

Memo to Councillors

Planning & Place Division

To: All Councillors

Cc: Ray Brownlee, Chief Executive Officer

From: Louise Kerr, Director Planning and Place

Date: 16 December 2019

Subject: Item 12.4 – 21 Whistler Street Manly

Record Number: 2019/712865

Dear Councillors,

Item 12.4 of the Council business paper for 17 December 2019 relates to a Planning Proposal - Heritage Listing of 21 Whistler Street, Manly. In the Executive Summary section of the report found in the business paper advice was provided that the Northern Beaches Local Planning Panel (LPP) considered the Planning Proposal at its meeting of 9 December 2019 and that at the meeting the land owner's representative provided additional information to the LPP disputing the heritage significance of the property.

The Panel deferred consideration of the matter to allow Council's Heritage Consultant to review the information provided by the applicant at the LPP meeting.

Council's heritage consultant subsequently reviewed the additional information and provided updated advice to the Panel (advice is dated 12 December 2019).

Having considered the advice of Council's heritage consultant the LPP on 16 December the Panel provided the following advice to Council:

The Northern Beaches Local Planning Panel:

- A. *Recommends that Council proceed to progress the Planning Proposal and list the buildings on the property known as 21 Whistler Street (Lot B DP 368451) as an item of local heritage in Manly Local Environmental Plan 2013.*
- B. *Recommends that Council forward the Planning Proposal to the Minister for a Gateway determination pursuant to section 3.34 of the Environmental Planning and Assessment Act 1979.*

Copies of the additional information provided to the LPP, the supplementary response of Council's Heritage Consultant and the minutes of the LPP decision of 16 December 2019 are attached to this memo.

Should you require any further information please contact my office on 9942 2139.

A handwritten signature in blue ink, appearing to read 'Louise Kerr', with a stylized flourish at the end.

Louise Kerr
Director Planning and Place

MINUTES

NORTHERN BEACHES LOCAL PLANNING PANEL MEETING

Electronic advice given on

MONDAY 16 DECEMBER 2019

Minutes of the Northern Beaches Local Planning Panel

Electronic advice given on Monday 16 December 2019

Panel Members

Peter Biscoe	Chair
Brian Kirk	Town Planner
Annelise Tuor	Town Planner
Phil Jacombs	Community Representative

5.0 PLANNING PROPOSALS

5.2 PLANNING PROPOSAL PEX2019/0005 - HERITAGE LISTING OF 21 WHISTLER STREET MANLY

PROCEEDINGS IN BRIEF

The Planning Proposal was deferred at the Northern Beaches Local Planning Panel on 9 December 2019 until the Panel received an assessment by Council's Heritage Consultant concerning documents provided by the applicant on 9 December 2019 which the applicant contended does not warrant the item being listed as a heritage item. The Panel subsequently received that assessment which rebutted the applicants contention.

ADVICE OF NORTHERN BEACHES LOCAL PLANNING PANEL

The Northern Beaches Local Planning Panel:

- A. Recommends that Council proceed to progress the Planning Proposal and list the buildings on the property known as 21 Whistler Street (Lot B DP 368451) as an item of local heritage in Manly Local Environmental Plan 2013
- B. Recommends that Council forward the Planning Proposal to the Minister for a Gateway determination pursuant to section 3.34 of the Environmental Planning and Assessment Act 1979.

Vote: 4/0

This is the final page of the Minutes comprising 3 pages
numbered 1 to 3 of the Northern Beaches Local Planning Panel confirmed
on Monday 16 December 2019.

21 Whistler Street, Manly

Robertson & Hindmarsh Pty Ltd comments on Additional documents received December 2019

Response prepared by
Dr Scott Robertson & Dr Noni Boyd,
Robertson & Hindmarsh Pty Ltd
Architects
on behalf of
Northern Beaches Council
12 December 2019

Introduction

On 9 December 2019, Robertson & Hindmarsh Pty Ltd was supplied with additional documents supplied by the Applicant for the redevelopment of the subject site and was requested by Northern Beaches Council to assess the additional information contained within those documents.

The documents supplied by the Applicant to Council are:
Letter from Heritage 21 dated 9 December 2019,
Letter from O'Brien Connors & Kennett Lawyers dated 3 December 2019,
Letter from Urban Partners dated 9 December 2019,
Letter from Norton Survey Partners dated 6 December 2019,
Undated Overview from Greg Boston Town Planner.

Robertson & Hindmarsh Pty Ltd was also requested by Northern Beaches Council to examine the assessment of the subject property in the following document:

Comprehensive Heritage Review – Manly's Sustainable Heritage prepared by Clive Lucas Stapleton & Partners, February 2008

Executive Summary

The supplementary information provided by the applicant to the Northern Beaches IPP on 9 December has been examined by Dr Scott Robertson (Conservation Architect) and Dr Noni Boyd (Architectural Historian and Heritage Specialist).

The two new issues raised in the submission are:

- That the house was not designed by Thomas Rowe or the land owned by Thomas Rowe.
- That the southern portion of the building on the site dates from after 1920.

The first contention is not supported by Council's own records, in particular the 1877-78 Manly Council Rate Assessment Books which list Thomas Rowe as both owner and occupier. By 1879 Thomas Rowe's Manly residence had become a local landmark, as other buildings were described in the Sydney Morning Herald as being near it and he is noted as being resident from September 1876 until at least mid 1879.

The Council's Building Application Register would have confirmed the Applicant's second assertion was not correct. Dr Robertson has examined the building and in his expert opinion the structure dates from the nineteenth century rather than the interwar years as claimed by the Applicant's consultants.

The additional advice provided by the Applicant is not supported by the documentary evidence and largely relies on selected information taken from secondary sources, including blogs, and has ignored or dismissed the available primary historic source material such as Rate Assessment Books and Building Application Registers.

No additional supporting information has been provided by the applicant that justifies alteration of Robertson & Hindmarsh's initial assessment and advice to the Northern Beaches Council that No 21 Whistler Street (the former outbuilding of "Roseville", later known as 'Restormel') is of a level of heritage significance that meets the threshold for Local heritage listing under the following NSW Heritage Office criteria:

Historical Significance
Associative Significance
Aesthetic Significance
Rarity

In order to meet the overall aims of the Manly LEP with regard to environmental heritage it is recommended that the listing of 21 Whistler Street as a Local heritage item on Schedule 5 of the Manly LEP 2013 proceed. Manly has few heritage items of this date and no comparable heritage listings of this character. It is important that the surviving physical evidence of this phase of Manly's history is conserved and interpreted for future generations.

More detailed advice that sets out how this conclusion was arrived at is contained in the body of this submission to the IPP. The submission contains:

1. Referenced Documents
2. Experience of the Authors
3. Discussion of the Additional Supporting Information provided to the Northern Beaches IPP on 9 December 2019
4. Tabulated Response to Heritage 21 letter dated 9 December 2019:
5. Tabulated Response to Urban Partners Letter dated 9 September 2019
6. Tabulated Response to Greg Boston, Town Planner Undated Overview
7. Comment on the Comprehensive Heritage Review – Manly's Sustainable Heritage prepared by Clive Lucas Stapleton & Partners, February 2008
8. Conclusion

The key points in the historical research undertaken by Robertson and Hindmarsh that counter the advice provided by the applicant have been tabulated in Sections 4, 5, 6 and 7.

I. Referenced documents:

This set of comments by Robertson & Hindmarsh Pty Ltd is to be read in conjunction with the following reports and letters:

- Statement of Heritage Impact, September 2018 by Heritage 21,
- Supplementary Heritage Statement, April 2019 by Heritage 21,
- 21 Whistler Street, Manly: Independent Heritage Review – DA 2018/1669, April 2019 by Full Circle Heritage.
- Further Investigation & Comparative Review 21 Whistler Street, Manly, 1 July 2019 by Robertson & Hindmarsh Pty Ltd.
- Robertson & Hindmarsh Pty Ltd comments [dated 1 August 2019] on "Response to Intended Interim Heritage Order" by Heritage 21, dated 23 July 2019, and Letter dated 22 July 2019 prepared by Weir Phillips Heritage.
- Robertson & Hindmarsh Pty Ltd comments [dated 30 August 2019] on Letter from Heritage 21 dated 28 August 2019.

2. Experience of authors:

Dr Scott Robertson holds the degrees of Bachelor of Science (Arch), Bachelor of Architecture (Hons), Master of the Built Environment (Building Conservation) and Doctor of Philosophy. Dr Roberson has been in practice as an architect since 1978 and, since obtaining his heritage qualifications in 1983, has undertaken heritage architectural work on buildings dating from the 1830s to the 1960s. Dr Robertson was a member of RAIA (NSW Chapter) Historic Buildings Committee and the National Trust of Australia (NSW) Urban Conservation Committee and is the current president of Docomomo Australia.

Of particular relevance to this report is Robertson & Hindmarsh's 1993-96 state-wide survey of Interwar Housing and Housing Estates for the National Trust under a National Estate Grant and is a recognised expert in this area (having delivered lectures on the topic of interwar housing and having appeared on the History Channel television series, *Building Australia*). Dr Robertson has lectured on early 20th century building materials at the University of Sydney and has given a public lecture at Sydney Living Museums under the auspices of the then NSW Board of Architects series on the Bungalow. Dr Robertson has also co-authored a research paper on Architectural Styles in NSW for the NSW Heritage Council.

Dr Noni Boyd

Dr Noni Boyd holds a B. Arch from the University of Auckland, a Masters of Architectural Conservation from the University of Sydney and a PhD from RMIT University in Melbourne. Her particular areas of expertise are nineteenth and early twentieth century architecture including architectural developments in Australasia and the Pacific. She frequently collaborates with architectural firms such as Robertson & Hindmarsh, Studio Zanardo, PTW, Jean Rice Architect, and the Historian Sue Rosen providing specialist research into the development of buildings and cultural landscapes, architectural history, materials, technologies and interiors. Dr Boyd held the position of heritage officer at the NSW Chapter of the Australian Institute of Architects from 2011 – 2016 and was responsible for the preparation of numerous biographies of NSW Architects including Thomas Rowe. She currently works as a heritage specialist at Inner West Council (on a part time basis) and as an architectural historian and heritage specialist frequently providing advice on potential state and heritage listings to a number of Sydney Councils.

Individually, and as co-authors, Dr Robertson and Dr Boyd have written on a variety of topics relating to the development of Australian Architecture for DOCOMOMO and the University of Melbourne. Both give occasional lectures in heritage conservation and Australian architecture at Sydney Living Museums and the University of Sydney. They have been collaborating on studies and publications since their award-winning study of heritage sites from World War I and World War II of 2010.

Detailed CVs are attached to this report.

3. Discussion of the Additional Supporting Information provided to the Northern Beaches IPP on 9 December 2019

The additional advice prepared by the Applicant's Heritage Consultant that is the subject of this report concerns two new claims:

1. The house was not designed by Thomas Rowe and land not owned by Thomas Rowe,
2. The current building on the southern end of the site dates from after 1920.

1. Claim that the house not designed by Thomas Rowe and land not owned by Thomas Rowe:

The claim that the land was not owned by Rowe and that he did not design the house is an opinion held by Heritage 21 that is not supported by primary historical records, including Council's own records. The researched records, such as the Manly Local Studies Collection, on-line via TROVE, or the Sands Directories (scanned by Sydney City Council), has not been undertaken and what has been utilised has not been tabulated in a systematic year by year basis. Such records refute the claim that Rowe did not own or occupy the property.

Sources that the applicant's heritage consultant appear not to have consulted include:

Council's Rate Assessment Books (commencing in 1877),
Thomas Rowe's letter to the Editor which gave his address as "Roseville",
Council Minute Books relating to Rowe's term in office, and
Manly Council's Building Application Register (held in the Government Records Repository) relating to the period after the enacting of the Local Government Act.

Dr Boyd prepared the detailed biography on Thomas Rowe for the AIA NSW Chapter during 2016 which included a number of references to "Roseville" as being one of his works. This biography has not been cited by Heritage 21 and does not appear to have been consulted.

The newspapers contain advertisements, such as the following, confirm Rowe's involvement with the property:

To LET, handsome commodious COTTAGE (new), containing 9 rooms bathroom, pantry, storeroom, kitchen, laundry, and every convenience, with splendid tanks, situated in the most sheltered part of this rising and picturesque suburb facing the park. For particulars, apply to Thomas Rowe, Architect, Vickery's-Chambers 3, Pitt-street or Roseville, Manly (SMH 14 June 1879)

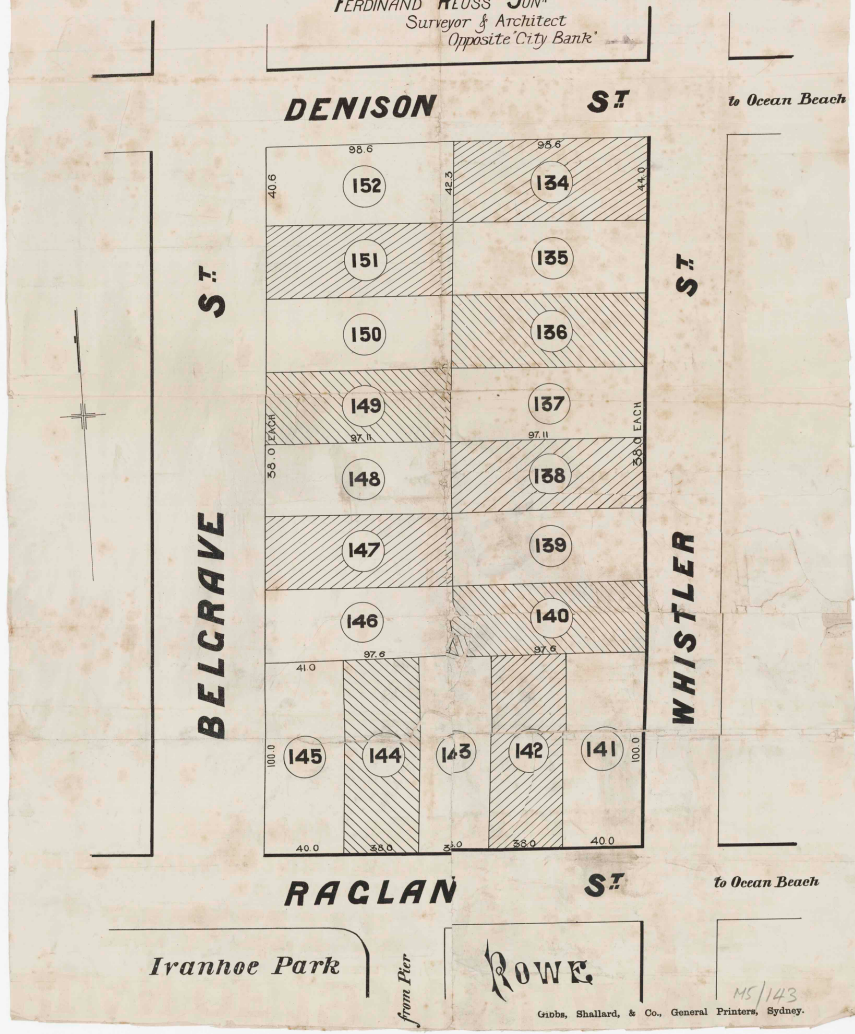
Robertson and Hindmarsh have found a number of additional primary source documents that confirm Thomas Rowe's private residence was "Roseville" at Manly, in particular the 1877-1878 Rate Assessment books that list Rowe as both owner and occupier of the substantial property between the Promenade and Raglan Street.

PLAN OF 19 VILLA SITES

THE PICK OF MANLY BEACH.

TO BE SOLD ON THE GROUND,
ON SATURDAY, 29th SEPTEMBER, AT THREE O'CLOCK,
By **W. PRITCHARD.**

Ferdinand Reuss Junr
Surveyor & Architect
Opposite City Bank



ROWE listed on the plan of a neighbouring subdivision. Why list his name if he were not the owner/occupier of the land? (Source: Mitchell Library Subdivision plans C046410151)

2. Claim that the southern section of the current building dates from after 1920:

The claim that the southern section of the current building on the site dates from after 1920 is, in our opinion, incorrect for the following reasons:

- Dr Robertson's visual inspection of the building as indicated that the building dates from the Victorian Period (1837-1901), retaining key elements from c.1840-c.1890 (as set out *Pictorial Guide to Identifying Australian Architecture: Styles & Terms from 1788 to the Present*, by R. Apperly, R. Irving, & P. Reynolds) such as fenestration. Dr Robertson's extensive exposure to, and experience with, to the various styles of interwar housing during his 1993-96 study for the National Trust of Australia provides a sound basis to disagree with the applicant's claim that 21 Whistler Street dates from the 1920s or later. No supporting

archival material such as a Building Application or tender notice for a new structure has been provided to support the claim.

- The exposed bricks in the current Living Room of the subject building predate the introduction and widespread use of bricks manufactured in a Hoffmann Kiln. Hoffmann kilns were introduced into Sydney in 1870 (Ringer, *The Brickmakers 1788-2008*) and, by the end of the 19th century, standardised bricks fired in Hoffmann kilns were the standard for virtually all new construction. The use of non-Hoffmann kiln bricks in a new post-1920 building (as claimed by the applicant's heritage consultant) would have been a most unusual occurrence (ie recycling of earlier materials).
- By mid-1909 building construction was regulated and Building Applications had to be submitted to Manly Council.

The Manly Council has submitted the, following notification for builders :— "Where any person proposing to erect any building, or to alter by way of addition any building already erected, lie shall submit to the council

(a) a plan of the land upon which he proposes to build showing the proportions of such land which is occupied by existing buildings (If any) and the proportion which will be occupied by buildings if the building proposed is erected; and

(b) a plan and. specification of the proposed building showing its height, design, structure, building line, arrangement for sanitation, and the material proposed to be used in its construction; and

(c) an application for the approval by the council of such plans and specifications giving particulars of the proposed situation. With such application the applicant shall pay such reasonable fee as the council may fix. The council may approve such plans and specifications, or specify the alterations which they consider should be made in the same as to height, design, structure, material, building line, sanitation, or the proportion of the allotment of land which may be occupied by the building or buildings to be erected there on." (The Star 1 July 1909).

No supporting archival material such as a Building Application or tender notice for a new structure has been provided to support the Applicant's claim of a 1920 or later construction date. Manly Council Building Application Register has been utilised in building histories produced by the Local Studies Librarian and, therefore, is accessible.

It was standard practice to sell the materials from a building to be demolished and there should be documentary evidence associated with a demolition. A standard entry (from 1930) is given as an example:

Manly — Demolition and complete removal of premises, Nos. 43, 44, and 45 East Esplanade; — A. E. Thom, Real Estate Agent, opp. Manly pier. (Construction and Local Government Journal, 8 Jan 1930)

- The applicant's heritage consultant is relying on the applicant's surveyor's interpretation of a 1920 subdivision plan which indicates two buildings close to the southern boundary of "Roseville's" southern boundary. One building at the west end is labelled "brick" and the other at the east end is labelled "stone". In 1920, the building material that was exposed on the exterior of new buildings was brick and so the identification of an un-rendered brick building would have been a simple task. The use of un-rendered brickwork was a result of the late-19th century rebellion against the rendered walls of Victorian Period buildings that resulted in the exposed bricks of Federation and Edwardian buildings. In 1920, the surveyor may have assumed that a rendered building of that age had a stone substrate as it was not visible.
- The plan of the building appears as the rear service wing in the December 1883 auction notice for the sale of the subject house.
- The rear wing appears in the 1890 MWS&DB Detail Sheet 29 which was one of the series of plans of Manly that was drawn up as part of the planning process for the supply of reticulated water and sewerage

systems to Manly. The plan not only shows the configuration of all of the buildings on the site (including the water closets) but also the material from which they are constructed – **brick** (see Attachment A to this report).

- The current rear wing appears in a photograph by Kerry & Co that shows the Victorian Italianate Style “Roseville/Restormel” house at the front of the site. Whilst the photograph remains undated it depicts the layout of buildings as indicated on the 1890 MWS&DB plan and therefore must post-date 1890. Kerry & Co operated from 1890 until 1917 (Macleay Museum). Therefore, the rear wing depicted in the photograph (which is the same building as currently exists on the site) must date from before or from within that time period. The photograph depicts no other buildings that date from the 20th century so the photograph and the building must date from the 19th century.

4. Tabulated Response to Heritage 21 letter dated 9 December 2019:

In order to respond to the relevant points made in the letter by Heritage 21 we have tabulated the individual points in the Heritage 21 letter in the first column with our response in the second column.

Heritage 21 letter dated 9 December 2019	Robertson & Hindmarsh Pty Ltd (R&H) comment
<p>1. Overview</p> <p>On behalf of our client, URBAN PARTNERS, Heritage 21 makes the following submission to be urgently considered by Council in relation to the proposal to impose an LHO on the subject site, at the Council Meeting on 9 December 2019. In this submission, Heritage 21 comments below on the analysis of the heritage issues relating to the site contained in the Assessment of Heritage Significance of the site conducted by Robertson and Hindmarsh (as part of a Heritage Report), 1 July 2019 (Appendix I). It is noted that Appendix I is contained in the documentation before council for the meeting on 9 December 2019.</p> <p>It is imperative to note that the above Assessment of Heritage Significance for the Site is based on the assumption that Thomas Rowe owned, designed and built 'Roseville'. We do not agree that is the case. To the best of our knowledge, no research into the heritage aspects of the Site has uncovered any evidence which corroborates the contention that 'Roseville' (the house and the outbuildings on Whistler Street) was owned, designed and built by Thomas Rowe. At the same time, it is noted that it is not in contention that Thomas Rowe stayed at 'Roseville' from time to time, around the time of his tenure as the first Mayor of Manly (c.1877 - 1879).</p>	<p>1. Overview</p> <p>This is a misrepresentation of our previous assessment and reports, to state that our assessment of the subject building's significance is based “on the assumption that Thomas Rowe designed and built 'Roseville'”. Ownership of and design by Rowe is one of a number of criteria utilised to assess the building's significance (see Section 7 of our 1 July 2019 report in which we assess the building against all the NSW Heritage Office criteria) and we find the building to be of heritage significance under more than one criterion. However, we respond that the documentary evidence supports Rowe's ownership and occupation of the building.</p>
<p>2. Primary Research Supporting the Assertion that Thomas Rowe did not Own or Design 'Roseville', at 21 Whistler Street. Manly</p> <p>(a) Ownership of the Site 1875</p> <p>We attach a letter dated 3 December 2019 with Schedule and Indenture (Appendix II), addressed to Pavilion Residences No. 3 Pty Ltd from O'Brien Connors & Kennett Lawyers. In the letter O'Brien Connors & Kennett Lawyers state that the Indenture sets out that on 21 May 1875 the site was conveyed to:</p>	<p>2. Primary Research Supporting the Assertion that Thomas Rowe did not Own or Design 'Roseville', at 21 Whistler Street. Manly</p> <p>The letter by O'Brien, Connors & Kennett refers to only one part of the Schedule attached to Real Property Application 18475. There is also a number of mortgages taken out and repaid in 1875 and 1876. Despite the text of the Indenture quoted and paraphrased in the letter the site was conveyed by Arthur Croft back to Thomas Rowe on 13 September 1876 (Reg. no. 444 Book 162). On 21 December 1883 another conveyance was</p>

Heritage 21 letter dated 9 December 2019	Robertson & Hindmarsh Pty Ltd (R&H) comment
<p>'..Sydney Moore Green in its entirety, for the sum of 173.13 (pounds), which was paid to the vendors on 21 May 1875.'</p> <p>Thus, the Indenture confirms that Thomas Rowe did not own the Site.</p> <p>The same letter states that the Indenture of 21 May 1875 granted:</p> <p>'a right of residency to Charlotte Jane Rowe, granting her "sole and separate use" of the subject property during her life'.</p> <p>Charlotte Jane Rowe was Thomas Rowe's wife on 21 May 1875 and according to O'Brien Connors & Kennett, the Indenture also states that upon her passing Sydney Moore Green or his heirs would take possession of the premises. The above references to Charlotte Rowe's 'sole and separate use' and to the ability for Sydney Green to 'take possession of the premises' is a virtually irrefutable indication that there was a building on the land conveyed to Sydney Green, which included the Site, by May 1875.</p> <p>(</p>	<p>registered: Thomas Rowe first part, Sydney Moore Green second part and Francis Wagstaff third part (reg no. 122 Book 281) whereby Rowe and his business partner, Green, conveyed the land to Wagstaff. This confirms that Rowe was the owner from September 1876 until he and Green sold it in 1883.</p> <p>What the conveyances, mortgages and indenture indicate is a complicate web of business and financial relationships.</p> <p>The Indenture does not prove that Rowe did not own the land but rather that he and his long term employee and later partner, Green, entered into financial agreements with others to purchase the land and protect Rowe's wife, Charlotte. The schedule to the Real Property Application confirms that Rowe did own the land from 1876 until 1883.</p> <p>"Premises" are mentioned in the letter by O'Brien Connors & Kennett. The Indenture appears to describe the dimensions of the property at length but is too indistinct to read with any accuracy to determine if "premises" is mentioned in the context of a pre-existing building or an intended building.</p>
<p>b) Design and Construction of 'Roseville'</p> <p>As Thomas Rowe did not own the Site, it is hardly surprising that this primary source (the Indenture) implies that he did not design or build the house and outbuildings 'Roseville' and that they were already in situ by May 1875.</p> <p>In addition to Rowe's wife being granted a life interest and separate use of the property in 1875, 'premises' are mentioned on the Site in the 1875 Indenture, which pre-dates Rowe's move into local politics in the Manly area. That would support the view that 'Roseville' was built by 1875 and a convenient address for Rowe to use as he planned his move to be involved in the formal establishment of the Manly township.</p> <p>Advertisements in 1879, 1880, 1881, 1883 and 1885 (Appendix III) also support the assertion that 'Roseville' was not designed by Thomas Rowe. Published around the time Rowe vacated his Mayoral seat in Manly (c.1879), while Rowe continued to practise as a prominent Sydney architect, none of these advertisements reference or attribute the design of 'Roseville' to Thomas Rowe.</p>	<p>The Indenture does not imply at all that Rowe did not design the subject house. The purpose of the Indenture was to set out rights, responsibilities and obligations.</p> <p>"Premises" are mentioned in the letter by O'Brien Connors & Kennett. The Indenture describes the dimensions of the property at length but is too indistinct to read with any accuracy to determine if "premises" is mentioned in the context of a pre-existing building or an intended building.</p> <p>The fact that Rowe's name was not mentioned as a "marketing tool" with respect to be the architect of the building is a modern superimposition by Heritage 21 on the late nineteenth century. The use of architects' names as star power to assist selling developments or significant houses is a very recent phenomenon.</p>
<p>Such attribution would surely have been an obvious marketing tool and selling point in these advertisements which refer to the sale or letting of 'Roseville' and/or the</p>	<p>We disagree with the conclusions drawn by Heritage 21 as we consider it not appropriate or correct to impose 21st century values on the</p>

Heritage 21 letter dated 9 December 2019	Robertson & Hindmarsh Pty Ltd (R&H) comment
<p>furniture and effect at 'Roseville'. This logically points to and corroborates the assertion that 'Roseville' was not designed by Thomas Rowe.</p> <p>It is noted that the Obituaries for Thomas Rowe in The Sydney Morning Herald, 15 January 1899, and The Australian Town and Country Journal, 21 January 1899, make no mention of Rowe's architecture in the Manly context (Appendix IV).</p>	<p>advertisements of the 19th century. Rowe was well known and it may not have needed to have been spelt out. The proportion of sale advertisements in the late nineteenth century that list an architect was very small.</p> <p>As we have stated in all our previous reports, none of Thomas Rowe's residential architecture was mentioned in his Obituary and his projects in Manly appear to have all been residential, hence the lack of mention in the Obituary.</p>
<p>3. Dimensions of building on the Site in relation to the 'Roseville' outbuildings</p> <p>An inspection of the subject building was carried out as recently as 7 December 2019. The inspection was carried out by Paul Rappoport - Conservation Architect and Heritage Consultant. In particular, a close inspection of the brickwork and jointing used was inspected and found to be more akin to a 1920s construction typology and not that of an 1870s construction. The joints are wide and cementitious indicating materials only available by the 1920s and not of an earlier construction. Please refer to Appendix V of this report.</p>	<p>3. Dimensions of building on the Site in relation to the 'Roseville' outbuildings</p> <p>Heritage 21 does not state in which rooms of the house the brickwork was "found to be more akin to a 1920s construction typology and not that of an 1870s construction". Whilst we have not inspected the interior of the building we have had access to all of the 80 detailed site inspection photographs of Full Circle Heritage taken on 3 April 2019.</p> <p>Our examination of the Full Circle Heritage photographs confirms that the bricks are 19th century bricks. The use of cement mortar in the pointing of the bricks within the building confirms that the bricks were repointed in cement mortar but not laid originally in cement mortar. The photos also show that wall plaster has been removed from the bricks in the current Living Room. Removal of the plaster would have necessitated the repointing of the bricks.</p> <p>Even a cursory examination of the building exterior confirms that the building is a 19th century building and not a 1920 building. This is also corroborated by the Clive Lucas Stapleton description in their 2008 report.</p>
<p>4. Modifications of the Existing Dwelling (on the site of the former 'Roseville' Outbuildings)</p> <p>On 7 December 2019 Heritage 21 conducted a further site visit and physical analysis of the fabric on the Site. As a result of that visit Heritage 21 contends that there is no so-called 'original fabric' or 'remnant fabric' dating to the c.1870s within either the central rooms of the one storey former Service Wing, or any part of the Site. Heritage 21's inspection of the site reveals construction methodology (brickwork) closer to that of the 1920s than that of the 1870s. This is corroborated by the information contained in Appendix V of this report. Appendix V contains a letter from Norton Survey Partners dated 5 December 2019. The 1920 survey indicates that there was a stone building where the current building now stands, and the 1950 survey indicates a brick building where the current building now stands. This indicates that every remnant of Roseville cottage and its service wing was demolished sometime</p>	<p>4. Modifications of the Existing Dwelling (on the site of the former 'Roseville' Outbuildings)</p> <p>We emphatically disagree with this contention by Heritage 21. Neither the brickwork nor the architectural style of the building originates in the post-World War I period.</p> <p>The building is stylistically obviously a 19th century, Victorian period building.</p> <p>The 19th century photograph included in the original Heritage 21 report (September 2018) on page 13, the Full Circle Heritage report (April 2019) on its cover, and our initial report (1 July 2019) on page 8 confirms that the existing building was present in the 19th century.</p> <p>It is unclear why Heritage 21 stated in their 2018 report that the outbuilding to "Roseville" was the</p>

Heritage 21 letter dated 9 December 2019	Robertson & Hindmarsh Pty Ltd (R&H) comment
<p>between 1920 and 1950. Accordingly, there cannot be any fabric remaining from the original 1870s construction of Roseville.</p> <p>Perhaps add While Heritage 21 accepts that 'Roseville' was in all likelihood a local landmark before the Roseville homestead was demolished in the early 20th Century, this does not alter the fact that the extant building bears little/ or no relationship to the 'Roseville' outbuildings..</p>	<p>same building as the current 21 Whistler Street but now denies that is the case.</p> <p>The 1920 survey in the Norton Survey Partners letter shows a stone building at the south-east corner of the subject site but we consider this is not correct. We have discussed the reasons for this opinion elsewhere in this report, including the Executive Summary.</p> <p>This statement is in direct conflict with Heritage 21's own initial report in September 2018 and the observable facts.</p>
<p>5. Comments on the Robertson and Hindmarsh Assessment of Heritage Significance for the Site dated 1 July 2019</p> <p>The Robertson and Hindmarsh Assessment is based on an assumption which has not been established by primary or secondary sources that Thomas Rowe owned and designed 'Roseville'. For the reasons set out above, in the O'Brien Connors & Kennett Lawyers letter and Indenture, we refute the assertion that Thomas Rowe either owned or designed 'Roseville'.</p> <p>It is unclear whether or not the author of the Assessment has visited the Site and conducted a fabric analysis. Heritage 21 has visited that Site as recently as 7 December 2019, as described in paragraph 4 above.</p> <p>Turning to the Robertson and Hindmarsh Assessment 1 July 2019:</p> <p>Clause 7.1 Criterion (a) (Historical Significance) In our opinion within the 'Discussion' it is spurious to mention Thomas Rowe's other houses such as 'Tresco, and 'Villa Caprera' and their listing on the state Heritage Register because 'Roseville' was not Rowe's design and the villa homestead was demolished over a Century ago.</p> <p>Also, the Site does not contain remnant fabric from 'Roseville' which can inform a reading of the Site as a substantial suburban villa and nor does it have any ability whatsoever to inform the viewer of the late 19th Century separation between villa and services block.</p> <p>The Discussion mentions Rowe's work in the area of health and sanitation in relation to the Site and cites the separation of the kitchen, wash house and closet facilities as part of the 'underlying significance' of the site. However, as acknowledged by Robertson and Hindmarsh, the Site effectively contains no remnant fabric relating to the kitchen and wash house and there are no above ground remains of the earth closet (paragraph</p>	<p>5. Comments on the Robertson and Hindmarsh Assessment of Heritage Significance for the Site dated 1 July 2019</p> <p>The Manly Council Rate assessment books for 1877-78 illustrated in the following section list Thomas Rowe as the owner and occupier.</p> <p>Dr Scott Robertson has inspected the site and has identified fabric dating from the nineteenth century.</p> <p>This opinion does not demonstrate an understanding of Australia's architectural history or the concerns for public health and sanitation that pervaded the Victorian era. The Robertson and Hindmarsh advice has been prepared by specialists with a demonstrated body of work in the analysis of the historical development of the built environment of Sydney and have previously acted as consultants for Northern Beaches Council in the preparation of heritage listings in the Manly town centre.</p>

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<p>4 under 'Discussion'). In addition, later in the Assessment, it is concluded that the Site does not meet the threshold for heritage significance under Criterion (e) (Research potential) which includes potential archaeological remains and presumably the potential to unearth sanitation fabric. It is therefore confusing in this Assessment under criterion (a), paragraph 4, where it states: 'Evidence may remain of the underground water tank/cistern'.</p> <p>We do not agree with the 'Conclusion' or that the site meets the requisite standard under this criterion, as analysed. The Site has been so altered it can no longer provide significant evidence of the human activity and the particular historical phase which has been highlighted by Robertson and Hindmarsh as the basis for significance under Criterion (a).</p> <p>Clause 7.2 Criterion (b) (Associational Significance) The statement that the Site: 'was designed by architect, Thomas Rowe.' has not been supported by primary or secondary sources and we have set out above why we find the veracity of the statement to be unreliable if not false. Essentially, this statement appears to underpin the Robertson and Hindmarsh finding of significance under this criterion.</p> <p>While we accept that Thomas Rowe championed the construction of a healthier environment in Manly, we do not accept that the Site can demonstrate the provision of a healthy urban environment as it has been modified and degraded beyond recognition and nor would this necessarily be a valid inclusion criterion under this Criterion (b).</p> <p>While Thomas Rowe lived at 'Roseville' from time to time over an approximately three to four-year period, the connection of the site with Thomas Rowe is incidental within his life and work/designs.</p> <p>We do not agree with the 'Conclusion' that the Site meets the requisite standard under this criterion.</p> <p>Clause 7.2 Criterion (c) (Aesthetic Significance) while we agree that Rowe was a talented architect/designer and instrumental in instituting Council by-laws relating to sanitation in Manly, we strongly reject the premise that Rowe designed 'Roseville'. Further, there is little or no remnant fabric from the c. 1870s at the Site, such that the Site is incapable of meeting the requisite threshold. Not only has the site lost its design and technical integrity, the speculative technical achievements of the site postulated by Robertson and Hindmarsh, if any, would not have been the design of Thomas Rowe in any event.</p> <p>The numerous demolitions and modifications over time of the services outbuildings of, Roseville, render the c.1870s site more than temporarily degraded.</p>	<p>As is stated elsewhere this conclusion by Heritage 21 is not supported by documentary evidence or an understanding of how architects worked in the second half of the nineteenth century. Rowe lived in three houses that he designed or altered before his overseas trip in the 1880s.</p> <p>In the absence of a Town Hall the mayor's residence house is likely to have been the venue for various mayoral events as was the subsequent residence purchased by Council (on the site of the current Council Chamber. A three to four year residence is by no means incidental in the career of a successful Sydneysider.</p>

Heritage 21 letter dated 9 December 2019	Robertson & Hindmarsh Pty Ltd (R&H) comment
<p>The Site may well have been the services wing of the residence of the first Mayor of Manly, Thomas Rowe, but as he did not design the place and there is no evidence of the early 'provision of healthy urban environments' at the site, we do not agree that the Site demonstrates a significant technical achievement and thus the Site does not meet requisite threshold under this criterion.</p> <p>Clause 7.2 Criterion (d) (Social Significance) We agree that the Site does not meet the requisite threshold under this criterion.</p> <p>Clause 7.2 Criterion (e) (Technical/Research Potential) We agree that the Site does not meet the requisite threshold under this criterion</p> <p>Clause 7.2 Criterion (f) (Rarity) In paragraph 2 above we have provided primary evidence that 'Roseville' was not owned and almost certainly not designed by Thomas Rowe as it was most likely built by May 1875. There is no primary evidence produced by Robertson and Hindmarsh that 'Roseville' was designed by Thomas Rowe. We believe that the fabric on the Site does not contain a coherent reading of a nineteenth century outbuilding because there is little or no original fabric remaining from the 1870s construction.</p> <p>The Assessment by Robertson and Hindmarsh concludes under Criterion (a) that there are: '...no above-ground physical evidence remains of the earth closet, Evidence may remain of the underground water tank/cistern.'. Despite the statement regarding the potential for an underground water tank etc, Robertson and Hindmarsh find that Site has no research or archaeological potential under Criterion (e).</p> <p>As the Site is denuded of c.1870s fabric, and has no research potential, it is our opinion that it cannot be rare under this criterion. We do not agree with the premise in this part of the Assessment that the Site can be deemed to be: '...the only large nineteenth century outbuilding surviving in the Manly Town Centre and is rare as a physical manifestation of a way of life that has been made redundant by the provision of piped water supply and piped sewerage service...'. The Site does not meet the requisite threshold under this criterion.</p>	<p>These are built features associated with the residence. There is no documentary evidence to indicate a prior European occupation which is why the site has been assessed as having no historical archaeological potential.</p> <p>Robertson and Hindmarsh do not agree that the site has been denuded of its fabric. Research potential includes archival research associated with the buildings and the full extent of Council records associated with Rowe's term as mayor have not been investigated.</p> <p>No other examples were provided by Heritage 21 and no other examples have been located by Robertson and Hindmarsh. Therefore, the site can be assessed as being rare. In contrast, suburbs in the inner City had access to water from Busby's Bore and gas from the gas works off Kent Street.</p>
<p>Clause 7.2 Criterion (e) (Representativeness) We agree that the Site does not meet the requisite threshold under this criterion.</p>	
<p>Statement of Significance The Statement of Significance is predicated on the basis that Rowe designed 'Roseville', notwithstanding the</p>	<p>This is not supported by the chronology of newspaper references and other archival material</p>

Heritage 21 letter dated 9 December 2019	Robertson & Hindmarsh Pty Ltd (R&H) comment
<p>evidence we have produced today that Rowe did not own 'Roseville' and there were premises at the Site in May 1875, before Rowe moved to Manly to take up local politics there.</p>	<p>compiled by Robertson and Hindmarsh in reply to the series of submissions by Heritage 21. Rowe was one of the petitioners for the municipality.</p> <p>There is no documentary evidence to suggest that there were any buildings on these allotments prior to the Rowes' occupation as these would have been mentioned by Richardson and Wrench in the sale advertisement for the Zuccani estate (SMH 11 February 1875): "By order of the Executors of the Will of the late Emilio Zuccani, Esq Brighton, Manly Beach Six favourably situated sites on the East Promenade immediately opposite the Public Recreation Reserve and within a few yards of the Steamers Wharf. They comprise portion of Lot 6 and the whole of lots 7, 8, 9, 10 and 11 of Section C, of the township of Brighton and have each 40 feet frontage to the East Promenade and 40 ft to Whistler Street with a depth of 101 ft. These sites are in the most attractive part of this salubrious and popular Marine resort. The beauty and healthfulness of Brighton, Manly is familiar to thousands, and it is only necessary to state that the lots must be sold on the above date to attract attention." (SMH 11 Feb 1875).</p> <p>Other advertisements in the same column make it clear what each property contained (eg houses, allotment of land and cottage, business premises or stores, etc). Anything with a value on a property was listed by Richardson and Wrench in advertising. The fact that the advertisement for the sale of the Zuccani allotments does not include "house" or mention of any other structure is conclusive evidence of the sites being vacant at the time of being offered for sale in February 1875.</p> <p>Detail of the premises that were believed to have existed have not been provided by Heritage 21.</p> <p>The allotment purchased by Thomas & Charlotte Rowe on 21 May 1875 comprised Lots 8, 9, 10 & 11 of the Brighton Estate.</p>
<p>Every paragraph in the Statement of Significance refers to Rowe's design of 'Roseville' which we contend to be inaccurate and unsubstantiated.</p>	<p>The ownership and occupation as detailed in the Manly Council rate books, the private address Rowe gave in letters dated late 1876 and his tender notices provide a degree of certainty to his having designed the building that corresponds to accepted attributions for design by architectural historians. Architects used their own residential designs as proof of their ability, a trend that continues today and is evidenced by a number of buildings on the State Heritage Register such as the Rose Seidler House designed by Harry Seidler for his mother and his own house in Killara.</p>
<p>Conclusion Based on our Site visits on both 6 September 2018 and 7 December 2019, it is our view that in terms of</p>	<p>Conclusion Quoting the Burra Charter statement regarding actions taken on an item of environmental heritage</p>

Heritage 21 letter dated 9 December 2019	Robertson & Hindmarsh Pty Ltd (R&H) comment
<p>retaining the heritage significance of the site, the horse has bolted. The cautious approach to the modification of a place advocated by the Burra Charter, to do as much as necessary to care for the place but otherwise change it as little as possible so as to retain its cultural significance, simply has not occurred at the Site and numerous modifications have been allowed by Council over time such that the integrity of the place is no longer coherent and incapable of constituting a criterion for local heritage listing.).</p> <p>It would appear that it is for this reason that the attached detail from a Schedule for the Site (Appendix VI), which we understand was prepared as part of the Report Manly's Sustainable Heritage, Clive Lucas Stapleton, 12 February 2008, states: 'A nineteenth century house...It has lost its domestic context'. While we do not agree that the Site contains a 19th Century house, in our view the place has clearly lost its context. Heritage21 notes that the Site has never been listed, after careful consideration in the past including at the time of the Clive Lucas Stapleton 2008 review, because of its lack of legibility and context.</p> <p>On the basis of our conclusion, based on primary evidence, that Thomas Rowe did not own or design 'Roseville' and that there is virtually no remnant fabric from the 'Roseville' era, we respectfully urge Council not to impose a heritage listing on the Site because in our view the integrity of the site has been more than temporarily degraded. At least, we ask that Council allow more time for the divergent heritage conclusions to be further researched by an impartial party, as directed by Council.</p>	<p>to justify its non-inclusion as a potential item is misleading and irrelevant in the process of assessing significance. Robertson & Hindmarsh Pty Ltd has assessed the documentary and physical evidence and, using the NSW Heritage Office criteria, and has assessed the remnant outbuilding of "Roseville" to be of significance.</p> <p>We have commented on the Clive Lucas Stapleton & Partners 2008 report separately within this document.</p> <p>The statement that Robertson & Hindmarsh Pty Ltd's assessment has not been impartial is of concern. Robertson & Hindmarsh Pty Ltd was initially engaged to provide independent advice on the significance of the subject property and we have provided just such an independent, impartial opinion. We are disappointed that Heritage 21 takes the view that, because our professional opinion is at odds with its opinion, that we have been acting with partiality in assessing this building. We take exception to such a comment with regards to our professional expertise.</p>

5. Tabulated Response the Letter from Urban Partners dated 9 December 2019

In this response to the Urban Partners letter we have tabulated our response in the second column.

Letter from Urban Partners dated 9 December 2019	Robertson & Hindmarsh Pty Ltd (R&H) comment
<p>Council consultants have used the following false narrative as a basis of their recommendation for an IHO:</p>	<p>The documentation compiled by Robertson and Hindmarsh is based on physical and documentary evidence, as per the methodology developed by Dr J S Kerr for the assessment of significance of places of European cultural significance. The term "false narrative" is an emotive one designed to discredit the work of highly qualified individuals. If Robertson and Hindmarsh had determined that the building did not meet the criteria then that advice would have been provided.</p>
	<p>We have omitted the first four pages of the Urban Partners letter as it lists events to which Robertson & Hindmarsh Pty Ltd was not privy to, involved in or which do not relate to substantive heritage</p>

Letter from Urban Partners dated 9 December 2019	Robertson & Hindmarsh Pty Ltd (R&H) comment
	matters. Our comment on the letter commences on page 5 of the letter.
I. That Thomas Rowe designed Roseville.	I. That Thomas Rowe designed Roseville.
FACTUAL RESPONSE	The continued use of the term factual response is misleading. Heritage 21 have not provided factual evidence but simply contest the findings of the archival research provided by Robertson and Hindmarsh, relying on 'cherry picked' secondary source material including blogs. When researching a building the secondary material is generally compiled to give a rough chronology which is then confirmed by primary, archival material. Information compiled from secondary sources cannot be described as "facts".
<p>There is no evidence provided by Council that Thomas Rowe designed Roseville.</p> <p>Documentation listing many hundreds of his works including, amongst many others, the State Library of NSW list of Thomas Rowe's works, NSW Heritage Office, advertisements in papers at that time and an Honors Thesis on Thomas Rowe at Sydney University Library by an Honors graduate architectural student do not have one mention of Rowe designing Roseville. Records available.</p>	<p>The studies of Rowe's work cited were largely undertaken prior to the digitisation of tender notices. At the request of Clive Lucas Stapleton & Partners Dr Boyd prepared a detailed biography on Thomas Rowe for the AIA NSW Chapter in 2016 which included a number of references to "Roseville" as being one of his works. This biography has not been cited by Heritage 21 and does not appear to have been consulted.</p> <p>Robertson and Hindmarsh located one of Rowe's tender advertisement to let his property:</p> <p>To LET, handsome commodious COTTAGE (new), containing 9 rooms bathroom, pantry, storeroom, kitchen, laundry, and every convenience, with splendid tanks, situated in the most sheltered part of this rising and picturesque suburb facing the park. For particulars, apply to Thomas Rowe, Architect, Vickery's-Chambers 3, Pitt-street or Roseville, Manly (SMH 14 June 1879)</p>
2. That Thomas Rowe built Roseville.	2. That Thomas Rowe built Roseville.
<p>FACTUAL RESPONSE</p> <p>There is no evidence provided by Council that Thomas Rowe built Roseville.</p> <p>There is no mention in any document presented that states that Rowe built it.</p> <p>Documentation available at Northern Beaches library note that there were two other people that most probably built Roseville. They were Badmington and Bailey.</p>	<p>Badmington was a local builder who resided on the opposite side of Whistler Street. Some of his activities have been researched by Robertson and Hindmarsh in conjunction with the set of Heritage Inventory forms prepared for 25 properties in Manly for Northern Beaches Council. Whilst there is a tender notice from Rowe that corresponds to the erection of Roseville, the building contractor has not been determined.</p> <p>As noted in our previous advice, reports of Bailey's bankruptcy detail his purchase of an existing house that he renamed "Restormel" in reference to a family association.</p>

Letter from Urban Partners dated 9 December 2019	Robertson & Hindmarsh Pty Ltd (R&H) comment
	<p>The applicant's submissions do not distinguish between primary and secondary sources. Unconfirmed secondary sources material contained in local studies collections such as later reminiscences are not given the same weight in historical analysis as primary source material. Documentary evidence in the form of contemporary newspaper reports are more reliable and should be used in preference to later blogs or anecdotal evidence.</p>
<p>3. That the southern portion of 21 Whistler Street was built in 1890.</p> <p>FACTUAL RESPONSE We have survey evidence that it was after 1920 and that the existing brick structure did not exist.</p>	<p>3. That the southern portion of 21 Whistler Street was built in 1890.</p> <p>The conclusions gained from the 1920 survey arrived at by Heritage 21 are not supported by documentary evidence. No detailed images have been provided that provide conclusive evidence of a date of construction post-1920 or dates and suppliers / manufacturers obtained that can be dated, in addition nor evidence from the Councils' Building Applications register has been provided to confirm their conclusions.</p>
	<p>As stated in the Executive Summary to this report the Applicant's survey evidence is not conclusive. The other documentary evidence (1886 auction notice, the 1890 MWS&DB plan, and the post-1890 photograph) all confirm that the relevant portions of the extant building were in existence when those documents were produced and, therefore, the southern and central portions of the existing building date from before or during the last decade of the 19th century. The 1920 survey, therefore, was inconclusive for the reason that the substrate of the wall was concealed by render.</p>
<p>4. That Rowe had used plumbing technology Earth Closet.</p> <p>FACTUAL RESPONSE There is no evidence that the earth closet at Roseville was anything more than a cesspit hole in the ground. The description of an earth closet is: Earth Closet: An outhouse or lavatory which uses a cesspit rather than a flush toilet and plumbing. The first sewer that was installed in Manly in 1900</p>	<p>4. That Rowe had used plumbing technology Earth Closet.</p> <p>The Applicant has misunderstood our point regarding sewerage. Our point was that Rowe designed "Roseville" to be a healthy house by separating the toilet facilities from the house as no reticulated services were available when the house was constructed (sewerage was connected to Manly in 1899 – Aird, 1961, p.170). Likewise, the kitchen facilities were separated from the house because of the lack of piped services and the need to separate the fire and smell risk from the main house. By this date most kitchen wings in Sydney were attached as the houses were sewered.</p> <p>Rowe's use of an Earth Closet in the absence of reticulated water demonstrated his adoption of good sanitary practice. An Earth Closet is not a toilet facility that uses a cesspit (ie a pit toilet or a drop toilet) as stated by the Applicant. An Earth Closet is a patented toilet (dating from c.1860) that uses dry earth (stored in a cistern/container above the toilet pan) to cover the excrement. The earth-covered excrement is collected in a pan beneath</p>

Letter from Urban Partners dated 9 December 2019	Robertson & Hindmarsh Pty Ltd (R&H) comment																																																																																																																																																			
	the toilet seat for later disposal, hence the location of the Earth Closet at “Roseville” close to Whistler Street to allow for night soil collection. Night soil was not permitted to be collected via rooms of a residence, and had be collected by a separate passage or laneway, giving rise to a characteristic pattern of subdivision. Whistler Street acted as a mid-block lane but also contained small cottages or artisans and mechanics.																																																																																																																																																			
5. That Rowe owned Roseville	5. That Rowe owned Roseville																																																																																																																																																			
FACTUAL RESPONSE Land Titles Record and an indenture both dated 21 May 1875 establish, with no equivocation that the property was NOT owned by Thomas Rowe but was owned by Sidney Green and that Charlotte Rowe was a tenant.	The same Land Titles documentation (Real Property Application 18475) also clearly states that Arthur Croft conveyed the land solely to Thomas Rowe on 13 September 1876 and that Thomas Rowe and Sydney Moore Green conveyed the land to Francis Wagstaff on 21 December 1883. Wagstaff then conveyed the land to Samuel Bennett Bailey on 21 March 1885. Sydney Green was Rowe's long-term employee and business partner and had worked with Rowe since the mid-1860s. The Rate Books do not show Green but show Rowe as owner. As previously noted, the Indenture arrangement is likely to have been to protect Rowe's wife in the event of the failure of the partnership.																																																																																																																																																			
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<table><tr><th colspan="7">1877-1878 Rates Book, Manly Municipal Council</th></tr><tr><th>Entry</th><th>Street</th><th>Occupier</th><th>Owner</th><th>Type of property</th><th>Annual value over £75</th><th>Acreage over 9ac</th></tr><tr><td>1</td><td>Corso</td><td>Barnett, George F</td><td>Braun, Benjamin</td><td>Pier Hotel</td><td>600</td><td></td></tr><tr><td>2</td><td>Corso</td><td>Stephen, Milner</td><td>Fox, John</td><td>1 P O Villas</td><td></td><td></td></tr><tr><td>3</td><td>Corso</td><td>Mackay, Elizabeth R</td><td>Fox, John</td><td>2 P O Villas</td><td></td><td></td></tr><tr><td>4</td><td>Corso</td><td>Fox, John</td><td>Fox, John</td><td>Shop, house</td><td></td><td></td></tr><tr><td>5</td><td>Corso</td><td>Colonial Treasurer</td><td>Fox, John</td><td>Post Office</td><td></td><td></td></tr><tr><td>6</td><td>Corso</td><td>Marshall, George</td><td>Fox, John</td><td>Shop, house</td><td></td><td></td></tr><tr><td>7</td><td>Corso</td><td>Bagnall, William</td><td>Bagnall, William</td><td>Shop, house</td><td></td><td></td></tr><tr><td>8</td><td>Corso</td><td>Bagnall, William</td><td>Bagnall, William</td><td>Shop, house</td><td></td><td></td></tr><tr><td>9</td><td>Corso</td><td>vacant</td><td>Morley, Alice</td><td>House</td><td></td><td></td></tr><tr><td>68</td><td>Promenade East</td><td>Morris, Augustus</td><td>Rolfe, W H</td><td>House</td><td>130</td><td></td></tr><tr><td>69</td><td>Promenade East</td><td>vacant</td><td>Ashlin, Spencer</td><td>House</td><td></td><td></td></tr><tr><td>70</td><td>Promenade East</td><td>vacant</td><td>Logue, Letitia</td><td>Shop, house</td><td></td><td></td></tr><tr><td>71</td><td>Promenade East</td><td>Stephen, Amelia</td><td>Price, J B</td><td>Shop, house</td><td></td><td></td></tr><tr><td>72</td><td>Promenade East</td><td>vacant</td><td>Tiddy, Lochrin K</td><td>Land</td><td></td><td></td></tr><tr><td>73</td><td>Promenade East</td><td>vacant</td><td>Morrison, Mr</td><td>Land</td><td></td><td></td></tr><tr><td>74</td><td>Promenade East</td><td>vacant</td><td>Badmington, Edward</td><td>Land</td><td></td><td></td></tr><tr><td>75</td><td>Promenade East</td><td>McBurney, John</td><td>McBurney, John</td><td>House</td><td></td><td></td></tr><tr><td>76</td><td>Promenade East</td><td>vacant</td><td>Peters, James C</td><td>Land</td><td></td><td></td></tr><tr><td>77</td><td>Promenade East</td><td>Rowe, Thomas</td><td>Rowe, Thomas</td><td>House</td><td>104</td><td></td></tr></table>		1877-1878 Rates Book, Manly Municipal Council							Entry	Street	Occupier	Owner	Type of property	Annual value over £75	Acreage over 9ac	1	Corso	Barnett, George F	Braun, Benjamin	Pier Hotel	600		2	Corso	Stephen, Milner	Fox, John	1 P O Villas			3	Corso	Mackay, Elizabeth R	Fox, John	2 P O Villas			4	Corso	Fox, John	Fox, John	Shop, house			5	Corso	Colonial Treasurer	Fox, John	Post Office			6	Corso	Marshall, George	Fox, John	Shop, house			7	Corso	Bagnall, William	Bagnall, William	Shop, house			8	Corso	Bagnall, William	Bagnall, William	Shop, house			9	Corso	vacant	Morley, Alice	House			68	Promenade East	Morris, Augustus	Rolfe, W H	House	130		69	Promenade East	vacant	Ashlin, Spencer	House			70	Promenade East	vacant	Logue, Letitia	Shop, house			71	Promenade East	Stephen, Amelia	Price, J B	Shop, house			72	Promenade East	vacant	Tiddy, Lochrin K	Land			73	Promenade East	vacant	Morrison, Mr	Land			74	Promenade East	vacant	Badmington, Edward	Land			75	Promenade East	McBurney, John	McBurney, John	House			76	Promenade East	vacant	Peters, James C	Land			77	Promenade East	Rowe, Thomas	Rowe, Thomas	House	104	
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77	Promenade East	Rowe, Thomas	Rowe, Thomas	House	104																																																																																																																																															
Entry 77 Promenade East, Rowe, Thomas, occupier and Rowe, Thomas Owner of the house valued at 104 pounds, one of the most substantial houses in Manly when the municipality first began to collect rates (1877-1878). This entry provides proof of the ownership and occupation of the northernmost house on Promenade East (ie “Roseville”) by Thomas Rowe. Street numbers are not given.																																																																																																																																																				
6. Evidence available - but ignored by R&H. On completing our review of the FC and R&H Reports, we came to understand that this process was adversarial and definitely not collaborative. We felt strongly that both these Reports were written in a way that supported ZP's earlier threats. They withheld	6. Evidence available - but ignored by R&H. Robertson & Hindmarsh Pty Ltd was first engaged on 26 June 2019 to undertake additional research recommended in the earlier report by Full Circle Heritage because the principal of that company had relocated overseas. We were not instructed to																																																																																																																																																			

Letter from Urban Partners dated 9 December 2019	Robertson & Hindmarsh Pty Ltd (R&H) comment
<p>information that would have allowed those relying on them to form a balanced opinion at our meeting in March and were clearly withheld from us to ensure we did not have the time to do a proper scrutiny and critical evaluation.</p> <p>The authors of these reports had no interest in the actual facts of the history of 21 Whistler Street, their sole objective was to achieve an IHO, as threatened by ZP at our meeting in March. The point that best demonstrates this, is the consistent reference of R&H whereby they repeatedly state that Thomas Rowe designed and built Restormel/Roseville yet did not provide any documentary evidence that supported their claim. This fact that there are "no facts", to support this claim has been included in our three Heritage reports given to Council but have been ignored.</p> <p>They have attacked the integrity, the accuracy and the facts presented by our Consultant as being "unscholarly", "ignorant", "incomplete", "incorrect". They claim to have superior knowledge of the heritage value per se of Manly and malign and insult the contents of our Reports and yet present "no facts". They dismissed almost as nonsense or an incompetence that we could make such a suggestion that there are "no facts" to support the claim that Thomas Rowe designed and built Restormel/Roseville - yet on R&H's own admission they did not put one foot inside 21 Whistler St to write their Report.</p> <p>As an applicant, we rely on Council to engage professional Consultants with integrity to report factually on any particular matter. They should present the facts in an unbiased, fair and transparent manner but it appears in our "Heritage matter" this is not and was not the case.</p> <p>The Report presented to a full meeting of the Council to consider the historical significance of 21 Whistler Street is a "false narrative", totally subjective and draw</p>	<p>support any findings in our brief from Council but were commissioned to advise Council "as to how it should proceed with this matter" (as clearly stated on page 3 of our report of 1 July 2019). It is not clear to us (R&H) how the information in our report of 1 July 2019 could have been withheld from a meeting at Council in March 2019.</p> <p>At no point did Council instruct Robertson & Hindmarsh Pty Ltd to make certain findings and, at no point, was Robertson & Hindmarsh Pty Ltd aware of the existence of a meeting in March 2019 or what took place at the meeting.</p> <p>Robertson & Hindmarsh Pty Ltd strongly objects to the assertion that R&H "had no interest in the actual facts" and considers such a publicly available statement to be detrimental to our reputation as heritage architects and consultants.</p> <p>Robertson & Hindmarsh Pty Ltd is renowned within the conservation industry for its well-researched histories and comparative analyses in its numerous Conservation Management Plans and larger studies and has always declined to participate in a commission where the commissioning body requires a pre-determined outcome. The authors of this report have a demonstrated body of published work as well as presented papers and lectures on history and housing styles.</p> <p>At no point has Robertson & Hindmarsh Pty Ltd stated that the Applicant's consultant was "unscholarly", "ignorant", "incomplete" or "incorrect". A word search of our report and two responses to date has confirmed that, at no time were such words used in our documents. Our discussions relate to how research is undertaken in the heritage industry and the lack of primary source material referenced. The relevant Australian heritage qualifications of Heritage 21 authors have not been included in their documentation.</p> <p>Robertson & Hindmarsh Pty Ltd has stated that some of the conclusions reached by the Applicant's consultant were "not correct" and then given reasons why we presented that opinion. This statement implies that Robertson & Hindmarsh Pty Ltd is not professional. Again, we take strong objection to such a statement that impugns the integrity of Robertson & Hindmarsh Pty Ltd. Both authors are frequently commissioned to prepared second opinions for a number of councils and their work is highly regarded in the heritage profession.</p> <p>We consider the statement about a "false narrative" to not represent the truth of any of our research and advice to Council. As stated previously, we</p>

Letter from Urban Partners dated 9 December 2019	Robertson & Hindmarsh Pty Ltd (R&H) comment
<p>conclusions that are unsupported by factual evidence, yet these Reports were used to have Council vote on an IHO for 21 Whistler Street.</p> <p>And yet, we find ourselves here again as we were in July, with R&H Report attached to the minutes of the Planning Meeting on 9 December without any of the background reports provided by our Heritage Consultants nor have they provided any background pertaining to the issues discussed in this letter. Further and most importantly the R&H report recommends in its last paragraph "more investigation has to be undertaken prior to proceeding with the listing." Clearly this has not been done as the Report tabled for the Planning Meeting is the same report tabled in July 2019 to a full Council Meeting.</p> <p>However contrary to the accepted and prevailing beliefs of some very experienced and well-respected Heritage Consultants including Council's own Consultant engaged to complete an 18-month study between 2006 - 2008 found "it has lost its domestic context".</p> <p>Your Heritage Consultants have provided a "false narrative" based on "false assumptions" to push through an agenda that is not support by the facts. This is what we find reprehensible and unacceptable behavior.</p> <p>As a result of all of the above, Pavilion Residences NO.3 Pty Ltd and Urban Partners have been placed in an unjust position.</p> <p>We trust that this correspondence sheds some light on our predicament and that you will assist us to have a full and open discussion with Council in order to establish the true facts regarding this unfortunate situation.</p> <p>To this end, and before this matter goes any further we request an urgent meeting where our concerns can be aired and addressed in a professional environment without threats and abuse.</p> <p>Yours sincerely, URBAN PARTNERS GROUP PTY LTD</p>	<p>have come to our professional opinions after consideration of all the facts and opinions presented and uncovered. The use of supporting information such as the AIA Biography on Thomas Rowe is standard industry practice.</p> <p>Council's consultant engaged in 2006-2008 (Clive Lucas Stapleton & Partners) correctly identified the subject building as a 19th century building: "A nineteenth century house. The roof form, some joinery and wall rendering appear to be intact. It has had major additions and appears to be in fair condition. It has lost its domestic context."</p> <p>The methodology used by the consultant was clearly stated in the report that even if a building had, for example, aesthetic significance, if it did not satisfy the stipulated local thematic criteria of the project it would not be listed, hence its non-listing because of its loss of "domestic context". This methodology was a requirement of that particular study but is not the methodology employed on a state-wide basis for the assessment of significance.</p> <p>This opinion has already been addressed.</p>

6. Undated Overview from Greg Boston Town Planner

In this comment on the undated letter from Greg Boston Town Planner we have tabulated our comments in the second column.

Undated Overview from Greg Boston Town Planner	Robertson & Hindmarsh Pty Ltd (R&H) comment
<p>At the Ordinary Council meeting of 24th September 2019 the Council resolved:</p> <p><i>That Council:</i> <i>A: Pursuant to section 25 (2) of the Heritage Act 1977, make an Interim Heritage Order for 212 Whistler Street Manly, being Lot B DP 368451 (the property) as the Council considers that a building on the property may, on further investigation, be found to be of local heritage significance and that it is likely to be harmed.</i></p> <p>We note that no further investigation has been undertaken since this resolution with Council staff continue to rely on the Robertson Report of 1st July 2019. We also note that Robertson and Hindmarsh prepared their report without ever inspecting the fabric of 21 Whistler Street Manly.</p>	<p>Robertson & Hindmarsh Pty Ltd inspected the exterior of the subject building and relied on the comprehensive set of 80 photographs of the building taken by Council's previous heritage consultant, Full Circle Heritage, on 3 April 2019. The 4 working days between being commissioned for the project and submitting the report was insufficient to gain access to the interior. The exterior was, however, inspected.</p>
<p>The basis for the listing as detailed initially in the Full Circle Heritage (April 2019) report and as later concurred to within the Robertson (July 2019) report was that:</p>	
<p>Given the discrepancy between the Heritage Impact Statement a Council assessment of the level of heritage significance, a heritage consultant (Full Circle Heritage) was engaged to undertake an independent assessment in April 2019.</p>	
<p>The results of the assessment indicated that based on the material available the building could meet the threshold for inclusion in the Manly Local Environmental Plan 2013 as an item of local heritage significance. The assessment found that 21 Whistler Street, Manly contained the remains of the former service wing of a much larger dwelling called 'Roseville' that Rowe himself designed and constructed in 1876/7. Rowe owned the property for a number of years and resided there for period while serving as the first Mayor of Manly Council. The assessment concluded with the recommendation to undertake additional research and assessment to obtain a greater understanding of the heritage significance of the building. Including an assessment against the NSW Heritage Office's guidelines and criteria for heritage listing. Based on the recommendation Council engaged a heritage consultant to undertake the additional research and assessment.</p> <p>Robertson and Hindmarsh Architects (RHA) were engaged in June 2019 to undertake the additional research. RHA concurred with the findings of Full Circle Heritage that the property contained the remnants of</p>	<p>Additional research was also undertaken to prepare our responses to further Applicant documents on 1 August 2019 and 30 August 2019.</p>

Undated Overview from Greg Boston Town Planner	Robertson & Hindmarsh Pty Ltd (R&H) comment
<p>the service wing of 'Roseville' and further expanded on that research. The assessment indicated that the property was a rare example of a Rowe building in Manly and furthermore the survival of the service wing demonstrated Rowe's philosophy and approach to sanitation and public health in building design.</p>	
<p>Having reviewed the Council report and our additional research to date the actual <u>facts</u> would appear to be as follows:</p>	<p>The continued claims by the applicant's consultants that their work contains 'actual facts' is misleading. The consultants have interpreted a range of documents to suit their argument for lack of significance and do not provide primary references. Historians / Architectural Historians are trained to be able to relate each assertion with primary sources.</p>
<p>I. Thomas Rowe did not own Roseville and never did.</p> <p>There is no evidence that Thomas Rowe ever owned Roseville.</p> <p>Written legal advice, based on registered, signed legal conveyancing contracts and title searches, has confirmed that, on 21 May 1875, Sydney Green became the owner of Roseville and that Charlotte Rowe, Thomas Rowe's wife at that time, was allowed to be a tenant for her natural life. Charlotte passed away around 18 months later, aged 38, and Sydney Green took possession of the property (see attached O'Brien Connors and Kennett Lawyers advice dated 3 December 2019).</p> <p>It would appear that Charlotte stayed in Manly for the sea air because she was very ill as witnessed by her passing away so soon at such a young age.</p>	<p>I. Thomas Rowe did not own Roseville and never did.</p> <p>We have addressed this elsewhere in this report and contend that the documentary evidence of the Real Property Application does support our contention that Thomas Rowe owned the property via his partner in his architectural firm. This sort of arrangement was to protect wives from the bankruptcy of a partnership. Sydney Green was Thomas Rowe's longstanding employee and later his business partner. The Manly Rate Books refer to Thomas Rowe as being owner and occupier, as does the subdivision plan for the adjacent lot,</p> <p>Not supported by documentary evidence. Charlotte did not die through ill health but as a result of a carriage accident.</p>
<p>It is inconceivable that Thomas Rowe could run the largest architectural firm in NSW which was at its peak in 1875, whose primary works were commercial buildings and churches in the city of Sydney and Bathurst, from a small, undeveloped suburb like Manly with only ferry access that would not work in inclement weather and with essentially no communications.</p>	<p>This is an opinion not supported by any documented facts. The steam ferry service from Manly allowed direct access to Sydney (four services per day from 8.15am to 6.15pm). There was an alternative land route via The Spit in case the weather prevented the ferry service from operating. In extreme circumstances Rowe remained in the city rather than returning home.</p> <p>Rowe directly addressed these issues in a report of a public meeting at Manly (SMH 29 August 1868) where he stated that the trip from Manly to Sydney by horse took him 1½ hours. He rode to Sydney when he had missed the steamer (ferry) and occasionally had to remain in the city rather than return home.</p> <p>It may be difficult to conceive of how mobile architects were in the 19th century before the advent of the motor car but architects travelled throughout NSW on horseback, in carriages and, after the commencement of the railways, by train. 1½ hours by horse is not too different to the</p>

Undated Overview from Greg Boston Town Planner	Robertson & Hindmarsh Pty Ltd (R&H) comment
	current peak hour road journey from Manly to the City
<p>2. There is no evidence to suggest that Thomas Rowe designed and/or built "Roseville";</p> <p>Council's consultants have not supplied any credible evidence that Rowe built or designed Roseville. Extensive research has been carried out on his documented works in libraries, universities and all the known data bases and there is not one mention of Roseville in them or that he built or designed a home for himself in Manly. Records in Manly Library Historical section state other builders built Roseville, not Rowe. When Sydney Green, an architect, bought Roseville on 21 May 1875 and gave Charlotte Rowe the right to tenant it, there was presumably a house already on the property, also confirming that Rowe did not build it.</p>	<p>2. There is no evidence to suggest that Thomas Rowe designed and/or built "Roseville";</p> <p>Robertson & Hindmarsh Pty Ltd has provided evidence in its previous reports which the Applicant considers not to be "credible".</p> <p>The name "Roseville" (which both Thomas and his brother used) is probably a play on their surname and their name was also utilised in the small street Rowena Place created as part of Thomas Rowe's substantial group of terrace houses in Victoria Street, Potts Point.</p>
<p>3. There is no evidence to suggest that Thomas Rowe lived in "Roseville";</p> <p>Thomas Rowe was only noted as staying there whilst Charlotte was the tenant (refer to O'Brien Connors and Kennett Lawyers advice dated 3 December 2019). Thomas Rowe owned Tresco, one of the most prestigious estates on the water front at Elizabeth Bay from 1874 to well into 1890s. He finished building it in 1875.</p>	<p>3. There is no evidence to suggest that Thomas Rowe lived in "Roseville";</p> <p>This assertion is not supported by primary archival sources. The Manly Rate Assessment books, letters to the editor of the Sydney Morning Herald, Rowe's private residence as listed in the Sands Directory, Police Reports and tender notices all list Rowe as being resident at "Roseville". As an Alderman (ie Mayor) he was required to be resident in the municipality during this term in office.</p> <p>In the absence of Building Application documents (in an era prior to the establishment of Local Government in Manly), or design or working drawings one can only rely on documentation that is published to attribute an architect.</p> <p>The tender notices which have Rowe tendering for specific trades indicate that he was project managing the works. He would not have done this had the design not been his own, as the details would have been refined as each stage.</p> <p>The following is documentary evidence of Thomas Rowe living at "Roseville", Manly as well as owning the property: The Police Gazette of 13 September 1876 describes damage to the fence of the residence of Thomas Rowe, A letter from Thomas Rowe to the Sydney Morning Herald on 6 December 1876 gives his address as "Roseville", Manly, Rate Assessment Books 1877-78 The Sydney Morning Herald of 5 May 1880 advertises the sale of the "premises" as well as furniture of "Roseville" by Thomas Rowe. In addition to the information in the Real Property Application schedule this supports the contention that Rowe owned the property.</p> <p>Rowe amassed a considerable property portfolio in Manly and in the Darlinghurst area, the full extent of</p>

Undated Overview from Greg Boston Town Planner	Robertson & Hindmarsh Pty Ltd (R&H) comment
	which can be determined by analysis of rate books for the Sydney City Council, Manly Council and other Eastern suburbs councils.
<p>4. The southern addition was built after 1920 and as late as 1950.</p> <p>Council's consultants claim that the south east addition to the property was built by 1890 (see attached plan included in the Robertson Report) is incorrect. The primary dwelling form known as "Roseville" was demolished before 1920 with the only potential physical evidence remaining being a remnant section of the service building backing onto Whistler Street.</p> <p>Further research carried out by Norton Surveyors provides irrefutable evidence that there was a stone building in the south east corner of the property in 1920 whilst it is brick today (see attached Norton Survey Partners letter 6 December 2019). The existing southern addition must have been built after 1920 and as late as 1950. This is the first reliable confirmation of dates that has been available and totally contradicts the claims by Council of before 1890. The only other records Council has is a DA in 1967 which is the first time that doors and windows on the street elevation have been shown. The next DA was in 1976 which was for the substantial A frame besser block addition to the north.</p>	<p>4. The southern addition was built after 1920 and as late as 1950.</p> <p>The Applicant has produced no documentary evidence to support the demolition of "Roseville" by 1920. The 1920 survey only shows the buildings that are close to the south boundary of the site and the main house, "Roseville" was located some 3 metres or so from the south boundary. Our research indicates that shops fronting Belgrave Street were constructed by 1918, which may be the brick building at the front of the site indicated on the 1920 survey. Regardless of when the main house was demolished, the rear service wing did survive beyond the demolition of the house.</p> <p>As stated elsewhere the documentary evidence does not support this assertion. The south end of the extant building was already constructed by the time the 1890 MWS&DB plan was produced as well as when the 19th century Kerry & Co photograph was taken. The Applicant is ignoring this documentary evidence.</p>
<p>5. This possible remnant section of building has been highly modified, 1960s bathroom and walls and largely demolished such that no physical evidence remains of the earth closet, no physical evidence remains of the laundry other than room volume and no evidence remains of the original kitchen other than the room volume, door, flue and window.</p>	<p>5. This possible remnant section of building has been highly modified, 1960s bathroom and walls and largely demolished such that no physical evidence remains of the earth closet, no physical evidence remains of the laundry other than room volume and no evidence remains of the original kitchen other than the room volume, door, flue and window.</p>
<p>When you remove Rowe from the significance of the property then all you are left with is the small, highly altered and substantially demolished remnant section of a service building.</p>	<p>In our opinion there is a wealth of primary documentary evidence that supports Rowe's ownership of, and residence at, the property. Manly Council's own records such as the Rate Assessment Books contain sufficient documentary evidence as to Rowe's ownership and occupation, confirming the assessment of significance prepared by Robertson and Hindmarsh.</p>
<p>The remnant building was identified in the report titled Manly's Sustainable Heritage prepared by Clive Lucas, Stapleton and Partners Pty Ltd dated 12 February 2008. It was determined at that time that the building did not reach any threshold for listing and that "It has lost its domestic context" (see attached).</p>	<p>As discussed elsewhere in this report the criteria and methodology used in the CLSP 2008 report excluded the "19th century house" largely on the basis that it had not been identified as the service wing of a villa (which was one of the accepted historical themes of the study) rather than being simply a "house".</p>
<p>We also note a number of relevant statements in the Robertson Report namely:</p>	<p>Council records such as rate assessment books reproduced previously can be relied upon as proof of ownership or contain the name of the managing agent such as Raine and Home. In this case the</p>

Undated Overview from Greg Boston Town Planner	Robertson & Hindmarsh Pty Ltd (R&H) comment
<p>6.1 The prevalence of Thomas Rowe buildings in the Manly area</p> <p>An additional historical research was excluded from this section of the project it must be noted that, without extensive research of Tender Notices, Rate Books and Building Applications, the extent of Thomas Rowe designed buildings in Manly cannot be determined with any certainty.</p> <p>..... <u>No certainty</u> and cannot be relied on.</p>	<p>1877 – 1878 Rate Assessment Book notes Thomas Rowe as owner and occupier. The lack of certainty reflects that building applications were not required. Tender notices were located.</p> <p>The research undertaken by Robertson and Hindmarsh is all clearly referenced and can be relied upon. The authors of this report have both studied research methods as part of their PhD.</p>
<p>In our quick perusal of Tender Notices, the following Notices lodged by Thomas Rowe were uncovered. They consisted of three villas, one cottage (probably 'Roseville'), alterations to two residences and a pair of semi detached houses. It should be noted that their location cannot be determined without additional research.</p> <p>..... Quick perusal, <u>probably "Roseville", additional research required.. Unsubstantiated conjecture</u></p>	<p>Citing tender notices is not conjecture. A number of works by Rowe were identified. To claim this is unsubstantiated conjecture demonstrates a lack of understanding of the use of published tender notices when researching buildings.</p>
<p>His contribution to sanitary reform and the improvement in building construction standards whilst an Alderman for the City and then Manly councils have not been identified either.</p>	<p>A detailed monograph has not yet been prepared on Rowe's work. This is not a conflict, but simply draws attention to the fact that more work needs to be done as a complete catalogue raisonné of Rowe's works has not been compiled. The detailed biography prepared by Dr Boyd for the AIA was not included in the Applicant's submissions.</p> <p>Studies of Sanitary Reform by the former Sydney City Historian concentrated on the Sydney municipality.</p>
<p>.....This statement then conflicts with the following:</p> <p>Rowe, as an Alderman, was responsible for sanitary reforms in Sydney and the introduction of by-laws in Manly requiring Earth Closets. His own residence was a model installation prior to the existence of the municipal by laws imposed during his term in office. The surviving plans show that the location of the Earth Closet as being within the portion of the out buildings that no longer survives. The by-laws required that closets had to be emptied via a lane and not thru the house, however the villa subdivisions are without rear lanes.</p> <p>..... No evidence or proof that these statements are factual. Roseville was built before Manly becoming a Council and he did not own, build or design Roseville. Unsubstantiated conjecture.</p>	<p>The advice provided by Robertson and Hindmarsh is based on historical research and documentary evidence and the authors' detailed knowledge of nineteenth and twentieth century architecture. The Applicant continues to dismiss the work without demonstrating documentary evidence of an alternative.</p>
<p>8.0 Conclusion and Recommendations</p> <p>The previous rationale for not listing the building in 2007 was an assessment of it's physical fabric, without picking up on the association with the first Mayor of Manly, Thomas Rowe, or that it formed part of the outbuilding complex of a large villa that he designed for his family that faced</p>	

Undated Overview from Greg Boston Town Planner	Robertson & Hindmarsh Pty Ltd (R&H) comment
<p><i>Belgrave Street and the Park. Very little survives of Rowe's body of works in Manly undertaken between 1868 and 1890.</i></p> <p><i>It is our opinion that No 21 Whistler Street (the former outbuilding of 'Roseville' later 'Restromel' meets the criteria for listing as a Local item of environmental heritage under the Northern Beaches LEP under the following criteria:</i></p> <ul style="list-style-type: none"> • Historical significance • Associative significance • Aesthetic/Technical significance • Rarity <p>..... If you remove and association with Rowe the justification for listing across all criteria falls away, especially as Council's consultants are relying on this association for their proposed IHO. No evidence has been provided by Council that Rowe built or designed or owned Roseville, only conjecture, and evidence has been provided that he did not own, build or design Roseville.</p> <p><i>As part of the listing process, a more thorough history should be prepared utilising the Rate Books and Building Application registers to determine the sequence of building on the site and owners of the site.</i></p> <p>..... <u>THIS RECOMMENDATION HAS BEEN IGNORED BY COUNCIL.</u></p> <p>The preparation of the planning proposal has been rushed through without the necessary research.</p> <p>The owner of the land has undertaken some of the additional historical research recommended in the Robertson Report with such research providing evidence that confirms that Rowe did not own the land or designed or built "Roseville" and that the addition to the south was between 1920 and 1950, not 1880. The Clive Lucas, Stapleton and Partners Report, prepared by Council in 2008, confirms our Heritage consultants findings that the remnant building fabric has been highly modified and no longer resembles its historical form or is used for its historical purpose.</p> <p>The relevant evidence substantiates the <u>facts</u> as follows:</p> <ul style="list-style-type: none"> • Thomas Rowe did not own Roseville, Sydney Green owned Roseville and Charlotte Rowe was a tenant from 21 May 1875 until she passed away 18 months later; • There is no evidence to suggest that Thomas Rowe designed and/ or built "Roseville"; • There is no evidence to suggest that Thomas Rowe lived permanently in "Roseville"; • The primary dwelling form known as "Roseville" was demolished some time ago with the only physical evidence remaining being a small remnant section of the service building backing onto Whistler Street; • This remnant section of building has been highly modified and largely demolished such that no physical 	<p>The association with Rowe (as owner and occupier) is proven by Council's Rate Assessment Books and substantiated by advertisements that include Rowe's architectural office in Vickery's building and his private residence at "Roseville" (as included in the AIA Biography of Thomas Rowe, 2016), as well as the other references noted in the sections above.</p> <p>Refer to the Manly Council rate assessment book entry previously illustrated at point 5. Thomas Rowe is listed as owner and occupier of the substantial property that extended from East Promenade to Whistler Street.</p> <p>Rowe's private residence is listed as "Roseville" in Sands Directories and in his tender notices.</p>

Undated Overview from Greg Boston Town Planner	Robertson & Hindmarsh Pty Ltd (R&H) comment
<p>evidence remains of the earth closet, no physical evidence remains of the wash house other than room volume and no evidence remains of the original kitchen other than the room volume, door, flue and window.</p> <ul style="list-style-type: none"> • A review of the building was undertaken in 2007 with the decision being not to list the property. This is not a circumstance where the property was missed; • Our client purchased the property on the basis that the Planning Certificate contained within the contract of sale confirmed no heritage listing; • Notwithstanding, our client committed to undertaking formal pre-DA discussion with Council with the minutes raising "Nil" heritage concerns; • On the basis of the formal pre-DA minutes our client committed resources to prepare a comprehensive DA; • Our client undertook due diligence when purchasing the property and has committed significant consultant and financial resources since that time. <p>The retrospective heritage listing of buildings usually devalues the land and can cause devastating financial loss to the owner/s.</p> <p>The planning power which enables the retrospective heritage listing of buildings must be applied with a significant degree of caution and absolute certainty based on fact rather than speculation.</p> <p>The extra research we have carried out by our consultants to discover the evidence has substantially changed the known facts and the real position and proved the lack of association with Thomas Rowe. We have not had the opportunity to present it as we only received the reports last week and we had no idea or communications from Council that this was going to occur. We were expecting further work was required to be carried out as stated earlier. We note that there have been no objections received by Council for the proposal.</p>	<p>This is not the issue in question.</p> <p>The process of heritage listing is an ongoing one. No LGA has the resources to research every building to determine its potential heritage significance.</p>
<p>It is clear that Clive Lucas, Stapleton and Partners got it right in the first place as there is essentially no association with Thomas Rowe. The reality is that the heritage significance was primarily lost when Roseville was demolished and the rest was lost when the majority of the remnants outbuilding were demolished, substantially altered and added to at various times up to 1976.</p>	<p>This conclusion is not supported by Robertson and Hindmarsh. The applicants have not provided any additional material that can be considered as primary source material that is contrary to the information contained in the Council Rate Assessment books for 1877-1878 which list Thomas Rowe as both owner and occupier of the substantial property that extended from East Promenade to Whistler Street. The location of Rowe's property is indicated on the sale plan illustrated in Section 3 of this report.</p>
<p>Given the facts established in this matter, I am of the opinion that the endorsement of the Planning Proposal by the NB Local Planning Panel, and its progression to the DoP for a Gateway Determination, would represent</p>	<p>The progression of the draft heritage listing to Gateway Determination is consistent with the aims of the Manly LEP 2013, 1.2 Aims of Plan 2 (a) (iv) to ensure all development appropriately responds to environmental constraints and does not adversely</p>

Undated Overview from Greg Boston Town Planner	Robertson & Hindmarsh Pty Ltd (R&H) comment
an abuse of planning power and procedural injustice in the extreme.	affect the character, amenity or heritage of Manly or its existing permanent residential population and 2 (e) n relation to heritage—to identify, protect, sustain, manage and conserve all heritage, including archaeological relics, sites and resources, places of Aboriginal heritage significance, heritage items (and their curtilages), heritage conservation areas and the cultural (natural and built) environmental heritage of Manly
Tonight's meeting represents an opportunity for the planning panel to defer this recommendation to ensure further mistakes do not occur and the evaluation continues with all the known facts and evidence at hand.	

7. Comprehensive Heritage Review – Manly's Sustainable Heritage prepared by Clive Lucas Stapleton & Partners, February 2008 (CLSP 2008 Heritage Review)

In this comment on the 2008 study by Clive Lucas Stapleton & Partners we have tabulated our comments in the second column.

CLSP 2008 Heritage Review	Robertson & Hindmarsh Pty Ltd (R&H) comment
<p>4.4 Assessment of Significance</p> <p>This review has been conducted within the context of the 1986 Manly Heritage Study carried out by Kate Blackmore and Associated Consultants, and has sought to develop upon these themes, in order to shed further light upon the heritage of Manly.</p> <p>The themes identified by the 1986 study are as follows:</p> <ul style="list-style-type: none"> • Isolation • Transient Settlement • Villas • Installational infrastructure • Service Infrastructure • Permanent Settlement • Flats and Bungalows • Philanthropic Manly • Social Structure • Defence • Speculation • Public Health • Transport • Recreation • Suburbanisation • Local Employment • Dispossession <p>In assessing items proposed for listing, a number of criteria and thresholds were used to evaluate the merits (for heritage purposes) of individual items:</p> <ul style="list-style-type: none"> • Integrity- is the building/item intact, or has it been significantly altered since its construction? A sizeable proportion of items surveyed failed to meet the integrity 	<p>4.4 Assessment of Significance</p> <p>The Clive Lucas Stapleton & Partners (CLSP) 2008 Heritage Review 2008 adopted the themes from the 1986 Manly Heritage Study.</p> <p>We have read the sections of the report that are available and there is no indication in the report of research undertaken to determine the detailed histories, physical examination or comparative analysis of the properties that were not recommended for listing. No detailed work-sheets are available to assess the inclusion or exclusion of items against the criteria stated in the review (reproduced in detail in the left column).</p>

CLSP 2008 Heritage Review	Robertson & Hindmarsh Pty Ltd (R&H) comment
<p>threshold. An example of this is the house at 4 Battle Boulevard, Seaforth, amongst many others in the area.</p> <ul style="list-style-type: none"> • Context/Setting- is the setting of the item so altered from its original state that the item no longer has any relation to its surroundings? One example of an item ruled out by this criterion is 19-21 Central Ave, a terrace of two houses surrounded on either side by high rise buildings which have erased the context of the terrace. • Strength of the item's relationship to identified local themes- some items, having strong aesthetic value, were bolstered by their relationship to an identified theme. A good example of this thinking was Carisbrooke at 25-27 South Steyne which, along with being a strong building, reflected a number of themes, such as Manly's history as a popular recreation spot, and was therefore proposed for listing. • Membership of a set or group: Field work conducted as part of this study has identified a number of groups that contribute significantly to the character of Manly. Membership of one (or more) of these groups was a key criteria for assessment. For example, the group of shops along Sydney Road in Balgowlah were inspected individually, but considered for assessment purposes as a group possessing particular characteristics. For full details of groups identified as within this study, please refer to Part 3 of this report. • Local Architects/Builders: The design or construction of buildings by local residents is a theme identified by research carried out during this study, and was a criterion that strongly influenced decision making regarding particular items. There are many examples of little-known, yet skilful and individual architects and builders working in Manly in the first half of the 20th century, best exemplified in buildings such as 95 Bower Street, 10-12 Camera Street and 44-46 Darley Road. • Flat buildings in Manly: Previous studies have noted a strong and distinct predilection for flat building in Manly from WWI onward, and in the course of this study we have sought to ensure this history is properly represented. There are a number of particularly illustrative examples, such as Strathspey and Reinzi on West Esplanade, which reflect the grand concepts of Manly envisioned by H.G. Smith in the 1850s, and contribute strongly to Manly's character today. • Brick character: Manly has long been recognised as a locale possessing a strong brick-built character, the best example of which is Eustace Street, a uniform street of good-quality brick buildings. In addition to its brick character, Eustace Street also exemplifies the themes of flat building, and the theme of local builder/designers. 	<p>The statement to the left is the only statement indicating the methodology employed in the CLSP</p>

CLSP 2008 Heritage Review	Robertson & Hindmarsh Pty Ltd (R&H) comment
Items suggested for listing generally satisfied a number of these of these criteria in conjunction. Items that were perhaps aesthetically sound or unaltered, yet lacked a strong relationship to the themes identified in 1986 and other criteria set out above, did not meet the threshold for listing as individual items.	<p>Review. This approach is at odds with the method of utilising the listing criteria set down by the NSW Heritage Office to assess significance at Local or State levels. The non-conformity with local themes and the CLSP criteria should not have been a reason to exclude an item which met one of the NSW Heritage Office's listing criteria.</p> <p>Had the building at 21 Whistler Street been identified as a remnant portion of a villa, which was one of the identified themes of the study, rather than as a "house" then the result may have been different.</p>
8.3 Explanatory Notes regarding Items Not Proposed for Listing Extract from the study (p.922): "Address: 21 Whistler St, Manly 'The Mews': Comment: A nineteenth century house. The roof form, some joinery and wall rendering appear to be intact. It has had major additions and appears to in fair condition. It has lost its domestic context."	CLSP confirm from their visual inspection that the building is a 19 th century building, albeit identified as a "house". Without the background research being undertaken their assessment that the building was a house was reasonable as this is its current use and Whistler Street contained other small cottages. The reference to the loss of domestic context indicates the requirement to assess the potential items against the prescribed Local Themes, such as context. As stated above, had the building been identified as a remnant part of a villa then the outcome may have been different.

8. Conclusion:

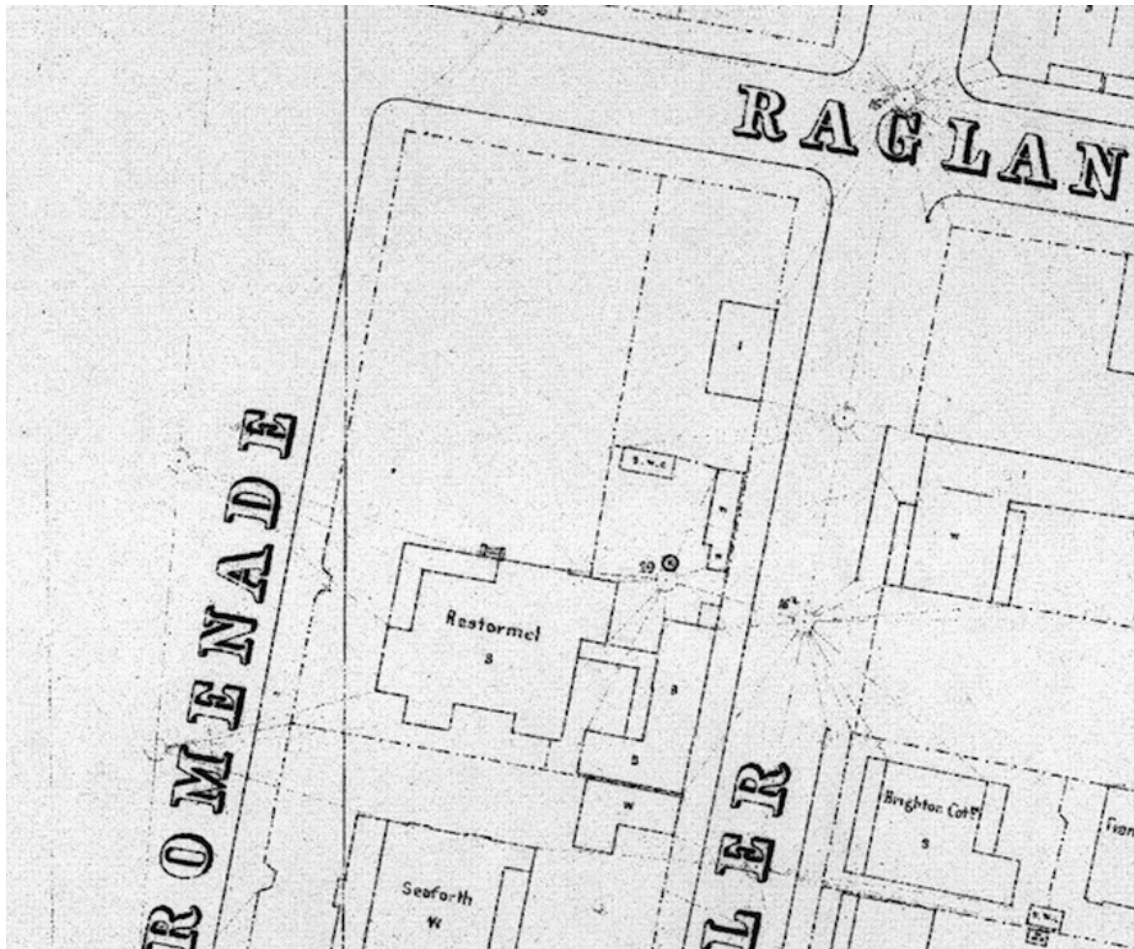
In conclusion, as set out in the Executive Summary to this report, there is no additional information that would alter the earlier opinion of Robertson & Hindmarsh Pty Ltd in its report dated 1 July 2019 that No. 21 Whistler Street (the former outbuilding of "Roseville", later "Restormel") meets the criteria for listing as a Local item of environmental heritage under the Northern Beaches LEP under the following criteria:

- Historical significance
- Associative significance
- Aesthetic/Technical significance
- Rarity



Dr Scott Robertson
BSc (Arch), BArch (Hons), MBEEnv (Blg Cons), PhD

ATTACHMENT A



Extract from MWS&DB Manly detail Sheet 29, 1890 showing the outline of the buildings on the site of "Roseville/Restormel" and the materials from which they were constructed. The plan confirms that the subject outbuildings were brick and not stone

SCOTT ROBERTSON

B.Arch (Hons), M. Built Environment (Blg Cons), PhD

Overview

Scott Robertson has over 30 years' experience as a heritage consultant involved in projects ranging from conservation management plans, major research projects and the design, documentation and contract administration of a range of conservation building projects.

He has appeared as an expert witness in the NSW Land & Environment Court on heritage matters.

Scott has more than 20 years' experience as a lecturer at both the Universities of Sydney and New South Wales in subjects relating to the management of architectural practices & heritage architecture.

He has written a large number of articles for newspapers and journals, chapters in books on architecture and has translated architectural works from both French and Indonesian to English as well as giving numerous general lectures on architecture and conservation and speaking at specialist seminars and conferences.

Scott was the founding president of Docomomo Australia. He is also a member of the International Advisory Board of Docomomo.

In 2017 Scott was awarded the Bathurst Macquarie Heritage Medal, a national award in recognition of his contribution to conservation.

Qualifications

2012	Doctor of Philosophy (UNSW) <i>Significant Pavilions: The Traditional Javanese House as a Symbolic Terrain</i>
1983	Master of the Built Environment (Building Conservation) (UNSW) <i>The Effectiveness of National Trust Listings as a Guide to the Heritage Value of an Urban Area – Mosman: A Case Study</i>
1978	Bachelor of Architecture (Honours) (UNSW) <i>The Growth of Sydney 1842-1948</i>
1975	Bachelor of Science (Architecture) (UNSW)

Languages

English, French, Indonesian

Professional Registration

1980 to date NSW Architects Registration Board

Employment

1978-date	Robertson & Hindmarsh Pty Ltd
1995-2007	University of NSW (part-time lecturer)
1997-1999	Warringah Council (as part-time Heritage Advisor)
1988-1995	Sydney University (part-time tutor)
1983-1987	RAIA NSW (Practice Director; part-time)
1977	NSW Public Works Department, Sydney, NSW
1975	Tablelands Building Company, Bathurst, NSW

Academic Positions

2011, 2013 & 2015	Guest lecturer in Master of Conservation Course, Sydney University
1995-2007	Part-time lecturer in Architectural Practice: (Management for Architects), Faculty of the Built Environment, University of NSW
1990	Part-time tutor in Technology (Construction), Faculty of Architecture, University of NSW
1988-1995	Part-time tutor in Professional Practice, Department of Architecture, University of Sydney,

Professional & Allied Memberships

Fellow of the Australian Institute of Architects;
 Australia ICOMOS;
 Docomomo Australia Inc;
 National Trust of Australia (NSW);
 NSW Historic Houses Trust;
 Art Deco Society of NSW Inc;
 Royal Australian Historical Society;
 Society of Architectural Historians of Australia and New Zealand;
 Association for Preservation Technology

Professional Contributions

2013 to date	Docomomo Australia Inc, President
2010 to 2012	Docomomo Australia Inc, Vice-President
2006 to date	Docomomo International Advisory Board
2000 to 2009	Docomomo Australia Inc, Founding President
1999 to date	Docomomo Australia Inc, Committee

Professional Contributions

1999 to date	Art Deco Society of NSW Inc, Treasurer
1998 to date	Art Deco Society of NSW Inc, Committee
1990-1994	Chairman, RAIA Fees Committee
1991-1992	RAIA Archicentre Australia Pty Ltd Board
1991-1992	RAIA Honorary National Secretary
1989-1992	Architext (RAIA Bookshop) Board
1989-1991	RAIA Honorary National Treasurer
1989-1991	RAIA Architects Advisory Service Board
1988-1992	RAIA National Councillor
1988-1992	PWD/RAIA/ACA Liaison Group RAIA (NSW)
1988-1989	PWD/ACEA/RAIA Working Party on Conditions of Engagement
1988-1989	Professional Practice Committee RAIA (NSW)
1987-1988	Practice Board RAIA (NSW)
1980-1987	Historic Buildings & Sites Committee RAIA (NSW)
1982-2009	Urban Conservation Committee of National Trust of Australia (NSW)

Community Involvement

2012	Member of jury, Willoughby City Council Heritage Awards
2004	Member of jury, Willoughby City Council Heritage Awards
2002	Member of jury, Willoughby City Council Heritage Awards
2000	Member of jury, Willoughby City Council Heritage Awards
1998	Member of jury, Willoughby City Council Heritage Awards
1996	Member of jury, Willoughby City Council Heritage Awards
1996-1998	National Trust of Australia (NSW) representative on Willoughby City Council Task Force concerning Historical Waterfront Cottages at Sugarloaf Bay, Castlecrag
1997-2012	Member Willoughby Heritage Information Committee

Publications:**Books**

- 2019 Individual author of three entries on individual buildings and co-author (with Dr Noni Boyd) of thematic essay on “Work and War”, in Lewi, H. & Goad, P. (eds), 2019, *Australia Modern*, Melbourne: Thames & Hudson Australia
- 2017 Co-author (with Dr Noni Boyd) of “Warringah Shire Civic Centre”, in Elser, O., Kurz, P. & Schmal, C., *SOS Brutalism: A Global Survey*, Zurich: Deutsches Arkitekturmuseum
- 2015 Author of a number of entries, in Watson, A. (ed), 2015, *Visionaries in Suburbia: Griffin Houses in the Sydney Landscape*, Sydney: Walter Burley Griffin Society Incorporated
- 2011 Author of 10 entries on NSW architects in Goad, P. & Willis, J. (eds), 2011, *The Encyclopaedia of Australian Architecture*, Melbourne: Cambridge University Press
- 2003 Author of chapter, “The Architecture of The Astor” in Roberts, J. (ed), 2003, *The Astor*, Sydney: Ruskin Rowe Press
- 2001 Author of chapter, “Everyman’s Castle: Housing in NSW 1918-1942” in Ferson, M. & Nilsson, M. (eds), 2001, *Art Deco in Australia: Sunrise over the Pacific*, Sydney: Craftsman House
- 2000 Author of chapter, “Conclusions” in Burke, S. (ed), 2000, *Fibro House: Opera House, Conserving Mid-Twentieth Century Heritage*, Sydney, Historic Houses Trust of NSW
- 1984 Co-author, *Federation Style Architecture: Conserving the Character of the Federation House*, slide-tape audio-visual package, (1984, Sydney, National Trust of Australia (NSW))
- 1981 Author, *Paint - Types and Constituents*, (1981, Sydney, UNSW Graduate School of the Built Environment, Report G.81.02)

Publications:**Refereed articles/
papers**

- 2014 to date English Language Editor of the Docomomo Journal, the international journal of Docomomo International (editors based in Lisbon, Portugal)
- 2013 Guest Editor of the Australia ICOMOS refereed journal, *Historic Environment*, two issues of papers from the 2009 Australia ICOMOS “(Un)loved Modern” conference held in Sydney
- 2007 Author of refereed journal article, “Challenges in Protecting 1960s Architect-Designed Houses”, p.131-142, *Conservation of Modern Architecture* (special issue of *Journal of Architectural Conservation*), Volume 13, No. 2, London: Donhead (ISSN 1335-6207, ISBN13 978 1 873394 84 7)

Curator of Exhibitions

2001 Co-curator of exhibition *Fifties Houses: Plus or Minus?*, Rose Seidler House (Historic Houses Trust of NSW)

Conference Organiser

2019-2020 Member of the Docomomo International Scientific Committee organising the Docomomo International conference "Inheritable Resilience: Sharing Values of Global Modernities", Tokyo, 10-13 September 2020

2009 *(Un)loved Modern: The Conservation of 20th Century Heritage*
Member of the organising committee and Chair of the Program Committee of the Australia ICOMOS National Conference, Sydney

2000 *Saving Our Century*, heritage sessions of RAlA National Conference, Darling Harbour

Public Speaking on Heritage & Architecture

2019 "Griffin Centre - Castlecrag", talk at the Castlecrag Progress Association 94th Anniversary Dinner, 10 November 2019

2019 "Challenges of modern heritage faced by Docomomo Australia", Docomomo_US symposium "East Meets West", Hawaii, 25-27 September 2019

2018 *The Work of Robertson & Hindmarsh Architects: 1953-1977* at Twentieth Century Society of NSW & ACT AGM held at AIA (NSW Chapter) Auditorium, Tusculum, 30 November 2018

2017 "Modernism in Australia", talk to the Docomomo_US North Texas Chapter, Dallas, September 2017

2012 *The Twentieth Century Bungalow in Australia* at Housing talks series for the Historic Houses Trust of NSW

2009 *From Discipline to Discourse: the adaptive re-use of ex-Army buildings on Sydney Harbour* at the international symposium, *Keeping the Past Public*, University of Melbourne

2009 *The War at Home: Identification of War Sites in NSW* at the Australia ICOMOS National Conference, *(Un)loved Modern: The Conservation of 20th Century Heritage*, Sydney

2008 *There's A War On! Collections, sites and stories related to WWI & WWII*, for Museums & Galleries NSW, Albury

2008 *Interwar Housing in Ku-ring-gai*, for Ku-ring-gai Historical Society

2007 *The architectural styles of Ku-ring-gai*, for Ku-ring-gai Library

2007 *Sydney Open Exclusive – The Astor Apartments*, for the Historic Houses Trust of NSW

Public Speaking on Heritage & Architecture

2007	<i>Moderne</i> , for the Historic Houses Trust of NSW, Sydney.
2007	<i>There's A War On! Collections, Sites and Stories Related to WWI & WWII</i> , for Museums & Galleries NSW, Cowra
2000	<i>The National Trust Working with Local Government</i> , Sydney
1999	<i>Northern Beaches Houses Tour</i> for RAIA and Monday Night Talk
1999	<i>Fibro House: Opera House, Conserving Mid Twentieth Century Heritage</i> Chief conference rapporteur at Historic Houses Trust of NSW conference, Sydney
1999	<i>Fugitive Moderns: The work of Dr Henry Epstein</i> Architecture Society at RAIA, NSW Sydney
1998	<i>The Middle Class Dream: Interwar House & Suburb</i> Keynote speaker and walking tour guide at National Trust of Australia (NSW) Orange and District Branch seminar.
1998	<i>The Middle Class Dream: Interwar House & Suburb</i> One of the organisers, speakers, foot and coach tour organiser and guide at National Trust of Australia (NSW) seminar
1995	<i>Conservation as a Liberating Force within a Democracy</i> Guest speaker at Castlecrag waterfront for Willoughby Council
1995	<i>Conservation of Walter Burley Griffin's Stella James House, Avalon</i> for Walter Burley Griffin Society
1994	<i>Aspects of Modernism and Interwar Mass Housing</i> , for Art Deco Society NSW, Sydney
1994	<i>The Client & Architect Agreement Revisited</i> Professional Development Seminar, RAIA, NSW Chapter, Sydney
1991	<i>New RAIA/ACA-Aust Long Form Client/Architect Agreement</i> RAIA, NSW Chapter Country Division Professional Development Seminar, Mt Victoria, NSW
1991	<i>Changing Attitudes to Historic Buildings</i> RAIA, NSW Chapter and Sydney Cove Authority, The Rocks
1990	<i>Professionalism and Business</i> at RAIA/PAM Convention, Perth, WA and Kuala Lumpur, Malaysia
1990	<i>What Architects Do for their Money</i> RAIA NSW Chapter interactive satellite seminar (transmitted live to 6 capital cities)

Tour leader

- 2007 *Art Deco World Congress: Pre-congress tours (Sydney)*, for the Art Deco Society of NSW, to Castlecrag, Potts Point & Kirribilli
- 2007 Defences of Sydney Harbour Tour, Headland Park, Mosman for the Historic Houses Trust of NSW
- 1991 *Changing Attitudes to Historic Buildings*
RAIA, NSW Chapter and Sydney Cove Authority, The Rocks,

Media involvement

Guest architect on *Building Australia* on TV's History channel discussing The Californian Bungalow, 2013

Radio interviews

Interviews for articles published in Sydney Morning Herald

Articles published in interior and architecture magazines

Awards

- 2017 Winner, Bathurst Macquarie Heritage Medal (a national award to Scott Robertson that "recognises a significant contribution of an individual to the value of enhancing Australia's heritage").
- 2011 Short-listed, Australian Institute of Architects (NSW Chapter) Small Project Award, for Alterations and Additions (Studio), to the Cheong House, 14 The Parapet, Castlecrag.
- 2010 Highly Commended, Willoughby City Council Heritage Awards for Alterations and Additions (Studio), to the Cheong House, 14 The Parapet, Castlecrag.
- 2008 Winner, Willoughby City Council Heritage Award for alterations and additions to a house in the Chatswood North Conservation Area, awarded to 6 Dowel Street, Chatswood
- 2008 Winner, Willoughby City Council Heritage Award for restoration of the Cheong House, 14 The Parapet, Castlecrag
- 2008 Winner, Australian Institute of Architects (NSW Chapter) Heritage Architecture Award, for the Cheong House, 14 The Parapet, Castlecrag.
- 2008 National Commendation, Australian Institute of Architects Heritage Architecture Award, for the Cheong House, 14 The Parapet, Castlecrag.
- 2007 Winner, EnergyAustralia National Trust Heritage Award, to Robertson & Hindmarsh Pty Ltd in the Interpretation and Presentation – Individuals category for the report, *World Wars I & II: Survey of buildings, sites and cultural landscapes in NSW*.
- 2005 Winner, Hornsby Shire Council Heritage Awards, Category A – Restoration: Encouragement Award. Awarded to "Mt Wilga", 2a Manor Road, Hornsby

Awards

- 2004 Winner, EnergyAustralia National Trust Heritage Award, to Jan Roberts & Ruskin Rowe Press for book "The Astor" in the print category. Scott Robertson wrote the chapter on the architecture of The Astor Flats, Macquarie Street, Sydney
- 2002 Winner, Ku-ring-gai Municipal Council Heritage Awards: Best Restoration in the over \$300,000 Category. Awarded to "Hazeldean", 14 Burns Road, Wahroonga
- 2002 Winner, EnergyAustralia National Trust Heritage Award to the Art Deco Society of NSW Inc for book *Art Deco in Australia: Sunrise Over the Pacific* in the print category for community groups. Scott Robertson wrote one of the chapters in the book and took a number of the photographs.
- 2000 Winner, Willoughby City Council Heritage Award for alterations and additions to a house in the Naremburn Conservation Area, 8 Oxley Street, Naremburn.

Business

- 1983 to date Director of Robertson & Hindmarsh Pty Ltd, Architects

Major Heritage Studies

- 2004-2006 Study of World War 1 & World War 2 sites in NSW for the NSW Heritage Office.
- 1993-1996 Study of Interwar Housing in NSW for the National Trust of Australia (NSW), funded through the Heritage Council of NSW by the National Estate grants program.

Conservation Studies/Plans

- 2018 Major revision of Conservation Management Plan, *11-13 Dalgety Terrace, Millers Point*, for NSW Land & Housing Corporation.
- 2018 Conservation Management Plan, *Former RAAF Radar Station 131, Ash Island*, Milham Road, Ash Island, Hunter Wetlands National Park, for National Parks & Wildlife Service NSW
- 2017 Report for the Council of the City of Sydney, *Former Bidura Children's Court & Metropolitan Remand Centre, Glebe*, October 2017.
- 2017 Major revision of Conservation Management Plans, *15-35A Dalgety Terrace, Millers Point*, for NSW Land & Housing Corporation.
- 2017 Major revision of Conservation Management Plan, *High Street Flats, 74-80 High Street, Millers Point* (1910-1917), for NSW Land & Housing Corporation.
- 2016-17 Major revision of Conservation Management Plan, *High Street Flats, 38-72 High Street, Millers Point* (1910-1917), for NSW Land & Housing Corporation.

**Conservation
Studies/Plans**

2016-17	Major revision of Conservation Management Plan, <i>High Street Flats, 3-9 High Street, Millers Point</i> (1910-1917), for NSW Land & Housing Corporation.
2016	Conservation Management Plan, <i>Town Hall House</i> , Kent Street, Sydney, for Council of the City of Sydney
2016	Conservation Management Plan, <i>Baronda house</i> , Mimosa Rocks National Park, for National Parks & Wildlife Service NSW
2016	Major revision of Conservation Management Plan, <i>Wentworth Terrace, 36-44 Argyle Place, Millers Point</i> , for NSW Land & Housing Corporation.
2015	Major revision of Conservation Management Plan, <i>7-9 Dalgety Terrace, Millers Point</i> , for Housing NSW.
2015	Major revision of Conservation Management Plan, <i>Grimes Cottage, 50 Argyle Place</i> , Millers Point, for NSW Land & Housing Corporation.
2015	Major revision of Conservation Management Plan, <i>Kennedy's Pair of Houses, 49-51 Kent Street</i> , Millers Point, for NSW Land & Housing Corporation.
2014	Major revision of Conservation Management Plan, <i>Wentworth Terrace, 36-44 Argyle Place</i> , Millers Point, for Housing NSW.
2014	Major revision of Conservation Management Plan, <i>Cole's Buildings, 24-32 Argyle Place, Millers Point</i> (mid-1840s), for Housing NSW.
2014	Conservation Management Plan, <i>136-138 Cumberland Street</i> , The Rocks, for Sydney Harbour Foreshore Authority.
2014	Major revision of Conservation Management Plan, <i>86-88 Windmill Street, Millers Point</i> (1855-1861), for Housing NSW.
2014	Penrith Modern Buildings Study for Penrith City Council
2013	Conservation Analysis Report of <i>Mount Keira Scout Camp Precinct</i> for NSW Office of Environment & Heritage
2013	Conservation Management Plan, <i>Stella James House, Avalon</i> , for National Trust of Australia (NSW)
2011	Conservation Management Plan, <i>86-88 Windmill Street, Millers Point</i> (1855-1861), for Housing NSW.
2011	Conservation Management Plan, <i>69 Windmill Street, Millers Point (Formerly The Hit or Miss Hotel)</i> (1898), for Housing NSW.
2011	Conservation Management Plan, <i>7-9 Dalgety Terrace, Millers Point</i> , for Housing NSW.

**Conservation
Studies/Plans**

2011	Conservation Management Plan, <i>11-13 Dalgety Terrace, Millers Point</i> , for Housing NSW.
2011	Conservation Management Plan, <i>Grimes Cottage, 50 Argyle Place</i> , Millers Point, for Housing NSW.
2011	Conservation Management Plan, <i>Wentworth Terrace, 36-44 Argyle Place</i> , Millers Point, for Housing NSW.
2011	Conservation Management Plan, <i>Minerva House, 46-48 Argyle Place</i> , Millers Point, for Housing NSW.
2011	Conservation Management Plan, <i>Kennedy's Pair of Houses, 49-51 Kent Street</i> , Millers Point, for Housing NSW.
2010	Conservation Management Plan, <i>20-22 Lower Fort Street, Dawes Point (1841-1843)</i> , for Housing NSW.
2010	Conservation Management Strategy, <i>High Street Flats, 2-80 High Street, Millers Point (1910-1917)</i> , for Housing NSW.
2010	Conservation Management Plan, <i>Cole's Buildings, 24-32 Argyle Place, Millers Point (mid-1840s)</i> , for Housing NSW.
2010	Conservation Management Strategy, <i>Workmen's Flats, 15-35 Dalgety Terrace, Millers Point (1907-1908)</i> , for Housing NSW.
2008-2009	Conservation Management Plan, North Fort at North Head, Manly for the Sydney Harbour Federation Trust.
2007	Updated and expanded Conservation Management Plan, <i>Observer Hotel (1909)</i> , The Rocks, for the Sydney Harbour Foreshore Authority.
2007	Updated and expanded Conservation Management Plan, <i>75-75½ George Street North</i> , The Rocks, for the Sydney Harbour Foreshore Authority.
2007	Updated and expanded Conservation Management Plan, <i>120 Gloucester Street</i> , The Rocks, for the Sydney Harbour Foreshore Authority.
2007	Updated and expanded Conservation Management Plan, <i>117-119 Harrington Street</i> , The Rocks, for the Sydney Harbour Foreshore Authority.
2007	Conservation Management Plan, Middle Head sites, Mosman for the Sydney Harbour Federation Trust.
2006	Updated and expanded Conservation Management Plan of <i>Mt Wilga (1914)</i> , Hornsby in association with Godden Mackay Logan, for Austcorp Project No. 1 Pty Ltd
2006	Conservation Management Plan, Middle Head sites, Mosman for the Sydney Harbour Federation Trust.
2003	Conservation Management Plan, HQ Training Command & 30 Terminal Squadron sites, Georges Heights, Mosman for the Sydney Harbour Federation Trust.

**Conservation
Studies/Plans**

2002	Conservation Management Plans, Buildings 10, 21, 23 & 24, Cockatoo Island, Sydney for the Sydney Harbour Federation Trust.
2000	Updated and expanded Conservation Management Plan, <i>Mt Wilga</i> (1914) house and garden (formerly the home of Sydney department store owner, Marcus Clark), Hornsby, for Mount Wilga Village
1999	Conservation Plan, 1-3 Darley Road, Randwick for the National Trust of Australia (NSW).
1999	Conservation Plan, <i>The Moorings</i> , (1915; designed by James Peddle) 93 Florida Road, Palm Beach for Memel Holdings Pty Ltd.
1998	Conservation Plan, <i>75a George Street</i> , (1883), The Rocks for the Sydney Cove Authority.
1996	Conservation Plan, <i>75a George Street</i> , (1883), The Rocks for the Sydney Cove Authority.
1996	Heritage Assessment Report, 8-12 Ben Boyd Road, Neutral Bay for North Sydney Council.
1996	Conservation Plan, <i>North Sydney Council Chambers</i> , Miller Street, North Sydney for North Sydney Council.
1996	Heritage Assessment Report, <i>Meryldene</i> , 2 Rose Street, Chatswood (1905) for the Fathers of the Blessed Sacrament.
1994	Conservation Plan, <i>North Sydney Demonstration School</i> (1930 & 1935), North Sydney, for North Sydney Demonstration School.
1994	Conservation Plan, <i>182 Cumberland Street</i> , (1911), The Rocks, for the Sydney Cove Authority.
1993	Conservation Plan, <i>Walter Burley Griffin Lodge</i> (1934), Avalon, for the National Trust of Australia (NSW).
1992	Conservation Plan, <i>Glenmore Hotel</i> (1921), The Rocks, for the Sydney Cove Authority.
1991	Conservation Management Plan, <i>Mt Wilga</i> (1914) house and garden (formerly the home of Sydney department store owner, Marcus Clark), Hornsby, for Soka Gakkai International Australia
1990	Conservation Plan, <i>Observer Hotel</i> (1909), The Rocks, for the Sydney Cove Authority.
1990	Conservation Plan, <i>Australian Hotel</i> (1914) and adjacent shops, The Rocks, for the Sydney Cove Authority
1989	Conservation study of <i>Yasmar</i> homestead (1861) and site, Haberfield, for the Public Works Department.

**Conservation
Studies/Plans**

1983	Bradleys Head Road, Mosman (Research thesis for Masters Degree comprising historical research and photographic documentation of every building in Bradleys Head Road together with statements of significance for each item).
1980	Report and measured survey of Dr Richard Arthur's residence (1895), 794-796 Military Road, Mosman, prior to its demolition by a developer.

**Built Conservation
Works**

2016-2018	Conservation of part of Admiralty House, Kirribilli, for the Office of the Official Secretary to the Governor-General (project 2).
2015 to date	Conservation of Georgian terrace house (1843), 23 Lower Fort Street, Dawes Point, for private owner.
2013-2014	Conservation of part of Admiralty House, Kirribilli, for the Office of the Official Secretary to the Governor-General (project 1).
2012-2013	Conservation of Georgian terrace house (1845), 58 Argyle Place, Millers Point, for private lessee.
2012-2013	Conservation of Georgian terrace house (1840), 24 Lower Fort Street, Dawes Point, for private lessee.
2010-2011	Conservation of Georgian terrace house (1833-1834), 31 Lower Fort Street, Dawes Point, for private lessee.
2008-date	Conservation of various State Heritage Register-listed buildings at Millers Point and Local heritage listed buildings at Glebe for Housing NSW.
2007-2009	Design and documentation of addition to the Hugh Buhrich-designed sun-trap portion of the <i>Cheong House</i> , Castlecrag (originally designed in 1922 by Walter Burley Griffin; 1946 sun-trap addition designed by Hugh & Eva Buhrich).
2007	Conservation of former defence buildings (Buildings 24 & 28) on Cockatoo Island, Sydney, for Sydney Harbour Federation Trust.
2006-2007	Conservation of and repairs to <i>Cheong House</i> , Castlecrag (1922; designed by Walter Burley Griffin).
2006-2007	Alterations and additions to <i>Grosvenor</i> , 32 Grosvenor Street, Wahroonga (local heritage item on Ku-ring-gai Council LEP).
2005	Further conservation of <i>Mount Wilga</i> , Hornsby for Austcorp Project No. 1 Pty Ltd.
2005	Conservation and adaptive re-use of former defence buildings at 30 Terminal Squadron site, Georges Heights, Mosman, for Sydney Harbour Federation Trust.
2000	Alterations to <i>Hazeldean</i> (c.1895; designed by Varney Parkes), Wahroonga.

Built Conservation Works

2000	Conservation and adaptive re-use of <i>Mount Wilga</i> , Hornsby for Mount Wilga Village.
2000	Further stage of conservation of the <i>Stella James House</i> (formerly known as <i>Walter Burley Griffin Lodge</i> (1934)), Avalon, for the National Trust of Australia (NSW).
1998	Conservation of <i>121 George Street</i> , The Rocks for the Sydney Cove Authority.
1998	Client representative for conservation works to <i>135 George Street</i> , The Rocks for the Sydney Cove Authority.
1997	Conservation of <i>16-18 Grosvenor Street</i> , The Rocks for the Sydney Cove Authority.
1996	Conservation of <i>75a George Street</i> , (1883), The Rocks for the Sydney Cove Authority.
1996	Heritage advice to architect for maintenance of and repairs to <i>St Vincents College Chapel</i> , Potts Point.
1996	Maintenance of and repairs to <i>St Peters Anglican Church</i> , Cremorne.
1995	Conservation of <i>182 Cumberland Street</i> , (1911), The Rocks for the Sydney Cove Authority.
1993	Repairs to <i>The Barn</i> , Avenue Road, Mosman for the Scout Association of NSW (recommended to the Association by the Heritage Branch of the NSW Department of Planning).
1993	Conservation of <i>Stella James House</i> (1934; designed by Walter Burley Griffin), Avalon, for the National Trust of Australia (NSW).
1993	Conservation of the <i>Observer Hotel</i> (1909), The Rocks for the Sydney Cove Authority.
1992	Conservation of the <i>Glenmore Hotel</i> (1921), The Rocks for the Sydney Cove Authority.
1991	Conservation of the <i>Australian Hotel</i> (1914) and adjacent shops, The Rocks, for the Sydney Cove Authority.
1991	Conservation of <i>Mt Wilga</i> (1914) house, Hornsby, for Soka Gakkai International Australia.
1986-1987	Rehabilitation of 109 houses at Dacey Gardens for the NSW Department of Housing involving the reconstruction of missing elements as well as modifying interiors to suit the requirements of the Department and detailed surveys of houses to schedule the works required.
1985	Exterior colour scheme, reconstructed front fence and verandah of Victorian house, 42 Cowles Road, Mosman (engaged by the Heritage & Conservation Branch, NSW Department of Environment & Planning).

Contact Details

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CURRICULUM VITAE

ACADEMIC QUALIFICATIONS

2012 Architectural History	PhD, RMIT University <i>No Sacrifice in Sunshine, Walter Liberty Vernon 1846-1914</i>
1998 Heritage Conservation	MSC (Arch) (Cons), University of Sydney <i>The Gloucester Street Precinct, A Conservation Analysis</i> SHFA Conservation Prize 2000
1988 Architecture	Bachelor of Architecture, University of Auckland, NZ Undergraduate Thesis: <i>The Civic Theatre, A Conservation Plan.</i>

POSITIONS HELD

From 2012	Dr Noni K. Boyd, Architectural Historian & Heritage Consultant
From March 2018	Heritage Specialist, Inner West Council (part time)
November 2011- November 2016	Heritage Officer, NSW Chapter of the Australian Institute of Architects (part time)
March 2003 - 2012	Noni K. Boyd, Heritage Consultant
April 2003 - 2005	National Trust of Australia (NSW) Historic Buildings & Classifications Officer (part time)
Sept 2002 - Feb 2003	Consultant Heritage Officer NSW Heritage Office
Sept. 1999 to Sept 2002	Senior Conservation Architect Otto Cserhalmi Partners, Architects
Jan 1994- September 1999	Conservation Architect Heritage Group, NSW Department of Public Works & Services
1989-1994	Project Officer, Sydney Cove Authority
1988-9	Researcher (Part Time) New Zealand Historic Places Trust
1988-9	Architectural Assistant, Salmond Architects, Devonport, Auckland NZ (Part Time)
Summer 1986/87	Architectural Assistant, Stephenson & Turner, Architects, Auckland, NZ
Summer 1980/81	Rare Book Section, Victoria University Library, Wellington NZ.

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C U R R E N T P R O J E C T S

- Historical Outline of the Development of sections of Darlinghurst Road – with PTW
Client : City of Sydney
- Section 170 Register for TAFE NSW (with Scott Robertson) (73 TAFE complexes)
- Mountain View Homestead, CMP (With Jean Rice under a NSW Heritage Office Grant)

W O R L D H E R I T A G E – D E S K T O P R E V I E W S

Desktop reviews of dossiers compiled for potential World Heritage Sites
Undertaken for the World Heritage Centre in Paris

- Taputapuātea, French Polynesia (2016), inscribed on the World Heritage List in 2017
- Antigua Naval Dockyard and Related Sites (2015) inscribed on the World Heritage List in 2016

A U S T R A L I A I C O M O S

- 2019** Review of the Zero draft : Climate Change and Heritage
- 2018-2019** Preparation of a Practice Note for Australia ICOMOS on Sustainability & Heritage
- 2011** Australian Bungalow, Malta, CMP on behalf of Australia ICOMOS

C O N S E R V A T I O N M A N A G E M E N T P L A N S (C M P s) for State Government Agencies

- 2017** Conservation Management Plan for the Justice & Police Museum (with Jean Rice) for Sydney Living Museums
- 2016** Conservation Management Plan for the Strickland Building, Chippendale (with Scott Robertson) for the Land and Housing Corporation (LAHC)
- 2014** CMP Upgrade for 136-138 Cumberland Street, The Rocks, for SHFA (with Scott Robertson)
- 2012** CMP for the Oyster Bar & Portobello Cafe, East Circular Quay with Jean Rice, Architect (for SHFA)
- CMP for 55-69 Harrington Street with Jean Rice, Architect (for SHFA)
- 2011** Ajax Building, 23 George Street North (with Jean Rice, Architect) (for SHFA)
- Millers Point Client: LAHC (All with Scott Robertson)
 69 Windmill Street Conservation Management Plan
 86-88 Windmill Street Conservation Management Plan Client: LAHC
 24-32 Argyle Place Conservation Management Plan, Client: LAHC
 36-44 Argyle Place Conservation Management Plan, Client: LAHC

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- 2011** Millers Point Client: LAHC (All with Scott Robertson)
50 Argyle Place Conservation Management Plan, Client: LAHC
46-48 Argyle Place Conservation Management Plan Client: LAHC
- 2010** Millers Point Client: LAHC (All with Scott Robertson)
20-22 Lower Fort Street Conservation Management Plan, Client: LAHC
15-35 Dalgety Terrace Conservation Management Strategy, Client: LAHC
High Street Flats Conservation Management Strategy, Client: LAHC
- Wollongong Harbour Conservation Management Strategy (for Lands)
(With Jean Rice, Architect)
- 2007** Middle Head Sites, Conservation Management Plan (With Scott Robertson) (for SHFT)
- 2006** Pyrmont Bridge Conservation Management Plan (With Otto Cserhalmi & Partners)
(for SHFA)
- 2005** School of Veterinary Science, University of Sydney (With Otto Cserhalmi & Partners) for
the University of Sydney
- 2001-03** Upgrading of the Conservation Management Plan for the Kingston and Arthurs Vale
Historic Site, Norfolk Island, South Pacific (including a comparative study of convict and
military establishments) The project included an inventory and database of sites &
historic photographs
- 2000** Destitute Asylum, Prince of Wales Hospital, Conservation Plan
- 1999** As part of the Heritage Group within the NSW Government Architect's office
Bella Vista Farm, Conservation Management Plan
(including a comparative study of vernacular buildings in the Hawkesbury)
- 1998** North Parramatta Government Sites (including an Inventory)
including the Female Factory, Mental Hospital and Gaol
- 1997** Sydney Conservatorium of Music
Former Parcels Post Office (including Design Guidelines)
- 1996** Royal Prince Alfred Hospital Conservation Management Plan
- 1995** Central Station Conservation Management Plan
- Building C, Sydney Institute of Technology Conservation Plan
- The Obelisk Conservation Plan
- 1994** Coffs Harbour Jetty Conservation Plan
- West Suburbs Hospital Conservation (included a comparative analysis of Cottage
Hospitals)

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CONSERVATION MANAGEMENT PLANS (CMPs) for Councils

- 2018-19** Conservation Management Plan for Bondi Surf Bathers Life Saving Club (with Jean Rice)
(Client : Waverley Council)
- 2016-18** Conservation Management Plan for the Bondi Beach Cultural Landscape (with Jean Rice)
for Waverley Council (Client : Waverley Council)
- 2015** Conservation Management Plan for Town Hall House (with Scott Robertson)
(Client : City of Sydney)
- 2007** Redfern Park Conservation Reference Document
(With Otto Cserhalmi & Partners) (Client : City of Sydney)
- 1996** Sydney Town Hall Conservation Management Plan (Client : City of Sydney)

CONSERVATION MANAGEMENT PLANS (CMPs) for NPWS

- 2017** Conservation Management Plan for the Ash Island Radar Station (with Scott Robertson)
- 2017** Conservation Management Plan for Baronda, Nelson Inlet (with Scott Robertson)
- 2012** Mt Keira Scout Camp for NPWS (with Scott Robertson)
- 2009** North Head Fort (With Scott Robertson)
- 2008** Coolamine Homestead Conservation Management Plan, Kosciuszko National Park for
NPWS (With Otto Cserhalmi & Partners)
- 2002** Hartley Historic Site ((for the National Parks and Wildlife Service).
(including a comparative study of colonial towns)
- 2001** Green Gully, Megalong Valley (for the National Parks and Wildlife Service).
(including a comparative study of pisé buildings)

CONSERVATION MANAGEMENT PLANS (CMPs) for other clients

- 2013** CMP for the Stella James House, Avalon for the National Trust
(with Scott Robertson)
- 2004** Maroubra Bay Hotel Comparative & Fabric Analysis (With Otto Cserhalmi & Partners)
- 1999** National Trust Centre (former Military Hospital)

OTHER PROJECTS FOR LOCAL COUNCILS

- 2019** Review of a potential heritage item (23 Whistler Street) for Manly Council
(with Scott Robertson)
- 2018** Historical Development of 18-32 Darlinghurst Road, for PTW (Client : City of Sydney)

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- 2017 Heritage Assessment and Adaptability Assessment for the Bidura Children's Court in Glebe for Sydney City Council (with Scott Robertson) (Client : City of Sydney)
- 2017 Plan of Management, Alison Homestead, Wyong (with Sue Rosen) for Wyong Council
- 2017 Inventory Sheets for 25 Manly Local Heritage Items (with Scott Robertson) (Client : Manly Council, later Northern Beaches Council)
- 2011-2016 Advice to local councils on potential Twentieth Century heritage items (as AIA Heritage Officer)
- 2015- Statements of Heritage Impact for the upgrading of amenities blocks and Bondi Surf Bathers Life Saving club for Waverley Council (with Jean Rice, Architect)
- 2015 Statement of Heritage Impact for the upgrading of Maitland Town Hall (with Jean Rice, Architect). Prepared for Maitland Council.
- 2014 Penrith Modern Buildings Study (with Scott Robertson), 2014, for Penrith Council
- 2007 Redfern Park Conservation Reference Document
 (With Otto Cserhalmi & Partners) (Client : City of Sydney)

STATEMENTS OF HERITAGE IMPACT

- Numerous residential Statements of Heritage Impact for a number of architects, for houses and individual heritage items in conservation areas in Haberfield, Burwood, Hunters Hill, Randwick and Neutral Bay.

DOCUMENTATION & HISTORIC PAINT SCHEME ANALYSIS

- Beulah, Appin – Draft Schedule of Conservation Work, for Sydney Living Museums (with Scott Robertson, 2016 - 2017)
- Wollongong Sea Wall Repair – Specifications for various stages (with Jean Rice Architect, ongoing)
- Heritage Component of the Specification for the Upgrading of Glebe Town Hall (with Jean Rice Architect, 2011-2012)
- Hut Action Statements, Kosciuszko National Park (with Jean Rice, Architect) 2008-2010
- Millers Point - Condition Assessment, 2009 (with Scott Robertson)
- Millers Point - Condition Assessment, Public Housing 1999 (with the Heritage Group, DPWS)
- Detailed recording of the colour schemes of the major chambers in Sydney Town Hall, 1996-7
- Sydney Conservatorium of Music – Sketch Designs for the reworking of the former stables
- Second Class Dining Room & Isolation Precinct, Quarantine Station North Head for NPWS (1996/7), Recipient of a National Trust Conservation Award

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E X H I B I T I O N S

- Two NSW entries for the SOS Brutalism exhibition – Deutsches Architekturmuseum, Frankfurt Readers Digest Building and the Warringah Civic Centre (the latter with Scott Robertson) 9 November 2017 – 2 April 2018 in Frankfurt and in Vienna 5 March -6 June 2018
- Background information provide on migrant architects for the upcoming exhibition at Sydney Living Museums - *The Moderns, European Designers in Sydney*
- Background information provided for *Imagine a City, 200 Years of the NSW Government Architects Office* (2014-2016)
- *Max Dupain's photographs of Colonial Buildings in NSW*
Essay and selection of photographs to be exhibited at Tusculum, 2011

T A L K S & L E C T U R E S

- *The importance of Architectural History in the CMP Process* –lecture to post graduate students in the Heritage Conservation Course at the University of Sydney 2017
- *Researching Twentieth Century Buildings* –lecture to post graduate students in the Heritage Conservation Course at the University of Sydney 2016, 2017
- *Operational Energy Advantages* –paper delivered at the REHAB 2017 conference in Braga, Portugal (Greenlines Institute of Sustainable Development), June 2017
- *Heritage & Sustainability 101*
paper delivered at the Australia ICOMOS Conference, Adelaide 2015 (later published in *Historic Environment*)
- *AIA NSW Chapter's Small Homes Service*
Talk for Sydney Living Museums (as part of their Dream Home, Small Home exhibition) & article for the Architecture Bulletin – Autumn 2015
- *Canberra, An Arts & Crafts City*, presented at the ICOMOS Conference, Canberra November 2013
- *Us Vs Them, An Overview of the Management of Intangible Cultural Heritage at Australia's Historic Sites and National Parks* in *Sharing Cultures 2011*, June 2011, Evora, Portugal
- *Heat and Dust, Designing Public Buildings for Outback NSW*
ICOMOS Conference, Broken Hill, 2010
- *Walter Liberty Vernon*, Talk given to the RAHS March 2010
- *Walter Liberty Vernon: In the Tradition of Pugin & Blacket*
Sydney University Archives Record (2009)
- *Heritage and The Modern Hospital*
Paper given at the University of Melbourne (2009)

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- *Daun a Taun (assimilating the Pitcairn Islanders on Norfolk Island)*
Paper given at the ICOMOS Islands of Vanishment Conference (Port Arthur)
- *Prefabricated Swedish Houses*, (with Scott Robertson, for the Docomomo Journal)
- *The Healthy Suburb, Model Suburbs before the Garden City Movement*
Paper given at the 2002 National Trust (NSW) Conference: Suburbia

E D I T O R I A L C O M M I T T E E S / B O A R D S

- Architecture Bulletin (NSW) (2011 – 2016)

P U B L I C A T I O N S

- *Modern: Australian Modernism in Architecture, Landscape & Design*
edited by Hannah Lewi & Philip Goad, University of Melbourne, Thames & Hudson, 2019
Chapter on Work and War (with Scott Robertson) and individual entries: City Ford (Hastings Deering), Tocal, Rothbury Estate Winery
- Entries on the Reader's Digest Building and the Waringah Shire Council Chambers in *SOS Brutalism, A Global Survey, A Collaboration by the Deutsches Architekturmuseum & the Wüstenrot Foundation*, Edited by Oliver Elser, Philip Kurz and Peter Cachola Schmail
Park Books, Zurich, 2017
- *Australia in Time Frames: Conservation Policies for Twentieth-Century Architectural Heritage*
edited by Ugo Carugi & Massimo Visone, Routledge, London & New York
- *Tasmania, for Vernacular Buildings, A New World Survey* edited by Sandra Piesik, Thames & Hudson, London
- Australian section of *Maledetti Vincoli, La Tutela Dell' Architettura Contemporanea*
University of Rome (English edition listed above)
- *Encyclopedia of Australian Architects*, University of Melbourne, 2012
NSW Co-ordinator and author of a number of entries
- Contributor to the Australian section of *The Modern Movement in Architecture, Selections from the DOCOMOMO Registers*, 2000 edited by Dennis Sharp and Catherine Cooke
- *Historic Buildings of Northland and Auckland, A Register of Classified Buildings*
NZHPT, 1989

A R T I C L E S & P A P E R S

- *A Trail of Heritage Destruction*
Architecture Bulletin – Election Issue, Volume 76 No.1 March 2019
- *Operational Energy Advantages*
Rehab 2017, Third International Conference on the Preservation, Maintenance and Rehabilitation of Historic Buildings, 14-16 June, Braga, Portugal 2107
- *Heritage & Sustainability 101*, Historic Environment Volume 29 No. 1, 2017

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- Book Review, *Other Moderns* for Historic Environment. 2017
- *Sydney Ancher Living Room* in *The Room* issue of Architecture Bulletin (NSW) Autumn 2017
- *Readers Digest Building – Enduring Architecture Award*, Architecture Bulletin (NSW) Spring 2016
- *Saving the Sirius Building*, Architecture Bulletin (NSW) Winter 2016
- *Designing Public Buildings in Regional NSW in GAO 200 +*, Architecture Bulletin (NSW) Autumn 2016
- *The Home for Every Taste* in the *A Century of Innovation* issue of the Architecture Bulletin (NSW) Autumn 2015
- *The Age of Concrete* in the *A Century of Innovation* issue of the Architecture Bulletin (NSW) Autumn 2015
- *Analysing Nineteenth Century Military Building Typologies: An Australian Perspective*, in *Defence Sites, Heritage and Future* edited by C A Brebbia and C Clark, WIT Press, Southampton, 2014
- Occasional column in the Architecture Bulletin: Lost Buildings & also Member Obituaries Architecture Bulletin (NSW).
- *Austerity Modern – Modest Housing Designs*
for *Australian Modern Design*, Mid Twentieth Century Architecture & Design, Brisbane, 2013
- *Wanted A Plan! In Search of (Modern) Architecture* in the *A City for Tomorrow, Valuing and Conserving our Modern Heritage* issue of the Architecture Bulletin (NSW) March-April 2013
- *Historic Buildings are our Memory*
Paper on the origins of ICOMOS in Australia prepared for the conference on the legacy of Roberto di Stefano, Naples, 2012
- *Concrete Poetry: Award Winning Buildings 60s – 80s (with Glenn Harper)* in the *Brutalism, A Heritage Issue* edition of Architecture Bulletin (NSW) March-April 2012
- *Editorial and Under Threat: Darling Harbour Bicentennial Redevelopment* in the *Brutalism, A Heritage Issue* edition Architecture Bulletin (NSW) March-April 2012
- Review of *Community, Building Modern Australia*
Architecture Bulletin (NSW) May-June 2011
- *Vernacular Elegance*
Architecture Bulletin (NSW) March-April 2011
- *Review of the 2nd International Conference on Heritage and Sustainable Development*
Architecture Bulletin (NSW) September–October 2010
- *Walter Liberty Vernon: In the Tradition of Pugin & Blacket*
Sydney University Archives Record (2009)

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- *Hospital Typologies*
Architecture Bulletin (NSW) November to December 2007
- *Tracing the Cockatoo Connections,*
Context, Journal of the Institute of Historic Building Conservation
No. 87 November 2004 : Issue on Heritage Conservation in Australia
- *Prefabricated Swedish Houses,* (with Scott Robertson, for the Docomomo Journal)

O T H E R E D U C A T I O N A L W O R K

- Occasional marking of PhD's for the University of Sydney & lecturing in the post graduate conservation course

C O M P A R A T I V E A N A L Y S I S

- Assessment of Significance of the Terrace Houses in SHFA Property Portfolio with Jean Rice Architect (for SHFA) (2013-14).
- Royal South Sydney Hospital & Watsons Bay Pilot Station (for City Plan Heritage)
- Australian Homesteads (for Jean Rice, Architect, as part of the Yanga CMP, 2010)
- Convict Built Harbours (for Jean Rice, Architect, as part of the Wollongong Harbour CMS, 2010)
- Schools of Artillery (for the Sydney Harbour Federation Trust, 2007)
- Cockatoo Island, Comparative & Fabric Analysis (for Heritage Design Services, Department of Public Works and Services) 2006
- Trades Halls (for Otto Cserhalmi & Partners) 2004
- Great War Huttred Hospitals (for Robertson & Hindmarsh) 2003
- Australian Prefabricated Housing Chronology (for Robertson & Hindmarsh) 2003
- Nineteenth Century Convalescent Hospitals (for Otto Cserhalmi & Partners) 1998
- Identification of the source of the design of Sydney's Choragic Monument 1996

R E S E A R C H P R O J E C T S

- Sydney Trains - Historic Painting Practices and Guidelines Paints (with Jean Rice, Architect) Client: Sydney Trains
- Confirming entries on architects who migrated to Australia for the Scottish Encyclopedia of Architects
- Painted decoration at Toxteth in Glebe by Lyon & Cottier (with Jean Rice, Architect)

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- AIA NSW Chapter's Digital Archive & Biographies of Architects (2011-2016)
including Researching Twentieth Century Buildings – A Checklist (for the AIA NSW Chapter)
- Summary of Archival Sources Relating to The Rocks Resumed Area (for SHFA)
- Chronology & Brief History of the Leppington Release Area at Raby (For Conybeare Morrison)
- Ajax Building, Argyle Cut, Argyle Street bridge, Circular Quay Railing
and the Carousel – Brief Histories (For SHFA)
- Goulburn Technical College – Architectural Plan Research & Discussion of the
work of W L Vernon (for Peter Freeman)
- The heritage of World War I and World War II in NSW (with Scott Robertson & Terry Kass)
(Grant from the NSW Heritage Office) National Trust Award Winning Project
- Fort Denison, Sydney Harbour - Identification of sources of plans (for the NPWS)

INTERPRETIVE SIGNAGE

- Former Naval Stores – Randwick
- Kingston & Arthur's Vale, Norfolk Island
- Coffs Harbour Jetty

MINISTER'S STONWORK PROGRAM

- Clocktower, Sydney University – Documentation for the Urgent Repairs
- Sydney University Heritage Fabric Survey
- Stonework Makesafe reports - Public Schools: Crown Street, North Bondi, Kensington
& Development of makesafe report standard for the Heritage Group
- Stonework Strategy, Royal Prince Alfred Hospital
- Newington House Colonnade, Underpinning & Stonework Replacement

ECONOMIC APPRAISALS

- Building C, Sydney Institute of Technology, Economic Appraisal (1994)
- Darlinghurst Courthouse, Economic Appraisal (1994)

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SECTION 170 & HERITAGE REGISTER LISTINGS

- Section 170 Register for TAFE NSW (with Scott Robertson) in preparation, 2018 - 2019
- Fiches for the DOCOMOMO Register (ongoing)
- Inventory Sheets for 25 Manly Local Heritage Items (with Scott Robertson) 2017
- Listings for the AIA Register (NSW Chapter) (Twentieth century buildings) 2011-2016 & State Heritage Register Nominations
- Listings for the National Trust Register & State Heritage Register nominations
- The University of Sydney Section 170 Register (Heritage Register)
- Dept. of Corrective Services Section 170 Register (Heritage Register)

PROJECT MANAGEMENT

Responsible for the co-ordination of Capital Works Projects for the Sydney Cove Authority including commissioning of conservation plans, overseeing documentation and construction works:

- The Counting House
- The Longs Lane Group
- Susannah Place (RAIA Conservation Merit Award 1993)
- Samson's Cottage & the Coachhouse
- The Australian Hotel & adjacent shops

STUDY TOURS / SHORT COURSES

2018	ICAM Australia Architectural Archives of Canberra – (Co-ordinator)
2017	ICAM Australia - Architectural Archives of Fremantle & Perth (Participant)
2016	ICAM Australia - Architectural Archives of Sydney (Co-ordinator)
2015	ICAM Australia - Architectural Archives of Melbourne (Participant)
2014	ICAM Australia - Architectural Archives of Adelaide (Participant)
May 2011	Study Tour to Chief Roi Mata's Domain, Vanuatu With the Institute for Professional Practice in Heritage & the Arts
2003	Visiting Scholars Program, Centre for Cross Cultural Research, ANU
2001	Victorian Society Summer School (London)
1996	ICOMOS Short Course - Conserving the Buildings & Monuments of Paris & the Île de France

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VOLUNTARY PROJECTS

2010-2011	CMP for the Australian Bungalow, Malta, Australian ICOMOS project
August 1998	Repair of vineyard cabins and pumphouse, APARE project (Provence, France)
July 1998	Vanished Garden Elements, Catherine & Alexander Palaces, Tsarskoye Selo, St Petersburg Russia
August 1996	Rougiers, Conservation of a Fortified Town, APARE project (Var, France)
August 1994	Excavation of Celtic Hill Fort Moimenta, Tras-os-Montes, Portugal
May-June 1986	Recording the extent of the remains of a Roman Villa. Rescue Archaeological Excavation, Chartres, France.
June 1981	Grotte de Tautavel, Tautavel France Recording and excavation of a prehistoric site

AFFILIATIONS

ICAM AUSTRALIA	Including co-ordination of the 2016 & 2018 Australian ICAM seminars
ICOMOS	Member of ICOMOS Australia Member of the National Energy & Sustainability Working Group (NSCES)
AIA NSW Chapter	Co-ordinator of the Heritage Committee, 2011-2016
National Trust of Australia (NSW)	former member of the Historic Buildings Committee
DOCOMOMO	founder member of the Australian Working Party Former member of the International Specialist Committee / Registers

COMPUTER SKILLS

Microsoft Word, Excel & Powerpoint, Database programs in particular Filemaker Pro, Desktop Publishing programs in particular Indesign, Graphics programs including Photoshop & Paint

CONTACT DETAILS

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Overview from Greg Boston Town Planner

At the Ordinary Council meeting of 24th September 2019 the Council resolved:

That Council:

A: Pursuant to section 25 (2) of the Heritage Act 1977, make an Interim Heritage Order for 212 Whistler Street Manly, being Lot B DP 368451 (the property) as the Council considers that a building on the property may, on further investigation, be found to be of local heritage significance and that it is likely to be harmed.

We note that no further investigation has been undertaken since this resolution with Council staff continue to rely on the Robertson Report of 1st July 2019. We also note that Robertson and Hindmarsh prepared their report without ever inspecting the fabric of 21 Whistler Street Manly.

The basis for the listing as detailed initially in the Full Circle Heritage (April 2019) report and as later concurred to within the Robertson (July 2019) report was that:

Given the discrepancy between the Heritage Impact Statement and Council assessment of the level of heritage significance, a heritage consultant (Full Circle Heritage) was engaged to undertake an independent assessment in April 2019.

The results of the assessment indicated that based on the material available, the building could meet the threshold for inclusion in the Manly Local Environmental Plan 2013 as an item of local heritage significance. The assessment found that 21 Whistler Street, Manly contained the remains of the former service wing of a much larger dwelling called 'Roseville' that Rowe himself designed and constructed in 1876/7. Rowe owned the property for a number of years and resided there for a period while serving as the first Mayor of Manly Council. The assessment concluded with the recommendation to undertake additional research and assessment to obtain a greater understanding of the heritage significance of the building, including an assessment against the NSW Heritage Office's guidelines and criteria for heritage listing. Based on the recommendation Council engaged a heritage consultant to undertake the additional research and assessment.

Robertson and Hindmarsh Architects (RHA) were engaged in June 2019 to undertake the additional research. RHA concurred with the findings of Full Circle Heritage, that the property contained the remnants of the service wing of 'Roseville' and further expanded on that research. The assessment indicated that the property was a rare example of a Rowe building in Manly and furthermore the survival of the service wing demonstrated Rowe's philosophy and approach to sanitation and public health in building design.

Having reviewed the Council report and our additional research to date the actual facts would appear to be as follows:

1. Thomas Rowe did not own Roseville and never did.

There is no evidence that Thomas Rowe ever owned Roseville.

Written legal advice, based on registered, signed legal conveyancing contracts and title searches, has confirmed that, on 21 May 1875, Sydney Green became the owner of Roseville and that Charlotte Rowe, Thomas Rowe's wife at that time, was allowed to be a tenant for her natural life. Charlotte passed away around 18 months later, aged 38, and Sydney Green took possession of the property (see attached O'Brien Connors and Kennett Lawyers advice dated 3 December 2019).

It would appear that Charlotte stayed in Manly for the sea air because she was very ill as witnessed by her passing away so soon at such a young age.

It is inconceivable that Thomas Rowe could run the largest architectural firm in NSW which was at its peak in 1875, whose primary works were commercial buildings and churches in the city of Sydney and Bathurst, from a small, undeveloped suburb like Manly with only ferry access that would not work in inclement weather and with essentially no communications.

2. **There is no evidence to suggest that Thomas Rowe designed and/ or built "Roseville";** Council's consultants have not supplied any credible evidence that Rowe built or designed Roseville. Extensive research has been carried out on his documented works in libraries, universities and all the known data bases and there is not one mention of Roseville in them or that he built or designed a home for himself in Manly. Records in Manly Library Historical section state other builders built Roseville, not Rowe. When Sydney Green, an architect, bought Roseville on 21 May 1875 and gave Charlotte Rowe the right to tenant it, there was presumably a house already on the property, also confirming that Rowe did not build it.
3. **There is no evidence to suggest that Thomas Rowe lived in "Roseville";** Thomas Rowe was only noted as staying there whilst Charlotte was the tenant (refer to O'Brien Connors and Kennett Lawyers advice dated 3 December 2019). Thomas Rowe owned Tresco, one of the most prestigious estates on the water front at Elizabeth Bay from 1874 to well into 1890s. He finished building it in 1875.
4. **The southern addition was built after 1920 and as late as 1950.** Council's consultants claim that the south east addition to the property was built by 1890 (see attached plan included in the Robertson Report) is incorrect. The primary dwelling form known as "Roseville" was demolished before 1920 with the only potential physical evidence remaining being a remnant section of the service building backing onto Whistler Street.

Further research carried out by Norton Surveyors provides irrefutable evidence that there was a stone building in the south east corner of the property in 1920 whilst it is brick today (see attached Norton Survey Partners letter 6 December 2019).

The existing southern addition must have been built after 1920 and as late as 1950. This is the first reliable confirmation of dates that has been available and totally contradicts the claims by Council of before 1890. The only other records Council has is a DA in 1967 which is the first time that doors and windows on the street elevation have been shown. The next DA was in 1976 which was for the substantial A frame besser block addition to the north.

5. **This possible remnant section of building has been highly modified, 1960s bathroom and walls and largely demolished such that no physical evidence remains of the earth closet, no physical evidence remains of the laundry other than room volume and no evidence remains of the original kitchen other than the room volume, door, flue and window.**

When you remove Rowe from the significance of the property then all you are left with is the small, highly altered and substantially demolished remnant section of a service building.

The remnant building was identified in the report titled Manly's Sustainable Heritage prepared by Clive Lucas, Stapleton and Partners Pty Ltd dated 12 February 2008. It was determined at that time that the building did not reach any threshold for listing and that ***"It has lost its domestic context"*** (see attached).

We also note a number of relevant statements in the Robertson Report namely:

6.1 The prevalence of Thomas Rowe buildings in the Manly area

An additional historical research was excluded from this section of the project it must be noted that, without extensive research of Tender Notices, Rate Books and Building Applications, the extent of Thomas Rowe designed buildings in Manly cannot be determined with any certainty.

..... No certainty and cannot be relied on.

In our quick perusal of Tender Notices, the following Notices lodged by Thomas Rowe were uncovered. They consisted of three villas, one cottage (probably 'Roseville'), alterations to two residences and a pair of semi detached houses. It should be noted that their location cannot be determined without additional research.

..... Quick perusal, probably "Roseville", additional research required.. Unsubstantiated conjecture

needed. His contribution to sanitary reform and the improvement in building construction standards whilst an Alderman for the City and then Manly councils have not been identified either.

.....This statement then conflicts with the following:

Rowe, as an Alderman, was responsible for sanitary reforms in Sydney and the introduction of by-laws in Manly requiring Earth Closets. His own residence was a model installation prior to the existence of the municipal by laws imposed during his term in office. The surviving plans show that the location of the Earth Closet as being within the portion of the out buildings that no longer survives. The by-laws required that closets had to be emptied via a lane and not thru the house, however the villa subdivisions are without rear lanes.

..... No evidence or proof that these statements are factual. Roseville was built before Manly becoming a Council and he did not own, build or design Roseville. Unsubstantiated conjecture.

8.0 Conclusion and Recommendations

The previous rationale for not listing the building in 2007 was an assessment of it's physical fabric, without picking up on the association with the first Mayor of Manly, Thomas Rowe, or that it formed part of the outbuilding complex of a large villa that he designed for his family that faced Belgrave Street and the Park. Very little survives of Rowe's body of works in Manly undertaken between 1868 and 1890.

It is our opinion that No 21 Whistler Street (the former outbuilding of 'Roseville' later 'Restromel'), meets the criteria for listing as a Local item of environmental heritage under the Northern Beaches LEP under the following

criteria:

- *Historical significance*
- *Associative significance*
- *Aesthetic/Technical significance*
- *Rarity*

..... If you remove and association with Rowe the justification for listing across all criteria falls away, especially as Council's consultants are relying on this association for their proposed IHO. No evidence has been provided by Council that Rowe built or designed or owned Roseville, only conjecture, and evidence has been provided that he did not own, build or design Roseville.

As part of the listing process, a more thorough history should be prepared utilising the Rate Books and Building Application registers to determine the sequence of building on the site and owners of the site.

..... **THIS RECOMMENDATION HAS BEEN IGNORED BY COUNCIL.**

The preparation of the planning proposal has been rushed through without the necessary research.

The owner of the land has undertaken some of the additional historical research recommended in the Robertson Report with such research providing evidence that confirms that Rowe did not own the land or designed or built "Roseville" and that the addition to the south was between 1920 and 1950, not 1880. The Clive Lucas, Stapleton and Partners Report, prepared by Council in 2008, confirms our Heritage consultants findings that the remnant building fabric has been highly modified and no longer resembles its historical form or is used for its historical purpose.

The relevant evidence substantiates the facts as follows:

- Thomas Rowe did not own Roseville, Sydney Green owned Roseville and Charlotte Rowe was a tenant from 21 May 1875 until she passed away 18 months later;
- There is no evidence to suggest that Thomas Rowe designed and/ or built "Roseville";
- There is no evidence to suggest that Thomas Rowe lived permanently in "Roseville";
- The primary dwelling form known as "Roseville" was demolished some time ago with the only physical evidence remaining being a small remnant section of the service building backing onto Whistler Street;
- This remnant section of building has been highly modified and largely demolished such that no physical evidence remains of the earth closet, no physical evidence remains of the wash house other than room volume and no evidence remains of the original kitchen other than the room volume, door, flue and window.
- A review of the building was undertaken in 2007 with the decision being not to list the property. This is not a circumstance where the property was missed;
- Our client purchased the property on the basis that the Planning Certificate contained within the contract of sale confirmed no heritage listing;
- Notwithstanding, our client committed to undertaking formal pre-DA discussion with Council with the minutes raising "Nil" heritage concerns;
- On the basis of the formal pre-DA minutes our client committed resources to prepare a comprehensive DA;
- Our client undertook due diligence when purchasing the property and has committed significant consultant and financial resources since that time.

The retrospective heritage listing of buildings usually devalues the land and can cause devastating financial loss to the owner/s.

The planning power which enables the retrospective heritage listing of buildings must be applied with a significant degree of caution and absolute certainty based on fact rather than speculation.

The extra research we have carried out by our consultants to discover the evidence has substantially changed the known facts and the real position and proved the lack of association with Thomas Rowe. We have not had the opportunity to present it as we only received the reports last week and we had no idea or communications from Council that this was going to occur. We were expecting further work was required to be carried out as stated earlier. We note that there have been no objections received by Council for the proposal.

It is clear that Clive Lucas, Stapleton and Partners got it right in the first place as there is essentially no association with Thomas Rowe. The reality is that the heritage significance was primarily lost when Roseville was demolished and the rest was lost when the majority of the remnants outbuilding were demolished, substantially altered and added to at various times up to 1976.

Given the facts established in this matter, I am of the opinion that the endorsement of the Planning Proposal by the NB Local Planning Panel, and its progression to the DoP for a Gateway Determination, would represent an abuse of planning power and procedural injustice in the extreme.

Tonight's meeting represents an opportunity for the planning panel to defer this recommendation to ensure further mistakes do not occur and the evaluation continues with all the known facts and evidence at hand.

9 December 2019

Northern Beaches Council
Attention: General Manager
PO Box 82
Manly, NSW 1655

To whom it may concern,

PROOF THAT THOMAS ROWE ARCHITECT DID NOT OWN, DESIGN OR BUILD ROSEVILLE COTTAGE

21 WHISTLER STREET, MANLY

1. Overview

On behalf of our client, URBAN PARTNERS, Heritage 21 makes the following submission to be urgently considered by Council in relation to the proposal to impose an IHO on the subject site, at the Council Meeting on 9 December 2019. In this submission, Heritage 21 comments below on the analysis of the heritage issues relating to the site contained in the Assessment of Heritage Significance of the Site conducted by Robertson and Hindmarsh (as part of a Heritage Report), 1 July 2019 (Appendix I). It is noted that Appendix I is contained in the documentation before Council for the meeting on 9 December 2019.

It is imperative to note that the above Assessment of Heritage Significance for the Site is based on the assumption that Thomas Rowe owned, designed and built 'Roseville'. We do not agree that is the case. To the best of our knowledge, no research into the heritage aspects of the Site has uncovered any evidence which corroborates the contention that 'Roseville' (the house and the outbuildings on Whistler Street) was owned, designed and built by Thomas Rowe. At the same time, it is noted that it is not in contention that Thomas Rowe stayed at 'Roseville' from time to time, around the time of his tenure as the first Mayor of Manly (c.1877 - 1879).

2. Primary Research Supporting the Assertion that Thomas Rowe did not Own or Design 'Roseville' at 21 Whistler Street, Manly

(a) Ownership of the Site 1875

We attach a letter dated 3 December 2019 with Schedule and Indenture (Appendix II), addressed to Pavilion Residences No. 3 Pty Ltd from O'Brien Connors & Kennett Lawyers. In the letter O'Brien Connors & Kennett Lawyers state that the Indenture sets out that on 21 May 1875 the Site was conveyed to:

'...Sydney Moore Green in its entirety, for the sum of 173.13 (pounds), which was paid to the vendors on 21 May 1875.'

Thus, the Indenture confirms that Thomas Rowe did not own the Site.

The same letter states that the Indenture of 21 May 1875 granted:

'...a right of residency to Charlotte Jane Rowe, granting her "sole and separate use" of the subject property during her life'.

Charlotte Jane Rowe was Thomas Rowe's wife on 21 May 1875 and according to O'Brien Connors & Kennett, the Indenture also states that upon her passing Sydney Moore Green or his heirs would take possession of the premises. The above references to Charlotte Rowe's 'sole and separate use' and to the ability for Sydney Green

to 'take possession of the premises' is a virtually irrefutable indication that there was a building on the land conveyed to Sydney Green, which included the Site, by May 1875.

(b) Design and Construction of 'Roseville'

As Thomas Rowe did not own the Site, it is hardly surprising that this primary source (the Indenture) implies that he did not design or build the house and outbuildings 'Roseville' and that they were already in situ by May 1875.

In addition to Rowe's wife being granted a life interest and separate use of the property in 1875, 'premises' are mentioned on the Site in the 1875 Indenture, which pre-dates Rowe's move into local politics in the Manly area. That would support the view that 'Roseville' was built by 1875 and a convenient address for Rowe to use as he planned his move to be involved in the formal establishment of the Manly township.

Advertisements in 1879, 1880, 1881, 1883 and 1885 (Appendix III) also support the assertion that 'Roseville' was not designed by Thomas Rowe. Published around the time Rowe vacated his Mayoral seat in Manly (c.1879), while Rowe continued to practise as a prominent Sydney architect, none of these advertisements reference or attribute the design of 'Roseville' to Thomas Rowe. Such attribution would surely have been an obvious marketing tool and selling point in these advertisements which refer to the sale or letting of 'Roseville' and/or the furniture and effect at 'Roseville'. This logically points to and corroborates the assertion that 'Roseville' was not designed by Thomas Rowe.

It is noted that the Obituaries for Thomas Rowe in The Sydney Morning Herald ,16 January 1899, and The Australian Town and Country Journal, 21 January 1899, make no mention of Rowe's architecture in the Manly context (Appendix IV).

3. Dimensions of building on the Site in relation to the 'Roseville' outbuildings

An inspection of the subject building was carried out as recently as 7 December 2019. The inspection was carried out by Paul Rappoport – Conservation Architect and Heritage Consultant. In particular, a close inspection of the brickwork and jointing used was inspected and found to be more akin to a 1920s construction typology and not that of an 1870s construction. The joints are wide and cementitious indicating materials only available by the 1920s and not of an earlier construction. Please refer to Appendix V of this report.

4. Modifications of the Existing Dwelling (on the site of the former 'Roseville' Outbuildings)

On 7 December 2019 Heritage 21 conducted a further site visit and physical analysis of the fabric on the Site. As a result of that visit Heritage 21 contends that there is no so-called 'original fabric' or 'remnant fabric' dating to the c.1870s within either the central rooms of the one storey former Service Wing, or any part of the Site. Heritage 21's inspection of the site reveals construction methodology (brickwork) closer to that of the 1920s than that of the 1870s. This is corroborated by the information contained in Appendix V of this report. Appendix V contains a letter from Norton Survey Partners dated 6 December 2019. The 1920 survey indicates that there was a stone building where the current building now stands, and the 1950 survey indicates a brick building where the current building now stands. This indicates that every remnant of Roseville cottage and its service wing was demolished sometime between 1920 and 1950. Accordingly, there cannot be any fabric remaining from the original 1870s construction of Roseville.

Perhaps add While Heritage 21 accepts that 'Roseville' was in all likelihood a local landmark before the Roseville homestead was demolished in the early 20th Century, this does not alter the fact that the extant building bears little/ or no relationship to the 'Roseville' outbuildings.

5. Comments on the Robertson and Hindmarsh Assessment of Heritage Significance for the Site dated 1 July 2019

The Robertson and Hindmarsh Assessment is based on an assumption which has not been established by primary or secondary sources that Thomas Rowe owned and designed 'Roseville'. For the reasons set out above, in the O'Brien Connors & Kennett Lawyers letter and Indenture, we refute the assertion that Thomas Rowe either owned or designed 'Roseville'.

It is unclear whether or not the author of the Assessment has visited the Site and conducted a fabric analysis.

Heritage 21 has visited that Site as recently as 7 December 2019, as described in paragraph 4 above.

Turning to the Robertson and Hindmarsh Assessment 1 July 2019:

Clause 7.1 Criterion (a) (Historical Significance)

In our opinion within the 'Discussion' it is spurious to mention Thomas Rowe's other houses such as 'Tresco' and 'Villa Caprera' and their listing on the State Heritage Register because 'Roseville' was not Rowe's design and the villa homestead was demolished over a Century ago. Also, the Site does not contain remnant fabric from 'Roseville' which can inform a reading of the Site as a substantial suburban villa and nor does it have any ability whatsoever to inform the viewer of the late 19th Century separation between villa and services block.

The Discussion mentions Rowe's work in the area of health and sanitation in relation to the Site and cites the separation of the kitchen, wash house and closet facilities as part of the 'underlying significance' of the site. However, as acknowledged by Robertson and Hindmarsh, the Site effectively contains no remnant fabric relating to the kitchen and wash house and there are no above ground remains of the earth closet (paragraph 4 under 'Discussion'). In addition, later in the Assessment, it is concluded that the Site does not meet the threshold for heritage significance under Criterion (e) (Research Potential) which includes potential archaeological remains and presumably the potential to unearth sanitation fabric. It is therefore confusing in this Assessment under Criterion (a), paragraph 4, where it states: 'Evidence may remain of the underground water tank/cistern'.

We do not agree with the 'Conclusion' or that the Site meets the requisite standard under this criterion, as analysed. The Site has been so altered it can no longer provide significant evidence of the human activity and the particular historical phase which has been highlighted by Robertson and Hindmarsh as the basis for significance under Criterion (a).

Clause 7.2 Criterion (b) (Associational Significance)

The statement that the Site: 'was designed by architect, Thomas Rowe.' has not been supported by primary or secondary sources and we have set out above why we find the veracity of the statement to be unreliable if not false. Essentially, this statement appears to underpin the Robertson and Hindmarsh finding of significance under this criterion.

While we accept that Thomas Rowe championed the construction of a healthier environment in Manly, we do not accept that the Site can demonstrate the provision of a healthy urban environment as it has been modified and degraded beyond recognition and nor would this necessarily be a valid inclusion criterion under this Criterion (b).

While Thomas Rowe lived at 'Roseville' from time to time over an approximately three to four-year period, the connection of the site with Thomas Rowe is incidental within his life and work/designs.

We do not agree with the 'Conclusion' that the Site meets the requisite standard under this criterion.

Clause 7.2 Criterion (c) (Aesthetic Significance)

While we agree that Rowe was a talented architect/designer and instrumental in instituting Council by-laws relating to sanitation in Manly, we strongly reject the premise that Rowe designed 'Roseville'. Further, there is little or no remnant fabric from the c. 1870s at the Site, such that the Site is incapable of meeting the requisite threshold. Not only has the site lost its design and technical integrity, the speculative technical achievements of the site postulated by Robertson and Hindmarsh, if any, would not have been the design of Thomas Rowe in any event.

The numerous demolitions and modifications over time of the services outbuildings of 'Roseville' render the c. 1870s site more than temporarily degraded.

The Site may well have been the services wing of the residence of the first Mayor of Manly, Thomas Rowe, but as he did not design the place and there is no evidence of the early 'provision of healthy urban environments' at the Site, we do not agree that the Site demonstrates a significant technical achievement and **thus the Site does not meet requisite threshold under this criterion.**

Clause 7.2 Criterion (d) (Social Significance)

We agree that the Site does not meet the requisite threshold under this criterion.

Clause 7.2 Criterion (e) (Technical/Research Potential)

We agree that the Site does not meet the requisite threshold under this criterion.

Clause 7.2 Criterion (f) (Rarity)

In paragraph 2 above we have provided primary evidence that 'Roseville' was not owned and almost certainly not designed by Thomas Rowe as it was most likely built by May 1875. There is no primary evidence produced by Robertson and Hindmarsh that 'Roseville' was designed by Thomas Rowe. We believe that the fabric on the Site does not contain a coherent reading of a nineteenth century outbuilding because there is little or no original fabric remaining from the 1870s construction.

The Assessment by Robertson and Hindmarsh concludes under Criterion (a) that there are: '...no above-ground physical evidence remains of the earth closet. Evidence may remain of the underground water tank/cistern.'. Despite the statement regarding the potential for an underground water tank etc, Robertson and Hindmarsh find that Site has no research or archaeological potential under Criterion (e).

As the Site is denuded of c.1870s fabric, and has no research potential, it is our opinion that it cannot be rare under this criterion. We do not agree with the premise in this part of the Assessment that the Site can be deemed to be: '...the only large nineteenth century outbuilding surviving in the Manly Town Centre and is rare as a physical manifestation of a way of life that has been made redundant by the provision of piped water supply and piped sewerage service...'.

The Site does not meet the requisite threshold under this criterion.

Clause 7.2 Criterion (g) (Representativeness)

We agree that the Site does not meet the requisite threshold under this criterion.

Statement of Significance

The Statement of Significance is predicated on the basis that Rowe designed 'Roseville', notwithstanding the evidence we have produced today that Rowe did not own 'Roseville' and there were premises at the Site in May 1875, before Rowe moved to Manly to take up local politics there.

Every paragraph in the Statement of Significance refers to Rowe's design of 'Roseville' which we contend to be inaccurate and unsubstantiated.

Conclusion

Based on our Site visits on both 6 September 2018 and 7 December 2019, it is our view that in terms of retaining the heritage significance of the site, the horse has bolted. The cautious approach to the modification of a place advocated by the Burra Charter, to do as much as necessary to care for the place but otherwise change it as little as possible so as to retain its cultural significance, simply has not occurred at the Site and numerous modifications have been allowed by Council over time such that the integrity of the place is no longer coherent and incapable of constituting a criterion for local heritage listing.

It would appear that it is for this reason that the attached detail from a Schedule for the Site (Appendix VI), which we understand was prepared as part of the Report Manly's Sustainable Heritage, Clive Lucas Stapleton, 12 February 2008, states: 'A nineteenth century house...It has lost its domestic context'. While we do not agree that the Site contains a 19th Century house, in our view the place has clearly lost its context. Heritage 21 notes that the Site has never been listed, after careful consideration in the past including at the time of the Clive Lucas Stapleton 2008 review, because of its lack of legibility and context.

On the basis of our conclusion, based on primary evidence, that Thomas Rowe did not own or design 'Roseville' and that there is virtually no remnant fabric from the 'Roseville' era, we respectfully urge Council not to impose a heritage listing on the Site because in our view the integrity of the Site has been more than temporarily degraded. At least, we ask that Council allow more time for the divergent heritage conclusions to be further researched by an impartial party, as directed by Council.

Yours sincerely,



Paul Rappoport – Heritage Architect

Director

B. Arch., AIA, MURP, M. ICOMOS, IHBC

Registered Architect No. 5741 - NSW Architects Registration Board

Master of Urban & Regional Planning (Hons) - MURP

Member of Society of Architectural Historians - SAHANZ

Member of Australia ICOMOS – M. Australia ICOMOS

Member of The Institute of Historic Building & Conservation - IHBC

Member of International Planning History Society – IPHS

Member of The Twentieth Century Heritage Society of NSW Inc.

Appendix I

Assessment of Heritage Significance of the Site

Robertson & Hindmarsh, 1 July 2019



Further Investigation & Comparative Review
21 Whistler Street, Manly
1 July 2019

This comparative survey using the 1890 plans and the current aerial photographs of the area concluded that no large pre-1890 outbuildings, other than the subject building at 21 Whistler Street, remain in the Manly Town Centre. Small outbuildings, such as outhouses, may remain but they were too small to see on the current aerial photographs. In Manly there are very few listed buildings erected between the 1850s when the suburb was first laid out as a villa subdivision and 1875 when "Roseville" was built. The heritage listings include a pair of Gothic Revival style houses at 80-82 Pittwater Road, (1202 and 203), a Gothic Revival Style villa at 226 Pittwater Road (1212) and a large house (now subdivided) on land once owned by Rowe (possibly Dun Aros II 15). The architect of these buildings has not been identified on the listings, however, at least one of the buildings is probably Rowe's work. He may have sold the land he owned with a design. The semi-detached timber houses could be the work of Rowe but could also be designed by the architects Thornley and Smedley or Benjamin Backhouse who also undertook work in the area.

7.0 Assessment of Heritage Significance

The criteria used to assess the significance of this property are the criteria contained within the 2001 NSW Heritage Office publication, *Assessing Heritage Significance*, which were gazetted in April 1999. Contained within that publication are guidelines to assist in determining whether an item or place could be included or should be excluded from listing as a heritage item at either the State or Local levels.

7.1 Application of the Assessment Criteria to 21 Whistler Street, Manly

The following section analyses the elements of No. 21 Whistler Street that do and do not meet the NSW Heritage Council's criteria for heritage listing.

Criterion (a) An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

Guidelines for INCLUSION

- shows evidence of a significant human activity
- is associated with a significant activity or historical phase
- maintains or shows the continuity of a historical process or activity

Guidelines for EXCLUSION

- has incidental or unsubstantiated connections with historically important activities or processes
- provides evidence of activities or processes that are of dubious historical importance
- has been so altered that it can no longer provide evidence of a particular association

Discussion:

No. 21 Whistler Street, Manly dates from a significant phase in the development of New Brighton (later Manly), prior to the formation of the municipality, as a villa suburb, with the quality of the building stock controlled by the scale of the lots in the subdivision. This remnant of "Roseville" is a physical demonstration of the series of substantial speculative suburban villas set in large grounds designed and erected for professional men by Thomas Rowe within villa subdivisions during the 1860s and 1870s, including "Tresco" and "Villa Caprera" in Elizabeth Bay and "Roseville" at Manly. Thomas Rowe's examples at Elizabeth Bay are listed on the State Heritage Register.

This remnant of the New Brighton Estate is significant in terms of its rarity and for its historical significance as a physical remnant of this period of villa development in Manly.

The underlying significance of this remnant of "Roseville" is that the separation of the kitchen, washhouse and earth closet facilities in a separate wing, connected by a covered walkway to the main house, demonstrates the architect's, Thomas Rowe's, attention to the requirement for health and sanitation in an urban location that did not have any municipal services such as a piped water supply or a piped sewerage system. In order to ensure health, he eschewed the usual cesspit so that there was no cross-contamination between the contents of the cesspit and the underground water storage cistern that was required to ensure drinking and bathing water. Whilst such a separation may seem to be anachronistic it, in contrast, was very much concerned with the future health of the inhabitants of Sydney. As the first Mayor of Manly, Thomas Rowe drafted and introduced by-laws that enshrined the practice he pioneered at "Roseville" in banning cesspits and requiring the use of earth closets that had to be serviced from a rear street or service lane (and not through the house).

In addition, the separation of the kitchen from the main house not only kept cooking smells out of the house but also restricted any possible spread of fire from the Kitchen to the main house. However, no above-ground physical evidence remains of the earth closet and no evidence of the original Kitchen remains (other than the



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21 Whistler Street, Manly
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room volume, door, window, chimney breast, hearth and chimney). Likewise, no physical evidence of the Wash House remains other than the room volume. Evidence may remain of the underground water tank/cistern

Significance:

No. 21 Whistler Street, Manly is associated with a significant phase in the development of New Brighton (later Manly), prior to the formation of the municipality, as a villa suburb, with the quality of the building stock controlled by the scale of the lots in the subdivision. This remnant of the New Brighton Estate is of Local Significance in terms of its rarity and for historical significance.

The remnant of "Roseville" demonstrates the series of substantial speculative suburban villas set in large grounds designed and erected for professional men by Thomas Rowe within villa subdivisions during the 1860s and 1870s, including "Tresco" and "Villa Caprera" in Elizabeth Bay and "Roseville" at Manly.

Conclusion:

No. 21 Whistler Street meets the requirements for the criterion of historical significance because it:

- shows evidence of a significant human activity
- is associated with a significant activity or historical phase

Criterion (b): An item has 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).

Guidelines for INCLUSION

- shows evidence of a significant human occupation
- is associated with a significant event, person, or group of persons

Guidelines for EXCLUSION

- has incidental or unsubstantiated connections with historically important people or events
- provides evidence of people or events that are of dubious historical importance
- has been so altered that it can no longer provide evidence of a particular association

Discussion:

No. 21 Whistler Street, Manly was designed by architect, Thomas Rowe. Rowe was a prominent architect in the mid- to late-nineteenth century who championed the construction of healthier urban environments and the construction of urban service infrastructure such as piped water supply and piped sewerage services. After petitioning the government to establish the Municipality of Manly and, as the first Mayor of Manly, Rowe wrote and promulgated by-laws that encapsulated his pioneering work on health and sanitation. His house, "Roseville", incorporated these principles and was a working example of those principles. The remnant of "Roseville" at No. 21 Whistler Street is the physical manifestation of part of that important section of the house demonstrating Rowe's health and sanitation principles, (ie the separate kitchen, washhouse and earth closet facilities).

Thomas Rowe was also instrumental in the establishment of the Institute of Architects of NSW (the precursor of the Royal Australian Institute of Architects).

Significance:

No. 21 Whistler Street, Manly is associated with a significant human occupation (ie the provision of healthy urban environments) as well as with a significant person, Thomas Rowe, the first Mayor of Manly, and one of the founders of the Institute of Architects.

Conclusion:

No. 21 Whistler Street meets the requirements for the criterion of historical association significance because it:

- shows evidence of a significant human occupation
- is associated with a significant person



Further Investigation & Comparative Review
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Criterion (c): An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

Guidelines for INCLUSION

- shows or is associated with, creative or technical innovation or achievement
- is the inspiration for a creative or technical innovation or achievement
- is aesthetically distinctive
- has landmark qualities
- exemplifies a particular taste, style or technology

Guidelines for EXCLUSION

- is not a major work by an important designer or artist
- has lost its design or technical integrity
- its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded
- has only a loose association with a creative or technical achievement

Discussion:

Along with George Allen Mansfield, Thomas Rowe was one of the two leading designers of substantial residential buildings in Sydney during the 1870s, both of whose work had become known throughout the Pacific (Rowe having won the limited competition to design the royal palace in Honolulu for the Kingdom of Hawaii).

Rowe was known for housing improvements and as a designer of hospitals and for his concerns regarding fireproof construction, sanitation and water supply. He served as an Alderman on both Sydney and Manly Councils and as a member of the Metropolitan Water, Sewerage and Drainage Board. In particular, the sanitary improvements included in the 1875 design for "Roseville" such as earth closets and separate street or lane access for night soil removal was implemented throughout the Municipality via the by-laws drawn up by Thomas Rowe as Mayor of Manly. Normally the sanitary arrangements of a residence are not of significance, however, in this case Rowe implemented reforms in Sydney (overhead cisterns) and in Manly (earth closets in place of cesspits) aimed at limiting the spread of disease. This remnant of "Roseville" still has the ability to demonstrate how the residence functioned in an urban environment without the usual urban infrastructure.

For its contribution to the streetscape and as a remnant of a well-known landmark property in Manly, the residence of the first Mayor of Manly, Thomas Rowe, from 1877-78 is a significant remnant of a distinct architectural phenomenon (Victorian villas for professional men). Prior to the formalisation of street numbers, the villas subdivision to the north was referred to as being near Thomas Rowe's residence. The majority of the surviving residential buildings on the flat land at Manly are small workers cottages or semi-detached houses or terraces.

Almost no trace of the mid-1850s to 1870s villa subdivisions of New Brighton survives. Although it is only the outbuilding that survives, this appears to be the largest surviving remnant in the Manly Town Centre area, demonstrating the subdivision alignment and the villas erected thereon and can be correlated to the Charles Kerry photograph held in the Powerhouse Museum.

Significance:

No. 21 Whistler Street, Manly is associated with a significant technical achievement (ie the provision of healthy urban environments in the absence of an urban services infrastructure) as well as with a significant person, Thomas Rowe, the first Mayor of Manly and one of the founders of the Institute of Architects.

Conclusion:

No. 21 Whistler Street meets the requirements for the criterion of technical significance because it:

- shows or is associated with, creative or technical innovation or achievement
- is the inspiration for a creative or technical innovation or achievement

Criterion (d): An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.

Guidelines for INCLUSION

- is important for its associations with an identifiable group
- is important to a community's sense of place

Guidelines for EXCLUSION

- is only important to the community for amenity reasons
- is retained only in preference to a proposed alternative



Further Investigation & Comparative Review
21 Whistler Street, Manly
1 July 2019

No. 21 Whistler Street does not meet the guidelines for inclusion under Criterion (d).

Criterion (e): An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).

Guidelines for INCLUSION

- has the potential to yield new or further substantial scientific and/or archaeological information
- is an important benchmark or reference site or type
- provides evidence of past human cultures that is unavailable elsewhere

Guidelines for EXCLUSION

- the knowledge gained would be irrelevant to research on science, human history or culture
- has little archaeological or research potential
- only contains information that is readily available from other resources or archaeological sites

No. 21 Whistler Street does not meet the guidelines for inclusion under Criterion (e).

Criterion (f): An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

Guidelines for INCLUSION

- provides evidence of a defunct custom, way of life or process
- demonstrates a process, custom or other human activity that is in danger of being lost
- shows unusually accurate evidence of a significant human activity
- is the only example of its type
- demonstrates designs or techniques of exceptional interest
- shows rare evidence of a significant human activity important to a community

Guidelines for EXCLUSION

- is not rare
- is numerous but under threat

Discussion:

No. 21 Whistler Street is the only remaining large service outbuilding remaining in the Manly Town Centre from the villa phase of development in Manly. It is rare as a service wing from the mid- to late-nineteenth century that demonstrates the pattern of urban settlement at a period when urban services had not been provided and it demonstrates the requirement to separate toilet facilities from the habitable rooms of the main house, the requirement to collect earth closet waste via a "night soil" lane, and the necessity of separating the toilet facilities from the water collection and storage infrastructure.

Furthermore, it demonstrates at a domestic scale, the attention to fire-proofing that architect, Thomas Rowe, incorporated into his projects by virtue of physically separating the fire-prone kitchen area from the main house.

Significance:

No. 21 Whistler Street, Manly is rare as the only large nineteenth century outbuilding surviving in the Manly Town Centre and is rare as a physical manifestation of a way of life that has been made redundant by the provision of piped water supply and piped sewerage service to urban areas.

Conclusion:

No. 21 Whistler Street meets the requirements for the criterion of rarity because it:

- provides evidence of a defunct custom, way of life or process with regard to the provision of water and the removal of waste
- is the only example of its type remaining in the Manly Town Centre area



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Criterion (g): An item is important in demonstrating the principal characteristics of a class of NSW's
– cultural or natural places; or
– cultural or natural environments

(or a class of the local area's
– cultural or natural places; or
– cultural or natural environments).

Guidelines for INCLUSION

- is a fine example of its type
- has the principal characteristics of an important class or group of items
- has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity
- is a significant variation to a class of items
- is part of a group which collectively illustrates a representative type
- is outstanding because of its setting, condition or size
- is outstanding because of its integrity or the esteem in which it is held

Guidelines for EXCLUSION

- is a poor example of its type
- does not include or has lost the range of characteristics of a type
- does not represent well the characteristics that make up a significant variation of a type

No. 21 Whistler Street does not meet the guidelines for inclusion under Criterion (g).

7.1.2 Statement of Significance (No 21 Whistler, former Kitchen Wing of "Roseville")

The surviving kitchen wing of Thomas Rowe's "Roseville" is of at least local significance as a remnant of one of the series of gentlemen's residences designed and erected by Rowe in villa subdivisions in Manly and Elizabeth Bay and occupied by his family namely "Tresco" (1869), "Roseville" (1875) and "Caprera" (c. 1877, occupied c.1880-1884). In contrast to the other two residences, it is the service wing that remains in this case and the surviving physical and documentary evidence indicates the sanitary reforms that Rowe would subsequently implement across the entire Municipality of Manly during his term as the first Mayor.

Rowe's "Roseville" was a well-known local landmark and the vestige that remains in Whistler Street is one of the few remaining physical reminders of the intended villa development of New Brighton which was developed from the mid-1850s until the mid-1870s. The alignment to Whistler Street provides evidence of the lots created for the villa subdivision of New Brighton, which fronted East Promenade. Prior to the implementation of planning controls the villa subdivisions were controlled by the size of the lots and the architectural scale and character of the residential architecture.

The surviving portion of "Roseville" in Whistler Street, Manly is a remnant of the extensive body of residential architecture by Thomas Rowe that included both residences for professional men and terraces built as investments. The full extent of his body of residential work, including the houses he designed on a speculative basis, has not yet been examined in detail. Rowe's involvement as an Alderman developing and implementing reforms in sanitation and building standards in Sydney and Manly sets his work apart from that of his main contemporaries.

This remnant example is the only 1870s residence designed by Rowe that has been identified in which the service wing remained separate for health reasons, indicating the lack of town water and sewerage that existed prior to the formation of the municipality and the public and civil engineering works for which successive mayors, starting with Rowe, agitated.

The design of "Roseville" was a model of how water could be collected for domestic use and sanitary arrangements made in the absence of reticulated water supply and piped sewerage. The location of the service wing on the lane is indicative of the need for night soil collection to be undertaken without passing through the residence. At Rowe's insistence, cesspits were banned by municipal by-law and the surviving plans of "Roseville" demonstrate the use of earth closets which were permitted as an improvement on cesspits.



Further Investigation & Comparative Review
21 Whistler Street, Manly
1 July 2019

8.0 Conclusion and Recommendations

The previous rationale for not listing the building in 2007 was an assessment of its physical fabric, without picking up the association with the first Mayor of Manly, Thomas Rowe, or that it formed part of the outbuilding complex of a large villa he designed for his family that faced Belgrave Street and the park. Very little survives of Rowe's body of work in Manly undertaken between c. 1868 and 1890.

It is our opinion that No. 21 Whistler Street (the former outbuilding of "Roseville", later "Restormel") meets the criteria for listing as a Local item of environmental heritage under the Northern Beaches LEP under the following criteria:

- Historical significance
- Associative significance
- Aesthetic/Technical significance
- Rarity

As part of the listing process, a more thorough history should be prepared utilising the Rate Books and Building Application Registers to determine the sequence of buildings on the site and owners of the site.

In addition, we recommend that further research be undertaken regarding the interwar building fronting Belgrave Street as it was an integral part of the site until 1950 when the site was subdivided into its current form of two allotments. This building also has the potential to be a heritage item, as it demonstrates the intensification of development and expansion of the commercial centre of Manly.

Dr Scott Robertson
for
Robertson & Hindmarsh Pty Ltd

Appendix II

Legal Advice as to Ownership of Roseville

OUR REFERENCE: RHW:CW:190054

YOUR REFERENCE:



3 December 2019

Pavilion Residences No.3 Pty Ltd
PO Box 1640
NORTH SYDNEY NSW 2059

Dear Sir/Madam

Historical records and searches
Property: 21 Whistler Street, Manly

We have reviewed the indenture, together with the historical index search with respect to the abovementioned property.

The two documents should be read in conjunction with one another, whereby the historical index search shows that the property was conveyed on 21 May 1875 jointly to John Dawson, Eliza Zuccani and John Charles Lovell as to the first part, Thomas Rowe as to the second part, Charlotte Jane Rowe of the third part and Sydney Moore Green as to the forth part.

The indenture was entered into this same day, duly executed by all of the abovementioned proprietors, whereby they then conveyed the property to Sydney Moore Green in its entirety, for the sum of £173.13, which was paid to the vendors on 21 May 1875.

The terms of the indenture also granted a right of residency to Charlotte Jane Rowe, granting her 'sole and separate use' of the subject property during her life. The deed establishes that upon her passing, the purchaser, Sydney Moore Green, or his heirs or executors would then take possession of the premises.

I enclose copy of the indenture together with the historical search records, confirming the abovementioned details.

Should you have any queries, please do not hesitate to phone me.

Yours faithfully
O'BRIEN CONNORS & KENNETT
per: 

With:

David Marincic
& Associates

Lesley Dingley
Solicitors & Lawyers

Lawyers

Robert H Warren
Principal

Peter D Kennett
Special Counsel

Clare Wainwright
Associate

Lesley Dingley

Edwin Nelson

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E: email@ocklaw.com.au

ABN: 126 126 153 53

We advise that this office will be closed from 12.00 pm on Friday, 20th December 2019
and will re-open at 9.00 am on Tuesday, 2nd January 2020
We take this opportunity to wish you a Merry Christmas and a Happy New Year.

Website: www.ock.com.au

Liability limited by a scheme approved under Professional Standards Legislation and by our Terms of Appointment. Employed legal practitioners and directors of Legaleez Pty Limited ABN 12 612 615 363 an incorporated legal practice trading as O'Brien Connors & Kennett are members of that scheme

(TO BE SIGNED BY APPLICANT)

To include not only Title Deeds, &c., but also Plan and Surveyor's Declaration verifying same.

*For the particulars which this Schedule must comprise, see concluding part of Declaration, to which particular attention is directed, as any omission or misstatement will render signant liable to the penalties of false Declaration.

Each of the Deeds and Documents as are in applicant's possession or control, must be deposited with the application. Counterpart leases must be included, but these will be returned, if required.

If any deposited Deeds relate also to property not brought under the Act, they may be returned after partial cancellation; but of all these, abstracts or copies for retention should be furnished, and the desire for the return of the originals noted.

1. ABSTRACT OFFICE of Henry Gilbert Smith
2. ABSTRACT of POWER of ATTORNEY of Henry Gilbert Smith to Messrs. Street and Thomas
3. ABSTRACT of TITLE of Trustees of the Will of Emilio Zuccani
4. CONVEYANCE 21st. May 1875 John Dawson Eliza Zuccani and John Charles Lovell 1st. part Thomas Rowe 2nd part and Charlotte Jane Rowe 3rd. part and Sydney Moore Green 4th part registered No. 433 Book 150 -
5. CONVEYANCE 1st. June 1875 John Dawson Eliza Zuccani and John Charles Lovell one part and Arthur Croft other part registered No. 645 Book 150
6. MORTGAGE 7th March 1876 Charlotte Jane Rowe and Thomas Rowe one part Henry Hudson and Charles Bown Trustees of the Equitable Benefit Building land and Savings Institution other part registered No. 502 Bk 157
7. FURTHER CHARGE 18th April 1879 Thomas Rowe of one part Henry Hudson and Charles Bown of the other part Reg. No. 235 Book 190
8. DISCHARGE 13th November 1883 of above Mortgage of 7th March 1876 registered No. 70 Book 280
9. DISCHARGE of 13th November 1883 of above Further Charge of 18th April 1879 registered No. 71 Book 280
10. CONVEYANCE 13th September 1876 Arthur Croft to Thomas Rowe Reg. No. 444 Book 162
11. CONVEYANCE 21st. December 1883 Thomas Rowe 1st. part Sydney Moore Green second part and Francis Wagstaff 3rd. part reg. No. 122 Book 281
12. MORTGAGE 21st. December 1883 Francis Wagstaff one pt and the very Rev. Patrick Joseph Mahoney and Eyre Goulburn Ellis of the other part Reg. No. 123 Book 281
13. DISCHARGE of last mentioned mortgage 20th March 1885 Reg. No. 158 Book 307
14. CONVEYANCE 20th March 1885 Francis Wagstaff one pt Samuel Bennett Bailey of the other part Reg. No. 159 Book 307
15. MORTGAGE 21st. March 1885 Samuel Bennett Bailey one part and the very Rev. Patrick Joseph Mahoney and Eyre Goulburn Ellis of the other part Reg. No. 160 Book 307
16. TRANSFER of MORTGAGE 21st. June 1885 the very Rev. Patrick Joseph Mahoney and Eyre Goulburn Ellis of one part and Jane Frances Coveny and Constance Mary Coveny other part registered No. 176 Book 313
17. RECONVEYANCE 18th June 1886 Jane Frances Coveny and Constance Mary Coveny one part Samuel Bennett-Bailey other part No. 847-Book-342
18. CONVEYANCE 7th July 1886 Samuel Bennett Bailey 1st part Emma Frances Bailey 2nd part Frederick William Bailey 3rd. part registered No. 97 Bk 343
19. MORTGAGE 9th July 1886 Samuel Bennett Bailey and Emma Frances Bailey one part Christopher Rolleston the Hon. Henry Mort and the Hon. Edward Knox Trustees of the Liverpool and London and Globe Insurance Company registered No. 98 Book 343
20. MORTGAGE 24th February 1887 Samuel Bennett Bailey and Emma Frances Bailey of the one part and the Land Mortgage Loan and Discount Company reg. No. 244 Book 359
21. DISCHARGE of last Mortgage 27th of February 1888 registered No. 754 Bk 382
22. CONVEYANCE of Equity of Redemption 28th February 1888 Samuel Bennett Bailey and Emma Frances Bailey one part Alfred Bennett other part registered No. 286 Book 387
23. RECONVEYANCE 9th April 1890 the Hon. Edward Knox the Hon. Henry Mort and Walter Cumming Watt of the one part and Alfred Bennett of the other part registered No. 699 Book 441
24. MORTGAGE 16th May 1893 Alfred Bennett to Alexander Burnett Heinrich registered No. 133 Book 515
25. CONVEYANCE of Equity of Redemption Alfred Bennett one part and Emily Bennett of the other part reg. No. 621 Book 580
26. RECONVEYANCE 16th September 1896 Alexander Burnett Heinrich of the one part and Emily Bennett of the other part registered No. 51 Book 586 -
27. Plan and Declaration by Mr. Surveyor William Henry Howard
28. STATUTORY DECLARATION of Applicant

WITNESS

29. That Vice of opph - ac% adjoining property

30 Concern of appearance
(2) 1/2 pint of H. Rowe. as property. 10:10:13

32. 29.11.12 *Prints Cont. for sale by Hards & Norman* do.

(33) 3-7-74 Detroit/Milley & C. Zuccani
FILL IN ALL BLANKS BEFORE SIGNING.
Don't leave loose ends.

51-1120
35-
Rec'd by airtel. for Mr. N. R. Smith R. O. Guerci DO
EX-107 INFORMATION SECTION

/Doc:PA 018475 PA /Rev:24-Jun-2015 /RSL LRS /Pg:AAL /Prt:03-Dec-2019 12:07 /Seq:3 of 4

Appendix III

Extract from Heritage 21 Statement of Heritage Impact

September 2018

3.2 21 Whistler Street

3.2.1 Roseville Cottage

The site is situated on the former allotment of “Roseville” cottage, a one storey dwelling (refer to Figures 9 and 10) that holds considerable associative significance to the early development of Manly. It is our assessment that the siting of the current subject dwelling responds to the floor plan of the domestic building to the rear of the original dwelling (refer to Figure 9).

As depicted below, *Roseville* cottage was owned by Thomas Rowe during his tenure as Manly’s first Mayor. Rowe, a celebrated architect in his own right, was elected to office in February 1877 and would go on to oversee the first laying-out of the town, serving as an alderman until 1880.³ The cottage was then the residential dwelling of Alfred Hilder, the second Mayor of Manly.

The original “*Roseville*” cottage appears to have been demolished between 1917 and 1939 and was replaced with the two-storey mixed commercial and residential structure that now fronts Belgrave Street.



Figure 5. Advertisement for “*Roseville*” cottage (Source: The Sydney Morning Herald. Sydney, New South Wales. Australia. Saturday, May 24, 1879)

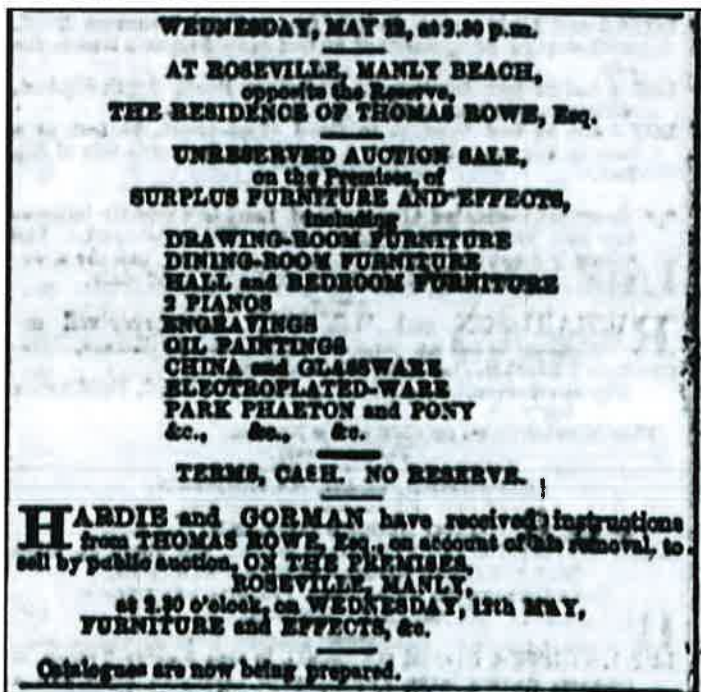


Figure 6. Advert for “*Roseville*”, 1880. Note residence of Thomas Rowe. (Source: The Sydney Morning Herald. Sydney, New South Wales, Australia. Saturday, May 8, 1880)

³ Wikipedia. Thomas Rowe. N.d. Retrieved from: https://en.wikipedia.org/wiki/Thomas_Rowe

"ROSEVILLE," MANLY,
at present occupied by A. Hilder, Esq., J.P.
ex-Mayor of Manly.

An extremely pretty and well-built VILLA RESIDENCE, opposite the PARK RESERVE, with streets on 3 sides made, kerbed and guttered, containing the following accommodation :-

DRAWING and DINING ROOMS with folding doors and Library, all well corniced

The **HALL** is well arranged, arched with spaces for Statuary, China closet at end with ornamental door

The best **Bedroom** has triplet window with bathroom off, handsomely corniced. There are three other bedrooms, also a second pantry, detached kitchen with paved covered way, trellised, &c.

Laundry, Man's Room, Wood and Coal House
Coachhouse and Stable.

Large Water Supply and perfect drainage arrangements.

One of the choicest little properties in Manly, built of brick on stone foundations, and cemented, slated roof, and containing every convenience and comfort.

The grounds are very tastefully laid out, and the whole property is in first-class order.

HARDIE and GORMAN will sell by public auction, at their Rooms, Pitt-street, at 11.30 o'clock, **THIS DAY, 13th APRIL,**

"ROSEVILLE," MANLY BEACH, very convenient to the steamers' wharf, opposite the PARK RESERVE, and occupying about the premier position in this **FAVOURITE WATERING PLACE.**

ROSEVILLE is beautifully situated in the most sheltered part of Manly, receiving all the benefits of the sea without the exposure to the westerly winds. It is surrounded by main roads kerbed and guttered on three sides, having

160 feet frontage to **PITTWATER ROAD**
101 feet frontage to **RAGLAN-STREET**
160 feet frontage to **WHISTLER-STREET.**

PHOTOGRAPH OF ROSEVILLE IS ON VIEW AT THE ROOMS.

Figure 7. Roseville advert noting current occupant, the second mayor of Manly. (Source: The Sydney Morning Herald. Sydney, New South Wales, Australia. Wednesday, April 13, 1881)

THURSDAY, 13th March.

UPPER COTTAGE RESIDENCE
and
LARGE BLOCK OF LAND.
Or will be divided.

THE COTTAGE AND LAND,
with 30 feet frontage to
EAST PROMENADE,
with a depth of
101 feet to Whistler-street,
and
FOUR ALLOTMENTS of LAND
with frontages to
EAST PROMENADE, RAGLAN and WHISTLER STREETS.

TITLE, FREEHOLD.

MILLS and PILE have received instructions from Captain Wagoner to sell by auction, at their Mart, 150, Pitt-street, on **THURSDAY, the 13th day of March, at half-past 11 o'clock,**

That
SUBSTANTIALLY-BUILT COTTAGE,
ROSEVILLE,
with
A LARGE BLOCK OF LAND,
having frontages of 100 feet to East Promenade, 101 feet to Raglan-street, and 100 feet to Whistler-street; suitable for building site, or another villa residence.

THE COTTAGE is built, in a most substantial manner, of brick on stone foundations, with slated roof, and is replete with every convenience for a family, and within easy distance of the steamers. It contains drawing-room 18.5 x 15 feet, dining-room 13.5 x 19 feet, vestibule, inner hall and corridor, library, 6 bedrooms, bathroom, pantry, storeroom; and from the house, connected by a covered way, large kitchen, wash-house, 3 sheds, &c., large underground tank and plenty of water, good garden, lawn, &c.

Or
THE COTTAGE will be **SOLD,**
with 30 feet frontage to the
EAST PROMENADE,
by a depth of 101 feet to
WHISTLER-STREET;
and
THE LAND
in
FOUR ALLOTMENTS:
2 having 30 feet each to the East Promenade
1 having 30 feet to East Promenade, by a depth of 30 along Raglan-street; and
1 allotment having 21 feet frontage to Raglan-street, by a depth along Whistler-street of 60 feet; or in
ONE LOT of 60 x 101, with THREE FRONTAGES.

THIS IS REALLY A FIRST-CLASS PROPERTY, either as an investment or for private residence.

MANLY is the **PREMIER SUBURB** of Sydney, and the only acknowledged **WATERING PLACE** for the COLONY. The Cottage is now let furnished at £5 per week, and will readily let unfurnished at over £100 per annum. Land is in demand in such a position, and increasing in value.

TERMS of SALE.

Cards to view and full particulars can be obtained at the Rooms, 150 Pitt-street.

Figure 8. Advertising for the sale of Roseville cottage residence, 1885. (Source: The Sydney Morning Herald (NSW: 1842 - 1954), p. 13. Retrieved September 10, 2018, from <http://nla.gov.au/nla.news-article13586617>)

Appendix IV

The Sydney Morning Herald ,16 January 1899
& Australian Town and Country Journal, 21 January 1899

The Sydney Morning Herald, Monday 16 January 1899
(New South Wales, Australia)

DEATH OF COLONEL ROWE
A WORTHY COLONIST

We have to record the death of Colonel Rowe, J.P., Fellow of the Royal Institute of British Architects, and president of the Water and Sewerage Board, which took place at his late residence, Mona, Darling Point, at an early hour on Saturday morning, after a somewhat protracted illness. He was in his seventieth year. The principal cause of death was gastric catarrh, followed by internal hemorrhage, the latter having been caused by an accident to a cab in which the deceased was seated about five weeks ago. Colonel Rowe's name was well known in New South Wales owing to the many important positions he had filled. Born in Penzance (Cornwall) England, on July 20, 1829, he was the eldest son of Mr. Richard Rowe, whose wife Ursula Crudge, was a descendant of the ancient Godolphin family, who, for some centuries, governed and owned by lease the Scilly Islands. His father was a builder and contractor in Penzance in large practice, and designed all the work carried out by the firm. After passing through Barnes Academy he entered his father's office, and soon showed considerable ability as a draftsman, and a strong desire to master the practical as well as theoretical part of the profession he had chosen, and he was thus enabled to obtain an experience that proved most advantageous to him in a new country. Arriving in New South Wales in the year 1857 (*sic*), he shortly afterwards proceeded to the Victorian goldfields, which were then in full swing. He visited various goldfields, where he met with considerable success. After this excitement he settled down to speculative building and contracting, but finding this opposed to his more artistic taste, he commenced to practice as an architect in Sydney in the year 1856. He had as his first partner Mr. Green, the name of the firm being Messrs. Rowe and Green, the style being subsequently changed to that of Messrs. Rowe, Campbell, and Spain. For many years past the business has been carried on under the style of Rowe and Spain. Amongst the many prominent buildings in the city of Sydney and suburbs that have been designed and carried out by the deceased might be mentioned the Hon. E. Vickery's two handsome stone blocks of buildings having a frontage of 250ft. to Pitt-street, Messrs. Perry Brothers warehouses, the Angel Inn, Messrs. S. Hoffnung and Co.'s warehouses, with a frontage of 160ft., to a height of six stories, exclusive of basement; Messrs Harris and Ackman's premises, The George Hotel, Messrs. Henry Bull and Co.'s premises, Messrs. Wright Heaton and Co.'s, the Royal Arcade, Messrs. Washington H. Soul and Co.'s, the Young Men's Christian Association Hall, the Sydney Hospital, the Thomas Walker Convalescent Hospital, Messrs. Elliott Brothers, Limited (O'Connell-street), Newington College (Stanmore), Messrs. W. Gardiner and Co.'s, the Wesleyan Centenary Hall (York-street). In ecclesiastical designs that of St. George's Church, Castlereagh-street, and the Jewish Synagogue, Elizabeth-street, are amongst those carried out by the deceased. Colonel Rowe also took an active part in municipal matters, and was elected an alderman for Bourke Ward in 1872, and returned without opposition in 1874, and during the four years he was in office he worked many reforms. Through his energy a great and lasting improvement was made in the water supply.

Having taken a very active part in the renaming of the streets of the city, his brother aldermen, in recognition of his services, called a street between Pitt and Castlereagh streets by his name.

Mr. Rowe did not remain long out of municipal harness; he had removed to Manly, and early in 1877 Manly was incorporated a municipality. Mr. Rowe was elected the first Mayor, and re-elected the following year without opposition. With his previous aldermanic experience he advised the newly-formed council to work the municipality as one ward, and, largely in consequence, Manly has proved a model municipality. Mr.

Rowe was the founder of the Institute of Architects in New South Wales, and had always taken a deep interest in the welfare of the profession. He was president of the institute for many years, and endeavoured to stimulate the study and action of the articled pupils in the various architects' offices by offering gold medals for prize designs. He was elected fellow of the Royal Institute of Architects in 1884. He also founded the United Service Institute. Although a busy man, the claims of the young were not overlooked in his work. He endeavoured to use his leisure time for the good of the rising generation, having been for 20 years a Sunday-school superintendent. During the busy life of architect, with aldermanic duties added, Mr. Rowe still found time to take an active part in the military defence of the colony. In 1872 he received a commission as first-lieutenant in the then newly-formed Engineer Corps, and was promoted to be captain in 1874. The Volunteer Force was disbanded, and reorganised in 1878, and Captain Rowe was recommissioned a captain-commanding in "The Defence Force," made major in 1880, and raised to rank of brevet lieutenant-colonel in 1886, and commanded the corps of Engineers on the return to England of Colonel Renny Tailyour, R. E., until the time of his retirement (June 30, 1898). Colonel Rowe was at the same time a member of the Defence Commission.

Colonel Rowe was appointed under the Parkes Government as president of the Metropolitan Water and Sewerage Board in the year 1888. The deceased up to the time of his death was a life governor of the Sydney Hospital, chairman of the Rushcutter Bay Park trust, and was one of the two last surviving trustees. In religious matters also the deceased was most active, and he was a warden of St. Mark's Church, Darling Point.

Colonel Rowe's name was recently brought most prominently before the military authorities as the inventor of a shovel-shield for use in the force, a trial of which was held a few months ago, with evident satisfaction. It was the intention of the Colonel to have made the invention still more perfect, which unfortunately he was unable to do through his illness.

The deceased was conscious to the end, and on the morning previous to his death partook of the Sacrament, and joined in the prayers offered by the Rev. A. E. J. Ross, M.A., curate of St. Mark's, after which he bade the members of his family good-bye. He subsequently passed away peacefully. Amongst his last wishes were that he should be accorded a military funeral; and also that the family mourning should consist of a crape band worn around the arm only.

The Australian Town and Country Journal

Saturday 21 January 1899

(Sydney, New South Wales, Australia)

The Late Colonel Rowe

(Photo, by J. Hubert Newman, Sydney.)

Colonel Thomas Rowe, F.R.I.B.A., one of the leading architects of Sydney, and the president of the Metropolitan Board of Water Supply and Sewage, died at about 4 o'clock on Saturday morning, at his residence, Mona, Darling Point.

Colonel Rowe, who was in his 70th year, has for many years been a prominent figure in the professional and in the public life of the colony. Born in Penzance on July 20, 1829, he was the eldest son of Mr. Richard Rowe, whose wife was a descendant of the ancient Godolphin family, who, for centuries, governed and owned by lease the Scilly Islands. His father was a builder and architect, and after passing through the Barnes Academy, the son entered his office, where, besides becoming a proficient draughtsman, he obtained an intimate knowledge of practical work, which afterwards proved invaluable in a new country like New South Wales. In 1849 young Rowe reached this colony, and upon the outbreak of the various gold rushes he followed the life of a gold miner with considerable success. After a short period of speculative building, he started, in 1856, to practise as an architect



in Sydney. His first ecclesiastical building was St. George's Church, Castlereagh-street. Structures designed by him or by the firm of Rowe and Green, of which he was principal, are now to be seen in every quarter of Sydney, and to enumerate them all would not be possible in such a brief notice as this. In Pitt-street alone he built Lord's warehouses, the Hon. E. Vickery's two handsome blocks, Perry Brothers' warehouse, the Angel Inn, the artistic stone warehouses of Messrs. H. Bull and Company (destroyed by fire in 1890), the immense premises of S. H. Hoffnung and Company, Harris and Ackman's

auction rooms (on the site of the old Victoria Theatre), the George Hotel, Wright, Heaton, and Company's spacious block known as the "Commercial Buildings," the handsome edifice now occupied by the Masonic Club, Washington Soul's branch warehouse, the Royal Arcade, and the fine hall of the Young Men's Christian Association. Among his other works are the Jewish Synagogue in Elizabeth-street, the King-street Arcade, Elliott Brothers' warehouse in O'Connell-street, Newington College, the Centenary Hall, Gardiner and Company's warehouse, York and Clarence street, and many leading buildings in Bathurst, Goulburn, and other country towns. He also drew the plans from which Sydney Hospital was built. In 1872 the deceased gentleman was elected alderman for Bourke Ward, which he represented in the City Council for four years. Through his agency during that period several reforms, both sanitary and economic, were worked in connection with the water supply. Rowe-street, which runs from Pitt-street to Castlereagh-street, was at that time named after him by his brother aldermen. In 1877 he was elected first Mayor of Manly, being re-elected afterwards without opposition, and he took a prominent part in laying out the suburb, making it the model municipality which it now is. Mr. Rowe was the founder, and for many years president, of the New South Wales Institute of Architects, and was elected a Fellow of the Royal Institute in 1884. He was the founder of the William-street Sunday School, of which he was for nearly twenty years superintendent. In military matters he also took an active interest. Receiving a commission in the newly-formed Engineer Corps in 1872, he was promoted to the rank of captain in 1874, recommissioned captain commanding in the defence force in 1878, made major in 1880, and raised to the rank of brevet-lieutenant-colonel in 1886. During a European tour in 1887 he visited Aldershot, Chatham, Enfield, and Woolwich, in search of information relating to defence matters. Later on he designed several entrenching tools for the use of the engineers corps, as well as a bullet-proof shovel, which has successfully stood severe tests. He was the founder of the Naval and Military Institute. Last January he retired from active work in connection with military matters, but still held the full rank of colonel. Colonel Rowe was chairman of the Rushcutter's Bay Park committee. In 1888 the late Sir Henry Parkes appointed Colonel Rowe president of the Water and Sewerage Board, which he vigorously re-organised with beneficial results. He has remained in that position ever since, with the exception of twelve months in 1892, when Mr. C. Darley presided, Colonel Rowe then occupying a seat upon the board. The great leaps and bounds by which the department has progressed, and its present state of efficiency, bear ample testimony to the capability of his administration. Colonel Rowe was naturally a man of strong and vigorous constitution, but a year ago he fell a victim to a painful internal malady, which

gradually caused him to grow worse, until the end came, as stated. He leaves a widow, seven sons, and five daughters. The eldest son, Mr. E. Rowe, is a cadet in the department over which his father presided. At the time of his death the deceased gentleman was a partner in the well-known firm of Rowe and Spain, architects.

Contributed by Bob Bolitho

Appendix V

Survey Information from 1920s onwards

NORTON SURVEY PARTNERS

SURVEYORS & LAND TITLE CONSULTANTS



Our Ref: 53011
6th December, 2019

Urban Partners
Suite 202, 349 Pacific Highway
NORTH SYDNEY NSW 2060

Attn: Ted Byrne

Re: 21 Whistler Street, Manly – Lot B D.P.368451

As discussed, we have carried out further title searches at Land Registry Services (LRS) in regard to the above property. In the course of those searches we have obtained a copy of D.P.10228. This is a subdivision plan prepared in July 1920 by Surveyor Nott.

From our investigations we can advise that the northern boundary of the land in DP10228, specifically Lot 1 therein, is contiguous with the southern boundary of the land in D.P.368451, i.e. it is a common boundary line.

D.P.10228 shows the position of various occupations (fences and buildings) close to the perimeter boundaries of the land and, where those occupations are buildings, it also includes a description of the main material of construction. Showing such information was an important survey requirement of the Registrar General at that time and this has carried through to the present day.

To demonstrate this point, I have included below an extract from Clause 63 (1) of the current Surveying and Spatial Information Regulation 2017:

(1) A survey plan must:

- (e) show the description and location (including the age, nature, construction material and relationship to the boundary) of any substantial structure (including any fence):
 - (i) that is within 1 metre of the boundary of the land surveyed, or
 - (ii) that is otherwise relevant to the boundary definition,

At the north east corner of Lot 1, D.P.10228 shows a building described as "stone" adjacent to the north boundary and situated within the south east corner of what is now Lot B D.P.368451. We note the south east corner of Lot B is currently occupied by a brick building. This indicates that the brick building was erected some time after July 1920, the date of preparation of D.P.10266.

Further to the above we note that DP10288 shows the stone building as standing 4 inches (100mm) clear of the north boundary of Lot 1 and 3 inches (75mm) inside the Whistler St boundary. D.P.368451 (dated July 1950) displays a building (of unidentified material) upon Lot B and shows this building 3½ inches (90mm) clear of the north boundary of Lot 1 and 7 inches (180mm) inside the Whistler St boundary.

While the difference between the plans in setbacks to the north boundary is inconsequential, the difference in setbacks to Whistler St is substantial in a survey context, being 4 inches (105mm). This places the building shown in D.P.368451 in a different position to that shown in D.P.10288 which indicates they are not the same building.

We attach copies of D.P.10288 & D.P.368451 for reference.

NORTON SURVEY PARTNERS PTY LTD

Per: 
Chris Norton
Registered Surveyor

NORTON SURVEY PARTNERS PTY LTD ABN 22 618 980 475
1/670 Darling Street Rozelle NSW 2039
PO Box 289 Rozelle NSW 2039

Ph: (02) 9555 2744
office@nspartners.com.au

Plan Form No. 2 (for Designated Plan)

Municipality of Manly

~~Share of~~

A6237287-10-20-

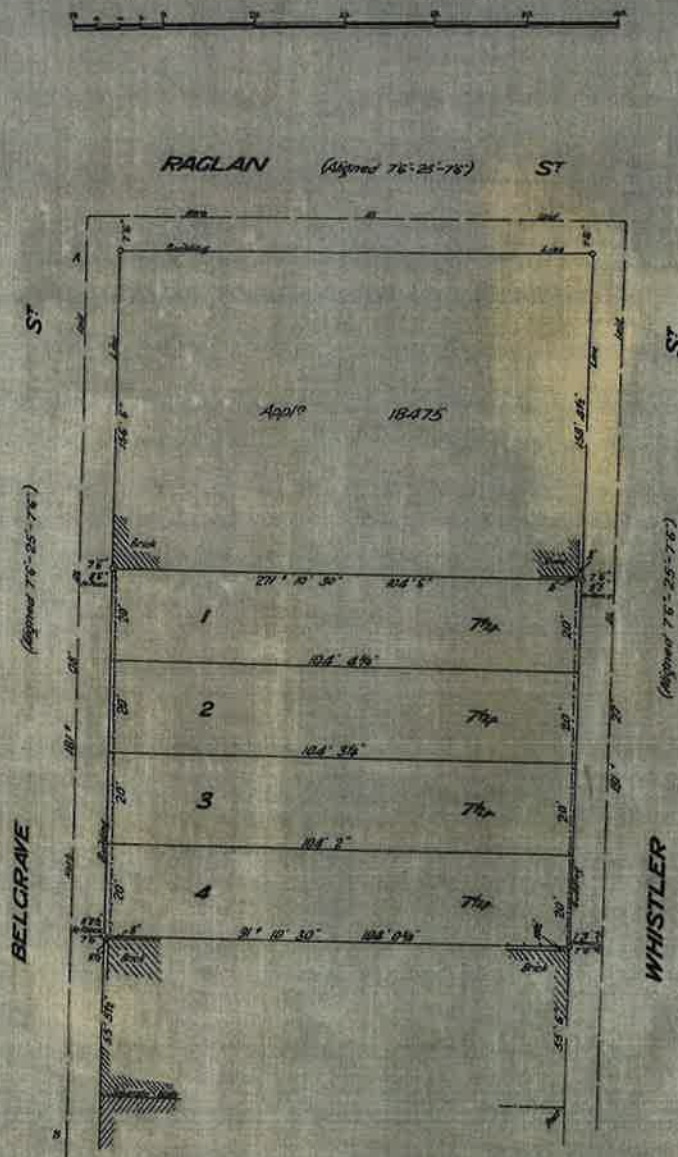
PLAN

DP 10228

of land in Certificate of Title Vol 249 Fo. 22

PARISH OF MANLY COVE COUNTY OF CUMBERLAND

Scale 20 Feet to an inch



Philip Sydney Narr 46 Pitt St Sydney

[illegible]

Emma Jac. MacKenzie

Subscribed and attested before me at St.
Louis, Mo. this 1st day of August A.D. 1920

P. Sydney Note

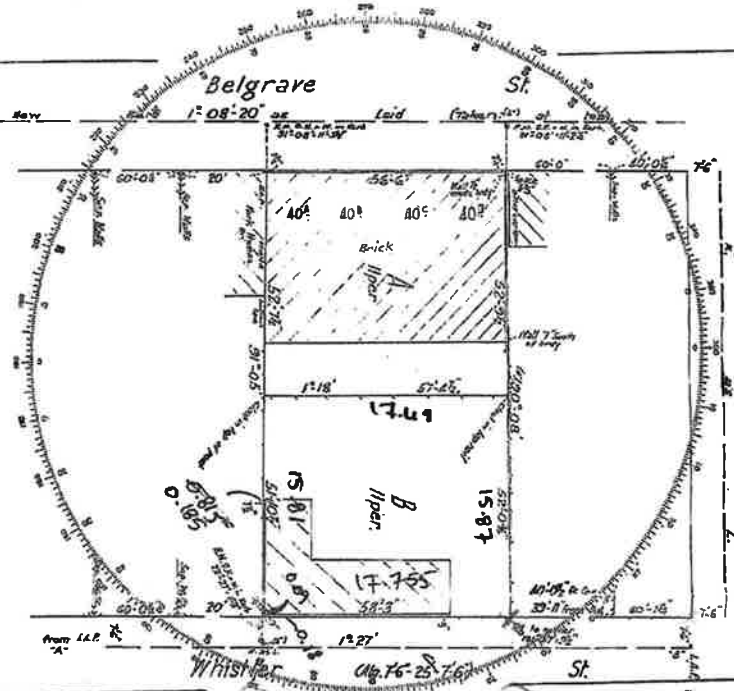
Licensed Surveyor

Date of Survey *July 1920*

F37619

Register Prepared

Plan of Subdivision of the land in Part of Title No. 5014-16103
 Parcel of Manly Cove, County of Cumberland
 F57519
 Scale 20 Feet to an inch.



This is the plan marked " " referred to in
 Dated

Signatures of parties to be made in this margin.

CONVERSION TABLE ADDED IN
 DEPARTMENT OF LANDS

FEET INCHES	METRES
0 1/2	0.125
1 1/2	0.375
2 1/4	0.625
3 1/2	0.875
4 1/2	1.125
5 1/4	1.375
6 1/8	1.625
7 1/4	1.875
8 1/8	2.125
9 1/8	2.375
10 1/8	2.625
11 1/8	2.875
12 1/8	3.125
13 1/8	3.375
14 1/8	3.625
15 1/8	3.875
16 1/8	4.125
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97 1/8	24.375
98 1/8	24.625
99 1/8	24.875
100 1/8	25.125

I, Bruce Richard Davies, Registrar General for New South Wales, certify
 that this is a true and correct copy of the original plan of subdivision
 deposited in my custody this 3rd day of October, 1978.

1

Appendix VI

Clive Lucas Stapleton & Parties
Heritage Assessment, 2007

form a set. Should the owners could be considered for listing

Rugby Union Club. Listed in this review under its correct address.

Not of sufficient architectural distinction.

Low intactness. Recent work not of sufficient quality to be assessed in its own right.

A nineteenth century house. The roof form, some joinery and wall rendering appear to be intact. It has had major additions and appears to in fair condition. It has lost its domestic context.

Not intact.

Demolished

Altered and not intact.

A well kept standard Sydney house of the 1950s, but not sufficiently important in its context to be listed.

Of historic interest, but architecturally odd.

OUR REFERENCE: RHW: CW:190054

YOUR REFERENCE:



3 December 2019

Pavilion Residences No.3 Pty Ltd
PO Box 1640
NORTH SYDNEY NSW 2059

Dear Sir/Madam

Historical records and searches
Property: 21 Whistler Street, Manly

We have reviewed the indenture, together with the historical index search with respect to the abovementioned property.

The two documents should be read in conjunction with one another, whereby the historical index search shows that the property was conveyed on 21 May 1875 jointly to John Dawson, Eliza Zuccani and John Charles Lovell as to the first part, Thomas Rowe as to the second part, Charlotte Jane Rowe of the third part and Sydney Moore Green as to the forth part.

The indenture was entered into this same day, duly executed by all of the abovementioned proprietors, whereby they then conveyed the property to Sydney Moore Green in its entirety, for the sum of £173.13, which was paid to the vendors on 21 May 1875.

The terms of the indenture also granted a right of residency to Charlotte Jane Rowe, granting her 'sole and separate use' of the subject property during her life. The deed establishes that upon her passing, the purchaser, Sydney Moore Green, or his heirs or executors would then take possession of the premises.

I enclose copy of the indenture together with the historical search records, confirming the abovementioned details.

Should you have any queries, please do not hesitate to phone me.

Yours faithfully
O'BRIEN CONNORS & KENNETT
per: 

With:

David Marinic
& Associates

Lesley Dingley
Solicitors & Lawyers

Lawyers

Robert H Warren
Principal

Peter D Kennett
Special Counsel

Clare Wainwright
Associate

Lesley Dingley

Edwin Nelson

Alexandra Willcock

Nicole Davis

Office address:

Level 2, Suites 24-25,
22-26 Fisher Road,
Dee Why 2099

PO Box 1156, Dee Why
NSW 2099

DX 9101 Dee Why

Tel: (02) 9982 1655

Fax: (02) 9982 1066

E: email@ocklaw.com.au

ABN: 126 126 153 53

We advise that this office will be closed from 12.00 pm on Friday, 20th December 2019
and will re-open at 9.00 am on Tuesday, 7th January 2020
We take this opportunity to wish you a Merry Christmas and a Happy New Year.

Website: www.ock.com.au

Liability limited by a scheme approved under Professional Standards Legislation and by our Terms of Appointment. Employed legal practitioners and directors of Legaleez Pty Limited ABN 12 612 615 353 an incorporated legal practice trading as O'Brien Connors & Kennett are members of that scheme

(TO BE SIGNED BY APPLICANT)

*For the particulars which this Schedule must comprise, see concluding part of Declaration, to which particular attention is directed, as any omission or misstatement will render applicant liable to the penalties of false Declaration.

Each of the Deeds and Documents as set in applicant's possession or control, must be deposited with the application. Counterpart leases must be included, but these will be returned, if required.

If any deposited Deeds relate also to property not brought under the Act, they may be returned after partial cancellation; but of all those, abstracts or copies for retention should be furnished, and the dealer for the return of the originals noted.

1. ABSTRACT OFFICE of Henry Gilbert Smith
2. ABSTRACT OF POWER OF ATTORNEY of Henry Gilbert Smith to Messrs. Street and Thomas
3. ABSTRACT OF TITLE of Trustees of the Will of Emilio Zucconi
4. CONVEYANCE 21st. May 1875 John Dawson Eliza Zucconi and John Charles Lovell 1st. part Thomas Rowe 2nd part and Charlotte Jane Rowe 3rd. part and Sydney Moore Green 4th part registered No. 423 Book 150 -
5. CONVEYANCE 1st. June 1875 John Dawson Eliza Zucconi and John Charles Lovell one part and Arthur Croft other part registered No. 645 Book 150
6. MORTGAGE 7th March 1876 Charlotte Jane Rowe and Thomas Rowe one part Henry Hudson and Charles Bown Trustees of the Equitable Benefit Building land and Savings Institution other part registered No. 502 Bk 157
7. FURTHER CHARGE 18th April 1879 Thomas Rowe of one part Henry Hudson and Charles Bown of the other part Reg. No. 235 Book 190
8. DISCHARGE 13th November 1883 of above Mortgage of 7th March 1876 re-registered No. 70 Book 280
9. DISCHARGE of 13th November 1883 of above Further Charge of 18th April 1879 registered No. 71 Book 280
10. CONVEYANCE 13th September 1876 Arthur Croft to Thomas Rowe Reg. No. 444 Book 162
11. CONVEYANCE 21st. December 1883 Thomas Rowe 1st. part Sydney Moore Green second part and Francis Wagstaff 3rd. part reg. No. 122 Book 281
12. MORTGAGE 21st. December 1883 Francis Wagstaff one pt and the very Rev. Patrick Joseph Mahoney and Eyre Goulburn Ellis of the other part Reg. No. 123 Book 281
13. DISCHARGE of last mentioned mortgage 20th March 1885 Reg. No. 158 Book 307
14. CONVEYANCE 20th March 1885 Francis Wagstaff one pt Samuel Bennett Bailey of the other part Reg. No. 159 Book 307
15. MORTGAGE 21st. March 1885 Samuel Bennett Bailey one part and the very Rev. Patrick Joseph Mahoney and Eyre Goulburn Ellis of the other part Reg. No. 160 Book 307
16. TRANSFER of MORTGAGES 21st. June 1885 the very Rev. Patrick Joseph Mahoney and Eyre Goulburn Ellis of one part and Jane Frances Coveny and Constance Mary Coveny other part registered No. 176 Book 313
17. RECONVEYANCE 18th June 1886 Jane Frances Coveny and Constance Mary Coveny one part Samuel Bennett Bailey other part No. 847-Book-342
18. CONVEYANCE 7th July 1886 Samuel Bennett Bailey 1st part Emma Frances Bailey 2nd part Frederick William Bailey 3rd. part registered No. 97 Bk 343
19. MORTGAGE 9th July 1886 Samuel Bennett Bailey and Emma Frances Bailey one part Christopher Rolleston the Hon. Henry Mort and the Hon. Edward Knox trustees of the Liverpool and London and Globe Insurance Company registered No. 98 Book 343
20. MORTGAGE 24th February 1887 Samuel Bennett Bailey and Emma Frances Bailey of the one part and the Land Mortgage Loan and Discount Company reg. No. 244 Book 359
21. DISCHARGE of last Mortgage 27th of February 1888 registered No. 754 Bk 382
22. CONVEYANCE of Equity of Redemption 28th February 1888 Samuel Bennett Bailey and Emma Frances Bailey one part Alfred Bennett other part registered No. 286 Book 387
23. RECONVEYANCE 9th April 1890 the Hon. Edward Knox the Hon. Henry Mort and Walter Cumming Watt of the one part and Alfred Bennett of the other part registered No. 699 Book 441
24. MORTGAGE 18th May 1893 Alfred Bennett to Alexander Burnett Helmrich registered No. 133 Book 515
25. CONVEYANCE of Equity of Redemption Alfred Bennett one part and Emily Bennett of the other part reg. No. 621 Book 520
26. RECONVEYANCE 18th September 1896 Alexander Burnett Helmrich of the one part and Emily Bennett of the other part registered No. 51 Book 586 -
27. Plan and Declaration by Mr. Surveyor William Henry Howard
28. STATUTORY DECLARATION of Applicant

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29. That Dec of appl ac to adjoining property

Consent of J. H. Rowe. re property. 10:10:13

(32) 9/10/72 North Bank for sale by Hards & Torrance
 (33) 3/2/74 Products of Milk & Co. Zuccini
 (34) 1/1/74 (FILL IN ALL BLANKS BEFORE SIGNING)
 The [unclear] [unclear]

35. Asylum by application of the Government of the Republic of the Philippines do

809:B341850 / DDC:PA 01B475 PA / B&W:34-JUN-2015 / MGN 100 / B&W:111 / B&W:103-00000010 10:00 / 10:00

NORTON SURVEY PARTNERS

SURVEYORS & LAND TITLE CONSULTANTS



Our Ref: 53011
6th December, 2019

Urban Partners
Suite 202, 349 Pacific Highway
NORTH SYDNEY NSW 2060

Attn: Ted Byrne

Re: 21 Whistler Street, Manly – Lot B D.P.368451

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NORTON SURVEY PARTNERS PTY LTD

Per: 
Chris Norton
Registered Surveyor

NORTON SURVEY PARTNERS PTY LTD ABN 22 618 980 475
1/670 Darling Street Rozelle NSW 2039
PO Box 289 Rozelle NSW 2039

Ph: (02) 9555 2744
office@nspartners.com.au

Plan Form No. 2 - for Deposited Plan

Municipality of Manly

Sheet of

A6237287.10.20

PLAN

DP 10228

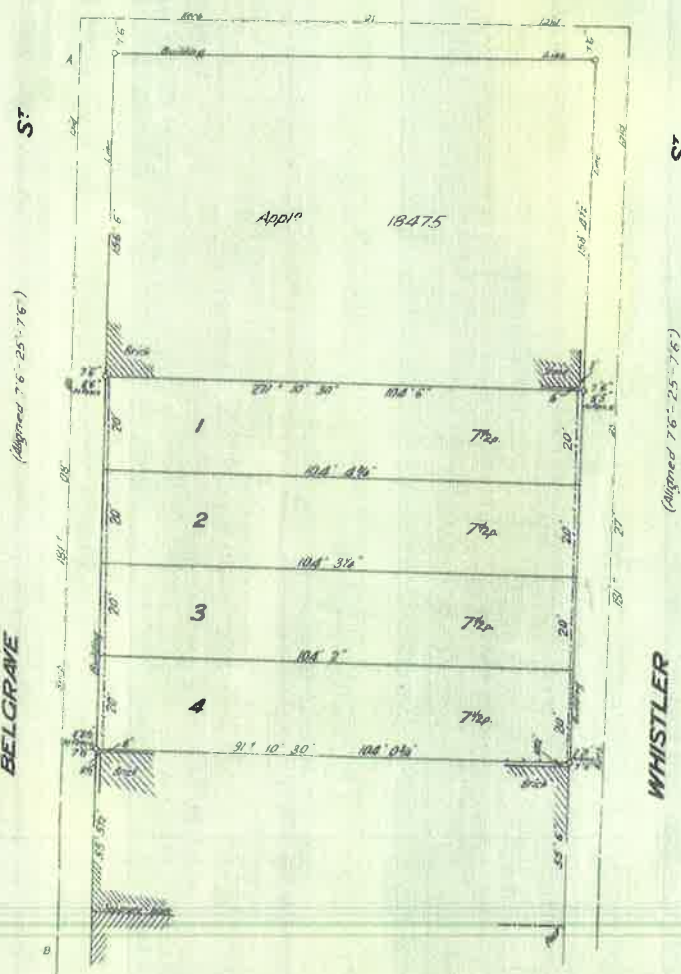
of land in Certificate of Title Vol. 249 Fa 22

PARISH OF MANLY COVE COUNTY OF CUMBERLAND

Scale 20 Feet to an inch



RAGLAN (Aligned 76°-25'-78°) ST



Philip Sydney Nott 64 Pitt St Sydney

I, the said Philip Sydney Nott, do hereby certify that the above plan and the boundaries and measurements therein are correct for the purposes of the said Act, and that the survey of the land, to which the plan relates, has been made by me, and is a true and correct representation of the same as the same is by me, and is correct for the purposes of the said Act.

Emilia Jane MacKenzie

August 1920

Philip Sydney Nott

Date of Survey July 1920

F57519

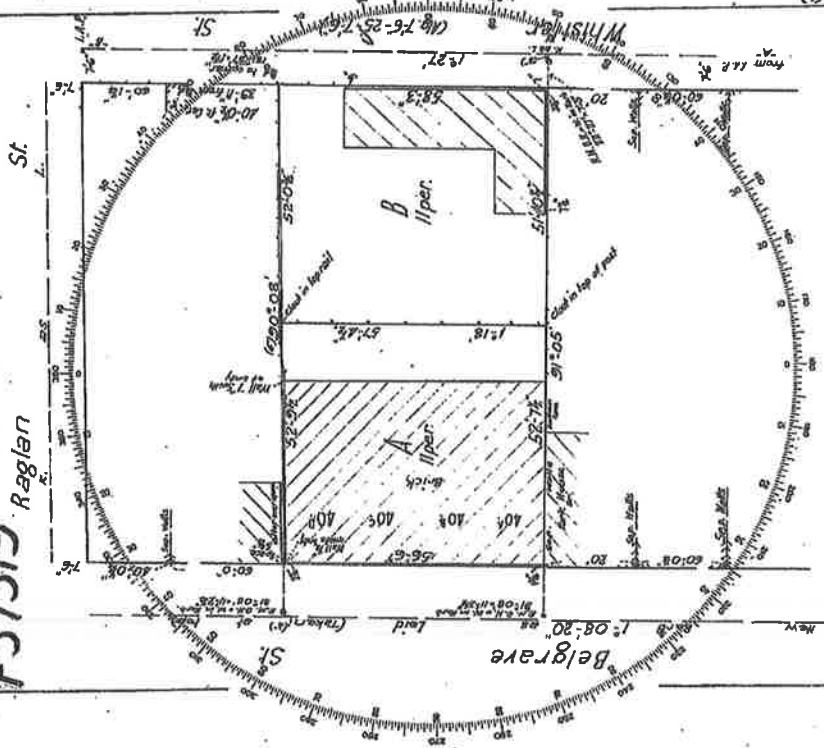
Manly Council
Share of
MP368451 PLAN
F.P.368451
of subdivision of the land in Cert. of Title 1615051-161103

Parish of Manly Cove County of Cumberland

F57519

Raglan

Scale 20 feet to an inch.



1. Frederick Rupert Hardy, of Sydney, a Surveyor registered under the Surveyors Act, 1902, do hereby certify that the above plan is a true and correct copy of the original plan as shown to him and that all survey marks and relevant physical objects are or have been correctly represented, (a) that all physical objects indicated on the plan are correctly represented, (b) that the survey has been conducted in accordance with the provisions of the Surveyors Act, 1902, and the regulations made thereunder, and that the plan is a true and correct copy of the original plan as shown to him and that all survey marks and relevant physical objects are or have been correctly represented.

2. I make this solemn declaration under oath before me at Sydney, New South Wales, on the 11th day of June, 1950.

11/6/50

Frederick Rupert Hardy

Surveyor registered under the Surveyors Act, 1902.

Approved by Council and entered by Clerk
11/6/50

FOR EVIDENCE OF COUNCIL'S
APPROVAL SIGNATURE

11/6/50

11/6/50

I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a true and correct copy of the original negative as shown to me and that all survey marks and relevant physical objects are or have been correctly represented.

CONVERSION TABLE ADDED IN
DEPARTMENT OF LANDS

FEET INCHES	METRES
0 1/2	0.013
1 1/2	0.038
2 1/2	0.064
3 1/2	0.087
4 1/2	0.107
5 1/2	0.128
6 1/2	0.146
7 1/2	0.178
8 1/2	0.229
9 1/2	0.229
10 1/2	0.254
11 1/2	0.286
12 1/2	0.310
13 1/2	0.342
14 1/2	0.396
15 1/2	0.420
16 1/2	0.442
17 1/2	0.467
18 1/2	0.491
19 1/2	0.515
20 1/2	0.538
21 1/2	0.562
22 1/2	0.585
23 1/2	0.609
24 1/2	0.633
25 1/2	0.656
26 1/2	0.680
27 1/2	0.703
28 1/2	0.727
29 1/2	0.750
30 1/2	0.773
31 1/2	0.797
32 1/2	0.820
33 1/2	0.844
34 1/2	0.867
35 1/2	0.891
36 1/2	0.914
37 1/2	0.938
38 1/2	0.961
39 1/2	0.985
40 1/2	1.008
41 1/2	1.032
42 1/2	1.055
43 1/2	1.079
44 1/2	1.102
45 1/2	1.126
46 1/2	1.149
47 1/2	1.173
48 1/2	1.196
49 1/2	1.220
50 1/2	1.243
51 1/2	1.267
52 1/2	1.290
53 1/2	1.314
54 1/2	1.337
55 1/2	1.361
56 1/2	1.384
57 1/2	1.408
58 1/2	1.431
59 1/2	1.455
60 1/2	1.478
61 1/2	1.502
62 1/2	1.525
63 1/2	1.549
64 1/2	1.572
65 1/2	1.596
66 1/2	1.619
67 1/2	1.643
68 1/2	1.666
69 1/2	1.690
70 1/2	1.713
71 1/2	1.737
72 1/2	1.760
73 1/2	1.784
74 1/2	1.807
75 1/2	1.831
76 1/2	1.854
77 1/2	1.878
78 1/2	1.901
79 1/2	1.925
80 1/2	1.948
81 1/2	1.972
82 1/2	1.995
83 1/2	2.019
84 1/2	2.042
85 1/2	2.066
86 1/2	2.089
87 1/2	2.113
88 1/2	2.136
89 1/2	2.160
90 1/2	2.183
91 1/2	2.207
92 1/2	2.230
93 1/2	2.254
94 1/2	2.277
95 1/2	2.301
96 1/2	2.324
97 1/2	2.348
98 1/2	2.371
99 1/2	2.395
100 1/2	2.418
101 1/2	2.442
102 1/2	2.465
103 1/2	2.489
104 1/2	2.512
105 1/2	2.536
106 1/2	2.559
107 1/2	2.583
108 1/2	2.606
109 1/2	2.630
110 1/2	2.653
111 1/2	2.677
112 1/2	2.700
113 1/2	2.724
114 1/2	2.747
115 1/2	2.771
116 1/2	2.794
117 1/2	2.818
118 1/2	2.841
119 1/2	2.865
120 1/2	2.888
121 1/2	2.912
122 1/2	2.935
123 1/2	2.959
124 1/2	2.982
125 1/2	3.006
126 1/2	3.029
127 1/2	3.053
128 1/2	3.076
129 1/2	3.100
130 1/2	3.123
131 1/2	3.147
132 1/2	3.170
133 1/2	3.194
134 1/2	3.217
135 1/2	3.241
136 1/2	3.264
137 1/2	3.288
138 1/2	3.311
139 1/2	3.335
140 1/2	3.358
141 1/2	3.382
142 1/2	3.405
143 1/2	3.429
144 1/2	3.452
145 1/2	3.476
146 1/2	3.499
147 1/2	3.523
148 1/2	3.546
149 1/2	3.570
150 1/2	3.593
151 1/2	3.617
152 1/2	3.640
153 1/2	3.664
154 1/2	3.687
155 1/2	3.711
156 1/2	3.734
157 1/2	3.758
158 1/2	3.781
159 1/2	3.805
160 1/2	3.828
161 1/2	3.852
162 1/2	3.875
163 1/2	3.899
164 1/2	3.922
165 1/2	3.946
166 1/2	3.969
167 1/2	4.000

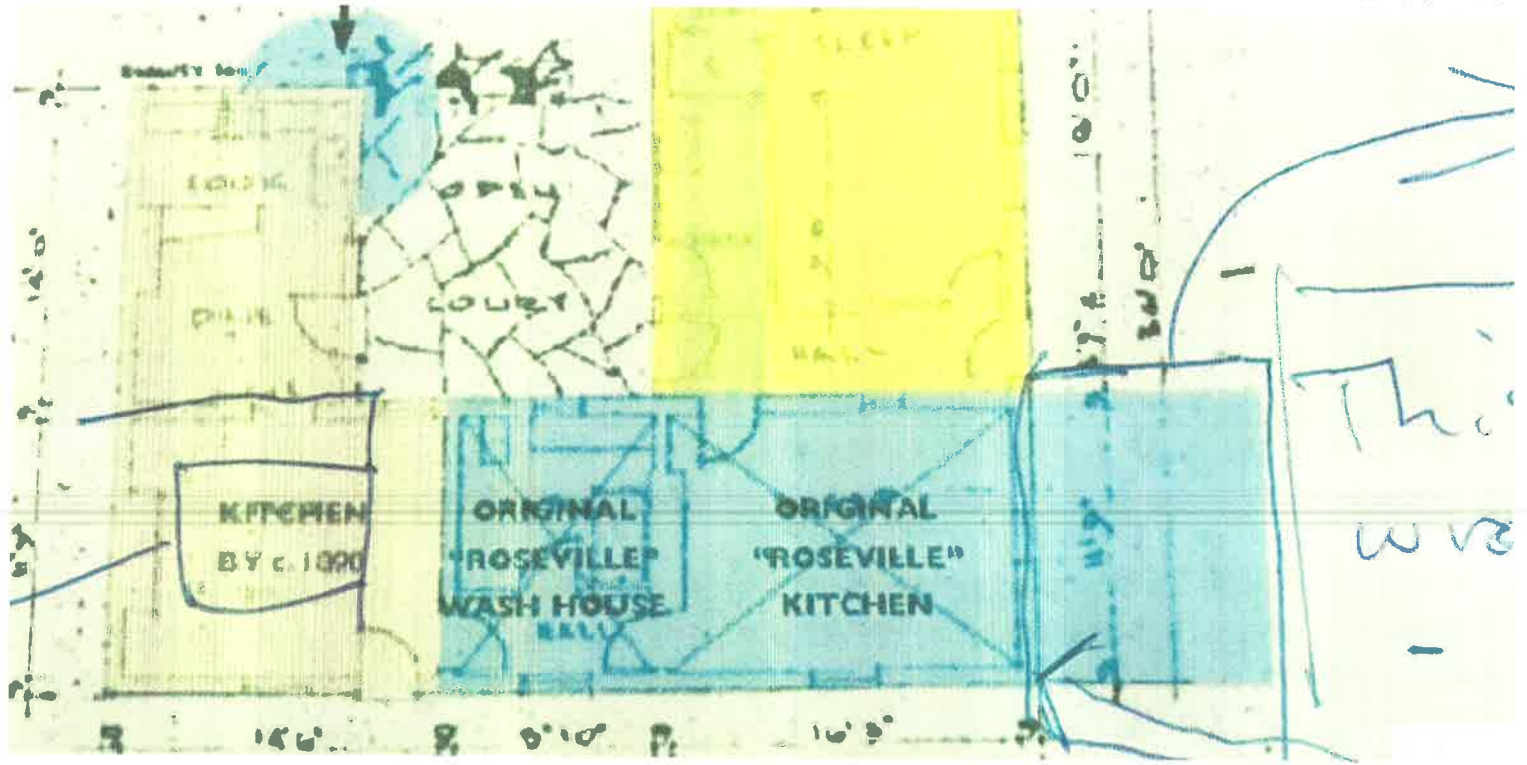
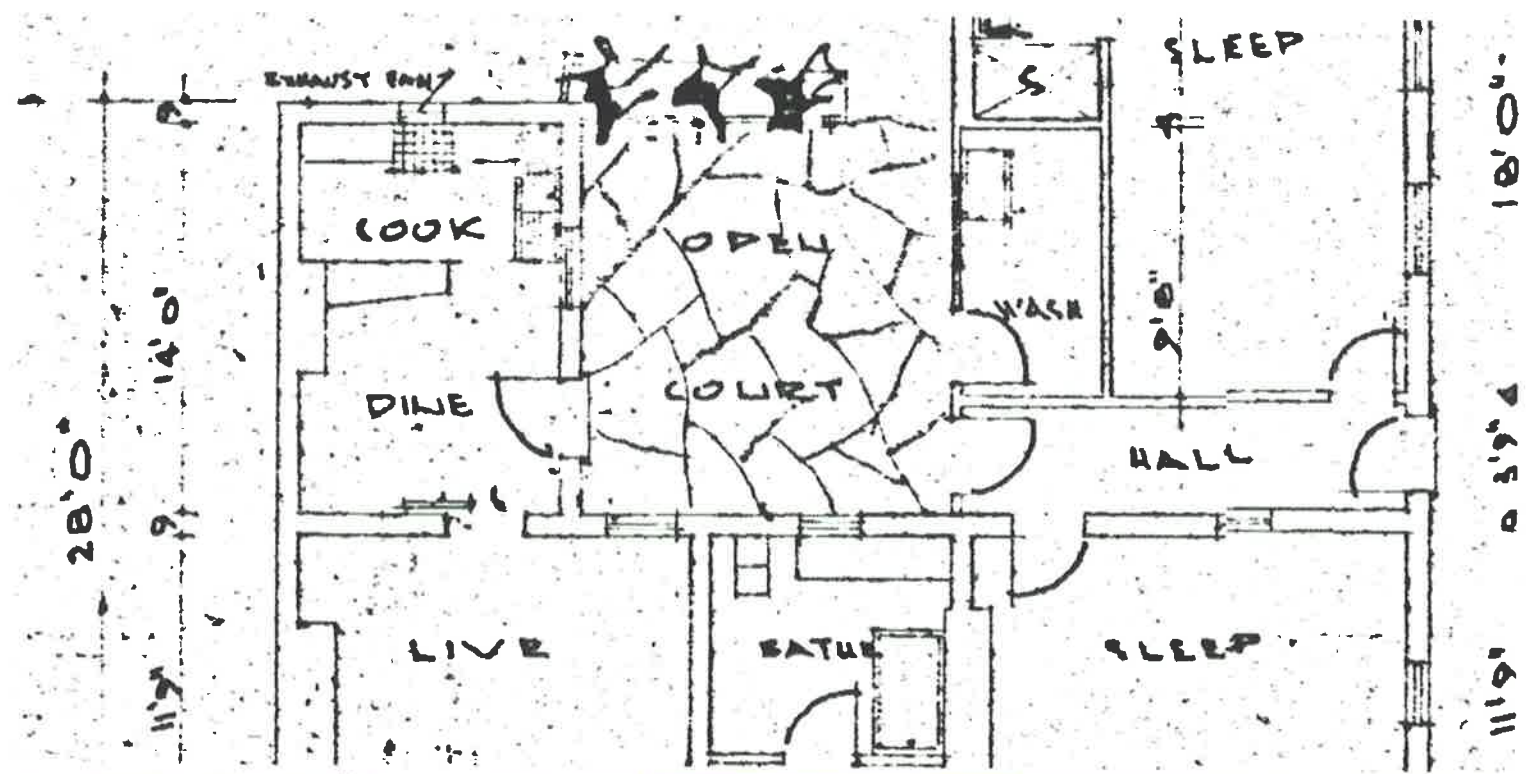
50 M

278.2

AC RD P

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1



KITCHEN BY 1890 INCORPORATED

	form a set. Should the owners be considered for listing
Sydney Rd & West Promenade (cnr)	Rugby Union Club. Listed in this review under its correct address.
5, 6, 7 Tower Street	Not of sufficient architectural distinction.
West Esplanade & Commonwealth Parade	Low intactness. Recent work not of sufficient quality to be assessed in its own right.
21 Whistler St, Manly 'The Mews'	A nineteenth century house. The roof form, some joinery and wall rendering appear to be intact. It has had major additions and appears to in fair condition. It has lost its domestic context.
74 Wood St	Not intact.
76 Wood St	Demolished
4 Battle Blvd	Altered and not intact.
24 Edgecliffe Esplanade	A well kept standard Sydney house of the 1950s, but not sufficiently important in its context to be listed.
33 Edgecliff Esplanade	Of historic interest, but architecturally odd.