

Pacific Lodge

Salvation Army Homes, 15-23 Fisher Road, Dee Why

Preliminary Conservation Management Plan



prepared for
Rosegroup

For submission to
Northern Beaches Council

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Report Register

The following table is a report register tracking the issues of the *Pacific Lodge Conservation Management Plan* prepared by Tropman & Tropman Architects. Tropman & Tropman Architects operate under a quality management system, and this register is in compliance with this system.

Project Ref No.	Issue No.	Description	Prepared by	Reviewed by	Issued To	Issue Date
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EXECUTIVE SUMMARY

Conservation Management Plan for Pacific Lodge, Salvation Army Homes, 15-23 Fisher Road, Dee Why

This Conservation Management Plan has been prepared for the Pacific Lodge Salvation Army Homes for Rosegroup for submission to Northern Beaches Council. The aim of this Conservation Management Plan is to assess the heritage significance of the subject site and use the findings of this assessment to provide conservation management guidelines to enable this significance to be retained in future use and development.

The main points of this study can be understood by reading the following sections of the report.

Section 2.0 – Documentary Evidence

Documentary Evidence for the site was researched and prepared by historian, Nick Jackson. Please refer to Section 2.0 for a detailed history of the site.

Synopsis

Pacific Lodge was an aged care facility located in Dee Why originally owned and operated by the Salvation Army. The Salvation Army have formally left the site and no longer own the site. The facility comprised accommodation building units erected in 1962 and 1992. The administration building was erected in 1892 by the Salvation Army as a rest home for its officers. This role changed in 1907 when it became a home or sanatorium for inebriates. Between 1919 and 1936 it housed the Dee Why Boys' Home. The role of aged care facility commenced in 1939 when the name Pacific Lodge was adopted. The site is located within part of the Jenkins family estate at Dee Why and Collaroy. The administration building is the oldest building standing in Dee Why.

Section 3.0 – Physical Evidence

Section 3.0 contains a description and brief photographic record of the Pacific Lodge site. The subject site is the remaining portion of a former rural property owned by James Jenkins and family. The subject site is listed as an item of Local significance within the Warringah Local Environment Plan 2000. The site includes a total of seven individual buildings built over time (1890s, 1960s, 1990s) with the original 1892 building (currently used as Administration Building) being identified as heritage significant. The group of current buildings was used until recently as aged care accommodation with a total of 59 beds.

Section 4.0 – Analysis of Documentary and Physical Evidence & Comparative Analysis

Analysis of Documentary Evidence

Documentary evidence has confirmed the historical development of the site and buildings.

Analysis of Physical Evidence

Major changes have occurred on the site since the Pacific Lodge building's initial construction in 1892. Some of the documentary evidence of the site has been confirmed through non-intrusive examination of the physical evidence of the 1892 building. Examination of the physical evidence of the building supports the documentary evidence of its evolution in terms of the alterations and additions to the place.

Comparative Analysis

The 1892 cottage within Pacific Lodge is the oldest standing structure in the suburb of Dee Why. Given the prolonged Jenkins family ownership in the nineteenth century from the mid 1820s to 1900 and late arrival of closer settlement (essentially from 1912), the 1892 cottage is considered the first dwelling erected in the suburb. Although it is possible illegal squatting did occur, for example, around the lagoon, the 1892 cottage is certainly the first documented construction within the Jenkins land at Dee Why.

Refer to Section 4.0 for more detail.

Section 5.0 – Assessment of Cultural Significance

The subject site, and in particular the 1892 Pacific Lodge building, had been in continual use by the Salvation Army for 120+ years. The staged development and change of use of the site and building throughout this 120+ year period demonstrates the evolving charitable community service of the Salvation Army and reflects the most pressing community needs of the time. The 1892 Pacific Lodge building is a rare example of a purpose-built Salvation Army Home of Rest and is indicated as being the oldest surviving, and possibly the first, building in the suburb of Dee Why.

Please refer to section 5.0 for more detail on the significance of the site and elements. Section 5.4 contains a grading of significance for the site and building.

Section 6.0 – Constraints and Opportunities

This section of the report discusses the constraints of the site arising out of the current use and statement of significance. Opportunities for the development of the site are also explored. Generally, the external planning and detailing features of the place and cultural and natural landscape should be respected and appropriately conserved.

Please refer to Section 6.0 for more detail.

Section 7.0 – Conservation Policy

Section 7.0 of this study suggests conservation strategies for the site, as well as various recommended actions which should be taken to conserve the significance of the place.

Any present and/or future design proposals should be evaluated and reviewed in association with the conservation policies and recommendations provided in this report to ensure that the significant heritage values of the site are retained and able to be clearly interpreted.

Refer to Section 7.0 for more detail.

Section 8.0 – Implementation Strategy

The implementation strategy is not prescriptive, rather it is intended as a set of recommendations for the implementation of the conservation policy. Any other proposals for the site should comply with the conservation policies contained in Section 7.0 of this report.

Section 9.0 – Asset Management Guidelines

This section of the report provides a broad outline on how the site should be managed, maintenance guidelines as well as further reports that should be prepared on the site to aid in managing the significance of the site.

Refer to Section 9.0 for further information.

Section 10.0 – Monitoring and Review

Section 10.0 provides guidelines on the monitoring and review of the physical fabric of the site and the review of this document.

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Appendix A Development Guidelines

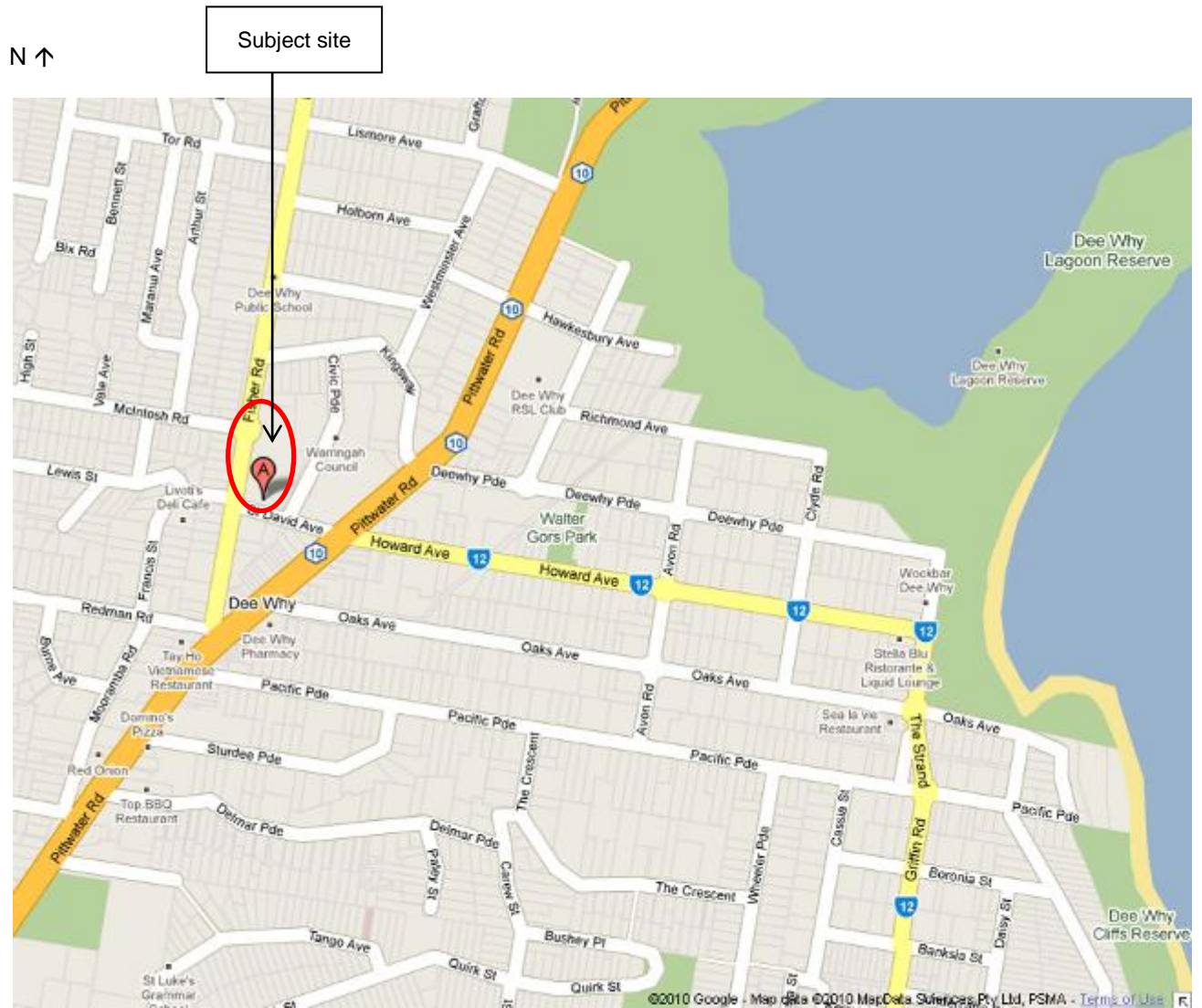


Figure 1: Location Plan. Google maps.

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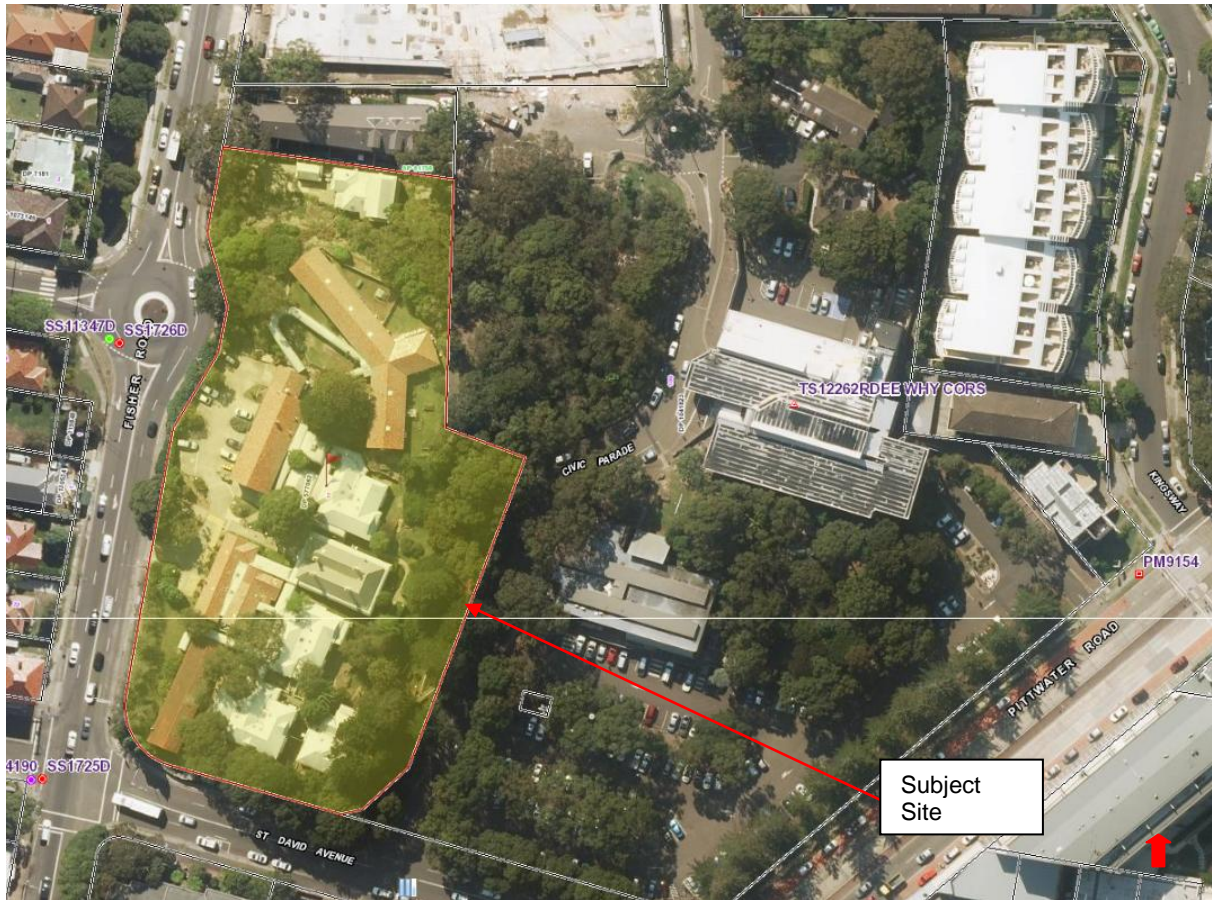


Figure 2a Pacific Lodge context, aerial image. Source SIX Maps



Figure 3b Pacific Lodge, aerial image. Source SIX Maps



Figure 4c Pacific Lodge, aerial image. Source SIX Maps

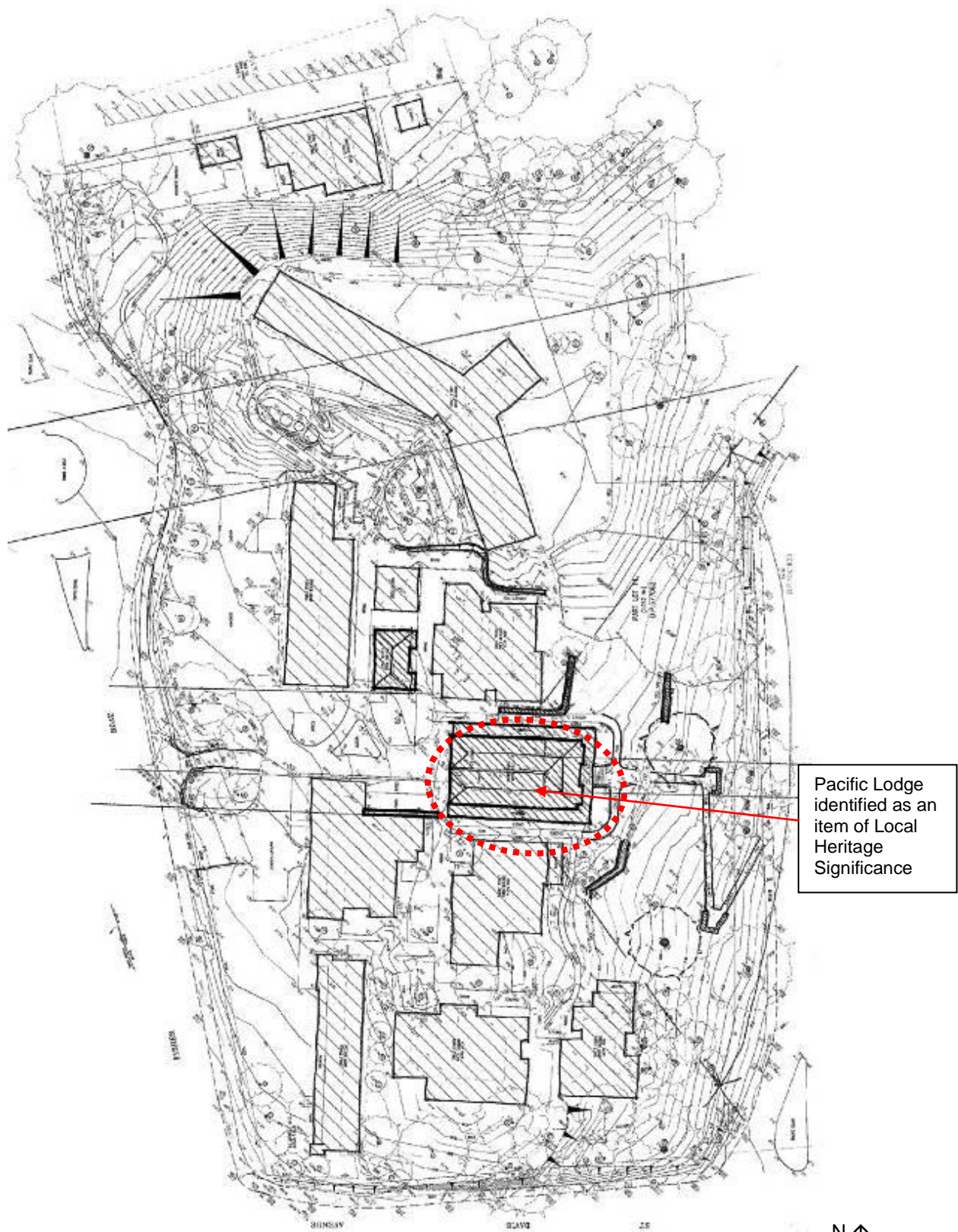


Figure 5: Site Plan: Pacific Lodge - Salvation Army Home, 15 – 23 Fisher Road, Dee Why.

1.0 INTRODUCTION

1.1 Brief

This Preliminary Conservation Management Plan has been prepared for the Pacific Lodge Salvation Army Home for the Rose for submission to Northern Beaches Council. The aim of this preliminary Conservation Management Plan is to assess the heritage significance of the subject site and use the findings of this assessment to provide conservation management guidelines to enable this significance to be retained in future use and development.

This report follows the guidelines by the NSW Heritage Branch, the Australia ICOMOS Burra Charter and *The Conservation Plan* by J. S. Kerr.

1.2 Study Area

For the purposes of this report the *place*, as defined in the Burra Charter, is to be known as the subject site or study area.

1.2.1 Subject Site

The subject site is located at 15-23 Fisher Road, Dee Why. The subject site is irregularly shaped and is bound on the north by an apartment complex and a large car park, on the east by Civic Parade, on the south by St David Avenue, and on the west by Fisher Road. Refer to Figures 1-3.

1.2.2 Subject Buildings and Site Elements

The subject site is the remaining portion of a former rural property owned by James Jenkins and family. The subject site is listed as an item of Local significance within the Warringah Local Environment Plan 2000. The site includes a total of seven individual buildings built over time (1890s, 1960s, 1990s) with the original 1892 building (currently used as Administration Building) being listed as heritage significant. The group of current buildings is used as aged care accommodation with a total of 59 beds.

1.3 Methodology

The method follows that set out in the NSW Heritage Manual and *Assessing Heritage Significance* documents provided by the NSW Heritage Office and Department of Infrastructure, Planning and Natural Resources (DIPNR)/Department of Planning and is in accordance with the Australia ICOMOS *Burra Charter* and *The Conservation Plan* by J. S. Kerr.

1.4 Limitations

No intervention to fabric was undertaken. This report was prepared in a 6 week timeframe. Due to the budgetary and time constraints, this is a preliminary conservation management plan. The focus of this report is primarily the heritage listed c1890 building on the site, an assessment of its significance, determination of an appropriate curtilage and development guidelines for the site.

1.5 Author Identification

TROPMAN & TROPMAN ARCHITECTS:

John Tropman	Director, Heritage Conservation Architect
Scott Murray	Senior Project Architect, Urban Design
Joanne Lloyd	Project Manager (Heritage/Interpretation)

SUB-CONSULTANTS:

Nicholas Jackson	Historian
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1.6 Terminology

The terminology used in this report follows the conservation terms as used in the Australia ICOMOS *Burra Charter*.

1.7 Previous reports, available information and background material

This report has been prepared with the use of the following references:

- Salvation Army Pacific Lodge Preliminary Heritage Assessment by Tropman & Tropman Architects, October 2010
- Australia ICOMOS 2000, Australia ICOMOS *Charter for the Conservation of Cultural Significance (The Burra Charter)* and *Guidelines to the Burra Charter: Cultural Significance, Conservation Policy, and Undertaking Studies and Reports*, Australia ICOMOS, ACT.
- Heritage Office 1996, *Conservation Management Documents*, Heritage Office, Sydney. Revised 2002.
- Heritage Office 2001, *Assessing Heritage Significance*, Heritage Office, Sydney.
- Kerr, James Semple 2000, *The Conservation Plan*, National Trust of Australia (NSW), Sydney.

Note: Unless otherwise stated, all images are by the authors and were taken during the course of this study.

1.8 Acknowledgements

Tropman & Tropman Architects would like to gratefully acknowledge the assistance of the following people:

Major Ken Sanz, Coordinator Heritage Preservation, Booth College, Bexley

Mary Cameron, Care Manager, Pacific Lodge

Tina Graham, Local Studies Librarian, Warringah Library Service

2.0 DOCUMENTARY EVIDENCE – EUROPEAN HISTORY

This section was researched and prepared by historian, Nick Jackson.

2.1 Introduction

2.1.1 Synopsis

Pacific Lodge was an aged care facility located in Dee Why originally owned and operated by the Salvation Army. The Salvation Army have formally left the site and no longer own the site. The facility comprised accommodation units erected in 1962 and 1992. The administration building was erected in 1892 by the Salvation Army as a rest home for its officers. This role changed in 1907 when it became a home or sanatorium for inebriates. Between 1919 and 1936 it housed the Dee Why Boys' Home. The role of aged care facility commenced in 1939 when the name Pacific Lodge was adopted. The site is located within part of the Jenkins family estate at Dee Why and Collaroy. The administration building is the oldest building standing in Dee Why.

2.1.2 Thematic History

This history of Pacific Lodge has been written as a thematic history. A historic theme *is a way of describing a major force or process which has contributed to our history .. (and) .. provide the context within which the heritage significance of an item can be understood, assessed and compared.*¹ Historic themes impart information in regard to the place, the local region and/or state and are therefore useful to facilitate a better understanding of a place's history and its storylines and thus enable comparisons between different places in New South Wales.

Presently there are over 30 historic themes, which are necessarily broad in scope to provide a historical framework for the State of New South Wales. The Australian Heritage Commission has also prepared a thematic list that endeavours to encompass historical processes for the Commonwealth of Australia.

In this report five state themes determine the overall direction of the history of Pacific Lodge and the Salvation Army context; health, land tenure, accommodation, welfare, and persons.

Due to the nature of thematic histories there is some overlap in historic events between themes, and therefore repetition of historical fact.

2.2 The Jenkins Family and Dee Why/Collaroy

Pacific Lodge is located with the 200 acres originally granted to William Cossar. Cossar's grant (Parish Portion 1219) was surveyed in 1821 by James Meehan and, although the deed of grant was not formally issued, in 1825 it was sold to James Jenkins. The grant was subsequently confirmed on 29th August 1834 in Jenkins' name.

James Jenkins (1772-1835) had arrived in the colony in June 1802 a convict aboard the *Coromandel*. Together with his brother, William, he had been sentenced to death in 1797 for the crime of stealing seven sheep. This sentence was later commuted to seven years' transportation. By 1804 the brothers were engaged in farming in the Ryde district. William was murdered in 1814, but James prospered and by the late 1820s much of what we know to be Narrabeen, Collaroy and Dee Why was owned by him in a land holding of 2,250 acres.

Jenkins evidently had a trade in England for in Sydney he engaged in building and repairing boats (carpentry) at Darling Harbour (Cockle Bay), building houses (stonemason) in the town, and connected with this cut cedar in the Illawarra region. His Sydney home fronted Darling

¹ NSW Heritage Office, History and Heritage, September 1996

Harbour at a location now demarcated by Jenkins Street. He married Elizabeth Saunders (1796-1874) in 1815 and their children were Elizabeth (1816-1900), Mary (1818-1852), William (1819-1853), James (1822-1855), Martha (1826-1890), Philip (1829-1851), Ann (1831-1896) and John (1835-1910).² The bulk of the land at Dee Why and Collaroy was transferred to the Salvation Army by the eldest daughter, Elizabeth, following her death in 1900.

The daughter Elizabeth had been bequeathed 200 acres at North Narrabeen in 1821 by the grantee, Alexander McDonald (the land grant was issued to Elizabeth Jenkins in 1831).³ It has been argued that McDonald's bequest may have drawn her father to the area as a suitable place for farming for he initiated a program of buying land as it came on the market. The first purchase, in early 1823, was John Ramsay's grant of 410 acres at present day Narrabeen. Daniel Rowan's 50 acres was also purchased by this time.⁴

Ramsay's grant (granted August 1818) had been one of the first in the area and took in an outcrop of agriculturally productive shale derived soil discernible by grassland of native Kangaroo Grass.⁵ By late 1823 Jenkins had stocked the farm with a herd of 200 cattle and applied for a ticket of occupation of over 700 acres lying between Robert Campbell's grant of 700 acres at Narrabeen and his daughter's 200 acres; of this area Jenkins later acquired ownership of half (350 acres) in two grants.⁶ In September 1825 Jenkins purchased William Cossar's grant of 500 acres at present day Collaroy and Collaroy Plateau (granted in 1819), Cossar's grant of 200 acres at Dee Why (within which is located Pacific Lodge), and James McDonald's 30 acres at Narrabeen Lagoon of 1821 (the land grant was issued to Elizabeth Jenkins in 1834).⁷ Inclusive of Elizabeth's 200 acres, James Jenkins' land holding by the mid 1820s totalled 1,740 acres, and 2,250 acres by the late 1820s.⁸ In the 1828 census return, Jenkins' total land holding was put at 2,500 acres with 120 acres cleared and stock numbering 300 cattle and seven horses.⁹ Much of this land was not agriculturally productive owing to the sandy soils and sandstone outcrops, but he had frontage to Narrabeen Lagoon, the whole of Dee Why Lagoon (included in the grant), as well as exclusive sea frontage.

The Jenkins family homestead throughout the nineteenth century was in the Narrabeen/Collaroy area (then referred to as Longreef), initially on Ramsay's grant and later on Cossar's 500 acres in the area demarcated today by Homestead Avenue, Collaroy (the Salvation Army Conference Centre). Jenkins was one of the few settlers resident in the area and something of the appearance of the homestead amid the natural vegetation is gleaned from this account of an 'expedition' from Sydney published in late 1826:

*We soon got in sight of Long Reef, .. which appeared on inspection, to be a very superior farm, considering its sandy situation, and standing very happily with a commanding sea view, both north and south. It is the property of a person of the name of Jenkins, whose improvements, plenty, and hospitality, evinced him a farmer of some substance.*¹⁰

The produce of this farm was transported to Sydney by horse and cart by an existing track improved by Jenkins with the assistance of four convicts in 1826. The track traversed the country between his farm and a landing place at North Harbour (Fairlight), a distance of nine miles and inclusive of bridging 13 creeks. The track was surveyed by Thomas Florance in early 1829 (see figure 5).¹¹ This track became known as Jenkins' Road and is traced today in part by Condamine Street, Old Pittwater Road, and Pittwater Road.¹²

² Champion, S. and G. Champion, *Profiles of the Pioneers in Manly, Warringah and Pittwater*, privately published, 1996, p40 (S&G Champion 1996)

³ 'Deeds of Grants', *Sydney Herald*, 24/10/1831, p.1

⁴ S&G Champion 1996, p.40

⁵ Benson, D. and J. Howell, *Taken for Granted: the bushland of Sydney and its suburbs*, Kangaroo Press, Sydney, 1990, p132

⁶ S&G Champion 1996, p40

⁷ *Sydney Gazette*, 18/8/1825, p.1; 'Notice', *Sydney Gazette*, 1/10/1827, p.3

⁸ S&G Champion 1996, p40 & p.43

⁹ Sainty, M.R., and K.A. Johnson, *Census of New South Wales, November 1828*, Sydney, Library of Australian History, 1980, J0266

¹⁰ *The Australian*, 20/12/1826, p.3

¹¹ Lands Department Plan R1.585 (SRNSW MAP 4995)

¹² Boyce, J., *Pictorial History: Warringah*, Kingsclear Books, 2006, p.5 (Boyce 2006) and Muir, DK, *The Jenkins Road: the story of James Jenkins c.1776-1835, his life in Australia and their legacy to the Salvation Army*, privately published, 1994 (Muir 1994)

James Jenkins died in January 1835 at his Kent Street address and his estate was left to his widow (who remarried in 1843 and died in 1874) and the eight children. The large land holding was subsequently divided between the children as they came of age. The second oldest son, James, in 1843 acquired the 410 acres at Narrabeen granted to John Ramsay and known as Mount Ramsay. James junior died in 1855 and his son, Philip, came into possession in 1877 and immediately sold it. Subsequently it was subdivided.¹³

The homestead on Cossar's 500 acres was run by William, the eldest son. William died in 1853 unmarried and the bulk of the estate was then run by the eldest daughter, Elizabeth, by then regarded as the head of the family. Of the other siblings, Mary had married in 1840, but died in 1852; Phillip died in 1851, and Ann married in 1854 (and died in 1896). This left the unmarried Elizabeth together with Martha (who died unmarried in 1891), and the youngest brother, John (who also never married), to live out their lives together at the homestead in solitude.

By the late-nineteenth century the Jenkins' landholding comprised the 700 acres originally granted to Cossar surrounding Dee Why Lagoon and at Collaroy, 200 acres held in three grants at Narrabeen, the 30 acres at Pipclay Point, and three town lots in Balgowlah. This land holding was acquired by the Salvation Army in 1901.¹⁴ The Jenkins' land was described by Charles de Boos in 1861 as follows, and it seems probable much of what he wrote was equally applicable in the 1890s:

*After crossing the Deewy bridge, the road (Pittwater Road) takes round the northern edge of the Deewy lagoon, through a country covered with a pretty close scrub, intersected rather frequently by wallabi tracks, on which the imprint of these animals' claws and tail were freshly left ... After passing, for rather more than a mile along the edge of the lagoon, the road takes away to the left, over the point of a broken spur of a range that comes from the west down to Deewy and then by a series of gentle ascents leads up to the station of Miss Jenkins. This is a most beautifully situated homestead. The house, lying slightly back from the road is nestled in at the foot of a lofty and thickly timbered range, and has a beautiful outlook to the north, south and east, over the Pacific and over many of the bold headlands that breast its might rollers. This property includes a very large number of paddocks, all enclosed, but none of them bearing any appearance of being cultivated for some years past. In fact the road for a considerable distance passes between fences on either side, though, from the absence of cultivation and even stock – for not a beast was to be seen cropping the herbage which grew thick and rank in the enclosures – the tout ensemble of the scene, whilst picturesque and interesting, was one entirely of a quiet life, impressing upon the mind a greater feeling of solitude than was experienced even in the thickest and least frequented gullies of the bush. House, yards, paddocks all seemed deserted and lonely; no smoke curled up from the chimney; no dog barked in the yard; no shrill challenge was sent forth to us by bold chanticleer; the only evidence of life about the place being some article of apparel, which, fluttering from a clothes line, showed that somebody was, at all events, sometimes there.*¹⁵

Another account of the area published in the 1860s (published in 1867) reiterates de Boos' observations:

.. there is little to interest the traveller till he arrives at Dewi Lagoon ... The road winds round the lagoon for a mile or so, and then you pass over the spur of the hill, from which a splendid view is obtained of the ocean and the coast, as far as Long Reef. That, however, which is most striking, is the change in the surface character of the country. From Manly to this point vegetation is brown and stunted, with huge rocks on the hills, arid sand in the hollows, and an atmosphere charged with a suffocating smell of burnt wood ... but once over the hill that divides the lagoon from the property of Miss Jenkins, and you feel

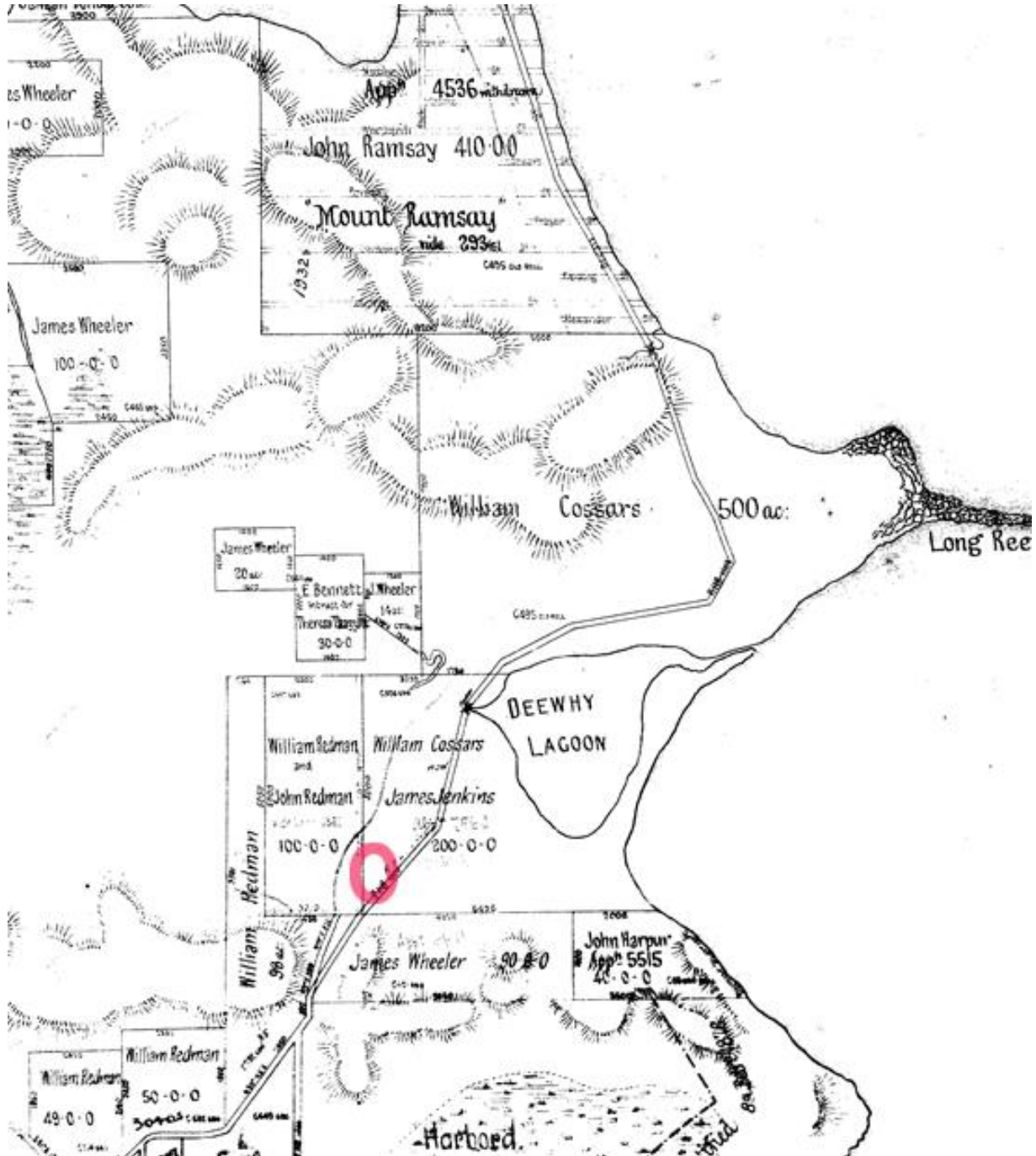
¹³ S&G Champion 1996, p.45

¹⁴ Old Systems Deed Bk. 693 No. 329

¹⁵ Charles de Boos, *My Holiday from Manly to Palm Beach 1861* quoted in S&G Champion 1996, p. 44

*you are taking in draughts of pure air, while the eye is delighted with a change so complete ...*¹⁶

There is no documentary evidence to indicate any development on the Jenkins' 200 acres at Dee Why (within which is located Pacific Lodge) during the Jenkins period of ownership.



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Figure 4: A map of the Manly Cove parish published in 1884 showing the boundaries of the major land holdings owned by the Jenkins family. The approximate location of Pacific Lodge is circled. Source: Mitchell Library.

¹⁶ 'A Ride to Barrenjoey', *Sydney Morning Herald*, 23/4/1867

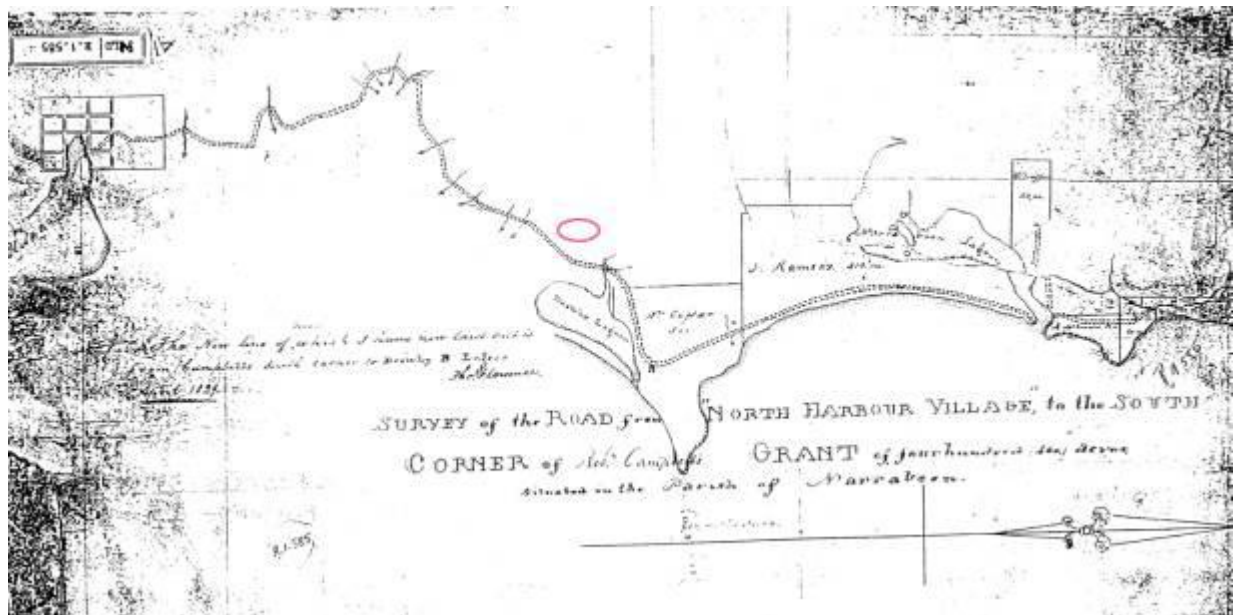


Figure 5: Florence's survey of Jenkins' Road completed in April 1829. The survey plotted the boundary of Cossar's 500 acres at Collaroy but not the 200 acres at Dee Why (approximate location of Pacific Lodge circled). This grant had been surveyed by James Meehan in 1821 but the deed was not issued until 1834. Source: State Records NSW MAP 4995.

2.3 Elizabeth Jenkins and The Salvation Army

The Salvation Army is a religious movement originating in 1865 as the Christian Mission founded in England by William Brammell Booth in response to the urban blight and moral decay he experienced in the working class towns. Renamed The Salvation Army in 1878, the movement modelled its administrative structure along military lines under the leadership of General Booth. The Salvation Army first appeared in Australia in September 1880 with an open-air meeting held in the Adelaide Botanic Garden organised by Edward Saunders and John Gore. The first meetings in Sydney and Melbourne were held in December 1882, and Melbourne became the national headquarters of the movement until 1921. Booth made his first visit to Australia in 1891.¹⁷

In 1884 the unmarried Elizabeth Jenkins, then aged 68, attended a Salvation Army meeting held by the Waterloo Corps in Sydney. The Corps had opened in August 1884 under the engaging Charles Jeffries who in five months brought 500 people under the wing of the Salvation Army.¹⁸ This meeting had enormous consequences for both the future of the Salvation Army and development in the Dee Why/Collaroy area for Elizabeth converted at this time and remained a keen supporter of the movement through until her death in 1900.

In October 1885 Elizabeth and her siblings gifted the Salvation Army 30 acres at Pipeclay Point on the southern shore of Narrabeen Lagoon. The land at Dee Why upon which is sited Pacific Lodge was gifted in April 1890, this being a holding of 2 acres 16 perches.¹⁹ In January 1891 an additional 2 roods 23 perches of neighbouring land to the south was gifted.²⁰ Finally, in February 1892, another 9 acres 3 roods of neighbouring land to the north was gifted.²¹ This land can be located today by the triangular intersection of Fisher Road and Pittwater Road. Also in 1890 she gave 400 pounds to establish the rest home (now Pacific Lodge) for officers of the Salvation Army, upon part of the land she had previously gifted.²² Elizabeth and her siblings also sold the balance of the 200 acres at Dee Why (the Cossar/Jenkins grant) to the

¹⁷ Bolton, B., *Booth's Drum: the Salvation Army in Australia, 1880-1980*, Hodder & Stoughton (Australia), Sydney 1980 (Bolton 1980)

¹⁸ Bolton 1980, p.58

¹⁹ Old Systems Deed Bk. 436 No. 528

²⁰ Old Systems Deed Bk. 458 No. 147

²¹ Old Systems Deed Bk. 484 No. 857

²² 'Banco Court', *Sydney Morning Herald*, 1/8/1901, p.7; *The War Cry* (Sydney), 5/4/1890

Salvation Army in April 1895 for 400 pounds.²³ Within part of this area the Salvation Army established an industrial farm as related below.

The bulk of the Jenkins estate however remained in her and her brother John's ownership (Martha died in 1891) until her death in June 1900 when it was bequeathed to the Salvation Army. The transfer in 1901 respected the wish of her last will dated 27th July 1894 that bequeathed all her real and personal estate to Commissioner Thomas Bales Coombs to be 'used by him in spreading the gospel of Jesus Christ, according to the customs and usages of the Salvation Army.'²⁴ The will appointed Coombs and another Salvationist John Hendy as trustees. Jenkins thought of Thomas Coombs as a 'friend'. He had been appointed by General Booth in December 1889 to command the Army in Australia. He remained in charge until 1896 when he was replaced by Commandant Herbert Booth, the youngest son of General Booth.²⁵

The circumstances behind the making of the will were revealed to the public at a series of court cases held in 1900 and 1901 contesting its terms and granting of probate. From the evidence presented, it is clear that Elizabeth and her brother were experiencing a financial crisis arising from the collapse of the Australian Banking Company of Sydney Ltd., which suspended trading in November 1891 and went into liquidation. The bank's collapse was one of many at this time brought about by the run on funds on English investment banks. Elizabeth had invested her ready moneys in this bank and also held a significant holding of 480 shares in it. Arising from this shareholding, in March 1894 the bank's liquidator had informed Elizabeth that she was liable to pay 2,400 pounds. In May 1894 Elizabeth asked The Salvation Army to take over this liability as well as providing a successive annuity of 175 pounds to her and her surviving family members (the brother, John, and at a reduced 58 pounds the two nieces, Elizabeth and Martha, and nephew Phillip) on the understanding that she would hand over the property on her death. The alternative for Elizabeth was to mortgage the estate, but she had little income and therefore no means of repayment. By December 1894 it was known that no liability existed, but she continued with the arrangement. Elizabeth died in 1900, John in 1910 and the last family member, Phillip, died in 1931.²⁶ On John's death, the homestead at Collaroy passed to the Salvation Army and became an aged men's home.

The question why The Army took on the commitments and acquired the land has not been addressed in the published histories of the organization. The Jenkins family and the Dee Why/Collaroy lands are not mentioned in Bolton's centenary history published in 1980,²⁷ while Elizabeth Jenkins is mentioned in passing in Dale's history published in 1951.²⁸ Perhaps the answer is self-evident, but the transactions were undertaken at the time of General Booth's Darkest England proposal. Booth initiated this campaign in late 1891 to raise funds to establish an overseas colony of his English followers. Booth's call was for one of Britain's colonies to provide passages for these emigrants, to furnish land for them to settle, and to fund the building of their homesteads.²⁹ The subject had been raised by Booth at an address during his first visit to Sydney in September 1891.³⁰ By 1894 Booth had determined the most suitable colonies were South Africa, New Zealand, or Western Australia,³¹ however the selection still remained open at the time of his visit to Australia in 1895 with Canada or South Africa being the likely options.³²

²³ Old Systems Deed Bk. 555 No. 792

²⁴ 'In Banco', *Sydney Morning Herald*, 15/5/1913, p.6

²⁵ Bolton 1980, p.34 and p.36

²⁶ 'Probate Court', *Sydney Morning Herald*, 21/11/1900, p.4; 'Probate Court', *Sydney Morning Herald*, 14/11/1900, p.4; 'Banco Court', *Sydney Morning Herald*, 1/8/1901, p.7; 'In Banco', *Sydney Morning Herald*, 15/5/1913, p.6; Muir 1994

²⁷ Bolton 1980

²⁸ Dale, P., *Salvation Chariot: a review of the first seventy-one years of The Salvation Army in Australia 1880-1951*, Citadel Press, Melbourne, 1952, p.23

²⁹ 'The Salvation Army', *Sydney Morning Herald*, 19/12/1891, p.9

³⁰ 'General Booth in Sydney', *Sydney Morning Herald*, 30/9/1891, p.8

³¹ 'General Booth an Australasia', *Sydney Morning Herald*, 20/4/1894, p.1

³² 'General Booth's Visit', *Sydney Morning Herald*, 1/11/1895, p.6

2.4 The Salvation Army in Dee Why and Collaroy

2.4.1 Salvation Army Institutions

At the dawn of the twentieth century the Salvation Army had in its possession a vast area of land located at the centre of Sydney's northern beaches and within this area it founded at first a number of charitable enterprises. Aside from Pacific Lodge, discussed separately, these included an industrial farm at Dee Why, and an aged men's home at Collaroy. The latter was located at the old Jenkins family homestead and was opened in 1911 following the death of John Jenkins in 1910. By 1920 the men were accommodated in two homes (The Homestead and Florence House) with a combined accommodation of 140.³³ This property is still owned by the Salvation Army, although the early buildings have been demolished.³⁴

The long closed industrial farm at Dee Why was located on the flat to the east of Pacific Lodge across Pittwater Road and south of Dee Why Parade. General Booth was a strong believer in farming as a remedy to social problems seeing work as virtuous and country life conducive to moral welfare. The farm at Dee Why was one of two in operation by the Salvation Army in the mid 1890s, the other being at Pakenham, Victoria.³⁵

The Dee Why farm was established in October 1895 under the supervision of Staff Captain Turner, secretary of the social work department, who was replaced by Captain Harvey in 1896. Booth had inspected the farm in November 1895 during his visit to Australia and was reported as being very pleased with the site. The produce of the farm, such as milk from the dairy that opened in 1896, was sold to the public to raise money to run a self-supporting establishment.³⁶ The original proposal was for 70 men to be engaged at any one time on the farm on a short-term basis working an eight hour day. When it opened there were 12 men and this number grew to 20 by early 1896. By 1896 the buildings comprised one large rectangular shaped barracks and a number of farm outbuildings; now demolished, they are depicted in a number of historic photographs (figures 7-9). Evidently not all of the land was cleared and only a portion was under cultivation as market gardens and inclusive of irrigation channels.³⁷

The background to the original intake of workers was probably one of either having been an ex-prisoner, unemployed, or an inebriate.³⁸ The focus of the farm changed in 1897 to become a place of employment and training for unemployed men.³⁹ The number of unemployed men in the colony had risen sharply in the 1890s as a consequence of the depression brought about by the 1891 banking crisis (that so affected Elizabeth Jenkins) followed by prolonged drought that affected seasonal casual employment opportunities in the rural districts. In response, the government initiated schemes to grant rations and provide shelter to the unemployed, and unskilled men were employed as day labour on government capital works projects. Public charities such as the Salvation Army were also engaged in this activity and the Royal Commission on Public Charities in 1898 favourably approved the work of the Salvation Army and in particular what was being achieved at the Dee Why industrial farm.⁴⁰

By 1912 the role of the farm had changed again and was described as both a boys' home, and homestead for farm hands.⁴¹ By 1915 there were 40 boys on the farm being schooled, and trained in working a farm.⁴² The farm closed sometime in the late 1910s, probably in 1916/17 when the boys were moved to a new home at Bexley, and the area was then subdivided. The subdivision (comprising Deposited Plans 7957 and 8172) extended Howard Avenue and Oaks Avenue west from Avon Road to intersect with Pittwater Road (see figure 8 and 17).

³³ *Salvation Army Eastern Territory Disposition of Forces*, 1920

³⁴ 'Elizabeth Jenkins – friend and benefactor', *Under the Tricolour*, December 2001

³⁵ Bolton 1980, p.116; O'Brien, A., *Poverty's Prison: the poor in New South Wales 1880-1918*, Melbourne University Press, 1988, p.202 (O'Brien 1988)

³⁶ 'Milk Prosecutions', *Sydney Morning Herald*, 4/3/1913, p13

³⁷ *South Australian Register*, 14/1/1896, p.6; 'The Dee Why Lagoon', *Sydney Morning Herald*, 4/9/1909, p.6

³⁸ Bolton 1980, p.115

³⁹ 'Commandant Booth's Visit', *Sydney Morning Herald*, 4/1/1897, p.4

⁴⁰ O'Brien 1988, p.198; 'Unemployed Advisory Board', *Sydney Morning Herald*, 22/7/1899, p.9

⁴¹ 'Dee Why (Narrabeen)', *Sydney Morning Herald*, 26/8/1912, p9

⁴² Hay, J., *Repairers of the breach: a pictorial account of the social work of the Salvation Army throughout the Commonwealth of Australia*, Melbourne, 1915, p.37 (Hay 1915)

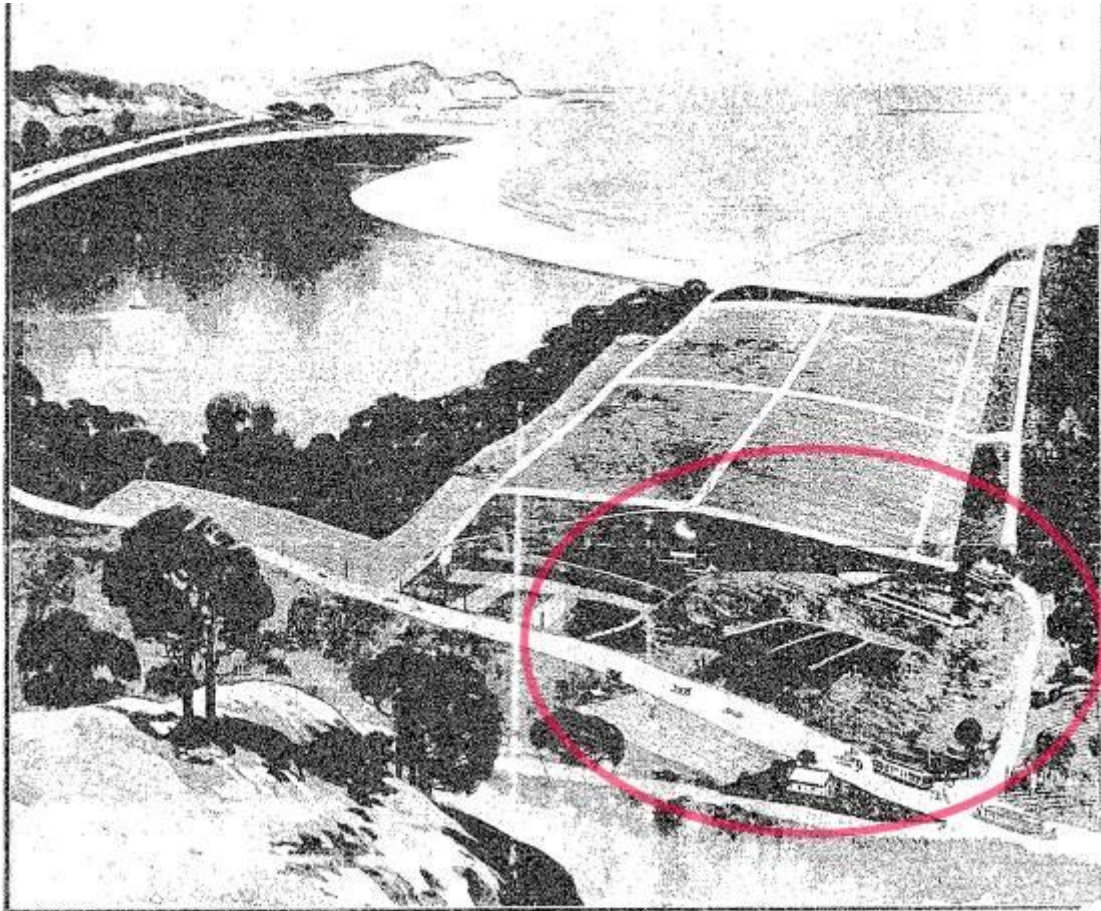


Figure 6: A detail of the sales brochure published for The Oaks Estate land release in 1913. The location of the industrial farm is circled. Note Dee Why Parade was the primary access road to the estate. At the junction of Fisher Road and Pittwater Road stood, as depicted, a Salvation Army weatherboard hall (now demolished). Behind this there was a rectangular shaped plot that could have been under cultivation. Source: Mitchell Library Sydney Suburban Subdivision Plan D5/3



Figure 7: The barracks and probably manager's residence at the industrial farm at Dee Why (now demolished). Dated 1899, these buildings appear to have been the original development. Source: *The Victory*, June 1899



Figure 8: Another view of the buildings and grounds as developed up to 1915. Source: Hay, J., *Repairers of the breach: a pictorial account of the social work of the Salvation Army throughout the Commonwealth of Australia*, Melbourne, 1915.

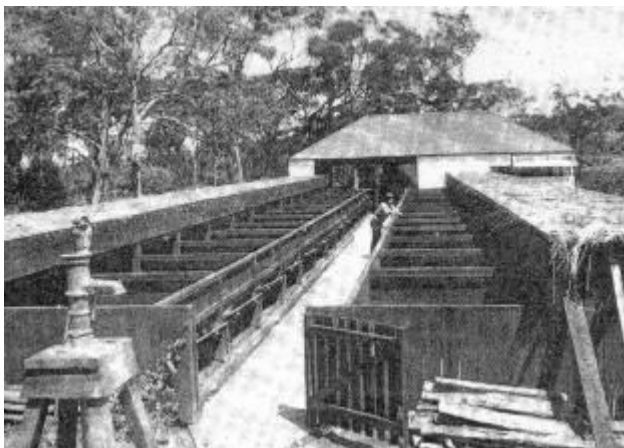


Figure 9: The piggery at the industrial farm at Dee Why (now demolished). Source: *The Victory*, June 1899



Figure 10: Boys at the farm at Dee Why. Source: Hay, J., *Repairers of the breach: a pictorial account of the social work of the Salvation Army throughout the Commonwealth of Australia*, Melbourne, 1915.

2.4.2 Land Sales and Residential Development

The extent of the land holding at Dee Why/Collaroy naturally presented problems for the Salvation Army at a time when most of the large estates in Sydney had been cut up for closer settlement or were in the process of being cut up (an example of the latter was the Cooper family holdings). In 1909 Warringah Shire Council, which was constituted in 1906, resolved:

That in as much as the William Booth Estate comprises 1200 acres, with seven miles of frontage to the main trunk road, completely landlocked the shire, thereby retarding both progress and settlement, the Parliamentary representative be approached with a view to having the estate acquired, either by purchase or by compulsory resumption under the Closer Settlement Act, 1907, and the lands made available for auction sale, provided that the motion

*does not apply to the area at present occupied by the Army as an industrial farm.*⁴³

In the event there was no compulsory acquisition and the Salvation Army itself took upon the task of subdivision and sale; in 1912 the land holding at Dee Why/Collaroy totalled around 650 acres⁴⁴ and by 1922 this had been reduced to around 366 acres.⁴⁵ The subdivisions at Dee Why started in January 1913 with the release of The Oaks Estate (figure 15). The land north of Kingsway and inclusive of some of the original Pacific Lodge land holding was released for sale as the Dee Why Heights Estate around 1918 (figure 26).⁴⁶ The land at Collaroy was progressively subdivided between 1920 and 1924, and the land north of Narrabeen Lagoon was sold in 1928 and 1929.⁴⁷

The timing of The Oaks Estate subdivision was related to the completion in August 1912 of the Brookvale to Collaroy Beach section of the extension of the government electric tramway from Sydney. The tramway included a section of over two miles through the Salvation Army land on a strip 33 feet wide alongside Pittwater Road resumed from the estate. At first, tram stops were provided only at the southern and northern boundaries of the Salvation Army land.⁴⁸ This government investment in local infrastructure both opened up the northern beaches to day visitors from Sydney and encouraged families to settle in the area in the suburbs then being formed.

Of course, there were other subdivisions taking place in Dee Why beyond the boundaries of the Jenkins grants that had no connection with the Salvation Army. The Delmar Estate located along and south of Pacific Parade was released for sale in stages from 1912. The area west of Fisher Road was released as the Waratah Estate in 1912,⁴⁹ the Summit View in 1912,⁵⁰ The Premier Estate in 1914⁵¹, and South Creek Estate in 1918.⁵²

Closer settlement at Dee Why brought community services in the form of a post office (1915), public school (1922), and churches and church halls (Methodist in 1918 (rebuilt), Anglican in 1922, and Roman Catholic in 1926 (rebuilt)).⁵³ The Dee Why Corps of the Salvation Army built a brick citadel, The Jenkins Memorial Citadel, at the junction of Pittwater Road and Fisher Road in 1918 (demolished).⁵⁴ The citadel was for the resident adults and families then emerging and there was also weatherboard hall (demolished), built in 1912,⁵⁵ and by 1921 set aside for youth activities (figure 11). Behind these and fronting Fisher Road was a weatherboard cottage (demolished) erected in 1912 (figure 12).⁵⁶

⁴³ Quoted in Boyce 2006, p.6

⁴⁴ Certificate of Title, Vol. 2283 Fol. 201

⁴⁵ Certificate of Title, Vol. 3334 Fol. 7

⁴⁶ Mitchell Library Sydney Suburban Subdivision Plan D5/123

⁴⁷ Boyce 2006, p.7

⁴⁸ 'Tramway Extension, *Sydney Morning Herald*, 3/8/1912, p18

⁴⁹ Mitchell Library Sydney Suburban Subdivision Plan D5/60

⁵⁰ Mitchell Library Sydney Suburban Subdivision Plan D5/1

⁵¹ Mitchell Library Sydney Suburban Subdivision Plan D5/11

⁵² Mitchell Library Sydney Suburban Subdivision Plan D5/17

⁵³ Boyce 2006, p. 65

⁵⁴ Hay, J., *Property Souvenir Australia: a record of progress 1909-1921*, Melbourne, 1921 (Hay 1921

⁵⁵ 'New Barracks in Manly', *Sydney Morning Herald*, 16/9/1912, p.7

⁵⁶ Hay 1921



Figure 11: The demolished Dee Why Corps citadel of 1918 and neighbouring hall fronting Pittwater Road.
Source: Hay, J., *Property Souvenir Australia: a record of progress 1909-1921*, Melbourne, 1912.



Figure 12: The demolished Salvation Army officers' quarters fronting Fisher Road erected in 1912. Source: Hay, J., *Property Souvenir Australia: a record of progress 1909-1921*, Melbourne, 1912.

It has been stated that James Hay, the territorial commissioner of the Salvation Army between 1909 and 1921, should be considered the father of Dee Why for he planned and laid out the subdivisions.⁵⁷ Perhaps this is correct, but the Salvation Army subdivisions were undertaken in a piecemeal fashion and there seems to have been no overarching scheme or vision. The streets and allotments were laid out in a regular grid and eschew any notion of the Garden Suburb ideals, which was coming into vogue. Pacific Lodge was important to the Salvation Army and was the first building erected in the area, but the subdivision layout did not give prominence to it nor were any roads aligned to provide an axis centred on this building; Dee Why Parade was the first of the major new roads, being formed in the first subdivision of The Oaks Estate (figure 8). However, the now demolished industrial farm building erected in 1895 and well before the arrival of Commissioner Hay does appear, from the historic photographs, to have been aligned to address Pacific Lodge and landscaping works were implemented to provide a unified element (see figures 13 and 14). Arguably, the closure of the industrial farm and subdivision broke this nexus and changes in the role of Pacific Lodge further eroded this aspect.

⁵⁷ McDonald, CE, *Manly Warringah – Stories of the Peninsula*, Child and Henry, Hornsby, 1980, p.79



Figure 13: The industrial farm from the heights of Pacific Lodge, dated 1912. Source: Warringah Library Service Image WAR42543.



Figure 14: Pacific Lodge from the industrial farm, not dated, late 1910s. A detail of this photograph is reproduced below. Source: A Warringah Library Service Image reproduced in Boyce, J., *Pictorial History: Warringah*, Kingsclear Books, 2006

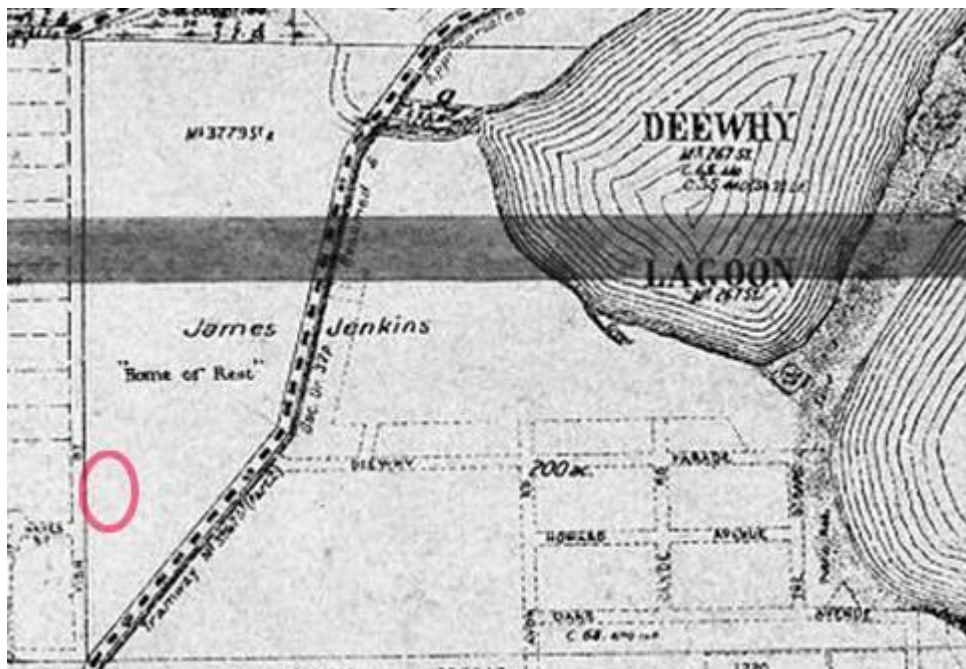


Figure 15: Detail of an edition of the map of Manly Cove parish showing the extent of The Oaks subdivision of 1913 undertaken by the Salvation Army. The approximate location of Pacific Lodge is circled. Source: Lands Department Historic Parish Map Preservation Project.

THE OAKS' DEEWHY

Why
this is interesting to
You!

Because the OAKS will keep the health-glow on your children's cheeks, and conserve your own vitality. Here you find a healthful hobby cheap. The OAKS properties are fast growing in value. This is the only actual Ocean Surf Beach Estate available near Sydney. The Manly-Narrabeen Electric Tram takes you home. There is, on the Estate, Ocean Surf Bathing, Fishing, etc. Nature has completely sheltered the location from westerly winds. Metropolitan Water Service to the property. Well within the hour from Circular Quay.

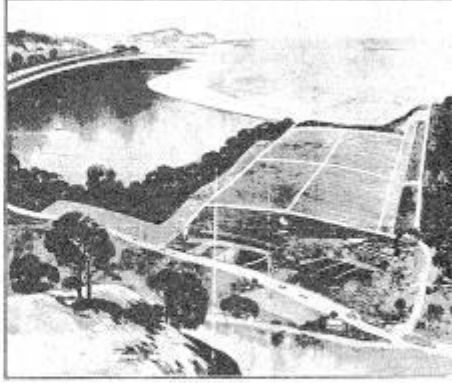
Torrens Title

Terms: 10% deposit; balance in five years by quarterly payments of 5%. Purchasers have right to pay off at any time.

EVERY UNSOLD LOT OFFERED
Also 7 New Lots on the West Side of Pittwater Rd. will be offered

RAINE & HUTTON in conjunction with
STRONGMAN, MITCHELL & CO.

THE OAKS' DEEWHY



SALE ON THE GROUND
SAT. 25TH OCT.
AT 3 P.M.

Figure 16: The sales brochure published for The Oaks Estate land release in 1913. Source: Mitchell Library Sydney Suburban Subdivision Plan D5/3.

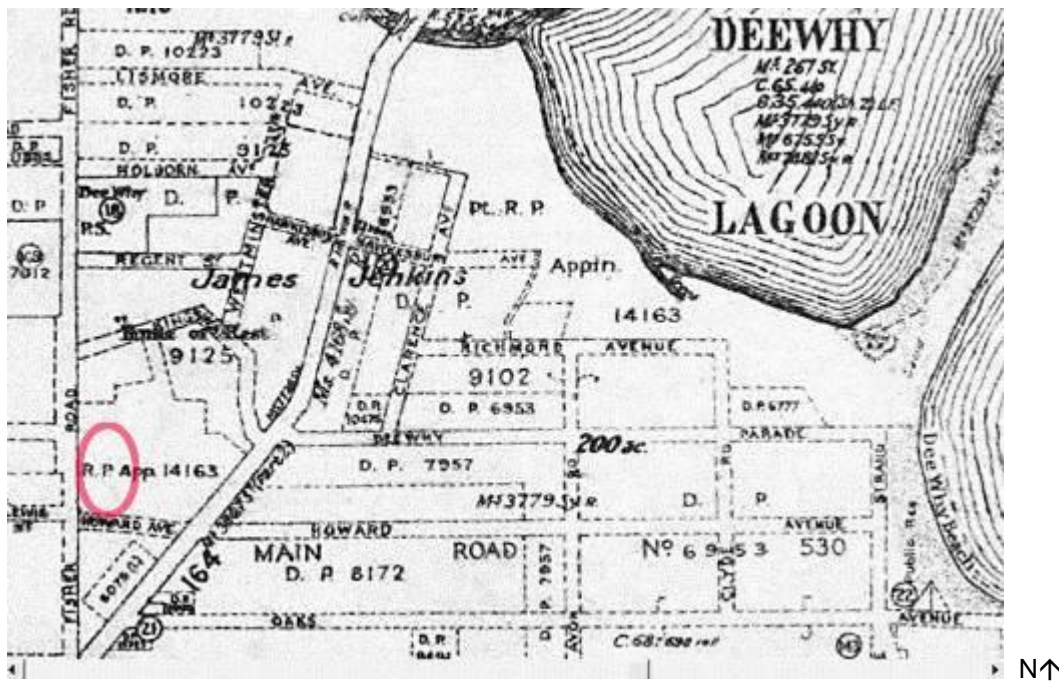


Figure 17: Detail of an edition of the map of Manly Cove parish showing the extent of subdivision at Dee Why. The location of Pacific Lodge is circled. Source: Lands Department Historic Parish Map Preservation Project.



Figure 18: Detail of an aerial photograph of Dee Why dated 1943 showing the extent of housing development at Dee Why completed since the first land releases from 1912. The location of Pacific Lodge is circled. The site of the former industrial farm opposite is relatively little developed. Source: Roads and Traffic Authority.

2.5 Manly Home of Rest (1892-1907)

The historic association of Pacific Lodge with the Salvation Army commenced in early 1890 when Elizabeth Jenkins gifted around two acres (2 acres 16 perches) and 400 pounds in cash to establish a place of rest for its sick officers.⁵⁸ Aside from Elizabeth Jenkins' gift, other benefactors included Mr Taylor, who funded the furnishing of the main (front) bedroom and one of the double bedrooms, Mr Angelinetta who helped furnish the house generally, and an anonymous donor gifted 30 pounds.⁵⁹ The full cost of the construction, and clearing and fencing the land was around 1,400 pounds. The cost of the furnishings was an additional 350 pounds, which was sourced from Anthony Hordern and Sons.⁶⁰

The background to the selection of the site has not been reported, but its elevation offering views to the ocean and being open to cooling breezes was probably a factor. There is reference to a water spring (see below) on the site and this may also have influenced the selection. The original boundaries of the site were determined on the west by the boundary of the Cossar/Jenkins' 200 acre grant (now traced by Fisher Road), the southern and eastern boundaries by the alignment of Pittwater Road, the northern boundary by a line evidently traced today by Kingsway.

The building was completed in May 1892 and was named, somewhat confusingly to modern day readers, The Manly Home of Rest. The completion of the building is significant in the history of the Salvation Army in being the first of its kind for them in Australia, and one of its earliest buildings.

The opening was extensively reported in the Salvation Army's newspapers and from these accounts a very good description is available of the building and grounds. The following accounts were written in 1892 from notes provided by the architect and builder of the new home, Staff-Captain Edward Saunders:⁶¹

The scheme for erecting and completing some such Home, has been one which has been laid very deeply to heart by the Commissioner and Brigadier Rothwell, the colony representative of Headquarters in Sydney, and fully eighteen months back, but only more recently was it found practicable to make a commencement with the work, which has been so satisfactorily completed by Staff-Captain Saunders.

The Home itself, as most our readers are aware, is situated on the Narrabeen Road, about five miles from Manly on which it stands, with its garden and grounds, having been presented to us in three different lots on as many separate occasions by our friends, Mr and Miss Jenkins, the whole comprising an area of some fourteen acres, which have all been cleared and enclosed.

.... travelling in this fashion for something like five miles, your attention is taken up with a picturesque cottage villa on the summit of a hill, suggestive of a country gentlemen's residence. Perhaps, if you are an officer ordered to the Home for rest, you may feel dubious about alighting so soon, but a sign-board over the entrance gate indicates, that it is no other than the Salvation Army Home of Rest

Wending your way along a winding path with ferns and trees on either side, you at last reach the front of the house, which strikes you at once as being a building of no mean pretension. It is built of stone and brick, and the whole of the exterior is cemented in stone block work with rock work quoins and base course. The style is simple, but exceedingly neat and harmonising. Running along the front and both sides of the building there is a beautifully wide and elevated verandah, the length of is 170 feet, on to which open the French

⁵⁸ *The War Cry*, 5/4/1890

⁵⁹ *Full Salvation*, 2/5/1892

⁶⁰ *The War Cry*, 21/5/1892

⁶¹ 'The Manly Home of Rest', *The War Cry*, 21/5/1892, p.1

casement doors of every room, of which there are nine in the front and main building. It has also a specially designed balcony iron, with Salvation Army crest in centre and a monogram bearing the letters, "S.A.H. of R." The iron columns and frieze also match the balcony iron, and has three outlets leading down the ramps into the terraces to the summer-house on each side of the building. These houses are of octagonal shape, one being fifteen feet in diameter and the other ten feet, while both are built of saplings in rustic form, with seats and tables round, and covered with rushes. These summer-houses rest on the summit of two flat points of rock some twenty feet above the height of the house.

On entering the house through the main hall, which runs through the entire building, you get separate access to every room. The rooms are large and lofty, excellently finished in every particular, special attention being given to ventilation and to the comfort and convenience of officers, to which end the architect has provided all the latest improvements in order to make the house complete. There are two front rooms, sixteen feet by twelve, with bold bay windows overlooking the ocean. These rooms (as indeed are all others in the main building) are very lofty, being twelve feet high, with large, enriched cornices and centre flowers, marble mantel and tiled hearth. There are nine bedrooms, four for double and five for single beds, with sleeping accommodation for eighteen persons. Five of these bedrooms have fireplaces with marble mantelpieces and wardrobes as before described.

The dining-room is eighteen feet by twelve, having a beautiful cement dado four feet six high, with corniced centrepiece, marble mantelpiece, sideboard, and cupboards, etc. Off this room there is a pantry for the storage of goods. On passing through the dining-room, there is a large, six-foot verandah round the whole of the back rooms; on either side are bathrooms, with shower-bath and wash-basins, supplied from the iron tanks fixed on the roof. On the right hand side you enter the kitchen which is fitted up with every modern convenience, and attached thereto is a pantry. Passing through the kitchen you enter the wash-house, which has a copper and zinc tubs, with water laid on to each.

The following is another contemporary description of the Home, which was published in *Full Salvation* in May 1892. The minutiae provides vivid insight into the furnishings and room layout:⁶²

.. At Manly we disembarked. Here we clambered into a covered carriage, rolled through the quiet, almost deserted streets of the town, with its stolid-looking houses, smooth lawns and boulevards; then turned down an avenue of trees, and splashed along in the mud for a distance of three or four miles. We saw a few houses scattered here and there, and a deserted shop; otherwise there was nothing to be seen but thick woods. At the cottage doors, Hodge and his children shouted "Hurrah!" as we went past. .. A turn in the road brought us to our destination. There was no mistaking the place; a clean, black and white sign read – "Salvation Army Home of Rest".

Perched on a pyramid of rocks stood the Home- a pleasant, roomy-looking villa residence, with a spacious verandah running right round the building, while two rustic octagon summer houses, with seats and tables, and rush-thatched, have been built on higher ground on either side. From one of these the flag with the fiery star should have floated gaily in the breeze ...

We ploughed through the mud, scrambled up the newly-made path, with its terraces and stone steps, and stopped on the vernadah. The view was magnificent. To the right a thick, impenetrable forest of rich green, glistening

⁶² *Full Salvation*, 2/5/1892

with rain drops, stretched out for miles. Full in front, the sea, with a veil of fog floating upon its bosom, ceaselessly rolled upon the beach, breaking in frothy foam upon the strand..... A lagoon, with innumerable water-fowl floating upon its surface or hiding in the dense rushes at its furthest side, fills up the perspective in front between the sea and the roadway. To the left a great, jagged cliff of rock reared its head, down the sides of which grew coarse grass, wild flowers and ferns, the top surmounted by one of the aforesaid summer-houses. Ferns and grasses were tastefully arranged along the walks and terraces, and to find a more charming spot would be almost an impossibility.

Much, of course, remains to be done to the grounds to make them attractive, and productive at the same time. Fruit trees are to be set in, and the whole thing is to be brought under cultivation – rocks and all, we are led to believe. ...

The building is of stone and brick, and the whole of the exterior is cemented in stone bevel-work, with rock-work quoins and base course. The style is simple, but exceedingly neat and harmonious. The balcony iron is a special design, with Army crest in the centre, and monogram bearing the letters – “S.A.H.R”. The iron columns and frieze also match the balcony iron, and three outlets lead down the ramps into the terrace.

The interior of the Home is superb. A wide hall runs right through the main building, with stained glass doors. To the right is a spacious sitting-room, with marble mantelpieces, tiled hearth, rich cornices and centre flowers. A large bay window looks out upon the sea, while a French casement opens on to the verandah. A blackwood suite, upholstered in the figured Utrecht velvet of a warm rich colour, invites the weary on to rest, and the huge arms of the reclining chairs seem to stretch out beseechingly for occupants. .. Curtains, clean and white, oilcloth, and table with crimson cover, and photos of the General and Mrs Booth, Commissioner and Mrs Coombs, complete the furnishings.

On the opposite side of the hall, to the left, we find a room similar to this, furnished as a combined bedroom and sitting-room. A cosy suite, and huge brass mounted double bedstead, with spring mattress and snowy linen, mosquito curtains and valance in figured cretonne, with pale blue lining, look gorgeous. A handsome writing-desk stands at the side of the bed, and this can be metamorphosed into a washstand by lifting the top.

A little way down the hall a recess in the wall is utilised as hat-rack. On either side, as you pass along, are bedrooms fitted up with two single beds each, mattresses, mosquito curtains, white pine washstand and dressing table. Each bed-room has a wardrobe, while the beds are a special size, three feet in width. At the extreme end of the main building, to the left, is a larger bed-room with brass mounted double bedstead, duchess pine suite, with marble top, and a cosy looking maroon and drab carpet.

To the right is the dining room, large and airy, with pantry opening off it, and sideboards, built into the walls. From the dining room you pass into the kitchen, with all of its necessary accessories, which technically we cannot speak of as we are not posted. On the opposite side of the kitchen are two bedrooms with double beds, and between these two wings .. we find bathrooms, one on each side.

The painting of the interior is light oak grain, and bird’s eye maple, while all the doors are furnished with mortice locks, finger plates, and patent furniture.

There is also a hospital room, which can be used in case of necessity.

There is an abundant supply of water; two tanks of 1000 gallons each supply the house, and two of 800 gallons each supply the baths, besides which there is a never-failing spring, which trickles out as clear as crystal, at the foot of one of the rocky pyramids.

One hundred and seventy feet of verandah space should be ample for the occupants of the Home. If it is not, those who are so disposed can climb up the rocks to the summer house ..

Staff-Captain Saunders has superintended the erection of the building, and has succeeded in producing an ideal Home. He has been obliged to sleep in a tent while the house was being put up, and as the place was infested with snakes, he has had a rather lively time of it. With a good deal of pardonable pride .. he escorted us over the premises, pointing out the difficulties that had to be overcome. Tons of rock had to be shot down in order to get a level, and of this rock the house is really built. To give us an idea of the substantial nature of the place, the Staff-Captain took us under the verandah to see the foundations...

The architect and builder, Edward Saunders, was a pioneer in the history of the Salvation Army in Australia. Together with John Gore, he addressed the meeting held in the Adelaide Botanic Gardens in September 1880 that is generally given as the beginning of the Salvation Army movement in Australia.⁶³ Contemporary accounts describe Saunders as being both builder and architect, but it seems he was a builder from Bradford, England, with some knowledge of design and no formal training in architecture. Saunders rose through the ranks of the Salvation Army to become a colonel by 1911, and its architect for Australasia based at the Melbourne headquarters by 1891.⁶⁴ The procedure and scope of the Salvation Army's early building work under Saunders were described in the following newspaper account of 1899:

During the last two years in different parts of Australasia the Army have spent £77,000 upon the erection of buildings for Army purposes. The methods pursued appear simple enough. The designs and plans are prepared by Brigadier Edward Saunders, the territorial architect for Australasia, and these have to be approved by the Army authorities in Melbourne before they can be used. When once they are approved, and instructions given to proceed with the work, the working plans and specifications are got out, and the Brigadier proceeds to the place where the building is to be erected and arranges for the purchase of all the material required for the work. These arrangements completed, his presence on the spot is no longer necessary, his pace being taken by a thoroughly trained foreman – if the work is a large one, two are sent – in the service of the Army, and he superintends the construction of the work. Weekly progress reports and statements of accounts are furnished by the foreman to the architectural department in Melbourne, which is thus kept in touch with the whole work.⁶⁵

It was reported that when General Booth visited Sydney in November 1895 his very first task was visiting the Home although he did not stay overnight.⁶⁶ Something of the experience of staying at the Home and the delight it engendered to the average Salvationist is revealed in the following account of 1895:⁶⁷

The Army Home of Rest is at Manly (NSW). It is, then, the "Manly" Home of Rest, for its use is not confined to one sex. It faces the Dee Wye Lagoon and stands on a site given to the General by Misses Jenkins, of Longreef who own a splendid property in close proximity to Lake Narrabeen, famous as a leisure resort. The country, which is elevated, is clothed with native flowering shrubs

⁶³ Bolton 1980, p.7

⁶⁴ 'Salvation Army', *Mercury*, 29/12/1931, p4, Watson, D and J McKay, *Queensland Architects of the 19th Century*, Queensland Museum, 1994, p157

⁶⁵ 'Salvation Army', *Western Mail*, 18/8/1899, p50

⁶⁶ 'General Booth's Visit', *Sydney Morning Herald*, 1/11/1895, p.6

⁶⁷ *The War Cry*, 2/2/1895

and the landscape presents a good idea of nature disporting herself in a negligee attire.

Having permission to spend a few days at the Home of Rest, I went to Manly (the Brighton of Sydney) by boat and from thence to the Home. Milk and honey are both produced on the property, and I realised in a sense that I was in a land plenty. Captain Wing has about twenty boxes of bees.

The days can be spent bathing either in the lagoon, or in the basins in the rocks into which the sea is continually washing. In gathering shells on the beach or collecting wild flowers amongst the shrubs already referred to, or else walking to visit the places of interest in the district. There is a waterfall at the back of the Home and a remarkable cave in the rocks facing the sea. The cave goes into the rocks about 100 feet, and is the home of innumerable bats.

The above descriptions and the historic illustrations (see figures 21 and 22) suggest the grounds of the property were partly cleared but otherwise left in their natural state and the beauty of it was appreciated. The summerhouses (figure 19) provided places for lookout and rest and presumably paths were laid to each of them. The foreground of the house was modified through terracing (figure 21 and 24) necessitating earthworks, although if this extensive work was completed in this era or when occupied by the inebriates (see below) has not been determined. Certainly, a pathway, in part stepped, connected the house with Pittwater Road from the beginning. In some photographs (figure 23) there is a suggestion of the route of a drive sweeping up from Pittwater Road in a northerly arc, but it is not visible in an aerial photograph of 1943 (figure 18), and the area is now within the Warringah Council property. Alternatively, Fisher Road could have provided a graded vehicular approach to the property.

At the time of the construction of the cottage the general area was undeveloped and in a sense rural. The Pittwater Road frontage was landscaped with the planting of pine trees, which are visible in a photograph of the 1910s (figure 23), and no doubt these provided a local landmark. As discussed above, there appears to have been a conscious effort to unify this site with the industrial farm opposite and this included landscaping. This may also account for the slightly offset orientation of the axis of the house to the south-east.



Figure 19: Pacific Lodge as completed in 1892 as The Manly Home of Rest. The photograph is very informative about the design, materials and setting of the cottage. Source: *Full Salvation*, 2nd May 1892.

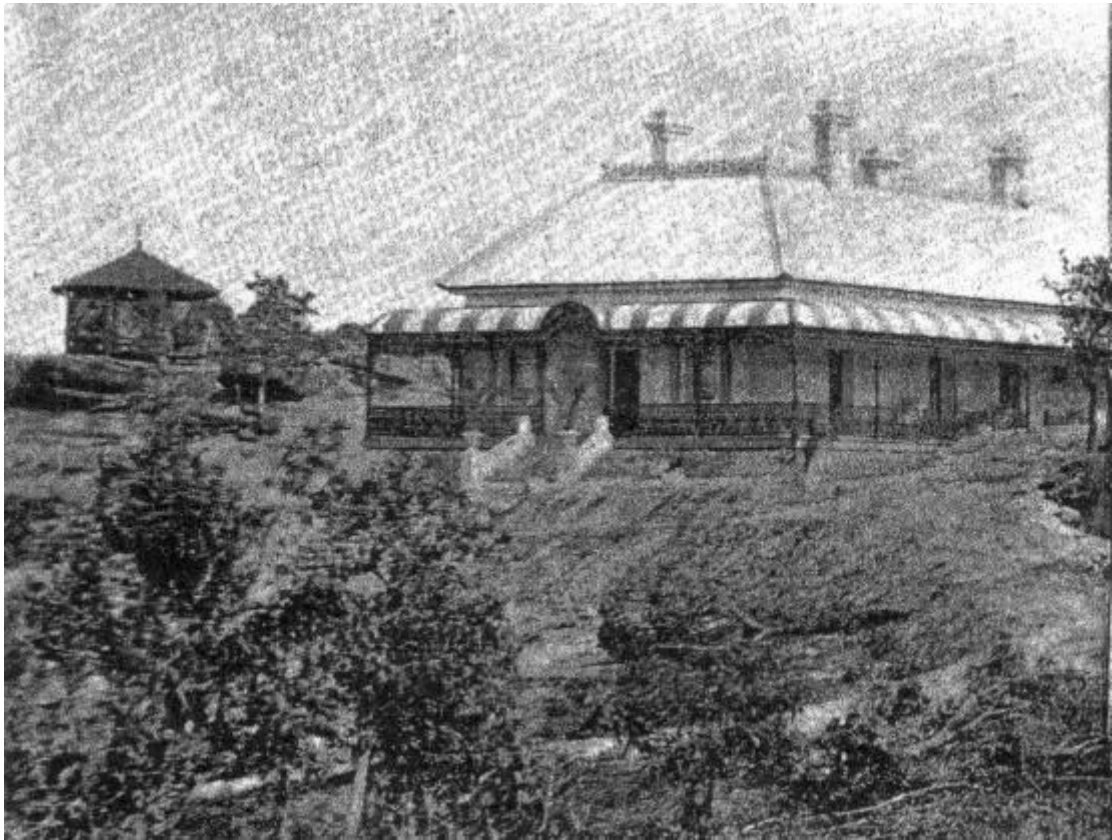


Figure 20: Detail of the above photograph. Source: *Full Salvation*, 2nd May 1892.

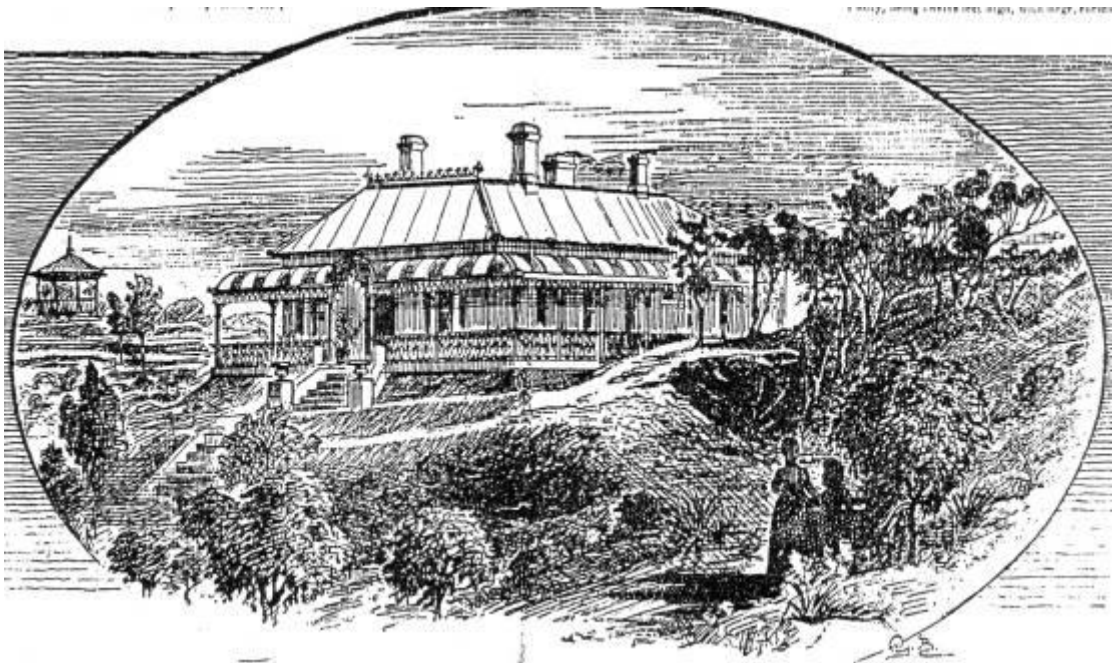


Figure 21: A sketch probably drawn from the above photograph was printed on the front page of the Salvationist's newspaper, *The War Cry*. Source: *The War Cry*, 21st May 1892.



Figure 22: The rear of Pacific Lodge as completed in 1892 as The Manly Home of Rest. The sketch is very informative about the now demolished rear service yard and attached wings. Source: *Full Salvation*, 2nd May 1892.

2.6 Inebriates Home (1907-1919)

On February 14th, 1907 the name of the Home was changed from The Manly Home of Rest to the Salvation Army Home for Inebriates (also known as the Salvation Army Sanatorium from 1911). The new role of the Home was to take in and care for inebriates who could pay for their keep, with a newspaper reporting:

*If the patient is destitute he will be provided for in many other homes run in connection with the rescue work of the Army. The new place (Dee Why) is intended for those who desire to be treated by the corps, but object to congregating with the class picked up from the police cells and prison gates.*⁶⁸

At first the Home admitted both male and female patients, but this practice was stopped in January 1909 as the experiment of cohabitation proved to be unworkable.⁶⁹

The Home was one of a number that had opened in Sydney in the 1900s specifically addressing the problem of alcoholism by providing places suited to their needs. The first such home would appear to have been the short-lived Echo Farm House founded by the Local Option League in June 1892, the trustees being Courtenay Smith, Crosbie Brownrigg and John Shearston, with Smith being the main motivator. The home was a former weatherboard holiday house on Middle Harbour with a 'farm' 20 acres in extent. The manager was AG Taylor.⁷⁰ The Rev EB Boyce of the Anglican Church was associated with this home and also a home for female inebriates at Paddington that had opened by 1894.⁷¹ Another short-lived Anglican Church affiliated home for inebriates was Strathmore at Glebe Point operated by the Church Rescue Society.⁷²

In 1900 the government passed the *Inebriates Act*. The objectives of this Act were to consider foremost alcoholics as victims of a curable disease and as such could be treated, to instigate a system where habitual alcoholics were not treated as criminals within the penal system, and to remove and isolate them in 'pleasant surroundings and employments'.⁷³ The first institution sanctioned or licensed under the provisions of the Act was opened in Premier Street, Marrickville in 1902. It was managed by the Central Methodist Mission of the Methodist Church to treat alcoholics and drug addicts.⁷⁴ A direct outcome of the Act was the building in 1902 by the government of an extensive Home for Inebriates (both male and female) on Rabbit (Milson)

⁶⁸ 'Salvation Army Home for Inebriates', *Clarence and Richmond Examiner*, 9/2/1907, p.9

⁶⁹ 'Early Days of Pacific Lodge: History Book January 1904 to September 1927', undated, handwritten manuscript (Early Days, nd)

⁷⁰ 'Visit to Echo Farm Home', *Sydney Morning Herald*, 24/4/1893, p.3

⁷¹ 'Church Home for Inebriates and Fallen Home, Paddington', *Sydney Morning Herald*, 1/9/1894, p.11

⁷² 'Church Rescue Home', *Sydney Morning Herald*, 2/12/1901, p.8

⁷³ 'The Inebriates Home', *Sydney Morning Herald*, 9/1/1906, p.10

⁷⁴ 'Central Methodist Mission Medical Retreat', *Sydney Morning Herald*, 18/11/1902, p.8

Island in the Hawkesbury River at a cost of over 13,000 pounds. However, because of the remote location no patients were ever sent there.⁷⁵ Never-the-less, there was a need for such an institution and this was partly addressed by the government in 1915 in the opening of The Shaftesbury Inebriates Home at Watsons Bay.⁷⁶

At Dee Why the inebriates were initially accommodated in the 1892 cottage until the increasing numbers of patients necessitated the building of a substantial two-storey brick addition designed by Edward Saunders that was completed in July 1911 (now demolished – see figure 23). After 1911 the Home could accommodate 28.

The new wing was officially opened by Commissioner Hay with local dignitaries in attendance as related in the following newspaper account:

*The Salvation Army authorities have erected a sanatorium for inebriates at the home on the Dee-Why estate, Manly. ... The sanatorium occupies a magnificent site, overlooking the Dee Why Beach and the adjoining lakes. It stands well back from the main road, and is regarded as one of the beauty spots along the Narrabeen-road. The structure is of brick, and consists of two stories, well furnished and equipped...*⁷⁷

Another contemporary account of the opening was published *The War Cry*.⁷⁸

.. The new wing to the building used hitherto makes an imposing addition and provides the additional space required, so that there is now accommodation for thirty men.

The opening ceremony was preceded by some music and song, and by the planting of two trees, one of which Mrs Hay planted and named 'Edward Saunders' (the architect of the new wing) and the other was planted by the Commissioner, who named it 'Jeannie Hay'.

The Commissioner then threw open the doors for the visitors to inspect the entire Home and afterwards tea was served in the large new dining-room. The Commissioner then addressed the gathering, pointing out the great need of specialising in our work for people that needed help in a special direction. This was the case with inebriates, for whom this sanatorium existed. He believed we had the sympathy of every class of the people. The Army had attacked the drink evil from its very beginning, and probably had made more drunks sober than all other agencies put together, besides seeking their soul's salvation as well. Further, our sanatorium would be properly licensed under the Government Act, and a doctor give his medical assistance and supervision.

The allusion to licensing is a reference to the *Inebriates Act* and the Home was licensed in 1911 and renamed the Sanatorium for Men, with a doctor on call.⁷⁹ The provision in the Act for providing a place of employment as well as solitude was satisfied at the Sanatorium by growing vegetables, cropping fruit in an orchard, and other rural pursuits. An undated manuscript history of the Sanatorium drawing on either personal recollection or diary entries clearly indicates the horticultural pursuits were undertaken on the site and not in the neighbouring industrial farm. Given the prevailing topography and soil conditions it seems likely these activities were undertaken in the low-lying parts of the site. The first fruit trees were planted in 1910 and the orchard was extended in 1912, while the vegetable patch was established around 1908. The types of fruit included peaches, nectarines, and apricots. While there are recurring references to the sandy soil, frosts, drought, rain, pests, etc, good fruit crops were reported. The choice of vegetables was extensive although potatoes seem to have been the stable diet. Bees were kept with mixed results owing to inexperience, as were chickens and a cow for

⁷⁵ Storey, LA, Brief History of Milson Island, privately published, 2000; 'The Inebriates Home', *Sydney Morning Herald*, 6/1/1906, p.9

⁷⁶ 'Treatment of Inebriates', *Sydney Morning Herald*, 24/4/1915

⁷⁷ 'Home for Inebriates', *Sydney Morning Herald*, 2/7/1911, p.7

⁷⁸ 'New Sanatorium for Men Opened', *The War Cry*, 15/7/1911

⁷⁹ Early Days, nd

milking. The men were also engaged in clearing the site of trees and breaking up the rock outcrops.⁸⁰

In 1912 'new' stable, cart and buggies sheds and harness room were erected, together with a summerhouse (suggesting the 1892 erections had collapsed). The locations of these buildings are not documented. In 1913 a connection was made with the Water Board's reticulated water supply, although other natural water sources were maintained possibly for the animals and garden. This seems inclusive of a well for a windmill is reported to have blown down in a particularly strong gale experienced in 1917.⁸¹

By 1914 white ants in the 1892 cottage were being reported and in the following years there were ongoing assessments of the damage caused to the point where, by 1917, they had attacked the structure of the ceiling and roof. To remedy the damage, the cottage was renovated throughout in early 1918.⁸²

The site area was reduced during this era through subdivision and release of land fronting Kingsway in Deposited Plan 9125 (figure 26). A narrow (37 feet wide) right of way to Kingsway was retained. The southern tip was also being subdivided in this period.



Figure 23: Pacific Lodge, not dated, late 1910s (note the speeding motor car). The photograph depicts the 1892 cottage and 1911 two storey dormitory block as well as landscaping with pine trees within the grounds and along Pittwater Road. Source: A Warringah Library Service Image reproduced in Boyce, J., *Pictorial History: Warringah*, Kingsclear Books, 2006.

⁸⁰ Early Days, nd

⁸¹ Early Days, nd

⁸² Early Days, nd



Figure 24: A view of the south elevation of Pacific Lodge, not dated, c.1915. Note the dry packed stone revetment, rock outcrop, and pine tree plantings. Source: Hay, J., *Repairers of the breach: a pictorial account of the social work of the Salvation Army throughout the Commonwealth of Australia*, Melbourne, 1915.



Figure 25: The rear of Pacific Lodge showing the rocky ground and pine trees, not dated, c.1940s. Source: Warringah Library Service Image WAR40097.

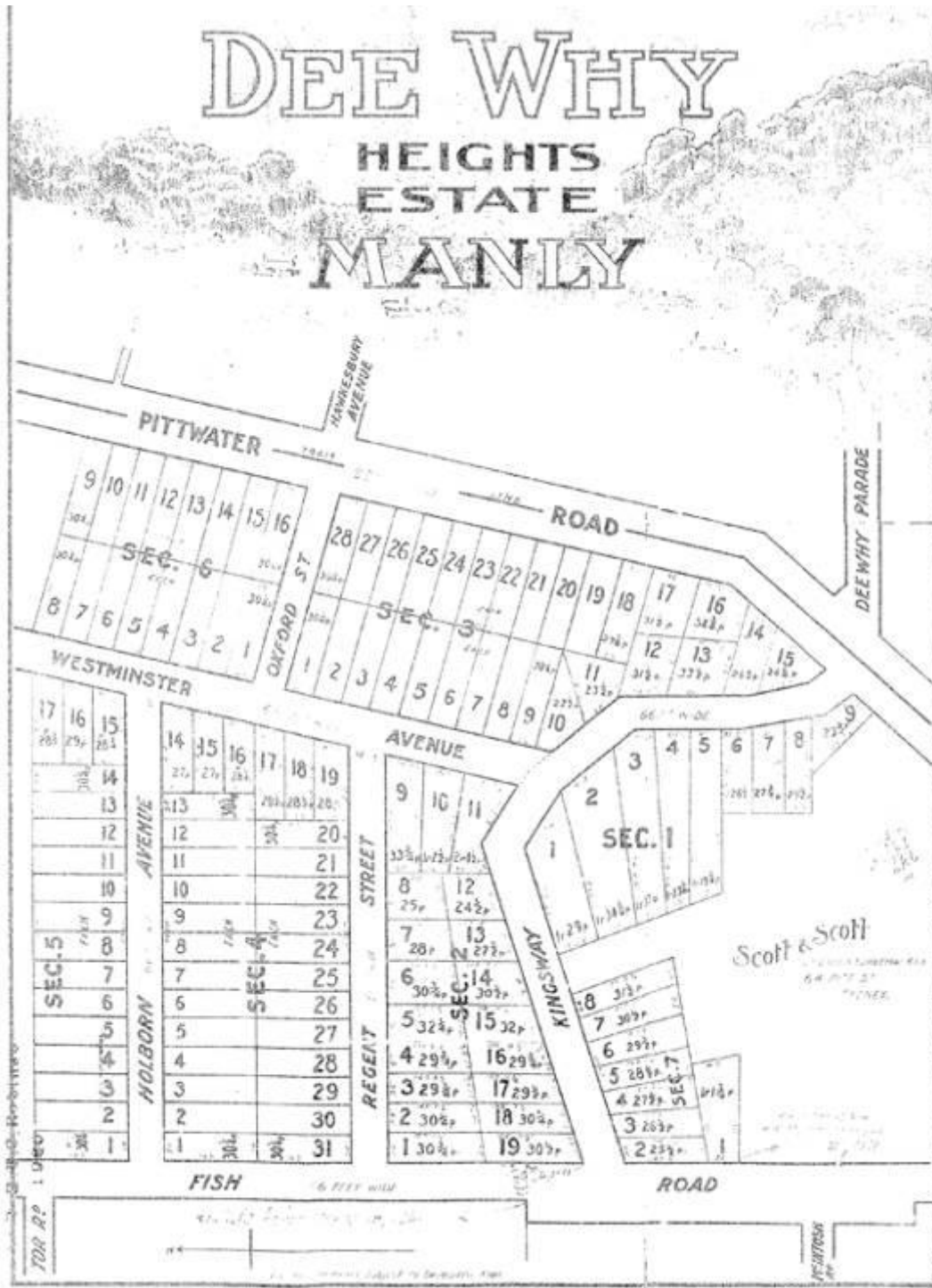


Figure 26: The Dee Why Heights Estate subdivision (Deposited Plan 9125) included part of the grounds associated with the site, undated (c.1918). Source: Mitchell Library Sydney Suburban Subdivision Plan D5/15

2.7 Dee Why Boys' Home (1919-1936)

For a period prior to 1916 the industrial farm situated to the east of Pittwater Road at Dee Why was used as a boys' home. In 1915/1916 the boys, many of whom were received from the Children's Court, were moved to a new home at Bexley (this site is still owned by the Salvation Army and is their Eastern Training College (Booth College)). Initially, 76 boys were moved to the new site, which was still under construction, necessitating some 50 boys to sleep in tents for a time.⁸³

By 1920, probably November 1919, the Salvation Army opened a boys' probationary home at Dee Why utilising the site and buildings formerly known as the Home for Inebriates/ Sanatorium for Men (Pacific Lodge site). By this date the industrial farm opposite had closed and the boys were accommodated entirely within the Pacific Lodge site. The boys were evidently housed in the now demolished two-storey wing erected in 1911. However, a new dining room and playhouse were built for the boys in 1922 (location has not been determined).⁸⁴ It is possible that the opening of the new home was an outcome of the great Sir Samuel M'Caughey bequest of 1919, which benefited many private schools and charitable institutions. The Bexley Boys' Home received money from this bequest.⁸⁵

By the time of the opening of the boys' home, Dee Why had experienced a marked change in its character as the opening of the tramway gradually transformed its nature from rural to suburban. The tram allowed mobility that would have suited the needs of the new occupants, but removed the sense of solitude that the inebriates required and perhaps this is one reason for the change in use.

By 1920 there were 40 boys at the new home compared with 110 at Bexley, and by 1923 there were 60 and this seems to have been the maximum number of places available. Staff at the Home numbered four Salvation Army officers at first and in later years a matron was also in attendance. The number of employees varied between one and three.⁸⁶

In 1924 the name of the institution at Dee Why changed from Boys' Probationary Home to Boys' Home,⁸⁷ which probably reflects the legal status of the boys as wards of the state. The *Sydney Morning Herald* reported in 1924 that the grounds of the Home comprised 13 acres, with 55 boys from 6 to 14 years in attendance. They were associated with the Salvation Army Scout movement as a Chum Brigade, and maintained a band of 15 players.⁸⁸

The boys attended Dee Why Public School that was opened in 1922, and this contrasted with the situation at Bexley where the boys attended their own school.⁸⁹ The Dee Why boys marched to the school each morning and returned to the Home for their lunch break,⁹⁰ and this suggests Fisher Road was the principal entry. The opening of the school at Dee Why was probably very influenced by the boys at the Home for in 1921 of the 80 children at Dee Why travelling to Brookvale for their education half were from the Home. The school site in Fisher Road had been purchased from the Salvation Army in late 1918 for 620 pounds.⁹¹

Very little is known about the operation of the Home and no photographs seem to exist showing the boys in the Home. A manuscript history of the Home up to 1927 provides little insight into their life aside one entry for 1927 that states staff built a new stone path to the Fisher Road entry and mentions other work but does not state if staff or boys undertook it. This work included working the garden established by the inebriates, planting new trees and shrubs received from the Royal Botanic Gardens, and taking the water tank down near the laundry (seen in a sketch reproduced above). There is no reference to the orchard, and perhaps the area had been left to ruin or the area sold off for housing.

⁸³ Bolton 1980, p.140

⁸⁴ 'Salvation Army's Progress', *Sydney Morning Herald*, 13/1/1923, p7

⁸⁵ 'Pioneer in Sheep Industry', *Sydney Morning Herald*, 26/7/1919, p.13

⁸⁶ *Salvation Army Eastern Territory Disposition of Forces 1924; Salvation Army Eastern Territory Disposition of Forces 1935*

⁸⁷ *Salvation Army Eastern Territory Disposition of Forces, 1920, Salvation Army Eastern Territory Disposition of Forces, 1923*

⁸⁸ 'Sunday Schools', *Sydney Morning Herald*, 11/10/1924, p.11

⁸⁹ 'Sunday Schools', *Sydney Morning Herald*, 11/10/1924, p.11

⁹⁰ Dee Why Public School, *Dee Why Public School*, Dee Why, 1972, p.5 (Dee Why PS 1972)

⁹¹ Dee Why PS 1972, p.1

The Home was probably connected to the Council's electricity supply in 1923 when the mains were laid between Manly and Narrabeen.⁹²

With the opening of the purpose designed Salvation Army Gill Memorial Home for Boys at Goulburn in October 1936,⁹³ the boys at Dee Why were transferred there and the Home was closed.



Figure 27: The band from the Dee Why Boys' Home performing without shoes at Dee Why Public School, not dated, c.1920s. Another contemporary account of the state of the boys' apparel mentions they were barefooted and wore hessian sacks in inclement weather. Source: Warringah Library Service Image WAR45668

2.8 Pacific Lodge (1939-Present)

2.8.1 1939 Alterations

From late 1936 the property stood vacant until the role of the facility was redefined in 1939 to become a home for elderly men. With the new role came a new name, Men's Eventide Home, Pacific Lodge.⁹⁴ The opening of the new home was a response to the demand being experienced for places in the Salvation Army's portfolio of Eventide Homes located at Collaroy and Balmain.⁹⁵ The Men's Social Secretary, Lieutenant-Colonel McLean, considered the new home as 'the best of its kind in the (Eastern) Territory, in that accommodation is separate, and fittings and equipment are up to date'. The location was viewed as ideal with its elevation overlooking the Pacific Ocean. Further, 'the grounds are spacious, with ornamental flower-beds and trees, and the whole environment harmonises with the idea of a quiet peaceful life's eventide'. The change necessitated the expenditure of 2,342 pounds to refurbish and refurnish the buildings⁹⁶

Pacific Lodge was officially opened in June 1939 by Minister for Social Services Athol Richardson, MLA; the company of Lieutenant-Commissioner Dalziel had been expected but was cancelled owing to a car accident.⁹⁷ Richardson (1897-1982) was the son of Salvation

⁹² Dee Why PS 1972, p.3

⁹³ 'Building and Construction', *Sydney Morning Herald*, 6/10/1936, p7

⁹⁴ *The War Cry*, 24/6/1939

⁹⁵ *Salvation Army Eastern Territory Disposition of Forces 1938*

⁹⁶ 'New Advance in Eastern Territory', *The War Cry*, 10/6/1939

⁹⁷ 'New Salvation Army Home', *Sydney Morning Herald*, 12/6/1939, p.5

Army officers Stephen Arthur Richardson and Elizabeth Sarah, and had stayed there as a child when it was the Manly Home of Rest.⁹⁸

At first Pacific Lodge accommodated 25 men with the intention of increasing this to 50 as described in the following account published in *The War Cry*:⁹⁹

The Home will include fifty single rooms, each furnished with a combined wardrobe and dressing table, comfortable bed, etc., and the tariff is on a one-price basis of 25/- per week, which covers board and all necessities.

The surroundings are delightful. From the wide balconies the views are unobstructed, and there is a "squatter's chair" provided on the verandahs for each inmate. A comfortable reading-room (for which books will be thankfully accepted), and a well-appointed dining-room, with small round tables, seating five, add to the homeliness of the Lodge, also the individual table service. New bathrooms and toilet facilities, hot and cold water, make for the physical comfort of the aged guests. In the dining-room stands a newly donated piano and an organ for the meetings, programmes and sing-songs, which will cheer the long evenings and hallow the quiet Sundays. It is hoped that wireless will be secured for the community room.

At present there are twenty-five rooms completed and awaiting occupants, and when these are settled in their new home, the scheme will be completed, and the remaining twenty-five rooms furnished and decorated.

Another contemporary newspaper account of these changes stated:

*Pacific Lodge .. is divided into one class rooms for aged gentlemen. The new entrance would be from Fisher Road, (at the side), providing a gradual ascent from the main road, more suitable for the declining strength of the aged.*¹⁰⁰

Documentation relating to these reported building changes has not survived, but it seems likely the work was supervised by architects Louis S Robertson and Son, who were evidently the Salvation Army's preferred architectural consultants at the time for they designed the Gill Memorial Home for Boys at Goulburn in 1936,¹⁰¹ and returned to the Dee Why home in 1962 to implement additions (see below). An aerial photograph of 1943 (figure 18) suggests no extra accommodation blocks were built, so perhaps the 1892 cottage and 1911 dormitory were refurbished and altered to provide individual rooms, and services improved.

An architectural drawing dated 1989¹⁰² (figure 31) is perhaps indicative of the room uses of the 1892 cottage for this era. This drawing and photographs (figures 29 and 30) of the front elevation of the 1892 cottage taken in the early 1960s show the north verandah with its favourable aspect as enclosed and this alteration (since removed) seems to date from the 1939 work. Another enclosure on the southern verandah may be of this period or earlier. A sketch survey of the site (figure 32), probably taken from aerial photography, dated 1956, also provides some insight into the scope of built development by 1939.

The newspaper reference to the change in access arrangements to the buildings from Pittwater Road to Fisher Road suggests the foreground setting of the cottage became less important and probably was now difficult to maintain given the age and physical condition of the occupants.

⁹⁸ 'Well-equipped Eventide Home ...', *The War Cry*, 24/6/1939

⁹⁹ 'Thought for the Aged', *The War Cry*, 27/5/1939

¹⁰⁰ 'Well-equipped Eventide Home ...', *The War Cry*, 24/6/1939

¹⁰¹ 'Building and Construction', *Sydney Morning Herald*, 6/10/1936, p7

¹⁰² Salvation Army Drawing 890400

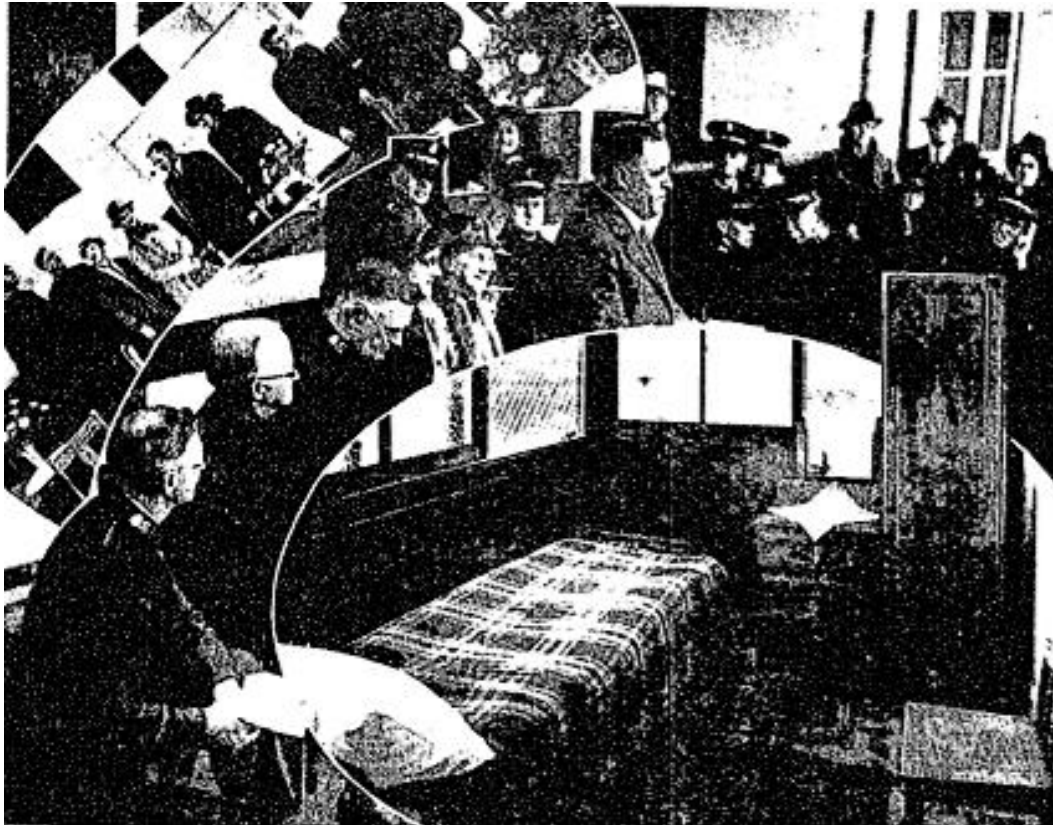


Figure 28: A montage of photographs published at the time of the opening of Pacific Lodge in June 1939. The bedroom depicted was probably located within the enclosed north verandah of the 1892 cottage judging by the sliding sash windows. Source: *The War Cry*, 24/6/1939.



Figure 29: The front elevation and part south elevation of the 1892 cottage in this undated, but c.1962, photograph was probably as it had appeared from the time of the opening of Pacific Lodge in 1939. The south elevation had been infilled sometime between 1962 and the photograph reproduced above published in 1915. Source: Salvation Army Heritage Centre, Booth College, Bexley.



Figure 30: The enclosing of the north verandah was probably undertaken in 1939. Note the sliding sash windows. Photograph date circa early 1960s. Source: Salvation Army Heritage Centre, Booth College, Bexley.

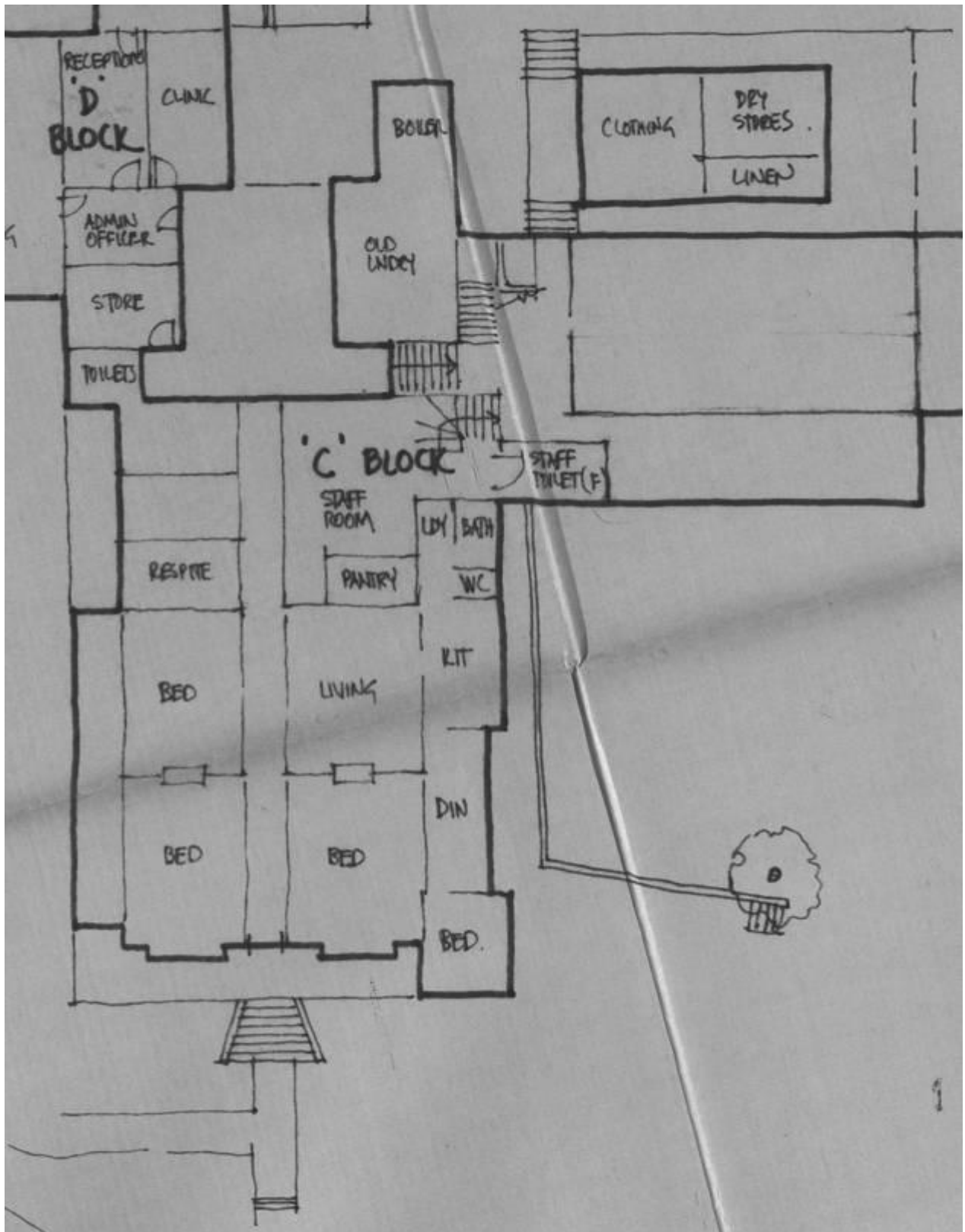


Figure 31: The floor plan of the 1892 cottage in this drawing dated 1989 was probably as it had been from the time of the opening of Pacific Lodge in 1939 as an aged care facility. Source: Salvation Army Drawing 890400 (Original drawing by architects Maitland and Butler).



Figure 32: A detail from a Warringah Shire Council drawing dated 1956 showing the proposed Civic Centre (right of frame). The drawing includes a sketch outline (probably from aerial photography) of the neighbouring Pacific Lodge (centre of frame), which is useful for ascertaining the scope of built development up to that date and probably is also indicative of the state of development as of 1939. Line work has been enhanced for reproduction in this report. Source: Salvation Army Heritage Centre, Booth College, Bexley.

2.8.2 1962 Additions

The built facilities at Pacific Lodge were significantly upgraded in 1962 and this was inclusive of additional single storey detached wings designed by the Sydney firm of architects Louis S Robertson & Son. The new work was officially opened in November 1962.¹⁰³

The architectural drawings are not held by the Salvation Army, but a number of photographs of the buildings nearing completion are available and are reproduced below (figures 33-35). Also a site plan dated 1989¹⁰⁴ reproduced in this report (figure 37) provides insight in the scope of the work. The buildings are typical of their era; brick veneer barrack style hostel units interlinked by paths and covered ways. The architects dispersed the buildings on the rock outcrops to the north, south and west of the 1892 cottage. The principal access point was from Fisher Road and perhaps as it had been since 1939. A substantial garden setting to the front and sides of the 1892 cottage was retained and the principal elevations of the cottage continued to be visible, substantially, in the round.



Figure 33: New accommodation blocks from Fisher Road. Photograph undated, c1962. Source: Salvation Army Heritage Centre, Booth College, Bexley.



Figure 34: New accommodation blocks from Fisher Road and a glimpse of the rear of the 1892 cottage and 1911 dormitory (now demolished). Photograph undated, c1962. Source: Salvation Army Heritage Centre, Booth College, Bexley.

¹⁰³ *The War Cry*, 17/11/1962, p.5

¹⁰⁴ Salvation Army Drawing 890400



Figure 35: A new accommodation block from the north of the site. Note the rock outcrops. Photograph undated, c1962. Source: Salvation Army Heritage Centre, Booth College, Bexley.



Figure 36a/b: Men and staff in the environs of Pacific Lodge in the early 1960s. Source: Salvation Army Heritage Centre, Booth College, Bexley.

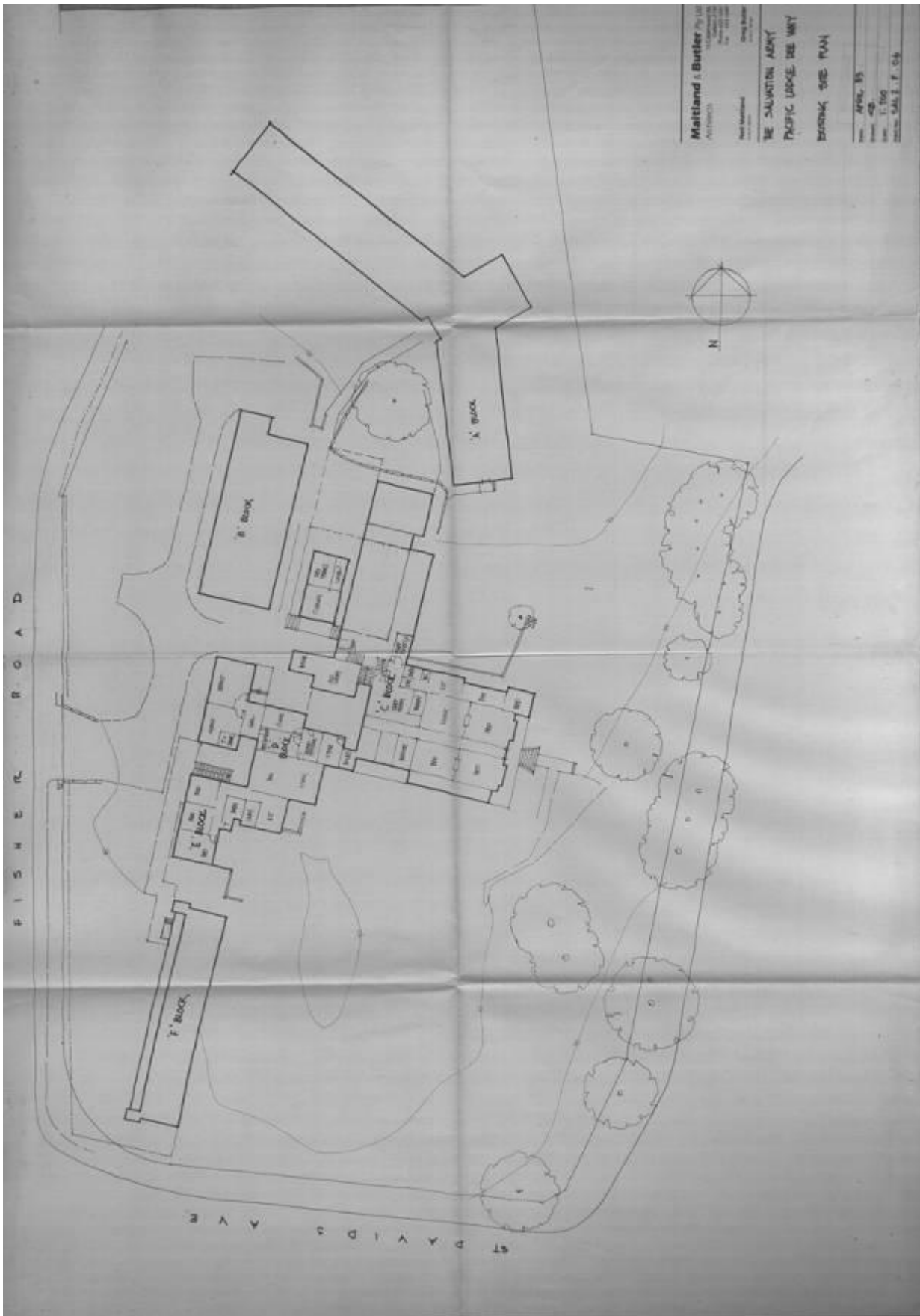


Figure 37: This site plan dated 1989 probably shows the layout of Pacific Lodge from 1962. Source: Salvation Army Drawing 890400 (Original drawing by architects Maitland and Butler). N↑

2.8.3 1992 Additions and Alterations

The current configuration of Pacific Lodge basically dates from the work undertaken in the late 1980s and completed in 1992. The work was designed by consulting architects Maitland and Butler. An outcome was the provision of new cottage style buildings housing six or seven residents and allowing women to be accommodated, and two freestanding residences for staff. Most of the 1962 buildings were retained and the planning concept of interconnected low-rise, small footprint, pavilions was developed further. The development density was increased and buildings encroached into the garden areas to the side of the 1892 cottage (see figure 38). The access point to Fisher Road was retained. The individual accommodation blocks were named at this time where previously they were numbered.¹⁰⁵

A consequence of this development was the demolition of the 1911 dormitory, and demolition of the attached service wings to the 1892 cottage (figure 39). The side verandahs of the cottage were reconstructed to a form possibly approximating the pre 1911 configuration. The use of the 1892 cottage was changed to an administration block.

¹⁰⁵ Salvation Army Drawing 941000

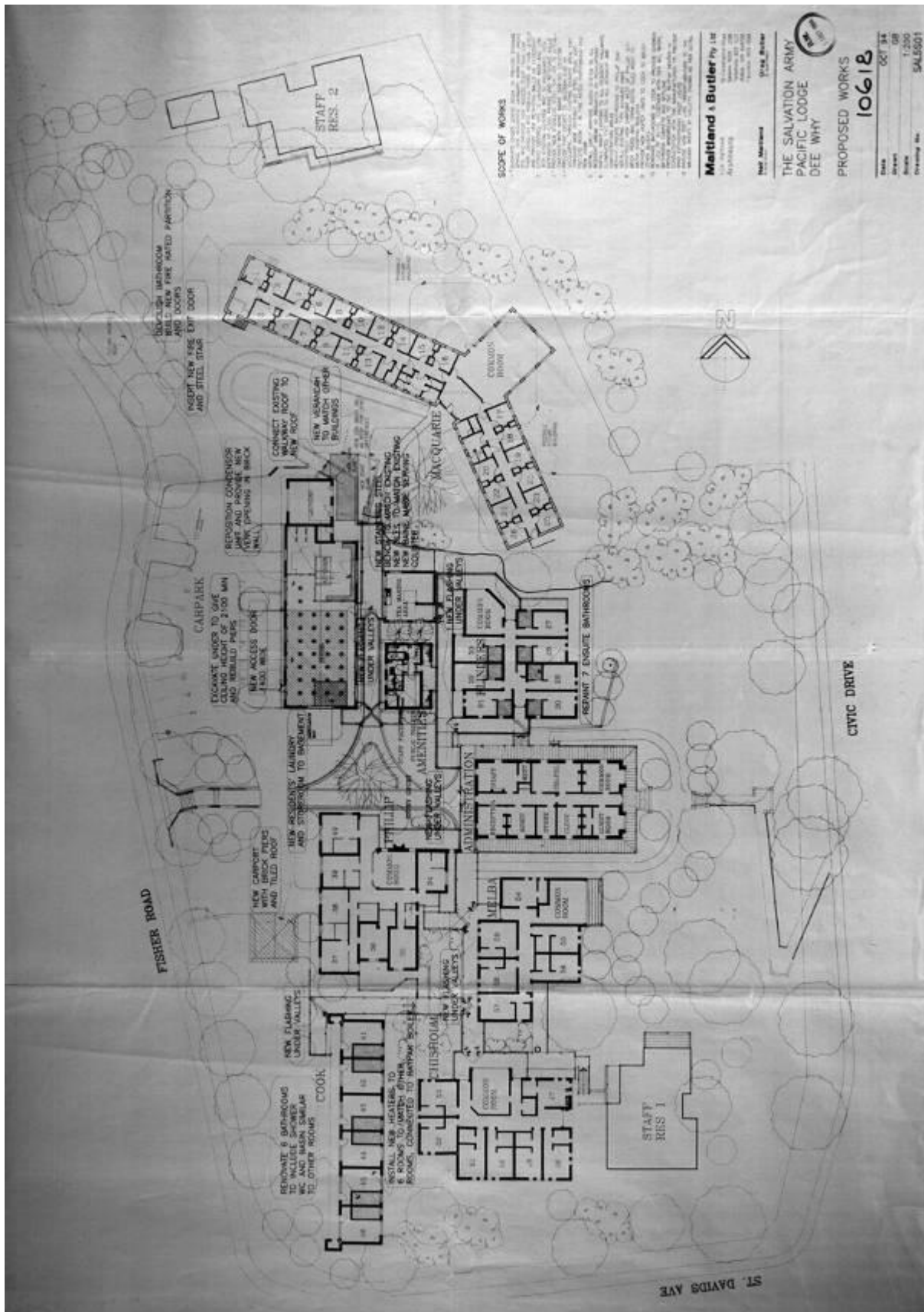


Figure 38: A site plan dated 1994 showing the layout of Pacific Lodge. Source: Salvation Army Drawing 941000 (Original drawing by architects Maitland and Butler).

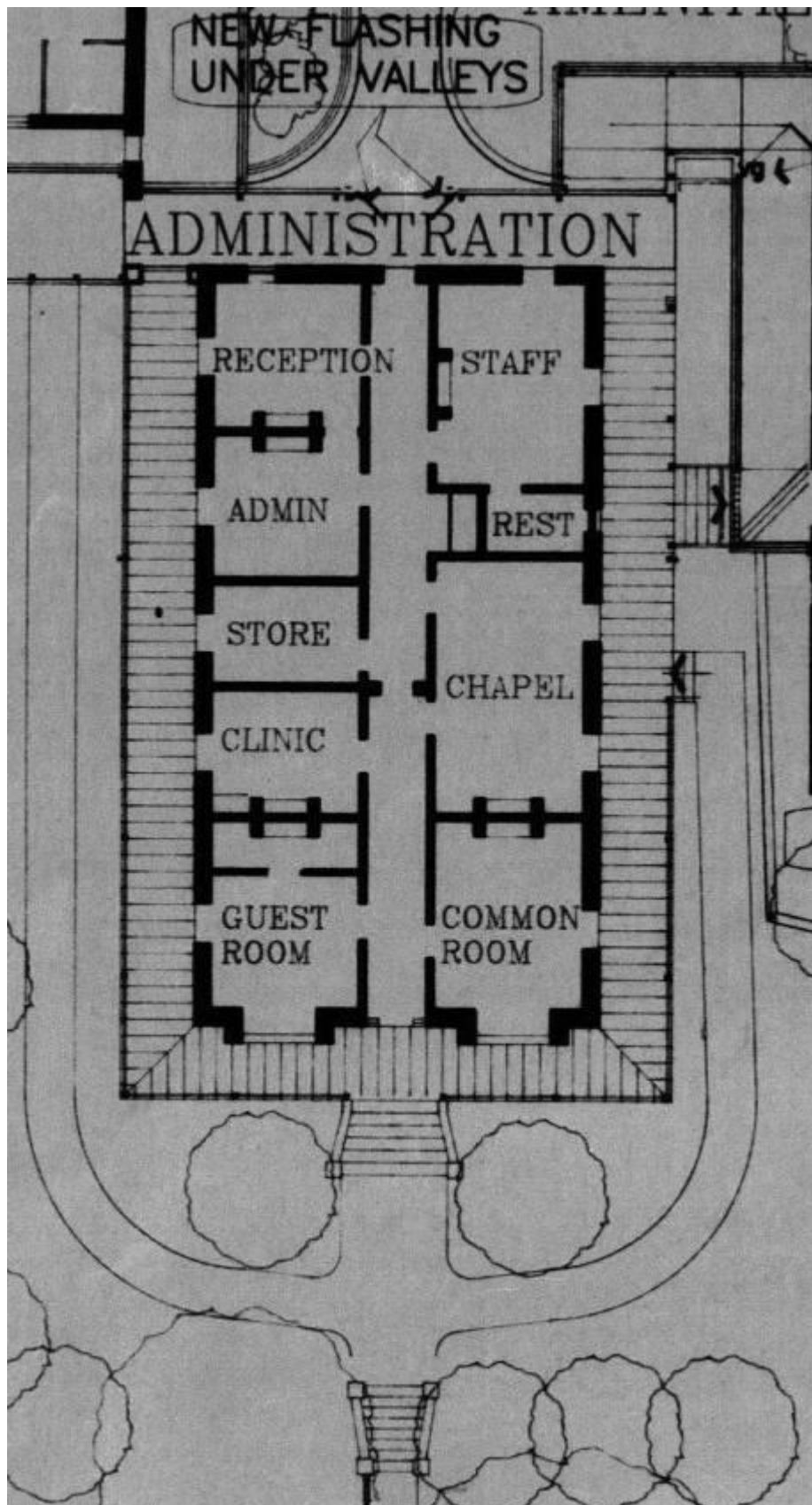


Figure 39: The layout of the 1892 cottage as altered in the early 1990s. Enlargement of Figure 38. Source: Salvation Army Drawing 941000 (Original drawing by architects Maitland and Butler).

2.8.4 Post 1945 Allotment Changes

In the post war years the site area was successively reduced through subdivision. The southern boundary of the site was changed around 1949 by the continuation of Howard Street west to intersect with Fisher Road (the short length of road being named St David Avenue).¹⁰⁶ In 1957 the Pittwater Road frontage to Pacific Lodge was removed by the resumption of nearly six acres by Warringah Shire Council for the building of its new civic centre.¹⁰⁷ Within this area a local library was completed in 1966, which was awarded the Sulman Medal for Architecture for architect Colin Madigan,¹⁰⁸ and the council chambers was completed in 1973.¹⁰⁹

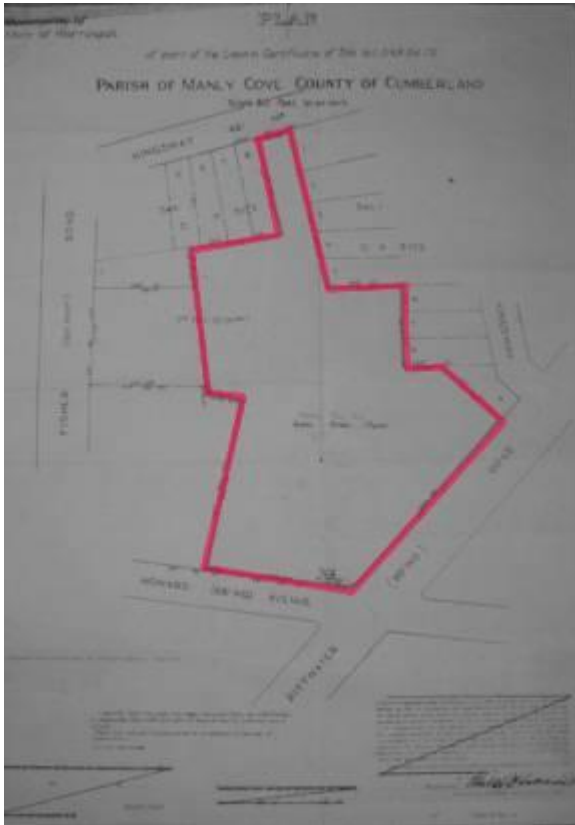


Figure 40: The area resumed in 1957 for the Warringah Civic Centre. Drawing highlighted in red for this report. Source: Salvation Army Heritage Centre, Booth College, Bexley.



Figure 41: A 1956 proposal for the civic centre with a different site boundary. The existing site boundary of the civic centre has been superimposed for this report. Source: Salvation Army Heritage Centre, Booth College, Bexley.

2.8.5 2016 Sale of Aged Care Plus Centre: Dee Why

The Financial Review news website reported on 14 August 2016 that the Salvation Army had sold its Aged Care Plus Centre at Dee Why, including historic Pacific Lodge for around \$25m. The name of the buyer was confidential and that the one-hectare site was approved for residential development.

¹⁰⁶ Certificate of Title Vol. 3168 Fol. 172

¹⁰⁷ *New South Wales Government Gazette*, 5/4/1957

¹⁰⁸ Metcalf, A., *Architecture in Transition: the Sulman 1932-1996*, Historic Houses Trust of New South Wales, Sydney, 1997

¹⁰⁹ Boyce 2006, p.25



Figure 42: Aerial view of the Warringah Civic Centre, not dated. Source: Warringah Library Service Image WAR46713.

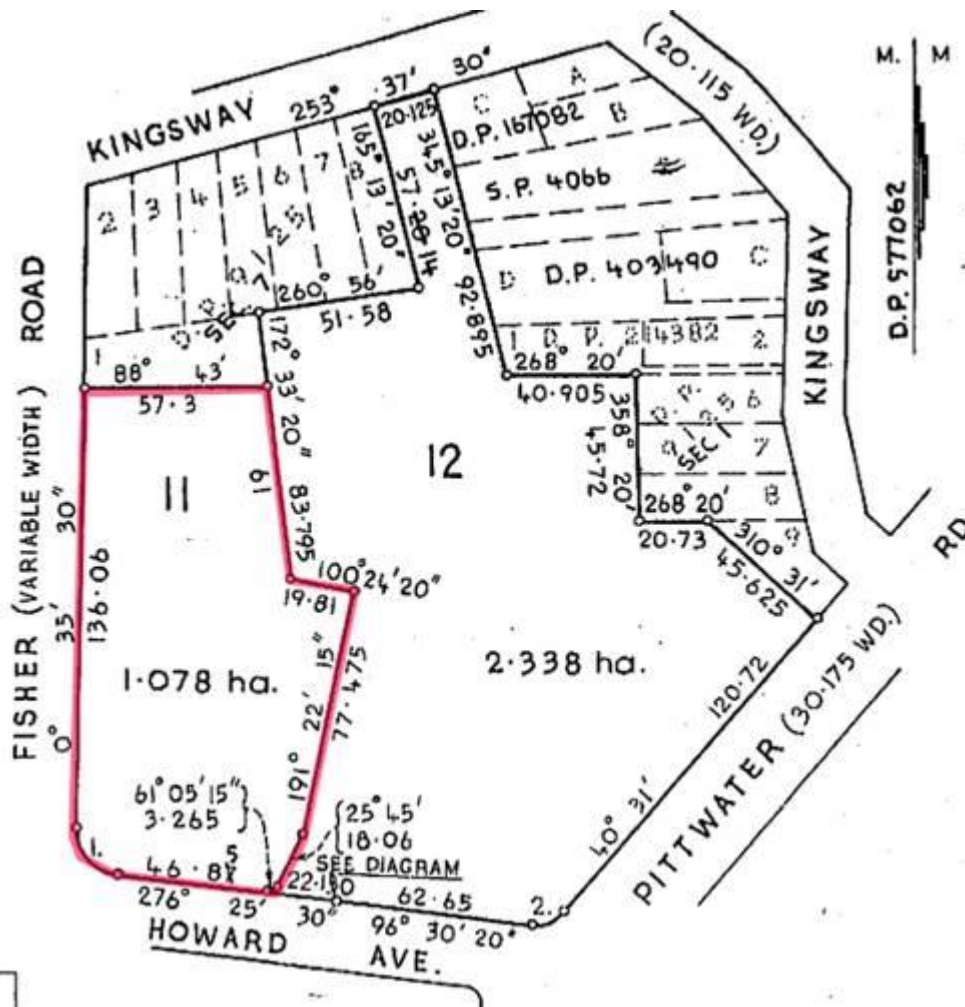


Figure 43: The post 1957 and existing allotment of Pacific Lodge. All of the land shown here and also south of Howard Avenue at one time was the Pacific Lodge site. Source: Land and Property Management Authority CT 12826-201.

2.9 Site Development Summary

The drawing below is a graphic summary of the ages of construction of the existing built features. The summary was prepared from documentary sources and not on-site physical inspection.



Figure 44: Site development summary. Source: Salvation Army (Denny Linker & Co.)

2.10 Chronology

Year	Event
1772	Birth of James Jenkins
1788	Foundation of Australia as a British penal colony
1797	James Jenkins convicted and sentenced to death (later commuted to transportation)
1802	Arrival of James Jenkins in Sydney aboard the convict transport <i>Coromandel</i>
1816	Birth of Elizabeth Jenkins
1821	Crown grant of 200 acres (Parish Portion 1219) made to William Cossar
1823	John Ramsay's grant of 410 acres at present day Narrabeen purchased by James Jenkins
1825	Cossar's 200 acres at present day Dee Why purchased by James Jenkins
1826	Jenkins improved an existing track between Narrabeen and Fairlight that became known as Jenkins' Road
1828	James Jenkins listed in the census as the owner of 2,500 acres
1834	Deed of title to Cossar's 200 acres issued in the name of James Jenkins
1835	Death of James Jenkins
1865	The Salvation Army founded in England as the Christian Mission
1880	First appearance in Australia of the Salvation Army at an open-air meeting held in the Adelaide Botanic Garden organised by Edward Saunders and John Gore
1882	First Salvation Army meeting held in Sydney
1884	Elizabeth Jenkins attended her first Salvation Army meeting in the Sydney suburb of Waterloo
1885	Elizabeth Jenkins and her siblings gifted the Salvation Army 30 acres at Pipeclay Point on the southern shore of Narrabeen Lagoon
1890	Elizabeth Jenkins and her siblings gifted the Salvation Army 2 acres 16 perches at Dee Why, the future site of Pacific Lodge
	Elizabeth Jenkins gifted the Salvation Army 400 pounds to establish a rest home (now Pacific Lodge)
1891	Elizabeth Jenkins and her siblings gifted the Salvation Army another 2 roods 23 perches at Dee Why
	General William Brammell Booth visited Australia
1892	Elizabeth Jenkins and her brother gifted the Salvation Army another 9 acres 3 roods at Dee Why

Year	Event
	The Manly Home of Rest (Pacific Lodge) opened. Architect and builder was Staff-Captain Edward Saunders
1894	Elizabeth Jenkins arranged with the Salvation Army to bequeath her real estate to them on her death in exchange for payment of an annuity to her and her surviving relatives
1895	Elizabeth Jenkins and her brother sold the balance of the 200 acres at Dee Why to the Salvation Army for 400 pounds
	The Salvation Army opened an industrial farm within the 200 acres at Dee Why
1895	General William Brammell Booth visited the Manly Home of Rest (Pacific Lodge)
1900	Death of Elizabeth Jenkins and bequest of her real estate to the Salvation Army
1901	Bequeathed land transferred to the Salvation Army
1906	Warringah Shire Council established
1907	The Manly Home of Rest (Pacific Lodge) converted to the Salvation Army Home for Inebriates
1910	Death of Elizabeth Jenkins' brother John and the opening of an aged men's home at their Collaroy farm
1911	Building of a two storey dormitory wing on the north side of the 1892 cottage (Pacific Lodge)
1912	By this date the Dee Why industrial farm had become a Salvation Army boys' home
	Completion of the Brookvale to Collaroy Beach section of the extension of the government electric tramway from Sydney
1913	First subdivision of the Salvation Army land at Dee Why as The Oaks Estate
1916	The boys at the Dee Why industrial farm transferred to a new home at Bexley. Farm area subsequently subdivided and sold
1918	The Jenkins Memorial Salvation Army Citadel erected at Dee Why (now demolished)
	Salvation Army Home for Inebriates (Pacific Lodge) was renovated throughout
	Northern section of the site subdivided and sold as part of the Dee Why Heights Estate
1919	Salvation Army Home for Inebriates (Pacific Lodge) converted to the Dee Why Boys' Home (Pacific Lodge)
1936	Boys' home closed on the transfer of the boys to Goulburn
1939	The disused boys' home opened as a home for elderly men named Men's Eventide Home, Pacific Lodge

Year	Event
c.1949	Existing southern boundary of the site was established by the continuation of Howard Street
1957	The Pittwater Road frontage to Pacific Lodge was removed by the resumption of nearly six acres by Warringah Shire Council for the building of its new civic centre
1962	Completion of the single storey brick wings at the rear of the 1892 cottage (Pacific Lodge)
1992	Completion of new cottage style buildings and free standing staff quarters. The rear service wing of the 1892 cottage was demolished. The two storey wing of 1911 was demolished. The 1892 cottage was converted to office administration
2016	The Salvation Army was reported as having sold its Care Plus Centre at Dee Why, including historic Pacific Lodge

2.11 Sources Consulted

2.11.1 Published Sources

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Storey, LA, *Brief History of Milson Island*, privately published, 2000

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2.11.2 Manuscripts

'Early Days of Pacific Lodge: History Book January 1904 to September 1927', undated, handwritten manuscript held by Salvation Army Heritage Centre, Booth College, Bexley

2.11.3 Newspapers

Sydney Morning Herald

The War Cry

Financial Review website

3.0 PHYSICAL EVIDENCE

The physical evidence of the subject site was investigated through non-intrusive observation of the place's fabric.

3.1 Subject Site Setting & Streetscape

The subject site is located at 15-23 Fisher Road, Dee Why. Fisher Road is a busy, multi-laned roadway which connects with Pittwater Road to the south. The streetscape in the immediate vicinity of the subject site is varied. Along the western side of Fisher Road, the streetscape is characterised by single storey residential properties. An apartment complex and a large ground level public carpark are located to the north of the site. The Warringah Council offices, Dee Why Library and another large ground level carpark are located along Civic Road adjacent to the east of the site. St David Avenue is located adjacent the southern boundary of the site. It is a multi-laned busy roadway linking Pittwater Road and Fisher Road. The section of St David Avenue opposite the subject site contains a church and a police station.

The subject site is listed as a local heritage item and is also located within a heritage conservation area. Other heritage items within the vicinity of the site include the Warringah Library to the east on Civic Parade, and the Fire Station on Fisher Road to the west.



Figure 45: View west towards the Pacific Lodge from the Warringah Library. The entry steps and ramp leading up to the Pacific Lodge building is located in the centre of frame.



Figure 46: View of site looking north along Civic Parade.



Figure 47: Warringah Council Chambers opposite the Pacific Lodge site on Civic Parade. The Council Chambers is a draft heritage item.



Figure 48: Warringah Library opposite the Pacific Lodge site on Civic Parade. The library is a local heritage item.



Figure 49: View east to the 1892 Pacific Lodge from Fisher Road.



Figure 50: Fisher Road looking south from the driveway entrance to the Pacific Lodge site. The heritage listed Fire Station is on the right hand side of the road.



Figure 51: Heritage listed Fire Station on Fisher Road opposite the subject site.



Figure 52: Sandstone outcrop along the site boundary on Fisher Road.



Figure 53: Carpark and apartment building to the north of the subject site on the Kingsway.

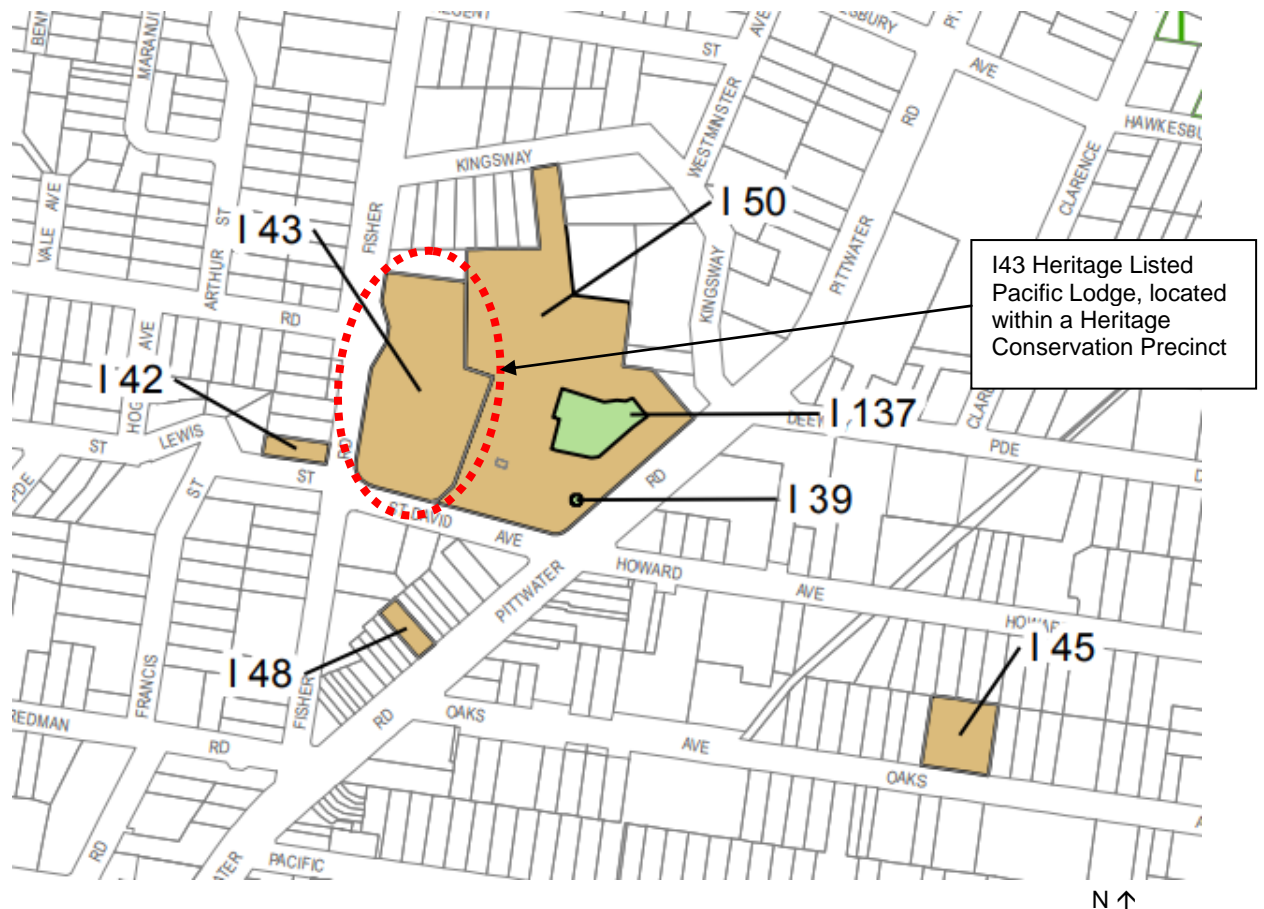


Figure 54: Warringah Council LEP 2011 (updated 30 June 2017) Map – Heritage Conservation showing heritage items and heritage conservation areas outlined in yellow.
Source: Map identification number: 1800_COM_HOB_010AA_005_20160407

3.2 Subject Site

The subject site is located on top of a knoll with the site falling steeply away to the north cliff edge, and falling away steeply to the east, south and west effectively isolating the site from the boundary street footpaths. Numerous sandstone outcrops are exposed around the perimeter of the site and the landscaping and topography of the site obscures views into the site and outwards from the site to the north, east and south.

The subject site is irregularly shaped and is bound on the north by an apartment complex and a large car park, on the east by Civic Parade, on the south by St David Avenue, and on the west by Fisher Road. The site was owned by the Salvation Army up until 2016 and is known as The Salvation Army Pacific Lodge Aged Care Facility. The site was used as a low care residential aged care facility with a total of 59 beds. The site contained eleven individual buildings constructed over time in the 1890s, 1960s and 1990s (refer to Figures 44 and 55 for the current site plan). A number of covered access ramps and steps connect and provided access to the different buildings on the site. Vehicle access to the site and limited on-site parking is located off Fisher Road. The 1892 Pacific Lodge building is orientated to the east with views and vistas to the ocean. Landscaping to the site obscures many views outwards to the north, east and south. Refer to Figures 56-83.

The site also contains individual memorial ashes located in a rose garden adjacent to the existing carpark.

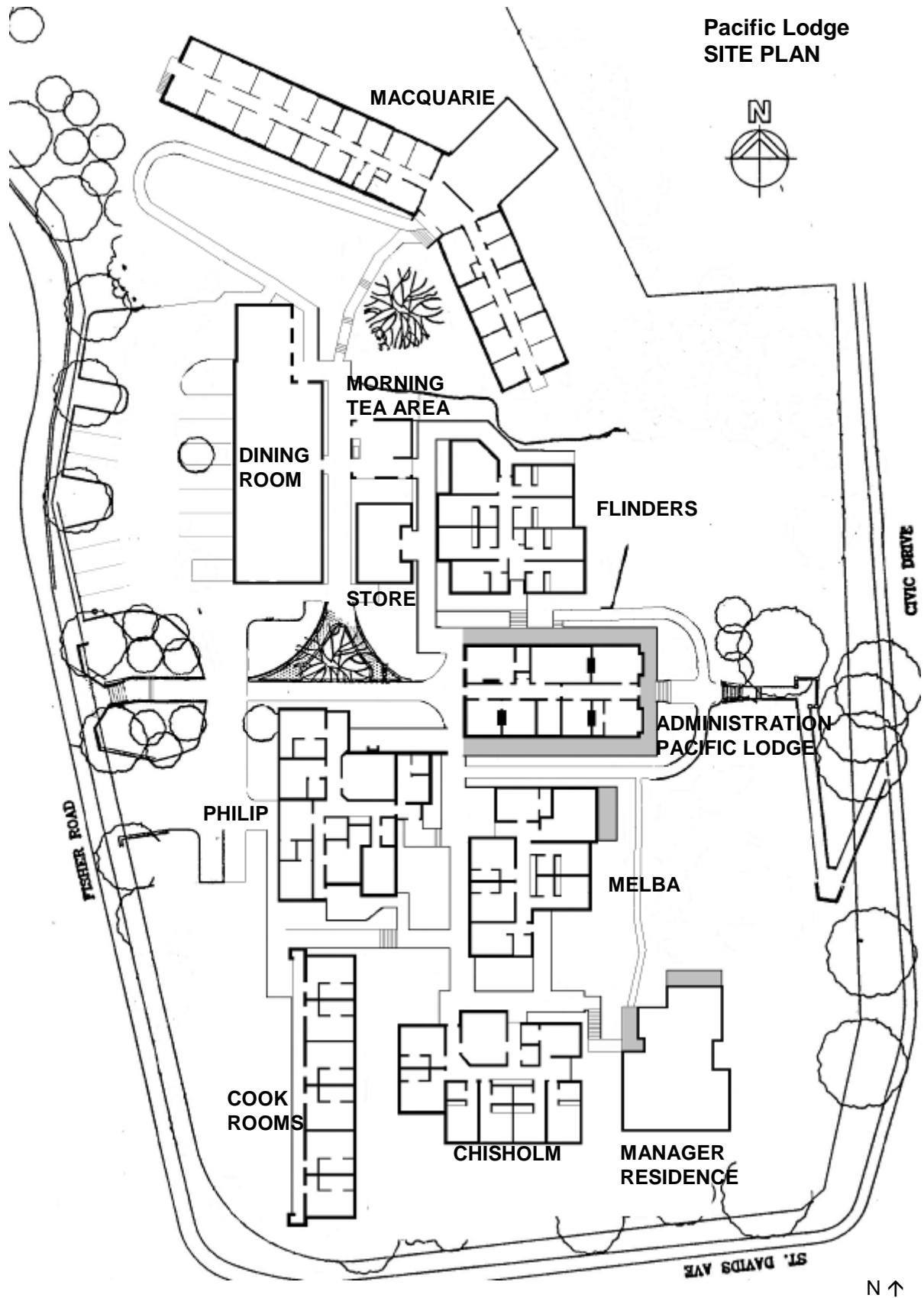


Figure 55: Site plan, Pacific Lodge.



Figure 56: Pathway leading up to the main entrance of the 1892 Pacific Lodge building on the east side of the site.



Figure 57: Dry stone wall and signage to the front (east) of the 1892 Pacific Lodge building.



Figure 58: Entry steps and dry stone walls to the front (east) of the 1892 Pacific Lodge building.



Figure 59: View east from the 1892 Pacific Lodge building back to the library carpark.



Figure 60: View across the front of the site looking to the Warringah Council Chambers.



Figure 61: Entrance to the rear (west) of the 1892 Pacific Lodge building off Fisher Road.



Figure 62: View back to Fisher Road from the west entry to Pacific Lodge.



Figure 63: Carpark on the western side of the site off Fisher Road also showing some of the 1962 buildings constructed on the site.



Figure 64: Carpark on the western side of the site off Fisher Road also showing some of the 1962 buildings constructed on the site.



Figure 65: Memorial ashes / Head Stones adjacent to car park.



Figure 66: View to the rear of the 1892 Pacific Lodge building from the car park.



Figure 66: View to the rear of the 1892 Pacific Lodge building from the entry path adjacent the car park.



Figure 67: Rear of the 1892 Pacific Lodge building from the west entrance.



Figure 68: Dining rooms (constructed 1962).



Figure 69: Philip wing (constructed 1992) looking to the Dining Rooms.



Figure 70: Sandstone outcrops located throughout the site.



Figure 71: Sandstone outcrops located throughout the site.



Figure 72: Sandstone outcrop located adjacent the buildings.



Figure 73: Typical walkways linking the buildings throughout the site. Note also the sandstone outcrop in the foreground and the 1892 Pacific Lodge building to the back.



Figure 74: Walkways through the site.



Figure 75: Heritage significant amenities building to the rear of the 1892 Pacific Lodge used as a store.



Figure 76: Heritage significant amenities building detail.



Figure 77:



Figure 78:



Figure 79: Macquarie wing (constructed 1962).



Figure 80: Walkways in front of the Macquarie wing.



Figure 81: Stone on the site of the now demolished men's hostel. The stone holds the date plaque from the building and a memorial plaque.

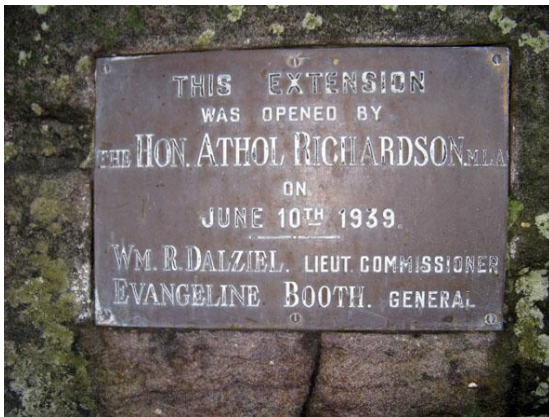


Figure 82: Commemorative plaque from the now demolished men's hostel extension (refer Figure 81).



Figure 83: Memorial plaque (refer Figure 81).

3.3 Subject Building – Pacific Lodge 1892

The Pacific Lodge is a single storey, substantial, elevated rendered masonry Victorian Filigree building. The front (east) façade presents with a steep hipped corrugated metal roof. The rear (west) elevation presents with a double hipped corrugated metal roof. The building has tall rendered decorative chimneys and a wrap around verandah with a corrugated metal bullnosed roof, and decorative iron lace work and balustrading with a Salvation Army Home of Rest insignia design. The front (east) elevation also has decorative quoins.

A remnant wall (Refer to Figure 90) is indicative of the now demolished outbuildings illustrated in Figure 22 and obvious in the 1943 aerial image in Figure 94.



Figure 81: East (front) and north elevations of the Pacific Lodge building.



Figure 82: West (rear) elevation of the Pacific Lodge building.



Figure 83: Stairs to the front (east) elevation leading up to the verandah.



Figure 84: General view of verandah.



Figure 85: South verandah showing quoins.



Figure 86: North verandah.



Figure 87: Decorative verandah balustrade.



Figure 88: Detail of decorative verandah balustrade showing the Salvation Army Home of Rest insignia.



Figure 89: Decorative lace work to the verandah. Note also the tall corbelled chimneys.



Figure 90: Remnant west wall from the now demolished outbuilding that was attached to the rear of the Pacific Lodge building which now forms part of the walkway around the buildings.



Figure 91: Interior Details



Figure 92: Interior Details



Figure 93: Interior Details

4.0 ANALYSIS OF DOCUMENTARY AND PHYSICAL EVIDENCE

4.1 Analysis of Documentary Evidence

A fair amount of documentary evidence has been found during the course of this project which had not previously been uncovered. Documentary evidence has confirmed the historical development of the site and site buildings including changes to the land holding and alterations, demolition and construction of buildings on the site.

The 1943 aerial of the site shows that the majority of the site was still untouched at this time, with the Pacific Lodge, its rear service wing and the 1911 two-storey dormitory located on the site. Documentary evidence uncovered that these buildings to the rear of the Pacific Lodge survived until the 1992 alterations and additions to the site.



Figure 94: Subject Site: 1943 Aerial Image *Source: NSW Lands Dept*

The following figure ground images show the evolution of the buildings on the site from 1956 to 1994.

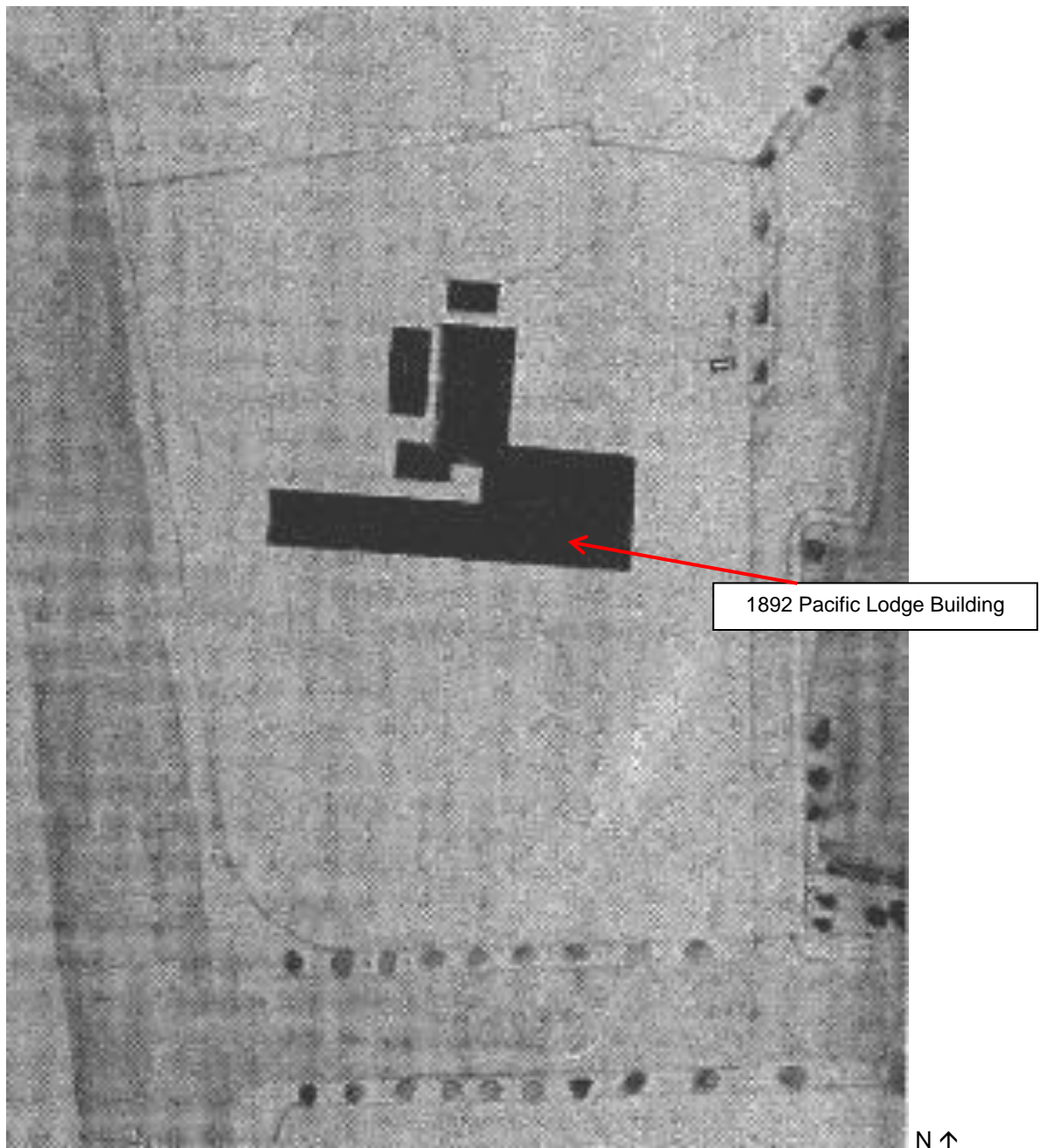


Figure 95: 1956 Figure ground image showing the development of the site.

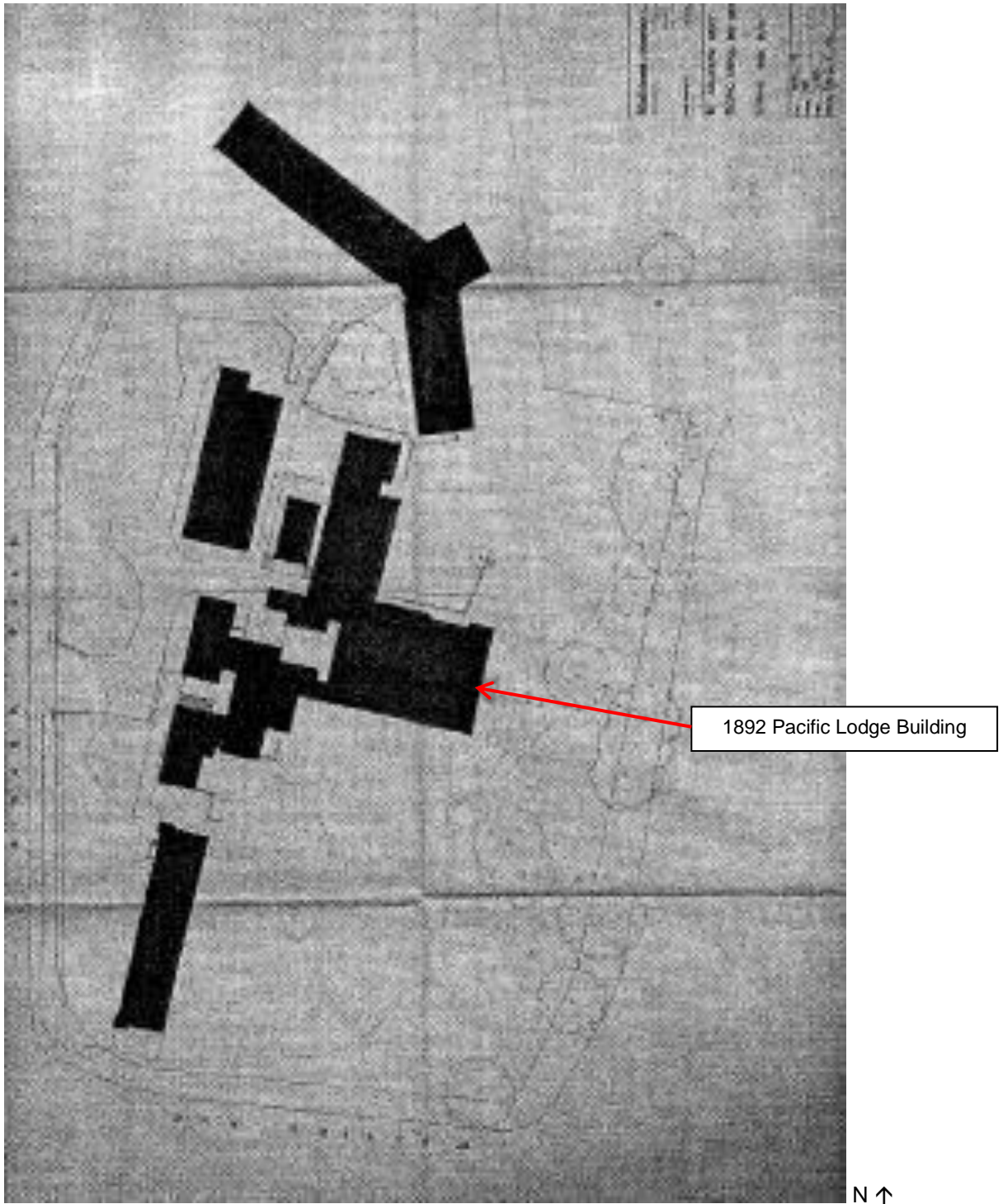


Figure 96: 1989 Figure ground image showing the development of the site.

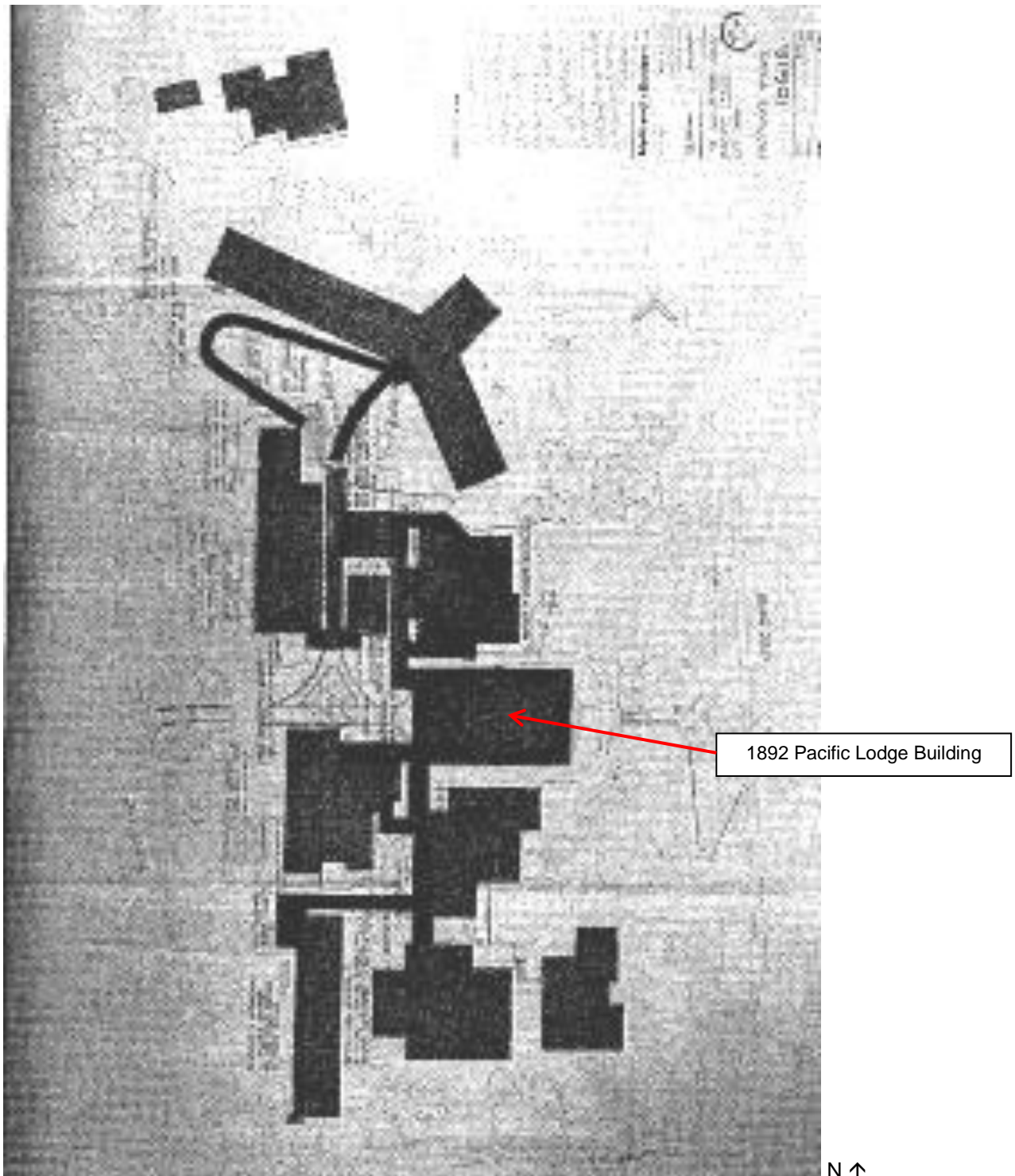


Figure 97: 1994 Figure ground image showing the development of the site. This image shows the site as it exists today.

4.2 Analysis of Physical Evidence

Major changes have occurred on the site since the Pacific Lodge building's initial construction in 1892. Some of the documentary evidence of the site has been confirmed through non-intrusive examination of the physical evidence of the 1892 Pacific Lodge building. Examination of the physical evidence of the building supports the documentary evidence of its evolution in terms of the alterations and additions to the place.

Through a visual inspection of the physical evidence of the site, a remnant wall from the rear service wing to the Pacific Lodge building was found.



Figure 98: Remnant early wall forming part of the former service wing to the Pacific Lodge building now forming part of the walkway around the building.

Examination of the physical evidence of the site also showed an early building remaining on the site now reused as an amenities building.



Figure 99: Early building reused as an amenities building.

4.3 Comparative Analysis

This section has been prepared by Nick Jackson, Historian.

4.3.1 Dee Why Suburb

The 1892 cottage within Pacific Lodge is the oldest standing structure in the suburb of Dee Why. Given the prolonged Jenkins family ownership in the nineteenth century from the mid 1820s to 1900 and late arrival of closer settlement (essentially from 1912), the 1892 cottage is considered the first dwelling erected in the suburb. Although it is possible illegal squatting did occur, for example, around the lagoon, the 1892 cottage is certainly the first documented construction within the Jenkins land at Dee Why.

4.3.2 Salvation Army Associations

4.3.2.1 *Commissioners*

The early decades of the history of the Salvation Army in Australia can be divided into the following phases of administration:

1880–1882: various colonial administrations
1882–1885: Major James Barker
1885–1889: Colonel Ballington Booth
1889–1896: Commissioner Thomas Coombs
1896–1901: Commandant Herbert Booth
1901–1909: Commissioner Thomas McKie
1909–1921: Commissioner James Hay

The 1892 cottage within Pacific Lodge is historically associated with the following commissioners:

Commissioner Thomas Coombs: A friend of Elizabeth Jenkins and the trustee of her will. He initiated the transfer of the Jenkins estate at Dee Why and Collaroy to the Salvation Army, and oversaw the gifting in 1890 of the 10 acres that formed the original land holding of Pacific Lodge. During Commissioner Coombs' term he oversaw the building of the cottage (1892) as a home of rest for Salvation Army officers and the establishment of the industrial farm (1895) opposite across Pittwater Road.

Commissioner Thomas McKie: Instigated the change of use of the cottage and site from home of rest to home for inebriates in 1907.

Commissioner James Hay: Instigated the building of the now demolished two storey addition at Pacific Lodge. He instigated the closure of the home for inebriates and opening of the boys' home in 1919/1920. He instigated the closure of the industrial farm (c.1916) and initiated the subdivision of the Salvation Army's land at Dee Why from 1913.

4.3.2.2 *Functions*

Home of Rest

The role of the cottage as a purpose built home of rest for Salvation Army officers is the first instance in Australia.¹¹⁰ The second purpose built home of rest in Australia was built in 1911 in Healesville, Victoria.¹¹¹

¹¹⁰ *Salvation Army Disposition of Forces*, 1902

¹¹¹ Hay, J., *Property Souvenir Australia: a record of progress 1909-1921*, Melbourne, 1921 (Hay 1921)



Source: Hay, J., *Property Souvenir Australia: a record of progress 1909-1921*, Melbourne, 1921
Figure 100: Home of Rest, Healesville, Victoria

Home for Inebriates

The Salvation Army offered assistance to alcoholics in many ways however the role of Pacific Lodge as a licensed sanatorium under the *Inebriates Act* was unique in New South Wales.¹¹²

By 1911, a little after the time of the opening of the home for inebriates, the Salvation Army's portfolio of homes associated with its social service in New South Wales comprised the inebriates home, the maternity hospital at Marrickville opened in 1911 within the late Samuel Cook's villa Frankfort, and the aged men's home at Collaroy (see below). The first of the Army's homes for workingmen or men's shelters was erected in Sydney in 1912 in Sussex Street (now demolished). This facility housed 675 men with a choice of dormitories or single rooms.¹¹³

Boys' Home

By the time of the opening of the boys' home in 1919/1920 it was one of two such institutions operated by the Salvation Army in New South Wales, the other being at Bexley. Bexley was for children received from the Children's Court (a probationary home), while the boys at Dee Why seem to have been state wards.¹¹⁴

The Bexley home dates from 1915 and was set within a site of 12 acres (it was near Bexley North railway station). The principal homes at Bexley seem to have comprised initially a c.1880s homestead that was on the site and weatherboard dormitory block built in 1915/16 (No. 1 Home), a brick cottage home purpose built in 1916 (No. 2 Home), and the Charles Kolling Memorial Home of 1937, a two storey brick block.¹¹⁵

There was also a Probationary Home for Girls at Arncliffe opened in 1918 in an existing c.1880s villa, and a Children's Home at Stanmore (The Fold) opened in 1920 in an existing c.1890s villa.¹¹⁶

¹¹² Hay, J., *Repairers of the breach: a pictorial account of the social work of the Salvation Army throughout the Commonwealth of Australia*, Melbourne, 1915 (Hay 1915)

¹¹³ 'Salvation Army Homes', *Sydney Morning Herald*, 3/7/1911, p7, Hay 1915

¹¹⁴ Hay 1921

¹¹⁵ Hay 1921; 'Salvation Army Home', *Sydney Morning Herald*, 22/11/1937, p.11

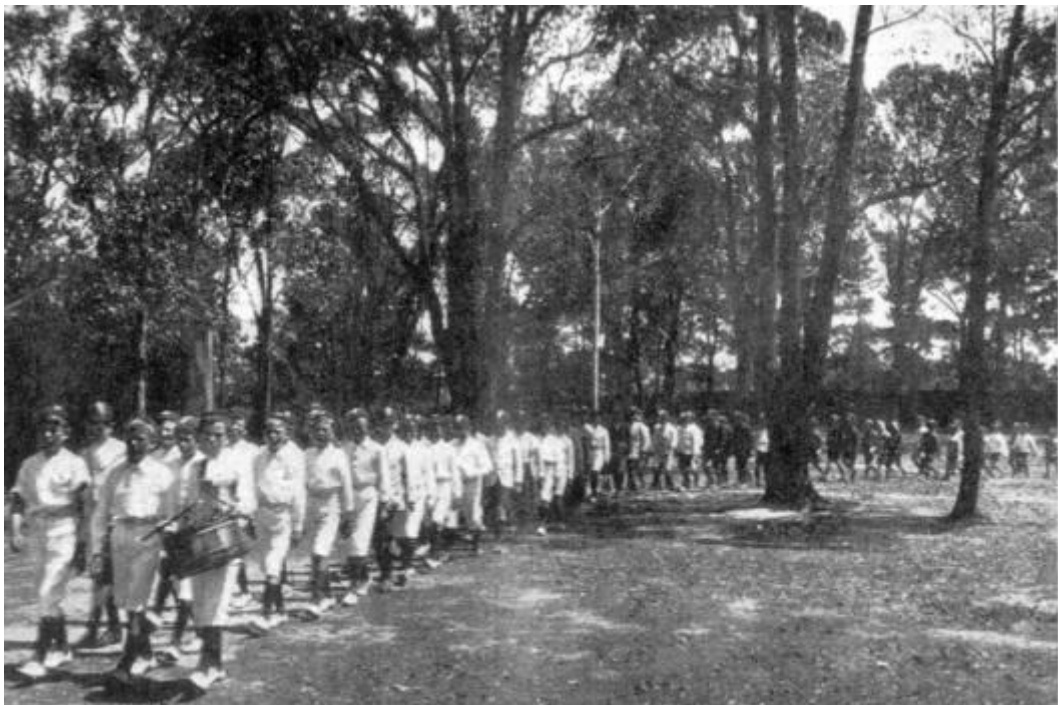
¹¹⁶ Hay 1921



Source: Hay, J., *Property Souvenir Australia: a record of progress 1909-1921*, Melbourne, 1921
Figure 101: No 1 Home at Bexley



Source: Hay, J., *Property Souvenir Australia: a record of progress 1909-1921*, Melbourne, 1921
Figure 102: No. 2 Home at Bexley



Source: Hay, J., *Property Souvenir Australia: a record of progress 1909-1921*, Melbourne, 1921
Figure 103: The grounds and uniformed boys at Bexley

Men's Eventide Home

Around the time of the opening of the aged men's home in 1939 as Pacific Lodge, the Salvation Army maintained other aged men's homes at Collaroy and Balmain (The Homestead, Thames Street).¹¹⁷ The oldest of these is the home at Collaroy opened in 1911 within the Jenkins' old homestead, and another wing, Florence House, was erected in 1912. Both have been demolished. The total accommodation by 1915 was 130.¹¹⁸



Source: Hay, J., *Property Souvenir Australia: a record of progress 1909-1921*, Melbourne, 1921

Figure 104: Collaroy, No. 1 Section 1912 – Aged Men's Retreat – The Homestead



Source: Warringah Library Service Image WAR40024

Figure 105: Collaroy, No. 2 Section– Aged Men's Retreat – Florence House

¹¹⁷ *Salvation Army Disposition of Forces, 1938*

¹¹⁸ Hay 1915

5.0 ASSESSMENT OF HERITAGE SIGNIFICANCE

5.1 Assessment of Heritage Significance

This assessment of heritage significance for the Pacific Lodge, 15-23 Fisher Road, Dee Why, has been based on the criteria and guidelines contained in the NSW Heritage Manual Update *Assessing Heritage Significance* produced by the NSW Heritage Office.

State significance means significance to the people of NSW. **Local** significance means significance within the local government area of Warringah.

Key

✓	Guideline applicable
—	Not applicable

5.1.1 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		Guidelines for exclusion
✓	<ul style="list-style-type: none"> shows evidence of a significant human activity 	—	<ul style="list-style-type: none"> has incidental or unsubstantiated connections with historically important activities or processes
✓	<ul style="list-style-type: none"> is associated with a significant activity or historical phase 	—	<ul style="list-style-type: none"> provides evidence of activities or processes that are of dubious historical importance
✓	<ul style="list-style-type: none"> maintains or shows the continuity of a historical process or activity 	—	<ul style="list-style-type: none"> has been so altered that it can no longer provide evidence of a particular association

Comment

The Pacific Lodge is considered to be of historical significance at a local level in consideration of the following:

- Pacific Lodge is a reflection of the Salvation Army's response to the social problems of the times over a period of 120 years
- The layers of physical development demonstrated the evolving function of the Salvation Army in response to the most pressing social needs of the time in serving the community

5.1.2 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		Guidelines for exclusion
—	<ul style="list-style-type: none"> shows evidence of a significant human occupation 	—	<ul style="list-style-type: none"> has incidental or unsubstantiated connections with historically important people or events
✓	<ul style="list-style-type: none"> is associated with a significant event, person, or group of persons 	—	<ul style="list-style-type: none"> provides evidence of people or events that are of dubious historical importance
		—	<ul style="list-style-type: none"> has been so altered that it can no longer provide evidence of a particular association

Comment

The Pacific Lodge is considered to be of historical significance at a local level in consideration of the following:

- The site is associated with the Jenkins family, and most notably Elizabeth Jenkins, who at one time owned 2,500 acres of land in the Dee Why area. Elizabeth Jenkins bequeathed the subject property to the Salvation Army, along with 400 pounds to construct the Pacific Lodge building.
- The site is strongly associated with the Salvation Army who have continuously owned the site since 1890 and have occupied and operated on the site since 1892 following the completion of the Salvation Army Home of Rest (Pacific Lodge building).
- The site is strongly associated with Salvation Army founder, architect and builder, Edward Saunders.

5.1.3 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		Guidelines for exclusion
✓	• shows or is associated with, creative or technical innovation or achievement	—	• is not a major work by an important designer or artist
—	• is the inspiration for a creative or technical innovation or achievement	—	• has lost its design or technical integrity
—	• is aesthetically distinctive	—	• its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded
✓	• has landmark qualities	—	• has only a loose association with a creative or technical achievement
✓	• exemplifies a particular taste, style or technology		

Comment

The Pacific Lodge is considered to be of aesthetic significance at a local level in consideration of the following:

- The 1892 Pacific Lodge building is a good representative example of a Victorian Filigree building
- At the time of its construction, the Pacific Lodge and landscaped surrounds would have been a local landmark given its prime location on the knoll. However the building's landmark qualities have diminished over the years as more recent buildings on the site were constructed in close proximity to the Pacific Lodge.

5.1.4 Criterion (d)

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

	Guidelines for inclusion		Guidelines for exclusion
✓	• is important for its associations with an identifiable group	—	• is only important to the community for amenity reasons
✓	• is important to a community's sense of place	—	• is retained only in preference to a proposed alternative

Comment

The Pacific Lodge is considered to be of social significance at a local level in consideration of the following:

- Pacific Lodge has played an important role in the lives of a number of various community groups throughout its lifespan through the charitable works of the Salvation Army on the site over a period of 120+ years. It currently operates as an aged care facility.

5.1.5 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		Guidelines for exclusion
✓	<ul style="list-style-type: none"> • has the potential to yield new or further substantial scientific and/or archaeological information 	—	<ul style="list-style-type: none"> • the knowledge gained would be irrelevant to research on science, human history or culture
—	<ul style="list-style-type: none"> • is an important benchmark or reference site or type 	—	<ul style="list-style-type: none"> • has little archaeological or research potential
—	<ul style="list-style-type: none"> • provides evidence of past human cultures that is unavailable elsewhere 	—	<ul style="list-style-type: none"> • only contains information that is readily available from other resources or archaeological sites

Comment

The Pacific Lodge is considered to have archaeological significance in consideration of the following:

- The site has the potential to reveal archaeological information in the areas of former building locations to the west (rear) and north-west of the 1892 Pacific Lodge building.

5.1.6 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		Guidelines for exclusion
—	<ul style="list-style-type: none"> • provides evidence of a defunct custom, way of life or process 	—	<ul style="list-style-type: none"> • is not rare
—	<ul style="list-style-type: none"> • demonstrates a process, custom or other human activity that is in danger of being lost 	—	<ul style="list-style-type: none"> • is numerous but under threat
✓	<ul style="list-style-type: none"> • shows unusually accurate evidence of a significant human activity 		
—	<ul style="list-style-type: none"> • is the only example of its type 		
—	<ul style="list-style-type: none"> • demonstrates designs or techniques of exceptional interest 		
✓	<ul style="list-style-type: none"> • shows rare evidence of a significant human activity important to a community 		

Comment

The Pacific Lodge is considered to meet the criterion of rarity at a local level in consideration of the following:

- The 1892 cottage within Pacific Lodge is believed to be the oldest surviving structure in the suburb of Dee Why.
- The Pacific Lodge was the first purpose-built home of rest for Salvation Army officers in Australia. The second purpose built home of rest in Australia was built in 1911 in Healesville, Victoria.

- The Salvation Army offered assistance to alcoholics in many ways however the role of Pacific Lodge as a licensed sanatorium under the *Inebriates Act* was unique in New South Wales.
- The Pacific Lodge opened as a boy's home in 1919/1920. At the time, it was one of two such institutions operated by the Salvation Army in New South Wales, the other being at Bexley.
- The Salvation Army opened the Pacific Lodge as an aged men's home in 1939. Two other aged men's homes were operated by the Salvation Army at the time at Collaroy and Balmain – both of these facilities have since been demolished.

5.1.7 Criterion (g)

An item is important in demonstrating the principal characteristics of a class of NSW's (or the local area's):

- **cultural or natural places; or**
- **cultural or natural environments.**

Guidelines for inclusion		Guidelines for exclusion	
✓	• is a fine example of its type	—	• is a poor example of its type
—	• has the principal characteristics of an important class or group of items	—	• does not include or has lost the range of characteristics of a type
✓	• has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	—	• does not represent well the characteristics that make up a significant variation of a type
—	• 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		

Comment

The Pacific Lodge is considered to meet the criterion of representativeness at a local level in consideration of the following:

- The Pacific Lodge was representative of the philosophies of the Salvation Army throughout 120+ years of use as a place of rest, respite and rehabilitation for various community groups.

5.1.8 Conclusions on Heritage Significance

The Pacific Lodge building has Local heritage significance to the Warringah Local Government Area.

5.2 Statement of Heritage Significance

The subject site, and in particular the 1892 Pacific Lodge building, had been in continual use by the Salvation Army for a period of 120+ years. The staged development and change of use of the site and building throughout this 120+ year period demonstrates the evolving charitable community service of the Salvation Army and reflects the most pressing community needs of the time. The 1892 Pacific Lodge building is a rare example of a purpose-built Salvation Army Home of Rest and is indicated as being the oldest surviving, and possibly the earliest substantial building in the suburb of Dee Why.

5.3 Curtilage

A preliminary heritage curtilage for the heritage significant building only has been defined to assist the design of potential future development opportunities. The curtilage takes into consideration landscape, both natural and cultural, vistas to and from the site, adjacent council heritage conservation zones. Refer to Figure 110.

5.3.1 Immediate Curtilage

The preliminary Immediate Curtilage defines a zone which allows for a cultural landscape proportional to the scale of the subject building form. The original heritage significant building was a residential structure situated in the landscape with terraced gardens including an adjacent level lawn recreational area to the north that was possibly a croquet lawn – refer Figure 106. Acknowledging that this cannot be recreated, and given the existing context, this curtilage is proposed as the most acceptable zone. This immediate curtilage is largely defined by the remaining original period garden which slopes down to Civic Parade and includes mature European trees and shrubs, terraces, garden walls, rock outcrops, a pathway and steps – refer Figure 107.



Figure 106: Enlargement of 1912 Image of subject property *Source: Warringah Library*



Figure 107: Subject Property and garden from Civic Parade in 2011



Figure 108: Image of Subject Property - steps and garden terraces from Civic Parade –image taken in 2011. The current immediate curtilage when viewed from Fisher Road is encroached upon by more recent buildings – refer Figure 110.



Figure 109: Subject Property and garden from Fisher Road –image taken in 2011

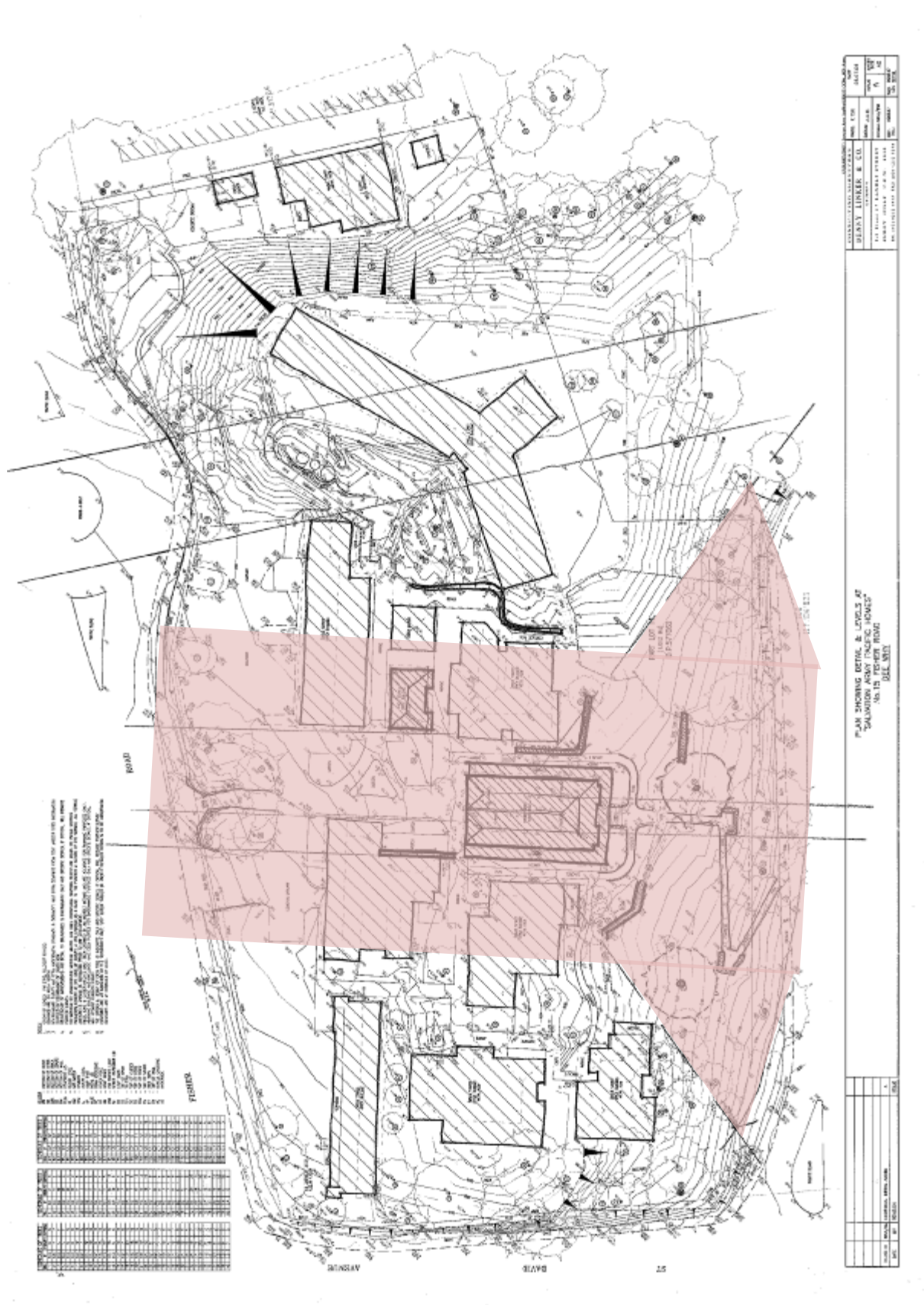


Figure 110: Curtilage of the subject site shown shaded.

5.4 Grading of Significance

Considering the physical and documentary evidence gathered, the Statement of Significance and various constraints, requirements and opportunities, the grading of significance is possible.

Grading reflects the contribution the element makes to overall significance of the item (or the degree to which the significance of the item would be diminished if the component were removed or altered). The Ku-ring-gai Council Chambers has been assessed to determine a relative grading of significance into five levels. This process examines a number of factors, including:

- Original design quality
- Degree of intactness and general condition
- Relative age and authenticity (original, replaced)
- Extent of subsequent alterations
- Association with important people or events
- Ability to demonstrate a rare quality, craft or construction process

In accordance with the NSW Heritage Office Guidelines for Assessing Heritage Significance, the standard NSW Heritage Office five-grade system has been applied to the Subject site, subject buildings, and views and vistas to assess individual contribution of each element to the overall significance of the item.

1 Exceptional significance (Fulfil criteria for Local or State listing)

Rare or outstanding item of Local or State significance.
High degree of intactness.
Item can be interpreted relatively easily.

2 High significance (Fulfil criteria for Local or State listing)

High degree of original fabric.
Demonstrates a key element of the item's significance.
Alterations do not detract from significance.

3 Moderate significance (Fulfil criteria for Local or State listing)

Altered or modified elements.
Elements with little heritage value, but which contribute to the overall significance of the item.

4 Little significance (Does not fulfil criteria for Local or State listing)

Alterations detract from significance.
Difficult to interpret.

5 Intrusive (Does not fulfil criteria for Local or State listing)

Damaging to the item's heritage significance.

5.4.1 Subject Site – Landscape

Refer to figure 111 on the following page

Subject Site Landscape – summary of significant items	Level of Significance
<ul style="list-style-type: none"> • Pacific Lodge heritage curtilage • Norfolk Island Pine (<i>Araucaria sp</i>) 	EXCEPTIONAL TO HIGH
<ul style="list-style-type: none"> • Cultural landscape to the northern and eastern boundaries of the site • Natural landscape to the north-east corner of the site and the south and south-west boundaries of the site • Rock outcrop to the north of the Pacific Lodge building • Stone walls around the Pacific Lodge building (north and east) • Radiata Pine (also known as the Monterey Pine <i>Pinus radiata</i>) 	HIGH
<ul style="list-style-type: none"> • Cultural landscaping to the south-west and north-west areas of the site 	LITTLE

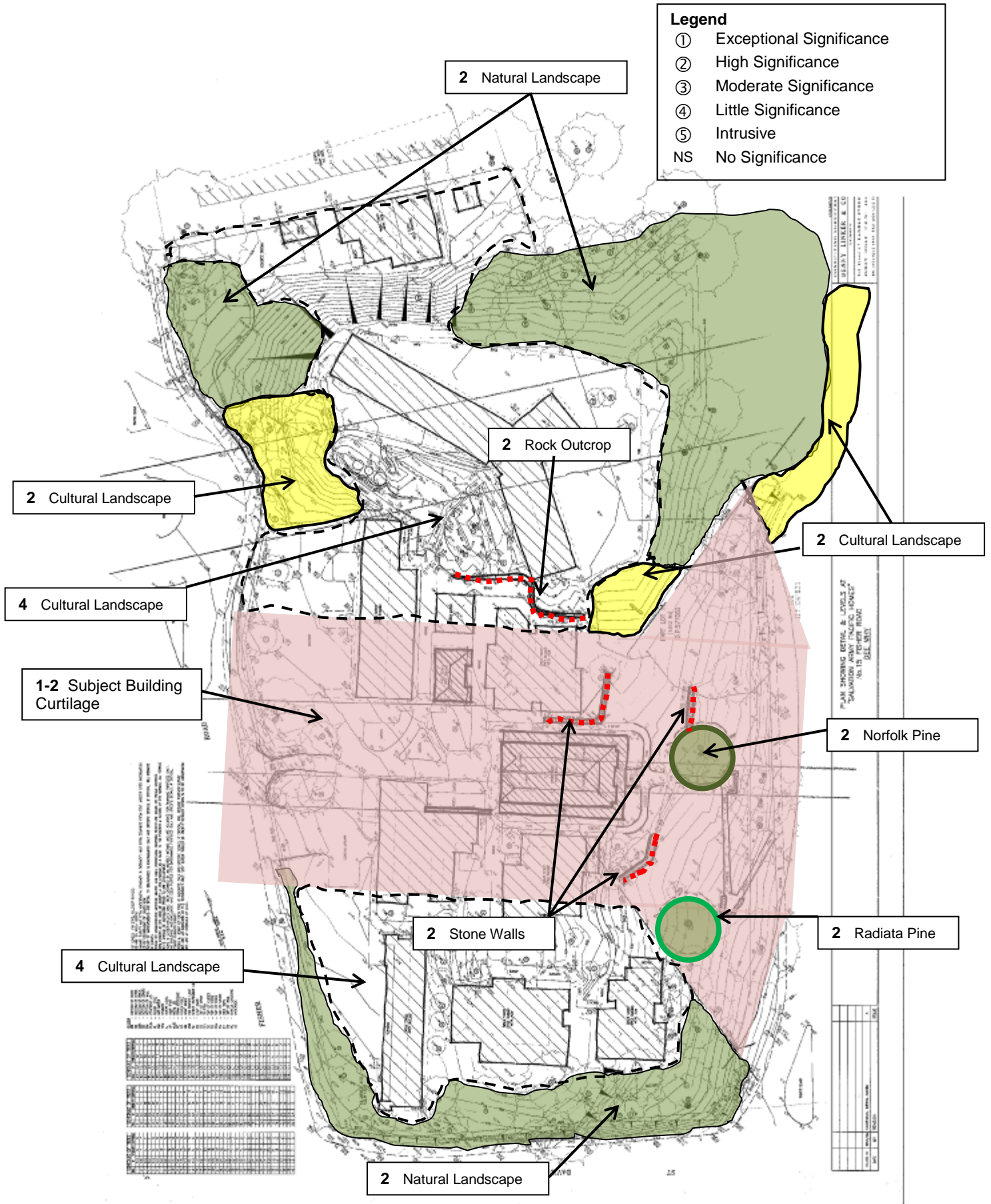


Figure 111: Levels of Significance – Subject Site Landscape.

5.4.2 Subject Site – Views and Vistas

Refer to figure 112 below

Subject Site Landscape – summary of significant items	Level of Significance
<ul style="list-style-type: none"> • Views from the 1892 Pacific Lodge building looking east over the cultural landscape of the site and towards the ocean • Visual links between the heritage listed Pacific Lodge site and the heritage listed Warringah Library site and heritage conservation area • Views to the 1892 Pacific Lodge building from Civic Parade and the Warringah Library site • Views to the 1892 Pacific Lodge building from Fisher Road 	<p>HIGH</p>

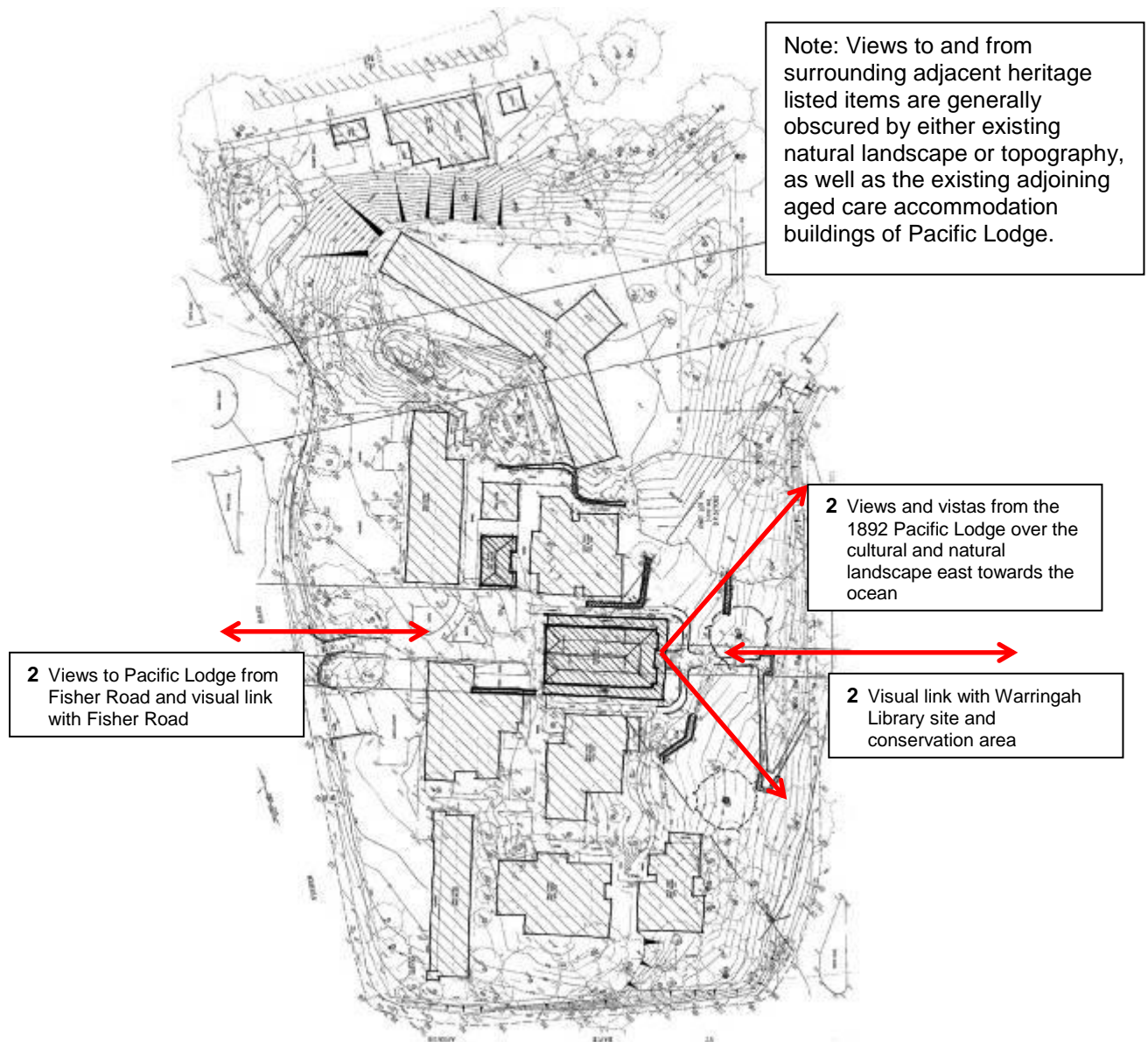


Figure 112: Levels of Significance – Subject Site Views and Vistas.

5.4.3 Subject Site – Archaeological Significance

Refer to figure 113 below

Subject Site Archaeology – summary of significant items	Level of Significance
<ul style="list-style-type: none"> • Potentially significant archaeological zones to the rear (west) of the 1892 Pacific Lodge building in the location of former outbuildings • Potentially significant archaeological zones to the north-west of the 1892 Pacific Lodge building in the location of former 1911 two-storey dormitory block • Rock outcrop to the north of the 1892 Pacific Lodge building • Dry stone walls to the north and east of the 1892 Pacific Lodge building 	<p>SIGNIFICANT</p>

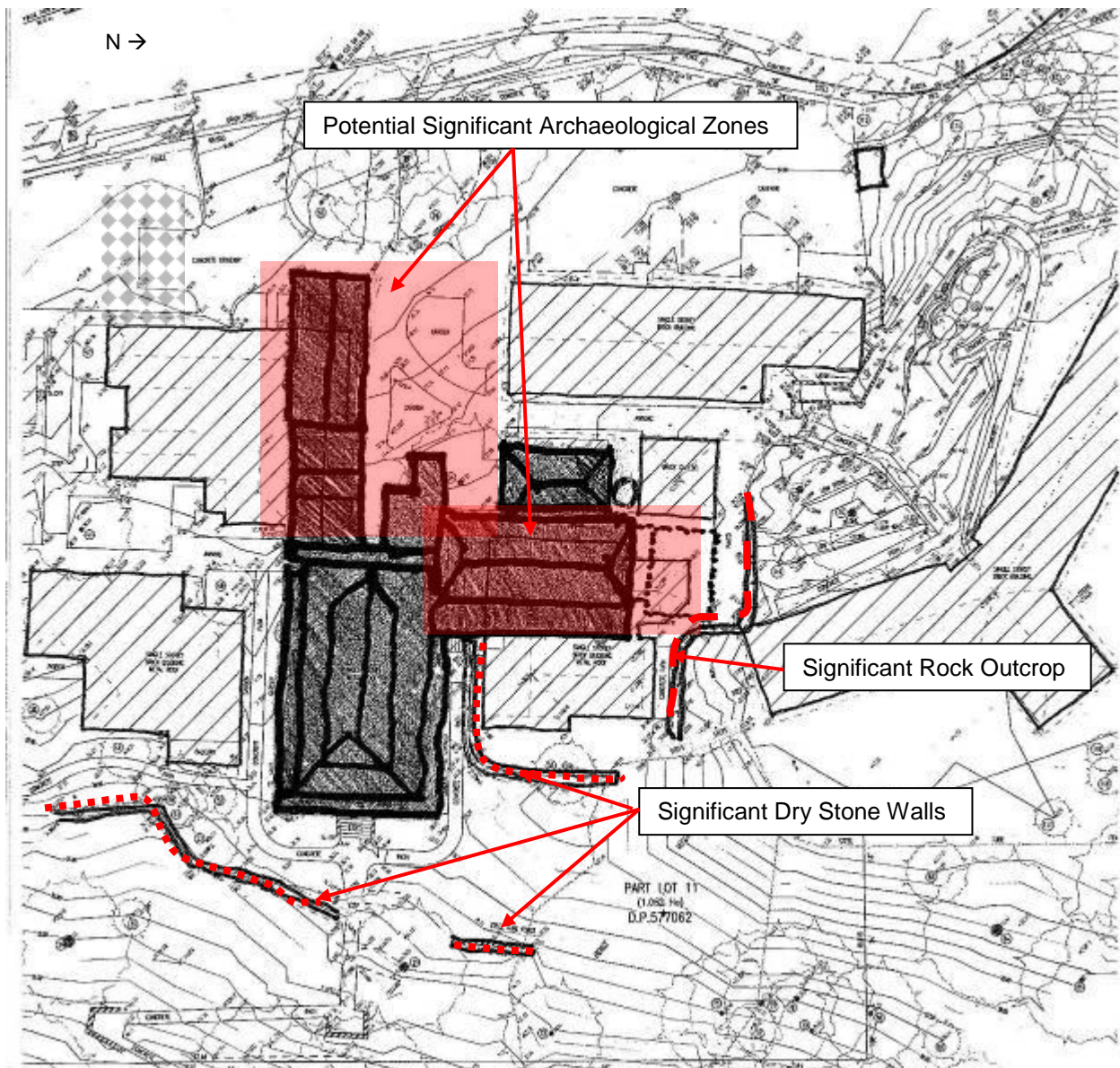


Figure 113: Levels of Significance – Subject Site Archaeological Potential.

5.4.4 Subject Site – Buildings

Refer to figure 114 on the following page

Subject Site Buildings – summary of significant items	Level of Significance
• 1892 Pacific Lodge building	EXCEPTIONAL
• Former outbuilding (date unknown) now used as a store	MODERATE
• 1962 buildings throughout the site (three buildings)	LITTLE
• 1992 buildings throughout the site (nine buildings)	NO SIGNIFICANCE/ INTRUSIVE

N ↑

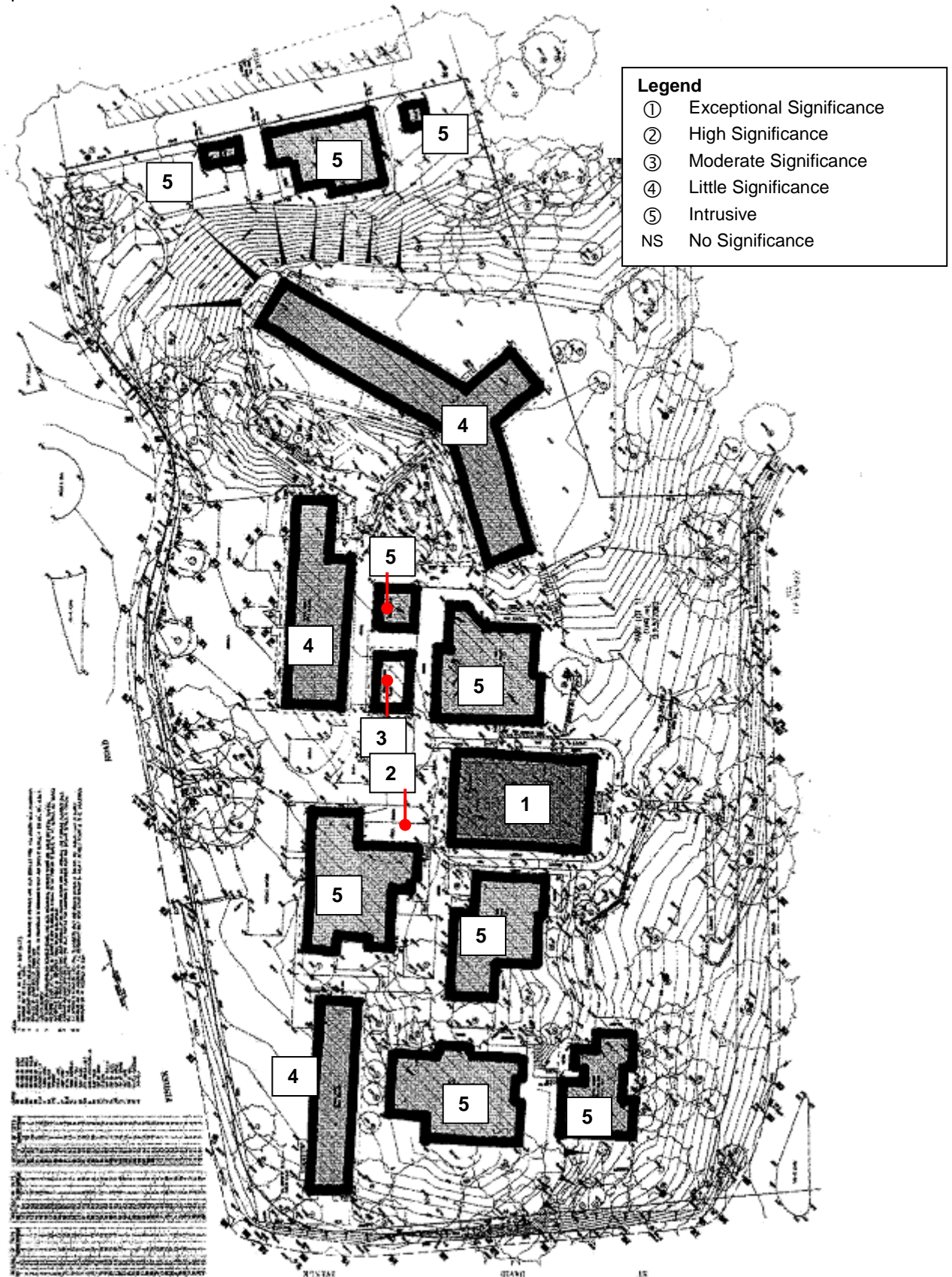


Figure 114: Levels of Significance – Subject Site Buildings.

5.4.5 1892 Pacific Lodge building

Refer to figure 115 on the following page

1892 Pacific Lodge building – summary of significant items	Level of Significance
<ul style="list-style-type: none">• 1892 Pacific Lodge building as a whole• Original external fabric including walls, roofs, chimneys, verandahs, decorative balustrade and lacework• Remnant wall from the now demolished outbuildings formerly attached to the rear of the Pacific Lodge building• Original internal layout generally intact• Original internal fabric including joinery, fireplaces and finishes intact and generally in good condition	HIGH

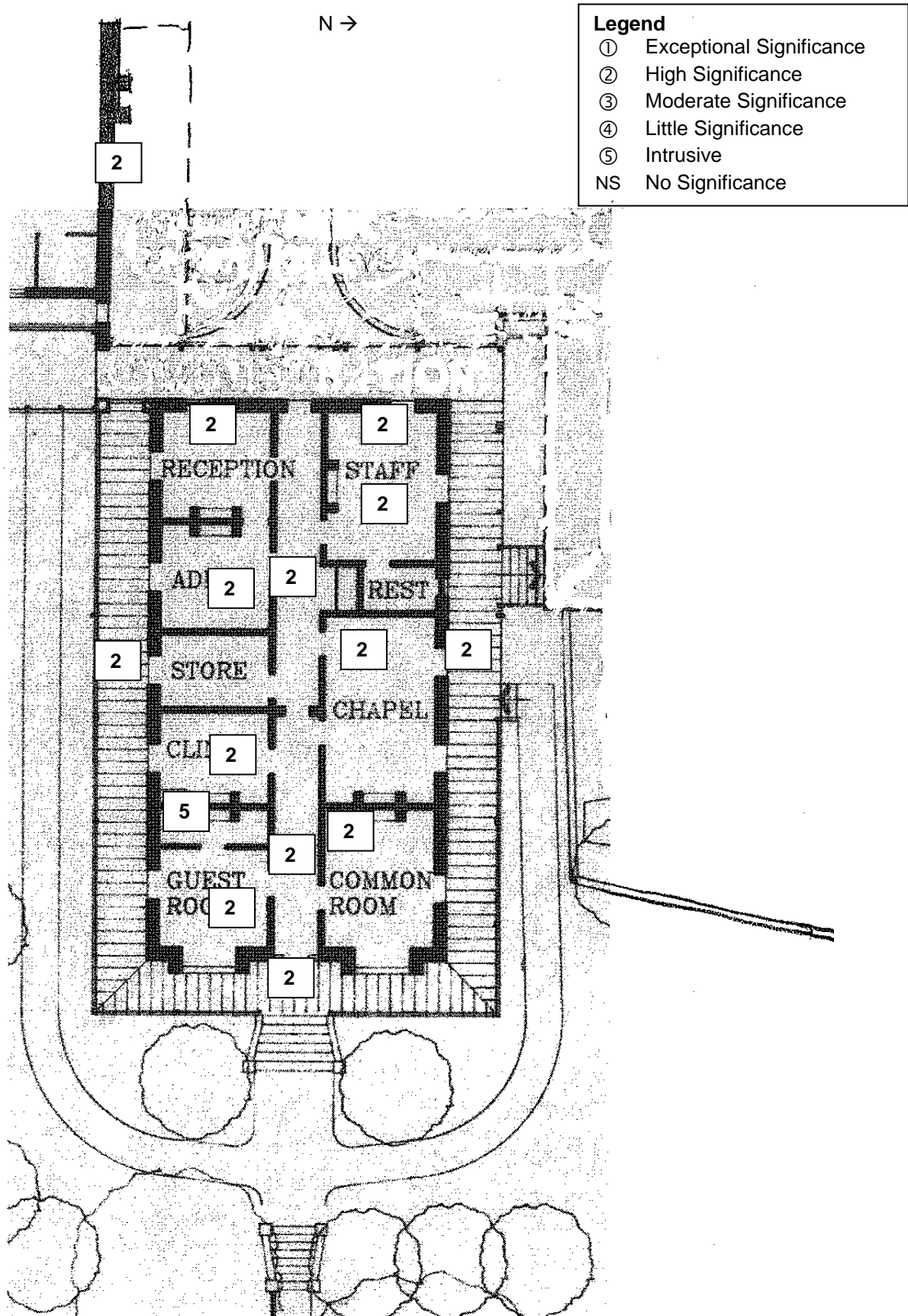


Figure 115: Levels of Significance – 1892 Pacific Lodge Building.

6.0 CONSTRAINTS AND OPPORTUNITIES

This section outlines the main constraints and opportunities which need to be addressed in the conservation management policy for the subject site and building.

6.1 Physical constraints and requirements arising from the statement of significance

- 6.1.1 The existing significant fabric and features should be retained in-situ and conserved. (Refer Section 5.4).
- 6.1.2 The external and internal planning and detailing features of the 1892 Pacific Lodge building should be respected and appropriately conserved. Recent bathrooms, kitchens and partitions should be removed and the fabric restored.
- 6.1.3 No activity should take place which could destroy a potential archaeological resource, particularly within the immediate curtilage zone. Note: Due to the major changes that have occurred on the site, it is unlikely that substantial archaeological resource will be uncovered.
- 6.1.4 Any new development in the vicinity of the site should respect or enhance significant fabric and elements, including sight and view lines and curtilage (refer Section 5.4).
- 6.1.5 Any new activities on the site should continue to allow the site to be interpreted as an important community facility that was originally owned and operated by the Salvation Army. An Interpretation Strategy is required to identify interpretation opportunities. For example, interpretation might include a plaque.
- 6.1.6 No activity should be allowed that will confuse the fact that the 1892 Pacific Lodge building is an important component of the local development of Dee Why.
- 6.1.7 No activity should be allowed that will confuse or obscure the 1892 Pacific Lodge building on the site.
- 6.1.8 Any new building, services, landscaping or activities in the vicinity of the 1892 Pacific Lodge building should have regard to the building's setting, design, scale, character, archaeology, heritage curtilage and cultural and natural landscape setting.
- 6.1.9 Consideration should be given to nominating the Pacific Lodge for listing as an item of state significance on the State Heritage Register as a result of the historical research and assessment of significance of the property.

6.2 Procedural requirements (conservation methodology)

Since the subject site is of cultural significance, any work at the site or in the vicinity of the site should be done in accordance with the principles of the Australia ICOMOS Burra Charter. In particular the following procedural requirements (conservation methodology) should be noted.

Burra Charter

- Article 3-** *Conservation work should be based on a respect for existing fabric. It should not distort the evidence provided by the fabric.*
- Article 15-** *Restoration is limited to the reassembling of displaced components or removal of accretions in accordance with Article 16.*
- Article 16-** *Contributions of all periods must be respected.*
- Article 20-** *Adaptation is acceptable where the conservation of the site cannot otherwise be achieved, and where adaptation does not substantially detract from its cultural significance.*
- Article 23-** *Existing fabric should be recorded before any disturbance.*

Article 24- *Study of the site by any disturbance of the fabric or by archaeological excavation should be undertaken where necessary to provide data essential for decisions on the conservation of the place.*

6.3 Constraints and requirements arising from the physical and documentary evidence

It is reasonable to assume that more evidence, both physical and documentary may come to light as a result of further research or during the implementation of major conservation works at the site. This new information should be taken into account when making any decisions regarding the future of the item.

6.4 Constraints and requirements arising from the physical condition

6.4.1 Generally

Generally, the subject building is easily interpretable as an early building forming part of the current Salvation Army complex. The building has retained its original external fabric and configuration to the Civic Drive street frontage, although later buildings have significantly encroached upon the setting of the 1892 cottage.

6.4.2 Structural Stability

A structural inspection was not carried out during the course of this study.

6.4.3 Water Damage

There does not appear to be any water damage in the building, however a detailed inspection was not undertaken during the course of this study.

6.4.4 Pest Infestation

A pest inspection was not carried out during the course of this study.

6.4.5 Vehicle Access & Car Parking

Vehicle access and car parking is currently available to the west of the 1892 Pacific Lodge building with access being off Fisher Road.

6.4.6 Pedestrian Access

Pedestrian access to the site is via Fisher Road (western side) and Civic Parade (eastern side).

6.4.7 Possible Archaeology

Any development of the site should have regard for the areas of potential archaeology on the site. Refer Figure 113.

6.4.8 Memorials

The memorials on the site, in particular the memorial ashes located on site, are culturally significant and should be handled with sensitivity. Ideally they should remain in place. If they are required to be moved, they should be given to the Salvation Army for relocation off site. This procedure should be undertaken with guidance from the Salvation Army.

6.5 External constraints

6.5.1 Statutory Heritage Constraints

Approval from the following authorities is required before major changes are made to the items included in their heritage registers.

6.5.1.1 Northern Beaches Council

The subject site is listed on the Warringah LEP as an item of local significance.

6.5.1.2 NSW Heritage Council

The subject site is listed on the State Heritage Inventory as an item of local significance. The site is not listed on the State Heritage Register.

6.5.2 Non-Statutory Heritage Constraints

6.5.2.1 National Trust of Australia (NSW)

The subject site is not listed on the National Trust's register.

Listing on the Register of the National Trust carries no statutory implications. The Trust's opinions however, are usually sought when major proposals are being formulated in heritage precincts or in relation to heritage buildings.

6.5.2.2 Register of the National Estate

The Pacific Lodge is not listed on the Register of the National Estate.

6.6 Constraints arising from current use and client requirements

The site was owned and operated by the Salvation Army as an aged care facility comprising of 59 beds. The 1892 Pacific Lodge building was used as administration offices. The former Warringah Council required the preparation of a Conservation Management Plan to determine the significance of the site and the development of policy guidelines to retain this significance with any future development of the site.

6.7 Opportunities for future development

The feasibility of the use options should be investigated with close reference to the constraints and requirements of this Conservation Plan and the conservation policies contained in Section 7.0 of this report.

The following list provides possible opportunities for the site. Please note this list is by no means prescriptive or exhaustive, rather it aims to show the opportunities that could be applied to the site. Further options may come to light in future planning of the site; these options should also be explored to determine the best possible outcome for the site.

6.7.1 The opportunity exists to adaptively reuse the 1892 Pacific Lodge administration building.

6.7.2 The opportunity exists to demolish the later and recent buildings on the site (i.e. 1960s and 1990s buildings) and carefully redevelop the site, respecting the heritage curtilage and significance of the Pacific Lodge building and adjacent heritage listed items.

6.7.3 The opportunity exists to retain the existing "Flinders Building" (located within 'Immediate Curtilage' to the north of the Pacific Lodge building and constructed in the 1990s) as ancillary to and functioning as a support building to the 1892 heritage listed Pacific Lodge building. Uses of this ancillary building could include toilet and shower amenities, and kitchen facilities with dining space.

- 6.7.4 The opportunity exists to incorporate new formal gardens, including typical traditional plant species and perimeter hedge, adjacent to both the south and north verandah spaces of the 1892 Pacific Lodge building and located within the curtilage defined in Figure 110.
- 6.7.5 The opportunity exists to incorporate a new garden area adjacent to the west verandah and west entry to the 1892 Pacific Lodge building as part of the interpretation of the site. The opportunity also exists to incorporate the existing remnant parapet wall to former outbuildings to the rear (west) of the 1892 Pacific Lodge building within the new garden. Both these areas are located within the curtilage area defined in Figure 110.
- 6.7.6 The opportunity exists to incorporate new galvanized iron stormwater tanks in the western curtilage zone to interpret the tanks formerly located in this area and improve the environmental sustainability of the adjacent gardens.
- 6.7.7 The opportunity exists to plant fruit trees and/or a vegetable garden on the site as an interpretation of what was on the site. This could possibly become a community garden if the site is redeveloped.

6.8 Opportunities for adaptive reuse

The feasibility of these adaptive reuse options for the 1892 Pacific Lodge building should be investigated with close reference to the constraints and requirements of this Conservation Plan and the conservation policies contained in Section 7.0 of this report.

Most importantly, any new uses of the 1892 Pacific Lodge building should respect the original internal planning and configuration of the building. This would include locating toilet amenities and kitchens in nearby ancillary structures and not within the 1892 Pacific Lodge building.

The following list provides possible adaptive reuse opportunities for the 1892 Pacific Lodge building. Please note this list is by no means prescriptive or exhaustive, rather it aims to show the opportunities that could be applied to the building. Further options may come to light in future planning of the site; these options should also be explored to determine the best possible outcome for the heritage of the site.

- 6.8.1 The opportunity exists to incorporate an appropriate, public and commercial use of the building, with the preference being for active public use. Various possible community uses could be considered ensuring active community interaction. Such uses could possibly include (but not be limited to):
- Salvation Army use, possibly as offices or an outreach centre
 - Community use/services annex to the Warringah Library incorporating historical archive/study spaces. It should be noted that the 1892 Pacific Lodge building should not be solely used for archive storage.
 - meeting spaces, possibly connected with the Warringah Library or Council Chambers
 - commercial office
 - café/restaurant
- 6.8.2 The heritage buildings should be used actively and not be allowed to be unused or used primarily as a storage space. It should be utilised and accessible for public/commercial use.

6.9 Guidelines for development

The values, qualities, significance, fabric and the context setting of the 1892 Pacific Lodge building should be retained irrespective of the future development of the site. The following values are important in the conservation and future development of the place.

6.9.1 Planning/context

The existing external context and setting of the 1892 Pacific Lodge building and associated structures are important to acknowledge and should be addressed in planning future development and uses of the site. There is also potential for Council to incorporate a future physical and visual link between the 1892 Pacific Lodge building and Pittwater Road through the current council carpark to the east of the subject site.

6.9.2 1892 Pacific Lodge building

The original external and internal configuration of the spaces should be respected and maintained in any future uses of the building.

6.9.3 New landscape works

The significant cultural landscape of the Pacific Lodge site is important to maintain and should be addressed in planning future uses of the site. Significant landscape elements should be maintained and respected in any future development and use of the site. Any new landscape works to the site should be guided by a Landscape Conservation Management Plan.

6.9.4 New buildings and works

No new buildings or works should be located within the Heritage Curtilage Zone (refer Section 5.3). There is potential for some insertions in the Immediate Heritage Curtilage Zone however this must be carefully considered to ensure the scale, design and use is appropriate. Any new building structure must be carefully located to the rear (west) of the 1892 Pacific Lodge building. Any new building added to the site should be sympathetically designed to fit in with and take advantage of the topography of the site and the setting of the 1892 Pacific Lodge building and garden. Any new building should be interpretable as new work and could interpret the footprint of the former early outbuildings and other early buildings; such as the boys home. This issue should be carefully considered and be compatible with future use options and opportunities for the site.

It would also be possible to retain and adapt the existing “Flinders” building as an ancillary structure supporting the 1892 Pacific Lodge building.

6.9.5 Significant fabric and items

The significant fabric (refer Section 5.4) of the subject site and building should be conserved.

7.0 CONSERVATION POLICY

The following conservation policies arise out of the statement of significance, the physical condition and other constraints (Refer Section 3.0, 5.0 and 6.0). An approach should be chosen for the subject site that allows as many as possible of these conservation policies to be implemented to ensure appropriate future management that will retain and enhance significant fabric and allow clear interpretation of the significance of the site.

The purpose of this policy is to determine how the subject site should be managed in terms of future development, use and maintenance in order to retain the cultural significance of the place, the objective being to retain and incorporate significant elements of the place within the framework of a viable appropriate future use for the site.

The implementation of this policy will allow the clear interpretation of the significance of the site and the most appropriate way of caring for the significant fabric.

The policies intend to:

- retain and enhance the cultural significance of the place;
- ensure the retention of significant fabric, planning approach and natural and cultural landscape setting of the site;
- allow adaptation, alterations and new works which are consistent with the cultural significance of the place and which promote a viable appropriate use of the site;
- define guidelines for new development within the curtilage of the site;
- indicate an approach to the future management and maintenance of the site, by qualified persons.

7.1 Conservation procedures at the site

7.1.1 Burra Charter Conservation Methodology

Generally, treat the site as being of cultural heritage significance, and consequently guide works and activities at the site by the provisions of the Australia ICOMOS Burra Charter.

7.1.2 Management of the Site

Manage the site in a way which allows the maximum of this policy to be implemented and followed. The policies outlined in this document should be adopted as the guide to future planning and work at the site.

7.1.3 Conservation Team

Personnel skilled in disciplines of conservation practice, including professionals, skilled building and engineering trades, etc should be engaged as appropriate to advise or implement conservation works at the site. Personnel involved in the documentation and implementation of works at the site should be recorded for future reference.

7.1.4 Systematic Record

Carry out, catalogue and archive systematic surveys of the site, before, during and after any works in accordance with NSW Heritage Office and DOP Guidelines.

Any new information that comes to light during and after works at the site shall be recorded in a report, a copy of which shall be held at the archive of the site.

7.1.5 Archive of the Site

Assemble, catalogue and make readily available for public inspection, copies of all known historical drawings, current architectural drawings, pictorial documents, photographic archival records and written records relating to the site in a permanent archive of the site located with Warringah Council.

7.1.6 Review this Conservation Management Plan

This Conservation Management Plan should be revised after major works have been carried out at the site and otherwise at regular intervals, firstly five (5) years from its adoption.

7.1.7 Documentation of Conservation Works

Any proposed works to heritage items shall be documented in a way that allows scrutiny by others before they are executed and can be retained for posterity. The documentary or physical evidence upon which conservation decisions are made for each part of the element should be cited. A copy of the documentation, including schedules and drawings, shall be held at the archive of the site.

7.1.8 Archaeological Finds

Assemble, catalogue and safely house any archaeological finds that have been or are in the future uncovered on the site. These finds should be displayed and/or stored on the site.

7.1.9 Interpretation

The subject site and building should be easily interpreted as being an early and integral building to the Salvation Army complex. Any future uses should assist this interpretation. An Interpretation Plan and Strategy for the site should be undertaken and implemented.

The subject site should be branded "Pacific Lodge" to promote and enhance its connections and significance within the community.

7.1.10 Funding

Avenues for funding and sponsorship could be explored.

Funding for building works, heritage documentation, interpretation

Various avenues for funding of works and/or documentation (i.e. conservation documents) for heritage items are available through many agencies including local councils, the National Trust of Australia, the NSW Department of Planning Heritage Office and the Australian Government Department of the Environment, Water, Heritage and the Arts.

It should be noted that most funding campaigns focus on items of State significance or National Significance. As the Pacific Lodge is of Local significance, it will not be eligible for much of the available funding.

7.2 Subject site

7.2.1 General

Background

- The Pacific Lodge place is of exceptional to high significance as a local heritage item. The Pacific Lodge building's siting on the ridge is part of the place's contextual significance. The Australia ICOMOS Burra Charter contains the following article pertaining to the setting of a subject site/place:
Article 8. Setting
Conservation requires the retention of an appropriate visual *setting* and other relationships that contribute to the *cultural significance* of the *place*.
New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.
- The subject place has been used by the Salvation Army for various community needs continuously from 1892. The site was sold by the Salvation Army in 2016.

Policies

- 7.2.1.1 ***The character of the subject site, which is that of the 1892 Pacific Lodge Victorian Period institutional building set in a picturesque cultural and natural landscape forming part of the Salvation Army complex, should be conserved.***
- 7.2.1.2 ***The curtilage to the Pacific Lodge building should be respected and conserved.***
- 7.2.1.3 ***The views and vistas to the Pacific Lodge building should be maintained and enhanced and should not be obscured.***
- 7.2.1.4 ***Reinstate and maintain solar access to all the 1892 Pacific Lodge building verandahs.***
- 7.2.1.5 ***Significant fabric should be conserved.*** For significant fabric, please refer to Section 5.4.
- 7.2.1.6 ***Significant natural landscape elements should be conserved.*** Refer Section 5.4 and 7.2.3.
- 7.2.1.7 ***Significant cultural landscape elements should be conserved.*** Refer Section 5.4 and 7.2.3.
- 7.2.1.8 ***The Pacific Lodge building should ideally be actively used for a community use.***
- 7.2.1.9 ***Any future development or enterprise on the subject site may only be undertaken providing the curtilage, cultural landscape and character of the 1892 Pacific Lodge building as a Victorian Period institutional building is maintained.***
- 7.2.1.10 ***Any future development on the site should take advantage of the topography of the site and should not diminish or overwhelm the 1892 building. The heritage significance of the 1892 Pacific Lodge building should continue to be maintained by any proposed scheme.***
- 7.2.1.11 ***Any future development and/or use of the subject site should support and fund the conservation and on-going maintenance of the heritage significant structures and elements.***
- 7.2.1.12 ***Any development in the vicinity of the 1892 Pacific Lodge building should be carefully considered to ensure that it does not negatively impact on the significance of the subject building or site.***

- 7.2.1.13** *Parking should be allocated on site to support the future function of the Pacific Lodge building and site.*
- 7.2.1.14** *An Archival Record should be made of the site (including all existing buildings and landscapes) prior to, during and after undertaking any works in accordance with the NSW Heritage Branch guidelines.*
- 7.2.1.15** *The memorial ashes on the site should be recorded archivally, retained and maintained. If they are required to be moved, they should be given to the Salvation Army for relocation off site. This procedure should be undertaken with guidance from the Salvation Army.*
- 7.2.1.16** *The commemorative plaques on the site should be recorded, retained and maintained. If they are required to be moved, they should be given to the Salvation Army for relocation off site. This procedure should be undertaken with guidance from the Salvation Army.*
- 7.2.1.17** *Manage the subject site in a way that allows the maximum amount of this Conservation Management Policy to be implemented.*

Guidelines

- Ensure any proposed development within the subject place or within the vicinity of the subject place is carefully considered by the appropriate authorities so that the setting of the place is maintained.
- Ensure any development in the vicinity of the 1892 Pacific Lodge building does not impact on the curtilage, solar access or significant views and vistas.

7.2.2 Interpretation Strategy

Background

- The 1892 Pacific Lodge building is a significant structure and should be appropriately interpreted. Interpretation of heritage places aids the community's recognition and understanding of the place's history and its significance. The Australia ICOMOS Burra Charter contains the following article pertaining to interpretation of a place:
Article 25. Interpretation
The *cultural significance* of many places is not readily apparent, and should be explained by *interpretation*. Interpretation should enhance understanding and enjoyment, and be culturally appropriate.

Policies

- 7.2.2.1** *An Interpretation Plan and Interpretation Strategy should be prepared for the Salvation Army complex with particular focus on the 1892 Pacific Lodge building. This Interpretation Plan and Interpretation Strategy should be implemented.*
- 7.2.2.2** *The remnant wall of the earlier outbuildings to the rear of the 1892 Pacific Lodge building should be carefully considered for possible retention of the former configuration of the building. Otherwise the remnant wall should be archivally recorded and heritage fabric retained for reuse with interpretation. An Interpretation Strategy should be prepared to ensure the best reuse of this heritage fabric.*
- 7.2.2.3** *The commemorative plaques located on the site should be recorded and relocated as appropriate, possibly within the future landscape, under guidance of the Salvation Army. Interpret new location on Site Interpretation Plan. If they*

are required to be moved, they should be given to the Salvation Army for relocation off site. This procedure should be undertaken with guidance from the Salvation Army.

- 7.2.2.4 *An oral history – e.g. from current and ex employees and residents etc – could be obtained to further aid in the understanding of the site and to provide further interpretive material.*
- 7.2.2.5 *Interpretation of the site (including signage) should be coordinated and be recognisable as being of the same “family”. This should be included in the Interpretation Plan and Interpretation Strategy.*
- 7.2.2.6 *Signage should be in-keeping with the building and should ideally not be fixed to any significant fabric.*

Guidelines

- The preparation of an Interpretation Plan and Interpretation Strategy would allow for a structured approach to the interpretation of the place. These reports would uncover the themes/messages to be interpreted at the place, as well as the most appropriate and effective ways to convey this information.
- A temporary interpretation display could be set up in the foyer of the 1892 building showing early photographs/sketches of the site and building.

7.2.3 **Landscape**

Background

- The site contains a number of significant natural and cultural landscapes and elements.

Policies

- 7.2.3.1 *A Landscape Conservation Management Plan should be prepared for the entire site.*
- 7.2.3.2 *Significant landscape elements should be retained and conserved. Refer to section 5.4.1.*
- 7.2.3.3 *Retain all natural and cultural heritage landscapes, topographical features and physical setting of the identified significant buildings and landscape elements.*
- 7.2.3.4 *Significant views and vistas to and from the subject site should be retained in any future planning and use of the site.*
- 7.2.3.5 *Retain and incorporate the rock outcrop, grassed terrace and dry stone wall associated with the now demolished two-storey 1911 Salvation Army Home for Inebriates (to the rear of the Pacific Lodge building) into future landscape proposals, guided by the Landscape Conservation Management Plan.*
- 7.2.3.6 *Retain and incorporate the primary entry steps, ramps and landings to the 1892 Pacific Lodge building from Civic Parade (east) into future landscape proposals, guided by the Landscape Conservation Management Plan.*
- 7.2.3.7 *Retain vehicular and pedestrian entry from Fisher Road (west).*
- 7.2.3.8 *Retain and incorporate the early dry-stone garden walls and flora associated with the primary entry of the 1892 Pacific Lodge building from Civic Parade into*

future landscape proposals, guided by the Landscape Conservation Management Plan.

- 7.2.3.9** *Retain and maintain the remnant natural landscape elements contained on the subject site, in particular the native flora and fauna, site topography and natural sandstone outcrops.*
- 7.2.3.10** *Regular maintenance of the plantings and landscape elements, including sandstone walls, on the site should be undertaken by experienced personnel as required.*
- 7.2.3.11** *The memorial ashes on the site should be recorded, retained and relocated where necessary under the guidance of the Salvation Army. If they are required to be moved, they should be given to the Salvation Army for relocation off site. This procedure should be undertaken with guidance from the Salvation Army.*

Guidelines

- Engage suitable landscape consultants and other skilled professionals as required.
- The Landscape Management Plan should include identification of plantings and hard landscape elements, their significance, condition and recommendations. The Landscape Management Plan should be carried out on the site as a whole as well as investigation into the origins of the extant plantings to the front (east) of the building and their appropriateness to the setting of the building.

7.2.4 New Work – Subject Site

Background

- Refer to Sections 6.7 & 6.8.

Policies

- 7.2.4.1** *Any buildings added to the subject site should be sympathetic in scale, bulk and detail to the 1892 building and elements and should not intrude on its curtilage, significance or interpretation.*
- 7.2.4.2** *Any new building added to the site should be of a contemporary design.*
- 7.2.4.3** *Any new building should take advantage of the topography of the site so as not to detract from the setting of the 1892 building.*
- 7.2.4.4** *Any new building structures constructed on the subject site should not turn its back to the 1892 Pacific Lodge building. Any new building facades facing the Pacific lodge should be of a modular and articulated design.*

Guidelines

- New structures on the site should be carefully considered, be sympathetic and subservient to, and respect the curtilage and site and views lines to and from the existing 1892 Pacific Lodge building.
- New structures to the site should be easily interpretable as new work and be of a contemporary design.

7.3 Subject buildings

7.3.1 General

Background

- The 1892 Pacific Lodge building and site is significant and contributes to the understanding of the development of Dee Why.
- The 1892 Pacific Lodge building is considered to be of high significance at a Local level. The later structures on the site (1962 and 1992) are considered to be of low significance.
- The 1892 Pacific Lodge building did not originally contain toilet, bathroom or kitchen facilities. These were housed in ancillary structures to the rear of the building which have since been demolished. In any future development or use of the site, these later inserted amenities should be removed from the Pacific Lodge building. An ancillary structure would be required to provide support amenities such as bathroom, toilet and kitchen facilities for the 1892 Pacific Lodge building.

Policies

- 7.3.1.1 ***Significant fabric should remain in-situ and be conserved and maintained as appropriate. Refer Section 5.4.***
- 7.3.1.2 ***All recent bathroom, toilet and kitchen facilities should be removed and relocated to an ancillary structure.***
- 7.3.1.3 ***All original and early signage should be conserved.***
- 7.3.1.4 ***Any new interventions should be clearly interpreted as new work by means of introduced interpretative devices or by method or style of construction.***
- 7.3.1.5 ***Regular maintenance should be undertaken on the subject building and site elements.***
- 7.3.1.6 ***The subject building should be recorded in an Archival Record prior to, during and after undertaking any works.***
- 7.3.1.7 ***Manage the subject site in a way that allows the maximum amount of this Conservation Management Policy to be implemented.***

Guidelines

- Engage suitable consultants and other skilled professionals as required.

7.3.2 Conservation of Significant Fabric

Background

- One of the key objectives of contemporary conservation practice is that as much of the significant original fabric of the building or place should be retained and conserved in order to preserve the essential integrity of the heritage resource for future generations. While any conservation activity will affect the building in some way, the aim, consistent with responsible re-use or management aims, should be to minimise the work necessary. In this way the authenticity of the item will be retained as far as possible within a process of evolutionary changes and good maintenance practice.
- The existing external building fabric of the 1892 Pacific Lodge building is in good condition and is generally considered to be of high significance. The remnant original internal fabric is generally considered to be of high significance.

- The existing 1911 “store” adjacent to the 1892 Pacific Lodge building is in good condition and generally considered to be of moderate significance and should be conserved in order to support the future use of the 1892 Pacific Lodge building.
- The existing external and internal building fabric of the 1962 and 1992 buildings is in good condition. This fabric is considered to be of low significance.

Policies

7.3.2.1 *Extant external and internal building fabric of the 1892 Pacific Lodge building should be retained and conserved in accordance with the levels of significance identified in Section 5.4 Grading of Significance of this CMP.*

7.3.2.2 *No conservation, maintenance or new work should alter or negatively impact on the elements of the external façades or internal fabric/spaces that have been identified as elements of High level of significance.*

7.3.2.3 *All original fabric, including but not limited to, doors, windows, floors, walls, ceilings, decorative features, fireplaces and ashlar finish to the central hallway should be retained, with appropriate maintenance.*

Guidelines

- Engage suitable consultants and other skilled professionals as required.
- Refer Section 5.4 of this CMP.

7.3.3 Interpretation

Background

- Interpretation is an important tool that brings the history of a place to life. It engages the public with the site and increases their understanding of the history and significance of the place.

Policies

7.3.4.1 *Prepare an Interpretation Plan and Strategy for the site.*

7.3.4.2 *Any new interventions to the subject building should be reversible and clearly interpreted as new work by means of introduced interpretive devices or by method or style of construction.*

Guidelines

- An interpretive display consisting of historical photographs could be located in the main foyer of the 1892 Pacific Lodge building.
- Engage suitable consultants and other skilled professionals as required.
- Refer section 7.2.2.

7.3.4 1892 Pacific Lodge Building

Background

- The 1892 Pacific Lodge building is considered to be of high significance.

- Following the historical research on the site and the assessment of significance, consideration should be given to nominating the 1892 Pacific Lodge building and site for listing on the State Heritage Register as an item of state significance.

Policies

- 7.3.5.1** *The 1892 Pacific Lodge building should be retained, conserved and maintained in any future development of the site.*
- 7.3.5.2** *The 1892 Pacific Lodge building should be considered for listing on the State Heritage Register as an item of state significance.*
- 7.3.5.3** *Kitchens and amenities should be removed from the Pacific Lodge and relocated within ancillary structures (e.g. Flinders building) to retain the early configuration and planning of the 1892 Pacific Lodge building.*

Guidelines

- Engage suitable consultants and other skilled professionals as required.
- An interpretive display consisting of historical photographs could be located in the main foyer.

7.3.5 New Work – Building and Landscape

Background

- Any new work to the subject site should take into consideration the significance, bulk, scale, curtilage and setting of the 1892 Pacific Lodge building and the surrounding heritage items on Civic Parade and Fisher Road.

Policies

- 7.3.6.1** *In any future development of the subject site, the significant external and internal fabric of the 1892 Pacific Lodge building and gardens, views and vistas should be conserved to maintain the significance of the site.*
- 7.3.6.2** *Any new buildings constructed on the site should not be located within the “no encroachment” curtilage zone.*
- 7.3.6.3** *Any new building constructed on the site should take advantage of the topography of the site so as not to dominate or detract from the 1892 Pacific Lodge building.*
- 7.3.6.4** *Any new works to the subject building and its additions should be carefully designed so as not to interfere with the significance of the subject buildings and have limited impact on significant fabric.*
- 7.3.6.5** *Any new buildings to the subject site should not dominate or detract from the adjacent heritage items on Civic Parade or Fisher Road.*
- 7.3.6.6** *New interventions, including repairs, should be sympathetic and clearly interpreted as new work by means of introduced interpretative devices or by method or style of construction.*

- 7.3.6.7** *Following the removal of intrusive bathroom and kitchen facilities from the 1892 Pacific Lodge building, repairs and reinstatement of suitable fabric should be undertaken by appropriately qualified tradesmen.*
- 7.3.6.8** *Any proposed new services or service upgrades related to any new uses of the site shall be organised to provide minimal interference with the existing significant fabric of the site.*
- 7.3.6.9** *Any required new services shall be installed in areas and spaces of lower significance.*

Guidelines

- The design of the 1892 Pacific Lodge building, its presentation to both Civic Parade and Fisher Road, and the important views and vistas to this building as views from the east and west must be retained in any new works.
- There is the potential to improve the visual and physical link between the 1892 Pacific Lodge building and Pittwater Road.

8.0 IMPLEMENTATION STRATEGY

This implementation strategy is not prescriptive, rather it is intended as a set of recommendations for the implementation of the conservation policy. Any other proposals for the site should comply with the conservation policies contained in Section 7.0 of this report.

8.1 Immediate Works

8.1.1 Northern Beaches Council should adopt this Conservation Management Plan and the recommendations and policies contained herein.

8.1.2 General conservation works should be undertaken on a regular basis to prevent deterioration of the significant fabric of the subject buildings.

8.1.3 General maintenance should be undertaken on a regular basis, including regular inspection and repair of buildings and structures.

8.1.4 Check over all buildings and structures and repair where necessary.

8.2 Future Works

8.2.1 All works should be carried out in accordance with the conservation policies contained in Section 7.0 of this report.

8.3 Landscaping

8.3.1 Landscaping of the site should be undertaken in accordance with the conservation policies contained in Section 7.0 of this report.

8.3.2 A detailed Landscape Plan of the entire site should be undertaken to determine their significance and to facilitate and guide the conservation and continued maintenance of these significant areas.

8.4 Options for future development

8.4.1 The feasibility of the options listed in Section 6.7 of this report should be investigated with close reference to the constraints and requirements of this Conservation Management Plan and the conservation policies contained in Section 7.0 of this report.

8.4.2 Any future development of the site should respect the significance of the 1892 Pacific Lodge building, its bulk, scale, setting and significant view lines.

Refer to Appendix A: Development Guidelines.

9.0 ASSET MANAGEMENT GUIDELINES

Asset Management are guidelines put in place to protect and manage the heritage assets of the place and to provide policies for appropriate actions.

Further reference in regards to the management of heritage assets can be obtained from the NSW Heritage Office guideline "Management of Heritage Assets by NSW Government Agencies".

9.1 Management

- 9.1.1 Treat the site as being of high cultural significance, and consequently guide any activities at the site by the provisions of the Australia ICOMOS Burra Charter.
- 9.1.2 Manage the subject site in a way that allows the maximum amount of this Conservation Management Policy to be implemented.
- 9.1.3 A clear structure setting out the responsibility for the day-to-day maintenance and care of the fabric of the site should be developed and made available to all persons involved in the care of the site. This should include the interior, exterior and landscape of the site.
- 9.1.4 Personnel skilled in disciplines of conservation practice shall be engaged as appropriate to advise on both minor and major works and implement conservation aspects at the site.
- 9.1.5 In the event that any disturbances have to take place within the site a suitable qualified conservator shall be engaged to supervise, monitor and record the material being removed.
- 9.1.6 Carry out, catalogue and archive systematic photographic surveys of the site, before, during and after any major works in accordance with NSW Heritage Office.
- 9.1.7 This Conservation Management Plan shall be consulted and specific proposals for the site assessed in the light of what is recommended in previous sections of these policies.

9.2 Statutory approvals

- 9.2.1 The relevant consent authorities should be contacted and approval obtained prior to any works.
- 9.2.2 Should any disturbance to an archaeological site be required during any development works, an excavation permit will be required.

9.3 Maintenance

- 9.3.1 A Guideline Action Maintenance Plan should be instigated as soon as possible so that conservation works may be carried out to prevent deterioration to the subject buildings and significant fabric.
- 9.3.2 The Guideline Action Maintenance Plan should be checked over and updated as required.
- 9.3.3 Any repairs required should be undertaken immediately to prevent deterioration to significant fabric.

9.4 Exemptions

- 9.4.1 Repair and maintenance works are permissible.

9.5 Plans, Documents and Guidelines

Following on from the Conservation Management Plan, the plans, documents and guidelines tabulated below should be prepared as required and made available to persons involved in the care and conservation of the site.

Document	Objective/Comment	Priority	Timeframe
9.5.1 Maintenance Management Plan	This should be a detailed report of required cyclic maintenance to the building specifically tailored to the 1928 heritage building. This report should also document methods of care for heritage fabric and nominate responsible personnel.	High	Within 6 months – 1 year
9.5.2 Landscape Management Plan	This should be prepared before any major development of the site takes place. The Landscape Management Plan should identify plantings on the site, their age, condition and significance and guidelines for future management.	High	Within 1 year
9.5.3 Interpretation Plan and Interpretation Strategy	An Interpretation Plan on the site would determine the themes and messages to be interpreted at the site and the best media to accomplish this. The Interpretation Strategy would develop the Interpretation Plan and prioritise the proposed interpretation works and appropriate media. Interpretation of the site could be staged so that any proposed new development is taken into consideration. The interpretation for the site should be well structured and considered as a whole.	Medium	Within 1 – 2 years
9.5.4 Archival records	The purpose of an archival record is to record the heritage item before, during and after any proposed works to document the heritage item and any changes made.	Low	As major works take place

10.0 MONITORING AND REVIEW

10.1 General – Monitoring and Review of Documentation

- 10.1.1 Review and revise this Conservation Management Plan at regular intervals (i.e. every 5-7 years), firstly say, five years from its adoption.
- 10.1.2 Northern Beaches Council should adopt this Conservation Management Plan and the recommendations and policies contained herein.
- 10.1.3 Copies of this Conservation Management Plan should be held at the archive for the site, placed in a public archive such as a library and should be made publicly available.
- 10.1.4 Monitor and review the Guideline Maintenance Works at regular intervals, say annually, to ensure its effectiveness and adapt where necessary.

10.2 Monitoring and Review of Subject Site

- 10.2.1 The subject site should be checked over on a regular basis for repair and maintenance.

Appendix A
Development Guidelines

	Design Element	Guidelines
1.	Heritage Significant Buildings	<ul style="list-style-type: none"> a) Significant Heritage Buildings and Significant Cultural Landscapes to be retained b) Significant Natural Landscapes identified in CMP to be retained.
2.	Setbacks:	<ul style="list-style-type: none"> a) 1892 Administration Building: Immediate Curtilage: <ul style="list-style-type: none"> (i) Generally no building development permitted in Immediate Curtilage. Refer to Curtilage Definition – Fig.A1 and Conservation Policies. (ii) Immediate Curtilage: Minimum setback 14.0m from edge of existing north & south verandahs. (iii) Low-rise development is permitted in Immediate Curtilage if building function supports use of 1892 Administration Building. (iv) 1892 Administration Building to have minimum 2 hours acceptable access to winter sun between 9am & 3pm on June 21st. b) 1892 Administration Building: No Encroachment Curtilage: <ul style="list-style-type: none"> (i) No building development permitted in ‘No Encroachment Curtilage’. Refer to Curtilage Definition - Fig.A1 and Conservation Policies. c) Street Boundaries: Appropriate setback from street boundary to ensure conservation of heritage building fabric. Building setbacks from street boundaries also restricted by existing topography and natural rock outcrops that are to be retained with minimal disturbance. d) Significant Natural Landscape: Appropriate setback from significant natural landscape to ensure conservation. e) Significant Cultural Landscape: Appropriate setback from significant cultural landscape to ensure conservation.
3.	Development Zones:	New development generally restricted to existing built zones and restricted by natural and heritage curtilages – refer to Fig.A1.
4.	Building Footprints:	New Building Footprints generally restricted to existing built zones and bound by natural and heritage curtilages. Building footprints generally narrow in form.
5.	Architectural Style Guidelines:	Architectural style to be contemporary using contemporary architectural details and incorporating current sustainable design practices.

6.	Built Form (Scale & Height) Guidelines:	<ul style="list-style-type: none"> a) Built form to generally conform to Local Council requirements. b) Potential to consolidate a portion of building form into a tower – this could potentially reduce building footprint and reduce pressure to build close to significant heritage buildings. c) Ensure verandah of 1892 Administration Building has access to minimum acceptable winter sun. d) Ensure views to and from adjacent heritage listed buildings are maintained. e) Ensure views to and from Fisher Road, Civic Parade & Pittwater Road.
7.	External Materials, Finishes & Colours:	<ul style="list-style-type: none"> a) New development to use contemporary detailing, materials, finishes and colours. b) Blend with natural environment. c) Generally subtle colours with occasional colour burst as a highlight.
8.	Landscaping:	Retain existing significant cultural landscapes and significant natural landscapes identified in CMP. Future new landscape spaces adjacent to significant heritage buildings to incorporate appropriate formal design elements.
	Soft :	Use contemporary plant materials and subtle colours, so any new landscape is subtly different to existing heritage soft landscaping.
	Hard:	Use contemporary materials and subtle colours, so new work is subtly different to existing heritage hard landscaping.

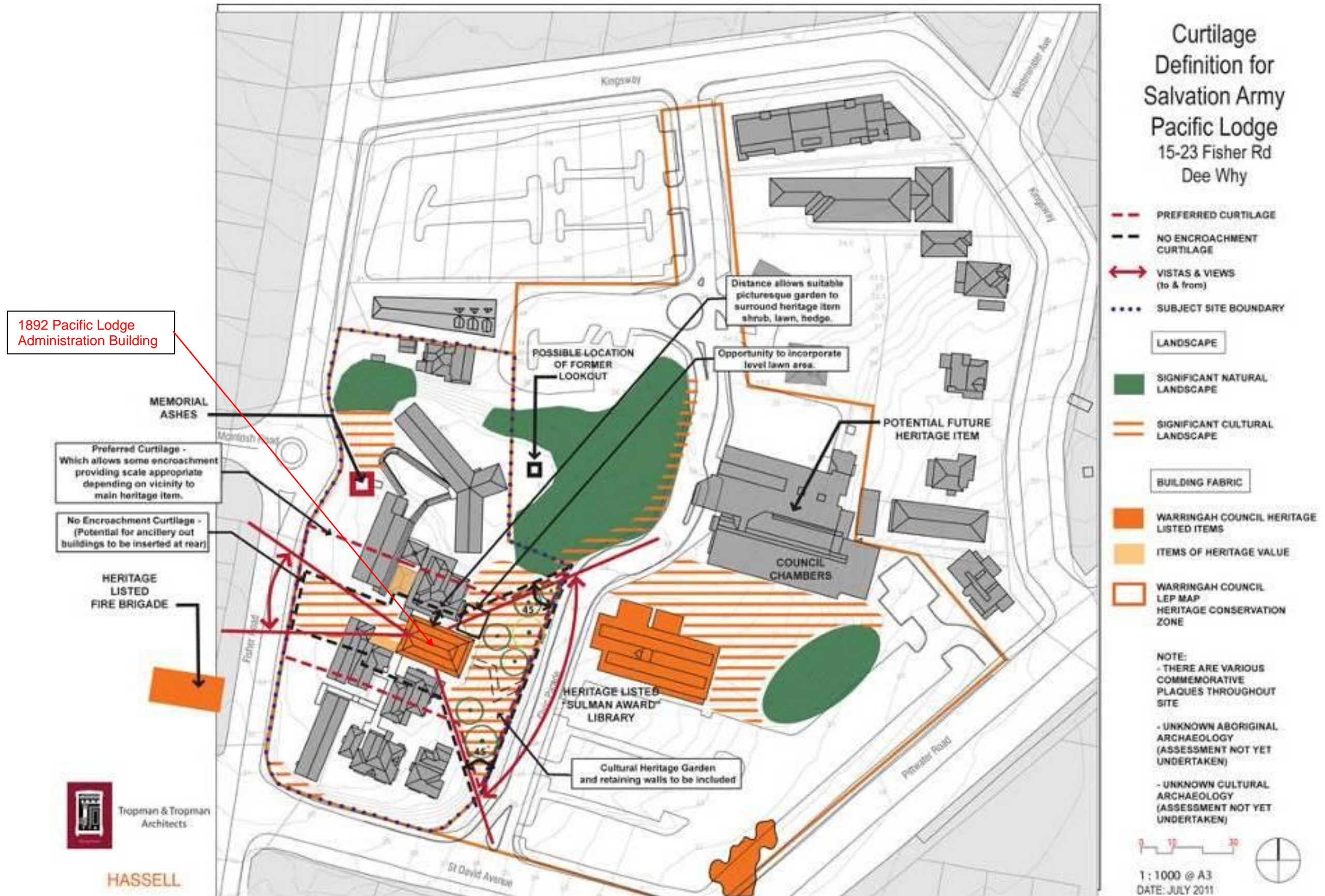


Figure A1: Curtilage definition of the subject site.