzette Page
Local Environmental Plan	Willoughby Local Environmental Plan 2012	I241	1/31/2013 12:00:00 AM		

Procedures/Exemptions

Records Retrieved: 0					
Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

Historical Notes or Provenance

Updated

GENERAL HISTORY

"The hospital was originally established in Willoughby Road, St Leonards, as a cottage hospital. The hospital opened on 18 June 1888 but the rapidly increasing population of the district strained the small facilities on the site and a new location for the hospital was sought. In August 1898, the North Sydney and Willoughby Councils agreed to send a delegation to the Minister for Lands with a view to obtaining some of the Gore Hill Reserve, located west of St Leonards railway station for a new hospital." (Godden Mackay Logan Archaeological Assessment May 2006)

"The land was originally granted to the Provost-Marshall William Gore but was subdivided following his death in 1845." (Godden Mackay Logan Archaeological Assessment May 2006)

"A map of the Lane Cove District in 1894 shows that Gore's land, including the hospital site, was by then then classified as a 'recreation reserve.' The reserve was located on the western side of Flat Rock Creek and ran from St Leonards to Artarmon In October 1897, a

plan was prepared for the Department of Lands to subdivide this land into 107 suburban lots for sale at public auction." (Godden Mackay Logan Archaeological Assessment May 2006)

"The subdivision plans included the Original Hospital site and the northern extension areas. The plan set out two main streets one chain wide and a series of lanes 20ft wide to serve the lots. The lots were about 1 rod in area. The subdivision plan was modified when the southern part of the land was reserved for the hospital site (Reserve no. 29732) on 12 August 1899 and withdrawn from the proposed sale. This resulted in a street being established along the northern boundary of the Original Hospital site. This street was named Eileen Street. The southern boundary of the Original Hospital site was defined by a small creek described as 'falling into Flat Rock Creek.' The eastern site boundary was Herbert Street and the western boundary was Reserve Road." (Godden Mackay Logan Archaeological Assessment May 2006)

"The land of the Original Hospital site was resumed for hospital purposes on 12 August 1899. After the land was resumed, Trustees of the Hospital Reserve were appointed in August 1900. Later in 1908, the Reserve was revoked and the land vested in the Hospital Board which in effect alienated the land to the Royal North Shore Hospital." (Godden Mackay Logan Archaeological Assessment May 2006)

"The foundation stone for the new hospital was laid on 13 June 1902, by Governor Sir Harry Rawson, and a request to affix 'royal' to the Hospital's name was duly granted and announced by the Governor on 11 September 1902, as 'Royal North Shore Hospital of Sydney.'" (Godden Mackay Logan Heritage Impact Statement May 2006)

BLOCK A (Building 30)

Block A: "Building 30 is the second pavilion wing, constructed in 1914 following extensive overcrowding of the original patient wards (Building 29). Its construction was a direct outcome of the support of Frederick Flowers, who eventually became Minister for Health in the McGowen Government in 1914. Flowers allocated a five thousand pound grant to the newly established Board of Directors of the Royal North Shore Hospital, on the proviso that the money be channelled towards an urgently-needed second pavilion wing. In June 1914 Flowers, now Minister for Health, and Governor Sir Gerald Strickland formally opened the two new wards, secure in the knowledge that the new wards were 'built on the pavilion principle, which is recognised now as the most effective and satisfactory.'" (City Plan Heritage, Heritage Assessment February 2005)

"The early names for the new wards of this Nightingale pavilion wing were the "Northern Suburbs Hundred" for women, and "Hospital Saturday Fund" for men, at upper and lower floors respectively. The construction of this building completed approximately half of the original design by Shervey. These new wards accommodated twenty patients each, with an additional ten on the verandah, as was already in practice in the first wards. The design adhered to the Nightingale pavilion wing philosophy, relying on windows and verandahs for ventilation; no evidence has revealed the use of ducted ventilation or air cleaning in this or other Australian hospitals prior to the introduction of air-conditioning in the 1930s." (City Plan Heritage, Heritage Assessment February 2005)

"In 1931 the Public Works Dept issued plans for remodelling of Building 30's wards; this process did not fully eventuate for some years. Works were carried out in 1952 for modernisation and remodelling of the building, which changed the wards into separate bays and enclosed much of the verandahs. Miscellaneous items such as air conditioning were also installed, and the names of the ward themselves changed to A1 and A2, with these labels etched in glass above the entry to each ward." (City Plan Heritage, Heritage Assessment February 2005)

"Subsequent changes to the building occurred throughout the remainder of the Twentieth Century. Patients were finally moved out of the building in 1977, into Main Block Stage 2 (Building 2), on the opposite side of Reserve Road. Following their removal, the ward was gutted c.1978, as part of a major renovation in order to create interior spaces for laboratories and offices. A further significant, and architecturally intrusive, change was the construction of external access stairs for fire emergencies, as designed by Jo Knight Pty Ltd in 1981. This enclosed much of the remaining section of verandah, with the roof and face brick matching that of each of the pavilion wing buildings. Some window openings had been sealed by the Royal North Shore Hospital Project team, and in 1981 the Project Team installed a laboratory fitout in the corner section of the first floor, and removed existing window openings by bricking them up. In 1981 Knight also produced plans for an extension to the laboratories and ancillary rooms. This bricked up some original window openings, removed original door jambs, and demolished a substantial amount of remaining internal elements." (City Plan Heritage, Heritage Assessment February 2005)

Historic Themes

Records Retrieved: 3

National Theme	State Theme	Local Theme
3. Economy	Health	Operating public hospitals
3. Economy	Health	Community health facility
3. Economy	Health	Caring for the sick in hospitals

Recommended Management

Management Summary

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Heritage Studies

Records Retrieved: 2

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
Royal North Shore Hospital, St. Leonards Heritage Assessment			2005		City Plan Heritage
Willoughby Heritage Study			1989		Jonathon Falk & Rodney Jensen

Reference & Internet Links

References

Records Retrieved: 3

Type	Author	Year	Title	Link
Written	Godden Mackay Logan Heritage Consultants	2006	Royal North Shore Hospital - Concept Plan Heritage Impact Statement May 2006	
Written	Godden Mackay Logan Heritage Consultants	2006	Royal North Shore Hospital St Leonards Archaeological Assessment Draft Report May 2006	
Written	City Plan Heritage	2005	Royal North Shore Hospital St Leonards Heritage Assessment February 2005	

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Local Government	Willoughby City Council	2660304

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Item Details

Name
Resident Medical Officers (RMO) Building-aka Vanderfield, incl.orginal interiors

SHR/LEP/S170
LEP #I242

Address
Royal North Shore Hospital, Reserve Road ST LEONARDS NSW 2065

Local Govt Area
Willoughby

Local Aboriginal Land Council
Unknown



Item Type	Group/Collection	Category
Built	Health Services	Hospital

All Addresses

Addresses								
Records Retrieved: 1								
Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
	Royal North Shore Hospital, Reserve Road	ST LEONARDS/NSW/2065	Willoughby	Unknown	Willoughby	Cumberland	Unknown	Primary Address

Boundary Description

Area bounded by Reserve Road, Yellow Road, Red Road, Eileen Street St Leonards : The proposed heritage listing applies to the whole property and any element which contributes to the heritage significance of this item. This may also include floor plan layout, internal detailing and/or fittings and fixtures, external setting including pathways, existing hard surfaces, gardens, fencing, landscape features and trees.

Significance

Statement Of Significance

"Building 31 is of importance within the North Shore community as one of its early purpose-built hospital buildings. As an individual building, it is significant for its demonstration of the Nightingale or pavilion architectural design for institutional structures; in association with other Federation buildings on the site, it provides an example of hospital design, through its setting and covered walkways linking the buildings. It is one of several structures following the design of the original Royal North Shore complex, designed by A. Shervey." (City Plan Heritage 2005 in Godden Mackay Logan Heritage Impact Statement May 2006)

"The Core Hospital Precinct Group is an important, and increasing rare, surviving example of early twentieth century Federation hospital architecture and design." (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006)

"The group of buildings have aesthetic significance, being construction with high quality material and representative of key architectural trends of the Federation period. The Core Hospital Precinct has historic significance, being the oldest purpose-designed and building complex of hospital buildings on the North Shore of Sydney. It has social significance as an icon for the development of health services in the region, and scientific and technical value as a demonstration of the architectural and design influences used in institutional philosophy at the beginning of the twentieth century." (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006)

Criteria a)

Historical Significance

"Historically important as the original main hospital building on the St Leonards site, and originally designed as the centrepiece in what was intended to be a model hospital layout based on the pavilion principle." (Royal North Shore Hospital St Leonards - Report Addressing Potential Heritage Issues and Constraints in Connection with Proposed Redevelopment of the Site, prepared by Rod Howard Heritage Conservation Pty Ltd February 2004 in Godden Mackay Logan Heritage Impact Statement May 2006)

"The Core Hospital Precinct has historic significance, being the oldest purpose-designed and building complex of hospital buildings on the North Shore of Sydney." (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006)

Criteria b)

Historical Association Significance

The Vanderfield Building has associations with the original architect A J Shervey and Dr Roger Vanderfield.

Criteria c)

Aesthetic/Technical Significance

"Aesthetically one of the very best Edwardian institutional buildings to be found anywhere in New South Wales featuring consistently fine architectural elements and detailing throughout." (Royal North Shore Hospital St Leonards - Report Addressing Potential Heritage Issues and Constraints in Connection with Proposed Redevelopment of the Site prepared by Rod Howard Heritage Conservation Pty Ltd February 2004 in Godden Mackay Logan Heritage Impact Statement 2006)

The Core Hospital Precinct has "scientific and technical value as a demonstration of the architectural and design influences used in institutional philosophy at the beginning of the twentieth century." (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006)

"The group of buildings have aesthetic significance, being construction with high quality material and representative of key architectural trends of the Federation period." (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006)

Criteria d)

Social/Cultural Significance

"The Core Hospital Precinct has social significance as an icon for the development of health services in the region." (City Plan Heritage, Heritage Assessment February 2005)

Criteria f)

Rarity

Building 31 is a rare surviving early Federation hospital ancillary building.

"The Core Hospital Precinct Group is an important, and increasing rare, surviving example of early twentieth century Federation hospital architecture and design." (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006)

Integrity/Intactness

"The building has been subjected to alterations and additions throughout the twentieth century, with periodic restoration projects carried out since the 1960s. Additional patient and clinic rooms have been added to the building, but the original form of the building is essentially intact. Original surviving elements include the main entry with timber doors and surrounds of exceptional quality, pressed metal ceilings, stained glass windows, stairs, fireplaces, walls, and floor layouts. Partitioning has been inserted into some of the door openings, but is a reversible alteration. Office spaces and ancillary rooms such as bathrooms have been modified through the course of the twentieth century, but do not particularly diminish the overall effect of the main character of the building." (Royal Notrh Shore Hospital St Leonards - Report Addressing Potiental Heritage Issues and Constraints in Connection with Proposed Redevelopment of the Site, prepared by Rod Howard Heritage Conservation Pty Ltd February 2004 in Godden Mackay Logan Heritage Impact Statement 2006)

Owners

Records Retrieved: 0		
Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer	Builder/Maker
A J Shervey	

Physical Description	Updated
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"The building is a two storeyed symmetrical Federation free style brick and sandstone structure with a hipped tiled roof, four prominent terracotta chimneys, arcaded verandah on the lower level, and semi-circular headed windows on the first floor, with roughcast finish to external walls beneath the eaves. The building has a part basement under, and comprises bearing brick and external face brick walls. The multi-paned sash windows are original. The timber doors on the elevation, facing Reserve Road, are original and have been well restored during the 1988 works. Along the southern elevation is an oriel window, offset and asymmetrical. The building addresses a formal garden forecourt with circular drive and early landscape elements. Restoration of Centenary Court was carried out in 1988, as part of the larger hospital centenary works. The building is predominantly intact in relation to its external form, with the main exceptions being the extension at the rear of the building, leading to Buildings 32 and 33, and to the enclosure of the side porch entry on the northern elevation of the building." (City Plan Heritage Heritage Assessment February 2005)

"Internally the building has been intermittently restored since the 1960s under the guidance of Dr Roger Vanderfield, with the most recent being Lend Lease's contributions in 2001. The internal staircase is in excellent condition. The ground and first floor, laid with timbers, has been recarpeted in recent years due to outside funding from Lend Lease. Minor alterations have occurred on both ground and first floor of the building, although all significant architectural detailing is extant. Internal elements include decorative pressed metal ceilings on both floors, with a feature ceiling in the vestibule. The ground floor includes a Board room, with a large decorative fireplace that is original and in good condition. Window and door openings and tiled floors are original." (City Plan Heritage Heritage Assessment February 2005)

"The timber staircase leading to the upper floor is distinguished by a large, arched stained glass window with panels relative to the hospitals history and identity. The first floor comprises a main central corridor flanked by offices. Doors for the most part appear to be original, although all have been fitted with more modern locking mechanisms. Above the doors are original transoms, with the winding mechanism still in place in most instances. An occasional doorframe has been altered for the insertion of glass louvres in place of the transom. At the eastern elevation is an enclosed verandah with exposed ceiling beams, nine-paned timber and glass window panels and polished timber floors. It shows evidence of a former external access stair and a section of timber near this door has been replaced. The dominant element of this space is the red brick, white painted archway in the centre of the room. Modern fluorescent light fittings have been installed." (City Plan Heritage Heritage Assessment February 2005)

"At either end of the first floor can be identified modern partitions inserted into the fabric, to allow for the creation of new rooms. At the southern extent of the building ia a recreational room, which shows more deteriorated fabric that the more elaborate Board Room on the ground floor. Paint is flaking, on the wall and particularly the ceiling of this room. Along the northern wall of this room is located a fireplace of more modest dimensions than the downstairs fitting. Leading off this room is a small bathroom area tha shows deteriorated fabric with tiling that likely dates from the 1950s. A wall cupboard unit is probably an earlier fitting and possibly original. The remainder of the southern end of this first floor includes another bathroom and w.c. fitouts, which have tiles fallen from the walls and the fabric generally in working but diminished condition, principally c.1950-60s period, although pedestal toilets are more modern and probably installed during the late 1980s restoration period." (City Plan Heritage Heritage Assessment February 2005)

Physical Condition

Updated

Archaeological Potential

"The Original Hospital was constructed on largely vacant land. The initial expansion of the Hospital site to the south also incorporated vacant land. Historical resources do not indicate that the land held improvements sufficiently substantial to leave an archaeological legacy prior to Hospital uses. The potential archaeological resources of this area are therefore Nil to Low and limited to those that were created during Hospital occupation and which survived its history of modification, new construction and cumulative infill." (Godden Mackay Logan Archaeological Assessment May 2006)

Modifications And Dates

Further Comments

Current Use

Hospital museum, archives and offices

Former Use

Patient Wards

Listings

Listings

				Records Retrieved: 1	
Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazzette Number	Gazzette Page
Local Environmental Plan	Willoughby Local Environmental Plan 2012	I242	1/31/2013 12:00:00 AM		

Procedures/Exemptions

Records Retrieved: 0					
Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

Historical Notes or Provenance

Updated

GENERAL HISTORY

"The hospital was originally established in Willoughby Road, St Leonards, as a cottage hospital. The hospital opened on 18 June 1888 but the rapidly increasing population of the district strained the small facilities on the site and a new location for the hospital was sought. In August 1898, the North Sydney and Willoughby Councils agreed to send a delegation to the Minister for Lands with a view to obtaining some of the Gore Hill Reserve, located west of St Leonards railway station for a new hospital." (Godden Mackay Logan Archaeological Assessment May 2006)

"The land was originally granted to the Provost-Marshall William Gore but was subdivided following his death in 1845." (Godden Mackay Logan Archaeological Assessment May 2006)

"A map of the Lane Cove District in 1894 shows that Gore's land, including the hospital site, was by then then classified as a 'recreation reserve.' The reserve was located on the western side of Flat Rock Creek and ran from St Leonards to Artarmon In October 1897, a plan was prepared for the Department of Lands to subdivide this land into 107 suburban lots for sale at public auction." (Godden Mackay Logan Archaeological Assessment May 2006)

"The subdivision plans included the Original Hospital site and the northern extension areas. The plan set out two main streets one chain wide and a series of lanes 20ft wide to serve the lots. The lots were about 1 rod in area. The subdivision plan was modified when the southern part of the land was reserved for the hospital site (Reserve no. 29732) on 12 August 1899 and withdrawn from the proposed sale. This resulted in a street being established along the northern boundary of the Original Hospital site. This street was named Eileen Street. The southern boundary of the Original Hospital site was defined by a small creek described as 'falling into Flat Rock Creek.' The eastern site boundary was Herbert Street and the western boundary was Reserve Road." (Godden Mackay Logan Archaeological Assessment May 2006)

"The land of the Original Hospital site was resumed for hospital purposes on 12 August 1899. After the land was resumed, Trustees of the Hospital Reserve were appointed in August 1900. Later in 1908, the Reserve was revoked and the land vested in the Hospital Board which in effect alienated the land to the Royal North Shore Hospital." (Godden Mackay Logan Archaeological Assessment May 2006)

"The foundation stone for the new hospital was laid on 13 June 1902, by Governor Sir Harry Rawson, and a request to affix 'royal' to the Hospital's name was duly granted and announced by the Governor on 11 September 1902, as 'Royal North Shore Hospital of Sydney.'" (Godden Mackay Logan Heritage Impact Statement May 2006)

"Upon its opening in 1903, the 48-bed hospital comprised only part of Shervey's original design, being a single pavilion wing, the main administration building, and infectious diseases cottage (later the first Children's ward), and small service buildings offset from the two main structures, including a kitchen set behind the administration block. The patient wards were divided between male and female patients, named 'Carey Ward' and 'Sophia Dibbs Ward' respectively. The service buildings were soon added to, with plans for the construction of a shelter shed 'for the Doctors Grooms and vehicles.' The overcrowding recorded at the cottage hospital was soon duplicated in the records of the new hospital: by 1906, the Hospital Committee was arranging for the construction of annexes of a second ward pavilion to serve as a temporary ward. The verandahs of Carey and Dibbs wards were soon used as dormitories to supplement the shortfall in beds." (Godden Mackay Logan Heritage Impact Statement May 2006)

BUILDING 31: RMO QUARTERS / VANDERFIELD BUILDING

"Building 31 is a two storeyed brick structure constructed in 1902 in accordance with a design by A. Shervey, and formed the centrepiece of the original hospital complex;

'The administration block is placed in the centre, facing Reserve-road, around which are grouped the other blocks and pavilions..... The administrative block stands 30ft. back from the road. The receiving room is shown at the side, the first floor being devoted to residential quarters for the medical staff. The general wards are approached from the main corridor by a covered bridge... ..'

It was opened in 1903 by Premier Sir John See. The building is of Federation design, facing onto Reserve Road and preceded by formal landscaping and gardens that were restored in 1988. At present it contains the hospital museum, archives and houses public relations and fundraising departments." (City Plan Heritage, Heritage Assessment February 2005)

"The early hospital complex incorporated the nineteenth century principles of hospital design, with the administration building housing records, staff rooms and casualty. By 1915, overcrowding had become a pressing issue, in both the patient wards and the administration block; in the latter, the hospital Boardroom was used between meals as a nurses' sitting and dining room. Additional space was needed to house an Outpatient's Department, and in 1917 an X-Ray room was added to the rear of the main Hospital, next to Night Casualty - a move possible only through the introduction of electricity to Willoughby." (City Plan Heritage, Heritage Assessment February 2005)

"During the wartime period, significant changes were made to the building in the 1940s, with plans submitted to Public Works. These 1940s plans showed that within the original part of the building, internal walls were removed to open up the general office space, administration office and waiting rooms. Glass partitions and new counters were added to these rooms, as well as to the Secretary and Accountants offices. The side entrance to the building, on the north elevation, was reduced to a window opening in order to create a dietician and House Sister's office. Along the rear verandah, doors and windows were enclosed to create new walls and extension, and replacement windows inserted." (City Plan Heritage, Heritage Assessment February 2005)

"Behind this original footprint of Building 31 was the newer additions such as the X-Ray room, connected to the Night Casualty and the verandah. A new concrete ramp access into Casualty, with a new door and hood over, was added to the side of the building, and a new door leading onto the verandah. Walls, toilets, basins and baths were removed and the room opened up, with new windows along the north and south elevations. The second floor was leveled off and rubber flooring installed. Beside this room a new set of concrete stairs were laid, adjacent to the X-Ray room. New curtains and shelving were added to this X-Ray section. Above the Night Casualty and X-Ray rooms, on the first floor, a new Honorary Medical Officers Room was created, to be accessed by the new concrete stairs. This was accompanied by a new bathroom fitout, and required new concrete flooring and new roofing and eaves fabric." (City Plan Heritage, Heritage Assessment February 2005)

"Small modifications were carried out to the building to protect it from air raids. Ceilings in the basement and ground floor were supported by inserted posts, window and door glass was strapped to minimise breakage, some glazing near the ground floor vestibule was removed, and at the main side entrances, concrete, sandbags and brick formed protective walling. Screens and blackout curtains were fixed to windows as part of these precautions." (City Plan Heritage, Heritage Assessment February 2005)

"In 1947, a building upgrade was carried out amongst those buildings within this precinct. Within Building 31, plans showed that on the ground floor, most changes related to the rooms off the rear verandah. Doors and windows of the X-Ray rooms and the filing room that faced onto the corridor were bricked up, while new doors and window sashes were fitted on the opposite side of the corridor, to the new waiting room, splint room, and Orthopaedic sisters' room. In the waiting room was also inserted new glazed partitioned wall, as was fitted to the Almoner's room. New concrete steps were laid linking this rear portion of the building to the existing concrete path running behind the original form of Building 31, and the verandah balustrade was removed to make way for these stairs. Inside the main part of the building, internal screens and counters were removed from the Records and RMO Rooms, and glazed partitioning and new doors inserted into the Enquiry and Assistant Matron's Rooms. The roof and existing covered way were upgraded, with the covered 'boardwalk' removed to allow for the construction of this new addition. This required the removal of a number of existing trees, and the alteration to the existing roof, by cutting back to eaves to allow a new box gutter and parapet over the extension. The former boardwalk, now enclosed as an internal corridor, was accessed by new doors cut into the walls of the RMO and Dining Rooms." (City Plan Heritage, Heritage Assessment February 2005)

"Post war alterations to the building included refitting of bathroom and office spaces, with the problem of overcrowding greatly diminished following the mass relocation of hospital facilities to the other side of Reserve Road, Main Block 1 and 2. Sporadic restoration of the building has been undertaken at various intervals, forming a major project of works for the Centenary of the hospital in 1988. In 2001, Lend Lease funded minor works for the building, which included new carpeting throughout and essential repair and conservation." (City Plan Heritage, Heritage Assessment February 2005)

"At the beginning of 2005 The RMO Quarters was renamed the Vanderfield Building, in honour of Dr Roger Vanderfield. Vanderfield's service to the Hospital extended over fifty years, and included twenty-seven years service as chief executive before he retired in 1991, to informally act as honorary archivist and curator of the Hospital's photographs and ephemera. In addition to his Hospital service, Vanderfield is equally well-known for his associations within and contribution to the international Rugby Union community. In his early years of service, Vanderfield's office was located within the RMO Quarters; since his resignation and assumption of caretaker of the Hospital's historical ephemera, he has resumed occupation of his old office within the building." (City Plan Heritage, Heritage Assessment February 2005)

Historic Themes

Records Retrieved: 3

National Theme	State Theme	Local Theme
3. Economy	Health	Operating public hospitals
3. Economy	Health	Community health facility
3. Economy	Health	Caring for the sick in hospitals

Recommended Management

Management Summary

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Heritage Studies

Records Retrieved: 2

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
Royal North Shore Hospital, St. Leonards Heritage Assessment			2005		City Plan Heritage
Willoughby Heritage Study			1989		Jonathon Falk & Rodney Jensen

Reference & Internet Links

References

Records Retrieved: 3

Type	Author	Year	Title	Link
Written	Godden Mackay Logan Heritage Consultants	2006	Royal North Shore Hospital - Concept Plan Heritage Impact Statement May 2006	
Written	Godden Mackay Logan Heritage Consultants	2006	Royal North Shore Hospital St Leonards Archaeological Assessment Draft Report May 2006	
Written	City Plan Heritage	2005	Royal North Shore Hospital St. Leonards Heritage Assessment February 2005	

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Local Government	Willoughby City Council	2660305

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Item Details

Name
Anstro-Body Protein Building (including original interiors)
SHR/LEP/S170
LEP #I243
Address
Royal North Shore Hospital, Reserve Road ST LEONARDS NSW 2065
Local Govt Area
Willoughby
Local Aboriginal Land Council
Unknown



Item Type	Group/Collection	Category
Built	Health Services	Hospital

All Addresses

Addresses								
Records Retrieved: 1								
Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
	Royal North Shore Hospital, Reserve Road	ST LEONARDS/NSW/2065	Willoughby	Unknown	Willoughby	Cumberland	Unknown	Primary Address

Boundary Description

Area bounded by Reserve Road, Yellow Road, Red Road, Eileen Street St Leonards : The proposed heritage listing applies to the whole property and any element which contributes to the heritage significance of this item. This may also include floor plan layout, internal detailing and/or fittings and fixtures, external setting including pathways, existing hard surfaces, gardens, fencing, landscape features and trees.

Significance

Statement Of Significance

The Ansto Body Protein Unit Building "has significance as representative of the growth of the hospital complex and its changing role as a kiosk is reflective of the changing attitudes towards hospital facilities on the site." (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006)

The building "makes a positive visual contribution to the early hospital complex by virtue of its external integrity." (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006)

The building "makes a positive visual contribution to the early hospital complex by virtue of its external integrity." (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006)

"The Core Hospital Precinct Group is an important, and increasing rare, surviving example of early twentieth century Federation hospital architecture and design." (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006)

"The group of buildings have aesthetic significance, being construction with high quality material and representative of key architectural trends of the Federation period. The Core Hospital Precinct has historic significance, being the oldest purpose-designed and building complex of hospital buildings on the North Shore of Sydney. It has social significance as an icon for the development of health services in the region, and scientific and technical value as a demonstration of the architectural and design influences used in institutional philosophy at the beginning of the twentieth century." (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006)

Criteria a)

Historical Significance

The Anstro Body Protein Unit Building "has significance as representative of the growth of the hospital complex and its changing role as a kiosk is reflective of the changing attitudes towards hospital facilities on the site." (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006)

"The Core Hospital Precinct has historic significance, being the oldest purpose-designed and building complex of hospital buildings on the North Shore of Sydney." (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006)

Criteria c)

Aesthetic/Technical Significance

The building "makes a positive visual contribution to the early hospital complex by virtue of its external integrity." (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006)

"The Core Hospital Precinct has social significance as an icon for the development of health services in the region." (City Plan Heritage, Heritage Assessment February 2005)

Criteria d)

Social/Cultural Significance

"The Core Hospital Precinct has social significance as an icon for the development of health services in the region." (City Plan Heritage, Heritage Assessment February 2005)

Criteria f)

Rarity

"The Core Hospital Precinct Group is an important, and increasing rare, surviving example of early twentieth century Federation hospital architecture and design." (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006)

Integrity/Intactness

"Externally the building is intact, with the exception of a 1970s timber door at its south-west aspect. Its internal elements have been modified to accommodate new uses, so that little original fabric is evident excepting the ceiling panelling. An original door opening on the west side has been enclosed and a door with new partitioning above inserted on its north-west. It is assumed that little original fabric was required for use as waiting room and kiosk." (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006)

Owners

Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer **Builder/Maker**

Physical Description

Updated

"It is a sympathetic and symmetrical, single storey brick building of Inter-War Georgian Revival design and modest proportions that is connected via a covered walkway to the former pavilion wings, and on the southern side to Building 35 and 36. At this elevation can be seen the main entrance with a six-panelled timber door, four of which are fitted with glass, and a brick stair with minimal emphasis to denote its (original) main entrance. Windows on all elevations have six-paned timber sashes, in varying physical condition. The roofing is of red tiling, with boxed eaves typical of the style of architecture, and guttering noted as in deteriorating condition. The roof retains a remnant vent from its kiosk phase of existence. The northern elevation has been painted to match the colour within the corridors leading to Day Surgery and Building 35 and 36. The building has been infested with white ant colonies, and some incidence of roof leakage has resulted in mildew and odours following rain. The c.1960/70s timber door inserted into the southern face of the building opens to a small storage 'dumping' area. This room does not have a connecting door to the inside of the building, but has instead been enclosed using fibro boarding. Inside the main room can be seen partitioning inserted to create an additional cupboard space. Little remnant fabric can be viewed inside the room, with the exception of the ceiling, and the door and window openings." (City Plan Heritage Hritage Assessment February 2005)

Physical Condition

Updated 11/26/2009

Archaeological Potential

"The Original Hospital was constructed on largely vacant land. The initial expansion of the Hospital site to the south also incorporated vacant land. Historical resources do not indicate that the land held improvements sufficiently substantial to leave an archaeological legacy prior to Hospital uses. The potential archaeological resources of this area are therefore Nil to Low and limited to those that were created during Hospital occupation and which survived its history of modification, new construction and cumulative infill." (Godden Mackay Logan Archaeological Assessment May 2006)

Modifications And Dates

Further Comments

Current Use

Ansto Body Protein Unit

Former Use

"Constructed as a waiting room and then rapidly converted for use as a kiosk. Subsequent uses include storage as well as a possible use as a staff canteen, temporary isolation ward." (City Plan Heritage in Godden Mackay Logan HIS May 2006)

Listings

Listings

			Records Retrieved: 1		
Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazzette Number	Gazzette Page
Local Environmental Plan	Willoughby Local Environmental Plan 2012	I243	1/31/2013 12:00:00 AM		

Procedures/Exemptions

Records Retrieved: 0					
Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

Historical Notes or Provenance

Updated

GENERAL HISTORY

"The hospital was originally established in Willoughby Road, St Leonards, as a cottage hospital. The hospital opened on 18 June 1888 but the rapidly increasing population of the district strained the small facilities on the site and a new location for the hospital was sought. In August 1898, the North Sydney and Willoughby Councils agreed to send a delegation to the Minister for Lands with a view to obtaining some of the Gore Hill Reserve, located west of St Leonards railway station for a new hospital." (Godden Mackay Logan Archaeological Assessment May 2006)

"The land was originally granted to the Provost-Marshall William Gore but was subdivided following his death in 1845." (Godden Mackay Logan Archaeological Assessment May 2006)

"A map of the Lane Cove District in 1894 shows that Gore's land, including the hospital site, was by then then classified as a 'recreation reserve.' The reserve was located on the western side of Flat Rock Creek and ran from St Leonards to Artarmon . . . In October 1897, a plan was prepared for the Department of Lands to subdivide this land into 107 suburban lots for sale at public auction." (Godden Mackay Logan Archaeological Assessment May 2006)

"The subdivision plans included the Original Hospital site and the northern extension areas. The plan set out two main streets one chain wide and a series of lanes 20ft wide to serve the lots. The lots were about 1 rod in area. The subdivision plan was modified when the southern part of the land was reserved for the hospital site (Reserve no. 29732) on 12 August 1899 and withdrawn from the proposed sale. This resulted in a street being established along the northern boundary of the Original Hospital site. This street was named Eileen Street. The southern boundary of the Original Hospital site was defined by a small creek described as 'falling into Flat Rock Creek.' The eastern site boundary was Herbert Street and the western boundary was Reserve Road." (Godden Mackay Logan Archaeological Assessment May 2006)

"The land of the Original Hospital site was resumed for hospital purposes on 12 August 1899. After the land was resumed, Trustees of the Hospital Reserve were appointed in August 1900. Later in 1908, the Reserve was revoked and the land vested in the Hospital Board which in effect alienated the land to the Royal North Shore Hospital." (Godden Mackay Logan Archaeological Assessment May 2006)

"The foundation stone for the new hospital was laid on 13 June 1902, by Governor Sir Harry Rawson, and a request to affix 'royal' to the Hospital's name was duly granted and announced by the Governor on 11 September 1902, as 'Royal North Shore Hospital of Sydney.'" (Godden Mackay Logan Heritage Impact Statement May 2006)

BUILDING 32: ANSTO BODY PROTEIN UNIT

"An early 1914 Hospital site plan, which noted the footprint of each existing building, showed this site as unoccupied, with the exception of a drainage channel. This was recorded as still undeveloped in 1931." (City Plan Heritage Heritage Assessment February 2005)

"Department of Public Works plans from 1940 and 1941 identify Building 32 as a Waiting Room, located opposite a small kiosk within the Kitchens. Rather than use a modern, functionalist architectural style, a more restrained, symmetrical, and formalistic design was chosen, in Inter-War Georgian Revival fashion. This was probably in order to create a sense of harmony between the new structure and the Federation buildings adjacent, with the Inter-War Georgian Revival philosophies preferring simplistically composed designs." (City Plan Heritage Heritage Assessment February 2005)

" By 1947, the Kitchen Block had evidently annexed this space, and while the Waiting Room had been converted to a Kiosk, with its equipment of a 30 gallon stock pot (15 lbs), 40 lb roasting pot and two 15 lb stock pots duly relocated to the opposite side of the covered walkway. Plans for a new Kiosk had been drafted from 1941, so that this transferral occurred within a short period of time. It is presumed that this Kiosk remained in operation until the construction of a larger successor, located behind Building 35 and 36 and comprising the core of the present-day Child Care Centre (Building 38)." (City Plan Heritage Heritage Assessment February 2005)

" Staff memories and hearsay about the building have suggested (incorrectly so far as records indicate) that it was a small patient ward dating back to the first phase of development on the site. Other uses, which may be correct and relate to the post-kiosk phase, included a staff canteen." (City Plan Heritage Heritage Assessment February 2005)

" From the fabric inspection, a timber door of 1960s/1970s provenance was inserted, but no records were able to document this change. Other subsequent uses of the building are unknown, excepting as a storage room until 1002. From this period the building has been occupied by the Ansto-Body Protein Unit." (City Plan Heritage Heritage Assessment February 2005)

Historic Themes

Records Retrieved: 3

National Theme	State Theme	Local Theme
3. Economy	Health	Operating public hospitals
3. Economy	Health	Community health facility
3. Economy	Health	Caring for the sick in hospitals

Recommended Management

Management Summary

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Heritage Studies

Records Retrieved: 2

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
Royal North Shore Hospital, St. Leonards Heritage Assessment			2005		City Plan Heritage
Willoughby Heritage Study			1989		Jonathon Falk & Rodney Jensen

Reference & Internet Links

References

Records Retrieved: 3

Type	Author	Year	Title	Link
Written	Godden Mackay Logan Heritage Consultants	2006	Royal North Shore Hospital, St Leonards Archaeological Assessment Draft Report May 2006	
Written	Godden Mackay Logan Heritage Consultants	2006	Royal North Shore Hospital - Concept Plan Heritage Impact Statement May 2006	
Written	City Plan Heritage	2005	Royal North Shore Hospital St. Leonards Heritage Assessment February 2005	

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Local Government	Willoughby City Council	2660306

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Item Details

Name
Orthotics Building (including original interiors)
SHR/LEP/S170
LEP #I244
Address
Royal North Shore Hospital, Reserve Road ST LEONARDS NSW 2065
Local Govt Area
Willoughby
Local Aboriginal Land Council
Unknown



Item Type	Group/Collection	Category
Built	Health Services	Hospital

All Addresses

Addresses								
Records Retrieved: 1								
Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
	Royal North Shore Hospital, Reserve Road	ST LEONARDS/NSW/2065	Willoughby	Unknown	Willoughby	Cumberland	Unknown	Primary Address

Boundary Description
Area bounded by Reserve Road, Yellow Road, Red Road, Eileen Street St Leonards : The proposed heritage listing applies to the whole property and any element which contributes to the heritage significance of this item. This may also include floor plan layout, internal detailing and/or fittings and fixtures, external setting including pathways, existing hard surfaces, gardens, fencing, landscape features and trees.

Significance

Statement Of Significance

Building 33 "is an important part of the hospital complex, constructed in 1902-3 .. Important for its role in the early Royal North Shore Hospital day-to-day operations." (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006)

Building 33 "has associations with original architect A Shervey." (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006)

Building 33 "has associations with the hospital community for social and cultural reasons given its continued use since 1902." (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006)

Building 33 "is a rare surviving early Federation hospital ancillary building." (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006)

Building 33 "is important in its demonstration of an early Federation Hospital Kitchen Block. In conjunction with Buildings 31, 29, and 30, it forms part of the historic core of the site and engages the other buildings as a group of significance." (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006)

"The Core Hospital Precinct Group is an important, and increasing rare, surviving example of early twentieth century Federation hospital architecture and design." (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006)

"The group of buildings have aesthetic significance, being construction with high quality material and representative of key architectural trends of the Federation period. The Core Hospital Precinct has historic significance, being the oldest purpose-designed and building complex of hospital buildings on the North Shore of Sydney. It has social significance as an icon for the development of health services in the region, and scientific and technical value as a demonstration of the architectural and design influences used in institutional philosophy at the beginning of the twentieth century." (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006)

Criteria a)

Historical Significance

"Building 33 "Is an important part of the hospital complex, constructed in 1902-3 .. Important for its role in the early Royal North Shore Hospital day-to-day operations." (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006)

"The Core Hospital Precinct has historic significance, being the oldest purpose-designed and building complex of hospital buildings on the North Shore of Sydney." (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006)

Criteria b)

Historical Association Significance

Building 33 "has associations with original architect A Shervey. (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006)

Criteria c)

Aesthetic/Technical Significance

"The Core Hospital Precinct has "scientific and technical value as a demonstration of the architectural and design influences used in institutional philosophy at the beginning of the twentieth century." (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006)

"The group of buildings have aesthetic significance, being construction with high quality material and representative of key architectural trends of the Federation period." (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006)

Criteria d)

Social/Cultural Significance

Building 33 "has associations with the hospital community for social and cultural reasons given its continued use since 1902." (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006)

The Core Hospital Precinct "has social significance as an icon for the development of health services in the region." (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006)

Criteria f)

Rarity

Building 33 "is a rare surviving early Federation hospital ancillary building." (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006)

"The Core Hospital Precinct Group is an important, and increasing rare, surviving example of early twentieth century Federation hospital architecture and design." (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006)

Criteria g)

Representative

Building 33 "is important in its demonstration of an early Federation Hospital Kitchen Block. In conjunction with Buildings 31, 29, and 30, it forms part of the historic core of the site and engages the other buildings as a group of significance. (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006)

Integrity/Intactness

"The first morgue and laundry buildings and early theatres have been demolished during hospital development, but the Kitchen block occupies its same position. It has been subjected to external additions and alterations, during the 1950s and 1970s, but this work is clearly distinguishable from the original core of the building. The interior fitout has also been modified during the mid-century period, to include a brief phase where a section was used as a kiosk, and the 1970s where the interior was modified to suit occupation by Orthotics Department. The interior shows evidence of kitchen uses, however, with the ceiling vents still in position, and an imprint of the now-removed kitchen rangehoods on walls." (City Plan Heritage in Godden Mackay Logan Heritage Impact Statement May 2006)

Owners

		Records Retrieved: 0
Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer	Builder/Maker
A J Shervey	

Physical Description	Updated
"It is a two storeyed face brick building with external bearing walls, ground floor concrete, upper timber, and terracotta tiled roof. Its primary eastern elevation is of stepped brickwork with the foremost portion having modern metal and glass window fittings. Windows throughout are of vertical proportions. At first floor level the windows appear to be simple timber frames. The building has exposed eaves and a ventilation grille mounted along the roofline. Along its side elevations can be seen changes to the building fabric at both front and rear of the building, as well as multi-paned windows at the upper floor level, surmounted by roughcast stucco." (City Plan Heritage Heritage Assessment February 2005)	
"The ground floor of the building is now used for Orthotics; the first floor for Nutrition, accessed by 1950s stairs along the north elevation. The main portion of the building, devoted to Orthotics, is preceded by a reception area fronting the main workshop spaces. The open orthotics workshop has a steel staircase rising to the roof level, where a small storage area is located, just under the roof. This staircase was installed by Public Works during the 1980s period; prior to its installation, the roof storage space was accessed via a ladder. Along the south elevation, at roof level, can be seen deterioration of timbers which allows severe leaking in poor weather, with timbers shifting and damaged and the paint peeling. Water stains are evident across this upper loft storage space. Fitted within the ceiling fabric are two roof ventilator mounts. Wall fabric and windows openings appear for most part to be original throughout the remainder of the building, excepting the east addition lunch room, where the original external windows were situated and still extant. Elsewhere, the original rangehoods have been removed to allow for the installation of exhaust ventilation and piping. Part of the mid-century time punch clock is still in place." (City Plan Heritage Heritage Assessment February 2005)	

Physical Condition	Updated
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Archaeological Potential

"The Original Hospital was constructed on largely vacant land. The initial expansion of the Hospital site to the south also incorporated vacant land. Historical resources do not indicate that the land held improvements sufficiently substantial to leave an archaeological legacy prior to Hospital uses. The potential archaeological resources of this area are therefore Nil to Low and limited to those that were created during Hospital occupation and which survived its history of modification, new construction and cumulative infill." (Godden Mackay Logan Archaeological Assessment May 2006)

Modifications And Dates

Further Comments

Current Use

Orthotics,Nutrition

Former Use

Hospital Kitchen, Kiosk, waiting room

Listings

Listings

Records Retrieved: 1					
Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazzette Number	Gazzette Page
Local Environmental Plan	Willoughby Local Environmental Plan 2012	I244	1/31/2013 12:00:00 AM		

Procedures/Exemptions

Records Retrieved: 0					
Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

Historical Notes or Provenance

Updated

GENERAL HISTORY

"The hospital was originally established in Willoughby Road, St Leonards, as a cottage hospital. The hospital opened on 18 June 1888 but the rapidly increasing population of the district strained the small facilities on the site and a new location for the hospital was sought. In August 1898, the North Sydney and Willoughby Councils agreed to send a delegation to the Minister for Lands with a view to obtaining some of the Gore Hill Reserve, located west of St Leonards railway station for a new hospital." (Godden Mackay Logan Archaeological Assessment May 2006)

"The land was originally granted to the Provost-Marshall William Gore but was subdivided following his death in 1845." (Godden Mackay Logan Archaeological Assessment May 2006)

"A map of the Lane Cove District in 1894 shows that Gore's land, including the hospital site, was by then then classified as a 'recreation reserve.' The reserve was located on the western side of Flat Rock Creek and ran from St Leonards to Artarmon . . . In October 1897, a plan was prepared for the Department of Lands to subdivide this land into 107 suburban lots for sale at public auction." (Godden Mackay Logan Archaeological Assessment May 2006)

"The subdivision plans included the Original Hospital site and the northern extension areas. The plan set out two main streets one chain wide and a series of lanes 20ft wide to serve the lots. The lots were about 1 rod in area. The subdivision plan was modified when the southern part of the land was reserved for the hospital site (Reserve no. 29732) on 12 August 1899 and withdrawn from the proposed sale. This resulted in a street being established along the northern boundary of the Original Hospital site. This street was named Eileen Street. The southern boundary of the Original Hospital site was defined by a small creek described as 'falling into Flat Rock Creek.' The eastern site boundary was Herbert Street and the western boundary was Reserve Road." (Godden Mackay Logan Archaeological Assessment May 2006)

"The land of the Original Hospital site was resumed for hospital purposes on 12 August 1899. After the land was resumed, Trustees of the Hospital Reserve were appointed in August 1900. Later in 1908, the Reserve was revoked and the land vested in the Hospital Board which in effect alienated the land to the Royal North Shore Hospital." (Godden Mackay Logan Archaeological Assessment May 2006)

"The foundation stone for the new hospital was laid on 13 June 1902, by Governor Sir Harry Rawson, and a request to affix 'royal' to the Hospital's name was duly granted and announced by the Governor on 11 September 1902, as 'Royal North Shore Hospital of Sydney.'" (Godden Mackay Logan Heritage Impact Statement May 2006)

"Upon its opening in 1903, the 48-bed hospital comprised only part of Shervey's original design, being a single pavilion wing, the main administration building, and infectious diseases cottage (later the first Children's ward), and small service buildings offset from the two main structures, including a kitchen set behind the administration block. The patient wards were divided between male and female patients, named 'Carey Ward' and 'Sophia Dibbs Ward' respectively. The service buildings were soon added to, with plans for the construction of a shelter shed 'for the Doctors Grooms and vehicles.' The overcrowding recorded at the cottage hospital was soon duplicated in the records of the new hospital: by 1906, the Hospital Committee was arranging for the construction of annexes of a second ward pavilion to serve as a temporary ward. The verandahs of Carey and Dibbs wards were soon used as dormitories to supplement the shortfall in beds." (Godden Mackay Logan Heritage Impact Statement May 2006)

BUILDING 33: ORTHOTICS

"In its original form, Building 33 was the hospital kitchens. Changes made to the fabric during its early years of operation are unknown. During the 1930s a small kiosk was added to the fabric, at the north-west corner. This was later superseded by an adjacent waiting room, which was remodelled for use as a kiosk (Building 32). In 1940 the Government Architect's Department issued a plan showing the proposed extension of the kitchen block, which required the demolition of a switch room located immediately outside the building. Works were carried out on the building in the early 1940s and 1950s as part of a general modernisation process which occurred across much of the hospital complex, which included front and rear extensions and changes to the brickwork. In 1947, plans by Stephenson & Turner showed that a new bituminous roof was laid over tongue and groove boarding, over the Dietician's Office. At the first floor level, a new door and stud wall was inserted to partition one bedroom into two, and new wash basins added to each bedroom. Stoves and benches were relocated or replaced, and new doors installed in the Servedy." (City Plan Heritage heritage Assessment February 2005)

"In a separate project, a single storey addition was constructed on the eastern side of the building; this was carried out at an unknown date, but clearly after 1955 and before renovations in the late 1970s. In 1978, following the removal of all patients to the new hospital on the opposite side of Reserve Road, the kitchens were declared redundant, and gutted for alternate hospital purposes. They were altered to accommodate a regional orthotics service, with workshops, machine rooms, plaster and leather worker rooms, and bootmakers' areas. Internal walls, doors, sink unit, basins, stock pots and glass screens were removed, and existing fans and ducts for the exhaust hoods were overhauled. Rooms were remodelled to create office spaces, partitions, bench spaces, shelves, handrails and a lunch room for the staff. Later works, according to the present occupants, include the insertion of the internal metal stairs in the early 1980s." (City Plan Heritage heritage Assessment February 2005)

Historic Themes

Records Retrieved: 3

National Theme	State Theme	Local Theme
3. Economy	Health	Operating public hospitals
3. Economy	Health	Community health facility
3. Economy	Health	Caring for the sick in hospitals

Recommended Management

Management Summary

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Heritage Studies

Records Retrieved: 2

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
Royal North Shore Hospital, St. Leonards Heritage Assessment			2005		City Plan Heritage
Willoughby Heritage Study			1989		Jonathon Falk & Rodney Jensen

Reference & Internet Links

References

Records Retrieved: 3

Type	Author	Year	Title	Link
Written	Godden Mackay Logan Heritage Consultants	2006	Royal North Shore Hospital St Leonards Archaeological Assessment Draft Report May 2006	
Written	Godden Mackay Logan Heritage Consultants	2006	Royal North Shore Hospital St Leonards - Concept Plan Heritage Impact Statement May 2006	
Written	City Plan Heritage	2005	Royal North Shore Hospital St Leonards Heritage Assessment February 2005	

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Local Government	Willoughby City Council	2660307

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Item Details

Name
Sandringham
SHR/LEP/S170
LEP #I325
Address
3 Park Road ST LEONARDS NSW 2065
Local Govt Area
Lane Cove
Local Aboriginal Land Council
Unknown

Item Type	Group/Collection	Category
Unknown	Unknown	Unknown

All Addresses

Addresses								
Records Retrieved: 1								
Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
3	Park Road	ST LEONARDS/NSW/2065	Lane Cove	Unknown			Unknown	Primary Address

Significance

Statement Of Significance
Distinctive in scale and detail. Indicative of social aspirations of this period of speculation. Important as part of a group.

Owners

Records Retrieved: 0		
Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer	Builder/Maker
----------	---------------

Physical Description

Updated

Physical Condition

Updated

Modifications And Dates

Further Comments

Current Use

Former Use

Listings

Listings

			Records Retrieved: 2		
Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Lane Cove Local Environmental Plan 2009	I325	2/19/2010 12:00:00 AM		
Heritage study					

Procedures/Exemptions

Records Retrieved: 0

Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

Historical Notes or Provenance

Updated

Substantial two-storey residence similar to No.5 Park Road and dating from same period. Face brick, roughcast to side walls. Leadlight windows on stone base courses. On land subdivided in 1883 as the St. Leonards Park Estate.

Historic Themes

Records Retrieved: 0

National Theme	State Theme	Local Theme
No Results Found		

Recommended Management

Management Summary

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Heritage Studies

Records Retrieved: 1

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
Lane Cove Heritage Study			1987		Robert Moore, Penelope Pike and Lester Tropman & Associates

Reference & Internet Links

References

Records Retrieved: 0

Type	Author	Year	Title	Link
No Results Found				

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Local Government	Lane Cove Council	1920155

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Item Details

Name
House
SHR/LEP/S170
LEP #I327
Address
7 Park Road ST LEONARDS NSW 2065
Local Govt Area
Lane Cove
Local Aboriginal Land Council
Unknown

Item Type	Group/Collection	Category
Unknown	Unknown	Unknown

All Addresses

Addresses								
Records Retrieved: 1								
Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
7	Park Road	ST LEONARDS/NSW/2065	Lane Cove	Unknown			Unknown	Primary Address

Significance

Statement Of Significance
Distinctive in scale and detail. Indicative of social aspirations of this period of speculation. Important as part of a group.

Owners

Records Retrieved: 0		
Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer	Builder/Maker
----------	---------------

Physical Description

Updated

Physical Condition

Updated

Modifications And Dates

Further Comments

Current Use

Former Use

Listings

Listings

			Records Retrieved: 2		
Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Lane Cove Local Environmental Plan 2009	I327	2/19/2010 12:00:00 AM		
Heritage study					

Procedures/Exemptions

Records Retrieved: 0

Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

Historical Notes or Provenance

Updated

Substantial two-storey residence on concrete washed stone foundations, brick construction. Slate roof. Two-storey timber bay window. Verandah to street elevation has unusual timber details in eaves brackets, Tuscan columns. One of a group of three substantial and contemporary residences in Park Road, dating from c1900. All retain solid stone boundary walls to street frontage.

Historic Themes

Records Retrieved: 0

National Theme	State Theme	Local Theme
No Results Found		

Recommended Management

Management Summary

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Heritage Studies

Records Retrieved: 1

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
Lane Cove Heritage Study			1987		Robert Moore, Penelope Pike and Lester Tropman & Associates

Reference & Internet Links

References

Records Retrieved: 0

Type	Author	Year	Title	Link
No Results Found				

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Local Government	Lane Cove Council	1920157

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Item Details

Name
Commercial building

SHR/LEP/S170
LEP #I1033

Address
1 Chandos Street ST LEONARDS NSW 2065

Local Govt Area
North Sydney

Local Aboriginal Land Council
Unknown



Item Type
Built

Group/Collection
Commercial

Category
Commercial Office/Building

All Addresses

Addresses								
Records Retrieved: 1								
Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
1	Chandos Street	ST LEONARDS/NSW/2065	North Sydney	Unknown			Unknown	Primary Address

Significance

Statement Of Significance

A prime example of a dramatic system of construction which incidentally forms an impressive office block. It is an impressive example of the late twentieth century structuralist space. It is a seven storey commercial building built in 1977 in late twentieth century, it is Brutalist Style with a dominant setting to the street corner. An impressive example of the lift slab and climbing formwork construction.

Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include information on landscape significance, interiors or the social history of sites and buildings. Inventory sheets are updated by Council as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conversation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

Criteria a)

Historical Significance

Local significance

Criteria b)

Historical Association

Significance

Potential

Criteria c)

Aesthetic/Technical Significance

High local significance

Criteria e)

Research Potential

Potential

Criteria f)

Rarity

This item is assessed as scientifically rare statewide.

Criteria g)

Representative

Representative Historically Locally
Representative Aesthetically Locally

Integrity/Intactness

Good/High
-
—

Owners

Records Retrieved: 0		
Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

DesignerBuilder/Maker

Consulting Engineers: Taylor
Thomson Whitting Pty Ltd

Physical DescriptionUpdated

Thirteen storey office building in the Late Twentieth Century Brutalist style of architecture, with deep, horizontal reinforced concrete perimeter beams giving the vertical columns. The design employs a structural system where the perimeter beams have a projection that is supported by a corresponding projection on each side of each column, which is clearly expressive of the relationship between the columns and beams. Horizontal slit windows run continuously between the perimeter beams. The concrete has a textured finish with decorative motifs providing decoration. An impressive example of lift-slab and climbing-form construction.

-

An impressive example of lift-slab and climbing-form construction. The core and the six vertical full-height columns were erected by climbing formwork and the floors, complete with perimeter beams, were cast on the ground and lifted into position 'From the Top Down'. This building is designed in the Late 20th-century structuralist style.

Physical ConditionUpdated

Good
-
—

Modifications And Dates

Further Comments

Current Use

Commercial Office Building

Former Use

Listings

Listings

			Records Retrieved: 2		
Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazzette Number	Gazzette Page
Local Environmental Plan	North Sydney Local Environmental Plan 2013	l1033	8/2/2013 12:00:00 AM		
Heritage study					

Procedures/Exemptions

Records Retrieved: 0					
Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

Historical Notes or Provenance

Updated

Historic Themes

Records Retrieved: 1		
National Theme	State Theme	Local Theme
3. Economy	Commerce	Unknown

Recommended Management

Management Summary

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Heritage Studies

Records Retrieved: 17

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
North Sydney Heritage Review			2007		Architectus in association with John Oultram Heritage and Design
North Sydney Heritage Review			2002		John Oultram
Heritage and Cultural Resources Study			1998		Spackman & Mossop
Heritage and Cultural Resources Study			1998		Australia Street
Heritage and Cultural Resources Study			1998		Paul Davies
North Sydney Heritage Study Review			1993		Brassil, T., Irving, R., Pratten, C., Conybeare Morrison
North Sydney Heritage Study Review			1993		Brassil, T., Irving, R., Pratten, C., Conybeare Morrison
North Sydney Heritage Study Review			1993		Brassil, T., Irving, R., Pratten, C., Conybeare Morrison
North Sydney Heritage Study Review			1993		Brassil, T., Irving, R., Pratten, C., Conybeare Morrison
North Sydney Heritage Study Review			1993		Brassil, T., Irving, R., Pratten, C., Conybeare Morrison
North Sydney Heritage Study Review			1993		Brassil, T., Irving, R., Pratten, C., Conybeare Morrison
North Sydney Heritage Study Review			1993		Tony Brassil, Robert Irving, Chris Pratten, Conybeare Morrison
North Sydney Heritage Study Review			1993		Tony Brassil, Robert Irving, Chris Pratten, Conybeare Morrison
North Sydney Heritage Study Review			1993		Tony Brassil, Robert Irving, Chris Pratten, Conybeare Morrison
North Sydney Heritage Study Review			1993		Tony Brassil, Robert Irving, Chris Pratten, Conybeare Morrison
North Sydney Heritage Study Review			1993		Tony Brassil, Robert Irving, Chris Pratten, Conybeare Morrison
North Sydney Heritage Study Review			1993		Tony Brassil, Robert Irving, Chris Pratten, Conybeare Morrison

Reference & Internet Links

References

Records Retrieved: 0

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Local Government	North Sydney Council	2181328

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