

STATEMENT OF HERITAGE IMPACT

Proposed Development at Pymble Golf Club 4, 12 and 14 Cowan Road



Job No. 9551
August 2022

Heritage21
CULTURAL BUILT HERITAGE IN THE 21ST CENTURY

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Acknowledgement of Country

Heritage 21 wishes to acknowledge the Traditional Owners of country throughout Australia and recognise their continuing connection to land, waters and community. We pay our respects to them and their cultures; and to elders both past and present.

Cover page: Pymble Golf Club house at 4 Cowan Road, from within the site looking to front façade. (Source: Heritage 21, 06.07.2020)

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

Issue	Description	Date	Written by	Reviewed by	Issued by
1	Draft report (D1) issued for comment.	27.05.2022	EM	-	EM
2	Final report issued (RI).	14.06.2022	EM	-	EM
3	Final report issued, with amendments (RI)	23.08.2022	EM	-	EM

1.0 INTRODUCTION

1.1 Background

This Statement of Heritage Impact ('SOHI' or 'report') has been prepared on behalf DMPS Town Planning and Property Development who has been engaged to submit a Planning Proposal to provide the framework for future development on the site at Pymble Golf Club – 4, 12 and 14 Cowan Road, St Ives.

1.2 Site Identification

The site is located at 4, 12 and 14 Cowan Road, St Ives which falls within the boundaries of the Ku-ring-gai Council Local Government Area and it comprises:

- Lot 1 DP 102237, Lot 2 DP 531533 and Lot 1, DP 511821 – 4 Cowan Road;
- Lots 1 DP 531533 – 12 Cowan Road; and
- Lot 3 DP 531533 – 14 Cowan Road.

As depicted in Figure 1 below, the site is located on the western side of Cowan Road near the junction of Cowan Road with Mona Vale Road. The subject property consists of two residential dwellings – 12 and 14 Cowan Road – and the Pymble Golf Club including the club house and golf course. The boundary lines for the properties at 12 Cowan Road and 14 Cowan Road are provided at Figure 2.



Figure 1. Aerial view of locality, showing the approximate boundaries of the site outlined in red. The labels indicate the built elements within the site (Source: NSW Land and Property Information, 'SIX Maps', n.d., <http://maps.six.nsw.gov.au/>, annotated by Heritage 21.).



Figure 2. Boundary lines of 12 Cowan Road and 14 Cowan Road, indicated in blue (Source: Rygate Surveyors, 20 November 2014)

1.3 Heritage Context

1.3.2 Heritage Listings

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

The subject site is **not** located within the boundaries of any Heritage Conservation Area's listed under Schedule 5 of the KLEP 2012 and the KLEP 2015.

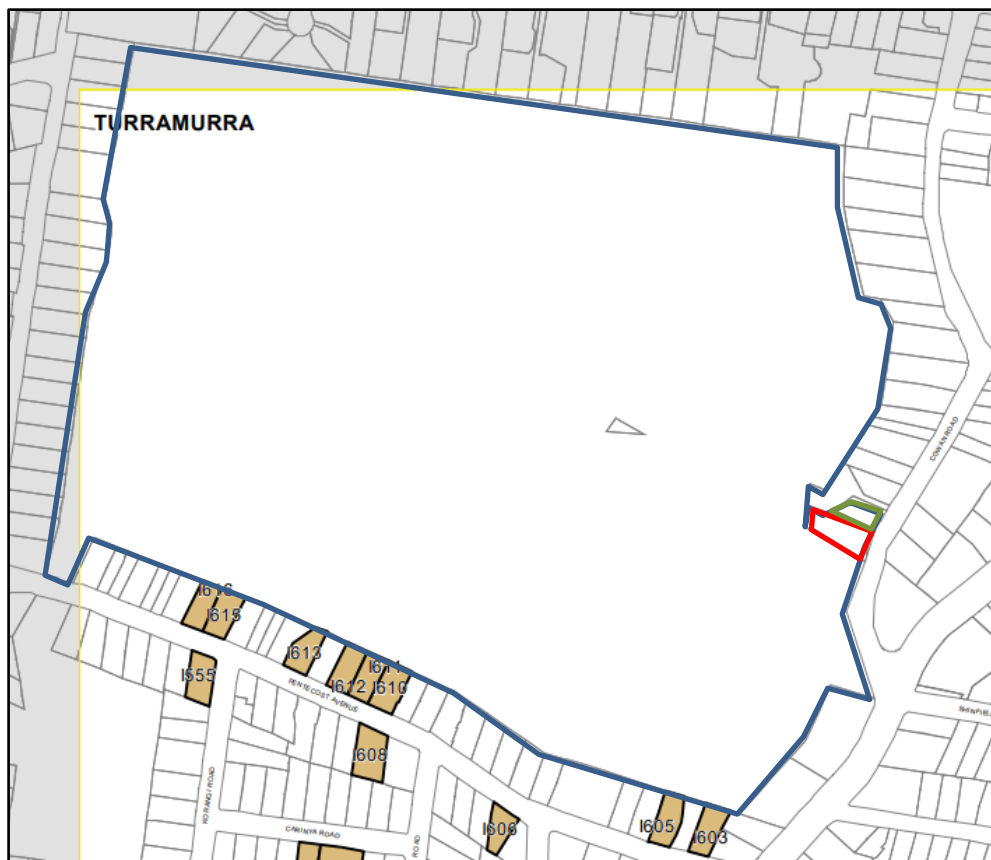


Figure 3. Heritage map HER_013 from KLEP 2015 showing the location of subject site outlined in blue. 12 Cowan Road, St Ives is outlined in red and 14 Cowan Road, St Ives, is outlined in green. Note – heritage map does not indicate precise boundary lines of lots. Heritage items in the vicinity are shaded brown. (Source: NSW Legislation Online, https://eplanningdprod.blob.core.windows.net/pdfmaps/4500_COM_HER_013_010_20210422.pdf, annotated by Heritage 21)

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

1.4 Purpose

The subject site is not a heritage item or within a heritage conservation area. However, Ku-ring-gai Council on 19 June 2020 requested that the planning proposal is addressed from a heritage perspective. This report has been drafted to allow Ku-Ring-Gai Council to assess the potential heritage impact of the proposed development (refer to Section 5.0), on the heritage significance of the abovementioned subject site, which has been identified as having heritage value, and, also, to assess the extent (whether negative, neutral or positive) to which the proposal would impact the heritage significance of the subject site. This assessment is carried out in Section 6.0 below.

Accordingly, this SOHI provides the necessary information for Council to make an assessment of the proposal on heritage grounds.

1.5 Methodology

The methodology used in this SOHI is consistent with *Statements of Heritage Impact* (1996) and *Assessing Heritage Significance* (2001) published by the Heritage Division of the NSW Office of Environment and Heritage and has been prepared in accordance with the principles contained in the most recent edition of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* 2013 ('Burra Charter').

1.6 Authors

This Statement of Heritage Impact ('SOHI' or 'report') has been prepared by Emily McSkimming and overseen by Paul Rappoport, of Heritage 21, Heritage Consultants.

1.7 Limitations

- This SOHI is based upon an assessment of the heritage issues only and does not purport to have reviewed or in any way endorsed decisions or proposals of a planning or compliance nature. It is assumed that compliance with non-heritage aspects of Council's planning instruments, the BCA and any issues related to services, contamination, structural integrity, legal matters or any other non-heritage matter is assessed by others.
- This SOHI essentially relies on secondary sources. Primary research has not necessarily been included in this report, other than the general assessment of the physical evidence on site.
- It is beyond the scope of this report to address Indigenous associations with the subject site.
- It is beyond the scope of this report to locate or assess potential or known archaeological sub-surface deposits on the subject site or elsewhere.
- It is beyond the scope of this report to assess items of movable heritage.
- Any specifics regarding views should be assessed by a view expert. Heritage 21 does not consider itself to be a view expert and any comments in this report are opinion based.

- Heritage 21 has only assessed aspects of the subject site that were visually apparent and not blocked or closed or to which access was not given or was barred, obstructed or unsafe on the day of the arranged inspection.

1.8 Copyright

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

2.0 HISTORICAL CONTEXT

2.1 Indigenous Associations

Prior to European settlement, the area of Pymble formed part of the land inhabited by the Kuringgai (or Guringai) Aboriginal language group.

After European settlement, traditional practices were eroded due to the occupation and clearance of land by settlers. Like most areas of Australia, the Aboriginal population was quickly diminished as a direct result of violent clashes between the two groups and the devastating effects of small pox on the community.²

2.2 European Settlement

The first European exploration of the area was said to have been led by Governor Phillip months after the arrival of the first fleet in 1788. Governor Phillip and his party were seeking a source of fresh water and pastoral land which could be farmed to provide for the fledgling colony. While they are reported as finding fresh water, they did not find pastoral land, instead discovering that the climate and topography of the Ku-ring-gai district was perfect for the development of strong, straight timbers, notably Blackbutt and Sydney Blue Gum. Whilst not conducive to the establishment of farming industry, the trees were felled and used for building and furniture making. As with most timber getting activities in the colony, the first land to be cleared was near the River (Lane Cove River) and the felled logs were floated down the river on barges to Sydney.

2.3 Early Land Grants

The earliest land grant made in the area was to Daniel Dering Mathew in 1823. Other landowners included Michael Ansell and John Ayres whose land was in the centre of an orchard area. In 1823, Ansell was granted land which he named Macquarie Farm, while Ayres was granted 320 acres of land, which he named Rosedale Farm.³

² <http://www.kmc.nsw.gov.au/www/html/321-history-of-ku-ring-gai.asp?intSiteID=1>

³ Joan Rowland, 'St Ives', 2008, *The Dictionary of Sydney*, https://dictionaryofsydney.org/entry/st_ives.

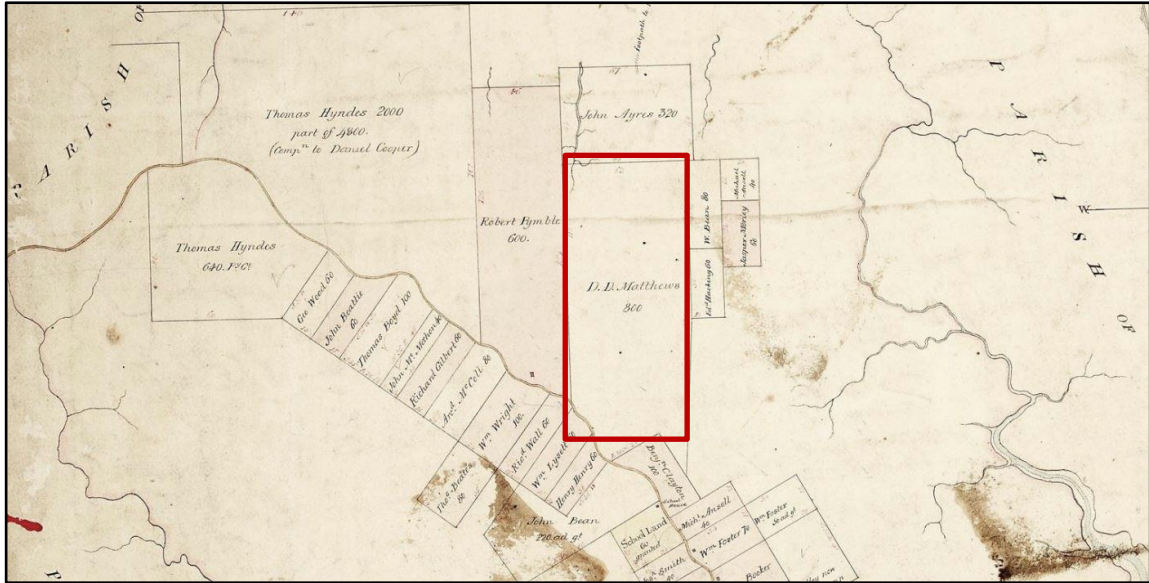


Figure 4. Undated parish of Gordon map, showing Mathew's 800 acres of land. The approximate boundaries of Mathew's land have been outlined in red (Source: NSW Land and Registry Services, *Historical Land Records Viewer*, <https://hlrv.nswlrs.com.au>, annotated by Heritage 21).



Figure 5. c.1885; An orchard in Pymble (Source: Curby and MacLeod, *Under the Canopy*, Ku-ring-gai Council).

Mathew had arrived with his wife, and her siblings as free settlers in the colony in 1814. The son of a ‘Gentleman’, Mathew had a good mind for mechanics and was a qualified surveyor with degrees in Architecture and Engineering. Despite all of this, Mathew was destitute, reliant on free rations for survival for some time after he arrived in the colony. Mathew’s fortunes took a turn for the better and, by 1818, he was appointed a Magistrate of the Supreme Court. The 800-acre grant mentioned above, was made on the condition that he import special saw milling equipment to be used on the grant. In order to do this, he travelled to England to procure the equipment and find experienced men to operate it. Mathew’s sawmill operated as a commercial operation called “Cowan Sawmilling” after the nearby creek. Mathew died in 1856, by which time his land had been cleared and prior to

his death he had already begun to sell parcels to orchardists. Cowan Sawmilling continued operations until the early 1880s. By this time, the surrounding land had been cleared and timber was transferred to the area from other locations.⁴ From the early 1890s, orchards were established along Cowan Creek Road⁵ and the Pymble and the Ku-ring-gai district were known for their orchards. Fruit was transported along the high ridge road known then as Lane Cove Road and by the turn of the 20th century as Gordon Road. Eventually it became known as the Pacific Highway.⁶

2.4 Development of the Area

The main route in the local area was Stoney Creek Road, constructed by Mathew for the purpose of transporting timber from his mill to Sydney. This road is now known as Mona Vale Road.⁷

The first post office in St Ives opened in November 1885, and by 1890, St Ives had its own school and churches. Orchards remained in the area until the 1930s.⁸

Up until the 1950s, St Ives was a remote rural area, and did not have its own railway station. It also did not have electricity until 1914, with telephone access only provided through the local post office.⁹ During the second World War in 1946, parcels of land in the area were used as prisoner of war camps, housing Italian Soldiers, one of which became a resident of the area later on.¹⁰

From the 1950s onwards, residential development within the St Ives area grew rapidly as a result of the improvement of the roads leading to the area. This growth also resulted in the growth of the population of the area.¹¹

2.5 The Subject Site

The subject property is located within the original 800-acre grant made to Daniel Dering Mathew in 1819. Part of this land – 118 acres – was purchased by James Terrey, a grocer, in which he planted 40 acres of citrus orchard. The St Ives property was to be his farm away from his city residence. After his death, the farm was inherited by his son James, who during the 1892 depression, moved his family to the farm.

⁴ Ku-ring-gai Historical Society Inc, 1996, *Focus on Ku-ring-gai: The story of Ku-ring-gai's growth and development*, pp. 15 – 17.

⁵ Joan Rowland, 'St Ives', 2008, *The Dictionary of Sydney*, https://dictionaryofsydney.org/entry/st_ives.

⁶ Ku-ring-gai Historical Society Inc, 1996, *Focus on Ku-ring-gai: The story of Ku-ring-gai's growth and development*, pp. 15 – 17.

⁷ Ku-ring-gai Historical Society Inc, 'St Ives', *Local History*, n.d., <https://www.khs.org.au/local/stives.html>.

⁸ Joan Rowland, 'St Ives', 2008, *The Dictionary of Sydney*, https://dictionaryofsydney.org/entry/st_ives.

⁹ Ku-ring-gai Historical Society Inc, 'St Ives', *Local History*, n.d., <https://www.khs.org.au/local/stives.html>.

¹⁰ Joan Rowland, 'St Ives', 2008, *The Dictionary of Sydney*, https://dictionaryofsydney.org/entry/st_ives.

¹¹ Ku-ring-gai Historical Society Inc, 'St Ives', *Local History*, n.d., <https://www.khs.org.au/local/stives.html>.



Figure 6. Detail of Terry's 100 acre grant (Source: Ross, Pymble: A biography of Pymble Golf Club).

Terrey Jnr sold part of the land to Samuel Smith. The Smith family had arrived in the colony in 1857 on the *Golconda*, and included Samuel, his wife Mary Ann and their five children. Also travelling with them was Mary's daughter from her first marriage who according to ships records died during the crossing. The records also indicate that they were all literate and had no relatives in the colony.¹² Samuel is said to have built a large two-storey residence for his family on land located to the east of the present-day St Ives Shopping Centre. He also donated land for the construction of the Wesleyan Church on Stoney Creek Road.¹³ Samuel had two sons, Sydney and Edwin, to whom he bequeathed an orchard. His son Edwin remained on the land for the rest of his life passing it to his son Walter. Walter married in 1910 and lived in the small cottage known as 'Heatherbrae' (refer to Section 2.5.2 below).¹⁴ The neighbouring house, known as 'Braeside' (refer to Section 2.5.3 below), was also developed by the Smith Family.

¹² Halstead, Gay *The story of St. Ives (N.S.W.) and some of its neighbours* p197.

¹³ Ku-ring-gai Historical Society *The Historian*. Ku-ring-gai Historical Society, Vol 33 No.1 2004.

¹⁴ Ross. B., p 5-11

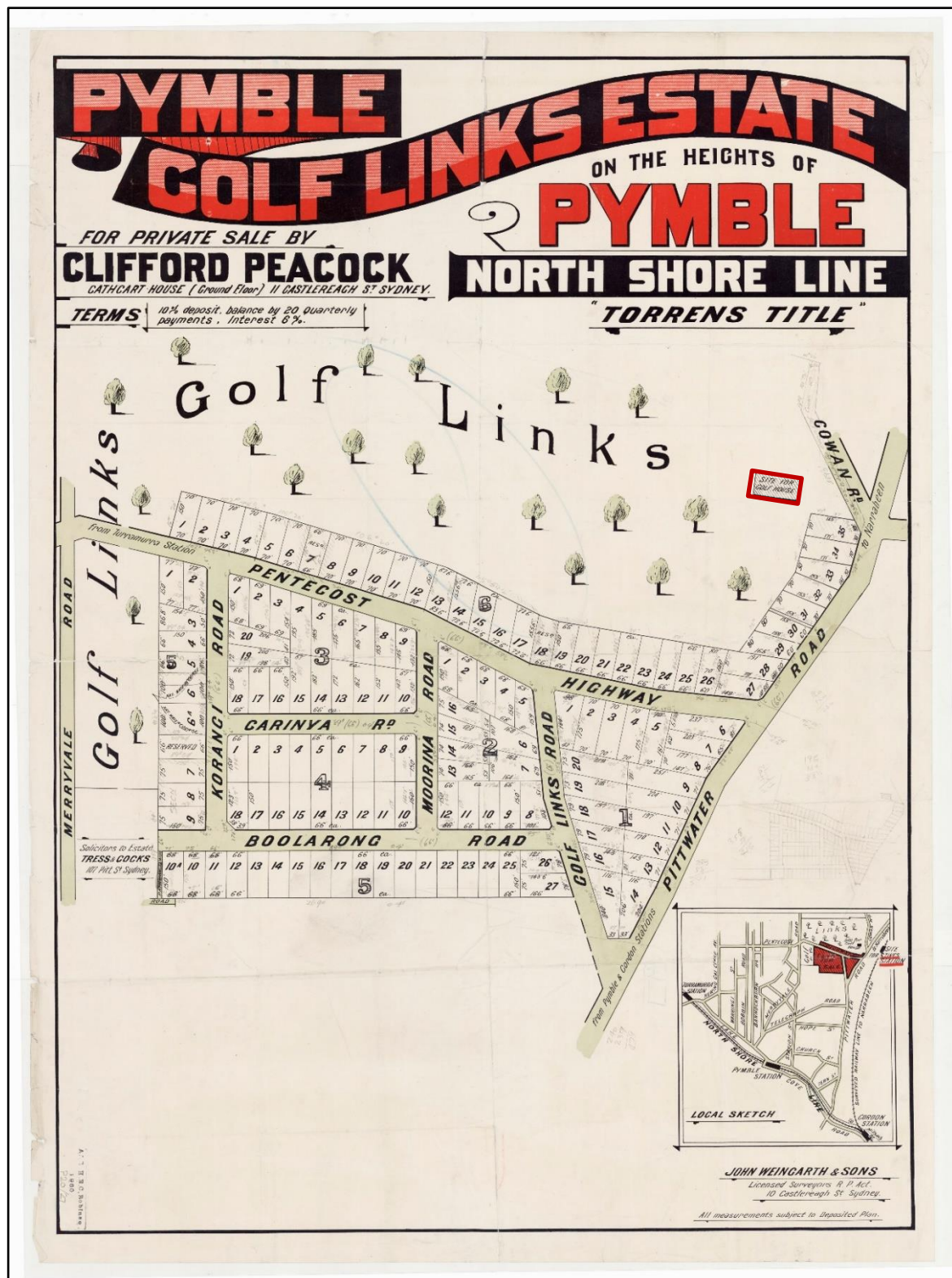


Figure 7. Pymble Golf Links Estate subdivision, showing the proposed site for the club house before its construction outlined in red (Source: State Library of NSW, *Pymble subdivision plans*, digital.sl.nsw.gov.au, annotated by Heritage 21).

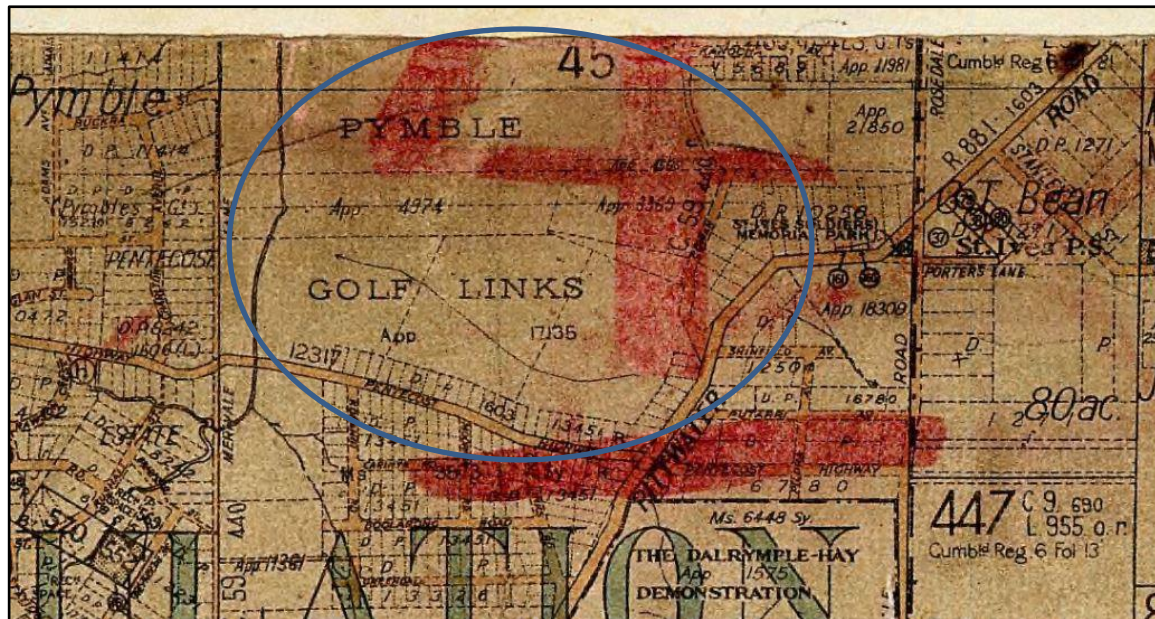


Figure 8. Parish of Gordon map, c.1920s, showing the Pymble Golf Links site. It has been outlined in blue. (Source: NSW Land and Registry Services, *Historical Land Records Viewer*, <https://hlrv.nswlrs.com.au>, annotated by Heritage 21).

2.5.2 Pymble Golf Club – 4 Cowan Road, St Ives

Prior to the construction of the existing golf course and the Pymble Golf Club, the sport was played in an area named “Browns Orchard”. This area was mostly used to graze dairy cattle, and consisted of the existing first six holes of the golf course.¹⁵ The company known as the Pymble Golf Links Estate Ltd established in 1920, with the intention of creating a subdivision next to a golf course. The estate comprised of 38 Torrens Title residential sites (refer to Figure 10 below).¹⁶

¹⁵ Pymble Golf Club, 'History', *About Us*, n.d., <https://www.pymblegolf.com.au/cms/about-us/history/#:~:text=In%201924%20a%20company%20registered,golf%20course%2C%20bowling%20green%20etc.>

¹⁶ Ross, B., P47

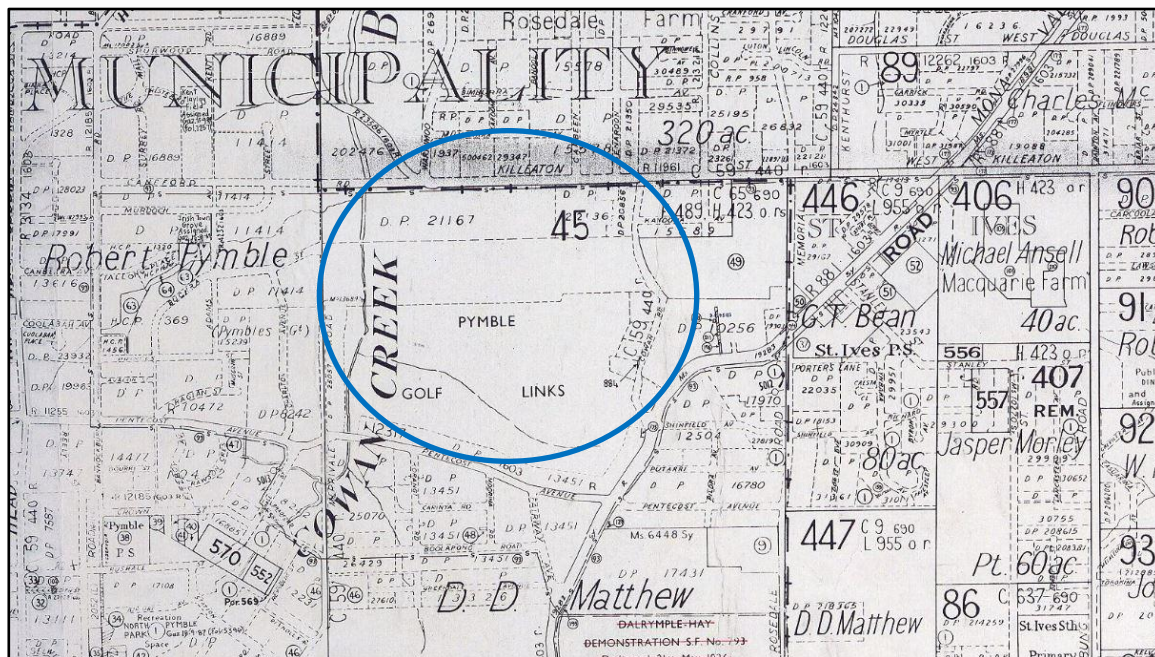


Figure 9. Undated parish of Gordon map, showing the Pymble Golf Links site. It has been outlined in blue. (Source: NSW Land and Registry Services, *Historical Land Records Viewer*, <https://hlrv.nswlrs.com.au>, annotated by Heritage 21).

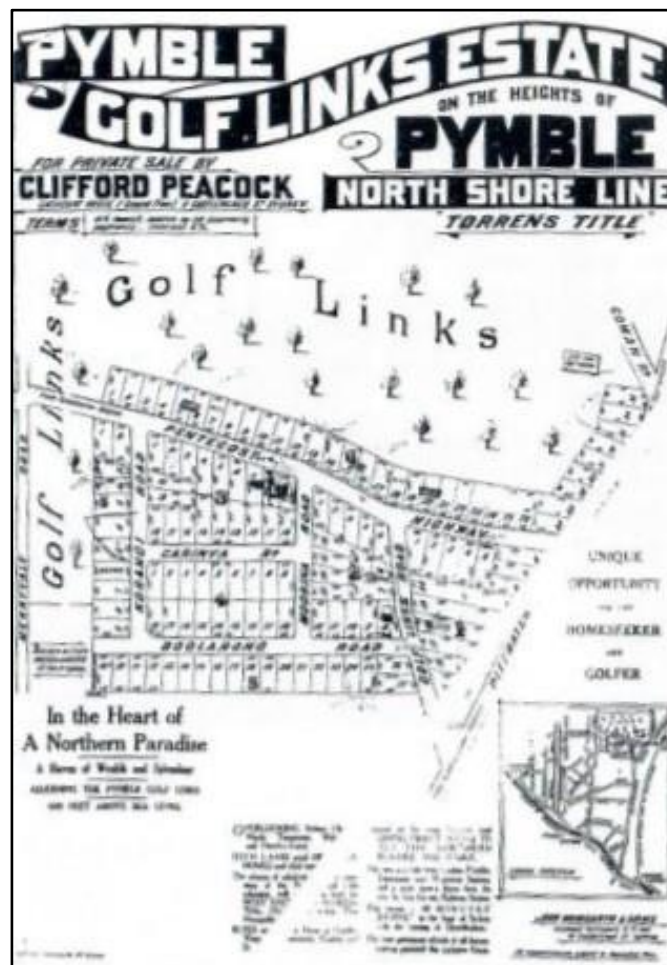


Figure 10. Pymble Golf Links Estate subdivision plan (Source: Ross, Pymble: A biography of Pymble Golf Club).

By 1924, Pymble Golf Club Ltd was created to take over the 90 acres of land belonging to the Pymble Golf Links Estate, in order to form a golf club consisting of a club house, an 18 hole golf course, bowling green, etc.¹⁷ The golf course was designed by Scottish golfers Dan Soutar and Carnegie Clark. It was an important leisure component of the subdivision. The inclusion of the golf course was intended to draw residents to the suburb which, unlike many of the other developing suburbs, had no railway station. The land also contained Cowan Creek which likely made areas of it unsuitable for residential development.

When the golf course opened, a temporary 'club house,' designed by renowned Sydney architects HE Ross and Rowe was also constructed. This building included limited facilities and was intended to last several years before being replaced by a permanent structure. However, within a year of its construction, plans to replace the temporary club house were being discussed. There was a hesitance from the committee to construct a new building as they did not own the freehold of the land at this point in time. However, they desperately needed better facilities particularly during wet weather. The golf club committee was concerned that the lack of a permanent club house was a deterrent to recruiting new members.

Architects HE Ross and Rowe were again consulted and provided several sketches to the committee who opted for the 'Spanish Type' – Spanish Mission Architectural style. Constructed by builder FS Underwood, the club house was in use by November 1927. Almost immediately, issues were noted with the building. These included issues with the kitchen being too small, but far more alarmingly, fissures appeared in the club house entry arch and subsidence had been noted to the verandah wall – this was an issue which would plague the building for decades.¹⁸

On 31 March 1928, the golf course including the 18 holes were opened. During this time, the club had 625 members. In October 1932, the Hunters Hill Golf Club and Pymble Golf Club were amalgamated into the "Pymble Golf Club". The purpose of this was to transfer the liquor licence.¹⁹

¹⁷ Pymble Golf Club, 'History', *About Us*, n.d., <https://www.pymblegolf.com.au/cms/about-us/history/#:~:text=In%201924%20a%20company%20registered,golf%20course%2C%20bowling%20green%20etc.>

¹⁸ Ross, B., P47

¹⁹ Pymble Golf Club, 'History', *About Us*, n.d., <https://www.pymblegolf.com.au/cms/about-us/history/#:~:text=In%201924%20a%20company%20registered,golf%20course%2C%20bowling%20green%20etc.>



Figure 11. 1928 Golfers' Estate St Ives- Pymble subdivision, showing the club house outlined in red (Source: State Library of NSW, *Pymble subdivision plans*, digital.sl.nsw.gov.au, annotated by Heritage 21).



Figure 12. The club house in 1929 (Source: Ross, Pymble: A biography of Pymble Golf Club).

In 1940, the first dam was constructed to provide additional water for the golf course. In that same year, the Members' Lounge Bar was built. The first of its kind, it allowed club members to relax in their golf attire.²⁰

Prior to 1949, the Pymble Golf Club acquired "Britton's Orchard", 20 acres of land north of the Pin Oaks, which currently contains the 9th, 10th, 14th, part of the 11th, 13th, 15th and 16th holes. This allowed the golf course to be redesigned by Eric Apperly, to remove three holes on the southern side of Pentecost Avenue. This design was completed by 1953.²¹

Additional enclosures were sold to Ku-ring-gai Council, with the majority of the land along Merrivale Lane sold in 1953. Since 1953, the club house and the golf course have undergone many modifications and alterations, to improve the facilities. Some of these additions to the golf course include the addition of new dams, mounds and the planting of new and large trees.²²

In January 1991, a storm caused damage to the golf course, resulting in severe damage to trees and the tees. However, apart from some water damage to the ceilings and carpets of the club house, and some broken windows, the club house itself was not severely damaged. After the storm, many of the damaged trees were replaced as part of a tree planting program.²³

In 2007, Pymble Golf Club published a detailed history of the Club in the book *'Pymble: A Biography of Pymble Golf Club'* by Bob Ross. The following timeline of alterations in the table below has been prepared using the information contained within the book. Attention has been given to structural

²⁰ Pymble Golf Club, 'History', *About Us*, n.d., <https://www.pymblegolf.com.au/cms/about-us/history/#:~:text=In%201924%20a%20company%20registered,golf%20course%2C%20bowling%20green%20etc.>

²¹ Ibid.

²² Ibid.

²³ Ibid.

and built fabric changes. Further information regarding changing of furnishings and changes to the Golf Course are also detailed within the book.

Date	Work undertaken
1929	Addition of workshop for the professional.
1931	Repair of storm damage and addition of new office door added onto main entrance.
1932	Architects Wright and Apperley engaged to create an extension to include a bar area. Work also included tiling of the shower and lavatories, painting and renovating of the existing club house and the reconstruction of verandah floor damaged by subsidence.
1934	Construction of office for the secretary and accommodation for the club steward.
1936	Internal heating, further improvements to the verandah and general club house renovations.
1938	Alterations to lavatories.
1941	Painting and limewashing of exterior.
1948	Verandah given bitumous roofing, club house painted, dining room ceiling replaced.
1953	Enclosure of bar verandah, extension of the bar lounge, additional toilet and shower recess.
1954	Cool room to bar store.
1955	Extension to the southern end of the club house to house professionals' shop. Alterations to the main building included: <ul style="list-style-type: none"> • Enclosure of the western verandah to create a new dining room; • Extension 30ft southwards to provide another verandah area; • Improvements to locker area; • Increase in buggy store area; • Provision of servery hatch between the ball room and billiards room; • New 9ft maple buffet bar; • Existing dining room modified to become the main entry foyer; and • Enclosure of the western verandah to create a new dining room.
1956	Floor of Associates room concreted, and toilet tiled. Staff toilet constructed above the members toilets.
1960	Staff toilet block added above members toilet.
1961	Remedial repairs to wall beneath the dining room verandah which was bowing. Architect Godfrey Hughes engaged. Works included: <ul style="list-style-type: none"> • Construction of 40 ft wall, 9 ft from the location of the current wall to remediate the problem and to create an enlarged dance floor/dining area. The addition was to be covered with a 'folding plate' flat roof which would extend six feet beyond the new wall to the full length of the western elevation. The extension was to be a steel-framed and glass construction; • Improvements to entry to club house, enclosing existing porch, demolishing front door and facilitate accessed to all levels from the entry by demolishing the internal walls; • Cosmetic improvements to small dining room; • Increased locker and toilet facilities; and

	<ul style="list-style-type: none"> • Sound proofing to the roof of the new addition.
1965	<p>Architects Kevin J Curtin and Partners engaged to design the following works:</p> <ul style="list-style-type: none"> • Extend patio; • Increase in buggy store area; • Addition of poker machine niche; • Full length sliding glass doors to the western wall; and • Strengthening of the foundations to support additional load.
1967	<p>Extension to the existing service area. Construction of a separate cool room on the eastern side of the toilet block utilizing the space between the staff toilet block and main building.</p> <p>Enlargement of professional shop.</p> <p>Relocation of professional's workshop and club storage racks.</p>
1970	<p>Old 'Temporary' club house demolished – car park enlarged.</p> <p>Porte cochere added to the front of the club house.</p> <p>New office block of 616sqft with large storage basement, obtained by raising the roof level above the TV room to match the roof of main building. Replacement of old round topped windows with large modern aluminium framed windows.</p>
1979	<p>Construction of new pro shop buggy store, workshop, billiards room extension, external paving, landscaping.</p> <p>Alterations to juniors' room, bar store, buggy shelter, new entry to bar, cool room, bottle store and bar lounge.</p> <p>Alterations to kitchen and foyer area.</p> <p>Construction of new toilets.</p>
1986	<p>Extensive alterations to kitchens to ensure that they comply with health standards. Work included the removal of the wall and replacement of a section of roof.</p> <p>Poker Machine Room removed and replaced by Juniors Room.</p>
1991	Replacement of roof over lounge, dining room and terrace area.
1990s	General upgrade to interior including men's shower area.
1996	Upgrade to main entrance and foyer area.
1997	Extension of lower verandah "lower deck".
2000	Retractable awning added.
2002	Porte Cochere added to main entry refurb of kitchen and bar kitchen.
2005	Major interior refurbishment with view to future changes of layout of the building.

The evolution of the building is best demonstrated by the figures below which document the appearance of the building from its initial construction to its present appearance. Images of the building, in its current condition, can be seen in Section 3.3 of this report below.

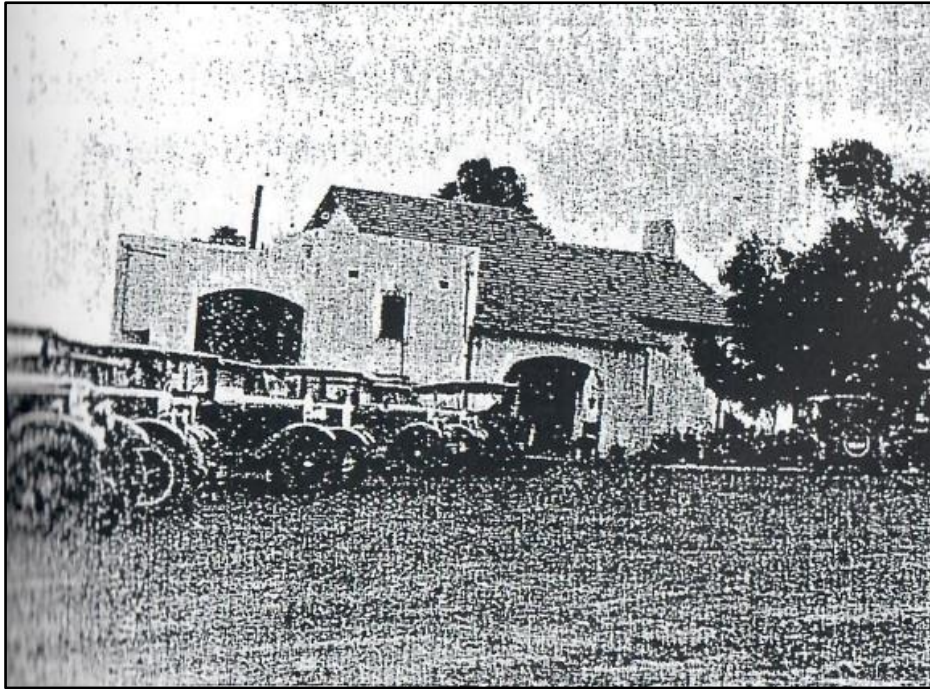


Figure 13. Image of northern end of the front elevation dating from 1932 (Source: Ross, Pymble: A biography of Pymble Golf Club).



Figure 14. Rear of the club in 1933 (Source: Ross, Pymble: A biography of Pymble Golf Club).



Figure 15. Addition to rear of the club c.1940. (Source: Ross, Pymble: A biography of Pymble Golf Club).

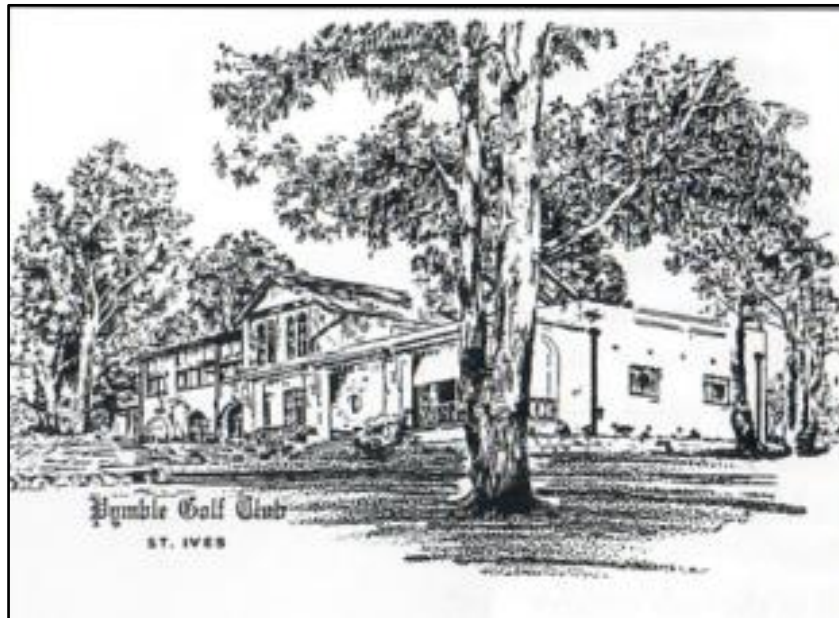


Figure 16. Illustration of the club dating from 1940. (Source: Ross, Pymble: A biography of Pymble Golf Club)

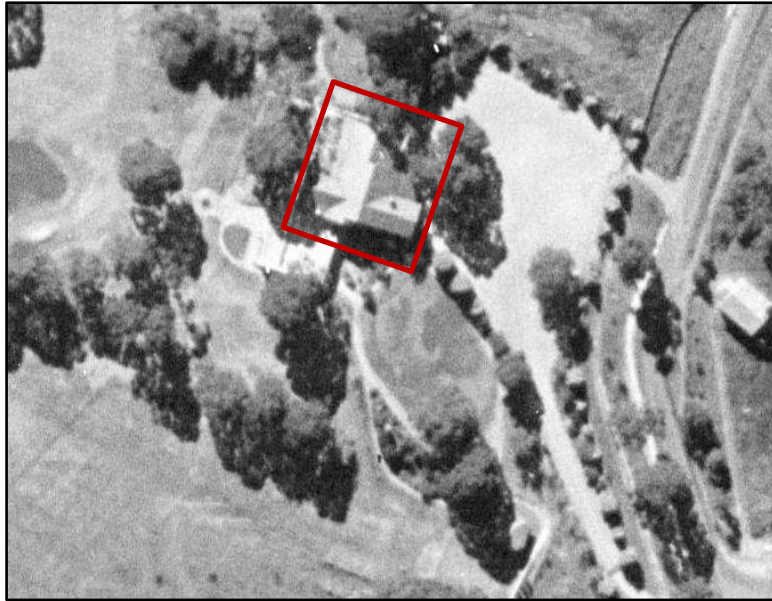


Figure 17. 1943 aerial map of the club house and its surrounding environment. The club house has been outlined in red (Source: NSW Land and Property Information, 'SIX MAPS', n.d., <http://maps.six.nsw.gov.au/> annotated by Heritage 21).



Figure 18. 1943 aerial map of the Pymble Golf Club site including the golf course and its surrounding environment. The approximate location of the golf course has been outlined in red (Source: NSW Land and Property Information, 'SIX MAPS', n.d., <http://maps.six.nsw.gov.au/> annotated by Heritage 21).



Figure 19. Rear of the club house in 1962 (Source: Ross, Pymble: A biography of Pymble Golf Club).



Figure 20. 1962 image from the south west (Source: Ross, Pymble: A biography of Pymble Golf Club).



Figure 21. 1965 aerial photograph of the club house, showing the changes to the building (Source: NSW Government, *Historical Imagery*, portal.spatial.nsw.gov.au/).



Figure 22. 1965 aerial photograph of the golf course showing the changes to the golf course size and plantings (Source: NSW Government, *Historical Imagery*, portal.spatial.nsw.gov.au/).



Figure 23. 1978 aerial photograph of the Pymble Golf Club site, showing the changes to the club house building and the golf course. The club house has been outlined in red (Source: NSW Government, *Historical Imagery*, portal.spatial.nsw.gov.au/).



Figure 24. Professional shop addition (Source: Ross, Pymble: A biography of Pymble Golf Club).



Figure 25. The entry of the building c.1979 (Source: Ross, Pymble: A biography of Pymble Golf Club).



Figure 26. 1992 Image of the rear of the building showing the new roof (Source: Ross, Pymble: A biography of Pymble Golf Club).



Figure 27. Club entry c.2000 prior to the construction of the Porte Cochere (Source: Ross, Pymble: A biography of Pymble Golf Club).



Figure 28. 1986 aerial photograph of the club house (outlined in red), showing the changes to the building (Source: NSW Government, *Historical Imagery*, portal.spatial.nsw.gov.au/).



Figure 29. 1994 aerial photograph of the Pymble Golf Club (club house outlined in red), showing the changes to the club house building and the golf course. The club house has been outlined in red (Source: NSW Government, *Historical Imagery*, portal.spatial.nsw.gov.au/).



Figure 30. Late 1990s deck extension. (Source: Ross, Pymble: A biography of Pymble Golf Club)



Figure 31. 2005 aerial photograph of the Pymble Golf Club, showing the changes to the club house building and the golf course. The club house has been outlined in red (Source: NSW Government, Historical Imagery, portal.spatial.nsw.gov.au/).

2.5.3 Heatherbrae – 12 Cowan Road, St Ives

As discussed in Section 2.5 above, the land on which 12 Cowan Road stands originally formed part of the 1838, 800-acre land grant made to Mathew which later formed part of Samuel Smith's landholding. The subject site is located on part of the one acre, 3 roods and 8 perches given by Smith to his son Edwin in 1873.²⁴

Edwin's land was located to the immediate south of his brother's land. Edwin married Mary Ann and they are said to have resided with their 9 children, on the land given to them by Samuel.²⁵ The suburb of St Ives is first included in the 1903 *Sands Directory*, which includes an entry recording Edwin Smith as being in residence at Cowan Road. Neither a house name nor number is recorded. Edwin continued to be registered in the Sands Directory as residing on Cowan Road until his death in 1915.²⁶

Whilst it is still unclear which residence is referred to in the 1918 Directory, Edwin's son Walter is noted as residing on Cowan Road as is his daughter Charlotte. Ownership of Edwin's land was transferred to Walter Oswald Smith on 19 May 1917.²⁷

The earliest available rate book for the property dates from 1921, where it is first identified as 'Heatherbrae'. The site is described as comprising 3 roods 16 perches containing a three-room cottage with iron roof and stable. Walter is identified as the owner and his profession is noted as 'Carrier', meaning that he transported goods.²⁸

In 1924, Walter sold the western portion of his lot to Pymble Golf Links²⁹ and 9 perches of land to the east of his lot to Ku-ring-gai Council.³⁰ Interestingly, despite the reduction in lot size, in the 1926 rate book the 'unimproved value' (land value) is noted as rising from £247 to £412, the 'improved value' from £700 to £950 (structures), and the 'assessed annual value' (potential rental return) rose from £35 to £52. The rise in land value could be a direct result of the neighbouring Pymble Golf Links subdivision. However, it could also be an indication that Walter made improvements to the property or even replaced the cottage, however no further evidence of this has been found.

²⁴ Vol. 165 Fol.216

²⁵ Ibid.,

²⁶ "Family Notices" *The Daily Telegraph* (Sydney, NSW : 1883 - 1930) 3 March 1915: 8. Web. 24 Sep 2018

²⁷ Vol. 165 Fol.216

²⁸ Ku-Ring-gai Rate book 1916-27

²⁹ LPI Vol.3697 Fol. 101

³⁰ Vol.3723 Fol.42

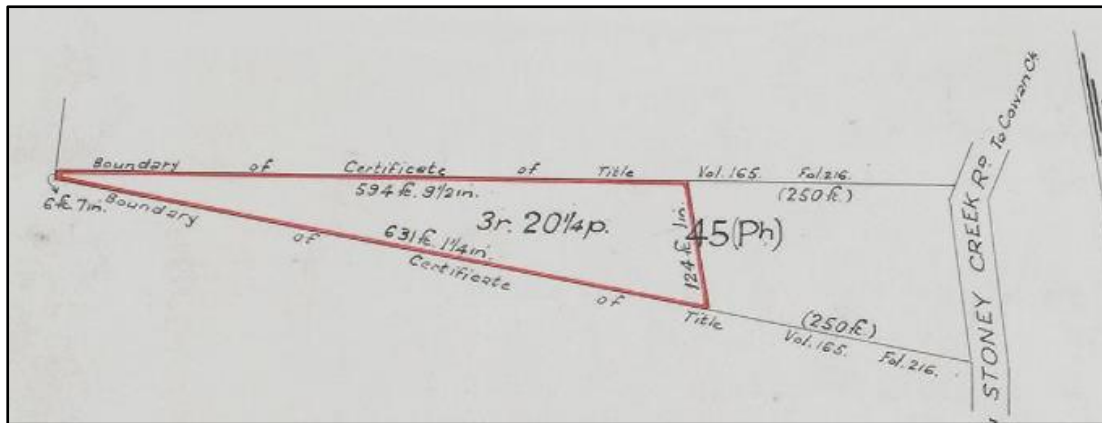


Figure 32. 1924 Certificate of Title Plan, showing the portion of land sold to Pymble Golf Links (Source: NSW Land and Registry Services, Historical Land Records Viewer, CT Vol 3697, Fol 101, <https://hlrv.nswlrs.com.au>).

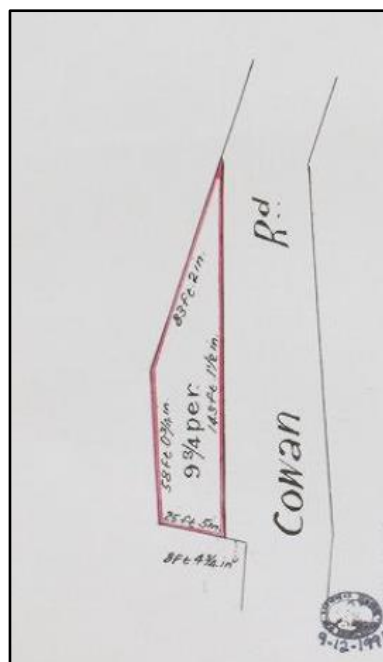


Figure 33. 1925 Certificate of Title Plan, showing the portion of Land sold to Ku-ring-gai Council (Source: NSW Land and Registry Services, Historical Land Records Viewer, CT Vol 3723, Fol 42, <https://hlrv.nswlrs.com.au>).

By 1930, the rate books recorded the following increased values: ‘unimproved value’ £450, ‘improved value’, £1000 and ‘assessed annual value’ £52.

A further subdivision occurred in 1950 when the southern section of the land comprising 22 ½ perches was sold to builder Samuel Boot.

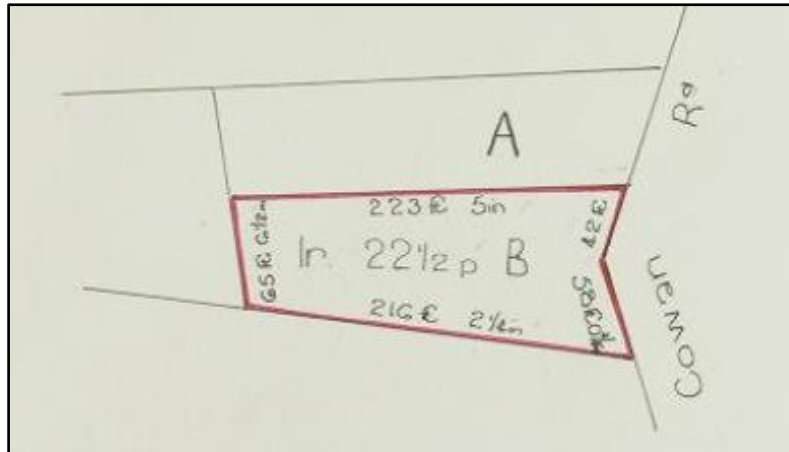


Figure 34: 1950 Certificate of Title Plan, showing the subdivision of the lot and details of the land transferred to Arthur Boot (Source: NSW Land and Registry Services, Historical Land Records Viewer, CT Vol 6229, Fol 126, <https://hlrv.nswlrs.com.au>).

After Walter's death in 1961,³¹ ownership passed to his widow Emily who resided at the property until her death in 1965. After Emily's death, ownership was transferred to her daughters Heather Pierce and Jean Parsonage who sold the house to Company Director Gerald Hercules Robinson.³² In the 1970s, the land and cottage were purchased by the Pymble Golf club who have rented it out for the majority of their term of ownership. It has also been used since in association with the golf club administration and staff.



Figure 35: Walter and Emily Smith on their Wedding day. Reproduced in Halstead, Gay *The story of St. Ives (N.S.W.) and some of its neighbours*.

³¹ Registry of Births Death and Marriages Registration Number 2682/1961

³² LPI Vol 6564 Fol. 231

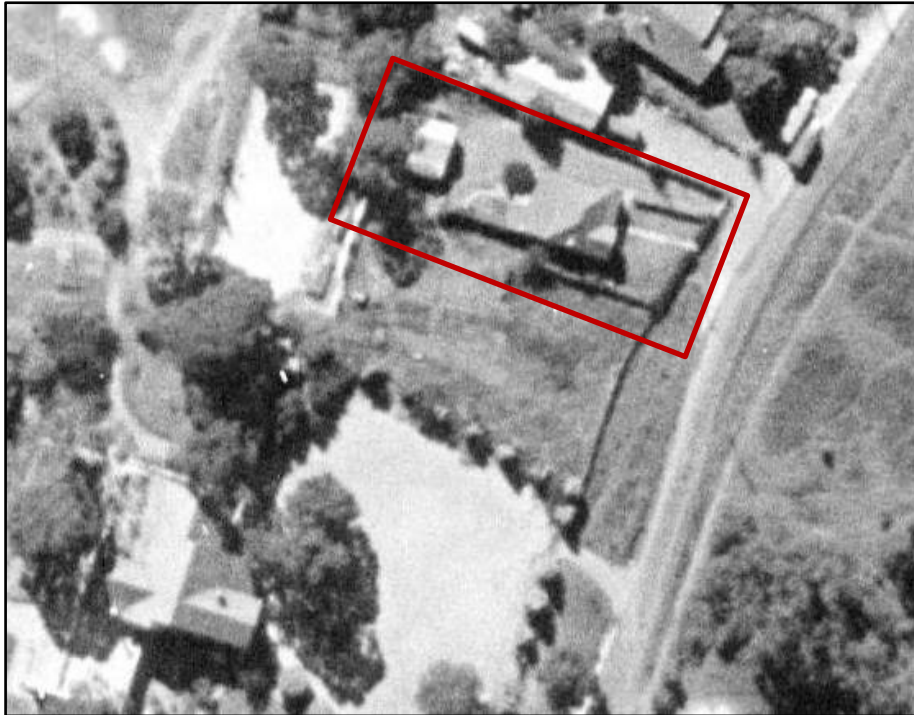


Figure 36: 1943 Aerial map of 12 Cowan Road and its surrounding environment. The dwelling has been outlined in red (Source: NSW Land and Property Information, 'SIX MAPS', n.d., <http://maps.six.nsw.gov.au/> annotated by Heritage 21).



Figure 37. 1986 Aerial photograph of the 12 Cowan Road. The dwelling has been outlined in red (Source: NSW Government, Historical Imagery, portal.spatial.nsw.gov.au/).

2.5.4 Braeside – 14 Cowan Road, St Ives

As noted in Section 2.5 above, the land on which 14 Cowan Road is located was bequeathed to Edwin Smith's brother, Sidney Smith, by his father Samuel in 1873. Sidney's occupation on the Land Title Certificate is listed as 'Farmer'.

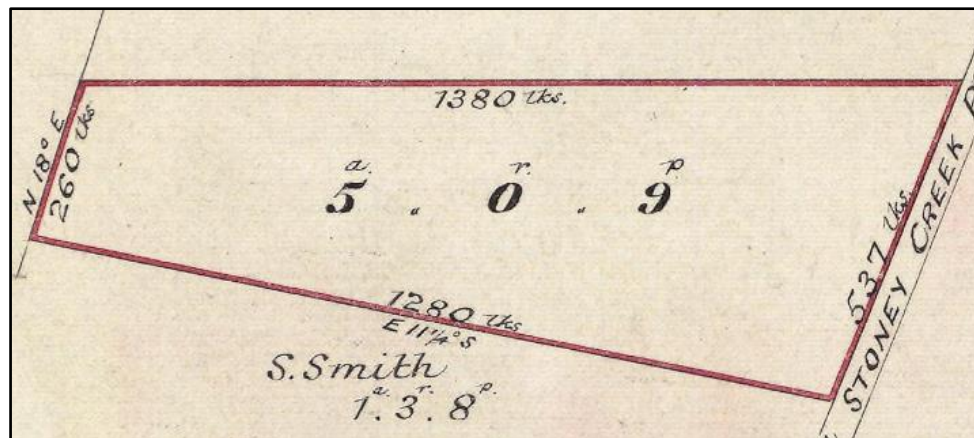


Figure 38. 1873 Certificate of Title Plan, showing Sidney Smith's land holding (Source: NSW Land and Registry Services, Historical Land Records Viewer, CT Vol 165, Fol 218, <https://hlrv.nswlrs.com.au>).

In 1911, Sidney's land passed to his brother Edwin, with the land again changing hands in 1915, after Edwin's death. This resulted in the land passing to Henry James Smith, Charlotte Smith and Agnes Smith. The property was transferred to George Philip Ochs in 1920.

According to a newspaper article sourced from the National Library of Australia, Ochs was originally from Port Macquarie, had purchased an orchard at St. Ives and was planning on moving to his new home at the end of the month (refer to Figure 39 below). It is believed he was moving to the property known as 'Braeside' at 14 Cowan Road. The first entry for the property in the rate books is recorded in 1921. The land is described as comprising 1 acre, containing a cottage of 4 rooms, and an office, with a detached laundry and separate stable.

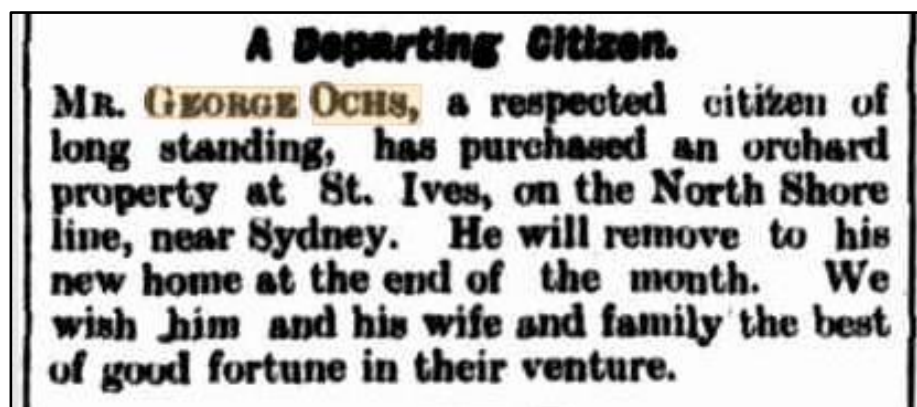


Figure 39. 'A Departing Citizen', The Port Macquarie News and Hastings River Advocate, 14 February 1920, Page 4 (Source: Trove, National Library of Australia, <https://trove.nla.gov.au>).

In 1924, the lot was subdivided with ownership of the western portion of the lot being transferred to the Pymble Golf Links Estate in 1925.

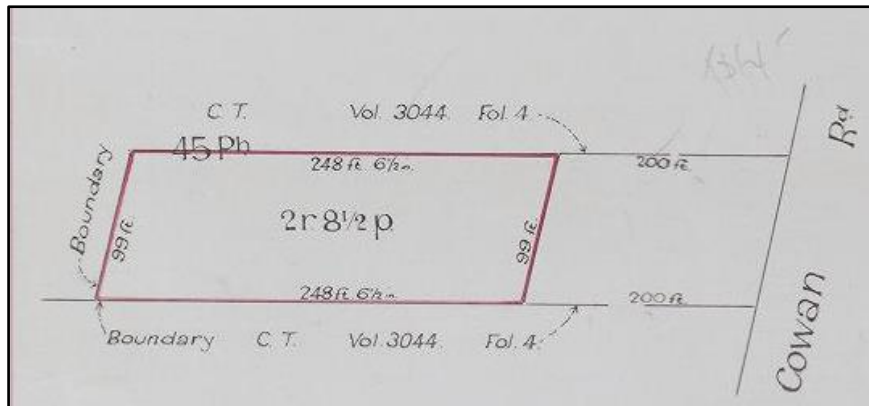


Figure 40. 1925 Certificate of Title Plan, showing the land parcel transferred to the Pymble Golf Links Estate (Source: NSW Land and Registry Services, Historical Land Records Viewer, CT Vol 3707, Fol 67, <https://hlrv.nswlrs.com.au>).

Ownership of the eastern portion of the property transferred to James and Alice Maunder in 1925.

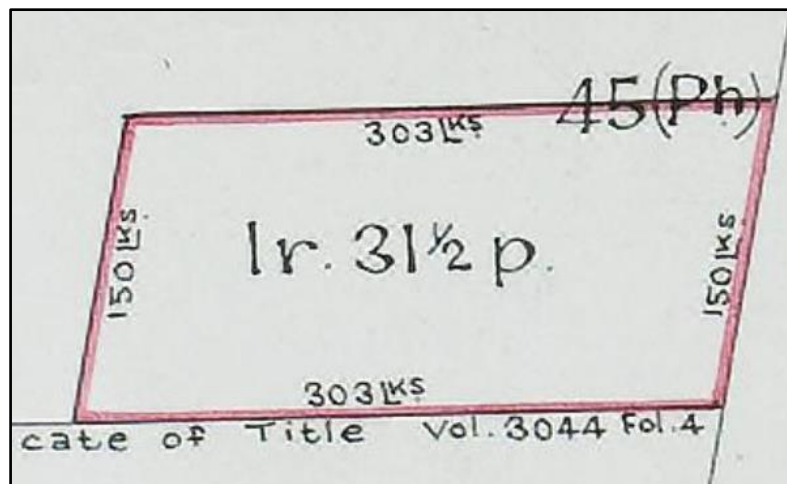


Figure 41. 1925 Certificate of Title Plan, showing the eastern portion of the land transferred to James and Alice Maunder (Source: NSW Land and Registry Services, Historical Land Records Viewer, CT Vol 3712, Fol 103, <https://hlrv.nswlrs.com.au>).

James Maunder was the local bus company proprietor and Alice was a teacher at the infant school. The Maunders were popular and active members of the community. James was known for his love of cricket, as a spectator, and for his work through his bus company which saw him win many local contracts transporting people and army personnel around the area. He was a returned service man and was actively involved in the establishment of the St Ives War Memorial garden. Alice was similarly civically minded and socially engaged. She was a life member of the Royal North Shore Hospital Auxiliary, foundation member of the Auxiliary of the Margaret Reid Hospital, chairperson of the Crippled Children Society and Superintendent of the Sunday School. During the demolition and reconstruction of the Church of Christ, services were temporarily held on the verandah of the

Maunder Home. Alice was also a tireless fundraiser for the Red Cross.³³ The Maunders were remembered for hosting social events as described in Gay Halsteads book:

“The Maunders lived in Cowan Road, next to the Pymble Golf Clubhouse and beside it, had a tennis court upon which they not only had tennis parties but also dances (usually to benefit the Red Cross for which Mrs Maunders was a great worker). Only one stipulation – the dancers had to wear sandshoes”

It is not clear from the above description, or examination of the 1943 aerial where exactly the tennis court was located or to whom it belonged.



Figure 42. 1943 aerial map of 14 Cowan Road and its surrounding environment. The dwelling has been outlined in red (Source: NSW Land and Property Information, ‘SIX MAPS’, n.d., <http://maps.six.nsw.gov.au/> annotated by Heritage 21).

Alice and James remained at the St Ives property until their deaths in the late 1940s, ownership of the house was retained by their children until 1959 when it transferred to Thomas George James of St Ives.³⁴

The property became part of the golf club holding in 1971, and has been used since in association with the golf club administration and staff. The property is currently used as a residence.

³³ Halstead., p485-492

³⁴ LPI Vol.3712 Fol.103



Figure 43. 1986 aerial photograph of the 12 Cowan Road. The dwelling has been outlined in red (Source: NSW Government, Historical Imagery, portal.spatial.nsw.gov.au/).

3.0 PHYSICAL EVIDENCE

Note - The following photographs in Section 3.0 below have been taken by Heritage 21 on 06 July 2020 and provide a visual survey of the site and its setting.

3.1 General

The subject site is located at 4, 12 and 14 Cowan Road, St Ives. It consists of two residential dwellings – 12 and 14 Cowan Road – and the Pymble Golf Club – including club house and golf course.

3.2 Locality and Streetscape

The suburb of St Ives is an Upper North Shore suburb of Sydney, located 20 kilometres north of the Sydney Central Business District (CBD). Cowan Road is a moderately trafficked street with parking on both sides. It extends to Killeaton Street to the north, and Mona Vale Road to the south. The section of Cowan Street where the site is located, consists of a church and mostly residential development, and is characterised by one to two storey dwellings.

The site is located on a large stretch of land, on the western side of Cowan Road, with Cowan Creek to its west, and St Ives Shopping Centre to its east.

3.3 The Site

3.3.2 Pymble Golf Club

Exteriors

Pymble Golf Club consists of the club house, the golf course, as well as a carpark. The club house itself is located within the south-eastern part of the grounds, the carpark is located to the north and north-east of the club house, while the golf course is located to the west of the club house. The club house is a large building, the central section of which was constructed in the 1930s. As discussed in Section 2.5.2 above, the building has undergone several extensive phases of renovations and modifications with little of the original external as well as internal fabric of the building remaining. The appearance of the exteriors of the club house building is consistent with a large one and two-storey building which has been extended in multiple stages. The walls are constructed of rendered and painted masonry and are covered by a tiled roof which presents a number of gabled features to the northern and eastern elevations. We also note a flat roofed extension to the southern part of the club house.

The main entry to the building is located beneath the modern Porte Cochere on the eastern side of the structure. The central two-storey gable end with multi-paned windows (refer to Figure 48), appears to be the only surviving section of the early façade. The remainder of the building has undergone multiple extensions, alterations and additions, resulting in the modern club house visible today. The rear of the building (western elevation) comprises of a terraced style outdoor area separated from the main building by modern glazed doors and floor to ceiling windows.



Figure 44. External view to the entry gates to the Pymble Golf Club site, as viewed from Cowan Road, facing west.



Figure 45. External view to the eastern (primary elevation) of the club house, showing the modern Porte Cochere of the primary façade.



Figure 46. External view to the northern elevation gable ends, showing the protruding chimney breast.



Figure 47. External view towards the northern elevation of the club house from the carpark.



Figure 48. External view to the eastern elevation of the club house, showing the only remaining part of the original construction to the right, and the single storey professional shop addition to the left.



Figure 49. External view to the southern elevation of the club house.



Figure 50. External view to the western (rear) elevation of the club house showing the terraces.



Figure 51. External view to the western elevation showing the south-western corner.



Figure 52. External view to concrete stairs along the south-western corner of the club house leading to the ground floor terrace.



Figure 53. External view to the ground floor terrace, showing tiled flooring.



Figure 54. External view to the southern terrace area.



Figure 55. External view to the first floor terrace, showing tiled flooring and aluminium sliding doors.



Figure 56. External view to the north-western corner of the club house, showing the western elevation.



Figure 57. External view to the golf course as viewed from club house.



Figure 58. External view to the golf course as viewed from club house.

Interiors

The interior of the building is located over two main floors and a basement level including several storage areas. The ground floor is accessed via the main entry beneath the Porte Cochere. Two modern office areas are accessed from this main entry foyer. The central stair was configured during the 1955 renovations to provide access to both the upper and lower levels. The upper floor contains the board room, dining area, function room, terrace, archives and kitchen. The chef's office and kitchen staff bathroom are located to the rear of the kitchen. With the exception of the office to the south of the entry foyer, the interior of the building has been extensively renovated and contains no fabric or details dating from the original construction phase of the permanent 1927 building.



Figure 59. Internal view to main entry foyer of club house, entry from eastern elevation.



Figure 60. Internal view to non-original ceiling of entry foyer.



Figure 61. Internal view to stairs leading to lower level including male toilets.



Figure 62. Internal view to storage space, basement. Note concrete flooring.



Figure 63. Internal view to storage space, basement. Note poor condition of masonry wall.



Figure 64. Internal view to storage space, basement. Note painted brick masonry walls.



Figure 65. Internal view to storage space, basement. Note concrete walls, flooring and stairs.



Figure 66. Internal view to buggy storage space, basement.

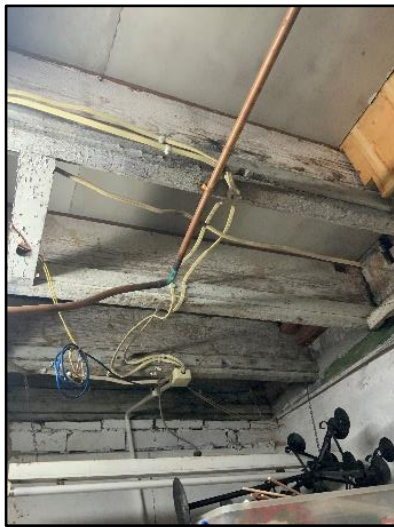


Figure 67. Internal view to golf equipment storage space, basement. Note timber floor structure of upper level.

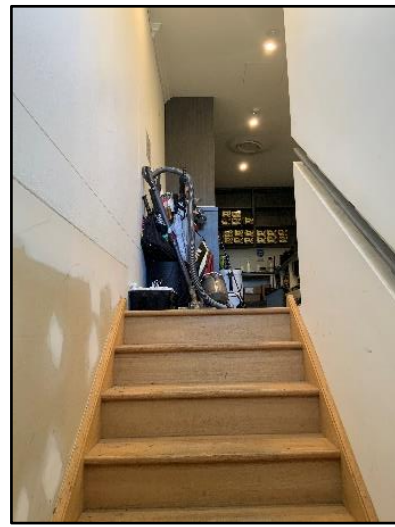


Figure 68. Internal view to stairs from storage area within the basement level below to existing professional shop at ground floor.

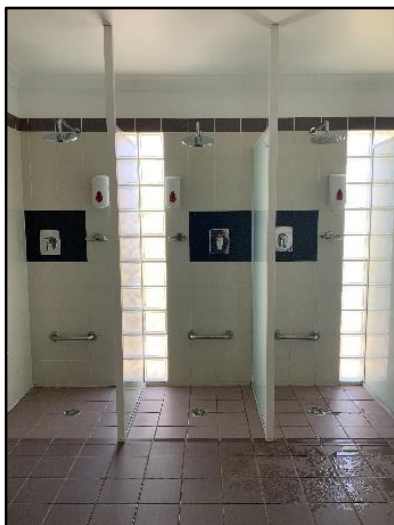


Figure 69. Internal view to existing members showers, ground floor.



Figure 70. Internal view to wash up area behind bar, ground floor.



Figure 71. Internal view to wash up area behind bar, ground floor.



Figure 72. Internal view to storage room behind bar wash-up area, ground floor.



Figure 73. Internal view to foyer 1, ground floor.

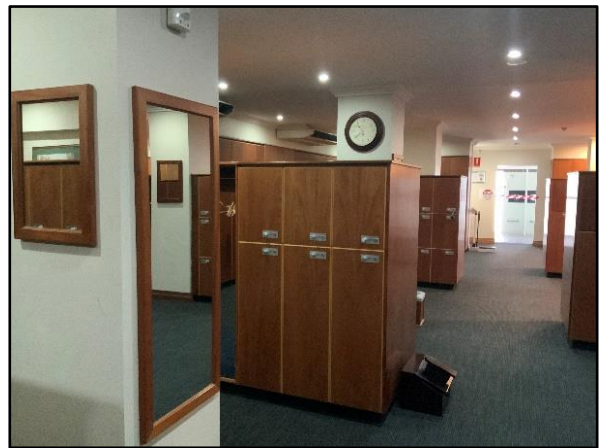


Figure 74. Internal view to men's locker room, ground floor.



Figure 75. Internal view to members lockers room, ground floor.



Figure 76. Internal view to Associates bathrooms, ground floor.

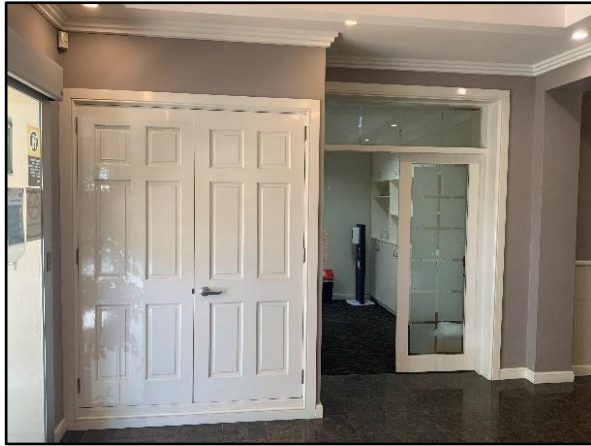


Figure 77. Internal view to main entry foyer towards office.

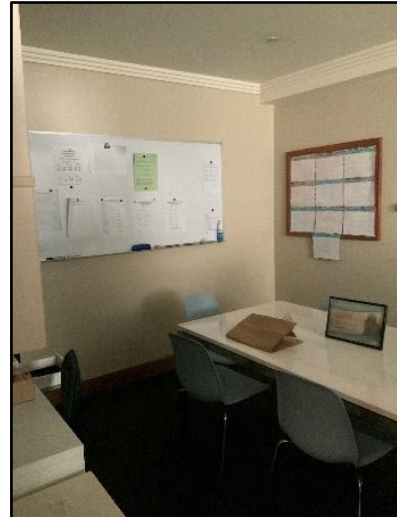


Figure 78. Internal view to office space, ground floor.



Figure 79. Internal view to office near entry foyer, ground floor.



Figure 80. Internal view to office near entry foyer, ground floor.



Figure 81. Internal view to foyer 1, ground floor.



Figure 82. Internal view to lounge area, ground floor.



Figure 83. Internal view to lounge area bar, ground floor.



Figure 84. Internal view to lounge area, ground floor.



Figure 85. Internal view to entry to billiards room from foyer 2, ground floor.



Figure 86. Internal view to billiards room, ground floor.



Figure 87. Internal view to foyer 2, ground floor.



Figure 88. Internal view to professional shop, ground floor.



Figure 89. Internal view to bar area of first floor function room.



Figure 90. Internal view to kitchen area, first floor.



Figure 91. Internal view to kitchen area, first floor.



Figure 92. Internal view to kitchen area doors to dining room, first floor.



Figure 93. Internal view to dining room, first floor.



Figure 94. Internal view to fireplace within function room, first floor.



Figure 95. Internal view to function room, first floor, showing bar to the left and doors to hallway in the centre.



Figure 96. Internal view to the terrace from function room, first floor.



Figure 97. Internal view to gallery, first floor.



Figure 98. Internal view to upper foyer doors towards gallery, first floor.



Figure 99. Internal view to bathroom, first floor.



Figure 100. Internal view to hallway, first floor, showing doors to bathroom and archives.



Figure 101. Internal view to board room, first floor.



Figure 102. Internal view to board room, first floor.

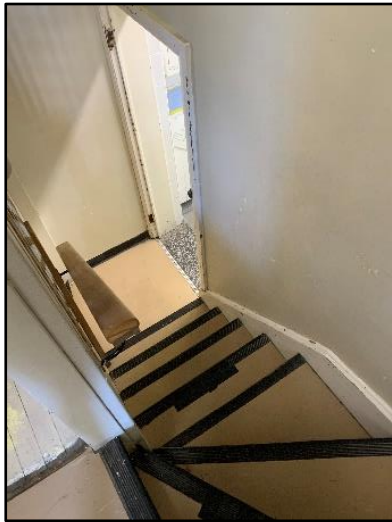


Figure 103. Internal view to stairs to the staff room, storage of upper first floor.



Figure 104. Internal view to bathroom within staff area, upper first floor.



Figure 105. Internal view to staff office to the east of the kitchen, upper first floor.

Modifications

As described in Section 2.5.2 above, the original club house has undergone many modifications since its construction in 1927. These include but are not limited to extensions to the south to provide more space, internal modifications to the original interiors including demolition of walls, replacement of ceilings, new flooring, new fit outs, as well as external modifications including but not limited to re-roofing, adding limewash and paint to exteriors, extension of patios, and enlargement of the carpark area, and the addition of the lower basement areas for storage. Refer to the table in Section 2.5.2 above for the works to the club house.

The golf course itself has also undergone some modifications including the addition of new dams, new plantings and the inclusion of new holes (Refer to Section 2.5.2).

3.3.3 12 Cowan Road, St Ives

Exterior

The property at 12 Cowan Road is located to the immediate north of the Pymble Golf Club overflow car park which wraps around the western boundary of the property. The building is located on an irregular shaped flat rectilinear lot. Its eastern boundary addresses Cowan Road while the western boundary which is shared with the overflow car park is splayed. The building, which is located centrally on the site, is set back approximately 13m from the Cowan Road boundary. Vehicular access is achieved from the northern end of the Cowan Road boundary and informal hard stand parking is provided to the northern side of the property.

12 Cowan Road is a simple single storey vernacular weatherboard cottage set beneath a corrugated metal roof with a single brick chimney covered with two terracotta pots. We note that a lean-to extension has been added to the rear of the building. The principal elevation has a street facing gable end with simple timber barge detailing and a verandah set beneath its own roof. The timber posts of the front verandah are simple in design and form and therefore do not appear to be original. In addition, the weatherboard cladding visible today does not appear to be original. However, the original timber framed walls are most likely underneath the existing cladding. In addition, the rear porch also appears to be a later addition, and consists of a corrugated metal awning and a concrete floor.

The windows of the original built form are aluminium framed, while the windows of the lean to are a combination of timber framed windows and aluminium framed windows. In addition, the original entry door has also been removed and replaced with a solid timber door.



Figure 106. External view to the primary (eastern) elevation of the dwelling as viewed from Cowan Road, facing west.



Figure 107. External view to the primary (eastern) elevation of the dwelling as viewed from within the site.



Figure 108. External view to the northern elevation of the dwelling. Note rear extension to the right.



Figure 109. External view to the rear (western) elevation of the dwelling to the right, and the southern (side) elevation to the left. Note the rear extension.

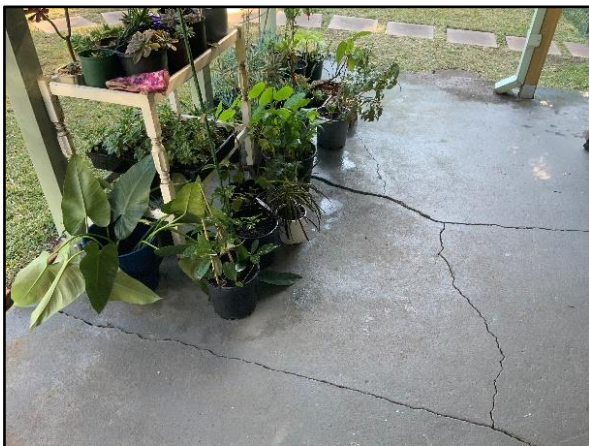


Figure 110. External view to concrete floor to rear verandah.

Interior

The interior of the building comprises 3 bedrooms, a combined lounge/dining room, kitchen, sunroom and combined laundry/bathroom. The interior is noted to have simple detailing, including the joinery to the hall which is constructed of plain unembellished timber and the internal solid pour-panelled doors. The interiors contain significant fabric including timber batten ceilings, timber skirting, timber picture rails, the timber detailing to the frieze, some of the architraves, timber windows sills, splayed brick back to back fireplace, the timber mantle of the fireplace. We note that the interiors of the dwelling exhibit different types of timber flooring, carpet and tiles and do not appear to be original.



Figure 111. Internal view to central hallway, note entry door centre.



Figure 112. Internal view to timber batten ceiling to hallway.



Figure 113. Internal view to combined lounge and dining area.



Figure 114. Internal view to combined lounge and dining area. Note boarded up fireplace. Note timber batten ceiling and timber detailing to the frieze.

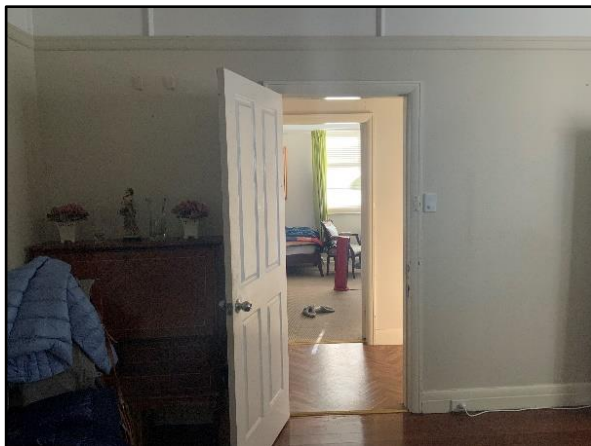


Figure 115. Internal view to bedroom, note timber picture rail, architraves and skirting, and non-original timer door.



Figure 116. Internal view to typical bedroom. Note timber batten ceiling.



Figure 117. Internal view to bedroom, note carpet flooring, timber batten ceiling and timber door.

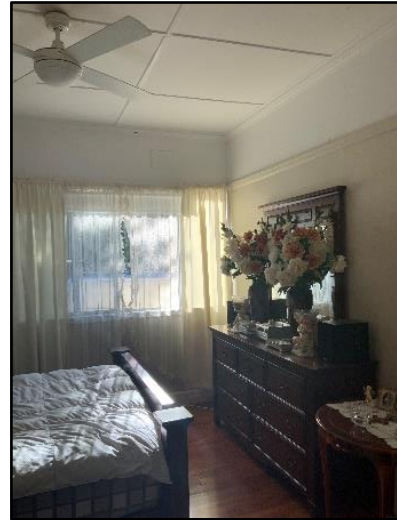


Figure 118. Internal view to bedroom, note timber flooring and timber batten ceiling.



Figure 119. Internal view to dining room, note non-original cornice, ceiling, and timber flooring.



Figure 120. Internal view to brick fireplace in dining room. Note non-original hearth tiles.



Figure 121. Internal view to kitchen in rear extension. Note timber ceiling.



Figure 122. Internal view to kitchen in rear extension. Note aluminium windows.



Figure 123. Internal view to laundry room in rear extension.



Figure 124. Internal view from dining room towards central hallway. Note different types of flooring.



Figure 125. Internal view to room in rear extension. Note non-original fabric.

Modifications

External modifications to the original built form include the rear lean to, the rear porch, the removal of original timber windows and their replacement with aluminium windows, the weatherboard cladding, the timber posts of the front verandah, and the replacement of the original entry door with a solid timber door.

Internal modifications include non-original ceilings, non-original door hardware, boarding up of the fireplace, non-original hearth tiles, cornices, some of the architraves, flooring, the addition of ceiling fans to the ceiling, and boarding up of wall vents.

3.3.4 14 Cowan Road

Exteriors

14 Cowan Road, St Ives is located between 12 and 16 Cowan Road on an irregular shaped flat lot. The eastern boundary addresses Cowan Road while the western boundary is angled and adjoins the overflow carpark of the golf club to the west. The existing building is set back approximately 13m from the Cowan Road boundary, with vehicular access achieved from the southern end of the Cowan Road boundary and informal hard stand parking provided to the southern side of the property. The building is constructed at an angle and lies closely to the northern boundary.

The building is a freestanding single storey timber framed cottage, its walls covered with weatherboard cladding. The original built form is set beneath a wide metal clad gabled roof. We note that the exteriors and interiors of the cottage have been modified. The principal elevation addressing Cowan Road includes a smaller projecting gable under an enclosed verandah. The verandah exhibits brick piers topped by a trio of timber posts. The verandah has been enclosed with the addition of timber framed windows. However, it would have originally been open. Both the gable above the verandah and the main building have simple timber infill detailing. A separate non-original wing to the rear of the building abuts the gable.



Figure 126. External view to dwelling at 14 Cowan Road, as viewed from the eastern boundary of the site from Cowan Road, facing west.



Figure 127. External view to the primary (eastern) elevation of dwelling, as well as southern (side) elevation to the left. Note enclosed verandah.



Figure 128. External view to the northern elevation of dwelling.



Figure 129. External view to the south-eastern corner of dwelling showing the side of the enclosed verandah. Note non original entry door and fixed timber window.



Figure 130. External view to front yard of 14 Cowan Road.



Figure 131. External view to side (southern) elevation of dwelling showing non-original extension.



Figure 132. External view to rear of original built form, and non-original polycarbonate awning to side verandah.



Figure 133. External view to side (southern) elevation of dwelling showing the original part of the dwelling. Note non-original awnings above windows.

Interiors

As discussed above, the verandah has been enclosed to become part of the interior of the dwelling. This area is now used as an office area. A sliding door to the north of the verandah acts as the main entry to the building. The mid-section of the building is noted as containing significant features such as hardwood floors, architraves, and high picture/dado rails. The flooring has been modified and does not appear to be original. The building contains several significant decorative ceilings including the plaster ceilings seen in the figures below and more simply decorated 1930s plasterboard within the bedrooms. There are two significant brick fireplaces within the building which are noted as being identical, although unpainted, in appearance to the fireplace within the neighbouring building at 12 Cowan Road. The kitchen addition to the rear is noted as being contemporary and non-original.

The interiors have been renovated recently, with the interiors currently in a very good condition as a result of the works.



Figure 134. Internal view to kitchen area.



Figure 135. Internal view to dining room. Note timber windows, picture rails and timber panelling.



Figure 136. Internal view to decorative plaster ceiling to dining room.



Figure 137. Internal view to brick fireplace in dining room.



Figure 138. Internal view to bathroom within rear extension to dwelling. Note non-original fabric.



Figure 139: Internal view to hallway.



Figure 140. Internal view to decorative plaster ceiling to hallway.



Figure 141. Internal view to bedroom, note timber batten ceiling.



Figure 142. Internal view to non-original doors within hallway.



Figure 143. Internal view to bedroom detail, note timber architraves to window.



Figure 144. Internal view to bedroom, note non-original door.



Figure 145. Internal view to bedroom, note timber joinery and decorative plaster ceiling.



Figure 146. Internal view to decorative ceiling to bedroom.



Figure 147. Internal view to brick fireplace in living room. Note non-original hearth tiles.



Figure 148. Internal view to bedroom, note timber batten ceiling.



Figure 149. Internal view to living room. Note timber batten ceiling and carpeted flooring.



Figure 150. Internal view to living room. Note timber windows with leadlight glazing to top panels.



Figure 151. Internal view to plasterboard ceiling to enclosed verandah.



Figure 152. Internal view to brick piers of verandah in enclosed area.



Figure 153. Internal view to weatherboard cladding of exteriors of dwelling visible in enclosed verandah space.

Modifications

Externally, the original brick verandah has been enclosed and the rear of the dwelling has been extended. Internal modifications include the removal of some of the original flooring, and the addition of new kitchen and bathroom fit outs. In addition, the original hearth tiles of the brick fireplaces have been removed.

4.0 HERITAGE SIGNIFICANCE

In order to assess the impact of the proposed works on the heritage significance of the subject site, it is necessary to first ascertain the heritage significance of these places. Accordingly, Statements of Significance for the buildings of the subject site are provided below. The significance of these places, will form part of our considerations in the assessment of heritage impact, undertaken in Section 6.0 below.

4.1 Assessment of Significance

Heritage 21 was engaged to prepare an Assessment of Significance for the three subject buildings. As per the report prepared on 10 September 2020, the Statements of Cultural Significance for the subject buildings are listed below.

4.1.2 Clubhouse

The Pymble Golf Club site demonstrates historical continuity as a result of its early use as an orchard, and its subsequent use as a Golf Course and by the Pymble Golf Club. The club house building itself however has undergone extensive modifications since its construction and can no longer be associated with the original structure. As a result, while the site demonstrates historical significance at a local level, the club house building itself does not. Further, although the club house has lost the majority of its original fabric, it no longer demonstrates the architectural style in which it was designed and constructed. Therefore, it does not demonstrate aesthetic values and is not representative of the Spanish architectural style. However, it is still representative of golf club houses and can still be associated with its architects, HE Ross and Rowe. The Pymble Golf Club site and the club house also have an association with the local community due to their use as a golf club since the early 1920s. Further, the club house building is not considered to be rare, and no uncommon techniques or materials were used during its construction.

4.1.3 12 Cowan Road

The existing timber framed dwelling at 12 Cowan Road is believed to have been built by the local Smith Family and was in their possession until the 1970s. As a result, it demonstrates historical and associative significance at a local level. Although the building has undergone some modifications, it continues to retain significant internal and external fabric representative of timber cottages. As a result, it demonstrates aesthetic and representative significance at a local level. In addition, the dwelling is considered to be rare within the local area, as timber framed cottages are increasingly scarce. The dwelling however does not demonstrate social and technical significance at a local level.

4.1.4 14 Cowan Road

The existing timber framed weatherboard cottage at 14 Cowan Road is believed to have been built and occupied by the local Smith Family as well as by the Maunder's. Further, it has been used for residential purposes since its construction. As a result, it demonstrates historical

significance at a local level. Although the building has undergone some modifications, it continues to retain significant internal and external fabric representative of timber framed cottages. As a result, it demonstrates aesthetic and representative significance at a local level. In addition, the dwelling is considered to be rare within the local area, as timber framed cottages are becoming scarce. The dwelling however does not demonstrate associative, social and technical significance at a local level.

5.0 WORKS PROPOSED

5.1 Proposal Description

The proposed development would include the development of the Pymble Golf Club to facilitate a new club house and new residential units. The existing club house would be demolished.

The cottages at 12 and 14 Cowan Road are proposed to be relocated within the same general area of the site. Both of these items would be modified to remove later additions and reinstate original detailing. 12 Cowan Road is proposed for use as a common facility for future residents. 14 Cowan Road is proposed to be a residential unit and part of the future strata subdivision.

5.2 Drawings

Our assessment of the proposal is based on the following indicated design by Mayoh Architects dated April 2022 and received by Heritage 21 on 22 April 2022. These are reproduced below for reference only; the full set of drawings accompanying the development application should be referred to for any details.



Figure 154. Overview.



Figure 155. Ground floor plan.



Figure 156. Level 1 plan.



Figure 157. Level 2 Plan.



Figure 158. Level 3 Plan.

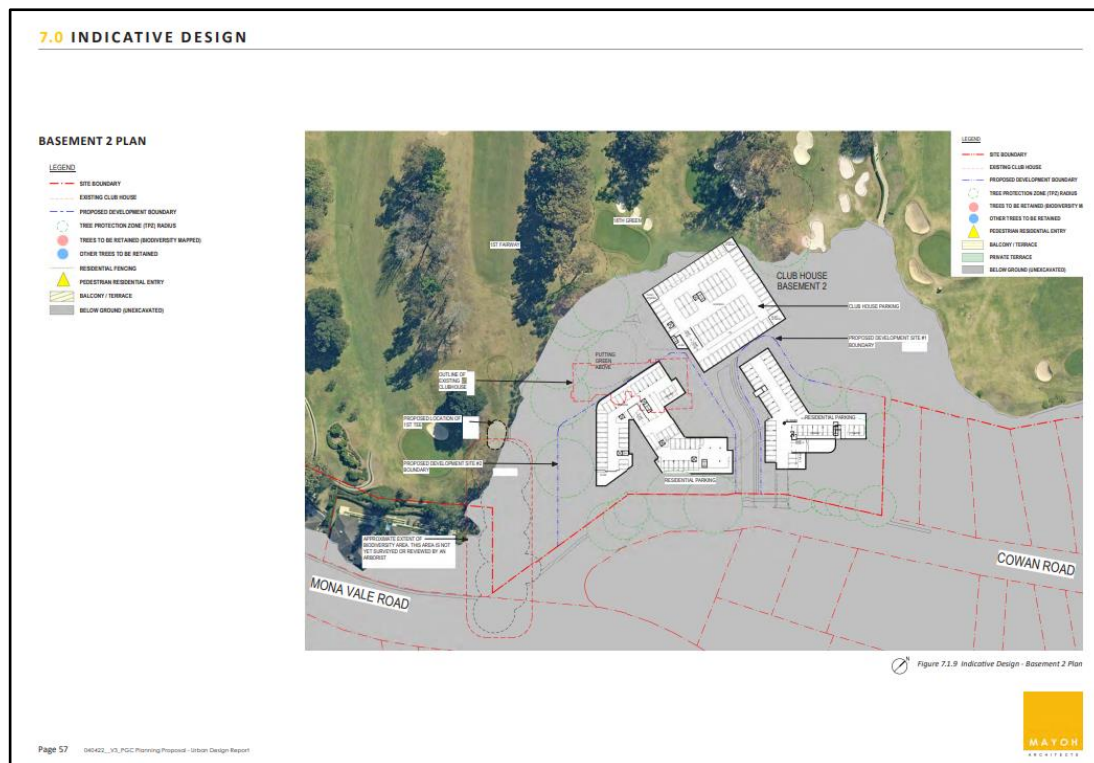


Figure 161. Basement 2 Plan.

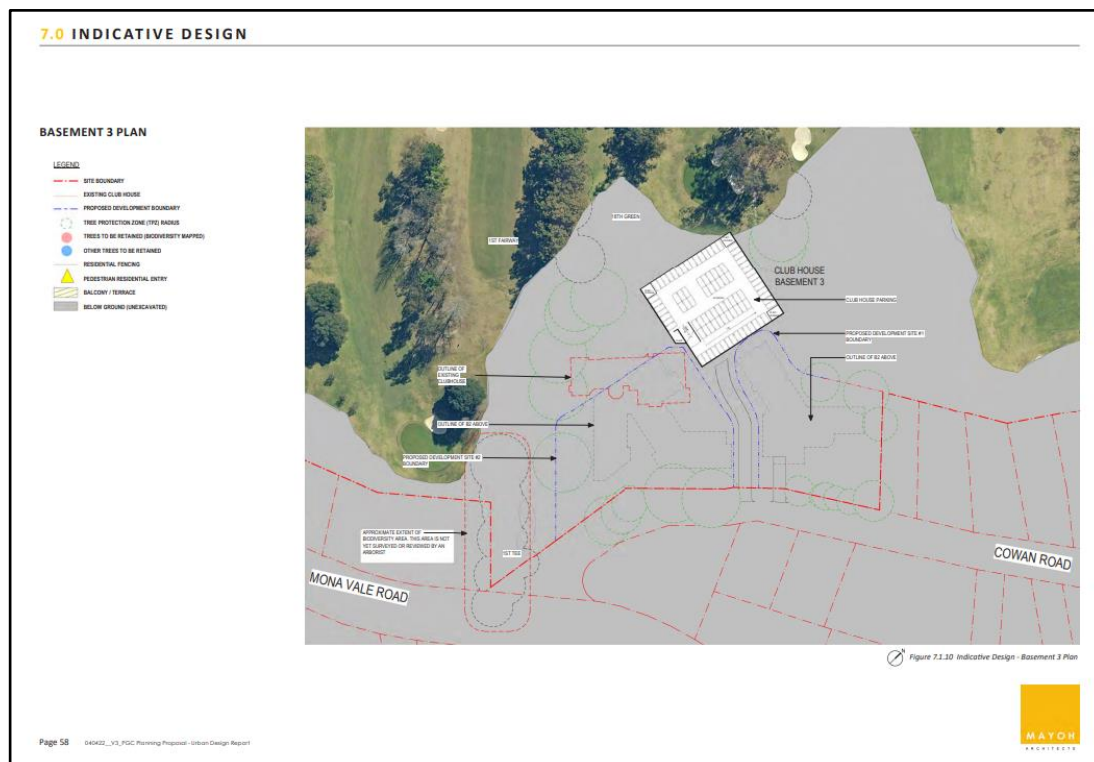


Figure 162. Basement 3 Plan.

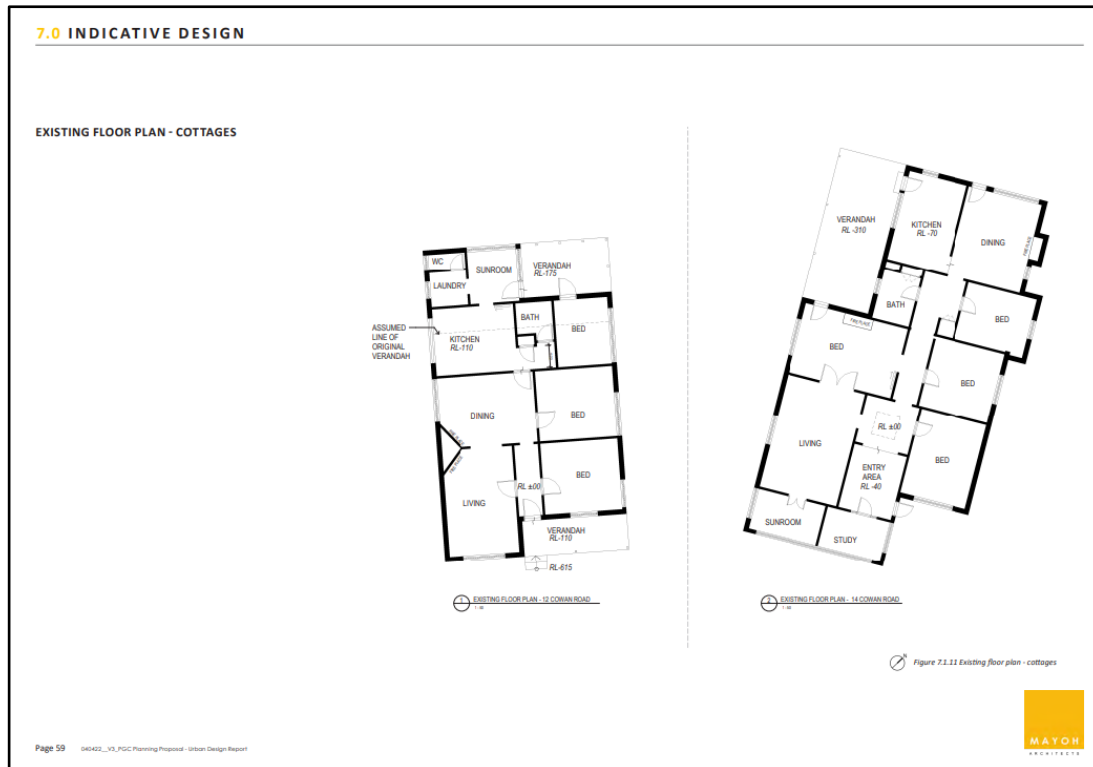


Figure 163. Existing Floor Plan – Cottages.

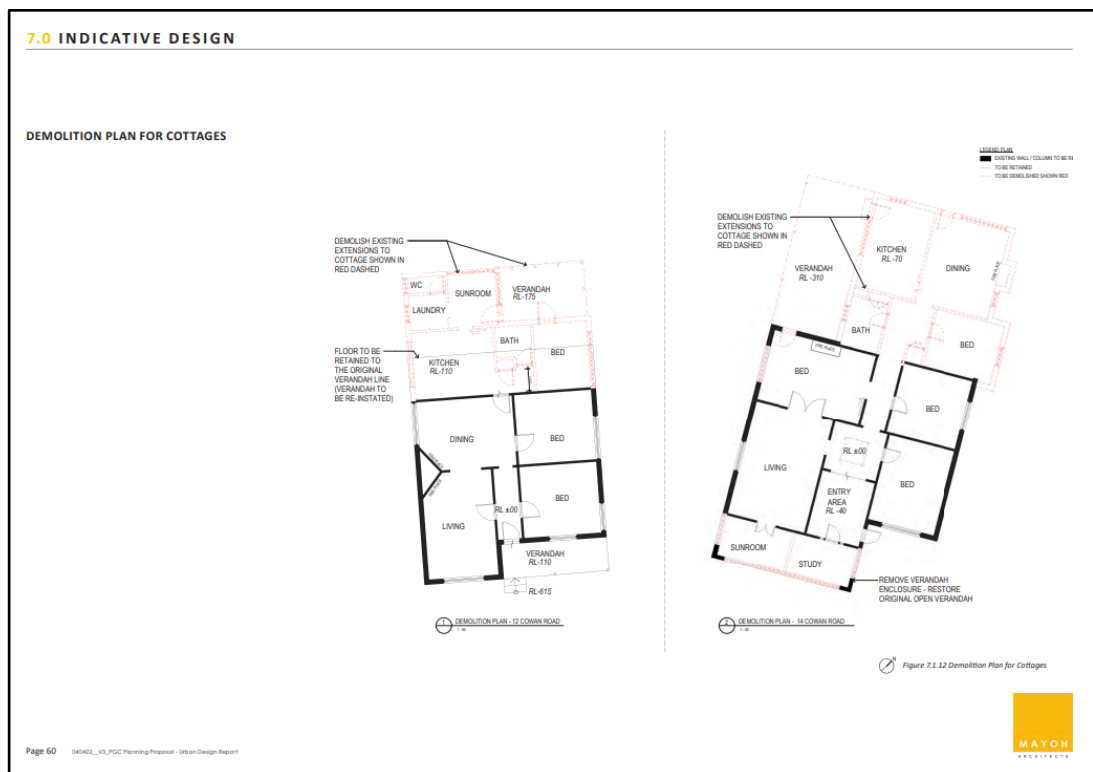


Figure 164. Demolition Plan for Cottages.

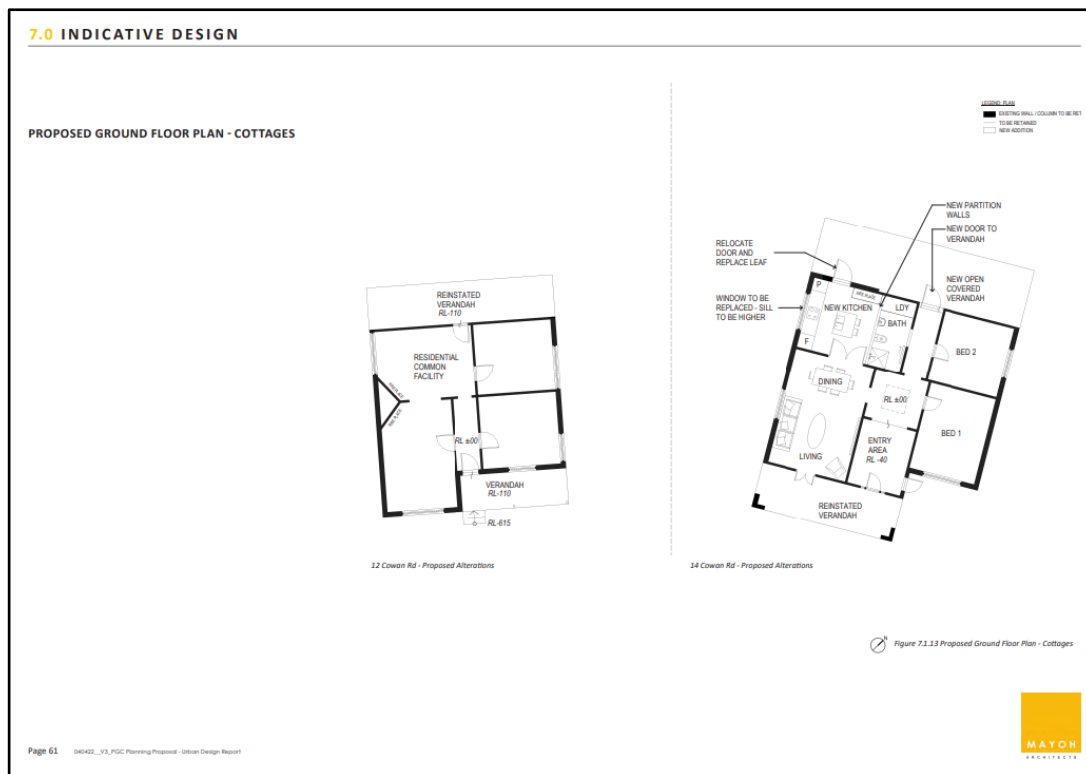


Figure 165. Proposed Ground Floor Plan – Cottages.



Figure 166. Indicative Landscape Plan.



Figure 167. Indicative Landscape Plan.

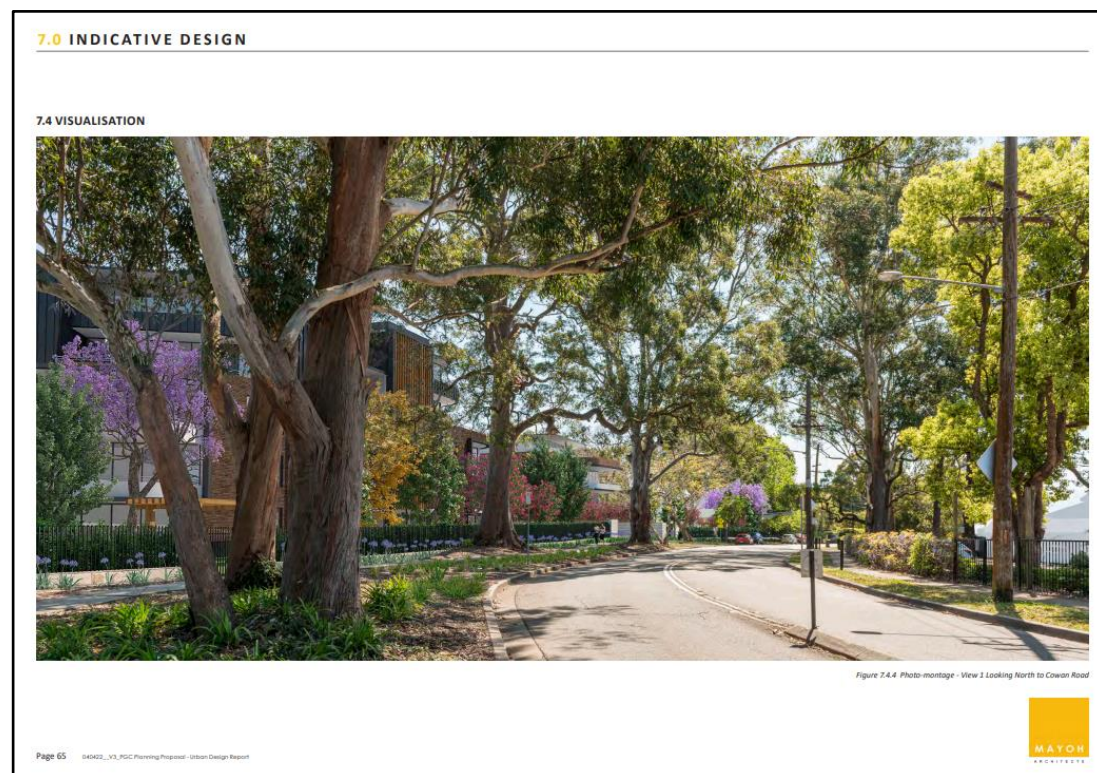


Figure 168. Visualisation.

7.0 INDICATIVE DESIGN

7.4 VISUALISATION



Figure 7.4.5 Photo-montage - View 2 Looking on Proposed Club Entry

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Figure 169. Visualisation.

7.0 INDICATIVE DESIGN

7.5 INDICATIVE LANDSCAPE CHARACTER IMAGERY



Figure 7.6.1 Indicative Character Imagery Prepared by Place Design Group

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Figure 170. Indicative Landscape Character Imagery.

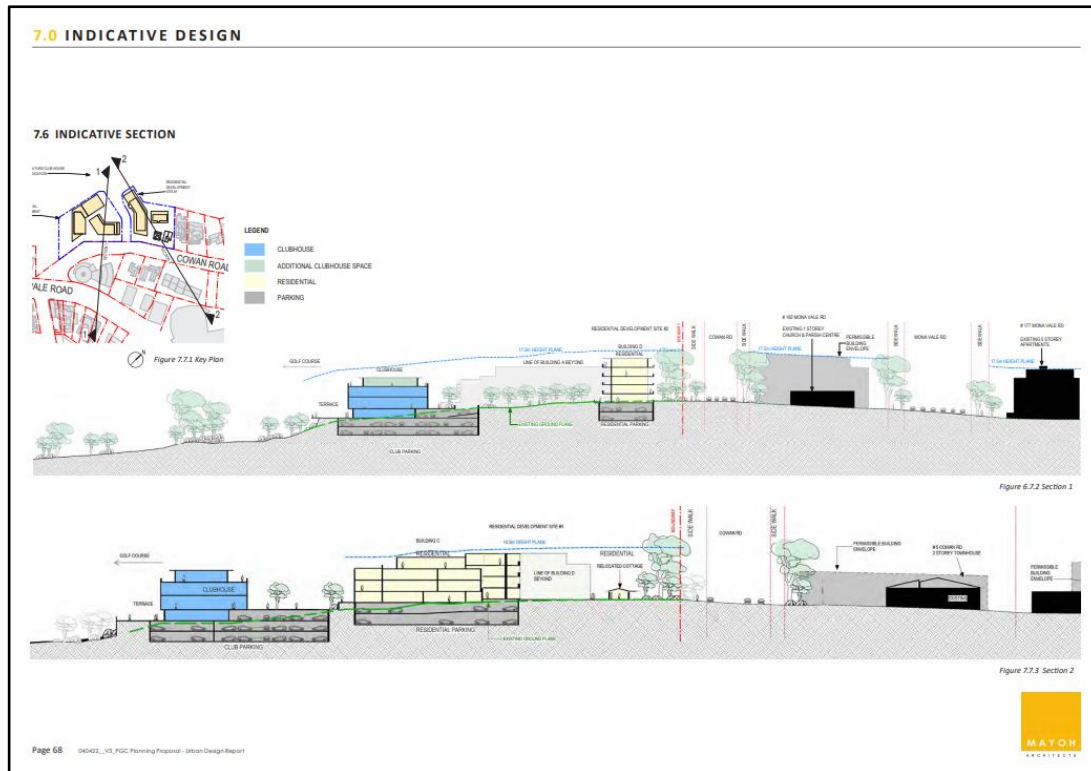


Figure 171. Indicative Section.



Figure 172. Shadow and Solar Analysis.

6.0 ASSESSMENT OF HERITAGE IMPACT

6.1 Heritage Management Framework

Below we outline the heritage-related statutory and non-statutory constraints applicable to the subject site including the objectives, controls and considerations which are relevant to the proposed development as described in Section 5.0 above. These constraints and requirements form the basis of this Heritage Impact Assessment.

6.1.2 Ku-Ring-Gai Local Environmental Plan 2015

The statutory heritage conservation requirements contained in Section 5.10 of the Ku-Ring-Gai Local Environmental Plan (KLEP) 2015 are pertinent to any heritage impact assessment for future development on the subject site. The relevant clauses for the site and proposal are outlined below:

- (1) Objectives
- (2) Requirement for consent
- (4) Effect of proposed development on heritage significance
- (5) Heritage assessment

6.1.3 Ku-Ring-Gai Development Control Plan 2021

Our assessment of heritage impact also considers the heritage-related sections of the Ku-Ring-Gai Development Control Plan (KDCP) 2021 that are pertinent to the subject site and proposed development. The Objectives, as part of 19E Heritage Items, were used as a guide for the assessment.

6.1.4 NSW Office of Environment & Heritage guidelines

In its guidelines for the preparation of Statements of Heritage Impact, the NSW Office of Environment & Heritage provides a list of considerations in the form of questions aiming at directing and triggering heritage impact assessments. These are divided in sections to match the different types of proposals that may occur on a heritage item, item in a heritage conservation area or in the vicinity of heritage. Below are listed the considerations which are most relevant to the proposed development as outlined in Section 5.0 of this report.

Major partial demolition (including internal elements)

- *Is the demolition essential for the heritage item to function?*
- *Are particular features of the item affected by the demolition (e.g. fireplaces in buildings)?*
- *Is the detailing of the partial demolition sympathetic to the heritage significance of the item (e.g. creating large square openings in internal walls rather than removing the wall altogether)?*

- *If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?*

Change of use

- *Has the advice of a heritage consultant or structural engineer been sought? Has the consultant's advice been implemented? If not, why not?*
- *Does the existing use contribute to the significance of the heritage item?*
- *Why does the use need to be changed?*
- *What changes to the fabric are required as a result of the change of use?*
- *What changes to the site are required as a result of the change of use?*

Major additions (see also major partial demolition)

- *How is the impact of the addition on the heritage significance of the item to be minimised?*
- *Can the additional area be located within an existing structure? If not, why not?*
- *Will the additions tend to visually dominate the heritage item?*
- *Are the additions sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?*
- *Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?*

New development adjacent to a heritage item (including additional buildings and dual occupancies)

- *How is the impact of the new development on the heritage significance of the item or area to be minimised?*
- *Why is the new development required to be adjacent to a heritage item?*
- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*
- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*
- *Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?*
- *Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?*
- *Will the additions visually dominate the heritage item? How has this been minimised?*

- *Will the public, and users of the item, still be able to view and appreciate its significance?*

New landscape works and features (including carparks and fences)

- *How has the impact of the new work on the heritage significance of the existing landscape been minimised?*
- *Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?*
- *Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?*
- *Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?*
- *How does the work impact on views to, and from, adjacent heritage items?*

6.2 Heritage Impact Assessment

Below we assess the impact that the proposed development would have upon the subject site. This assessment is based upon the Historical Context (refer to Section 2.0), the Physical Evidence (refer to Section 3.0), Heritage Significance (refer to Section 4.0) the Proposal (refer to Section 5.0) and a review of the Heritage Management Framework (refer to Section 6.1).

6.2.2 Summary

The design development which preceded the submission of the current proposal included a thorough assessment of the heritage significance of the place. This has been detailed in Assessment of Significance, by Heritage 21, prepared on 10 September 2020. In the opinion of Heritage 21, a competent design solution, which has been presented in this proposal, achieves the best outcomes for the heritage aspects of the subject site and also for the Pymble Golf Club.

The proposal involves the demolition of the existing Pymble Golf Club House. It is noted that this building is highly modified and only considered to demonstrate social significance at the local level. As such, the proposed demolition and construction of a new contemporary facility is acceptable from a heritage perspective and would retain the social significance of the subject site. In addition to the new club house, the proposal would also involve new residential development. These would be contemporary buildings and readily recognisable as new. They would be softened by the proposed landscaping plan, which creates a garden setting.

During Heritage 21's initial assessment of the subject site including the timber framed cottages located at 12 and 14 Cowan Road, it appeared that relative to other forms of architectural and building construction, the cottages themselves were not so unique or rare as to warrant retention. However, expanding our heritage significance assessment (in the report dated 10 September 2020) in response to Council's request for additional information, focussing on a comparative analysis in an LGA wide purview, revealed that the cottages located at 12 and 14 Cowan Road are indeed relatively rare. It was also identified that both cottages do contain fabric of high significance. As such, the retention of these buildings is a good outcome for heritage. The relocation of these items is also acceptable, given there is little significance associated with their curtilage. However, as they would be relocated to a nearby area, they would retain their setting. The proposed works involving removing later addition intrusive additions and reinstating original details is a positive outcome for heritage. The use of these buildings, for residential and community purposes, is also considered to be acceptable as it would involve ongoing engagement with these items.

In the opinion of Heritage 21, the proposal has presented a solution that provides the best outcome for heritage, which also meets the requirements of the Pymble Golf Club.

7.0 CONCLUSION & RECOMMENDATIONS

7.1 Impact Summary

The NSW Office of Environment & Heritage's guidelines require the following aspects of the proposal to be summarised.³⁵

7.1.2 Aspects of the proposal which respect or enhance heritage significance

In our view, the following aspects of the proposal would respect the heritage significance of the subject site:

- The existing golf club house does not demonstrate values of heritage significance and can, as such, be demolished;
- There is little heritage significance associated with the curtilage of 12 Cowan Road and 14 Cowan Road, therefore their relocation to a nearby location on site would be acceptable, as the cottages would still be within the appropriate setting;
- The relocation of 12 Cowan Road and 14 Cowan Road would aim to conserve all significant heritage fabric;
- The removal of the rear extension and reinstatement of the original rear veranda at 12 Cowan Road would increase the integrity of the original built form;
- The removal of the rear extension and reinstatement of the original front open veranda at 14 Cowan Road would increase the integrity of the original built form;
- The proposed residential development and new club house would be contemporary and readily identifiable as new buildings on the subject site;
- The proposed landscaping plan would create a garden setting for the site; and
- The proposal would ensure the continued community engagement with the site as a golf course.

7.1.3 Aspects of the proposal which could have detrimental impact on heritage significance

In our view, there are no aspects of the proposal which could be detrimental to the significance of the subject site. The positive impacts of the proposal have been addressed above in Section 7.1.1. Recommendations are provided in Section 7.2 below as further mitigation measures.

7.1.4 Sympathetic alternative solutions which have been considered and discounted

Heritage 21 has been involved in the design process. The following options were presented for the timber framed cottages located at 12 and 14 Cowan Road:

1. **Option A:** Conserve fabric in situ.

³⁵ NSW Office of Environment and Heritage, 'Statements of Heritage Impact' (Heritage Office and Department of Urban Affairs & Planning, 1996), <http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf>.

2. **Option B:** Relocate cottages at 12 and 14 Cowan Road to a new position on the site.
3. **Option C:** Disassemble and salvage those elements within the cottages identified as high significance.

All of these options were considered acceptable from a heritage perspective; however, during design development the retention of the cottages in their general setting was deemed the most appropriate option.

7.2 Mitigation Measures/Recommendations

To ensure maximum conservation of the significance of the subject site, Heritage 21 also recommends the following:

7.2.2 Heritage listing

For ongoing protection and conservation of these items, Heritage 21 would recommend Ku-Ring-Gai Council consider inclusion of these buildings as heritage items under Schedule 5 of the KLEP 2015. In terms of future management, it is noted that the buildings can be relocated; however, they should remain in their general setting.

7.2.3 Interpretation Plan

An Interpretation Plan should be prepared to develop content, installation strategy and/or a maintenance plan for the proposed interpretive media. The focus of this exercise is not for passive historical instruction but for interactive engagement between a site and the community.

7.2.4 Heritage Monitoring

The works should be monitored by a suitably qualified heritage architect for the relocation and conservation works to the timber framed cottages at 12 and 14 Cowan Road. The heritage architect is to provide ongoing advice on site.

7.2.5 Photographic Archival Recording

Photographic Archival Recording (PAR) should be prepared by a suitably qualified Heritage Consultant prior to any development being carried out on the site. The report must consist of an archival standard photographic record of the site and buildings externally including the existing character of the streetscape and the views to and from the subject site and heritage items in the vicinity, exteriors and interiors, landscape and curtilage area and general views to and from the site. The recording shall be undertaken in accordance with the guidelines for Photographic Recording of Heritage Items Using Film or Digital Capture (2006) prepared by the NSW Office of Environment & Heritage and copies should be retained in Council's Archives and Local Studies collection.

7.3 General Conclusion

Heritage 21 is therefore confident that the proposed development complies with pertinent heritage controls and would engender a positive impact on the heritage significance of the subject site. We therefore recommend that Ku-Ring-Gai Council view the application favourably on heritage grounds.

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