



Ordinary Council Meeting

Monday, 11 April 2022
6.30pm

Agenda



Compliance with social distancing requirements to limit the spread of COVID-19 virus at Council and Committee Meetings:

Amendments have been made to the *Local Government Act 1993* to allow councils to meet remotely to reduce the risk of COVID-19 and ensure compliance with the Public Health Order.

In line with social distancing requirements to limit the spread of the COVID-19 virus Woollahra Council will be holding Council (i.e. Ordinary and Extraordinary) and Committee meetings (i.e. Environmental Planning (EP), Finance, Community & Services (FC&S) and Strategic & Corporate (S&C) remotely using conferencing technology (until further notice).

The Mayor, Councillors and staff will be participating in meetings by an audio-visual link instead of attending in person. Meetings will be webcast and member of the public can watch and listen to meetings live (via YouTube) or dial in to listen to the meetings using a telephone.

Members of the public are invited to watch and/or listen to Council meetings live by either using conferencing technology or by teleconference. Public participation online or by phone will be managed in accordance with meeting procedures.

You may also submit late correspondence. Instructions on how to do this are provided below:

- **To watch and/or listen to the meeting live (from 6.00pm)**
Details on how to watch and listen to the meeting live will be available at Council Agendas, Audio Recordings and Minutes.
- **To submit late written correspondence (submit by 12noon on the day of the meeting)**
Members of the public may submit late written correspondence on an agenda item being considered at the Council meeting. If you wish to make a written submission on an item on the agenda, please email your submission to records@woollahra.nsw.gov.au by 12noon on the day of the meeting.

If you are experiencing any issues in joining the meeting please call (02) 9391 7001.

An audio recording of the meeting will be uploaded to Council's website following the meeting by 5.00pm on the next business day.

Disclaimer:

By using conferencing technology or by teleconference, listening and/or speaking at Council or Committee Meeting members of the public consent to their voice and personal information (including name and address) being recorded and publicly available on Council's website. Councillors, staff and members of the public are advised that meeting are being lived streamed, accessible via a link from Council's website.

By addressing and/or listening to a Council or Committee meeting, members of the public consent to their voice and personal information (including name and address) being recorded and publicly available on Council's website.

Accordingly, please ensure your address to Council is respectful and that you use appropriate language and refrain from making any defamatory statements or discriminatory comments.

Woollahra Council does not accept any liability for statements, comments or actions taken by individuals during a Council or Committee meeting.

Any part of the meeting that is held in closed session will not be recorded.

People connecting to this meeting by conferencing technology or teleconference are reminded that under the *Local Government Act 1993*, the recording of meetings by a member of the public using any electronic recording device including a mobile phone or video camera is not permitted. Any person found recording without the permission of Council may be expelled from the meeting.

The audio recording of each meeting will be retained on Council's website for a minimum period of 6 months. After that period has passed, recordings of meetings may be disposed of in accordance with the *State Records Act 1998*.

For further information please visit www.woollahra.nsw.gov.au

Ordinary and Extraordinary Council Meeting Membership: 15 Councillors (including the Mayor)

Quorum: The quorum for Council meeting is 8 Councillors

Woollahra Municipal Council

Notice of Meeting

7 April 2022

To: Her Worship the Mayor, Councillor Susan Wynne ex-officio
Councillors Isabelle Shapiro (Deputy Mayor)
Sean Carmichael
Peter Cavanagh
Luise Elsing
Nicola Grieve
Mary-Lou Jarvis
Harriet Price
Lucinda Regan
Matthew Robertson
Richard Shields
Mark Silcocks
Sarah Swan
Merrill Witt
Toni Zeltzer

Dear Councillors,

Ordinary Council – 11 April 2022

In accordance with the provisions of the Local Government Act 1993, I request your attendance at Council's **Ordinary Council** meeting to be held using teleconferencing technology, **on Monday 11 April 2022 at 6.30pm.**

Members of the public may:

- Watch and listen to the meeting live via Council's website:
https://www.woollahra.nsw.gov.au/council/meetings_and_committees/council_meetings/council_agendas_and_minutes.
- submit late correspondence for consideration by Councillors by emailing records@woollahra.nsw.gov.au by **12noon on the day of the meeting.**

A audio recording of the meeting will be uploaded to Council's website following the meeting by 5.00pm on the next business day.

The safety of our community, Councillors and our staff is Council's number one priority and we thank you for your patience and understanding at this time.

If you have any difficulties accessing the meeting please contact (02) 9391 7001.

Regards,

Craig Swift-McNair
General Manager

Ordinary Council Meeting Agenda

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5. Confirmation of Minutes

Item No:	5.1
Subject:	CONFIRMATION OF COUNCIL MINUTES - 28 MARCH 2022
Author:	Sue O'Connor, Governance Officer
File No:	22/67201
Purpose of the Report:	The Minutes of the Council of 28 March 2022 were previously circulated. In accordance with the guidelines for Committees' operations it is now necessary that those Minutes be formally taken as read and confirmed.
Alignment to Delivery Program:	Strategy 11.1 Facilitate community led decision-making that is open, honest and ethical and benefits the broader community.

Recommendation:

THAT the Minutes of the Council Meeting of 28 March 2022 be taken as read and confirmed.

Executive Summary:

This report presents the Council Minutes of 28 March 2022 for confirmation by the Council.

The minutes are presented as **Attachment 1**.

Options:

Nil.

Community Engagement and / or Internal Consultation:

Nil.

Policy Implications:

Nil.

Financial Implications:

Nil.

Resourcing Implications:

Nil.

Conclusion:

The minutes are presented for confirmation by the Council.

Attachments

1. Unconfirmed Council Minutes 28 March 2022  



Council Meeting

Monday, 28 March 2022

6.30pm

Minutes



Ordinary Council Meeting

Monday 28 March 2022

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Unconfirmed

Woollahra Municipal Council
Ordinary Council Meeting Minutes

28 March 2022

Items Determined Under Delegated Authority by Council Committees

The following items were determined under Delegated Authority.
To see the delegated decisions of Council please refer to the individual
Committee Meeting Minutes.

Environmental Planning Committee held on Monday 7 March 2022

- D1 Confirmation of Minutes of Meeting held on 7 February 2022
- D2 Ecological Sustainability Taskforce Meeting Minutes held on 26 October 2021

Finance, Community & Services Committee held on Monday 7 March 2022

- D1 Confirmation of Minutes of Finance, Community & Services Committee Meeting - 7 February 2022
- D2 Woollahra Local Traffic Committee Minutes - 1 March 2022
- Y1 Knox Street, Double Bay - Permanent Road Closure and One-Way Traffic Conditions
- Y2 Plumer Road and O'Sullivan Road, Rose Bay - 90 Degree Angle Parking with Pedestrian Crossings Design Plan – **(See Item R5)**
- Y3 Norwich Road and Norwich Lane, Rose Bay - Shared User Path and Shared Zone Extension
- D3 Confirmation of Public Art Panel Meeting Minutes - 9 November 2021.
- D4 Confirmation of Public Art Panel Meeting Minutes - 24 February 2022
- D5 Draft Disability Inclusion Action Plan 2022
- D6 Draft Donations and Sponsorship Policy – **(See Item R6)**
- D7 20th Anniversary Woollahra Small Sculpture Prize Evaluation Report
- D8 Stormwater Signage and Raingardens in Rose Bay - Response to Notice of Motion
- D9 Monthly Financial Report - February 2022

Strategic & Corporate Committee held on Monday 21 March 2022

Nil 'D' Items

Woollahra Municipal Council
Ordinary Council Meeting Minutes

28 March 2022

Ordinary Council Meeting

Minutes of the Meeting of Woollahra Municipal Council held at the Council Chambers, 536 New South Head Road, Double Bay, on 28 March 2022 at 6.35pm.

Present: Her Worship the Mayor, Councillor Susan Wynne ex-officio
Councillors: Isabelle Shapiro (Deputy Mayor) – via Zoom
Sean Carmichael (Not present for EPC R1 & R2)
Peter Cavanagh – via zoom
Luise Elsing – via Zoom
Nicola Grieve
Mary-Lou Jarvis – via Zoom
Harriet Price – via Zoom
Lucinda Regan – via Zoom
Matthew Robertson
Mark Silcocks
Merrill Witt – via Zoom
Toni Zeltzer

Staff: Sue Meekin (Director – Corporate Performance)
Vicki Munro (Acting Director – Community & Customer Experience)
Carolyn Nurmi (Governance Officer)
Tom O’Hanlon (Director – Infrastructure & Sustainability)
Scott Pedder (Director – Planning & Place) - via Zoom
Craig Swift-McNair (General Manager)
Helen Tola (Manager – Governance & Council Support)

Also in Attendance: Nil

1. Opening

The Mayor declared the Ordinary Meeting of 28 March 2022 open and welcomed Councillors, staff and members of the public who are watching and listening to this evenings meeting.

2. Prayer

The Mayor read the Prayer:

Almighty God, you have given us a beautiful place to live in. We pray for your gift of wisdom that the decisions of this Council may benefit those we serve.

Be with us in our deliberations that this Municipality may know your blessing. Amen.

3. Acknowledgement of Country (Gadigal People and Birrabirrigal People)

The Mayor read the following Acknowledgement of Country:

I would like to acknowledge that we are here today on the land of the Gadigal and Birrabirrigal people, the traditional custodians of the land. On behalf of Woollahra Council, I acknowledge Aboriginal or Torres Strait Islander people attending today and I pay my respects to Elders past, present and emerging.

4. Acknowledgement of the Sovereign of the Day (Queen Elizabeth II)

The Mayor read the following Acknowledgement of the Sovereign of the Day (Queen Elizabeth II):

I also acknowledge Queen Elizabeth II.

5. Confirmation of Minutes

Item No:	5.1
Subject:	CONFIRMATION OF COUNCIL MEETING MINUTES - 14 MARCH 2022
Author:	Sue O'Connor, Governance Officer
File No:	22/56279
Purpose of the Report:	The Minutes of the Council of 14 March 2022 were previously circulated. In accordance with the guidelines for Committees' operations it is now necessary that those Minutes be formally taken as read and confirmed.
Alignment to Delivery Program:	Strategy 11.1 Facilitate community led decision-making that is open, honest and ethical and benefits the broader community.

(Shapiro/Silcocks)

58/22 Resolved:

THAT the Minutes of the Council Meeting of 14 March 2022 be taken as read and confirmed.

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

Woollahra Municipal Council
Ordinary Council Meeting Minutes

28 March 2022

For the Motion

Councillor Carmichael
Councillor Cavanagh
Councillor Elsing
Councillor Grieve
Councillor Jarvis
Councillor Price
Councillor Regan
Councillor Robertson
Councillor Shapiro
Councillor Silcocks
Councillor Witt
Councillor Wynne
Councillor Zeltzer

13/0

Against the Motion

Nil

Item No: 5.2
Subject: CONFIRMATION STRATEGIC & CORPORATE COMMITTEE MINUTES
- 21 MARCH 2022
Author: Sue O'Connor, Governance Officer
File No: 22/56305
Purpose of the Report: The Minutes of the Strategic & Corporate Committee of 21 March 2022 were previously circulated. In accordance with the guidelines for Committees' operations it is now necessary that those Minutes be formally taken as read and confirmed.
Alignment to Delivery Program: Strategy 11.1 Facilitate community led decision-making that is open, honest and ethical and benefits the broader community.
(Elsing/Robertson)

59/22 Resolved:

THAT the Minutes of the Strategic & Corporate Committee Meeting of 21 March 2022 be taken as read and confirmed, subject to recommendation in Part D of Item R1 (Financial impact of cost shifting from other levels of Government 2021-2022) being amended to read 'All other members of NSW Parliament' rather than 'with a carbon copy to all other members of NSW Parliament'.

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

For the Motion

Councillor Carmichael
Councillor Cavanagh
Councillor Elsing
Councillor Grieve
Councillor Jarvis
Councillor Price
Councillor Regan
Councillor Robertson
Councillor Shapiro
Councillor Silcocks
Councillor Witt
Councillor Wynne
Councillor Zeltzer

13/0

Against the Motion

Nil

6. Leave of Absence and Apologies

Note: The Leave of Absence was withdrawn by Councillor Cavanagh. Apologies were received and accepted from Councillor Sarah Swan and Councillor Richard Shields and leave of absence granted.

7. Declarations of Interest

Councillor Grieve declared a Non-Pecuniary, Non-Significant interest in Item 16.1 (Notice of Motion – Universal Access to Early Learning (Thrive by Five Campaign)) as Councillor Grieve has shares in Fortescue Metal and 'Thrive by Five' is run by Minderoo Foundation which is the charitable organisation set up not by Fortescue Metal but by Twiggy Forest. Councillor Grieve remained in the meeting, participated in debate and voted on the matter.

Councillor Zeltzer declared a Non-Pecuniary, Non-Significant interest in Item 16.1 (Notice of Motion – Universal Access to Early Learning (Thrive by Five Campaign)) as Councillor Zeltzer has shares in Fortescue Metal and 'Thrive by Five' is run by Minderoo Foundation which is the charitable organisations set up not by Fortescue Metal but by Twiggy Forest. Councillor Zeltzer remained in the meeting, participated in debate and voted on the matter.

The Mayor, Councillor Wynne declared a Non-Pecuniary, Non-Significant interest in Item 16.1 (Notice of Motion – Universal Access to Early Learning (Thrive by Five Campaign)), as The Mayor, Councillor Wynne's knows the CEO of the Minderoo Foundation and CEO of Tattarang Foundation personally. The Mayor, Councillor Wynne remained in the meeting, participated in debate and voted on the matter.

The Mayor, Councillor Wynne declared a Non-Pecuniary, Non-Significant interest in Item 16.3 (Notice of Motion – Panterong Reserve Dogs on Leash), as The Mayor, Councillor Wynne's dog attends the vet. The Mayor, Councillor Wynne remained in the meeting, participated in debate and voted on the matter.

Councillor Regan declared a Non-Pecuniary, Non-Significant interest in Item 16.3 (Notice of Motion – Panterong Reserve Dogs on Leash), as Councillor Regan's Guinea pigs attends the vet. Councillor Regan remained in the meeting, participated in debate and voted on the matter.

8. Late Correspondence

Note Council resolution of 27 June 2011 to read late correspondence in conjunction with the relevant Agenda Items – 13.1 (R1), 13.2 (R2, R3 & R4), 13.3 (R3), NOM 16.2 and QWN.

9. Petitions Tabled

Nil

10. Public Forum

Nil

Woollahra Municipal Council
Ordinary Council Meeting Minutes

28 March 2022

General Manager and Officer's Report

Item No: 12.1
Subject: **SUPERANNUATION CONTRIBUTION PAYMENTS FOR COUNCILLORS**
Author: Patrick Brown, Governance
Approvers: Helen Tola, Manager - Governance & Council Support
Sue Meekin, Director Corporate Performance
Craig Swift-McNair, General Manager
File No: 22/52204
Purpose of the Report: The purpose of this report is to advise Councillors of the option of having superannuation contribution payments made to Councillors.
Alignment to Delivery Program: Strategy 10.2: Plan for the future for Woollahra.

(Grieve/Shapiro)

60/22 Resolved:

THAT pursuant to section 254B of the *NSW Local Government Act 1993* (the Act), Woollahra Municipal Council declares to make superannuation contribution payments to its Councillors from 1 July 2022 in accordance with the provisions outlined in the Act.

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

For the Motion

Councillor Carmichael
Councillor Cavanagh
Councillor Elsing
Councillor Grieve
Councillor Price
Councillor Regan
Councillor Robertson
Councillor Shapiro
Councillor Silcocks
Councillor Witt
Councillor Wynne
Councillor Zeltzer

Against the Motion

Councillor Jarvis

12/1

Woollahra Municipal Council
Ordinary Council Meeting Minutes

28 March 2022

Item No: 12.2
Subject: **UPDATE ON COVID-19 SUPPORT INITIATIVES**
Author: Sue Meekin, Director Corporate Performance
Approver: Craig Swift-McNair, General Manager
File No: 22/54171
Purpose of the Report: To report on the progress on Council's support initiatives and activities including their budget impact in light of lockdowns and restrictions due to the COVID-19 pandemic
Alignment to Delivery Program: Strategy 11.4: Maintain Council's strong financial position.

Note: The Council added part D to the resolution.

(Elsing/Wynne)

61/22 Resolved:

THAT Council:

- A. Note the information as included in this February 2022 COVID-19 Support Initiatives update report.
- B. Note the estimated financial impact of the current COVID-19 most restrictions, including associated support initiatives, is \$98,935 for the month of February 2022 and is estimated to be \$3,710,900 for the full 2021-2022 financial year.
- C. Note that with few restrictions still in place, the ongoing financial impact from COVID-19 has reduced significantly and that therefore this March 2022 Council report will be the final report presented to Council on COVID-19 support initiatives, with any further financial impacts to be reported to Council through the current Quarterly Budget Review reports.
- D. Prepare an executive summary (with references to underlying documents) of Council's COVID-19 initiatives (financial and others) from January 2020 to March 2022 for noting by Council at a Council Meeting in May 2022 and released/published to Council's website following consideration by Council.

Note: *In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.*

For the Motion

Councillor Carmichael
Councillor Cavanagh
Councillor Elsing
Councillor Grieve
Councillor Jarvis
Councillor Price
Councillor Regan
Councillor Robertson
Councillor Shapiro
Councillor Silcocks
Councillor Witt
Councillor Wynne
Councillor Zeltzer

Against the Motion

Nil

13/0

Woollahra Municipal Council
Ordinary Council Meeting Minutes

28 March 2022

Item No: 12.3
Subject: **WORKING PARTIES AND/OR SUB-COMMITTEES UPDATE**
Author: Helen Tola, Manager - Governance & Council Support
Approvers: Sue Meekin, Director Corporate Performance
Craig Swift-McNair, General Manager
File No: 22/55891
Purpose of the Report: The purpose of this report is to provide an update on the review of working parties and/or sub committees.
Alignment to Delivery Program: Strategy 11.1: Facilitate community led decision-making that is open, honest and ethical and benefits the broad community.

Motion moved by Councillor Zeltzer
Seconded by Councillor Shapiro

- A. THAT Council notes this update report and notes that the review the Working Parties and/or Sub-Committees is progressing as outlined in this report.
- B. THAT Council resolve to proceed with the existing Working Parties and/or Sub-Committees for the period April 2022 to September 2022, excluding the following (effective immediately):
- Double Bay Working Party
 - Yarranabbe Park Steering Committee
 - Community Safety Committee.
- C. THAT a further report be prepared prior to September 2022 to consider an extensive review of the Working Parties and/or Sub-Committees, and that staff consider the best approach to how we manage one off-events such as World Pride.
- D. THAT any decision on the Paddington Working Party is considered via a report to be tabled to Council by 30 June 2022.

Amendment moved by Councillor Elsing
Seconded by Councillor Witt

- A. THAT Council notes this update report and notes that the review the Working Parties and/or Sub-Committees is progressing as outlined in this report.
- B. THAT Council resolve to proceed with the existing Working Parties and/or Sub-Committees for the period April 2022 to September 2022, excluding the following (effective immediately):
- Yarranabbe Park Steering Committee
 - Community Safety Committee.
- C. THAT a further report be prepared prior to September 2022 to consider an extensive review of the Working Parties and/or Sub-Committees.

Procedural Motion

(Shapiro/Carmichael)

Resolved:

THAT the motion be put.

Woollahra Municipal Council
Ordinary Council Meeting Minutes

28 March 2022

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

For the Motion

Councillor Carmichael
Councillor Cavanagh
Councillor Grieve
Councillor Jarvis
Councillor Robertson
Councillor Shapiro
Councillor Silcocks
Councillor Wynne
Councillor Zeltzer

Against the Motion

Councillor Elsing
Councillor Price
Councillor Regan
Councillor Witt

9/4

The Amendment was put and lost.

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

For the Amendment

Councillor Elsing
Councillor Price
Councillor Regan
Councillor Silcocks
Councillor Witt

Against the Amendment

Councillor Carmichael
Councillor Cavanagh
Councillor Grieve
Councillor Jarvis
Councillor Robertson
Councillor Shapiro
Councillor Wynne
Councillor Zeltzer

5/8

The Motion was put and carried.

(Zeltzer/Shapiro)

62/22 Resolved:

- A. THAT Council notes this update report and notes that the review the Working Parties and/or Sub-Committees is progressing as outlined in this report.
- B. THAT Council resolve to proceed with the existing Working Parties and/or Sub-Committees for the period April 2022 to September 2022, excluding the following (effective immediately):
 - Double Bay Working Party
 - Yarranabbe Park Steering Committee
 - Community Safety Committee.
- C. THAT a further report be prepared prior to September 2022 to consider an extensive review of the Working Parties and/or Sub-Committees, and that staff consider the best approach to how we manage one off-events such as World Pride.
- D. THAT any decision on the Paddington Working Party is considered via a report to be tabled to Council by 30 June 2022.

Woollahra Municipal Council
Ordinary Council Meeting Minutes

28 March 2022

Note: *In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.*

For the Motion

Councillor Carmichael
Councillor Cavanagh
Councillor Grieve
Councillor Jarvis
Councillor Price
Councillor Robertson
Councillor Shapiro
Councillor Wynne
Councillor Zeltzer

Against the Motion

Councillor Elsing
Councillor Regan
Councillor Silcocks
Councillor Witt

9/4

Unconfirmed

Woollahra Municipal Council
Ordinary Council Meeting Minutes

28 March 2022

Item No: 12.4
Subject: **GENERAL MANAGERS PERFORMANCE REVIEW PANEL**
Author: Craig Swift-McNair, General Manager
File No: 22/31611
Purpose of the Report: This report is required as per guidelines provided by the Office of Local Government for the establishment of the General Manager's Performance Review Panel.
Alignment to Delivery Program: Strategy 11.2: Develop and maintain effective reporting systems that enable Council to measure and report on performance.

(Shapiro/Zeltzer)

63/22 Resolved:

THAT Council:

- A. Determine the composition of the General Manager's Performance Review Panel (GMPRP) for the period 2022-2023 to consist of the Mayor, the Deputy Mayor, two Councillors nominated by Council (i.e. Councillor Zeltzer and Councillor Robertson) and a Councillor nominated by the General Manager (i.e. Councillor Silcocks).
- B. Delegate to the General Manager's Performance Review Panel:
 - i. The process of performance management, including a performance review of the 2021-2022 period.
 - ii. The reporting to Council of findings and recommendations of review for the 2021-2022 period and any actions that should be taken, noting that any such report would be required to be considered in closed session.
 - iii. The determination of any new performance agreement for the period 2022-2023.
- C. Approve the General Manager's Performance Review Panel (GMPRP) to appoint an external facilitator to assist in the review of the General Managers performance for 2021-2022 and to assist the GMPRP in the development of the General Managers performance agreement for 2022-2023.
- D. Receive and note the 2020-2021 General Manager performance agreement end of year review as approved by the General Managers Performance Review Panel (GMPRP) and the 2021-2022 General Managers performance agreement as approved by the GMPRP.

Note: *In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.*

For the Motion

Councillor Carmichael
Councillor Cavanagh
Councillor Elsing
Councillor Grieve
Councillor Jarvis
Councillor Regan
Councillor Robertson
Councillor Shapiro
Councillor Silcocks
Councillor Wynne
Councillor Zeltzer

Against the Motion

Councillor Price
Councillor Witt

11/2

Woollahra Municipal Council
Ordinary Council Meeting Minutes

28 March 2022

Environmental Planning Committee

Items with Recommendations from the Committee Meeting of Monday 7 March 2022 Submitted to the Council for Determination

Item No: R1 Recommendation to Council

Subject: **POST EXHIBITION REPORT - PLANNING PROPOSAL FOR THE DOUBLE BAY BOWLING CLUB**

Authors: Emma Williamson, Strategic Planner
Anne White, Manager - Strategic Planning

Approver: Scott Pedder, Director - Planning & Place

File No: 22/29477

Purpose of the Report: To report on the public exhibition of the planning proposal to amend the Woollahra Local Environmental Plan 2014 for land known as the Double Bay Bowling Club at 18 Kiaora Road, Double Bay.

Alignment to Delivery Program: Strategy 4.1: Encourage and ensure high quality planning and urban design outcomes.

Note: Late correspondence was tabled by Lance Shofer, Double Bay Bowling Club.

(Jarvis/Regan)

64/22 Resolved without debate:

- A. THAT Council finalise the planning proposal at Annexure 1 of the report to the Environmental Planning Committee meeting of 7 March 2022 which seeks to rezone the site from Zone R3 Medium Density Residential to Zone RE2 Private Recreation and increase the minimum lot size for subdivision from 700m² to 8,800m².
- B. THAT Council requests the Planning Secretary to make the local environmental plan under section 3.36(1) of the *Environmental Planning and Assessment Act 1979*.

Note: *In accordance with section 375A of the Local Government Act a Division of votes is recorded on this planning matter.*

For the Motion

Councillor Cavanagh
Councillor Elsing
Councillor Grieve
Councillor Jarvis
Councillor Price
Councillor Regan
Councillor Robertson
Councillor Shapiro
Councillor Silcocks
Councillor Witt
Councillor Wynne
Councillor Zeltzer

Against the Motion

Nil

12/0

Woollahra Municipal Council
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28 March 2022

Item No: R2 Recommendation to Council
Subject: **DELIVERY PROGRAM 2018 - 2022 AND OPERATIONAL PLAN 2021/22
SIX MONTHLY PROGRESS REPORT - DECEMBER 2021**
Authors: Petrina Duffy, Coordinator Strategy & Performance
Cheryle Burns, Manager - Business Assurance & Improvement
Approvers: Sue Meekin, Director Corporate Performance
Tom O'Hanlon, Director - Infrastructure & Sustainability
Patricia Occelli, Director Community & Customer Experience
File No: 22/35585
Purpose of the Report: To review the status of the Priorities and Actions in Council's Delivery Program 2018 to 2022 and Operational Plan 2021/22 for the six months ending 31 December 2021
Alignment to Delivery Program: Strategy 11.2: Develop and maintain effective reporting systems that enable Council to measure and report on performance.
Note: Late correspondence was tabled by Petrina Duffy, Coordinator Strategy & Performance.

(Jarvis/Regan)

65/22 Resolved without debate:

THAT the December 2021 Progress Report on Council's Delivery Program 2018 to 2022 and Operational Plan 2021/22 be received and noted.

Note: In accordance with section 375A of the Local Government Act a Division of votes is recorded on this planning matter.

For the Motion

Against the Motion

Councillor Cavanagh
Councillor Elsing
Councillor Grieve
Councillor Jarvis
Councillor Price
Councillor Regan
Councillor Robertson
Councillor Shapiro
Councillor Silcocks
Councillor Witt
Councillor Wynne
Councillor Zeltzer

Nil

12/0

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28 March 2022

Finance, Community & Services Committee

Items with Recommendations from the Committee Meeting of Monday 7 March 2022 Submitted to the Council for Determination

Item No: R1 Recommendation to Council

Subject: **PROPOSAL TO EXTEND THE WOOLLAHRA DOMESTIC AND FAMILY VIOLENCE ACCOMMODATION AND SUPPORT PROGRAM WITH THE WOMEN'S HOUSING COMPANY FOR A FURTHER 3 YEAR PERIOD, 2022-2025.**

Author: Vicki Munro, Manager Community & Culture

Approver: Patricia Occelli, Director Community & Customer Experience

File No: 22/38124

Purpose of the Report: To provide an update on the Woollahra Domestic and Family Violence Accommodation and Support Program and proposal to extend the Agreement with Women's Housing Company for a further 3 year period.

Alignment to Delivery Program: Strategy 2.2: Provide support for vulnerable people.

(Zeltzer/Grieve)

66/22 Resolved without debate:

- A. THAT Council receive and note the report.
- B. THAT Council continue to provide housing assistance to women with dependent children who are escaping domestic and family violence, through a new three year agreement with the Women's Housing Company, from 1 July 2022 to 30 June 2025, based on 10 units to a value of \$330,000 each year of the Agreement.
- C. THAT Council supports the recommendations of Women's Housing Company to:
- i Increase promotion of the Program with other Domestic and Family Violence stakeholders, as well as the wider community;
 - ii Increase the pool of agencies who provide referrals to the Woollahra Domestic and Family Violence Accommodation and Support Program.

Note: *In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.*

For the Motion

Against the Motion

Councillor Carmichael
Councillor Cavanagh
Councillor Elsing
Councillor Grieve
Councillor Jarvis
Councillor Price
Councillor Regan
Councillor Robertson
Councillor Shapiro
Councillor Silcocks
Councillor Witt
Councillor Wynne
Councillor Zeltzer

Nil

13/0

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28 March 2022

Item No: R2 Recommendation to Council
Subject: **DELIVERY PROGRAM 2018 - 2022 AND OPERATIONAL PLAN 2021/22 SIX MONTHLY PROGRESS REPORT - DECEMBER 2021**
Authors: Petrina Duffy, Coordinator Strategy & Performance
Cheryle Burns, Manager - Business Assurance & Improvement
Approvers: Tom O'Hanlon, Director - Infrastructure & Sustainability
Sue Meekin, Director Corporate Performance
Patricia Occelli, Director Community & Customer Experience
File No: 22/35589
Purpose of the Report: To review the status of the Priorities and Actions in Council's Delivery Program 2018 to 2022 and Operational Plan 2021/22 for the six months ending 31 December 2021
Alignment to Delivery Program: Strategy 11.2: Develop and maintain effective reporting systems that enable Council to measure and report on performance.
Note: Late correspondence was tabled by Petrina Duffy, Coordinator Strategy & Performance.

(Zeltzer/Grieve)

67/22 Resolved without debate:

THAT the December 2021 Progress Report on Council's Delivery Program 2018 to 2022 and Operational Plan 2021/22 be received and noted.

Note: *In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.*

For the Motion

Against the Motion

Councillor Carmichael
Councillor Cavanagh
Councillor Elsing
Councillor Grieve
Councillor Jarvis
Councillor Price
Councillor Regan
Councillor Robertson
Councillor Shapiro
Councillor Silcocks
Councillor Witt
Councillor Wynne
Councillor Zeltzer

Nil

13/0

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Item No: R3 Recommendation to Council
Subject: **DRAFT 2022/23 RATING STRUCTURE**
Authors: Sue Meekin, Director Corporate Performance
Paul Ryan, Chief Financial Officer
Approvers: Craig Swift-McNair, General Manager
Sue Meekin, Director Corporate Performance
File No: 22/39883
Purpose of the Report: To present the recommended Rating Structure for 2022/23 for inclusion in the Draft Delivery Program and 2022/23 Operational Plan for the purposes of public exhibition.
Alignment to Delivery Program: Strategy 11.4: Maintain Council's strong financial position.

**Motion moved by Councillor Grieve
Seconded by Councillor Robertson**

- A. THAT Council note the Independent Pricing & Regulatory Tribunal (IPART) Rate Peg maximum increase for the Woollahra Local Government Area for 2022/23 of 0.7% and that this is significantly lower than the conservative long term inflation target of 2% - 3%.
- B. THAT the Rating Structure attached as Annexure 3 to this report be incorporated into the Draft Delivery Program 2022/23 -2025/26 and 2022/23 Operational Plan for the purpose of public exhibition and that the option of 100% ad valorem be included in our draft rating structure (as an option) prior to exhibition.
- C. THAT Council request the Mayor to write to the NSW Premier, the Hon. Dominic Perrottet MP; the NSW Treasurer, the Hon. Matt Kean MP; the Minister for Local Government, the Hon. Wendy Tuckerman MP; the Hon. Gabriel Upton MP, Member for Vaucluse and Mr Alex Greenwich MP, Member for Sydney, outlining the financial impact on Council of the 0.7% Rate Peg as recently determined by IPART.
- D. THAT Council note that the General Manager will table a report to the next Strategic & Corporate Committee meeting on the financial impacts of Cost Shifting from other levels of Government to Council.
- E. THAT Council staff prepare a report in relation to moving to a revised rating structure in 12 months' time.

**Amendment moved by Councillor Zeltzer
Seconded by Councillor Carmichael**

- A. THAT Council note the Independent Pricing & Regulatory Tribunal (IPART) Rate Peg maximum increase for the Woollahra Local Government Area for 2022/23 of 0.7% and that this is significantly lower than the conservative long term inflation target of 2% - 3%.
- B. THAT the Rating Structure attached as Annexure 3 to this report be incorporated into the Draft Delivery Program 2022/23 -2025/26 and 2022/23 Operational Plan for the purpose of public exhibition.
- C. THAT Council request the Mayor to write to the NSW Premier, the Hon. Dominic Perrottet MP; the NSW Treasurer, the Hon. Matt Kean MP; the Minister for Local Government, the Hon. Wendy Tuckerman MP; the Hon. Gabriel Upton MP, Member for Vaucluse and Mr Alex Greenwich MP, Member for Sydney, outlining the financial impact on Council of the 0.7% Rate Peg as recently determined by IPART.

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- D. THAT Council note that the General Manager will table a report to the next Strategic & Corporate Committee meeting on the financial impacts of Cost Shifting from other levels of Government to Council.

The Amendment was put and carried.

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

For the Amendment

Councillor Carmichael
Councillor Cavanagh
Councillor Elsing
Councillor Jarvis
Councillor Price
Councillor Regan
Councillor Shapiro
Councillor Silcocks
Councillor Witt
Councillor Wynne
Councillor Zeltzer

Against the Amendment

Councillor Grieve
Councillor Robertson

11/2

The Amendment became the Motion.

**A further Amendment was moved by Councillor Grieve
Seconded by Councillor Robertson**

- A. THAT Council note the Independent Pricing & Regulatory Tribunal (IPART) Rate Peg maximum increase for the Woollahra Local Government Area for 2022/23 of 0.7% and that this is significantly lower than the conservative long term inflation target of 2% - 3%.
- B. THAT the Rating Structure attached as Annexure 3 to this report be incorporated into the Draft Delivery Program 2022/23 -2025/26 and 2022/23 Operational Plan for the purpose of public exhibition.
- C. THAT Council request the Mayor to write to the NSW Premier, the Hon. Dominic Perrottet MP; the NSW Treasurer, the Hon. Matt Kean MP; the Minister for Local Government, the Hon. Wendy Tuckerman MP; the Hon. Gabriel Upton MP, Member for Vaucluse and Mr Alex Greenwich MP, Member for Sydney, outlining the financial impact on Council of the 0.7% Rate Peg as recently determined by IPART.
- D. THAT Council note that the General Manager will table a report to the next Strategic & Corporate Committee meeting on the financial impacts of Cost Shifting from other levels of Government to Council.
- E. THAT Council staff prepare a report in relation to moving to a revised rating structure in 12 months' time.

The further Amendment was put and lost.

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Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

For the further Amendment

Councillor Grieve
Councillor Robertson

Against the further Amendment

Councillor Carmichael
Councillor Cavanagh
Councillor Elsing
Councillor Jarvis
Councillor Price
Councillor Regan
Councillor Shapiro
Councillor Silcocks
Councillor Witt
Councillor Wynne
Councillor Zeltzer

2/11

The Motion was put and carried.

(Zeltzer/Carmichael)

68/22 Resolved:

- A. THAT Council note the Independent Pricing & Regulatory Tribunal (IPART) Rate Peg maximum increase for the Woollahra Local Government Area for 2022/23 of 0.7% and that this is significantly lower than the conservative long term inflation target of 2% - 3%.
- B. THAT the Rating Structure attached as Annexure 3 to this report be incorporated into the Draft Delivery Program 2022/23 -2025/26 and 2022/23 Operational Plan for the purpose of public exhibition.
- C. THAT Council request the Mayor to write to the NSW Premier, the Hon. Dominic Perrottet MP; the NSW Treasurer, the Hon. Matt Kean MP; the Minister for Local Government, the Hon. Wendy Tuckerman MP; the Hon. Gabriel Upton MP, Member for Vaucluse and Mr Alex Greenwich MP, Member for Sydney, outlining the financial impact on Council of the 0.7% Rate Peg as recently determined by IPART.
- D. THAT Council note that the General Manager will table a report to the next Strategic & Corporate Committee meeting on the financial impacts of Cost Shifting from other levels of Government to Council.

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

For the Motion

Councillor Carmichael
Councillor Cavanagh
Councillor Elsing
Councillor Jarvis
Councillor Price
Councillor Regan
Councillor Shapiro
Councillor Silcocks
Councillor Witt
Councillor Wynne
Councillor Zeltzer

Against the Motion

Councillor Robertson
Councillor Grieve

11/2

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Item No: R4 Recommendation to Council
Subject: **LANDOWNER'S CONSENT FOR THE CONSTRUCTION OF NEW PUBLIC AMENITIES WITHIN PARSLEY BAY RESERVE**
Author: Zubin Marolia, Manager - Property & Projects
Approver: Tom O'Hanlon, Director - Infrastructure & Sustainability
File No: 22/20047
Purpose of the Report: To seek Council approval to grant landowner's consent for submission of a DA.

Note: Late correspondence was tabled by Zubin Marolia, Council's Manager Property & Projects.

(Zeltzer/Grieve)

69/22 Resolved without debate:

THAT Council, in its capacity as Trust Manager for Parsley Bay Reserve on behalf of Crown Lands, grants landowner consent for Sydney Water to lodge a DA for the construction of new public toilets within the current care takers building as noted on the plans included at Attachment 1 of this report, subject to satisfactory resolution of issues relating to the storage area.

Note: *In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.*

For the Motion

Against the Motion

Councillor Carmichael
Councillor Cavanagh
Councillor Elsing
Councillor Grieve
Councillor Jarvis
Councillor Price
Councillor Regan
Councillor Robertson
Councillor Shapiro
Councillor Silcocks
Councillor Witt
Councillor Wynne
Councillor Zeltzer

Nil

13/0

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Item No: R5 Recommendation to Council
Subject: **PLUMER ROAD AND O'SULLIVAN ROAD, ROSE BAY - 90 DEGREE ANGLE PARKING WITH PEDESTRIAN CROSSINGS DESIGN PLAN**
Author: Caitlin Bailey, Acting Team Leader - Traffic & Transport
Approver: Emilio Andari, Manager Engineering Services
File No: 22/57381
Purpose of the Report: To improve the streetscape amenity and provide additional parking opportunities.
Alignment to Delivery Program: Strategy 4.6: Ensure that planning and building requirements are complied with.

Note: In accordance with Council's meeting procedures and policy this matter has been called to full Council by Councillor Shapiro.

(Zeltzer/Grieve)

70/22 Resolved without debate:

THAT the design plan for the 90 degree angle, rear-to-kerb parking with two proposed pedestrian crossings with associated signs and line markings in Plumer Road and O'Sullivan Road, Rose Bay (as per attached Attachment 1 – Design Plan) be approved.

Note: *In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.*

For the Motion

Against the Motion

Councillor Carmichael
Councillor Cavanagh
Councillor Elsing
Councillor Grieve
Councillor Jarvis
Councillor Price
Councillor Regan
Councillor Robertson
Councillor Shapiro
Councillor Silcocks
Councillor Witt
Councillor Wynne
Councillor Zeltzer

Nil

13/0

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Item No: R6 Recommendation to Council
Subject: **DRAFT DONATIONS AND SPONSORSHIP POLICY**
Authors: Vicki Munro, Manager Community & Culture
Helen Tola, Manager - Governance & Council Support
Approvers: Sue Meekin, Director Corporate Performance
Patricia Occelli, Director Community & Customer Experience
File No: 22/39583
Purpose of the Report: To present to Council for consideration a Draft Donations and Sponsorship Policy
Alignment to Delivery Program: Strategy 11.1: Facilitate community led decision-making that is open, honest and ethical and benefits the broad community.

Note: In accordance with Council's meeting procedures and policy this matter has been referred to full Council for consideration.

Note: Late correspondence was tabled by Vicki Munro, Council's Manager Community & Culture and Helen Tola, Council's Manager Governance & Council Support.

Note: The Council amended Part A of the resolution.

(Robertson/Carmichael)

71/22 Resolved:

- A. THAT Council endorses the Draft Donations and Sponsorship Policy presented as **Attachment 1** for the purpose of public exhibition for a period of 28 days, subject to the following amendments:
- addition of the words 'and Councillors' to the 4th dot point in the definition of Donations to read "Gifts and Benefits to individual Council staff and Councillors as covered by Council's Code of Conduct".
 - deletion of the words 'the donation and/or sponsorship must' from the 5th bullet point in clause 6.1.
 - deletion of the word 'where' after to the words "Donations and/or Sponsorship will not be accepted' in clause 6.1.
 - addition of the word 'where' to the 1st bullet point after the words "Donations and/or Sponsorship will not be accepted" in clause 6.1.
 - Adding the words 'over and' to the 2nd bullet point in clause 6.2 to read "Donations and/or sponsorship over and above \$20,000 should be approved by resolution of Council"
- B. THAT the Draft Internal Procedures for Donations and Sponsorship be circulated to Council prior to the Council meeting on 28 March 2022.

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Note: *In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.*

For the Motion

Against the Motion

Councillor Carmichael
Councillor Cavanagh
Councillor Elsing
Councillor Grieve
Councillor Jarvis
Councillor Price
Councillor Regan
Councillor Robertson
Councillor Shapiro
Councillor Silcocks
Councillor Witt
Councillor Wynne
Councillor Zeltzer

Nil

13/0

Unconfirmed

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Ordinary Council Meeting Minutes

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Strategic & Corporate Committee

Items with Recommendations from the Committee Meeting of Monday 21 March 2022 Submitted to the Council for Determination

Item No: R1 Recommendation to Council
Subject: **FINANCIAL IMPACT OF COST SHIFTING FROM OTHER LEVELS OF GOVERNMENT 2021-2022**
Author: Craig Swift-McNair, General Manager
Approvers: Sue Meekin, Director Corporate Performance
Craig Swift-McNair, General Manager
File No: 22/40698
Purpose of the Report: This report details information relating to the financial impact on Council of cost shifting from other levels of government.
Alignment to Delivery Program: Strategy 11.4: Maintain Council's strong financial position.

(Wynne/Robertson)

72/22 Resolved:

THAT Council:

- A. Receive and note the Financial Impact of Cost Shifting from Other Levels of Government 2021-2022.
- B. Note that the estimated value of cost shifting from other levels of government impacting on Woollahra Council for 2021-2022 is \$3.977million.
- C. Note that in addition to this report, a Financial Impact of Cost Shifting from Other Levels of Government report will be tabled at future Council meetings annually in October, detailing the impact of cost shifting to Council for the preceding financial year.
- D. Request the Mayor and General Manager write to the State and Federal Members of Parliament as listed below, requesting the following:
 - i. Restoration of the Financial Assistance Grants funding to a level equivalent to at least 1% of Commonwealth Taxation Revenue.
 - ii. Putting an end to cost shifting immediately.
 - iii. Returning 100% of income from the waste levy to all NSW Councils.
 - iv. Reimburse Councils for the mandatory pensioner rate rebates.
 - v. Development by IPART of a more streamlined and faster Special Rate Variation process for use by Councils.
 - Premier of NSW, The Hon. Dominic Perrottet MP
 - NSW Treasurer, The Hon. Matt Kean MP
 - NSW Minister for Local Government, The Hon. Wendy Tuckerman MP
 - Member for Vaucluse, The Hon. Gabrielle Upton MP
 - Member for Sydney, Mr. Alex Greenwich MP
 - Member for Wentworth, Mr. Dave Sharma MP
 - Leader of the NSW Opposition, Mr. Chris Minns MP
 - Shadow Minister for Local Government, Mr. Greg Warren MP
 - All other members of NSW Parliament
 - with a carbon copy (CC) to Local Government NSW

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- with a carbon copy (CC) Australian Local Government Association
- with a carbon copy (CC) to SSROC.

- E. Provide to the public, copies of correspondence to and from the State and Federal members of Parliament those specifically named in point D) above.
- F. The Mayor and General Manager investigate a motion of these lines being tabled in instrumentalities such as the Australian Local Government Association Conference, SSROC and other appropriate forums etc.

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

For the Motion

Against the Motion

Councillor Carmichael
Councillor Cavanagh
Councillor Elsing
Councillor Grieve
Councillor Jarvis
Councillor Price
Councillor Regan
Councillor Robertson
Councillor Shapiro
Councillor Silcocks
Councillor Witt
Councillor Wynne
Councillor Zeltzer

Nil

13/0

Item No: R2 Recommendation to Council
Subject: **DRAFT WOOLLAHRA SECTION 7.12 DEVELOPMENT CONTRIBUTIONS PLAN 2022**
Author: Lyle Tamlyn, Strategic Planner
Approvers: Anne White, Manager - Strategic Planning
Scott Pedder, Director - Planning & Place
File No: 22/35474
Purpose of the Report: To obtain Council's approval to exhibit the Draft Woollahra Section 7.12 Development Contributions Plan 2022.
Alignment to Delivery Program: Strategy 4.1: Encourage and ensure high quality planning and urban design outcomes.

(Wynne/Robertson)

73/22 Resolved without debate:

- A. THAT the report on the *Draft Woollahra Section 7.12 Development Contributions Plan 2022* be received and noted.
- B. THAT Council resolves to exhibit the *Draft Woollahra Section 7.12 Development Contributions Plan 2022* as contained in **Attachment 1** of the report to the Strategic & Corporate Committee of 21 March 2022.

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Note: In accordance with section 375A of the Local Government Act a Division of votes is recorded on this planning matter.

For the Motion

Against the Motion

Councillor Carmichael
Councillor Cavanagh
Councillor Elsing
Councillor Grieve
Councillor Jarvis
Councillor Price
Councillor Regan
Councillor Robertson
Councillor Shapiro
Councillor Silcocks
Councillor Witt
Councillor Wynne
Councillor Zeltzer

Nil

13/0

Item No: R3 Recommendation to Council
Subject: **COMMUNITY STRATEGIC PLAN WOOLLAHRA 2032, DELIVERY PROGRAM 2022 TO 2026 AND OPERATIONAL PLAN 2022/23 INCLUDING DRAFT 2022/23 BUDGET**
Authors: Petrina Duffy, Coordinator Strategy & Performance
Henrietta McGilvray, Corporate Accountant
Paul Ryan, Chief Financial Officer
Approvers: Sue Meekin, Director Corporate Performance
Craig Swift-McNair, General Manager
File No: 22/37386
Purpose of the Report: To present Council's draft Community Strategic Plan, Delivery Program 2022 to 2025, Operational Plan 2022/23 including the Draft 2022/23 Budget and Long Term Financial Plan to the Committee for endorsement to place on public exhibition for a period of at least 28 days.

Note: Late correspondence was tabled by Craig Swift-McNair, General Manager, Petrina Duffy, Coordinator Strategy & Performance and Paul Ryan, Chief Financial Officer.

Note: The Council amended Part D of the Resolution.

(Wynne/Robertson)

74/22 Resolved:

THAT Council:

- A. Receive and note the draft Community Strategic Plan Woollahra 2032, draft Delivery Program 2022 to 2026, draft Operational Plan 2022/23 (including the draft Budget, draft Rating Structure, draft Fees and Charges), and draft Long Term Financial Plan 2022/23 to 2031/32.

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- B. Place on public exhibition for a minimum of 28 days, the draft Community Strategic Plan Woollahra 2032, draft Delivery Program 2022 to 2026, draft Operational Plan 2022/23 (including the draft Budget, draft Rating Structure, draft Fees and Charges), and draft Long Term Financial Plan 2022/23 to 2031/32.
- C. Note that the draft Community Strategic Plan Woollahra 2032, draft Delivery Program 2022 to 2026, draft Operational Plan 2022/23 and the draft Long Term Financial Plan 2022/23 to 2031/32, together with any submissions received will be further considered by Council at a meeting prior 30 June 2022.
- D. Notes the late correspondence submitted to the Council Meeting on 28 March 2022 and adopts the Draft Vision Statement, Mission statement and incorporates the changes to the Vision Statement, Mission Statement and Draft Schedule of Fees & Charges 2022/23.

Note: *In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.*

For the Motion

Against the Motion

Councillor Carmichael
Councillor Cavanagh
Councillor Elsing
Councillor Grieve
Councillor Jarvis
Councillor Price
Councillor Regan
Councillor Robertson
Councillor Shapiro
Councillor Silcocks
Councillor Witt
Councillor Wynne
Councillor Zeltzer

Nil

13/0

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Councillor Reports/Councillor Updates (Section 8.4)

Note: Councillor Reports/Councillor Updates are to be confined to condolences, congratulations, presentations and matters ruled by the Chair to be of extreme urgency (in accordance with Section 8.4 of Council's Code of Meeting Practice).

General Item No: 15.1 Woollahra Philharmonic Orchestra
Tabled by Councillor: Councillor Elsing
Council Elsing advised:

Thank you very much Madam Mayor. I just wanted to advise Councillors that I went to the Woollahra Philharmonic Orchestra (as they have been very quiet over COVID and they could not perform) and now have their new concert, they have normally in St Matthias Church in Oxford Street, Paddington. It was absolutely fantastic to be in that Church. I think there was over 200 people there and it was just wonderful seeing the Philharmonic Orchestra. I just felt disproportionality happy and excited that we have this in our community and I was a little disappointed that they didn't mention Woollahra Council at the beginning of it, because I was taking full credit of it in my own mind when I was there.

I just think it was wonderful and I don't know how, other than in this mechanism, how we can congratulate them, celebrate them and support them, and somehow tell them how grateful I think the community is that they are there and how wonderful it is that we get relatively inexpensive access to such a fabulous, fabulous performance of classical music. So I just wanted to remind Councillors that it is tricky to get the tickets sometimes but it is such a wonderful thing and I absolutely adore it.

The Mayor, Councillor Wynne in response:

Thank you Councillor Elsing, I am happy to write to them.

Councillor Elsing further advised:

I was going to ask that. I think it would be lovely to say that we had feedback and give credit and possibly, staff might look at the terms of reference for our funding to see if they need to mention us, as the community needs to see when we spend money that we are supporting it and we need to drive that home especially in relation to the issues that we have been discussing earlier in the evening about our finances.

The Mayor, Councillor Wynne in further response:

I will write a really nice letter and then staff can write on the matter of terms of reference and funding in a separate letter.

Councillor Elsing further advised:

Yes, of course please separate it out.

(Elsing/Wynne)

Resolved:

- A. THAT the Mayor writes to the Woollahra Philharmonic Orchestra to congratulate them on their performance.
- B. THAT staff review the Terms of Reference and write to the Woollahra Philharmonic Orchestra in relation to recognising Woollahra Council as funding the Orchestra.

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General Item No: 15.2 Neighbour Day at Rose Bay Community Garden
Tabled by Councillor: Councillor Grieve

Councillor Grieve advised:

Thank you Madam Mayor. I would like to advise that I attended Neighbour Day at Rose Bay Community Garden that I believe Council gave us some funding for which is awesome. The Mayor was invited but sadly the weather gods were predicable as always when Rose Bay Community Garden does something, but fortunately we had a beautiful big marquee that we were able to buy with a grant from Woollahra Council and (not like Woollahra Philharmonic Orchestra) we on all our material had the Woollahra Logo and we always acknowledge the contribution.

So it was sad that the Mayor was unable to partake in our wax wraps we made lots of wax wraps out of old quilting fabric and our bees wax. We had about 30-40 people there so we did get a high attendance, that was on Sunday, 27 March 2022.

The Mayor, Councillor Wynne in response:

Thank you very much, Councillor Grieve.

General Item No: 15.3 School Strike for Climate Change
Tabled by Councillor: Councillor Grieve

Councillor Grieve advised:

School Strike for Climate Change, cannot be prouder

I was totally inspired on Friday, 25 March 2022, I attended the School Strike for Climate Change and was absolutely blown away by inspirational speakers and the children as they are showing us the way on climate change and I cannot be prouder about the next generation coming up that was my week.

The Mayor, Councillor Wynne in response:

Thank you very much, Councillor Grieve.

General Item No: 15.4 Small Business Event
Tabled by Councillor: Wynne

The Mayor, Councillor Wynne advised:

Small Business event on Wednesday afternoon. Neil Perry, Andrew from the Paddington Business Chamber/Partners. Really engaging and a lot of questions. Matthew Gollan did a fantastic job on that.

I would like to congratulate Staff on the Small Business event on Thursday afternoon, 24 March 2022. Councillor Witt joined us as well, thank you. While there were a lot of people that registered, there was a smaller turnout and it was absolutely fantastic as we had Neil Perry speaking, Michael Rodregious from the 24hour Commissioner and Andrew from the Paddington Business Chamber/Partnership. It was really engaging, there were a lot of questions, I got a lot of feedback afterwards from people that were there and Matthew Gollan, Manager Placemaking did a terrific job on that as well. So I just wanted to make sure that he is recognised for that and congratulate them.

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General Item No: 15.5 New Planter Boxes
Tabled by Councillor: Jarvis

Councillor Jarvis advised:

Thank you Madam Mayor. I just want to say thank you as we now have new planter boxes in Rose Bay, its only taken 2 years and they are looking good with the succulents and I am looking forward to seeing (as its only 2 days away) that I will be seeing new seating going in. We are on a roll now and just want to say thank you to the staff that I saw late one afternoon who told me that they were going to have them in by 6.30am the next morning, so thank you to them and well done, it was a pleasure to meet them.

The Mayor, Councillor Wynne in response:

Thank you very much, Councillor Grieve.

Unconfirmed

Notices of Motion

Item No: 16.1
Subject: **NOTICE OF MOTION - UNIVERSAL ACCESS TO EARLY LEARNING (THRIVE BY FIVE CAMPAIGN)**
From: Councillors Nicola Grieve and Matthew Robertson
Date: 22 March 2022
File No: 22/55869

Note: Councillor Grieve declared a Non-Pecuniary, Non-Significant interest in this Item, as Councillor Grieve has shares in Fortescue Metal and 'Thrive by Five' is run by Minderoo Foundation which is the charitable organisation set up not by Fortescue Metal but by Twiggy Forest. Councillor Grieve remained in the meeting, participated in debate and voted on the matter.

Note: Councillor Zeltzer declared a Non-Pecuniary, Non-Significant interest in this Item, as Councillor Zeltzer has shares in Fortescue Metal and 'Thrive by Five' is run by Minderoo Foundation which is the charitable organisations set up not by Fortescue Metal but by Twiggy Forest. Councillor Zeltzer remained in the meeting, participated in debate and voted on the matter.

Note: The Mayor, Councillor Wynne declared a Non-Pecuniary, Non-Significant interest in this Item, as The Mayor, Councillor Wynne's knows the CEO of the Minderoo Foundation and CEO of Tattarang Foundation personally. The Mayor, Councillor Wynne remained in the meeting, participated in debate and voted on the matter.

Note: The Council amended Part B (ii) and deleted Part B (iii) of the Motion.

**Motion moved by Councillor Grieve
Seconded by Councillor Robertson**

- A. *THAT Council endorse the 'Thrive by Five' campaign to support high-quality, universally accessible and affordable early learning and childcare.*
- B. *THAT Council:*
- i. *formally advise Local Government NSW and the Australian Local Government Association, that Council has endorsed the 'Thrive by Five' campaign and supports the Associations in their involvement in the campaign.*
 - ii. *writes to Member for Wentworth, Mr Dave Sharma MP, seeking bipartisan support for the campaign's objectives.*

The Motion was put and lost.

Note: *In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.*

For the Motion

Councillor Grieve
Councillor Robertson
Councillor Wynne

3/10

The Motion was LOST.

Against the Motion

Councillor Carmichael
Councillor Cavanagh
Councillor Elsing
Councillor Jarvis
Councillor Price
Councillor Regan
Councillor Shapiro
Councillor Silcocks
Councillor Witt
Councillor Zeltzer

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Item No: 16.2
Subject: **NOTICE OF MOTION - DEFERRAL OF DOUBLE BAY/ROSE BAY CYCLEWAY CONSTRUCTION**
From: Councillors Mary-Lou Jarvis and Sarah Swan
Date: 22 March 2022
File No: 22/55870

Note: Late correspondence was tabled by Councillor Lucinda Regan and Mary Fisher.

**Motion moved by Councillor Jarvis
Seconded by Councillor Carmichael**

- A. THAT Council note:
- i. Council passed a resolution in December 2019 to construct a cycleway from Double Bay to Rose Bay along a shared path from William Street, Double Bay to the Rose Bay promenade and along the promenade to Lyne Park, Rose Bay.
 - ii. The contract for the Rose Bay promenade portion of work was awarded in July 2021 with the intention to complete works during the winter months when there is less usage of promenade.
 - iii. Due to the COVID lock-down, the works were rescheduled to begin in October 2021.
 - iv. As a result of increased pedestrian usage of the promenade during the lock-down, on 13 September 2021 Council resolved to delay commencement of the cycleway construction along the promenade until 4 April 2022.
 - v. During the December 2021 municipal election campaign, there was strong opposition to the present plan of the cycleway.
- B. THAT Council resolve:
- i. To defer construction of the cycleway pending further investigation of alternative options to address community concerns.
 - ii. To review the due diligence that resulted in the present plan and undertake further due diligence including a report on pedestrian safety.
 - iii. To form a working party, including residents, to review alternative options for the cycleway proposed by the Double Bay and Rose Bay residents' Associations and other stakeholders.
 - iv. To undertake further research into the potential danger of the shared path from William Street, Double Bay to the Rose Bay promenade, taking into account the high pedestrian traffic, especially at weekends.
 - v. To defer extension of the cycleway onto the shared path between William Street, Double Bay and the Rose Bay promenade pending confirmation that its width is in line with national and international best practice and pending changes to meet the latest advice from Transport for NSW.
 - vi. That in the event the cycleway is built as planned, to review the hours of operation of the proposed cycleway between three and six months after its completion.

**Councillor Carmichael withdrew seconding of the Motion.
Councillor Witt seconded the Motion.**

The Motion was put and lost.

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Note: *In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.*

For the Motion

Councillor Jarvis
Councillor Witt

Against the Motion

Councillor Carmichael
Councillor Cavanagh
Councillor Elsing
Councillor Grieve
Councillor Price
Councillor Regan
Councillor Robertson
Councillor Shapiro
Councillor Silcocks
Councillor Wynne
Councillor Zeltzer

2/11

The Motion was LOST

Unconfirmed

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Item No: 16.3
Subject: NOTICE OF MOTION - PANNERONG RESERVE DOGS ON LEASH
From: Councillor Susan Wynne
Date: 22 March 2022
File No: 22/55876

Note: The Mayor, Councillor Wynne declared a Non-Pecuniary, Non-Significant interest in this Item, as The Mayor, Councillor Wynne's dog attends the vet. The Mayor, Councillor Wynne remained in the meeting, participated in debate and voted on the matter.

Note: Councillor Regan declared a Non-Pecuniary, Non-Significant interest in this Item, as Councillor Regan's Guinea pigs attends the vet. Councillor Regan remained in the meeting, participated in debate and voted on the matter.

(Wynne/Carmichael)

75/22 Resolved:

- A. THAT staff undertake community consultation to determine community views on changing the current status of 'No Dogs Allowed' to 'Dogs On Leash' in Pannerong Reserve in Rose Bay.
- B. THAT a further report be prepared following the community consultation

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

For the Motion

Councillor Carmichael
Councillor Cavanagh
Councillor Grieve
Councillor Jarvis
Councillor Regan
Councillor Robertson
Councillor Shapiro
Councillor Silcocks
Councillor Witt
Councillor Wynne
Councillor Zeltzer

Against the Motion

Councillor Elsing
Councillor Price

11/2

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Item No: 16.4
Subject: NOTICE OF MOTION - TIMED PARKING IN WATSONS BAY
From: Councillor Susan Wynne
Date: 22 March 2022
File No: 22/55877

Note: The Council amended Part A of the resolution.

(Wynne/Jarvis)

76/22 Resolved:

- A. THAT staff commence a process to investigate the introduction of timed parking for all or some streets in Watsons Bay to the north of Military Road. It is anticipated that the timed parking be limited to 2 hours starting from 8am and finishing at 5pm however staff may suggest an alternative option (or mix of options) and they should determine the most appropriate approach. It is understood that the process for the introduction of timed parking will involve consultation with the local community and reporting to the Woollahra Local Traffic Committee.
- B. THAT the introduction of timed parking be on a trial basis for 12 months with a review at 6 months. The review would look at number of fines over this period, feedback from the community about whether the trial has assisted with turnover and any other measurement deemed appropriate by staff.
- C. THAT staff liaise with National Parks & Wildlife Service (NPWS) regarding the option for them to also implement similar time parking trial in the off street car parks managed by them.
- D. THAT Councillors and staff continue to liaise with the Member for Vaucluse and Member for Wentworth to look at alternate options for parking for those involved in the HMAS Watson redevelopment.
- E. THAT Council acknowledges the extensive work done by Woollahra Council to date working with locals to address the parking and traffic issues at Watsons Bay.

Note: *In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.*

For the Motion

Against the Motion

Councillor Carmichael
Councillor Cavanagh
Councillor Elsing
Councillor Grieve
Councillor Jarvis
Councillor Price
Councillor Regan
Councillor Robertson
Councillor Shapiro
Councillor Silcocks
Councillor Witt
Councillor Wynne
Councillor Zeltzer

Nil

13/0

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Item No: 16.5
Subject: NOTICE OF MOTION - CENTRAL COAST COUNCIL
From: Councillor Susan Wynne
Date: 23 March 2022
File No: 22/56274

(Wynne/Robertson)

77/22 Resolved:

THAT noting the recent release of the final findings report and report by the Minister for Local Government in relation to Central Coast Council, the General Manager be requested to prepare a report to highlight areas of relevance to Woollahra Council and any other focus areas that should be brought to Councils attention.

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

For the Motion

Against the Motion

Councillor Carmichael
Councillor Cavanagh
Councillor Elsing
Councillor Grieve
Councillor Jarvis
Councillor Price
Councillor Regan
Councillor Robertson
Councillor Shapiro
Councillor Silcocks
Councillor Witt
Councillor Wynne
Councillor Zeltzer

Nil

13/0

Questions With Notice

(Zeltzer/Robertson)

78/22 Resolved:

THAT the Questions with Notice be received and noted.

Note: *In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.*

For the Motion

Against the Motion

Councillor Carmichael
Councillor Cavanagh
Councillor Elsing
Councillor Grieve
Councillor Jarvis
Councillor Price
Councillor Regan
Councillor Robertson
Councillor Shapiro
Councillor Silcocks
Councillor Witt
Councillor Wynne
Councillor Zeltzer

Nil

13/0

QWN: 17.1
From: Councillor Jarvis
Subject: Questions with Notice - Planting trees for the Queens Jubilee Program

Councillor Jarvis asking:

The Platinum Jubilee celebrates Her Majesty, Queen Elizabeth II's 70 years of dedicated service to Australia and the Commonwealth.

In celebration of the Queen's Jubilee it is pleasing to see that this month the Federal Government has announced a program to assist in increasing our green canopy whereby eligible groups and organisations across Australia are invited to hold commemorative events and tree planting activities to mark the [Platinum Jubilee](#) (70 years of service) of Her Majesty, Queen Elizabeth II, in 2022.

Can staff please identify suitable areas that the Woollahra Council could apply to our local member for Wentworth noting that each federal electorate can receive up to \$100,000 in grant funding for up to 10 projects nominated by the local federal Member of Parliament (MP), in consultation with their local community? Grants range from \$2,500 to \$20,000 per project.

<https://www.awe.gov.au/environment/biodiversity/conservation/queens-jubilee>.

Manager Open Space & Trees in response:

The suggested planting proposals to forward to the Local Member include;

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Christison Park; tree planting along Old South Head Road, Vaucluse (on the embankment south of the grandstand extending to the entry gate). The proposed species would be Norfolk Island Pines which have been used as a feature street tree further down OSH Rd at the cemetery and elsewhere in Christison Park. It is proposed to plant eight advanced trees.

Guilfoyle Park; planting out succession plantings at Guilfoyle Park to align with the Concept Plan. There are some older trees coming to the end of their life and there is an opportunity to provide this planting project to celebrate the historical significance of the Guilfoyle Nursery. It is proposed to plant 10 advanced Jacaranda trees.

Bellevue Park; planting of 6 advanced Fig trees located around the hill to extend the existing planting theme.

All trees will be of advanced stock and include a 12month maintenance period.

All projects are required to hold a formal commemorative event in association with their plantings in 2022 to coincide with the year of The Queen's Jubilee. Commemorative events will be required to have a degree of formality fitting for an event associated with recognising Her Majesty.

There being no further business the meeting concluded at 10.43pm.

We certify that the pages numbered 1 to 39 inclusive are the Minutes of the Ordinary Meeting of Woollahra Municipal Council held on 28 March 2022 and confirmed by the Ordinary Meeting of Council on 11 April 2022 as correct.

General Manager

Mayor

12. General Manager and Officer's Report

Item No:	12.1
Subject:	ADDITIONAL SPECIAL VARIATION TO RATES 2022-23 APPLICATION
Author:	Paul Ryan, Chief Financial Officer
Approvers:	Sue Meekin, Director Corporate Performance Craig Swift-McNair, General Manager
File No:	22/65422
Purpose of the Report:	To seek Council's endorsement to submit an application for an Additional Special Variation to Rates for 2022-23
Alignment to Delivery Program:	Strategy 11.4: Maintain Council's strong financial position.

Recommendation:

THAT Council:

- A. Note the information as included in this Additional Special Variation to Rates 2022-23 Application report.
- B. Request the General Manager submit an application, (including any additional supporting documentation required), to the Independent Pricing and Regulatory Tribunal (IPART) for a permanent Additional Special Variation (ASV) to Rates of 1.3% for 2022-23 before the due date of 29 April 2022, noting that:
 - i. Council's 2021-22 Long Term Financial Plan assumed a Rate Peg of 2% (including population factor),
 - ii. The Additional Special Variation application of 1.3%, if approved by IPART, would increase income by \$550,888 in 2022-23 and would remain in Council's revenue base for future years,
 - iii. The additional 1.3% is required to ensure Council is able to meet the obligations set for 2022-23 as outlined in Council's Integrated Planning and Reporting (IP&R) documentation,
 - iv. Council has considered the impact on ratepayers and the community in 2022-23 and in future years if the special variation is approved and considers that it is reasonable.
- C. Note that whilst the establishment of the ASV process is welcomed in addressing the impact of the historically low rate peg determination by IPART for 2022-2023 of 0.7%, this process is effectively only restoring the rate peg amount that Council's in NSW had been expecting to receive for 2022-2023 of around 2%. This means that the underlying financial sustainability issues that Council has been working through for some time still remain and will continue to be a focus moving forward.

Executive Summary:

Councils can only increase their rates each year by up to the rate peg limit determined by the Independent Pricing and Regulatory Tribunal (IPART). The 2022-23 rate peg limit for Woollahra Council announced by IPART in December 2021 is 0.7%, noting that for comparative purposes, the rate peg for 2021-22 was 2.0%.

On 8 March 2022, Councils across NSW were notified by the Office of Local Government (OLG) that in response to the historically low rate peg determined for 2022-2023 and following advocacy by Local Government NSW (LGNSW) and others that IPART will now consider applications from Councils for what has been termed an Additional Special Variation (ASV) process for 2022-2023. ASV applications must be lodged with IPART by 29 April 2022.

On 28 March 2022 IPART released an Information Paper: "Additional Special Variations" (which is included at **Attachment 1**) and advised:

- They will be accepting and assessing a one-off round of special variation applications for 2022-23. The additional round is only for councils that can demonstrate a financial need i.e. without the additional special variation (ASV) the council will not meet their 2021-22 Long Term Financial Plan (LTFP) obligations in 2022-23.
- The ASV would be the lower of 2.5% or the council's assumed 2022-23 rate peg as exhibited in its LTFP (both including population factor which is the 0.7% previously determined rate peg).
- The ASV process will not assess applications that need a special variation above 2.5% to achieve long-term financial sustainability. This should be addressed through the standard special variation process.
- IPART will assess ASV applications with reference to ratios established by the OLG to ensure consistency across councils.
- The Local Government Minister has requested IPART to review the rate peg methodology to reduce volatility in the rate peg.

Council's 2021-22 LTFP assumed a forecast rate peg for 2022-23 of 2.0% which would be the base Council would use if it were to apply for a 2022-23 ASV, as per the ASV guidelines. This would mean that the ASV that Council would apply for would be 1.3% which if approved, when added to the previously determined rate peg of 0.7%, would result in an increase in rates of 2% for 2022-23.

The 2022-23 budget, using the existing rate peg set by IPART of 0.7%, projects an Operating Deficit before Capital Grants & Contributions of \$1.1m. As per the draft 2022/23 budget that was approved by Council for public exhibition at the Council meeting held on 28 March 2022, with a forecast deficit position, Council is forecasting an Operating Performance ratio in 2022/23 of -0.84% which is below the OLG benchmark of greater than 0%. The ASV of 1.3%, if approved by IPART, would reduce the projected deficit by \$551k to \$549k with an Operating Performance Ratio of -0.32%.

As outlined to Councillors at Councillor Briefings held over the last 19 months, in Quarterly Budget Review reports and in the Draft 2022-23 Budget report tabled at a recent 21 March 2022 Strategic & Corporate Committee meeting and the 28 March 2022 Council meeting, the anticipated Operating Deficit is a result of the challenges faced by Council over recent years including rising expenditure, reduced interest income, long term impact of the rate peg and the State Government removing Council's Compliance Levy income. The utilisation of cash reserves has enabled Council to maintain current levels of service to the community and to deliver on priority projects and maintenance of infrastructure assets. However, as previously noted, this position is not sustainable in the longer term and significant proactive action has been and continues to be taken to improve our financial position and long term financial sustainability.

It is recommended that Council apply for a 1.3% ASV as a permanent single year special variation for 2022-23 under section 508(2) of the Local Government Act 1993 (the Act).

It should be noted that whilst the establishment of the ASV process is most welcomed in addressing the impact of the historically low rate peg determination by IPART for 2022-2023, this process is effectively only restoring the rate peg amount that Council's in NSW had been expecting to receive for 2022-2023 of around 2%. This means that the underlying financial sustainability issues that Council has been working through for some time still remain and will continue to be a focus moving forward.

Discussion:

Rate pegging is one of the key factors that can constrain a Council from being able to raise sufficient revenue with which to be able to provide ongoing and improved services to the community. This is evidenced by the most recent rate cap determination by IPART for Woollahra Council (and many other Councils) for 2022-2023 of 0.7%, which is the lowest rate cap for approximately twenty years. This means that Council can only increase its overall rates income for 2022-2023 by 0.7%, which equates to approximately \$292,710.

As previously reported to Council, by way of example of the impact this latest rate cap determination will have on Council, when we take into account the mandatory 2% Local Government (State) Award 2020 (LG Award) increase in staff salaries and 0.5% increase in the superannuation guarantee levy, this will result in an increase in staff salaries for 2022-2023 of \$1,002,403. As noted above, the increase in revenue from the 2022-2023 rate cap at \$292,710, is just 29% of the increase in salaries. This means that Council will have gone backwards financially by \$709,694 after having dealt with the wages cost mandated by the LG Award increase and before any increases to materials and contracts or other expenses.

On 8 March 2022, Councils across NSW were notified by the OLG that in response to the historically low rate peg determined for 2022-2023 and following advocacy by LGNSW and others that IPART will now consider applications from Councils for what has been termed an Additional Special Variation (ASV) process for 2022-2023.

The OLG has stated that they and IPART have recognised that due to the delayed Council elections in 2021 and the determination of the 2022-23 rate peg at a lower rate than Councils had forecast, Councils may not have had sufficient time to prepare a standard Special Rate Variation (SRV) application within the normal timeframe, noting that the normal timeframe is that applications must be lodged with IPART by mid-late February each year.

As a result of the above, the OLG has recognised that some Councils may not have sufficient funds to pay for required infrastructure and services planned for the 2022-2023 year.

As such the NSW Government and IPART have agreed to a one-off ASV round for the 2022-23 financial year only. Importantly, the ASV process is not intended to address applications from Councils that require a special variation (above 2.5%) to achieve long term financial sustainability for reasons other than those set out in the criteria relating to the ASV process, as these should still be addressed through the standard SRV process.

As noted above, the ASV process is a one-off process for the 2022-2023 financial year only, where Councils must be able to demonstrate the need for an ASV to meet the obligations they set for 2022-23 in their 2021-22 Integrated Planning and Reporting (IP&R) documentation. Councils must also be able to demonstrate that in the absence of an ASV, they would not have sufficient funds to meet its obligations as identified in its 2021-22 Long Term Financial plan (LTFFP) as and when they fall due in 2022-23.

Applications for an ASV close on 29 April 2022, with IPART to inform Councils of their success or otherwise in applying for an ASV to be made by 21 June 2022. Following is an overview of the requirements as included in the ASV Information Paper that Council must comply with in order to lodge an ASV application:

Council's Long Term Financial Plan (LTFP) (2021-22)

Council's 2021-22 LTFP assumed a forecast rate peg for 2022-23 of 2.0%. Accordingly, and as per the ASV Information Paper, the application for the ASV limits the additional rate peg that Council can apply for to an additional 1.3%. If approved this would take the 2022-23 rate peg to 2.0% from 0.7%.

Demonstration of Financial Need

As outlined in the ASV Information Paper councils must, in applying for an ASV, have a:

“Demonstrable financial need. This means without the ASV the council does not have enough funds to meet its 2021-22 LTFP obligations as they fall due in 2022-23. IPART will apply OLG’s unrestricted current ratio (UCR) indicator to determine if the council has enough funds to meet its obligations. OLG’s UCR benchmark is 1.5 for all councils. If the council has a UCR above 1.5 it will need to include supporting documentation to justify its financial need.”

Council's projected Unrestricted Current Ratio (UCR) for 2022-23 of 3.01 is above the 1.5 OLG benchmark. Council will therefore need to provide “supporting documentation to justify its financial need”. Council staff contacted IPART to seek further clarification on this and as at the date of writing this report, IPART still have not defined what the “supporting documentation” is. IPART did however encourage Council to submit an ASV application and supply supporting documentation when, or if, requested to.

In the absence of guidance from IPART Council staff will prepare supporting documentation, outlining the impact of the 0.7% rate cap for 2022-23 and the need for a 1.3% ASV to support Council's financial forecast as outlined in the 2021-22 LTFP and to meet its 2022-23 obligations as outlined in Council's Integrated Planning and Reporting (IP&R) documentation.

Temporary vs Permanent ASV

In applying for an ASV, Council must choose between a temporary or permanent additional special variation to the rate path:

- Permanent increase – cumulative effect would remain in the revenue base for future years
- Temporary increase – cumulative effect would be removed from the revenue base after 2022-23

As Council's 2021-22 LTFP assumed a 2.0% rate peg in the 2021-22 LTFP the current 2022-23 rate peg of 0.7% reduced the income forecast for 2022-23 by \$550,888 in the 2022-23 year, which equates to over \$6.1million over a 10 year horizon and would impact on Council's ability to meet its as outlined in Council's IP&R documentation. It is therefore recommended that Council's ASV application be on a permanent basis, noting that in any standard year, the rate peg is permanently included in the revenue base for future years.

Draft 2022/23 Budget

The draft 2022-23 budget was presented to the Strategic & Corporate Committee at its meeting on 21 March 2022 and subsequently to Council on 28 March 2022. The draft budget (as part of Council's draft Operating Plan 2022-23) and Council's draft 2022-23 LTFP are currently on public exhibition with submissions closing on Sunday 15 May 2022.

As previously reported to Council, the draft operating budget forecasts income of \$109.1 million and operating expenses of \$106.8million. When we take away the \$3.4 million in capital grants and contributions (money we receive from the Federal and State Governments for capital projects) we have an operating deficit of \$1.1 million. We exclude the capital grants and contributions because they can only be used on capital projects, i.e. not on Council's day to day expenses. The draft budget also includes a Capital Works program of \$16.6 million.

The utilisation of cash reserves has enabled us to maintain our levels of service to the community and to deliver on our priority projects and maintenance of public assets. It has also enabled us to minimise the impact of the deficit position on Council's working funds with an anticipated working funds surplus for the year of \$50k. However, as noted in the Quarterly Budget Review reports and at Councillor Budget Briefings this position is not sustainable in the longer term and we have taken further proactive action to improve our financial position in the 2022/23 budget through a range of actions such as a detailed review of our Fees and Charges, seeking additional and or new income where possible, reducing our expenditure through ongoing productivity improvements and Service Reviews to identify areas of the business where cost savings can be achieved without reducing our commitment to service and importantly, undertaking and implementing a staffing review that will reduce full time equivalent staff numbers, which has already been factored in to the 2022/23 draft budget, reducing expenditure by an estimated \$2.5million.

Options:

Council can resolve in line with the recommendations included in this report or resolve in some other manner, noting that if Council resolves not to apply for the 1.3% ASV (with the assumption that IPART approves it), the forecast deficit included in the Draft 2022/23 budget will likely remain unchanged.

Community Engagement and / or Internal Consultation:

The OLG and IPART have confirmed that the ASV application process is a simpler, more targeted application process than the current SRV process. IPART have advised they will not require Councils to demonstrate community consultation outside of the consultation undertaken through the previous 2021-22 IP&R process, where the assumed rate peg was 2.0% as explained earlier in this report.

IPART will publish applications on their web site to enable community consultation with public submissions opening on 4 May 2022 and closing on 24 May 2022, with submissions to be made directly to IPART, not individual Councils.

Policy Implications:

There are no direct policy implications as a result of this report.

Financial Implications:

As detailed earlier in this report, an ASV application for a permanent additional 1.3% above the original 0.7% Rate Peg set by IPART for 2022-23 (if approved by IPART) would take the 2022-23 Rate Peg for Council to 2.0% and would increase income by \$550,888 in the first year of 2022-23.

This would return the 2022-23 Rate Peg to the rate path as assumed in Council's 2021-22 Long Term Financial Plan.

The ASV of 1.3% (if approved by IPART), would reduce the projected deficit by \$551k to \$549k with a forecast Operating Performance Ratio of -0.32% for 2022-23.

Resourcing Implications:

There are no direct resourcing implications as a result of this report.

Conclusion:

On 8 March 2022, Councils across NSW were notified by the OLG that in response to the historically low rate peg determined for 2022-2023 and following advocacy by LGNSW and others that IPART will now consider applications from Councils for what has been termed an Additional Special Variation (ASV) process for 2022-2023. Applications for an ASV close on 29 April 2022 and IPART will notify Councils of its decision no later than 21 June 2022.

It is recommended that Council submit an application to IPART before the due date for a permanent ASV of 1.3% above the original 0.7% Rate Peg set by IPART for 2022-23. If approved by IPART this would take the 2022-23 Rate Peg for Council to 2.0%. This would return the 2022-23 Rate Peg to the rate path as used in Council's 2021-22 LTFP.

The ASV application of 1.3% (if approved by IPART), would increase income by \$550,888 in the first year of 2022-23 and would support Council to meet the obligations set for 2022-23 as outlined in Council's IP&R documentation. The ASV would also reduce Council's projected deficit by \$551k to \$549k with a forecast n Operating Performance Ratio of -0.32% in 2022-23.

Attachments

1. IPART Information Paper 28 March 2022 [↓](#) 

Additional Special Variations

28 March 2022

Additional Special Variations for 2022-23

IPART will be accepting and assessing a one-off round of special variation applications for 2022-23. The additional round is only for councils that can demonstrate a financial need i.e. without the additional special variation (ASV) the council will not meet their 2021-22 Long Term Financial Plan (LTFP) obligations in 2022-23. The ASV would be the *lower* of 2.5% or the council's assumed 2022-23 rate peg as exhibited in its LTFP (both including population factor).

IPART announced the 2022-23 rate peg as 0.7% (with a population factor of zero), which is lower than many councils had expected based on the historic average of the rate peg. With the delayed council elections, councils may not have had enough time to respond to the 2022-23 rate peg with a special variation application within the usual time frame.

The ASV process will not assess applications that need a special variation above 2.5% to achieve long-term financial sustainability. This should be addressed through the standard special variation process.

IPART will assess ASV applications with reference to ratios established by the Office of Local Government (OLG) to ensure consistency across councils.

The Local Government Minister has requested IPART to review the rate peg methodology to reduce volatility in the rate peg.

1.1 The size of the additional special variation

The size of the ASV is capped at the lower of:

- 2.5% (including population factor), or
- the council's assumed 2022-23 rate peg as exhibited in its 2021-22 LTFP (including population factor).

For councils with an approved ASV application, the ASV will replace the 2022-23 rate peg. No additional population factor will be added.

1.2 How does the council demonstrate financial need

Councils must have a demonstrable financial need. This means without the ASV the council does not have enough funds to meet its 2021-22 LTFP obligations as they fall due in 2022-23. IPART will apply OLG's unrestricted current ratio (UCR) indicator to determine if the council has enough funds to meet its obligations. OLG's UCR benchmark is 1.5 for all councils. If the council has a UCR above 1.5 it will need to include supporting documentation to justify its financial need.

IPART acknowledges the Traditional Custodians of the lands where we work and live. We pay respect to Elders, past, present and emerging. We recognise the unique cultural and spiritual relationship and celebrate the contributions of First Nations peoples.

1.2.1 Temporary vs permanent additional special variation

A temporary ASV means the extra general revenue from the ASV is available for 2022-23 only. This means the impact on ratepayers will be for one year only.

A permanent ASV means the ASV is retained in the council's rate base moving forward. Councils applying for a permanent ASV will have to also demonstrate the need to retain the ASV in their rate base. IPART will apply OLG's operating performance ratio (OPR) indicator to determine if the council needs a permanent ASV. OLG's OPR benchmark is 0% for all councils. If the council has average OPRs above 2% over the next 5 years, it must include supporting documentation to justify its need for a permanent ASV on an ongoing basis.

1.3 How to apply for an ASV

Councils can complete the application form on [Additional Special Variation \(ASV\) for 2022-23 | IPART \(nsw.gov.au\)](#) and submit via IPART's Local Government Portal [IPART - Council Portal \(nsw.gov.au\)](#). Councils will also be required to provide evidence, such as the LTFP and council resolution, to support their application.

We expect councils to hold an extraordinary council meeting if required to meet the application date.

1.4 Timing



1.5 Contact Person

Edward Jenkins
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(02) 9113 7774

Item No:	12.2
Subject:	ADVICE OF THE WOOLLAHRA LOCAL PLANNING PANEL - PLANNING PROPOSAL - HERITAGE LISTING OF 53 & 55 DRUMALBYN ROAD, BELLEVUE HILL
Authors:	Flavia Scardamaglia, Strategic Heritage Officer Anne White, Manager - Strategic Planning
Approver:	Scott Pedder, Director - Planning & Place
File No:	22/42236
Purpose of the Report:	To provide Council with the advice of the Woollahra Local Planning Panel. To obtain Council's approval to proceed with the planning proposal to list 53 and 55 Drumalbyn Road, Bellevue Hill as local heritage items in Schedule 5 and on the Heritage Map of the Woollahra Local Environmental Plan 2014.
Alignment to Delivery Program:	Strategy 4.3: Protect our heritage, including significant architecture and the natural environment.

Recommendation:

- A. THAT Council note the advice provided by the Woollahra Local Planning Panel on 17 March 2022 for the planning proposal to list 53 and 55 Drumalbyn Road, Bellevue Hill as local heritage items in Schedule 5 and on the Heritage Map of the Woollahra Local Environmental Plan 2014.
- B. THAT Council endorse the planning proposal as contained in **Attachment 5** of the report to Council of 28 March 2022, and resolve to forward this to the Department of Planning and Environment with a request for gateway determination to allow public exhibition.
- C. THAT Council request the Minister for Planning and Public Spaces (or delegate) authorise Council as the local plan-making authority in relation to the planning proposal, to make the local environment plan under section 3.36 of the *Environmental Planning and Assessment Act 1979*.
- D. THAT Council endorse investigating the potential State significance of 55 Drumalbyn Road, Bellevue Hill and if found to have State significance, progress a nomination to the State heritage register.
- E. THAT the Mayor writes to the NSW Heritage Council notifying them that 55 Drumalbyn Road, Bellevue Hill may be of State significance.
- F. THAT consistent with the adopted Woollahra Heritage Gap Analysis, Council progress the heritage program with a proactive approach to heritage identification and conservation including a Modern Heritage study.

Executive Summary:

The purpose of this report is to provide Council with the advice of the Woollahra Local Planning Panel (Woollahra LPP) on the listing of the following properties as local heritage items in Schedule 5 and the Heritage Map of the *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014):

- 'House (including interiors), garage, outbuilding, gardens (including retaining walls)' at 53 Drumalbyn Road, Bellevue Hill 2023 (Lot 3, DP 316390)
- 'House (including interiors), garage, outbuilding, gardens (including retaining walls)' at 55 Drumalbyn Road, Bellevue Hill 2023 (Lot B, DP 186880)

In summary, we recommend that Council resolve to endorse the planning proposal as contained in **Attachment 4** of the report to Council of 28 March 2022, and resolve to forward this to the Department of Planning and Environment (DPE) with a request for gateway determination to allow public exhibition. We also recommend progressing the potential State significance of 55 Drumalbyn Road, Bellevue Hill.

Discussion:

The sites

The land at 53 Drumalbyn Road Bellevue Hill at Lot 3, DP 316390, is an Inter-War Spanish Mission house designed by Bohringer Taylor & Johnson for G J Wells in 1929 (see **Figures 1, 2 & 3** below).

The land at 55 Drumalbyn Road Bellevue Hill at Lot B, DP 186880 (see **Figures 1, 4 & 5** below) is an Inter-War Functionalist house designed by Craig & Brindley for A K Jones in 1937.

Currently neither of these properties have statutory heritage protection, nor are located in a heritage conservation area.



Figure 1: Cadastral map, with sites highlighted in red. (Source: Woollahra MAPS, 2021)



**Figure 2: Current aerial photo, with 53 Drumalbyn Road highlighted in red.
(Source: Woollahra MAPS, 2022)**



**Figure 3: Front elevation of 53 Drumalbyn Road in April 2010.
Source: www.realestate.com.au.**



**Figure 4: Current aerial photo, with 55 Drumalbyn Road highlighted in red.
(Source: Woollahra MAPS, 2022)**



**Figure 5: Front elevation of 55 Drumalbyn Road.
(Source: Woollahra Council, 2022)**

Interim Heritage Orders

On 22 September 2021, a development application (DA) was lodged with Woollahra Council to demolish both buildings at 53 & 55 Drumalbyn Road, Bellevue Hill, amalgamate the two sites and construct a new seniors' housing development (DA2021/416/1).

Council staff engaged an external heritage consultant Scott Robertson of Robertson & Hindmarsh Pty Ltd to undertake a preliminary heritage assessment of both properties, which was finalised on 16 December 2021. A copy of the preliminary heritage assessment is at **Attachment 2**.

This assessment was prepared in accordance with the document titled *Assessing heritage significance*, published by the NSW Heritage Office in 2001 and *Investigating heritage significance: A guide to identifying and examining heritage items in NSW*, published by Heritage NSW in 2021.

The two properties were assessed against the seven criteria in the guidelines. Each criterion has inclusions and exclusions guidelines which are used to assist in the assessment process. If an item meets one of the seven heritage criteria at a local level, and retains the integrity of its key attributes, it can be considered to have local heritage significance.

To be assessed for State significance an item will meet more than one of the seven heritage criteria at a State level, or if an item satisfies only one of the criteria, the item is of such particular significance to NSW that it should be listed.

The preliminary assessment concluded that both properties were at least of local significance under the following heritage criteria:

53 Drumalbyn Road Bellevue Hill	55 Drumalbyn Road Bellevue Hill;
✓ Criterion (a): Historical significance	✓ Criterion (a): Historical significance
✓ Criterion (b): Associative significance	✓ Criterion (c): Aesthetic significance
✓ Criterion (c): Aesthetic significance	✓ Criterion (f): Rarity
✓ Criterion (f): Rarity	✓ Criterion (g): Representativeness
✓ Criterion (g): Representativeness	

Under a Ministerial Order, the Authorisation for Local Councils to make Interim Heritage Orders (IHOs), published in the Government Gazette on 12 July 2013 and under a sub-delegation to the *Director of Planning & Place* they may, on behalf of Council, make an IHO. An IHO can be made if, among other things, the following pre-conditions are in place:

- (b) *it has considered a preliminary heritage assessment of the item prepared by a person with appropriate heritage knowledge, skills and experience employed or retained by the Council and considers that:*
- i The item is or is likely to be found, on further inquiry and investigation, to be of local heritage significance;*
 - ii The item is being or is likely to be harmed;*
 - iii The IHO is confined to the item determined to be under threat.*

Given DA2021/416/1 proposed the demolition of all structures on both sites, and that both sites were potentially of local heritage significance, the *Director of Planning & Place* formed the opinion that the above circumstances were in place.

Subsequently, the *Director of Planning & Place* authorised the making of two IHOs. The IHOs were issued under section 25 of the *Heritage Act 1977* (IHO No. LC-5) and were published in the NSW Government Gazette No. 646 of 17 December 2021.

The orders will remain in place for an initial period of six months which gives Council the opportunity to fully assess the heritage significance of the sites and identify whether they should be listed as State and/or local heritage items. If within these six months Council resolves to proceed with the listing of the items, the orders remain in place for an additional six months.

Under section 57 of the *Heritage Act 1977*, when an IHO applies to a place or building a person must not, among other things, demolish, damage or carry out development except in pursuance of an approval granted by the approval body, i.e. Council.

On 17 December 2021, three appeals against the issue of both IHOs and the DA deemed refusal were lodged in the NSW Land and Environment Court. DA2021/416/1 is currently under assessment and was reported to the meeting of the Woollahra LPP on 17 March 2022. At that meeting, the Woollahra LPP supported the staff recommendation to refuse the DA.

A consolidated Section 34 conference is scheduled for 20 April 2022. A Section 34 Conference under the NSW *Land and Environment Court Act 1979* involves the parties to the Court proceedings holding discussions to identify the issues in dispute, consider options and endeavour to reach an agreement. If an agreement is not reached on the day, the matter may be terminated and it may then go to a full hearing, subject to the Commissioner's decision. Alternatively, a negotiation may be agreed by both parties.

Due to the urgency imposed by the upcoming Section 34 Conference, this report has been referred directly to a meeting of Council.

Assessment of heritage significance

Having carried out a preliminary heritage assessment, a comprehensive assessment of heritage significance was carried out for both 53 & 55 Drumalbyn Road, Bellevue Hill by Scott Robertson of Robertson & Hindmarsh. Informed by a site inspection on 1 March 2022 and the documents that were lodged to accompany the DA, these assessments were prepared in accordance with the document titled *Assessing heritage significance*, published by the NSW Heritage Office in 2001 and *Investigating heritage significance: A guide to identifying and examining heritage items in NSW*, published by Heritage NSW in 2021.

The two properties were again assessed against the seven criteria in the guidelines. A copy of the two assessments is provided at **Attachments 3** and **4**¹. A copy of the heritage inventory sheets, including an assessment against all criteria, is attached as appendices.

The assessments concluded that both properties were at least of local significance under the following heritage criteria:

53 Drumalbyn Road Bellevue Hill	55 Drumalbyn Road Bellevue Hill;
✓ Criterion (a): Historical significance	✓ Criterion (a): Historical significance
✓ Criterion (b): Associative significance	✓ Criterion (b): Associative significance
✓ Criterion (c): Aesthetic significance	✓ Criterion (c): Aesthetic significance
✓ Criterion (f): Rarity	✓ Criterion (f): Rarity
✓ Criterion (g): Representativeness	✓ Criterion (g): Representativeness

Recommendations of the Assessment of Heritage Significance report

The heritage significance assessment reports have assessed the heritage significance of both 53 & 55 Drumalbyn Road, Bellevue Hill in accordance with the NSW Heritage Manual.

¹ Since the heritage assessment reports were presented to the meeting of the Woollahra LPP of 17 March 2022, minor typographical errors have been corrected. These are administrative only.

The reports concluded that, based on the information available at the time of writing, both buildings meet at least the threshold for listing as an item of local heritage significance.

Planning Proposal

Consistent with the recommendations of the assessment of heritage significance report, a planning proposal has been prepared to list:

1. 'House (including interiors), garage, outbuilding, gardens (including retaining walls)' at 53 Drumalbyn Road, Bellevue Hill
2. 'House (including interiors), garage, outbuilding, gardens (including retaining walls)' at 55 Drumalbyn Road, Bellevue Hill

as local heritage items in Schedule 5 and on the Heritage Map of the Woollahra LEP 2014. The planning proposal has been prepared in accordance with section 3.33 of the *NSW Environment Planning and Assessment Act 1979* and the NSW Department of Planning and Environment titled *Local Environmental Plan Making* (December 2021).

The planning proposal satisfies the requirements of section 3.33 of the Act as it includes:

- A statement of the objectives or intended outcome of the amendment to Woollahra LEP 2014.
- An explanation of the provisions that are to be included in the amendment to Woollahra LEP 2014.
- The justification for the objectives, outcomes and provisions and the process for their implementation.
- Details of the community consultation that is to be undertaken.

Advice of the Woollahra Local Planning Panel

The planning proposal was referred to the Woollahra Local Planning Panel (Woollahra LPP) on 17 March 2022 (see **Attachment 1**), where they provided the following advice to Council:

THAT the Woollahra Local Planning Panel advises Council to:

- A. *Proceed with the planning proposal to list the following as local heritage items in Schedule 5 and on the Heritage Map of the Woollahra Local Environmental Plan 2014:*
 - i *'House (including interiors), garage, outbuilding, gardens (including retaining walls)' at 53 Drumalbyn Road, Bellevue Hill.*
 - ii *'House (including interiors), garage, outbuilding, gardens (including retaining walls)' at 55 Drumalbyn Road, Bellevue Hill.*
- B. *Proceed to investigate the potential State significance of 55 Drumalbyn Road, Bellevue Hill and if so, progress to nomination to the State heritage register.*
- C. *Advise the NSW Heritage Council that 55 Drumalbyn Road, Bellevue Hill on further investigation may prove to be of State significance*
- D. *Progress with a proactive approach to heritage identification and conservation including a Modern Heritage study and investigating other buildings in the Bellevue Hill suburb and other areas in the Woollahra LGA.*

The planning proposal (attached at **Attachment 5**) has been updated to include the advice from the Woollahra LPP.

Late correspondence was tabled at the Woollahra LPP meeting of 17 March 2022. This is included at **Attachment 6** to this report. Correspondence in favour of the staff recommendation was received from Council's consultant Robertson & Hindmarsh. Correspondence against the staff recommendation was received from Boskovitz Lawyers, GBA Heritage and Zoltan Kovacs Architect.

Cr Lucinda Regan, Cr Isabelle Shapiro, Cr Toni Zeltzer spoke in favour of the staff recommendation, and the applicants consultant team spoke against the staff recommendation. This included Shabnam Mehr (from GBA Heritage) Anthony Boskovitz (from Boskovitz lawyers), Ronnie Shulkin and Zoltan Kovacs Architect spoke against the staff recommendation. It is noted that the Woollahra LPP considered a request for the matter to be deferred for a period of two weeks. However, the Woollahra LPP did not feel that this request was justified as further opportunities for consultation and representation would be available when the matter comes before Council.

Implementation of the Woollahra LPP advice

Council staff note the support from the Woollahra LPP to progress the local heritage listing of both properties and to proceed with the planning proposal.

Council staff also note the support from the Woollahra LPP to progress further investigations into the potential State significance of 55 Drumalbyn Road, Bellevue Hill. Based on discussions at the Woollahra LPP, it is understood that the justification for the potential State significance is related to the use of early and innovative features showing the influence of modernism at 55 Drumalbyn Road, Bellevue Hill. This matter will be further investigated should Council endorse recommendation D of this report.

Council staff support the Woollahra LPP advice to progress a proactive approach to heritage identification and conservation including a Modern Heritage study. Having a proactive approach to heritage listing, in particular for buildings showing Modernist influences has been identified as a High Priority in the Heritage Gap Analysis Action Plan which was endorsed by Council on 25 October 2021. Recommendation F is consistent with this approach.

Options:

Subject to Council's decision, the planning proposal (with updates to make reference to the Council decision) will be referred to the DPIE for a Gateway determination. This will allow the planning proposal to be placed on public exhibition.

The public exhibition of the planning proposal will be undertaken in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* (the Act), the *Environmental Planning and Assessment Regulation 2021* and the Gateway determination issued by the Department as delegate for the Minister.

The Gateway determination will specify the minimum duration of the public exhibition period. This period is usually a minimum of 28 days, which is consistent with Council's standard practice for the exhibition of a planning proposal.

Public notification of the exhibition will comprise:

- A weekly notice in the Wentworth Courier for the duration of the exhibition period (if a hardcopy is being published).
- A notice on Council's website.
- A notice to local community, resident and business groups.

To streamline the plan-making process, the Minister can delegate some plan-making powers to Council for routine matters. In this case, Council may request authorisation to exercise the functions of the Minister to make an LEP under section 3.36 of the Act. Part C of the recommendation for this report deals with this request. After public exhibition, the planning proposal and submissions received will be reported to Council.

Alternatively, Council may decide to note the advice of the Woollahra LPP and not progress the planning proposal and not progress the further investigations into the State significance of 55 Drumalbyn Road, Bellevue Hill.

Community Engagement and / or Internal Consultation:

On 17 December 2021, Council staff sent correspondence to the owners of both 53 and 55 Drumalbyn Road, Bellevue Hill, informing them that an IHO on both properties had been published in the NSW Government Gazette.

A reply was received from the owner of 55 Drumalbyn Road only. On 13 January 2022, Council staff sent an additional letter to the owners to:

- inform them that Council had engaged a heritage consultant to prepare a detailed heritage assessment to investigate the heritage significance of their property; and
- request access to their property.

A site inspection took place on 1 March 2022.

As identified above, the applicants consultant team addressed the Woollahra LPP on 17 March 2022.

No other community engagement has been undertaken to date. Public exhibition of the planning proposal will be undertaken in due course and in accordance with the Gateway Determination conditions and the *NSW Environment Planning and Assessment Act 1979*.

Policy Implications:

Should Council resolve to endorse the planning proposal and forward this to the DPE, and should the planning proposal progress to exhibition and finalisation, there will be policy implications by listing both properties as heritage items in the Woollahra LEP 2014.

Financial Implications:

Should Council resolve to investigate the potential Stage significance of 55 Drumalbyn Road, Bellevue Hill there will be financial implications as it is recommended that this assessment is prepared by an external consultant.

There will also be financial implications when Council staff progress the Modern Heritage study, consistent with the adopted Woollahra Heritage Gap Analysis.

Resourcing Implications:

Staff resource implications will be associated with progressing the planning proposal which will include managing the public exhibition and preparing a post exhibition report to a meeting of Council. There will also be resource implications in the management of external consultants to progress the Modern Heritage study and should Council resolve to investigate the potential state significance of 55 Drumalbyn Road Bellevue Hill.

Conclusion:

A planning proposal to list 53 & 55 Drumalbyn Road, Bellevue Hill as local heritage items in Schedule 5 and on the Heritage Map of the Woollahra LEP 2014 was considered by the Woollahra LPP on 17 March 2022. At this meeting, the Woollahra LPP provided advice to Council that it supports the planning proposal, and that Council should:

- investigate the potential State significance of 55 Drumalbyn Road, Bellevue Hill,
- advise the NSW Heritage Council that 55 Drumalbyn Road, Bellevue Hill, on further investigation may prove to be of State significance and
- progress with a proactive approach to heritage identification and conservation including a Modern Heritage study.

Council staff recommend that Council endorses the planning proposal at **Attachment 5** and proceed with referring this to the DPIE requesting a gateway determination to allow public exhibition.

Attachments

1. Report to the Woollahra Local Planning Panel - 17 March 2022 (attachments removed) [!\[\]\(9bf097d682561b2ffd12d57a40ca73b1_img.jpg\)](#) [!\[\]\(51d3868eac81c232f6ef399d2bd16077_img.jpg\)](#)
2. Preliminary Assessment of Heritage Significance for 53 and 55 Drumalbyn Road Bellevue Hill - 16 December 2022 [!\[\]\(a2c132b99b4fcf21fd2bcbbdcf2be642_img.jpg\)](#) [!\[\]\(5ec38675172d195694038a5f80a05d7e_img.jpg\)](#)
3. 53 Drumalbyn Road Bellevue Hill - Heritage Assessment (including heritage inventory sheet) [!\[\]\(6e5db9be9f6501972c386bc8b9567019_img.jpg\)](#) [!\[\]\(fde93ec981d89b92cd01f5b6a2a111a5_img.jpg\)](#)
4. 55 Drumalbyn Road Bellevue Hill - Heritage Assessment (including heritage inventory sheet) [!\[\]\(1239c315756aa530b61a30defc626f03_img.jpg\)](#) [!\[\]\(b0b63490044f422217aa04e636af653e_img.jpg\)](#)
5. Planning Proposal - Heritage Listing of 53 and 55 Drumalbyn Road Bellevue Hill - March 2022 [!\[\]\(7ccfdf327d906fe450820dbe51161eb8_img.jpg\)](#) [!\[\]\(5da79ae6ca2f5a14e11555a33df0d8c5_img.jpg\)](#)
6. Late correspondence tabled at the Woollahra LPP of 17 March 2022 [!\[\]\(c4dc9bff5a948114d5e2dfb794ddc9e4_img.jpg\)](#) [!\[\]\(d62c19202f0ab8e57dfba99d7c951227_img.jpg\)](#)

Woollahra Municipal Council
Woollahra Local Planning Panel (Public Meeting)

17 March 2022

Item No: D1
Subject: HERITAGE LISTING OF 53 AND 55 DRUMALBYN ROAD, BELLEVUE HILL
Author: Flavia Scardamaglia, Strategic Heritage Officer
Approver: Anne White, Manager - Strategic Planning
File No: 22/21993
Purpose of the Report: To seek the advice of the Woollahra Local Planning Panel in relation to a planning proposal to list 53 and 55 Drumalbyn Road, Bellevue Hill as local heritage items in Schedule 5 and on the Heritage Map of the Woollahra Local Environmental Plan 2014.

Recommendation:

THAT the Woollahra Local Planning Panel advises Council to proceed with the planning proposal to list the following as local heritage items in Schedule 5 and on the Heritage Map of the Woollahra Local Environmental Plan 2014:

- A. 'House (including interiors), garage, outbuilding, gardens (including retaining walls)' at 53 Drumalbyn Road, Bellevue Hill.
- B. 'House (including interiors), garage, outbuilding, gardens (including retaining walls)' at 55 Drumalbyn Road, Bellevue Hill.

Executive Summary:

The purpose of this report is to seek the advice of the Woollahra Local Planning Panel (Woollahra LPP) on the listing of the following properties as local heritage items in Schedule 5 and the Heritage Map of the *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014):

- 'House (including interiors), garage, outbuilding, gardens (including retaining walls)' at 53 Drumalbyn Road, Bellevue Hill 2023 (Lot 3, DP 316390)
- 'House (including interiors), garage, outbuilding, gardens (including retaining walls)' at 55 Drumalbyn Road, Bellevue Hill 2023 (Lot B, DP 186880)

We recommend that the Woollahra LPP provides advice to Council to proceed with the planning proposal at **Attachment 4**.

Discussion:

Reason for report to the Woollahra Local Planning Panel

On 27 September 2018, the Minister for Planning issued a Local Planning Panel Direction – Planning Proposals:

- A Council to whom this direction applies is required to refer all planning proposals to be prepared after 1 June 2018 to the local planning panel for advice, unless the council's general manager determines that the planning proposal relates to:
 - a) the correction of an obvious error in a local environmental plan
 - b) matters that are of a consequential, transitional, machinery or other minor nature, or
 - c) matters that council's general manager considers will not have any significant adverse impact on the environment or adjoining land.
- When a planning proposal is referred to the panel, it must be accompanied by an assessment report prepared by council staff setting out recommendations, including whether or not the planning proposal should proceed.

Woollahra Municipal Council
Woollahra Local Planning Panel (Public Meeting)

17 March 2022

- A proposal is to be referred to the local planning panel before it is forwarded to the Minister under section 3.34 of the Environmental Planning and Assessment Act 1979 (the Act).

In this case, the planning proposal is required to be referred to the Woollahra LPP because the General Manager has not made a determination in regard to items 1 (a), (b) or (c), above.

The sites

The land at 53 Drumalbyn Road Bellevue Hill at Lot 3, DP 316390, is an Inter-War Spanish Mission house designed by Bohringer Taylor & Johnson for G J Wells in 1929 (see **Figure 1, 2 & 3** below).

The land at 55 Drumalbyn Road Bellevue Hill at Lot B, DP 186880 (see **Figure 1, 4 & 5** below) is an Inter-War Functionalist house designed by Craig & Brindley for A K Jones in 1937.

Neither properties have statutory heritage protection, and neither are located in a heritage conservation area.



Figure 1: Cadastral map, with sites highlighted in red. (Source: Woollahra MAPS, 2021)



**Figure 2: Current aerial photo, with 53 Drumalbyn Road highlighted in red.
(Source: Woollahra MAPS, 2022)**



**Figure 3: Front elevation of 53 Drumalbyn Road in April 2010.
Source: www.realestate.com.au.**



**Figure 4: Current aerial photo, with 55 Drumalbyn Road highlighted in red.
(Source: Woollahra MAPS, 2022)**



**Figure 5: Front elevation of 55 Drumalbyn Road.
(Source: Woollahra Council, 2022)**

Woollahra Municipal Council
Woollahra Local Planning Panel (Public Meeting)

17 March 2022

Interim Heritage Orders (IHO)

On 22 September 2021, a development application (DA) was lodged with Woollahra Council to demolish both buildings at 53 & 55 Drumalbyn Road, Bellevue Hill, amalgamate the sites and construct a seniors' housing development (DA2021/416/1).

Council staff engaged an external heritage consultant Scott Robertson of *Robertson & Hindmarsh Pty Ltd* to undertake a preliminary heritage assessment of both properties, which was finalised on 16 December 2021. A copy of the preliminary heritage assessment is at **Attachment 1**.

This assessment was prepared in accordance with the document titled *Assessing heritage significance*, published by the NSW Heritage Office in 2001 and *Investigating heritage significance: A guide to identifying and examining heritage items in NSW*, published by Heritage NSW in 2021.

The two properties were assessed against the seven criteria in the guidelines (see **Table 1** below). Each criterion has inclusions and exclusions guidelines which are used to assist in the assessment process. If an item meets one of the seven heritage criteria at a local level, and retains the integrity of its key attributes, it can be considered to have local heritage significance.

Table 1: NSW Heritage assessment criteria summary

Criteria		
(a)	Historic significance	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)
(b)	Associational significance	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)
(c)	Aesthetic significance	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)
(d)	Social significance	An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons
(e)	Technological significance/research potential	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)
(f)	Rarity	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)
(g)	Representativeness	An item is important in demonstrating the principal characteristics of a class of NSW's <ul style="list-style-type: none"> • cultural or natural places; or • cultural or natural environments. • or a class of the local area's • cultural or natural places; or • cultural or natural environments.

To be assessed for State significance an item will meet more than one of the seven heritage criteria at a State level, or if an item satisfies only one of the criteria, the item is of such particular significance to NSW that it should be listed. The preliminary assessment concluded that both properties were possibly of local significance under the following heritage criteria:

53 Drumalbyn Road Bellevue Hill	55 Drumalbyn Road Bellevue Hill;
✓ Criterion (a): Historical significance	✓ Criterion (a): Historical significance
✓ Criterion (b): Associative significance	✓ Criterion (c): Aesthetic significance
✓ Criterion (c): Aesthetic significance	✓ Criterion (f): Rarity
✓ Criterion (f): Rarity	✓ Criterion (g): Representativeness
✓ Criterion (g): Representativeness	

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Under a Ministerial Order, the Authorisation for Local Councils to make IHOs, published in the Government Gazette on 12 July 2013 and under a sub-delegation to the *Director of Planning & Place* they may, on behalf of Council, make an IHO. An IHO can be made if, among other things, the following pre-conditions are in place:

(b) *it has considered a preliminary heritage assessment of the item prepared by a person with appropriate heritage knowledge, skills and experience employed or retained by the Council and considers that:*

- i. The item is or is likely to be found, on further inquiry and investigation, to be of local heritage significance;*
- ii. The item is being or is likely to be harmed;*
- iii. The IHO is confined to the item determined to be under threat.*

Given DA2021/416/1 proposed the demolition of all structures on both sites, and that both sites are potentially of local heritage significance, the *Director of Planning & Place* formed the opinion that the above circumstances were in place.

Subsequently, the *Director of Planning & Place* authorised the making of a two IHOs. The IHOs were issued under section 25 of the *Heritage Act 1977* (IHO No. LC-5) and were published in the NSW Government Gazette No. 646 of 17 December 2021.

The orders will remain in place for an initial period of six months which gives Council the opportunity to fully assess the heritage significance of the sites and identify whether they should be listed as State and/or local heritage items. If within these six months Council resolves to proceed with the listing of the items, the orders remain in place for an additional six months.

Under section 57 of the *Heritage Act 1977*, when an IHO applies to a place or building a person must not, among other things, demolish, damage or carry out development except in pursuance of an approval granted by the approval body, i.e. Council.

On 17 December 2021 three appeals against the issue of both IHOs and the deemed refusal of the DA were lodged with the NSW Land and Environment Court. DA2021/416/1 is currently under assessment and will be reported to the meeting of the Woollahra LPP on 17 March 2022. A consolidated Section 34 conference (under the *Land and Environment Court Act 1979*) is scheduled for April 2022.

Assessment of heritage significance

Having carried out a preliminary heritage assessment, a comprehensive assessment of heritage significance was carried out for both 53 & 55 Drumalbyn Road, Bellevue Hill by Scott Robertson of Robertson & Hindmarsh. Informed by a site inspection on 1 March 2022 and the documents that were lodged to accompany the DA, these assessments were prepared in accordance with the document titled *Assessing heritage significance*, published by the NSW Heritage Office in 2001 and *Investigating heritage significance: A guide to identifying and examining heritage items in NSW*, published by Heritage NSW in 2021.

The two properties were again assessed against the seven criteria in the guidelines. A copy of the two assessments is provided at **Attachments 2** and **3**. A copy of the heritage inventory sheets, including an assessment against all criteria, is attached as appendices to **Attachments 2** and **3**.

The assessments concluded that both properties were of **local** significance under the following heritage criteria:

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53 Drumalbyn Road Bellevue Hill	55 Drumalbyn Road Bellevue Hill;
✓ Criterion (a): Historical significance	✓ Criterion (a): Historical significance
✓ Criterion (b): Associative significance	✓ Criterion (b): Associative significance
✓ Criterion (c): Aesthetic significance	✓ Criterion (c): Aesthetic significance
✓ Criterion (f): Rarity	✓ Criterion (f): Rarity
✓ Criterion (g): Representativeness	✓ Criterion (g): Representativeness

The heritage significance assessment report has assessed the heritage significance of both 53 & 55 Drumalbyn Road, Bellevue Hill in accordance with the NSW Heritage Manual.

It has concluded that, based on the information available at the time of writing, both buildings meet the threshold for listing as items of local heritage significance. 55 Drumalbyn Road might meet the threshold for State listing but a more detailed study of Inter-War Modernism in NSW would have to be undertaken to determine this.

Planning Proposal

Consistent with the recommendations of the assessment of heritage significance report, a planning proposal has been prepared to list:

1. 'House (including interiors), garage, outbuilding, gardens (including retaining walls)' at 53 Drumalbyn Road, Bellevue Hill
2. 'House (including interiors), garage, outbuilding, gardens (including retaining walls)' at 55 Drumalbyn Road, Bellevue Hill

as local heritage items in Schedule 5 and the Heritage Map of the Woollahra LEP 2014. The planning proposal has been prepared in accordance with section 3.33 of the *NSW Environment Planning and Assessment Act 1979* and the two documents prepared by the NSW Department of Planning and Environment titled *Local Environmental Plan Making* (December 2021).

The planning proposal satisfies the requirements of section 3.33 of the Act as it includes:

- A statement of the objectives or intended outcome of the amendment to Woollahra LEP 2014.
- An explanation of the provisions that are to be included in the amendment to Woollahra LEP 2014.
- The justification for the objectives, outcomes and provisions and the process for their implementation.
- Details of the community consultation that is to be undertaken.

Objective of the planning proposal

The objective of the amendment to Woollahra LEP 2014 is to recognise the heritage significance of 53 & 55 Drumalbyn road, Bellevue Hill as local heritage items and provide them with statutory heritage protection. Heritage listing will provide ongoing protection and recognition of the heritage significance of the site.

Relationship to strategic planning framework

The planning proposal has strategic and site specific merit. The planning proposal is consistent with the relevant objectives of *Greater Sydney Region Plan: A Metropolis of Three Cities* (2018) and the actions of the *Eastern City District Plan* (2018) (refer to section 6.2 of the planning proposal).

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The planning proposal is consistent with the Council's Community Strategic Plan titled *Our Woollahra 2030: Our community, our place, our plan*. Notably, the planning proposal meets the following strategy within Goal 4 (Well-planned neighbourhood) under the theme Quality places and spaces:

- 4.3 Protect local heritage, including significant architecture and the natural environment.

The planning proposal is also consistent with the Woollahra Local Strategic Planning Statement (approved by Council on 24 February 2020). In particular, the planning proposal is consistent with Planning Priority 5 under the theme of Liveability:

- Planning Priority 5 Conserving our rich and diverse heritage.

The planning proposal is consistent with the *Standard Instrument – Principal Local Environmental Plan* and all other applicable State environmental planning policies and applicable section 9.1 directions.

Options:

As a consequence of this report, the Woollahra LPP may provide advice to Council to proceed with a planning proposal to list both properties as heritage items in the Woollahra LEP 2014.

Alternatively, the Woollahra LPP may resolve not to support the preparation of a planning proposal or require staff to make amendments.

Community Engagement and / or Internal Consultation:

On 17 December 2021, Council staff sent a letter to the owners of both 53 and 55 Drumalbyn Road, Bellevue Hill, informing them that an IHO on both properties had been published in the NSW Government Gazette.

On 13 January 2022, Council staff sent an additional letter to the owners to:

- inform them that Council had engaged a heritage consultant to prepare a detailed heritage assessment to investigate the heritage significance of their property; and
- request access to their property.

A site inspection was originally planned for the morning of Wednesday 9 February 2022. However, this site inspection was cancelled. An inspection was then conducted in the morning of 1 March 2022 which was attended by heritage consultant Scott Robertson, Flavia Scardamaglia - Strategic Heritage Officer and George Lloyd – Assessment Officer.

No other community engagement has been undertaken to date. Public exhibition of the planning proposal will be undertaken in due course and in accordance with the Gateway Determination conditions and the *NSW Environment Planning and Assessment Act 1979*.

Policy Implications:

Should Council resolve to prepare a planning proposal (having considered the advice of the Woollahra LPP), and should the planning proposal progress to finalisation, there will be policy implications by listing both properties as heritage items in the Woollahra LEP 2014.

Financial Implications:

NIL

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Resourcing Implications:

Staff resource implications will be associated with progressing a planning proposal which will include managing the public exhibition and preparing a post exhibition report to a meeting of Council.

Conclusion:

This report seeks the advice of the Woollahra LPP on a planning proposal to list the following properties as local heritage items in the Woollahra LEP 2014.

1. 'House (including interiors), garage, outbuilding, gardens (including retaining walls)' at 53 Drumalbyn Road, Bellevue Hill.
2. 'House (including interiors), garage, outbuilding, gardens (including retaining walls)' at 55 Drumalbyn Road, Bellevue Hill

The planning proposal satisfies the requirements of section 3.33 of the Act as it includes:

- A statement of the objectives or intended outcome of the amendment to Woollahra LEP 2014.
- An explanation of the provisions that are to be included in the amendment to Woollahra LEP 2014.
- The justification for the objectives, outcomes and provisions and the process for their implementation.
- Details of the community consultation that is to be undertaken.

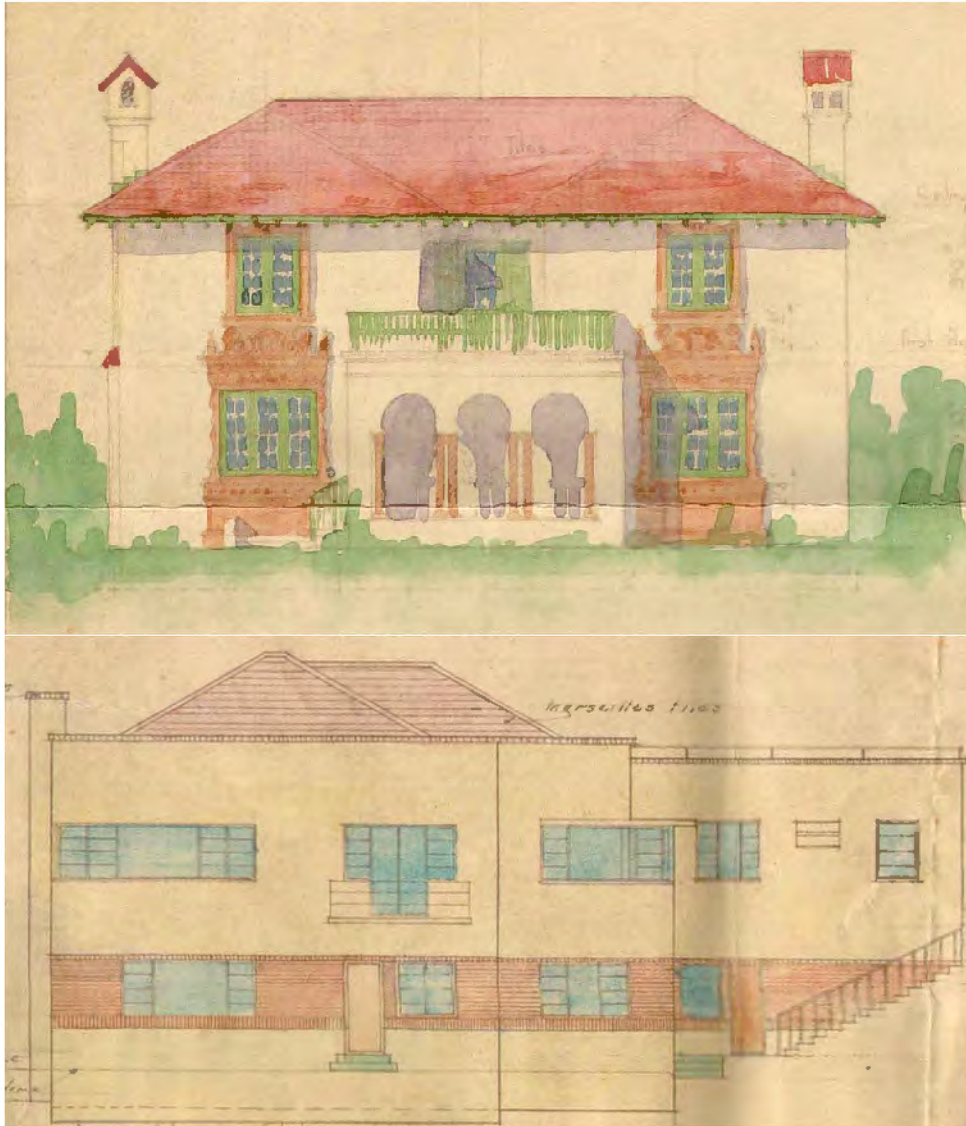
We recommend that the Woollahra LPP provides advice to Council to proceed with the planning proposal at **Attachment 4** to list the subject properties as local heritage items in the Woollahra LEP 2014.

Attachments

1. Preliminary Assessment of Heritage Significance for 53 and 55 Drumalbyn Road Bellevue Hill - 16 December 2022
2. 53 Drumalbyn Road Bellevue Hill - Heritage Assessment (including heritage inventory sheet)
3. 55 Drumalbyn Road Bellevue Hill - Heritage Assessment (including heritage inventory sheet)
4. Planning Proposal - Local heritage listing of 53 and 55 Drumalbyn Road Bellevue Hill - March 2022

PRELIMINARY ASSESSMENT OF HERITAGE SIGNIFICANCE

53 & 55 Drumalbyn Road, Bellevue Hill



Front elevations of 53 Drumalbyn Road (upper) and 55 Drumalbyn Road (lower), Bellevue Hill (Source: Woollahra Council BA plans)

for
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Preliminary Assessment of Heritage Significance
53 & 55 Drumalbyn Road, Bellevue Hill
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PRELIMINARY ASSESSMENT OF HERITAGE SIGNIFICANCE

53 & 55 Drumalbyn Road, Bellevue Hill

for
Woollahra Municipal Council

Prepared by
Robertson & Hindmarsh Pty Ltd
Architects

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Appendix Scott Robertson CV

Robertson & Hindmarsh Pty Ltd

2

Preliminary Assessment of Heritage Significance
53 & 55 Drumalbyn Road, Bellevue Hill
16 December 2021

1.0 Introduction

Robertson & Hindmarsh Pty Ltd, Architects was engaged by Woollahra Municipal Council on 6 December 2021 to undertake a preliminary assessment of the heritage significance of the two houses at 53 and 55 Drumalbyn Road, Bellevue Hill to assess whether they could meet the criteria for listing as items of environmental heritage at a Local (or higher) level of significance under the Woollahra Local Environmental Plan 2014.

The scope of the project is to include:

- Review and assessment of the existing information on the properties as is readily available for this preliminary assessment.
- Undertake any additional appropriate historical research as required within the limitations of this engagement.
- Assess the heritage significance of the properties against the assessment criteria of the Heritage Council of NSW and, if there is a prima facie case that the properties could meet those criteria for listing at a Local level, recommend to Council to undertake further detailed research with a view to making a final assessment of their significance.

2.0 Report author

The author of this report is:

Dr Scott Robertson, BSc (Arch), BArch (Hons), M Built Environment (Building Conservation), PhD – Architect, Heritage Consultant. Dr Robertson's CV is attached to this assessment report.

3.0 Limitations

The following limitations apply to this preliminary assessment:

- As the assessment of significance is an urgent matter in the light of the current Development Application (DA 2021/416/1) before Council for the demolition of the two houses, the time frame for the production of this assessment report is extremely short.
- Inspections of the properties have not been undertaken and reliance has been placed on the publicly available photographs of the properties.
- Detailed examination of the garages, gardens and house interiors have not been made and these require detailed assessment when access to the sites is possible.
- Detailed historical research of primary source documents has not been undertaken due to the short time frame of this project. Whilst primary sources at Woollahra Council have been utilized, primary sources elsewhere, other than those readily accessed via Trove, have not been accessed at this stage.

4.0 Publicly available referenced documents

This assessment report is to be read in conjunction with the following publicly available documents in addition to the references listed in the Bibliography:

- Andrew Starr and Associates Heritage Consultants, *Drumalbyn R Pty Ltd & Drumalbyn B Pty Ltd Demolition Report*, August 2021.
- Zoltan Kovacs Architect, *Demolition Report – Addendum: Comparative Analysis, Proposed Development 53-55 Drumalbyn Road, Bellevue Hill*, November 2021.
- Zoltan Kovacs Architect, *Demolition Report – Addendum: Architects, Proposed Development 53-55 Drumalbyn Road, Bellevue Hill*, December 2021.
- ESA Land Survey Consultants, *Detail and Level Survey*, dated 1 July 2021.

5.0 Assessment report structure

This assessment report is divided into sections relating to:

- **Section 6:** Description and brief history of both sites prior to the construction of the houses.
- **Section 7:** 53 Drumalbyn Road: description, brief history, comparative analysis, assessment of significance.
- **Section 8:** 55 Drumalbyn Road: description, brief history, comparative analysis, assessment of significance.
- **Section 9:** Recommendations for both properties.

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6.0 53 & 55 Drumalbyn Road

6.1 53 & 55 Drumalbyn Road: Description of the Sites

The two sites subject of this assessment report are 53 Drumalbyn Road (fronting Drumalbyn Road), and 55 Drumalbyn which is a battle-axe block located uphill and behind 53 Drumalbyn Road. The rear boundary of 55 Drumalbyn Road is also the rear boundary of properties that front Victoria Road. The double garage of 53 Drumalbyn Road is located at the Drumalbyn Road front boundary and a terrace is located on the garage's flat roof. The double garage of 55 Drumalbyn Road is also located at the Drumalbyn Road front boundary and a terrace is located on the garage's flat roof. The house is then accessed from the garage via flights of stairs and an inclinator.

The rise from Drumalbyn Road to the rear boundaries of the Victoria Road properties is 26 metres¹. This height difference permits views from the rear allotment (55 Drumalbyn Road) over the roof of the house on the front allotment (53 Drumalbyn Road).

The legal descriptions of the sites are:
53 Drumalbyn Road, Bellevue Hill: Lot 3 DP 316390
55 Drumalbyn Road, Bellevue Hill: Lot B DP 186880



Figure 1: 53 Drumalbyn Road, Bellevue Hill (shaded red) & 55 Drumalbyn Road, Bellevue Hill (shaded blue), Robertson & Hindmarsh Pty Ltd overlay on Six Maps, December 2012.

6.2 53 & 55 Drumalbyn Road: Brief history of the sites

The Applicant's Demolition Report² records a series of property transactions and changes of ownership of the two subject sites that are not referenced so it is not possible to ascertain their origin or accuracy. A fully referenced citation of the property transfers (with copies of the various land title plans) would be required.

However, the title references cited in 6.1 above indicate that 53 Drumalbyn Road was one allotment in a subdivision on the south side of Drumalbyn Road that included Lot 5 DP 316390 is 49 Drumalbyn Road, which, until recently, was the site of the "Palomar" flats designed by Bohringer, Taylor & Johnson, the same architects as for 53 Drumalbyn Road. 55 Drumalbyn Road is Lot B DP 186880 and the house behind that fronts Victoria Road is Lot A DP 186880, indicating it is a re-subdivision of the Victoria Road allotment.

An undated "Plan of Part of Daniel Cooper and Solomon Levey's 1130 ac Grant"³ (Figure 2) shows the current layout of roads and the nascent subdivision of allotments on the south-west side of Drumalbyn Road that was later to be occupied by the subject houses. The history of the sites prior to being occupied by the current houses has not been pursued in this assessment report but a properly-referenced title search would provide that information.

¹ ESA Land Survey Consultants, Detail and Level Survey, dated 1 July 2021.

² Andrew Starr and Associates Heritage Consultants, *Drumalbyn R Pty Ltd & Drumalbyn B Pty Ltd Demolition Report*, August 2021.

³ SLNSW 091 - Z/SP/B29/93 - Plan of Part of Daniel Cooper and Solomon Levey's 1130 acre grant.

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Figure 2: Approximate location of 53 & 55 Drumalbyn Road, Bellevue Hill superimposed on:
Plan of Part of Daniel Cooper and Solomon Levey's 1130 acre grant. (Source: SLNSW SLNSW 091 – Z/SP/B29/93)

7.0 53 Drumalbyn Road

7.1 53 Drumalbyn Road: Description

The house constructed at 53 Drumalbyn Road is two-storey house with highly-figured render walls, low-pitched terra cotta tile roof and timber windows and doors. The double garage is located at the front (Drumalbyn Road) site boundary and is capped with a curvilinear parapet that is varied in height and contains a central curved element that could have been designed to contain an acroterion. The house is accessed via flights of stairs including via the terrace located on the flat roof of the garage. The Ground Floor comprises the living rooms of the house (Stair Hall, Living, Dining, Study/Sitting, Kitchen/Family, Bathroom and externally accessible Laundry) and the First Floor contains the four Bedrooms and Bathroom.

Comparison with the original plans indicate that the original open loggia in front of the entrance has been enclosed with glazing and the rear open First Floor "piazza" (an interwar term originating in the USA indicating an unroofed terrace or deck) has been built over to create the fourth bedroom. The open balustrades of the rear piazza and the small one at the front over the loggia that are drawn on the plans appear to have been altered during construction to solid balustrades with engaged piers, and highly figured rendered panels punctuated by three terra cotta pipe central triangular decorative motifs. Likewise, the rendered exterior architraves around the First Floor front Bedroom windows appear to have not been carried out but Juliet balconies with wrought iron balustrades have been constructed in lieu. The author of the Applicant's Demolition Report appears not to have been on the site of 53 Drumalbyn Road as all the exterior photos of the house have been taken from the stairs leading to 55 Drumalbyn Road. As a result, it is not possible to ascertain if the Baroque window surrounds around the two front Ground Floor windows were built as shown on the drawings.

The Kitchen was originally fully enclosed and the current Family Room was the original Maid's Room which connected directly to the Bathroom at the east end of the house.

Like many houses, the style of the house is not a "pure" style but exhibits characteristics of at least two interwar styles. The highly-figured render of the façade was typically Spanish Mission but it also demonstrates the influence of the interwar architecture of taste with its restrained symmetrical massing that relates more to the identified strain of architectural style, Inter-War Mediterranean. The Inter-War Mediterranean Style of architecture has been likened to the restrained symmetry of Inter-War Georgian Revival but there is also an element of the architecture of the Spanish Baroque as witnessed first-hand by Australian and English architects touring in Spain as well as its

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interpretation in the former Spanish colonies of the western states of the USA. The proposed window treatments of the front façade are a direct reference to the ornamentation of Spanish Baroque architecture.



Figure 3: 53 Drumalbyn Road, Bellevue Hill, current Ground Floor Plan. (Source: realestate.com.au – accessed 3/12/21)



Figure 4: 53 Drumalbyn Road, Bellevue Hill, current First Floor Plan. (Source: realestate.com.au – accessed 3/12/21)



Figure 5: 53 Drumalbyn Road, Bellevue Hill, garage and view to the house from the street. Architect: Bohringer, Taylor & Johnson Pty Ltd. (Source: realestate.com.au – accessed 3/12/21)

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Figure 6: 53 Drumalbyn Road, Bellevue Hill, view to the house from the terrace on top of the garage. Architect: Bohringer, Taylor & Johnson Pty Ltd.
(Source: realestate.com.au – accessed 3/12/21)



Figure 7: 53 Drumalbyn Road, Bellevue Hill, Dining Room. Architect: Bohringer, Taylor & Johnson Pty Ltd.
(Source: realestate.com.au – accessed 3/12/21)

Robertson & Hindmarsh Pty Ltd

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7.2 53 Drumalbyn Road: Brief History

An auction notice for an auction on 4 December 1937 shows 53 Drumalbyn Road as a completed house and 55 Drumalbyn Road as a "New residence" which indicates that the house was not yet complete. The auction notice also shows the superb residential flat block, "Palomar", which has recently been demolished. "Palomar", also designed by Bohringer, Taylor & Johnson⁴, featured in the book on Australian architectural styles by Apperly, Irving & Reynolds as one of the exemplars of the Inter-War Spanish Mission Style.⁵

The Building Application for a new residence and garage at 53 Drumalbyn Road was approved by Woollahra Municipal Council on 14 October 1929. Council records⁶ indicate the following information for 53 Drumalbyn Road:

BA No.	363
Date Received	17 Sept 1929
Name of Owner	G.F. & G.J. Wells
Name of Architect or Builder	Bohringer Taylor & Johnson Pty Ltd
New Buildings or Additions	House and Garage
Situation	No 53 Drumalbyn Rd
Ward	Br [Bellevue Hill Ward]
No of New Buildings	1
Cost of New Buildings	2000 [pounds]
Fee Paid	2 [pounds]
Date when considered by Council	Oct 14 [1929]
Council's Decision	Approved Conditionally
Remarks	Amended as required

On 23 March 1958 a further Building Application, BA 90/1958, was approved by Council regarding alterations to the Kitchen area of the house, but it is highly likely that these alterations were not undertaken as the current configuration of the Kitchen/Family area of the house is unlike the approved works. On 28 November 1960 BA 783/1960 was approved for the construction of the inclinator.

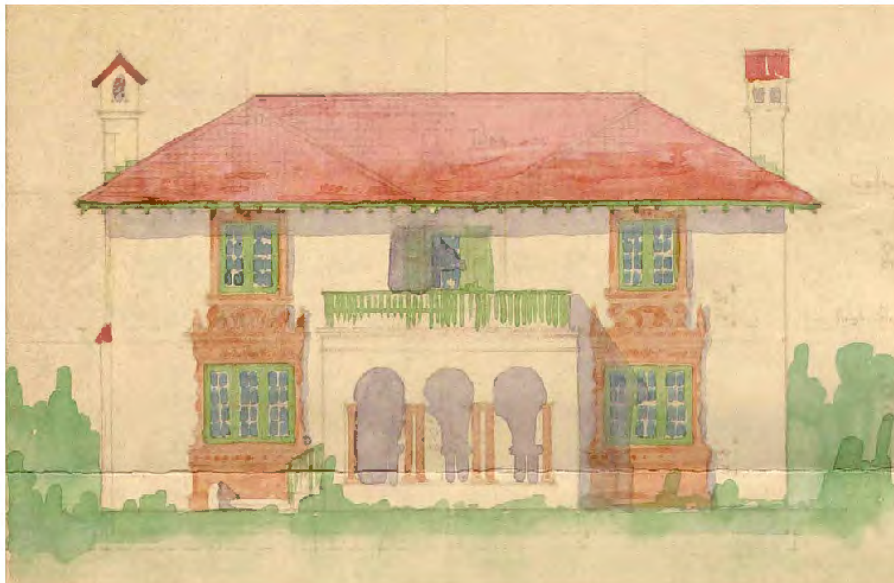


Figure 8: Proposed Residence at Drumalbyn Road, Bellevue Hill, for G.J. Wells Esq. Front Elevation. Architect: Bohringer, Taylor & Johnson Pty Ltd, 1929 (Source: BA 363/1929 Woollahra Council)

⁴ BA 444/1928 & Ruth Daniell, *Heritage Assessment and Heritage Impact Statement for Alterations and Additions to 49 Drumalbyn Road Bellevue Hill*, January 2015

⁵ Apperly, R., Irving, R., Reynolds, P., 1989, *A Pictorial Guide to Identifying Australian Architecture*, Sydney: Angus & Robertson Publishers, p.179.

⁶ Municipality of Woollahra, *Register of Building Applications*, p.171

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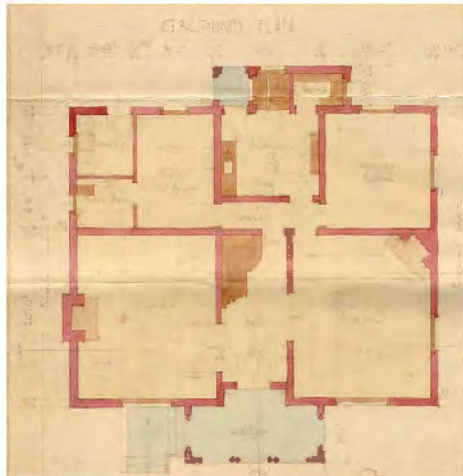


Figure 9: Proposed Residence at Drumalbyn Road, Bellevue Hill, for G.J. Wells Esq. Ground Plan.
Architect: Bohringer, Taylor & Johnson Pty Ltd, 1929
(Source: BA 363/1929 Woollahra Council)



Figure 10: Proposed Residence at Drumalbyn Road, Bellevue Hill, for G.J. Wells Esq. First Floor Plan.
Architect: Bohringer, Taylor & Johnson Pty Ltd, 1929
(Source: BA 363/1929 Woollahra Council)

The Ground Floor Plan is zoned with the Public/reception rooms at the front of the house facing the view and the sun. The cross wall behind these rooms separates these family rooms from the domain of the live-in maid (Maid's Bedroom, Maid's Bathroom, Kitchen and the Breakfast Room which is only a family room in the mornings). The interwar period was the period when the servant-less house became the norm and so a house with live-in maid's accommodation indicates the wealth of an upper Middle Class family.

7.3 53 Drumalbyn Road: Architects

The architects for the design of the house were Bohringer Taylor & Johnson.⁷ As stated by Professor Philip Goad, Bohringer Taylor & Johnson was a major interwar practice operating throughout Australia and New Zealand:

KNOWN primarily for its design of cinemas, the firm of Bohringer, Taylor & Johnson appears to have been one formed through necessity, to cope with the boom in picture-theatre building across Australia in the late 1920s. Earlier in the decade, Charles Bohringer (1891-1962) was responsible for the creation of new 'picture theatres' in NSW through the conversion of existing stage theatres or construction of new buildings, including the Clovelly Theatre (1923), Six Ways Theatre, Bondi Beach (1923), Theatre Royal, Newcastle (1924) and Homebush Theatre (1925). By 1925, Bohringer with Ron(al)d Morton Taylor (1896-?) and Frank Norman Johnson (c1888-1967) formed the partnership of Bohringer Taylor & Johnson. Henceforth, the practice's activities ranged across Australia, completing the following cinemas: Regent Theatre, Perth (1927, remodelling), Ambassadors Theatre, Perth (1928), Burnley Theatre, Burnley, Vic. (1928), The State (later the Rapallo, then The Forum), Flinders Street, Melbourne (1928) and in New Zealand, the magnificent Civic Theatre, Auckland (1929). It was during this period of intense activity that Bohringer, Taylor & Johnson designed two of the three significant 'atmospheric' picture theatres ... and built in Australia for locally owned Union Theatres under the influence of the company's managing director, Stuart Doyle: Ambassadors in Perth and the State in Melbourne. The third of these [atmospheric] cinemas, the Capitol in Sydney, NSW (1927) was designed by Henry White but was the interior transformation of an existing theatre by R.H. Brodrick.

By 1934, and after a brief lull in cinema building caused by the Depression, the partnership had ceased, though two of the partners continued to design cinemas. Bohringer shifted from restrained interiors in the style of Robert Adam and flamboyant exotic styles to Art Deco and the Moderne, completing makeovers of the Mayfair Theatre, Sydney (1932-4), Embassy Theatre, Sydney (1934), Enmore Theatre, Newtown, NSW (1936, remodelling), The Century, George Street, Sydney (1938, remodelling) and returning to the Royal in Newcastle, NSW (1938).⁸

⁷ Municipality of Woollahra, *Register of Building Applications*, p.171 and BA 363/1929

⁸ Goad, Philip, "Bohringer, Taylor & Johnson" in Goad, Philip & Willis, Julie (eds), 2012, *The Encyclopedia of Australian Architecture*, Melbourne: Cambridge University Press, pp.95-96.

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The title block of the Building Application drawing for 53 Drumalbyn Road lists offices of the architectural practice in Sydney, Melbourne, Perth and Auckland. Whilst Bohringer was the Sydney partner of the firm he also travelled to other cities as he appeared to be the main designer of the cinema conversions and new cinemas designed by the firm.

Further initial research undertaken for this assessment report has indicated that the firm not only designed cinemas but also single houses, residential flat buildings, factories and public buildings. See the later Comparative Analysis section of this report. In 1921 Bohringer was in partnership with the renowned theatre designer, H.E. White. However, the notice in the newspaper was reporting the lodgement of an application with the City Council for the conversion of a building in Elizabeth Bay Road into flats rather than theatre work.⁹ Bohringer had previously been in partnership with a Mr Innes-Kerr but the partnership was dissolved in May 1921.¹⁰ By 1922 Bohringer was calling tenders in his own name. The theatre at Bondi Beach (Hall and O'Brien Streets) being an example.¹¹ The variety of work undertaken by Bohringer in these early years is indicated by his design for shops, dwellings and a billiard room in Marrickville in 1922.¹² The following year it was noted:

C. Bohringer, of T. and G. Buildings, Sydney, has under construction a theatre at Frenchman's and St. Mark's Roads, Clovelly, to cost about £30,000 and seat 2000 persons; and a theatre at Five Ways, Bondi, which will be opened in about a fortnight's time, also costing £30,000, which will accommodate 2000 persons. It has been designed so that it may be used for plays or pictures, with a spacious stage, dressing rooms, etc. Mr. Bohringer also proposes to erect a theatre in Hunter Street, Newcastle to seat 1800 persons, at a cost of £5000.¹³

The architect for the 1958 proposed alterations to the Kitchen area of the house were designed by architect R.S. Hamilton. Robert Saunderson Hamilton (1897-1972) was articulated to the prolific, major interwar architect, Claud Hamilton (1892-1943), and was registered as an architect on 23 June 1923.¹⁴ R.S. Hamilton was not the son of Claud Hamilton but the AIA has proposed that he could have been Claud Hamilton's nephew.

Two years later architect H.B. Gerrett prepared the working drawings and Building Application for the construction of an inclinator to access 53 Drumalbyn Road but this was not proceeded with.

7.4 53 Drumalbyn Road: Owners & Occupants

The house at 53 Drumalbyn Road was designed for G.F. & G.J. Wells. G.F. & G.J. Wells were two of the four first directors of High Standard Constructions Ltd established in 1928 with capital of £10,000. The other two directors were Annie M. Garlick and J.A. Spencer. The company was established "to purchase, lease, exchange, or otherwise acquire land, buildings and other property."¹⁵ In other words, High Standard Constructions was a property developer. One of their early, significant properties was the development of the "Palomar" residential flat building at 49 Drumalbyn Road in 1928. The building was designed by Bohringer, Taylor & Johnson¹⁶ and has recently been demolished. In addition to 49 & 53 Drumalbyn Road being designed by Bohringer, Taylor & Johnson for the Wells there is another Building Application (BA 289/1928) for a single residence. This design, by Bohringer Taylor & Johnson for G.J. Wells depicted on the drawings is almost identical to the extant house at 61 Drumalbyn Road.

The 1931 edition of *Sands Sydney, Suburban and Country Commercial Directory* lists E.F. Wells (presumably a relative of the owners/applicants G.F. & G.J. Wells) living in 53 Drumalbyn Road but Wells is not listed in 1930, indicating the house was completed in late 1929 or early 1930 prior to the 1931 *Sands Directory* information being gathered in 1930. *Sands Directory* was not published after the 1931 edition; a victim of the Great Depression.

It is also worth noting that a C. Bohringer (possibly the architect Charles Bohringer) was also living in Drumalbyn Road at No. 63 in 1931 (but not in 1930 or earlier) so it would appear that the house's architect may have been a resident of the area.

The Applicant's Demolition Report has listed a series of owners that may have come from Certificates of Title but no references are cited. The report states that the property was purchased by Amalgamated Properties on 17 April

⁹ "City Council Applications", *Construction and Local Government Journal*, 13 June 1921.

¹⁰ "Public Notices", *Sydney Morning Herald*, 31 May 1921.

¹¹ "New Theatre for Bondi", *Sydney Morning Herald*, 23 August 1922.

¹² "Accepted Contracts", *Daily Telegraph*, 20 September 1922.

¹³ "Building", *Construction and Local Government Journal*, 11 June 1923.

¹⁴ Australian Institute of Architects: NSW Architects Biographical Information: Claud Hamilton ARAIA.

¹⁵ "Company News", *Sydney Morning Herald*, 20 September 1928.

¹⁶ BA 444/28, Woollahra Municipal Council.

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1928 and "sold to Standard Construction Ltd who built No 53 after 28 No[v] 1929".¹⁷ Again, no source is given and this would appear to be at odds with the Woollahra Council Building Application information which states that G.F. & G.J. Wells were the owners and applicants for the construction of the house in 1929.

7.5 53 Drumalbyn Road: Historical themes

The property falls within the following national and NSW historical themes.

National historical theme	State historical theme	How the historical theme is demonstrated in this building
4. Building settlements, towns and cities	Towns, suburbs and villages	Subdivision of larger estates creating closer, suburban settlement
8. Developing Australia's cultural life	Creative endeavour	Work of a creative, well-known architect

7.6 53 Drumalbyn Road: Comparative Analysis

7.6.1 Spanish Mission houses:

The Applicant's Demolition Report Addendum: Comparative Analysis contains numerous photographs of Inter-War Spanish Mission and Inter-War Mediterranean style houses, mainly located in the Eastern Suburbs of Sydney. The report's author concludes that, as there are "numerous excellent examples of the Spanish Mission style ... in the municipality, with better examples than the subject place ... the subject place does not satisfy Criterion F ... [or] ... Criterion G"¹⁸ for listing. The report does not assess the building against the five main assessment criteria:

- Criterion (a): historical significance,
- Criterion (b): associative significance,
- Criterion (c): aesthetic or technical significance,
- Criterion (d): social significance,
- Criterion (e): scientific significance.

Moreover, the "Assessing Heritage Significance" section of the *NSW Heritage Manual* clearly states: "An item is not to be excluded from the Register on the ground that items with similar characteristics have already been listed on the Register"¹⁹. Whilst this applies directly to items being considered for listing on the State Heritage Register it also applies to items being considered for Local listing under the Environmental Planning and Assessment Act. Therefore, the Applicant's Comparative Analysis exclusion of the subject property on the basis that there are other similar properties listed in various Local Government Area LEPs is not a valid reason for exclusion.

There is also no analysis of the subject house in relation to the examples shown in the Applicant's Comparative Analysis with respect to the main assessment criteria. This Preliminary Assessment Report undertakes such an assessment of significance using the main criteria in Section 7.7.

The preponderance of Inter-War Spanish Mission and Inter-War Mediterranean style buildings are concentrated in the Eastern Suburbs and Upper North Shore of Sydney with relatively few examples in other suburbs, with the exception of the seaside suburb of Manly and isolated examples in other suburbs such as the Spanish Mission service stations in Newtown and Pyrmont. Their preponderance on the Upper North Shore and in the Eastern Suburbs reflects the affluence of the areas and the desirability of emulating the West Coast USA lifestyle. The large number of Inter-War Spanish Mission and Mediterranean residential flat buildings in the Eastern Suburbs is a product of the desirability of the style of architecture combined with a market for higher density living with a more diverse and cosmopolitan population than other areas of Sydney.

The symmetrical front façade treatment of 53 Drumalbyn Road is similar to the two main elevations of "Boomerang" at Elizabeth Bay. Both the harbour façade and the Billyard Avenue façade of Boomerang are symmetrical tripartite facades. The Billyard Avenue façade has a projecting loggia/porte cochere in a similar vein to 53 Drumalbyn Road's projecting loggia and the harbour façade of Boomerang also has a projecting glazed loggia.

¹⁷ Andrew Starr and Associates Heritage Consultants, Drumalbyn R Pty Ltd & Drumalbyn B Pty Ltd Demolition Report, August 2021, p.44.

¹⁸ Zoltan Kovacs Architect, Demolition report – Addendum Comparative Analysis, Proposed Development 53-55 Drumalbyn Road, Bellevue Hill, November 2021, p.17.

¹⁹ NSW Heritage Office, 2001, *NSW Heritage Manual: Assessing Heritage Significance*.

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Figure 11: Entry porte cochere/loggia, "Boomerang", Billyard Avenue, Elizabeth Bay. Architect: Neville Hampson, 1926
(Source: realestate.com.au – accessed 9/12/21)



Figure 12: Harbour side façade with projecting sunroom/loggia, "Boomerang", Billyard Avenue, Elizabeth Bay. Architect: Neville Hampson, 1926
(Source: realestate.com.au – accessed 9/12/21)

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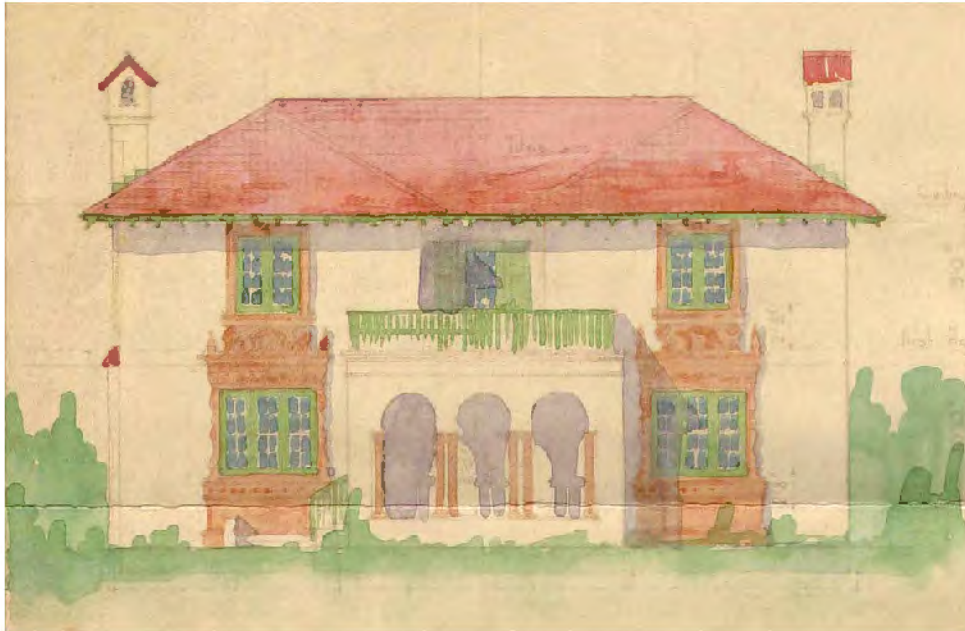


Figure 13: Front elevation of 53 Drumalbyn Road, Bellevue Hill. Architect: Bohringer, Taylor & Johnson, 1929 (Source: Woollahra Council BA plans)

7.6.2 The works of architects Bohringer, Taylor and Johnson:

Neither of the Applicant's initial Demolition Reports identified the architects for the house, but the latest report by Zoltan Kovacs (December 2021) has identified the architect. As stated previously, the architects for the house, Bohringer, Taylor & Johnson, was a well-known practice in the interwar period and was renowned for its extensive portfolio of cinemas constructed from Perth to Auckland. The firm was an international practice, with offices in Sydney, Melbourne, Perth and Auckland, at a time when most Australian practices were limited to their own city or state. The fact that the firm is included in *The Encyclopedia of Australian Architecture* indicates that the Melbourne-based editors of the publication considered the firm to be of sufficient importance for inclusion in the encyclopedia.

The entry in *The Encyclopedia of Australian Architecture* concentrates on the practice's cinema work but a brief internet search has revealed some public buildings, a factory, residential flat buildings and a number of single residences as well as a Kings Cross Hotel in 1932.²⁰ Bohringer, Taylor & Johnson appear to have been the preferred architects for the Wells as well as their development company, High Standard Constructions Ltd. Probably the developer's first building was the "Palomar" residential flat building (Figure 17); two doors west along Drumalbyn Road, Bellevue Hill from 53 Drumalbyn Road approved in the same year as the company's formation. "Palomar" (recently demolished) was a restrained example of Inter-War Mediterranean architecture. This building was included in *Identifying Australian Architecture ... 1788 to the Present* but was incorrectly attributed to E.W. Sankey. Like most buildings of the period, the majority of the architectural detail was confined to the façade or façades visible from the street. Another large residential flat building was a motor garage with flats above constructed in Greenknowe Avenue Elizabeth Bay in 1929.²¹ The building is extant at 2 Greenknowe Avenue. Again, the building is restrained and almost austere, with flourishes of architectural decoration modulating the large, flat façade combined with steel-framed windows (Figure 18). This approach is one of the hallmarks of the firm's architectural work for developers or commercial clients.

The Applicant's Demolition Report: Architects, dated December 2021 states on page 3:

Charles Bohringer was a careful and excellent draftsman and these plans, which are somewhat carelessly executed (especially the watercolour washes) are not by his hand. I am doubtful that he did the design, especially as the house design does not display any of his usual design flourishes. It is more likely that the design was prepared by an assistant within the practice.

²⁰ The Hotel Mayfair, "Tenders Called", *Construction and Real Estate Journal*, 18 May 1932. Notice of its construction was published in 1929: *Construction and Local Government Journal*, 28 August 1929.

²¹ "City Council Applications", *Construction and Local Government Journal*, 24 April 1929.

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It should be noted that the plans and section of the drawing of the house are coloured as working drawings but the elevations are rendered as design elevations with shadows, vegetation and proposed external colouring. From the scanned copy in this author's possession, it appears the drawing has been executed and lettered in pencil rather than ink. In a large firm it is possible and highly probable that the working drawings for submission to Council as a Building Application would have been prepared by a junior architect or draughtsman, including the final colouring in watercolour paint. However, there is no evidence to support the assertion by the Demolition Report's author that the design itself "was prepared by an assistant". The usual practice is for the firm's partners to design buildings and then pass the design on to others for detailed resolution and drawing. There is nothing to suggest that Bohringer did not undertake the design of his projects for the Wells family and their development company, High Standard Constructions Ltd, as they were a major client for the architectural practice in the late 1920s.



Figure 14: Regent Theatre, Melbourne, 1927. Architects: Bohringer, Taylor & Johnson (Source: Ross Thorne, 1984, *Cinemas of Australia via USA*, p.306).



Figure 15: State Theatre, Melbourne, 1929. Architects: Bohringer, Taylor & Johnson (Source: Apperly, Irving & Reynolds, 1989, *Identifying Australian Architecture*, p.176).



Figure 16: Embassy Theatre, Sydney, 1934. Architects: Bohringer, Taylor & Johnson (Source: Ross Thorne, 1984, *Cinemas of Australia via USA*, p.140).



Figure 17: Palomar Flats, 1928-29. Architects: Bohringer, Taylor & Johnson (Source: Apperly, Irving & Reynolds, 1989, *Identifying Australian Architecture*, p.179).

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Figure 18: 2 Greenknowe Avenue, Elizabeth Bay: Architects: Bohringer, Taylor & Johnson, 1929 (Source: Google Earth – accessed 15/12/21)

The architectural practice of Bohringer, Taylor & Johnson was typical of interwar practices insofar as they were comfortable designing in different styles of architecture, depending on the building type, the client's requirements, the budget or the site. This approach is sometimes derided by modern commentators (and current heritage consultants) as somehow indicating a lack of focus or design philosophy or ability in being able to realise a "more pure design oeuvre", but this misunderstands the period between the wars. As we discovered in our landmark 1993-1996 study of interwar housing and housing estates for the National Trust of Australia (NSW)²² the period was a "battle of the styles" as architects sought to interpret overseas architectural influences and adapt them to Australian climatic and social conditions.

53 Drumalbyn Road (1929) has a simple symmetry and restrained façade in common with the "Palomar" flats (1929), the Regent Theatre (1927) and the Embassy Theatre (1934). As pointed out by Philip Goad²³, the firm's architecture changed after the Great Depression into more restrained Moderne or Art Deco (as exhibited in the façade of the Embassy Theatre), at least for their cinema commissions. The firm's pre-Great Depression works had ranged from neo-Classical with Adamesque detailing (such as shown in the Regent Theatre façade) to the extremely exuberant decorative Moorish approach in Melbourne's State Theatre (1929). The direct contemporaries of 53 Drumalbyn Road were the "Palomar" flats and the State Theatre, demonstrating one of the major characteristics of architectural firms in the interwar period; flexibility of design approach and adapting one of the many interwar architectural styles to suit the client, the site and the purpose of the building.

The Applicant's *Demolition Report: Architects* concludes on page 9 that the house was "not typical of the work of Bohringer, Taylor & Johnson" as the "house is designed in the Spanish Mission style and by the late 1920's Bohringer

²² Robertson & Hindmarsh Pty Ltd, *Housing in NSW Between the Wars: A Study of Housing and Housing Estates constructed and developed in NSW between World War I and World War II*, Prepared for the National Trust of Australia (NSW), February 1996.

²³ Goad, Philip, "Bohringer, Taylor & Johnson" in Goad, Philip & Willis, Julie (eds), 2012, *The Encyclopedia of Australian Architecture*, Melbourne: Cambridge University Press, p.96.

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was inspired by the Art Deco Style". And yet, this is contradicted by the report author's statement that Bohringer's "best house" was the 1938 house for Sir Garfield Barwick, which was designed in the Inter-War Old English (aka Stockbroker Tudor) style. What the Barwick House clearly demonstrates is that architects in the interwar period designed in a style that was appropriate for the building type (eg Art Deco/Moderne for 1930s cinemas and Old English or Spanish Mission/Mediterranean for single houses and apartment buildings) as well as the requirements of individual clients and sites.

As stated previously, there is no evidence to support the Demolition Report author's assertion that there was no involvement by Bohringer in the design. Moreover, the house was designed by the practice and, in the absence of any draughtsman's initials, it is impossible to categorically state who within the firm was directly responsible for the design, the draughting and the colouring.

7.7 53 Drumalbyn Road: Assessment of Heritage Significance

The criteria used to assess the significance of this property are the criteria contained within the 2001 NSW Heritage Office publication, *Assessing Heritage Significance*, which were gazetted in April 1999. Contained within that publication are guidelines to assist in determining whether an item or place could be included or should be excluded from listing as a heritage item at either the State or Local levels. Those guidelines are for guidance and are not prescriptive.

The application of the criteria should be based on the physical and documentary evidence, informed by the comparison of buildings and places of a similar type, or by the same architect. The step from the evidence to the conclusions, regarding significance, is conditioned by either lay or professional opinion and is often conditioned by the level of experience of the person making the assessment. It is important that professional opinion is based on the appropriate experience of the professional assessor (ie buildings assessed by architects, archaeological sites assessed by archaeologists, etc). Multi-disciplinary teams making assessments is the best way of obtaining a comprehensive, balanced assessment of significance.

For this preliminary assessment of significance, it should be noted that the sites have not been inspected and so the physical evidence component of the assessment is highly preliminary and subject to change if and when access is granted to the property.

7.7.1 Application of the Assessment Criteria to 53 Drumalbyn Road, Bellevue Hill

The following section analyses the elements of No. 53 Drumalbyn Road, Bellevue Hill that do and do not meet the NSW Heritage Council's criteria for heritage listing.

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

Discussion:

The interwar development of suburbs in the Eastern Suburbs, such as Bellevue Hill, was related to the wealthy elite of Sydney purchasing sites with magnificent views of Sydney Harbour and constructing houses with garages that indicated their wealth in being able to own motor cars. In addition, the subject house contained accommodation for a live-in maid which further indicated the wealth of the upper Middle Class family that commissioned the house. The late 1920s was a period when council building application books are replete with applications for the construction of garages for older properties and it was expected that newly-developed properties in the interwar period would be constructed with garages.

The style of the house (Inter-War Spanish Mission/Mediterranean) was a popular style amongst the elite of the Eastern Suburbs and the North Shore. The style of architecture was popularised by the movies emanating from Hollywood and the magazines of the period featured articles on the lives of the rich and famous that included articles on swimming pools and bar-b-ques that suited the outdoor lifestyle of the West Coast of the USA as well as of Sydney.

The role of entrepreneurs and property developers is particularly important in the provision of housing in Australia. In the first part of the interwar period developers constructed residential flat buildings for rental as the financial and legal aspects of multi-unit living made it difficult for ownership of individual units. Company title remained the only vehicle for ownership of individual units. The development of mortgage properties enabled the ownership of individual houses to increase.

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Possible Significance:

53 Drumalbyn Road, Bellevue Hill is of at least Local historical significance in reflecting the lifestyle of the lower echelons of the upper Middle Class in the interwar period with a garage for their car, accommodation for the live-in maid and a style of architecture that reflected the lifestyle of the movie stars of the West Coast of the USA.

53 Drumalbyn Road is also significant as an example of developer-constructed housing for the upper Middle Class.

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).

Discussion:

The architectural firm of Bohringer, Taylor & Johnson was an important international firm in the interwar period, known for their cinema and public building commissions. The firm had offices in Sydney, Melbourne, Perth and Auckland. The importance of the firm and its architectural legacy is reinforced by their entry in the Encyclopedia of Australian Architecture.

53 Drumalbyn Road is also associated with the developer company, High Standards Construction Ltd, of which G.F. & G.J. Wells were two of the four directors.

Possible Significance:

53 Drumalbyn Road, Bellevue Hill is of at least Local associative significance because of its strong association with important international architectural firm of Bohringer, Taylor & Johnson Pty Ltd who design cinemas and public buildings from Perth to Auckland as well as residential flat buildings, single houses and other commercial buildings.

The house is an example of single-family housing constructed by the prolific developer High Standards Construction Ltd.

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).

Discussion:

The planning of the house at 53 Drumalbyn Road reflects the similarity between Inter-War Mediterranean and Inter-War Georgian Revival. The traditional Georgian town house floor plan was split into a front half and a back half through the use of a wall running across the plan. This separation of public rooms from private and service rooms has been maintained in this house's floor plan; the more public Living and Dining Rooms occupy the front of the house overlooking the view of the Harbour and in which guests would be welcomed and entertained. The more private Breakfast Room would not have been accessible to guests and the Kitchen and Maid's quarters would also have remained unseen by visitors.

The house is a restrained example of Inter-War Mediterranean architecture and reflects the taste of the commissioning owners of the house. The style of the house reflected the interest in the West Coast USA lifestyle of the rich and famous as depicted in the popular magazines of the time, such as The Home. This style was popular and in the Eastern Suburbs and North Shore suburbs of Sydney because of the link between the lifestyle of the rich and famous US movie stars and the affluence and lifestyle of leisure enjoyed by the residents of the Eastern Suburbs and North Shore. The presence of Maid's quarters reinforces the assumption of the affluence of the commissioning family.

Possible Significance:

53 Drumalbyn Road, Bellevue Hill is of at least Local aesthetic significance for its restrained Inter-War Mediterranean style of architecture and the link between that style and the much-publicised lifestyle of the rich and famous in Hollywood and the USA West Coast. This style of architecture appears to have been adopted by the architects for the Eastern Suburbs developer-constructed housing as well as for the late 1920s residential flat buildings designed by the firm as a signifier of taste for the upper Middle Class.

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

Discussion:

The house is possibly not of significance under this criterion, but this may not be the case following further research.

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).

Discussion:

The house is possibly not of significance under this criterion, but this may not be the case following further research.

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).

Discussion:

The presence of live-in Maid's accommodation within the house is evidence of a way of life that changed markedly in the interwar years and is now no longer prevalent. The servant-less house was trumpeted in the popular magazines, driven by economic necessity as well as the change of societal norms.

The recent demolition of the "Palomar" flats building indicates the Inter-War Mediterranean style of housing is under threat, especially on sites with views of the harbour.

Possible Significance:

53 Drumalbyn Road, Bellevue Hill is of at least Local significance because it provides evidence, in its original planning, of a way of life that is now almost defunct and is, therefore rare.

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

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

Discussion:

The house is a restrained, fine example of the type of interwar marine villa of the Upper Middle Class residing in the Eastern Suburbs. The concentration of Inter-War Mediterranean houses and apartment blocks in the Eastern Suburbs reflected the fashionable style of architecture of the area's residents.

Possible Significance:

53 Drumalbyn Road, Bellevue Hill is of at least Local significance as a relatively intact representative example of an Inter-War Mediterranean villa.

7.7.2 Possible Significance

53 Drumalbyn Road, Bellevue Hill is of possible Local significance under the following criteria:

- Criterion (a): Historical significance,
- Criterion (b): Associative significance,
- Criterion (c): Aesthetic significance,
- Criterion (f): As an item demonstrating a defunct social practice, and
- Criterion (g): As a representative example of the Inter-War Mediterranean style of architecture.

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8.0 55 Drumalbyn Road

8.1 55 Drumalbyn Road: Description

55 Drumalbyn Road is two-storey house with exterior walls of smooth render and a band of face brick encompassing the Basement windows that emphasises the horizontal lines of the house. The house appears to be flat-roofed behind a rendered parapet but the roof over the main portion of the house is roofed with a pitched tile hip roof. The roof over the secondary wing of the house is a trafficable roof terrace that is accessible from the upper garden across a concrete bridge. The roof terrace is surrounded by pipe handrails that are typical of the interwar "maritime" references in Modernist houses. The roof terrace is covered by a modern timber-post-supported pergola that has replaced the pipe frame pergola shown in the real estate photographs dating from the post-2013 sale of the property. The original drawings do not include a pergola. The windows are the original steel-framed windows and the main north-facing windows are shaded with cantilevered concrete hoods. There is a cantilevered concrete balcony (with roof) off the Dining Room that still retains its original pipe handrails.

The double garage is located at the front (Drumalbyn Road) site boundary and is capped with a horizontal parapet continuing the Modernist styling of the house. The house is accessed via flights of stairs including via the terrace located on the flat roof of the garage and the inclinator commences from the roof level of the garage.

The main floor of the house is the upper floor of the house and contains the Entry Hall (and the stairs to the lower level), the combined Living/Dining Room along the front of the house a small Bedroom, a WC, the Kitchen, the Main Bedroom with Ensuite Bathroom and then a smaller Bedroom accessed through the Main Bedroom. The small Bedroom gives access to a Dressing Room. There is an externally accessed WC at the rear of the house.

The lowest floor of the house contains a Sitting/Rumpus Room, two Bedrooms, a Bathroom and an externally accessed Laundry. The main (upper) floor of the house is accessed via a stair located at the eastern end of the wide corridor that runs the length of the lower floor. The lower level gives access to the wide, north-facing lawn as well as to a small, single-room "cottage". The 1938 Building Application drawing describes this small building as an "outhouse". The same drawing includes the timber-framed predecessor of the upper garden shade structure.

From the rear of the main house level garden steps lead up to the upper garden level from where the concrete bridge gives access to the roof terrace. The real estate photos show the upper garden is roofed over with a steel roof structure and translucent roof sheeting as well as a timber-framed glass house that may be a remnant of the 1938 structure. It is not known if these structures still exist.

The current house appears to have undergone minimal changes compared to the original working drawings. The main floor small bedroom and dressing room at the west end were originally two maid's rooms and they shared a shower recess that is now a linen cupboard. The small Bedroom at the eastern end of the house was originally designated as the Breakfast Room. A lower-level Bedroom has a timber window and doorset in lieu of the original steel window and timber door but the original face brick steps remain. The brick sill has been altered from the original.



Figure 19: 55 Drumalbyn Road, Bellevue Hill, Ground Floor (upper level) Plan. Architect: P. Gordon Craig & John M. Brindley, 1937 (Source: realestate.com.au – accessed 3/12/21)

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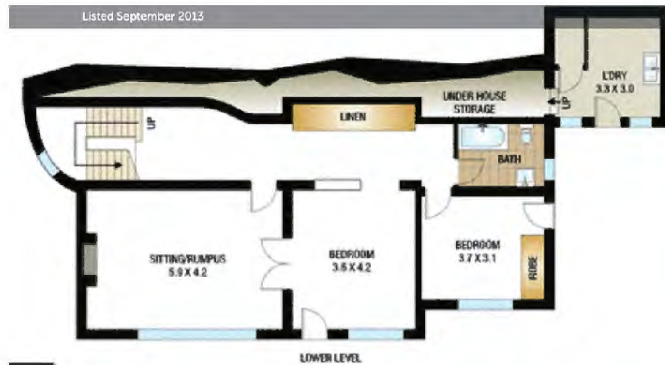


Figure 20: 55 Drumalbyn Road, Bellevue Hill, Ground Floor (lower level) Plan. Architect: P. Gordon Craig & John M. Brindley, 1937 (Source: realestate.com.au – accessed 3/12/21)



Figure 21: 55 Drumalbyn Road, Bellevue Hill, front yard with panoramic views. Note the render and brick façade treatment, the cantilevered balcony with pipe handrail, concrete hoods over the windows and the original wall light fitting. Architect: P. Gordon Craig & John M. Brindley, 1937 (Source: realestate.com.au – accessed 3/12/21)

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Figure 22: 55 Drumalbyn Road, Bellevue Hill, Living/Dining Room with horizontal strip steel-framed corner windows and steel door and window set leading to the balcony. Architect: P. Gordon Craig & John M. Brindley, 1937 (Source: realestate.com.au – accessed 3/12/21)



Figure 23: 55 Drumalbyn Road, Bellevue Hill, original roof terrace and access bridge from the upper garden level. Note the original pipe handrail (extant) and the pipe pergola (since replaced). Architect: P. Gordon Craig & John M. Brindley, 1937 (Source: realestate.com.au – accessed 3/12/21)

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8.2 55 Drumalbyn Road: History

As mentioned in the section on 53 Drumalbyn Road, an auction notice for an auction on 4 December 1937 shows 53 Drumalbyn Road as a completed house and 55 Drumalbyn Road as a "New residence" which indicates that the house was not yet complete.

The Building Application for a new residence at 55 Drumalbyn Road was approved by Woollahra Municipal Council on 9 August 1937. Council records²⁴ indicate the following information for 55 Drumalbyn Road:

BA No.	164
Date Received	21 July 1937
Name of Owner	A.K. Jones
Name of Architect or Builder	P.G. Craig
New Buildings or Additions	House
Situation	No 55 Drumalbyn Rd
Ward	Br [Bellevue Hill Ward]
No of New Buildings	1
Cost of New Buildings	1200 [pounds]
Fee Paid	1/10/- [1 pound 10 shillings]
Date when considered by Council	9 Aug [1937]
Council's Decision	Approved Conditionally
Remarks	Amended as required

Council's records contain three sets of working drawings for the house submitted as BA 164/1937. The first two sets represent a house that has a much shorter west wing. Both these sets of drawings are stamped "Cancelled" and one of them has been overdrawn in pencil to show the proposed extension of the west wing. The third set of drawings show the house as constructed, with a longer west wing containing the two Maids' Bedrooms and the Laundry located on the lower level of the house. The first two sets are dated 20 April 1937 but the third set is undated.

All three drawing sets have the name of the architects in the title block as "P. Gordon Craig and John M. Brindley, Architects & Engineers".

On 29 January 1939 a further BA (216/1937) was approved by Council for the construction of a garage, summer house and outhouse as follows²⁵:

BA No.	216
Date Received	7 Sept 1938
Name of Owner	A.K. Jones
Name of Architect or Builder	P. Gordon Craig
New Buildings or Additions	Garage, Summer House, Outhouse
Situation	No 55 Drumalbyn Rd
Ward	Br [Bellevue Hill Ward]
No of New Buildings	[blank]
Cost of New Buildings	400 [pounds]
Fee Paid	10/- [10 shillings]
Date when considered by Council	25 Sept [1938]
Council's Decision	Deferred. Approved Conditionally 29/1/39
Remarks	Amended as required

The working drawing submitted for BA 216/1938 was also prepared by P. Gordon Craig and John M. Brindley, Architects and Engineers, and is dated 6 September 1938, indicating that it was submitted to Council the day after it was completed. The garage, summer house and out house still remain on site.

The Applicant's Demolition Report states that the site was purchased and developed by the Bellevue Development Company in 1943. However, the Building Application evidence from Woollahra Council indicates that the house was designed for Alfred Keil Jones in 1937 as he was the stated owner at the time of, and applicant for, the Building Application. In addition, as previously stated, the December 1937 auction notice for sites adjacent to the subject sites indicates a "new residence" on the site of 55 Drumalbyn Road at the time of the auction.

²⁴ Municipality of Woollahra, *Register of Building Applications*, p.175

²⁵ Municipality of Woollahra, *Register of Building Applications*, p.209

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Stylistically the house is Inter-War Functionalist and the use of a pitched roof behind the parapet was typical of these apparently flat-roofed buildings in the interwar and immediate post-war periods because of the local government dislike and prohibition of flat roofs. The banding of the facades in two different treatments (painted rendered brick and red face brick) was used by a number of architects in the period and refers to the exposed face brick Modernism prevalent in Britain at the time. The banding of the façade accentuates the horizontality of the building and the corner window on the west end of the main floor emphasises the modernity of the house and refers to the strip windows that were an inherent part of the Functionalist house.

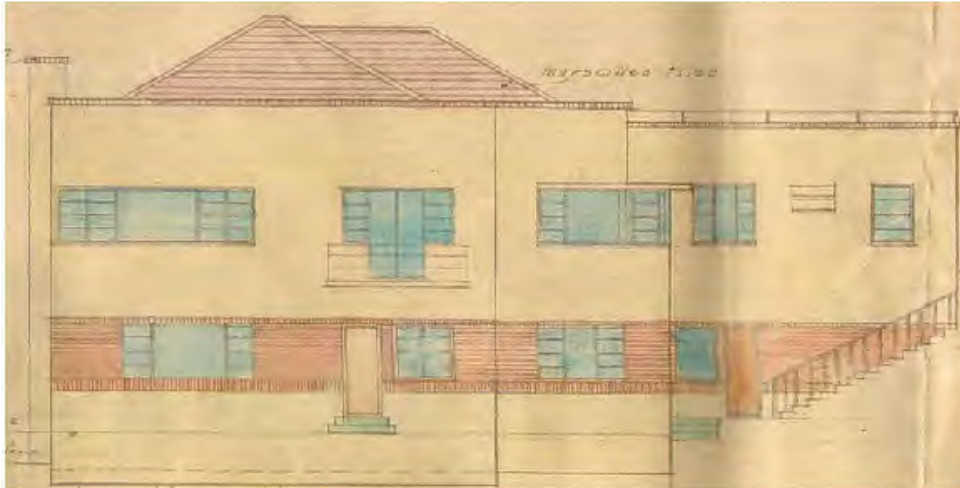


Figure 24: Proposed Residence at Drumalbyn Road, Bellevue Hill, for A.K. Jones Esq. Front Elevation. Architect: P. Gordon Craig & John M. Brindley, 1937
(Source: BA 164/1937 Woollahra Council)

8.3 55 Drumalbyn Road: Architects

The architects for the design and documentation of the house and garage were Percy Gordon Craig (1886-1957) and John Millard Brindley (1913-1999).

P. Gordon Craig was registered with the Board of Architects of NSW on 28 January 1928. Prior to registration he worked on buildings in the Blue Mountains but, from 1921 to 1936, he worked as an architect under the name of P.G. Craig from offices in Pitt Street and then Castlereagh Street, Sydney. From 1937 to 1948 the firm was known as P. Gordon Craig and John M. Brindley, despite Brindley having left to fight in World War 2, including being a prisoner of war in Singapore and then working on the Thai-Burma Railway.²⁶

John M. Brindley had studied architecture at Sydney Technical College and went into practice with P. Gordon Craig in 1936 and, prior to the war, Brindley also occasionally worked with architect, Reginald Magofin, despite being in partnership with Craig until after the war.²⁷ In 1947 Brindley went into partnership with his childhood friend, Wilfred Allan Davey (1913-1988), forming the firm of Davey and Brindley; later known as Davey, Brindley and Vickery.²⁸

8.4 55 Drumalbyn Road: Owners & Occupants

The Applicant's Demolition Report states that the site was purchased and developed by the Bellevue Development Company in 1943.²⁹ However, the Building Application evidence from Woollahra Council indicates that the house was designed for Alfred Keil Jones as he was the stated owner at the time of, and applicant for, the Building Application.³⁰

²⁶ Australian Institute of Architects: NSW Architects Biographical Information: Percy Gordon Craig Architect.

²⁷ Goad, Philip & Higham, Anne, "Davey & Brindley" in Goad, Philip & Willis, Julie (eds), 2012, *The Encyclopedia of Australian Architecture*, Melbourne: Cambridge University Press, p.192.

²⁸ *ibid*

²⁹ Andrew Starr and Associates Heritage Consultants, Drumalbyn R Pty Ltd & Drumalbyn B Pty Ltd Demolition Report, August 2021, p.45

³⁰ Municipality of Woollahra, *Register of Building Applications*, p.175.

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Preliminary research reveals that Jones was a Commission Agent who gave evidence in 1931 to the Commonwealth Parliamentary Standing Committee on Public Works regarding the need for a telephone connection between mainland Australia and Tasmania.³¹ A.K. Jones was also the co-Executor of David Jones' will and the notice of Probate was issued by Asher, Old and Jones, Proctors (ie Lawyers).³² The relationship between Alfred Keil Jones and David Jones has not been established but it is possible that there was a familial relationship, and the nature of Jones' connection to the architects as well as the nature of his profession has not yet been established.

8.5 55 Drumalbyn Road: Historical themes

The property falls within the following national and NSW historical themes.

National historical theme	State historical theme	How the historical theme is demonstrated in this building
4. Building settlements, towns and cities	Towns, suburbs and villages	Subdivision of larger estates creating closer, suburban settlement
8. Developing Australia's cultural life	Creative endeavour	Work of a creative, well-known architect

8.6 55 Drumalbyn Road: Comparative Analysis

8.6.1 Functionalist houses:

The Applicant's Demolition Report Addendum contains some photographs of Inter-War Functionalist style houses, with a predominant concentration on the curved walled sub-theme of "P&O Liner"-inspired houses. The report's author concludes that, as there are "numerous excellent examples of the Functionalist style ... in the municipality, with better examples than the subject place ... the subject place does not satisfy Criterion F ... [or] ... Criterion G"³³ for listing. The report does not assess the building against the five main assessment criteria:

- Criterion (a): historical significance,
- Criterion (b): associative significance,
- Criterion (c): aesthetic or technical significance,
- Criterion (d): social significance,
- Criterion (e): scientific significance.

Moreover, the "Assessing Heritage Significance" section of the *NSW Heritage Manual* clearly states: "An item is not to be excluded from the Register on the ground that items with similar characteristics have already been listed on the Register."³⁴ Whilst this applies directly to items being considered for listing on the State Heritage Register it also applies to items being considered for Local listing under the Environmental Planning and Assessment Act, 1979. Therefore, the Applicant's Comparative Analysis exclusion of the subject property on the basis that there are other similar properties listed in various Local Government Area LEPs is not a valid reason for exclusion.

There is also no analysis of the subject house in relation to the examples shown in the Applicant's Comparative Analysis with respect to the main assessment criteria. This Preliminary Assessment Report undertakes such an assessment of significance using the main criteria in Section 8.7.

The Applicant's *Demolition Report Addendum: Comparative Analysis* clearly demonstrates the rarity of Functionalist houses from the interwar period. The P&O Liner houses depicted cannot be considered Functionalist in style but they are Moderne; a less "severe" style of architecture that was usually accompanied, in Europe, by sumptuous interiors of rich timbers and chrome and curved lines referencing the curves of ocean liners – hence "P&O Liner". The Applicant's report depicts only one interwar Functionalist house, that of Malcolm Moir in Canberra dating from 1935.³⁵ The Moir House (1935-1936) was designed by the Canberra-based husband and wife architectural practice, Moir & Sutherland. The Moir residence in Canberra was one example of Malcolm Moir's Functionalist architecture; unadorned brickwork, steel windows (some of which were corner windows), and flat roofs with parapets.

³¹ Parliamentary Standing Committee on Public Works, 1931, Report together with Minutes of Evidence relating to the proposed establishment of Telephonic Communication between the Mainland (Victoria) and Tasmania, Canberra: H.J. Green, Government Printer.

³² NSW Government Gazette, Friday 12 August 1932.

³³ Zoltan Kovacs Architect, Demolition report – Addendum Comparative Analysis, Proposed Development 53-55 Drumalbyn Road, Bellevue Hill, November 2021, p.17.

³⁴ NSW Heritage Office, 2001, *NSW Heritage Manual: Assessing Heritage Significance*.

³⁵ Zoltan Kovacs Architect, Demolition report – Addendum Comparative Analysis, Proposed Development 53-55 Drumalbyn Road, Bellevue Hill, November 2021, p.14.

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The Applicant's *Demolition Report Addendum: Comparative Analysis* states that "Modernism in Australia first gained foothold in industrial buildings, pubs and cinemas."³⁶ However, Functionalism in Australia arose in the 1930s in a number of different building types, individual houses, apartment buildings, hospitals, schools and technical colleges in addition to industrial buildings (warehouses, factories, car showrooms, etc) and engineering structures such as power stations. Examples of these building types are given in the early part of *Australia Modern* (2019).³⁷

In the interwar period there were prolific Modernists who designed Functionalist buildings. The first building illustrated in *Australia Modern* is the bayside holiday house by Roy Grounds house ("The Ship", 1933-1934) at Mt Eliza, Victoria. Its flat roofs were given over to roof terraces with pipe handrails and the horizontal lines of the house were counterpointed by circular, port-hole-like windows. Two eastern Suburbs examples from 1936 were Wyldfel Gardens apartments³⁸ at Potts Point by John Brogan and the Prevost House³⁹ at Bellevue Hill by Prevost & Ancher. Wyldfel Gardens comprises two blocks of white-painted rendered apartments stepping down the steep site with a landscaped garden between the buildings. Each apartment utilises the roof of the apartment below as a large terrace surrounded by pipe handrails. The Prevost House is also a white-painted rendered two-storey house that combines a curved sunroom with the horizontal lines of Functionalism. The entry wall is a large panel of obscure glass blocks and some of its planning references works by Mies van der Rohe (such as the curved dining area of the house). There was also a roof terrace over the rear wing.

The interwar work of the NSW Government Architects Branch was, under chief design architect, Harry Rembert, very much influenced by Modernism, especially that of Willem Dudok emanating from The Netherlands. The Dutch brick Modernism was influential in Britain which was, in turn influential in the development of a more acceptable face brick Modernism in Australia. Rembert's School of Mechanical & Automotive Engineering at the Sydney Technical College, Ultimo was perhaps the purist expression of this brick Modernism, although the Newcastle Technical College, also by Rembert, was a much larger complex set in landscaped grounds on the outskirts of Newcastle.

55 Drumalbyn Road, Bellevue Hill is clearly a very early example of Functionalist architecture in Sydney, dating from the same period as the iconic Wyldfel Gardens and Prevost House. Its location behind 53 Drumalbyn Road has concealed it from public gaze, appreciation and assessment. The Applicant's *Demolition Report Addendum: Architects* dismisses the subject house as "not exhibit[ing] a high level of creative achievement within the work of Craig & Brindley" and yet there is no comparative analysis of the output of Craig & Brindley. Therefore, this assertion by the Demolition Report's author is unsubstantiated in that the two buildings of the practice included in the report do not demonstrate the lack of worth of the subject building.

Moreover, the report author misrepresents the assessment criterion for aesthetic achievement in stating it must "exhibit a high level of creative achievement". The wording is:
"An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)."⁴⁰

³⁶ Zoltan Kovacs Architect, Demolition report – Addendum Comparative Analysis, Proposed Development 53-55 Drumalbyn Road, Bellevue Hill, November 2021, p.10.

³⁷ Goad, Philip & Lewi, Hannah (eds), 2019, *Australia Modern: Architecture, landscape & design*, Melbourne: Thames & Hudson Australia Pty Ltd.

³⁸ Goad, Philip & Lewi, Hannah (eds), 2019, *Australia Modern: Architecture, landscape & design*, Melbourne: Thames & Hudson Australia Pty Ltd, p.42.

³⁹ Goad, Philip & Lewi, Hannah (eds), 2019, *Australia Modern: Architecture, landscape & design*, Melbourne: Thames & Hudson Australia Pty Ltd, p.58.

⁴⁰ "Assessing Heritage Significance", *NSW Heritage Manual*, NSW Heritage Office, 2001.

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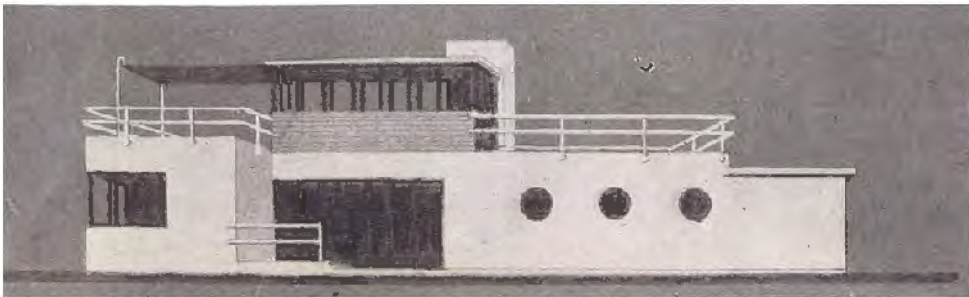
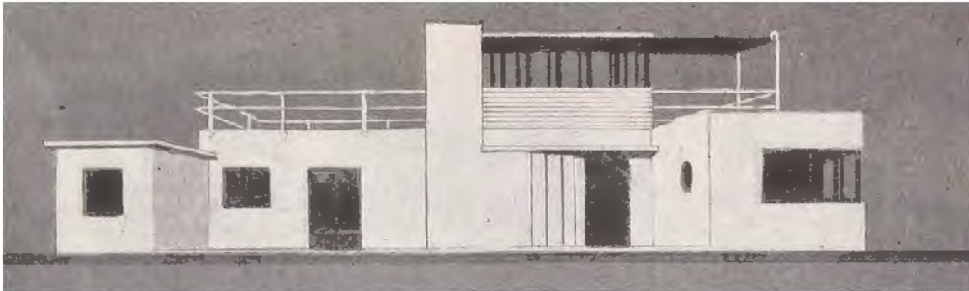


Figure 25: "The Ship", Mt Eliza, Victoria. Architect: Roy Grounds, 1933-34 (Source: Lewi & Goad, 2019, *Australian Modern*, p.34)



Figure 26: "Wyldefel Gardens", Potts Point, Sydney. Architect: John Brogan, 1936 (Source: Lewi & Goad, 2019, *Australian Modern*, p.42)

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Figure 27: Prevest House, Bellevue Hill, Sydney. Architect: Prevest & Ancher, 1936-37 (Source: Lewi & Goad, 2019, *Australian Modern*, p.58)



Figure 28: School of Mechanical & Automotive Engineering, TAFE NSW Ultimo Campus. Architect: NSW Government Architect (des: Harry Rembert), 1937-40 (Photo: Scott Robertson 2007)

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8.6.2 The works of architects P. Gordon Craig and John M. Brindley:

Neither of the first two Applicant's Demolition Reports identified the architects for the house burt the third report, *Demolition Report Addendum: Architects*, does. Percy Gordon Craig began his architectural practice in Sydney with a large building on the south side of William Street, Darlinghurst, dating from 1925. The Ground Floor was given over to new car showrooms in what was then the premier new car showroom area of Sydney. The upper floors were lit by large steel-framed windows and appear to have accommodated workshops/manufacturing studios. The seven bay street façade was in a stripped back Inter-War Chicagoesque style that was typified by the large areas of glass contrasting with the smaller areas of masonry. Such buildings expressed their function in their fenestration which was one of the tenets of Modernism, but still retained the decoration of earlier decorative periods of architecture. However, buildings such as 101-111 William Street, Darlinghurst can be considered to be forerunners or precursors of the Inter-War Functionalist style of architecture.

Craig's domestic commissions, from the evidence currently available, was more conservative than the contemporary large William Street building would indicate. Two examples are included below. 5A Vivian Street, Bellevue Hill is an unassuming 1923 bungalow with dark brown face bricks and a terra cotta tiled roof with nested gables and a stopped hip roof. The 1926 duplex he designed for himself in Rose Bay is equally conservative but the use of a deep verandah and porch modulated the façades and allowed a transition from inside to outside.



Figure 29: 1933 photograph of 101-111 William Street, Darlinghurst. Architect P. Gordon Craig, 1925
(Source: SLNSW Home and Away reproduced in AIA NSW Biographical Information: Percy Gordon Craig)

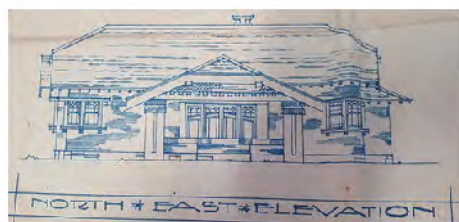


Figure 30: 5A Vivian Street, Bellevue Hill North-East Elevation
Architect: P. Gordon Craig, 1923 (Source: BA 158/1923 Woollahra Council)

Figure 31 (right): 5A Vivian Street, Bellevue Hill view from Foster Ave (South-East Elevation) Architect: P. Gordon Craig, 1923
(Source: Woollahra Council)



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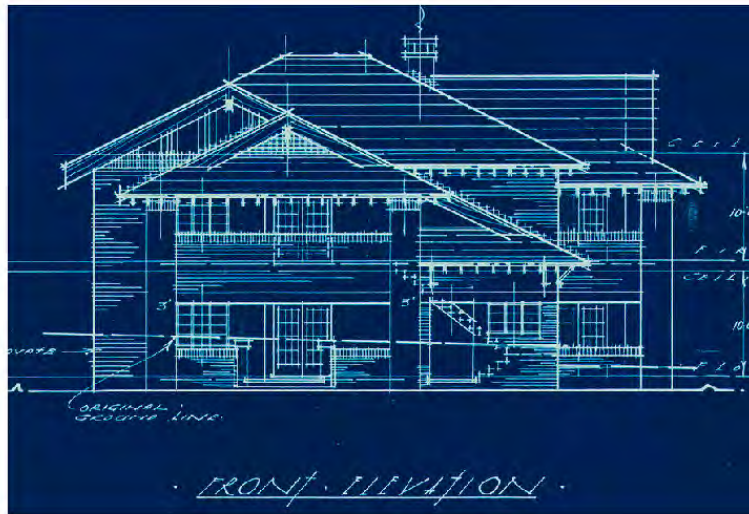


Figure 32: Residence for P.G. Craig Esq, 36 Kent Road, Rose Bay. Front Elevation. Architect: P. Gordon Craig, 1926 (Source: BA 465/1926 Woollahra Council)

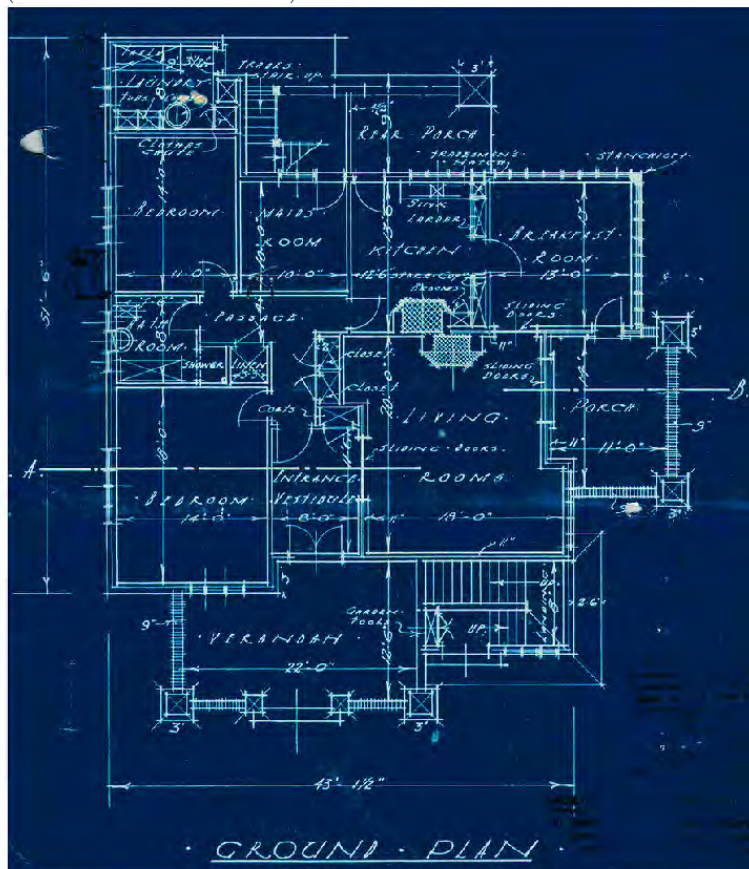


Figure 33: Residence for P.G. Craig Esq, 36 Kent Road, Rose Bay. Ground Floor Plan. Architect: P. Gordon Craig, 1926 (Source: BA 465/1926 Woollahra Council)

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The architectural practice of P. Gordon Craig & John M. Brindley was typical of interwar practices in that they were comfortable designing in different styles of architecture, depending on the client's requirements, the budget or the site. This approach is sometimes derided by modern commentators (and current heritage consultants) as somehow indicating a lack of focus or design philosophy or ability in being able to realise a "more pure design oeuvre", but this misunderstands the period between the wars. As we discovered in our landmark 1993-1996 study of interwar housing and housing estates for the National Trust of Australia (NSW)⁴¹ the period was a "battle of the styles" as architects sought to interpret overseas architectural influences and adapt them to Australian climatic and social conditions.

55 Drumalbyn Road, Bellevue Hill illustrates the Modernist approach of John Brindley after he joined the practice. The house is stripped back to the flat walls and horizontal strip windows of Functionalist Modernism. The windows are shaded with concrete hoods and the roof of the servants' wing is given over to a roof terrace with pipe handrails. In its dramatic use of the roof terrace this house has a familial connection to the heritage-listed Prevost House and the heritage-listed "The Ship" house by Roy Grounds in Victoria. The steel-framed horizontal strip windows and pipe handrails are present in all three houses.

The floor plan of 55 Drumalbyn Road, Bellevue Hill is also worth noting. The Living/Dining Room is a single, open-plan space with horizontal strip steel-framed windows and steel door leading to the cantilevered balcony, all giving access to the panoramic views of Sydney Harbour. Also of importance are the two Maids' Rooms in the west wing. The house was designed in a period where only the wealthiest could afford to employ maids, let alone two live-in maids!

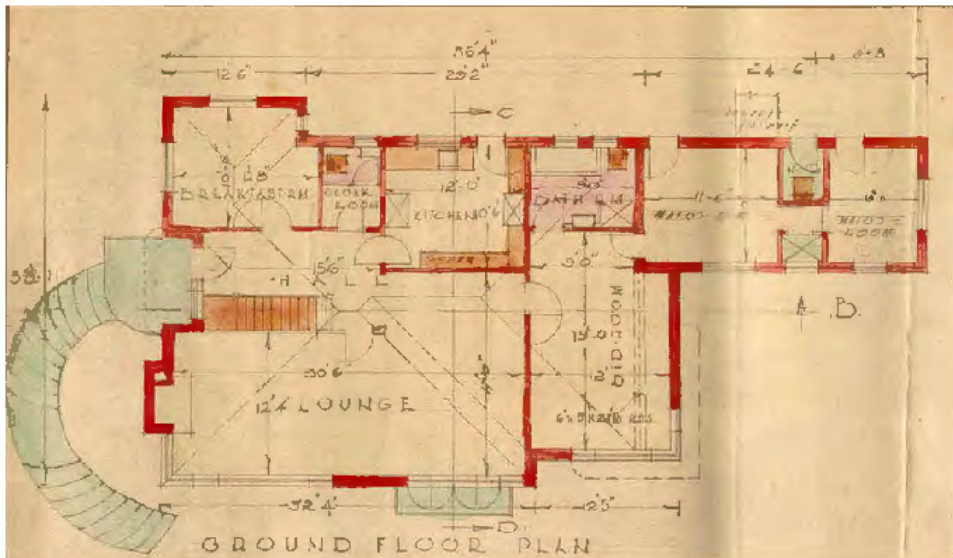


Figure 34: Proposed Residence at Drumalbyn Road, Bellevue Hill, for A.K. Jones Esq. Ground [upper] Floor Plan. Architect: P. Gordon Craig & John M. Brindley, 1937
(Source: BA 164/1937 Woollahra Council)

⁴¹ Robertson & Hindmarsh Pty Ltd, *Housing in NSW Between the Wars: A Study of Housing and Housing Estates constructed and developed in NSW between World War I and World War II*, Prepared for the National Trust of Australia (NSW), February 1996.

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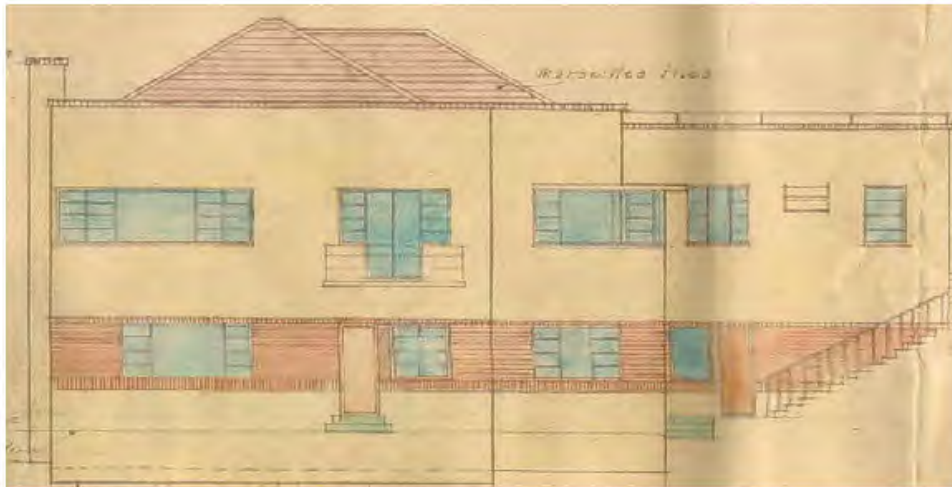


Figure 35: Proposed Residence at Drumalbyn Road, Bellevue Hill, for A.K. Jones Esq. Front Elevation. Architect: P. Gordon Craig & John M. Brindley, 1937
(Source: BA 164/1937 Woollahra Council)

8.7 55 Drumalbyn Road: Assessment of Heritage Significance

The criteria used to assess the significance of this property are the criteria contained within the 2001 NSW Heritage Office publication, *Assessing Heritage Significance*, which were gazetted in April 1999. Contained within that publication are guidelines to assist in determining whether an item or place could be included or should be excluded from listing as a heritage item at either the State or Local levels. Those guidelines are for guidance and are not prescriptive.

The application of the criteria should be based on the physical and documentary evidence, informed by the comparison of buildings and places of a similar type, or by the same architect. The step from the evidence to the conclusions, regarding significance, is conditioned by either lay or professional opinion and is often conditioned by the level of experience of the person making the assessment. It is important that professional opinion is based on the appropriate experience of the professional assessor (ie buildings assessed by architects, archaeological sites assessed by archaeologists, etc). Multi-disciplinary teams making assessments is the best way of obtaining a comprehensive, balanced assessment of significance.

For this preliminary assessment of significance, it should be noted that the sites have not been inspected and so the physical evidence component of the assessment is highly preliminary and subject to change if and when access is granted to the property.

8.7.1 Application of the Assessment Criteria to 55 Drumalbyn Road, Bellevue Hill

The following section analyses the elements of No. 55 Drumalbyn Road, Bellevue Hill that do and do not meet the NSW Heritage Council's criteria for heritage listing.

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

Discussion:

The interwar development of suburbs in the Eastern Suburbs, such as Bellevue Hill, was related to the wealthy elite of Sydney purchasing sites with magnificent views of Sydney Harbour and constructing houses with garages that indicated their wealth in being able to own motor cars. In addition, the subject house contained accommodation for a live-in maid which further indicated the wealth of the upper Middle Class family that commissioned the house.

The style of the house (Inter-War Functionalist) was an unusual style amongst the elite of the Eastern Suburbs and the North Shore. Preferred styles were more opulent, such as Art Deco, Moderne or more traditional such as Spanish Mission, Mediterranean, or Old English. As such, the Functionalist style is rare.

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Possible Significance:

55 Drumalbyn Road, Bellevue Hill is of at least Local historical significance in reflecting the lifestyle of the lower echelons of the upper Middle Class in the interwar period with a garage for their car and accommodation for the live-in maids.

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).

Discussion:

The house is possibly not of significance under this criterion, but this may not be the case following further research to ascertain the scope of projects undertaken by the architects P. Gordon Craig & John M. Brindley as well as the importance of K.K. Jones and his relationship with David Jones.

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).

Discussion:

The planning of the house at 55 Drumalbyn Road embodies the contrast between the open planning of Functionalist architecture and the more traditional social structure where servants lived in the house.

The house is an example of Inter-War Functionalist architecture and reflects the taste of the commissioning owners of the house and it incorporates the hallmarks of the Functionalist style of architecture with its roof terrace, horizontal strip steel-framed windows, concrete sunhoods, pipe handrails, horizontal emphasis, and the open plan Living/Dining Room.

The presence of Maid's quarters reinforces the assumption of the affluence of the commissioning family.

Possible Significance:

55 Drumalbyn Road, Bellevue Hill is of at least Local aesthetic significance because of its Inter-War Functionalist style of architecture of which only a few examples remain from the interwar period. The rarity of the interwar examples of the style within Sydney could raise its level of significance.

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

Discussion:

The house is possibly not of significance under this criterion, but this may not be the case following further research.

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).

Discussion:

The house is possibly not of significance under this criterion, but this may not be the case following further research.

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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).

Discussion:

The Inter-War Functionalist style of architecture in relatively intact private houses is extremely rare in Sydney. The Functionalist style of house was relatively rare in the interwar period and it wasn't until after World War II that Post-War International style architecture became more widespread.

The presence of live-in Maids' accommodation (for two maids!) within the house is evidence of a way of life that changed markedly in the interwar years and is now no longer prevalent. The servant-less house was trumpeted in the popular magazines, driven by economic necessity as well as the change of societal norms. Provision for two maids in such a small house was extremely rare.

Possible Significance:

55 Drumalbyn Road, Bellevue Hill is of at least Local significance because it is a rare example of the interwar Functionalist style of architecture. Is also rare as it provides evidence, in its original planning, of a way of life that is now almost defunct.

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

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

Discussion:

The house is representative of the Inter-War Functionalist style of architecture with its roof terrace, horizontal strip steel-framed windows, horizontal emphasis through the contrasting bands of rendered and face brickwork. In addition, because of the steep slope of the land its pitched tile roof would not have been seen by visitors because of the screening parapet.

Possible Significance:

55 Drumalbyn Road, Bellevue Hill is of at least Local significance as a relatively intact representative example of an increasingly rare style of architecture, the Inter-War Functionalist villa.

8.7.2 Possible Significance

55 Drumalbyn Road, Bellevue Hill is of possible Local significance under the following criteria:

- Criterion (a): Historical significance,
- Criterion (c): Aesthetic significance,
- Criterion (f): As an item demonstrating a defunct social practice, and
- Criterion (g): As a rare surviving example of Inter-War Functionalist style domestic architecture.

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9.0 Conclusion and Recommendations

It is our opinion that there is a strong possibility that 53 Drumalbyn Road, Bellevue Hill could meet the threshold to be an item of Local Environmental Heritage under the Woollahra LEP 2013 under the following criteria:

- Criterion (a): Historical significance,
- Criterion (b): Associative significance,
- Criterion (c): Aesthetic significance,
- Criterion (f): As an item demonstrating a defunct social practice, and
- Criterion (g): As a representative example of the Inter-War Mediterranean style of architecture.

It is our opinion that there is a strong possibility that 55 Drumalbyn Road, Bellevue Hill could meet the threshold to be an item of Local Environmental Heritage under the Woollahra LEP 2013 under the following criteria:

- Criterion (a): Historical significance,
- Criterion (c): Aesthetic significance,
- Criterion (f): As an item demonstrating a defunct social practice, and
- Criterion (g): As a rare surviving example of Inter-War Functionalist style domestic architecture.

It is our opinion that an Interim Heritage Order should be made over the two properties, 53 Drumalbyn Road, Bellevue Hill (Lot 3 DP 316390) and 55 Drumalbyn Road, Bellevue Hill (Lot B DP 186880), in order to fully investigate their significance.

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CV Scott Robertson

1

SCOTT ROBERTSON

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

Overview

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

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

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

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

Scott was the founding president of Docomomo Australia. He is also a member of the International Advisory Board of Docomomo and the English Language Editor of its Journal.

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

Qualifications

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

Languages

English, French, Indonesian

Professional Registration

1980 to date NSW Architects Registration Board (NSW ARB No. 4122)

CV Scott Robertson

2

Employment

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

Academic Positions

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

Professional & Allied Memberships

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

Professional Contributions

2020 to date	Member of the Heritage Advisory Panel of the Heritage Council of NSW
2013 to date	Docomomo Australia Inc, President
2010 to 2012	Docomomo Australia Inc, Vice-President
2006 to date	Docomomo International Advisory Board
2014 to date	Docomomo International Journal Editorial Board & English Editor
2000 to 2009	Docomomo Australia Inc, Founding President
1999 to date	Docomomo Australia Inc, Committee

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Professional Contributions

1999-2021	Art Deco Society of NSW Inc, Treasurer
1998-2021	Art Deco Society of NSW Inc, Committee
1990-1994	Chairman, RAIA Fees Committee
1991-1992	RAIA Archicentre Australia Pty Ltd Board
1991-1992	RAIA Honorary National Secretary
1989-1992	Architext (RAIA Bookshop) Board
1989-1991	RAIA Honorary National Treasurer
1989-1991	RAIA Architects Advisory Service Board
1988-1992	RAIA National Councillor
1988-1992	PWD/RAIA/ACA Liaison Group RAIA (NSW)
1988-1989	PWD/ACEA/RAIA Working Party on Conditions of Engagement
1988-1989	Professional Practice Committee RAIA (NSW)
1987-1988	Practice Board RAIA (NSW)
1982-2009	Urban Conservation Committee of National Trust of Australia (NSW)
1980-1987	Historic Buildings & Sites Committee RAIA (NSW)

Community Involvement

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

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Publications:

Books

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

Publications:

Refereed articles/ papers

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

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Curator of Exhibition

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

Conference Organiser

2019-2020 Member of the Docomomo International Scientific Committee organising the Docomomo International conference "Inheritable Resilience: Sharing Values of Global Modernities", Tokyo, 10-13 September 2020 (now postponed to 2021 because of COVID-19)

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

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

Public Speaking on Heritage & Architecture

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

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

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

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

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

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

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

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

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

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

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

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Public Speaking on Heritage & Architecture

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

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Tour leader

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

Media involvement

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

Radio interviews

Interviews for articles published in Sydney Morning Herald

Articles published in interior and architecture magazines

Awards

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

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Awards

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

Business

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

Major Heritage Studies

- 2019-2020 TAFE NSW Section 170 Register Update Project, Inspection of over 70 TAFE NSW campuses throughout NSW and preparing Section 170 Register inventory forms for the campuses.
- 2004-2006 Study of World War 1 & World War 2 sites in NSW for the NSW Heritage Office.
- 1993-1996 Study of Interwar Housing in NSW for the National Trust of Australia (NSW), funded through the Heritage Council of NSW by the National Estate grants program.

Conservation Studies/Plans

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

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Conservation Studies/Plans

2016-17	Major revision of Conservation Management Plan, <i>High Street Flats, 38-72 High Street, Millers Point</i> (1910-1917), for NSW Land & Housing Corporation.
2016-17	Major revision of Conservation Management Plan, <i>High Street Flats, 3-9 High Street, Millers Point</i> (1910-1917), for NSW Land & Housing Corporation.
2016	Conservation Management Plan, <i>Town Hall House, Kent Street, Sydney</i> , for Council of the City of Sydney
2016	Conservation Management Plan, <i>Baronda house, Mimosa Rocks National Park</i> , for National Parks & Wildlife Service NSW
2016	Major revision of Conservation Management Plan, <i>Wentworth Terrace, 36-44 Argyle Place, Millers Point</i> , for NSW Land & Housing Corporation.
2015	Major revision of Conservation Management Plan, <i>7-9 Dalgety Terrace, Millers Point</i> , for Housing NSW.
2015	Major revision of Conservation Management Plan, <i>Grimes Cottage, 50 Argyle Place, Millers Point</i> , for NSW Land & Housing Corporation.
2015	Major revision of Conservation Management Plan, <i>Kennedy's Pair of Houses, 49-51 Kent Street, Millers Point</i> , for NSW Land & Housing Corporation.
2014	Major revision of Conservation Management Plan, <i>Wentworth Terrace, 36-44 Argyle Place, Millers Point</i> , for Housing NSW.
2014	Major revision of Conservation Management Plan, <i>Cole's Buildings, 24-32 Argyle Place, Millers Point</i> (mid-1840s), for Housing NSW.
2014	Conservation Management Plan, <i>136-138 Cumberland Street, The Rocks</i> , for Sydney Harbour Foreshore Authority.
2014	Major revision of Conservation Management Plan, <i>86-88 Windmill Street, Millers Point</i> (1855-1861), for Housing NSW.
2014	Penrith Modern Buildings Study for Penrith City Council
2013	Conservation Analysis Report of <i>Mount Keira Scout Camp Precinct</i> for NSW Office of Environment & Heritage
2013	Conservation Management Plan, <i>Stella James House, Avalon</i> , for National Trust of Australia (NSW)
2011	Conservation Management Plan, <i>86-88 Windmill Street, Millers Point</i> (1855-1861), for Housing NSW.
2011	Conservation Management Plan, <i>69 Windmill Street, Millers Point</i> (Formerly <i>The Hit or Miss Hotel</i>) (1898), for Housing NSW.

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Conservation Studies/Plans

2011	Conservation Management Plan, <i>7-9 Dalgety Terrace, Millers Point</i> , for Housing NSW.
2011	Conservation Management Plan, <i>11-13 Dalgety Terrace, Millers Point</i> , for Housing NSW.
2011	Conservation Management Plan, <i>Grimes Cottage, 50 Argyle Place, Millers Point</i> , for Housing NSW.
2011	Conservation Management Plan, <i>Wentworth Terrace, 36-44 Argyle Place, Millers Point</i> , for Housing NSW.
2011	Conservation Management Plan, <i>Minerva House, 46-48 Argyle Place, Millers Point</i> , for Housing NSW.
2011	Conservation Management Plan, <i>Kennedy's Pair of Houses, 49-51 Kent Street, Millers Point</i> , for Housing NSW.
2010	Conservation Management Plan, <i>20-22 Lower Fort Street, Dawes Point (1841-1843)</i> , for Housing NSW.
2010	Conservation Management Strategy, <i>High Street Flats, 2-80 High Street, Millers Point (1910-1917)</i> , for Housing NSW.
2010	Conservation Management Plan, <i>Cole's Buildings, 24-32 Argyle Place, Millers Point (mid-1840s)</i> , for Housing NSW.
2010	Conservation Management Strategy, <i>Workmen's Flats, 15-35 Dalgety Terrace, Millers Point (1907-1908)</i> , for Housing NSW.
2008-2009	Conservation Management Plan, North Fort at North Head, Manly for the Sydney Harbour Federation Trust.
2007	Updated and expanded Conservation Management Plan, <i>Observer Hotel (1909)</i> , The Rocks, for the Sydney Harbour Foreshore Authority.
2007	Updated and expanded Conservation Management Plan, <i>75-75½ George Street North</i> , The Rocks, for the Sydney Harbour Foreshore Authority.
2007	Updated and expanded Conservation Management Plan, <i>120 Gloucester Street</i> , The Rocks, for the Sydney Harbour Foreshore Authority.
2007	Updated and expanded Conservation Management Plan, <i>117-119 Harrington Street</i> , The Rocks, for the Sydney Harbour Foreshore Authority.
2007	Conservation Management Plan, Middle Head sites, Mosman for the Sydney Harbour Federation Trust.
2006	Updated and expanded Conservation Management Plan of <i>Mt Wilga (1914)</i> , Hornsby in association with Godden Mackay Logan, for Austcorp Project No. 1 Pty Ltd
2006	Conservation Management Plan, Middle Head sites, Mosman for the Sydney Harbour Federation Trust.

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Conservation Studies/Plans

2003	Conservation Management Plan, HQ Training Command & 30 Terminal Squadron sites, Georges Heights, Mosman for the Sydney Harbour Federation Trust.
2002	Conservation Management Plans, Buildings 10, 21, 23 & 24, Cockatoo Island, Sydney for the Sydney Harbour Federation Trust.
2000	Updated and expanded Conservation Management Plan, <i>Mt Wilga</i> (1914) house and garden (formerly the home of Sydney department store owner, Marcus Clark), Hornsby, for Mount Wilga Village
1999	Conservation Plan, 1-3 Darley Road, Randwick for the National Trust of Australia (NSW).
1999	Conservation Plan, <i>The Moorings</i> , (1915; designed by James Peddle) 93 Florida Road, Palm Beach for Memel Holdings Pty Ltd.
1998	Conservation Plan, <i>75a George Street</i> , (1883), The Rocks for the Sydney Cove Authority.
1996	Conservation Plan, <i>75a George Street</i> , (1883), The Rocks for the Sydney Cove Authority.
1996	Heritage Assessment Report, 8-12 Ben Boyd Road, Neutral Bay for North Sydney Council.
1996	Conservation Plan, <i>North Sydney Council Chambers</i> , Miller Street, North Sydney for North Sydney Council.
1996	Heritage Assessment Report, <i>Meryldene</i> , 2 Rose Street, Chatswood (1905) for the Fathers of the Blessed Sacrament.
1994	Conservation Plan, <i>North Sydney Demonstration School</i> (1930 & 1935), North Sydney, for North Sydney Demonstration School.
1994	Conservation Plan, <i>182 Cumberland Street</i> , (1911), The Rocks, for the Sydney Cove Authority.
1993	Conservation Plan, <i>Walter Burley Griffin Lodge</i> (1934), Avalon, for the National Trust of Australia (NSW).
1992	Conservation Plan, <i>Glenmore Hotel</i> (1921), The Rocks, for the Sydney Cove Authority.
1991	Conservation Management Plan, <i>Mt Wilga</i> (1914) house and garden (formerly the home of Sydney department store owner, Marcus Clark), Hornsby, for Soka Gakkai International Australia
1990	Conservation Plan, <i>Observer Hotel</i> (1909), The Rocks, for the Sydney Cove Authority.
1990	Conservation Plan, <i>Australian Hotel</i> (1914) and adjacent shops, The Rocks, for the Sydney Cove Authority

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Conservation Studies/Plans

1989	Conservation study of <i>Yasmar</i> homestead (1861) and site, Haberfield, for the Public Works Department.
1983	Bradleys Head Road, Mosman (Research thesis for Masters Degree comprising historical research and photographic documentation of every building in Bradleys Head Road together with statements of significance for each item).
1980	Report and measured survey of Dr Richard Arthur's residence (1895), 794-796 Military Road, Mosman, prior to its demolition by a developer.

Built Conservation Works

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

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Built Conservation Works

2000	Alterations to <i>Hazeldean</i> (c.1895; designed by Varney Parkes), Wahroonga.
2000	Conservation and adaptive re-use of <i>Mount Wilga</i> , Hornsby for Mount Wilga Village.
2000	Further stage of conservation of the <i>Stella James House</i> (formerly known as <i>Walter Burley Griffin Lodge</i> (1934)), Avalon, for the National Trust of Australia (NSW).
1998	Conservation of <i>121 George Street</i> , The Rocks for the Sydney Cove Authority.
1998	Client representative for conservation works to <i>135 George Street</i> , The Rocks for the Sydney Cove Authority.
1997	Conservation of <i>16-18 Grosvenor Street</i> , The Rocks for the Sydney Cove Authority.
1996	Conservation of <i>75a George Street</i> , (1883), The Rocks for the Sydney Cove Authority.
1996	Heritage advice to architect for maintenance of and repairs to <i>St Vincents College Chapel</i> , Potts Point.
1996	Maintenance of and repairs to <i>St Peters Anglican Church</i> , Cremorne.
1995	Conservation of <i>182 Cumberland Street</i> , (1911), The Rocks for the Sydney Cove Authority.
1993	Repairs to <i>The Barn</i> , Avenue Road, Mosman for the Scout Association of NSW (recommended to the Association by the Heritage Branch of the NSW Department of Planning).
1993	Conservation of <i>Stella James House</i> (1934; designed by Walter Burley Griffin), Avalon, for the National Trust of Australia (NSW).
1993	Conservation of the <i>Observer Hotel</i> (1909), The Rocks for the Sydney Cove Authority.
1992	Conservation of the <i>Glenmore Hotel</i> (1921), The Rocks for the Sydney Cove Authority.
1991	Conservation of the <i>Australian Hotel</i> (1914) and adjacent shops, The Rocks, for the Sydney Cove Authority.
1991	Conservation of <i>Mt Wilga</i> (1914) house, Hornsby, for Soka Gakkai International Australia.
1986-1987	Rehabilitation of 109 houses at Dacey Gardens for the NSW Department of Housing involving the reconstruction of missing elements as well as modifying interiors to suit the requirements of the Department and detailed surveys of houses to schedule the works required.

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Built Conservation Works

1985

Exterior colour scheme, reconstructed front fence and verandah of Victorian house, 42 Cowles Road, Mosman (engaged by the Heritage & Conservation Branch, NSW Department of Environment & Planning).

Contact Details

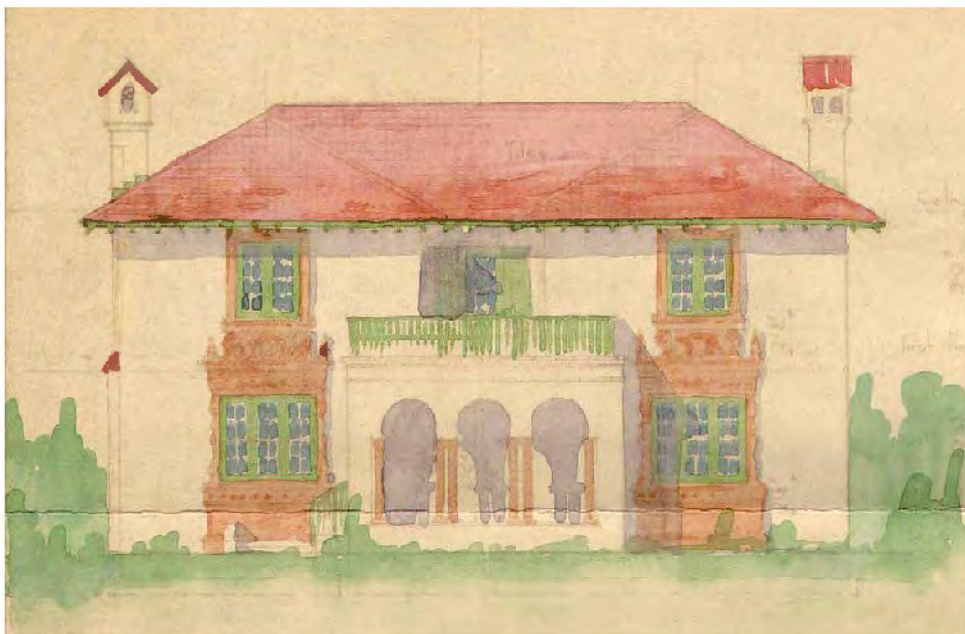
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26 Station Street
Naremburn NSW 2065
Australia

Phone +61 2 9439 7779
Email rharch@ozemail.com.au

DRAFT

ASSESSMENT OF HERITAGE SIGNIFICANCE

53 Drumalbyn Road, Bellevue Hill



Front elevation of 53 Drumalbyn Road, Bellevue Hill (Source: Woollahra Council BA plans)

for
Woollahra Municipal Council

Prepared by
Robertson & Hindmarsh Pty Ltd
Architects

ABN 47 000 915 622
Phone: 02 9439 7779
Email: rharch@ozemail.com.au

8 March 2022
(Typographical corrections made to report 28 March 2022)

Assessment of Heritage Significance
53 Drumalbyn Road, Bellevue Hill
8 March 2022

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	Bohringer, Taylor & Johnson Pty Ltd (1926-1930)	
	Bohringer, Taylor & Crick (1930)	
	Charles Bohringer & Associates (1931-1939)	
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Assessment of Heritage Significance
53 Drumalbyn Road, Bellevue Hill
8 March 2022

1.0 Introduction

Following the making of an Interim Heritage Order on 17 December 2021 over the two houses at 53 & 55 Drumalbyn Road, Bellevue Hill¹, Robertson & Hindmarsh Pty Ltd, Architects & Heritage Consultants was engaged by Woollahra Municipal Council on 22 December 2021 to undertake an assessment of the heritage significance of the two subject houses. The scope of the project is to include:

- Inspect the subject properties.
- Research the documentary evidence regarding the two subject properties.
- Assess the heritage significance of the properties against the assessment criteria of the Heritage Council of NSW.
- Recommend to Woollahra Council as to whether the subject properties meet the threshold for listing as items of environmental heritage.

2.0 Report Authors

The authors of this report are:

- Dr Scott Robertson, BSc (Arch), BArch (Hons), M Built Environment (Building Conservation), PhD – Architect, Heritage Consultant. Dr Robertson's CV is attached to this assessment report.
- Dr Noni Boyd, BArch, MSc (Arch)(Cons), PhD – Architectural Historian.
- Dr Sue Rosen, BA Dip Ed, MA, PhD – Historian.
- Liz Gorman, BA (History), MA (History) – Historian.

3.0 Limitations

The following limitations apply to this preliminary assessment:

- The Aboriginal occupation of the site has not been investigated.
- Whilst access to the property was granted the taking of photographs was not permitted, thus potentially limiting the accuracy of the physical description.

4.0 Address of Site and Legal Description

The site that is the subject of this heritage assessment report is 53 Drumalbyn Road, Bellevue Hill.

The legal description of 53 Drumalbyn Road is: Lot 3 DP 316390

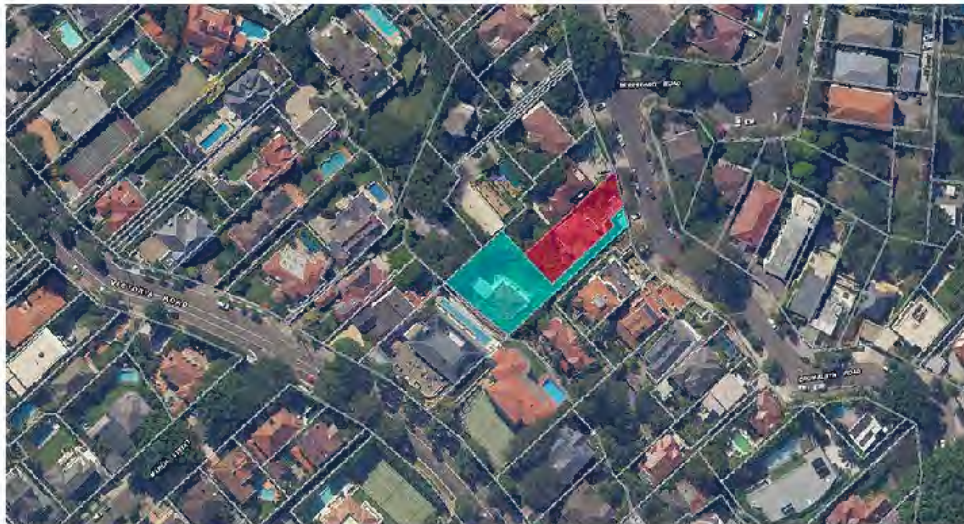


Figure 4.1: 53 Drumalbyn Road, Bellevue Hill (shaded red) & 55 Drumalbyn Road, Bellevue Hill (shaded blue), Robertson & Hindmarsh Pty Ltd overlay on Six Maps, December 2012.

¹ NSW Government Gazette, Friday 17 December 2021, No. 646

Assessment of Heritage Significance
53 Drumalbyn Road, Bellevue Hill
8 March 2022

5.0 Documentary Evidence: Site and Building History

5.1 Site development sequence:

5.1.1 Point Piper Estate

The area now known as Bellevue Hill, Point Piper, Double Bay and Rose Bay is made up of 1130 acres which was amassed by Captain John Piper from 1816 to 1826. When Piper got into financial difficulty, he sold the entire estate, as well as the rest of his New South Wales land holdings, to business partners Solomon Levey and Daniel Cooper. Levey and Cooper's ownership of the land was confirmed on 22nd March 1830. Following Levey's death and protracted negotiations to buy out his heir, Daniel Cooper became the sole landowner of all of Piper's former estates in 1847.

In 1844, Surveyor General Thomas Mitchell was commissioned to draw up a trigonometrical survey of the 1130 acres and to divide it for subdivision.

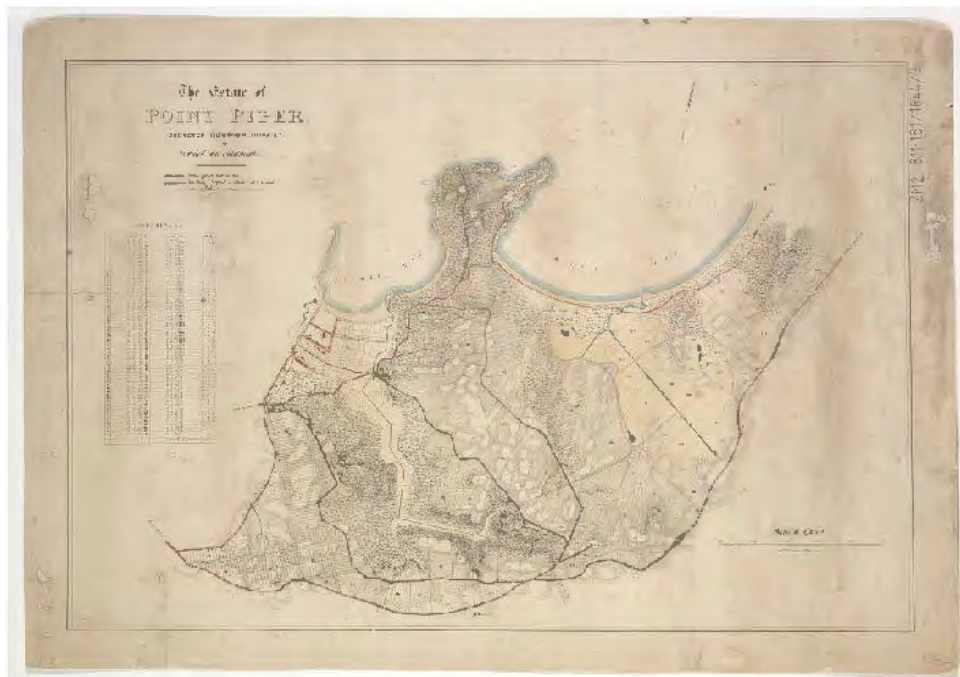


Figure 5.1: Point Piper Estate, c.1844. (Source: SLNSW: T.L. Mitchell, *The Estate of Point Piper, surveyed trigonometrically and divided into allotments, 1844?*, Call No. Z/M2 811.181/1844/4)

The Point Piper Estate was offered for sale in the late 1840s, but attracted no buyers. Attempts were made in 1851 to introduce leaseholds options, but even then, the uptake was very slow; it would be 1854 before Edwin Tooth leased a 40 acre section.

When Daniel Cooper passed away in 1853, the land went to his heir, Daniel Cooper III, who in turn gave it to his father Sir Daniel Cooper. All the while, the Coopers continued to 'sell' the land by leasehold; from the 1880s, proper sales in Bellevue Hill between Victoria and Bellevue Roads began. Several subdivision sales were offered such as the Bellevue Estate of 1900, 1903 Bellevue Park Estate, Belgravia Estate of 1910 and the Kambala Heights Estate 1909.

The most extensive subdivision and sale of the Cooper's land started in 1912 with the Cooper's Bellevue-Bondi Estate.²

² WMC: Rosemary Broomham, *Bellevue Hill – Thematic History*, prepared for Woollahra Municipal Council, 2002, pp.1-3; Betteridge Heritage, *Heritage Significance Assessment, Cooper Park Bellevue Hill*, 3 November 2019, pp. 15-16

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5.1.2 Cooper's Bellevue Hill – Bondi Estate

Land from Cooper's land holdings was released in staggered stages; starting in 1912 in the south near Old South Head Road, being contained between Victoria, Bundarra and O'Sullivan Roads. The 2nd Subdivision occurred in May 1915; to the north and east of the 1st release, up to Latimer Road.³

Part of the study site comes from Cooper's 3rd subdivision, which created Drumalbyn Road. It was registered as DP 9724 in June 1919.⁴



Figure 5.2: 126 acres worth of the Cooper's 1130 acres. Dame Harriet Cooper, Sir Daniel Cooper's widow, along with Sir William Cooper and Sir Edward Hope and two real estate agents, subdivided and sold this land from 1912. (Source: LRS: CT Vol. 2436 Fol. 211)

³ SLNSW: Bellevue Hill subdivision plans, 2nd Subdivision Cooper's Estate Bellevue Hill-Bondi, 1915, Call No. 068 - Z/SP/B29/75; Cooper's Estate - Bellevue Hill-Bondi, 1912, Z/SP/B29/11]

⁴ LRS: DP 9724

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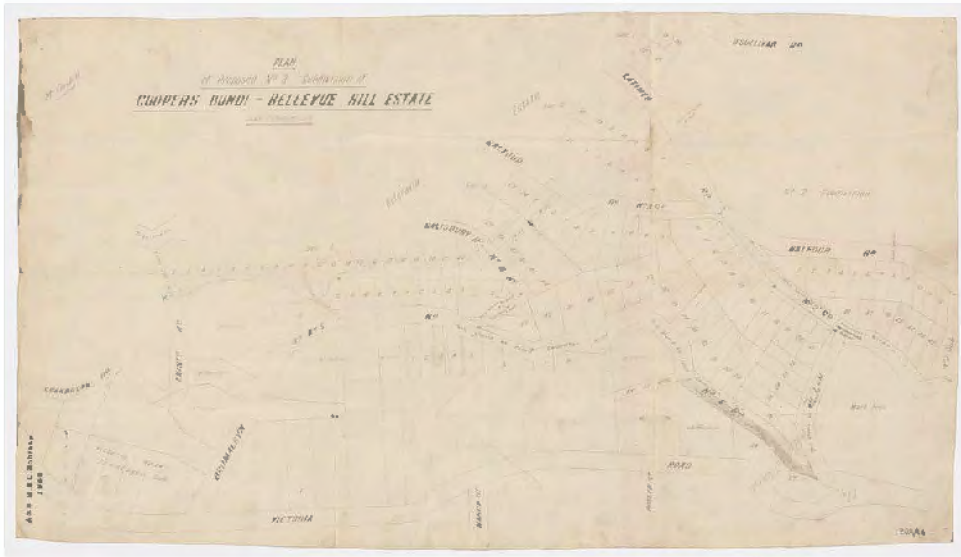


Figure 5.3: "Plan of proposed No.3 subdivision of Coopers Bondi-Bellevue Hill Estate" showing the formation of Drumalbyn Rd. No. 53 is on part of Lot 6 at Drumalbyn Road. (Source: SLNSW: Bellevue Hill subdivision plans, Call No. 034 - Z/SP/B29/44)

In 1912, around the same time as the earliest release of the Cooper Estate, Mark Foy subdivided two sections of his land fronting Victoria Road and Balfour Street. This was marketed as the "Lawns Estate".

Sydney solicitor Joseph Cuthbert Kershaw purchased Lot 1 & 2 from The Lawns Estate in a deal concluded on 25 July 1914.

In March 1918, Kershaw went on to purchase a 1 acre 24 ½ perch lot that backed on to his Victoria Street Lots from Watchmaker and Jeweller Melon Myers.⁵

Kershaw then purchased part of Lot 6 of Section D of DP 9724, being the third land release of the Cooper Estate.⁶

He consolidated his land holdings, now spanning between Victoria and Drumalbyn Roads, under a single title in February 1921.⁷

Woollahra Council approved the subdivision of Kershaw's land on the 22nd of November 1926. The subdivision plan, produced on the 18th of November 1926, indicates that a 'brick cottage' had been erected on Lot 2 of the proposed subdivision; the site of now-55 Drumalbyn Road. Also included on the plan was Lot 5, which was in the name of Kershaw's daughters; Marie Eleanor and Ettie Alice.⁸ Joseph Kershaw lived on Lot 1 at 'Boorowa', 107 Victoria Road.⁹

⁵ LRS: Book 1038 No. 322

⁶ LRS: CT Vol 2436 Fol 211

⁷ LRS: CT Vol 3153 Fol 236

⁸ LRS: Dealing DLB457294

⁹ City of Sydney Archives: Sands Sydney, Suburban and Country Commercial Directory (Sands Directory); 1927 Part 7 – Suburban Directory, p.768, Unique ID A-01136744

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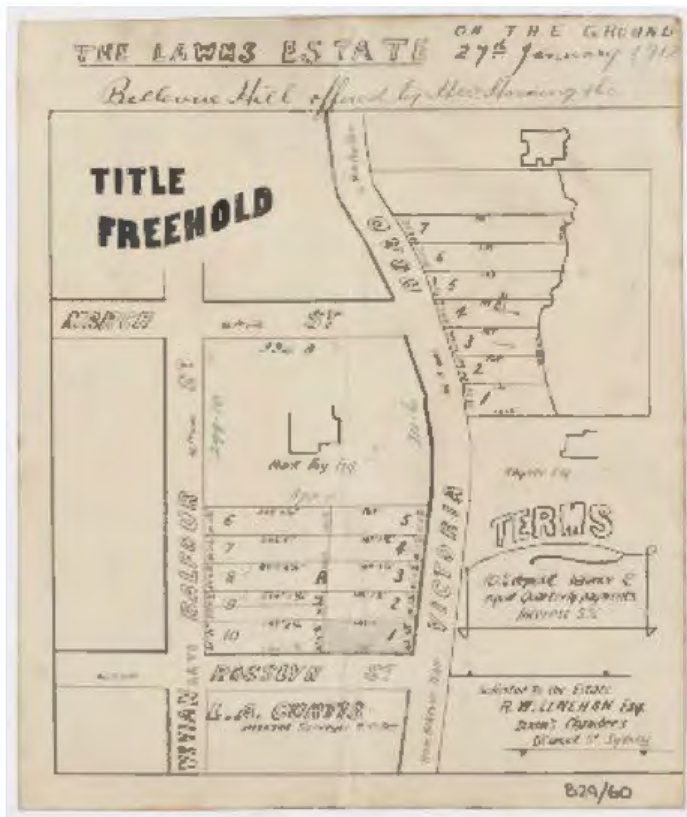


Figure 5.4: The Lawn Estate, 1912. (Source: SLNSW: Call No. Z/SP/B29/60)

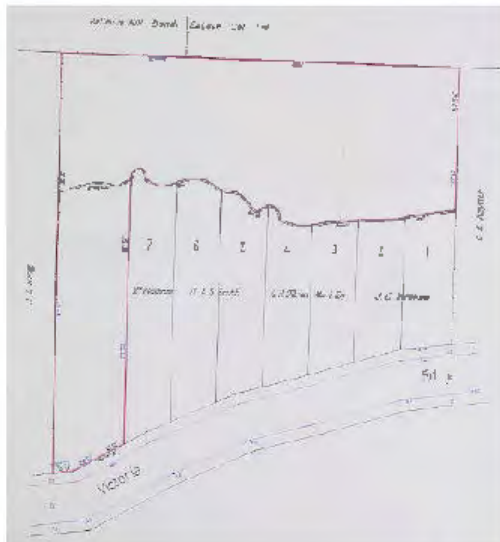


Figure 5.5: 1913: Watchmaker & Jeweller Melon Myer's allotment that wrapped around the back of The Lawn Estate. (Source: LRS: CT Vol. 2376 Fol. 193)

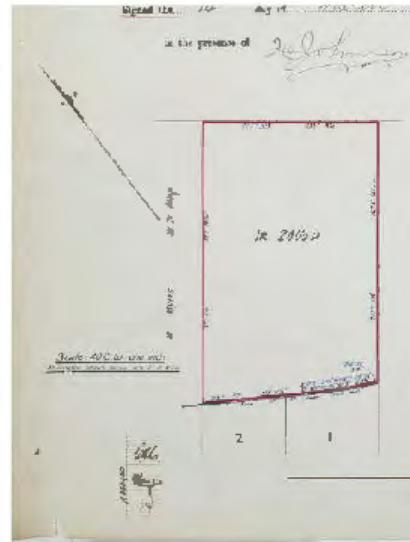


Figure 5.6: March 1918: Joseph Kershaw brought an acre of land from Myer that aligned with his Victoria Road property, here Lots 1 & 2 at bottom of image. (Source: LRS: CT Vol.2829 Fol.204)

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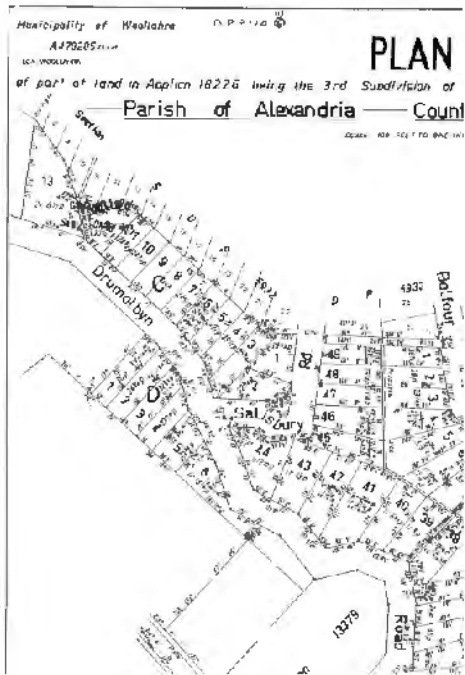


Figure 5.7: 1919: An excerpt from the June 1919 Deposited Plan 9724 indicating Lot 6 of Section D that Joseph Kershaw purchased part of to complete his land holdings through from Victoria Road. (Source: LRS: DP 9742)

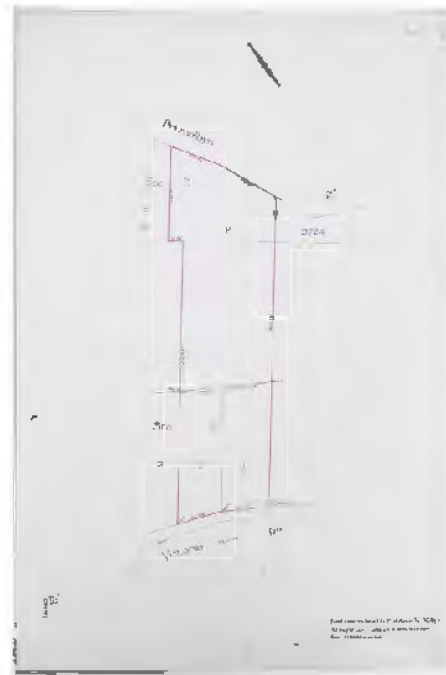


Figure 5.8: February 1921: Joseph Kershaw's amalgamated land holdings. Lot 1 & 2 were from The Lawns Estate of 1912, the large middle section from Melon Myers, then part of Lot 6 of Section D of the 3rd subdivision of the Cooper Estate. (Source: LRS: CT Vol. 3153 Fol. 236)

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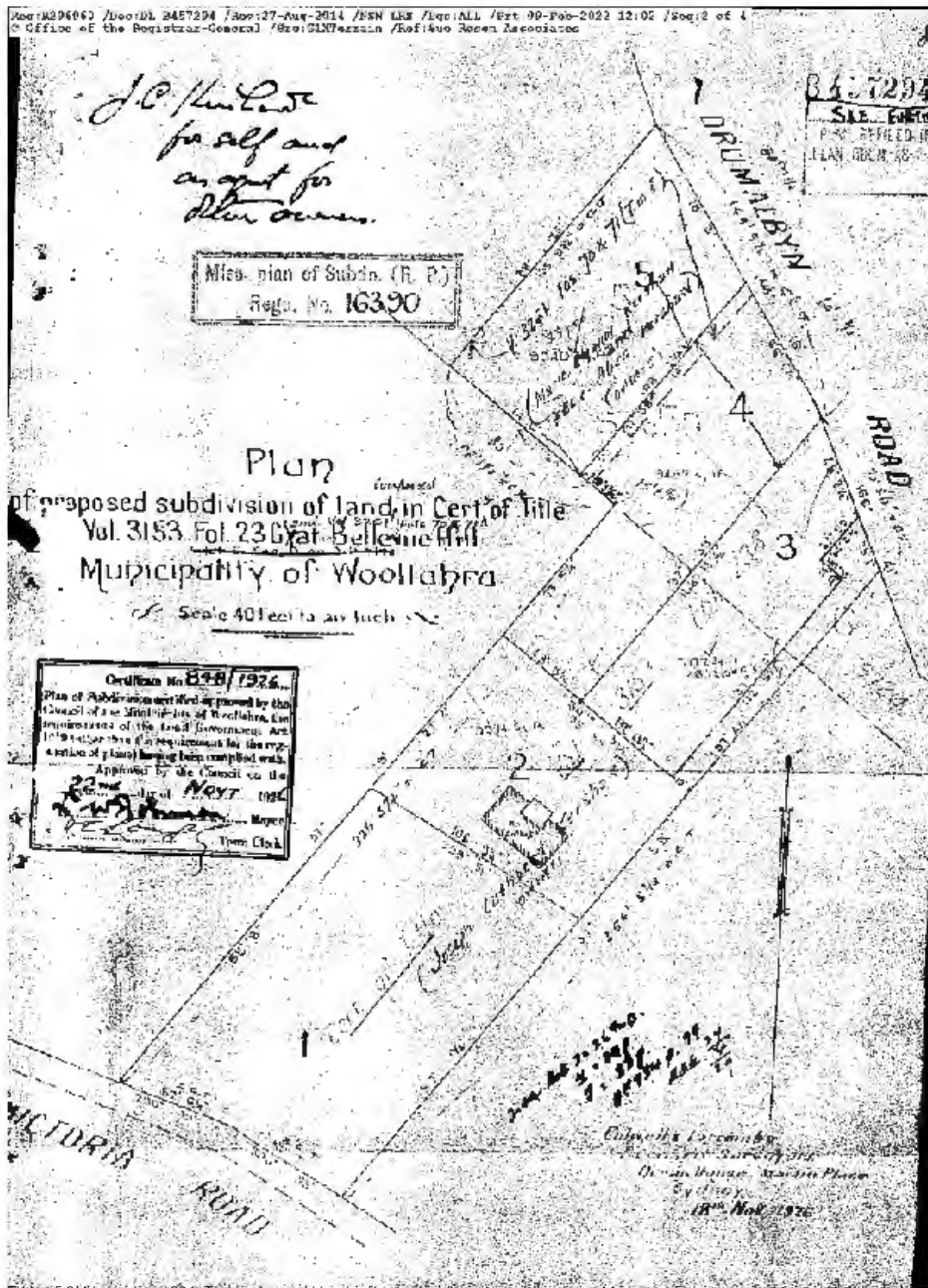


Figure 5.9: November 1926: The land owned by the Kershaws – Joseph, and daughters Marie and Ettie, approved for subdivision in November 1926. Lot 2, with the cottage marked, is the site of 55 Drumalbyn but not the current house, while Lot 3 is 53 Drumalbyn Road. (Source: LRS: Dealing DLB457294)

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The land upon which 53 Drumalbyn Road stands was Lot 3 of the Kershaws' 1926 subdivision. It was sold to Alexander Algie of Vaucluse on the 29th October 1928.¹⁰

Algie's land came with two building caveats;

...shall not erect or permit to be erected on the land above described any main building other than one constructed of brick and/or stone and/or other material approved by the said Company and shall not erect a main building of less than then value of five hundred pounds or any pair of semi-detached main buildings of less than the value of nine hundred pounds and shall not construct any main roof of any such buildings of iron...

And that

...no buildings or erections to be built or erected upon the land hereby transferred shall exceed a greater height than within ten feet of the level of the verandah at the cottage on the land at the rear. And for the purposes of the Conveyancing Act 1919 Section 89 it is hereby further agreed that:-

(a) The land to which the benefit of the foregoing covenant is indented to be appurtenant is Lot 2 on the plan annexed to Order B.457294 and any part thereof.

(b) The land which is to be subject to the burden of the foregoing covenant is the land hereby transferred...¹¹

Lot 2, which is now-55 Drumalbyn, was indicated on the November 1926 survey plan as having a brick cottage present on the site.

Algie held the land until the 1st of July 1929, when he sold it to Sydney architect Charles Bohringer. That day, the Title Certificate records the transfer of the lot from Bohringer to land developers and Bellevue Hill locals, George Frederick Wells and son George John Wells as Tenants in Common.¹²

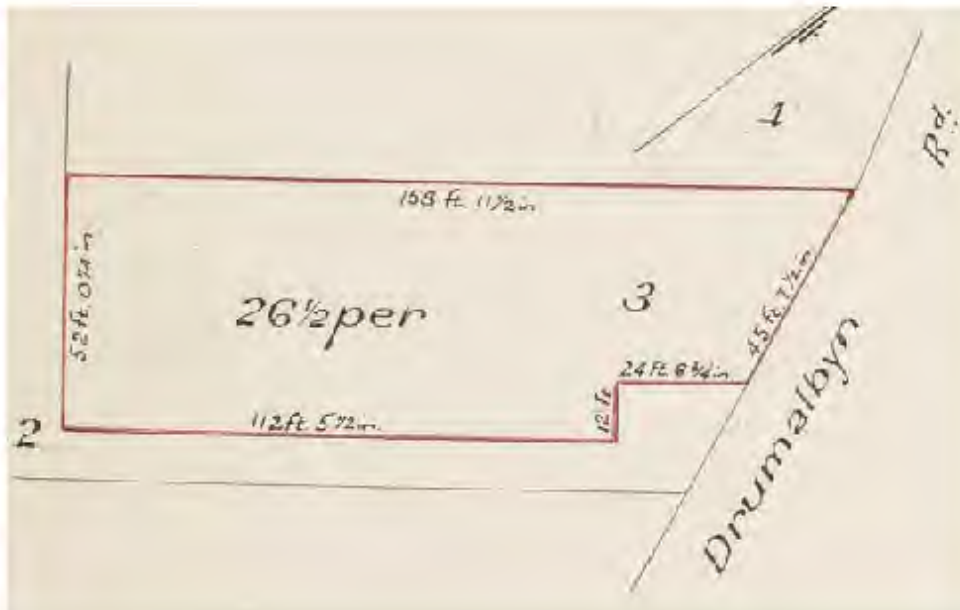


Figure 5.10: Lot 3 of the Kershaws' 1926 subdivision which was purchased by Vaucluse gentleman Alexander Algie in October 1928. (Source: LRS: CT Vol. 4228 Fol. 6)

¹⁰ LRS: CT Vol. 3153 Fol. 236

¹¹ LRS: CT Vol. 4428 Fol. 6

¹² LRS: CT Vol. 4428 Fol. 6

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5.2 George Frederick Wells & George John Wells

5.2.1 High Standard Constructions Ltd

Originally from Ingleburn, George F. and George J. Wells had a history of Interwar land development in the area.¹³ Despite their move to Bellevue Hill, GF Wells, particularly, continued to be active in the Ingleburn real estate market into the late 1930s.¹⁴



Figure 5.11: The 1923 Wells Estate sold by G.F. Wells. Interestingly, the estate also contains a Drumalbyn Road.
(Source: SLNSW: Ingleburn subdivision plans, call no. Z/SP/11/37)

In 1928, G.F. & G.J. Wells formed High Standard Constructions Ltd. The company objective was 'To purchase, lease, exchange, or otherwise acquire lands, buildings, etc., and to manage land buildings and other property.' The founding directors were F.G. Wells [sic], Annie M. Garlick, H.J. Garlick, G.J. Wells, and J.A. Spencer.¹⁵

The Garlicks were Annie Matilda (nee Hill), and her stepson Herbert Jack. Annie was John Charles Garlick's second wife; he was President of the NSW Main Roads Board. Annie and John Garlick purchased 49 Drumalbyn Road, containing the Palomar flats from High Standard Constructions in April 1930. In 1935, Annie (still company director) & John lived at the Flats building, which they then on-sold to Louis Archibald Scot in November 1936.¹⁶ By 1937 they had moved to 6 Gilliver Avenue, Rose Bay. Annie continued to be listed as 'Company Director' on official records until at least 1943.¹⁷

High Standard Constructions Ltd had started to acquire land fronting Drumalbyn Road shortly after their formation. In October 1928, they bought part of Lot 5 of Joseph's Kershaw's subdivision from his daughters, Dr Marie Kershaw and Ettie Van Horn.¹⁸

Financiers, Amalgamated Properties Ltd, had purchased the other part of Lot 5 and added it to Lot 4 they had acquired from J. Kershaw on the 30th April 1928. The combined lot was transferred to High Standard Constructions Ltd on the 10th October 1929.¹⁹

Between High Standard Standard Constructions Ltd and G.F. & G.J. Wells, they collected 49, 51, 53, 57 and 59 Drumalbyn Road across 1928/9 (figure below).

¹³ NAA: B2455, *First Australian Imperial Force Personnel Dossiers, 1914-1920*, WEL, Wells, George John, 1918

¹⁴ The Campbelltown News, 12 March 1937, p.5, Daily Telegraph, 10 July 1937, p.12

¹⁵ Sydney Morning Herald, 20 September 1928, p.13

¹⁶ LRS: CT Vol. 4217 Fol. 204

¹⁷ AEC: *Electoral Rolls, 1903-1980*, NSW / Wentworth / Bellevue Hill/ 1935; NSW / Wentworth / Vaucluse / 1937 & 1943

¹⁸ LRS: CT Vol. 3261 Fol.70

¹⁹ Sydney Morning Herald, 31 March 1931, p.6; LRS: CT Vol. 3153 Fol.236; Vol. 4137 Fol. 73

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Figure 5.12: 49 Drumalbyn Rd, November 1929.
(Source: LRS: CT Vol. 4217 Fol. 20)

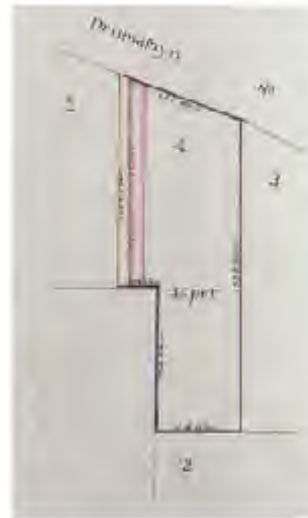


Figure 5.13: 51 Drumalbyn Rd, May 1928
(Source: LRS: CT Vol 4137 Fol. 73)



Figure 5.13: 53 Drumalbyn Rd, 1 July 1929.
Sold to Charles Bohringer/G.F. and G.J. Wells
(Source: LRS: CT Vol. 4228 Fol.6, Vol. 4307 Fol. 217)

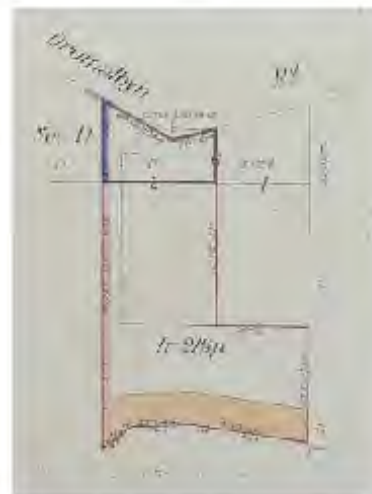


Figure 5.14: 57 & 59 Drumalbyn Rd, 24 October 1928
No. 57 G.F. Wells, G.J. Wells
No. 59 to Bellevue Development Co. Pty Ltd. March 1939

G.F. and G.J. Wells collaborated with neighbour The Hon. George Roy William McDonald to create the "Gems of Bellevue Hill" estate of 1937. McDonald was a NSW MP, later Barrister, a director of NRMA Insurance and various other companies. He owned the large piece of land in the middle of the Victoria/Drumalbyn block, originally owned by Melon Myers, which he was attempting to subdivide in 1926-27.²⁰

Overseen by McDonald's law firm, G.R.W. McDonald & Co., the Gems estate was made up of Lots 1, 2a and 3a belonging to McDonald, and 2, 3 and 4 owned between High Standard Constructions Ltd and G.F. & G.J. Wells.²¹

The sale of the estate was postponed, re-appearing for auction on Saturday 11th December 1937. Included in the

²⁰ Heather Radi, 'McDonald, George Roy William (1883–1951)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/mcdonald-george-roy-william-7337/text12735>, published first in hardcopy 1986, accessed online 15 February 2022; LRS: CT Vol. 2376 Fol. 193

²¹ LRS: CT Vol. 3946 Fol.130; Vol. 4306 Fol.147; Woollahra Libraries: Woollahra Subdivision Application S870/1927, Kenny & Son, Lot 1 G.R.W. McDonald's subdivision, No. 841 and E.T.R. Norton's adjoining land Drumalbyn Road, Bellevue Hill (amended by S924/1927)

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on-site auction proceedings, was the sale of 'the residence, No. 53 Drumalbyn Road, Bellevue Hill.'²²

GEMS OF BELLEVUE HILL
6 FINE BUILDING SITES.

For Auction Sale On the Ground at 3 p.m. on
SATURDAY 4TH DECEMBER 1937.

HARDIE & GORMAN PTY LTD AUCTIONEERS,
36 MARTIN PLACE, SYDNEY, BRANCH OFFICE, 2 COWPER ST, BONDI JUNCTION.

TERMS
Cash, or
10% Deposit,
balance in 12 equal
quarterly payments
Interest 5%.

LOCAL SKETCH.

TORRENS TITLE.

G. R. W. McDONALD & CO
Solicitors to the Estate,
16-A Phillip St. Sydney.

Note. All Dimensions Etc are subject to Deposited Plan.

C. LEITCH & CO. ARCHT. & CIVIL ENGRS., LTD. SYDNEY.

Figure 5.15: "Gems of Bellevue Hill", Auction Notice, 4 December 1937 (Source: SLNSW Call no. Z/SP/B29/34). The buildings depicted on the south side of the street are (from left to right): [unlabelled] 41 Drumalbyn Road, designed by Hennessy & Hennessy, 1929; "Palomar" Flats, designed by Bohringer, Taylor & Johnson, 1928, "No. 53", designed by Bohringer, Taylor & Johnson, 1929; "New Residence", designed by P. Gordon Craig & John M. Brindley, 1937; [unlabelled] 61 Drumalbyn Road, designed by Bohringer, Taylor & Johnson, 1928. The Wells built a semi-detached dwelling on Lot 3 [57 Drumalbyn Road] in 1939 which was designed by Dudley R. Ward.

²² Sydney Morning Herald, 11 December 1937, p.17

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5.2.2 Bellevue Development Company Pty Ltd

The Bellevue Development Company was a new land development venture of GJ Wells, which had dealings with allotments previously advertised in the Gems estate. The Company was registered on the 24th February 1939, and its objectives were to

"...acquire and deal in land and buildings in the suburb of Bellevue Hill, Sydney, etc. Subscribers: George J. Wells and Alfred K. Jones (1 Share each). First directors: George J. Wells, Dudley Ward and Alfred K. Jones."²³

Alfred Kiel Jones owned 55 Drumalbyn Road and was responsible for the commission of the 1937 residence on the site. He lived at 14-16 Drumalbyn Road with his wife, and was a director of Watson, Noble & Co.

Dudley Ward was a Sydney University trained architect, who after working for Hennessy, Hennessy and Co, was awarded the Australia Medallion and was sent overseas by the Board of Architects of NSW. After a highly successful and travel-filled career working in England, India, Europe, North Africa and the USA, he returned to Australia in 1934. He set himself up in practice in Sydney, designing a range of commercial buildings, including flats, shops, and theatres. His approach was described as 'studied simplicity and functionalism, together with a full appreciation of the possibilities of modern materials and methods of construction at present being evolved in other countries'²⁴

By November 1939, the Bellevue Development Company had completed the construction of the Dudley Ward-designed block of 8 flats at 59 Drumalbyn Road, advertised as:

"...the district's most unique home flat units, each of 2 and 3 bedrooms, 2 reception rooms, 2 bathrooms, roof gardens, elevated, garaged, free services. Situated amongst some of Sydney loveliest homes."²⁵

These flats also had an association with the owners of 55 Drumalbyn Road; Australia's most famous Magician, Leslie 'The Great Levante' Cole and wife Gladys. They purchased the property in March 1943 for £13,250 from Bellevue Developments, retaining it until February 1948, when they sold it to Edmund Lindenberger & his wife Elizabeth.²⁶

Separate from the Bellevue Development Company, in 1939 Dudley Ward designed a pair of semi-detached residences at 57 Drumalbyn Road for G.J. Wells and Mildred George, wife of Sydney manufacturer Alfred George.²⁷ An equal joint tenancy, the Wells and George families constructed the brick residences for themselves; both were recorded as living there by the 1943 electoral roll. Following G.J. Wells' passing, wife Marjorie and son Brian lived at their semi into the late 1970s, and the Georges in theirs to at least the 1980s.²⁸

5.3 53 Drumalbyn Road, Bellevue Hill

The Wells took out a mortgage to the Bank of New South Wales on the 21st of September 1929. The mortgage was discharged on the May 1930 transfer of the property to a joint tenancy consisting of George's wife, Florence Edith Waterford Wells, daughter Lynda Florence Wells and Charles Stanford Wells.²⁹

The association between the Wells family and Charles Bohringer continued when his architecture firm 'Bohringer, Taylor and Johnson' were listed as the architects on G.F. & G.J. Wells' September 1929 building application to build a brick house and garage at 53 Drumalbyn Road. The cost stated for the new build was around £3000, attracting an application fee of £2.³⁰

The tender acceptance published on the 11th December 1929 stated, under the 'Architects' Work' section that High Standard Constructions Ltd of O'Connell Street Sydney were to undertake the work at 53 Drumalbyn Road.³¹

During the Wells' 1928/9 Drumalbyn Road land acquisition phase, G.F. Wells, Florence, daughter Lynda and son Richard lived around the corner from the study site, at 98 Beresford Road. An advertisement listing their bungalow at 98 Beresford Road was published in October 1929, stating that 'Owing to the Owner carrying on the erection of a larger home, this modern bungalow is offered for private sale on the above unusually easy terms of purchase [£600 deposit, 6% interest six-monthly payments], at less than cost.'³² Wells was still attempting to sell Beresford Road that November, having dropped the price to '£4850 or nearest cash offer' and enticing buyers with 'Special

²³ *Dun's Gazette for New South Wales*, Vol 61 No. 10 (March 13, 1939), p.264

²⁴ Lachlander and Condobolin and Western Districts Recorder, 1 July 1936, p.6

²⁵ Sydney Morning Herald, 25 November 1939, p.4

²⁶ LRS: CT Vol. 5055 Fol. 23; Sydney Morning Herald, 22 January 1941, p.7

²⁷ SLNSW: *Vickery family: architectural plans of houses in Bellevue Hill, chiefly 1908-1941*, PXD 924, record identifier 9WZM74OY

²⁸ AEC: *Electoral Rolls, 1903-1980, NSW / Wentworth / Bellevue Hill / 1943, 1968, 1977, 1980*

²⁹ LRS: CT Vol. 4307 Fol. 217

³⁰ Woollahra Libraries: Register of Building Applications, BA363/1929

³¹ Construction and Local Government Journal, 11 December 1929, p.5

³² Sydney Morning Herald, 12 October 1929, p.27

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Concessions for Quick Sale³³

Despite the challenge of trying to sell during the Depression, the Wells were recorded as living at the newly completed residence at 53 Drumalbyn Road by the time of the 1931 electoral roll.³⁴ Nearby neighbours included their architect Charles Bohringer and his wife Adelaide, who lived at their own [interwar] Spanish-style residence at 61 Drumalbyn Road.³⁵

In June 1934, Charles Stanford Wells was replaced in the joint tenancy for 53 Drumalbyn Road by Richard Wells.³⁶ A small easement and right of footway was granted near the garage on the 18th of March 1942 to Alfred Kiel Jones (owner of 55 Drumalbyn Road).

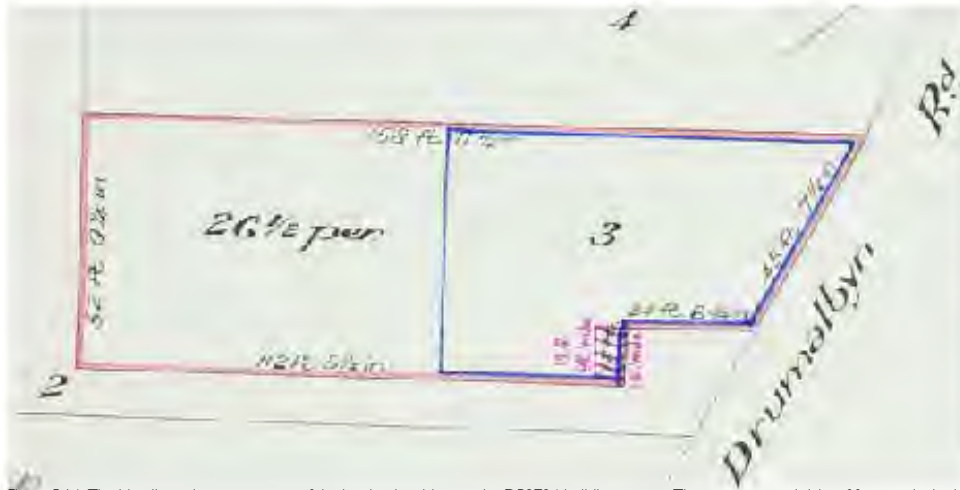


Figure 5.16: The blue line relates to an area of the lot that is subject to the DP9724 building caveat. The easement and right of footway is shaded pink. (Source: LRS: CT Vol. 4411 Fol. 156)

The Wells lived at 53, but they were looking to sell. When the sale of the Gems estate was resurrected and going to auction on Saturday 11th December 1937, the sale of 'the residence, No. 53 Drumalbyn Road, Bellevue Hill' was included in the advertised proceedings.³⁷

No 53 DRUMALBYN ROAD

with north-easterly aspect overlooking the Golf Links and commanding beautiful views of the Harbour away to Manly. There is a Motor Bus Service to the property.

A CHARMING SPANISH HOME

of two stories built of brick on reinforced concrete foundation, with tile roof containing on Ground Floor - Arched Front Piazza Entrance Hall with parquet flooring, Lounge room, Dining-room, each with sliding plate glass doors, Breakfast-room, Servery, tiled Kitchen with alcove, gas stove, sink, dresser, pantry, Maids Room, Maid's Bathroom Laundry, 2 Lavatories. Upstairs Balcony, 4 Bedrooms. Beautiful Tiled and Fitted Bathroom. 2 Lavatories, rear Piazza.

The Interior decorations are of the most expensive texture and flock papers. The 4 Main Rooms are each 20 feet by 17 feet and each have fireplaces.

On Street Frontage is Garage for two cars, with sliding doors.

The Grounds are delightfully laid out with Gardens and Rockeries.

³³ Sydney Morning Herald, 9 November 1929, p.28

³⁴ AEC: *Electoral Rolls, 1903-1980, NSW / Wentworth / Bellevue Hill / 1930, 1931*

³⁵ AEC: *Electoral Rolls, 1903-1980, NSW / Wentworth / Bellevue Hill / 1932*

³⁶ LRS: CT Vol. 4411 Fol. 156

³⁷ Sydney Morning Herald, 11 December 1937, p.17

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LAND about 45 feet 7 inches to Drumalbyn Road by a depth of about 158 feet 11 inches rear line about 52 feet. Torrens Title.³⁸

Ultimately, the auction of the residence was not successful. When G.F. Wells passed away in July 1939, the death notice recorded his address as 53 Drumalbyn Road.³⁹

Despite earlier attempts to sell, Florence, Lynda and Richards Wells sat on the property until 19 December 1942, when they sold it to fishmonger Constantine John Georgiadis and wife Suzanne for £4,500.⁴⁰ The Georgiadis' moved in post-1943, being listed in the electoral roll for that year as living in Kensington.⁴¹

In April of 1951, the house was again up for sale. It was to be auctioned on 1 May 1951, after being on the market for a few weeks.⁴² As with the Wells, the sale did not proceed. When Constantine passed away in 1954, Suzanne Georgiadis became sole owner. She sold 53 Drumalbyn Road in March 1958 to John Holt Hardy, Company Director, who moved in with his wife Nellie.⁴³

Jack Tregoning, another company director and resident of Bellevue Hill became the next owner-occupier of the property in May 1967.⁴⁴ Medical practitioner Ian Ronald Burman, also of Bellevue Hill purchased No. 53 on the 26th November 1975, and lived there with his wife Jennifer.⁴⁵

Guy Joseph Guiffre and Adrian Vincent Guiffre became the owners in December 1983.⁴⁶ The next and most recent transfer was made on the 28th July 2010 to the current proprietor for \$3.4 million.⁴⁷



Figure 3-17: January 1936. No. 53 is indicated with an arrow. (Source: LCS: 01761/1936, Sydney; image CRE_02_500)

³⁸ Sydney Morning Herald, 11 December 1937, p.30

³⁹ Sydney Morning Herald, 10 July 1939, p.10; SARANSW: Indexes to deceased estate files; Archive Series: NRS 13341; Series: A Series (1939-1948); Reel Number: 3293

⁴⁰ LRS: CT Vol. 4411 Fol. 156; Sydney Morning Herald, 20 March 1943, p.11

⁴¹ AEC: *Electoral Rolls*, 1903-1980, NSW / Watson / Kensington / 1943

⁴² Sydney Morning Herald, 18 April 1951, p.14; Sydney Morning Herald, 21 April 1951, p.14

⁴³ LRS: CT Vol. 4411 Fol. 156; AEC: *Electoral Rolls*, 1903-1980, NSW / Wentworth / Bellevue Hill / 1968

⁴⁴ LRS: CT Vol. 4411 Fol. 156; AEC: *Electoral Rolls*, 1903-1980, NSW / Wentworth / Bellevue Hill / 1968

⁴⁵ LRS: CT Vol. 4411 Fol. 156; AEC: *Electoral Rolls*, 1903-1980, NSW / Wentworth / Bellevue Hill / 1977

⁴⁶ LRS: CT Vol. 13984 Fol. 145

⁴⁷ LRS: CT Vol. 3/316390; realestate.com.au: 53 Drumalbyn Road Bellevue Hill, <https://www.realestate.com.au/sold/property-house-nsw-bellevue+hill-106469519>

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Figure 5.18: May 1951. No. 53 is indicated with an arrow. (Source: DCS: 1/05/1951, Sydney, image, CCC467_13_106)



Figure 5.19: 1 January 1961. No. 53 is indicated with an arrow.
(Source: DCS: Spatial Collaboration Portal, Sydney, 01/01/1961, image 1058_35_086)

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Figure 5.20: 6 May 1978. No. 53 is indicated with an arrow. (Source: DCS: Spatial Collaboration Portal, 6/05/1978 0:00, Sydney, image 2713_16_060)

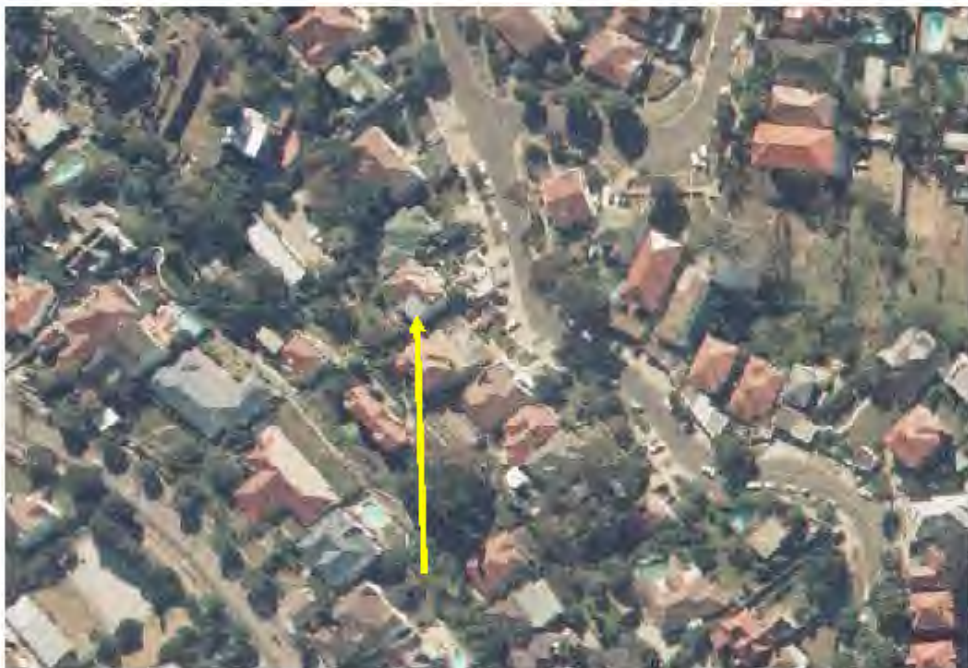


Figure 5.21: 2 August 1986. No. 53 is indicated with an arrow. (Source: DCS: Spatial Collaboration Portal, 2/08/1986, Sydney, image 3527_23E_123)

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Figure 5.22: 29 September 1998. No. 53 is indicated with an arrow.
(Source: DCS: Spatial Collaboration Portal, 29/09/1998, Sydney, image 4452_I1_166)



Figure 5.23: October 2016. An aerial view of the western side of Drumalbyn Road. No. 53 is indicated with an arrow. The block of flats in the rectangle was the Palomar building built by High Standard Constructions Ltd (now demolished).
(Source: realestate.com.au: LJ Hooker, 49 Drumalbyn Road Bellevue, October 2016)

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Figure 5.24: June 2021. An aerial view of the western side of Drumalbyn Road. No. 53 is indicated with an arrow.
(Source: realestate.com.au: Laing+Simmons – Double Bay, 63-65 Drumalbyn Road Bellevue Hill, June 2021)



Figure 5.25: June 2021. An aerial view of the western side of Drumalbyn Road. No. 53 is indicated with an arrow.
(Source: realestate.com.au: Laing+Simmons – Double Bay, 63-65 Drumalbyn Road Bellevue Hill, June 2021)

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5.4 Building Application History

The Building Application for a new residence and garage at 53 Drumalbyn Road was approved by Woollahra Municipal Council on 14 October 1929. Council records⁴⁸ indicate the following information for 53 Drumalbyn Road:

BA No.	363
Date Received	17 Sept 1929
Name of Owner	G.F. & G.J. Wells
Name of Architect or Builder	Bohringer Taylor & Johnson Pty Ltd
New Buildings or Additions	House and Garage
Situation	No 53 Drumalbyn Rd
Ward	Br [Bellevue Hill Ward]
No of New Buildings	1
Cost of New Buildings	2000 [pounds]
Fee Paid	2 [pounds]
Date when considered by Council	Oct 14 [1929]
Council's Decision	Approved Conditionally
Remarks	Amended as required

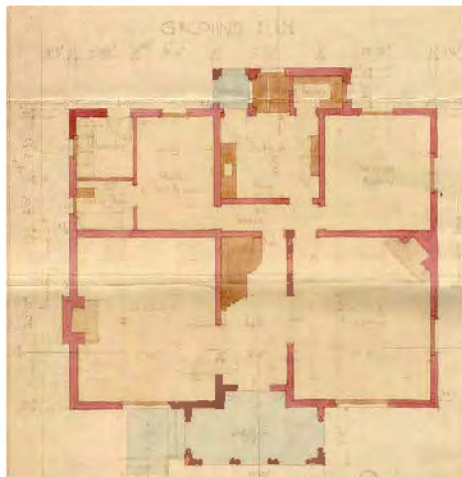


Figure 5.26: Proposed Residence at Drumalbyn Road, Bellevue Hill, for G.J. Wells Esq. Ground [Floor] Plan.
 Architect: Bohringer, Taylor & Johnson Pty Ltd, 1929
 (Source: BA 363/1929 Woollahra Council)

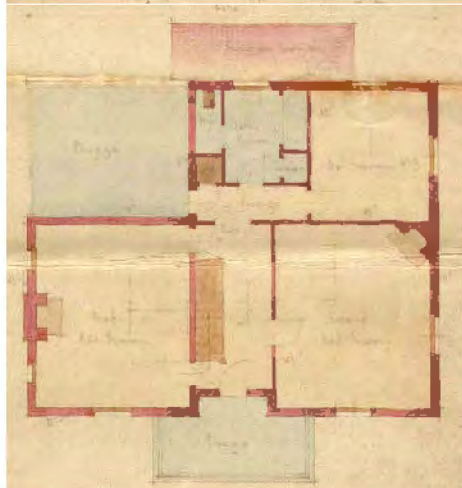


Figure 5.27: Proposed Residence at Drumalbyn Road, Bellevue Hill, for G.J. Wells Esq. First Floor Plan.
 Architect: Bohringer, Taylor & Johnson Pty Ltd, 1929
 (Source: BA 363/1929 Woollahra Council)

⁴⁸ Municipality of Woollahra, *Register of Building Applications*, p.171

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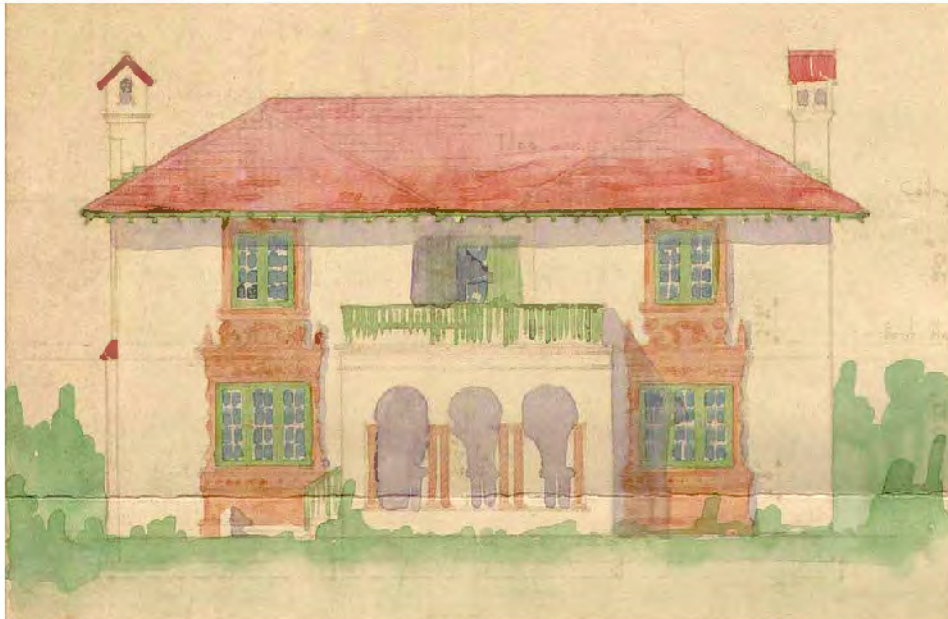


Figure 5.28: Proposed Residence at Drumalbyn Road, Bellevue Hill, for G.J. Wells Esq. Front Elevation. Architect: Bohringer, Taylor & Johnson Pty Ltd, 1929 (Source: BA 363/1929 Woollahra Council)

Other Building Applications/Applications recorded by are:

BA No.	93
Date Received	12/3/1958
Name of Owner	J.H. Hardy
Name of Architect or Builder	R.S. Hamilton
New Buildings or Additions	Alterations
Situation	No 53 Drumalbyn Rd
Cost of Additions	495 [pounds]
Fee Paid	1 [pound]
Date when considered by Council	24/3/1958
Council's Decision	Approved

The application concerned alterations to the Kitchen area of the house, but it is highly likely that these alterations were not undertaken as the current configuration of the Kitchen/Family area of the house does not reflect the approved works.

BA No.	783
Date Received	15/11/1960
Name of Owner	J.H. Hardy
Name of Architect or Builder	H.B. Gerett (engineer)
New Buildings or Additions	Additions to dwelling
Situation	No 535 Drumalbyn Rd
Cost of Additions	1600 [pounds]
Fee Paid	3/4/- [3 pounds 4 shillings]
Date when considered by Council	28/11/1960
Council's Decision	Approved

The application was actually for the construction of an inclinator up the west side of the site from the street. The inclinator is still extant.

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6.0 Documentary evidence: The Architects and their Projects

6.1 The Architects

The architects for the design and documentation of the house at 53 Drumalbyn Road were Bohringer Taylor & Johnson Pty Ltd.⁴⁹ As stated previously, this house was one of a number of projects, in Drumalbyn Road and elsewhere, that Bohringer, Taylor & Johnson designed for High Standard Constructions Ltd or their directors

The architect for the 1958 proposed alterations to the Kitchen area of the house were designed by architect R.S. Hamilton for the owner, J.H. Hardy.⁵⁰ Robert Saunderson Hamilton (1897-1972) was articulated to the prolific, major interwar architect, Claud Hamilton (1892-1943), and was registered as an architect on 23 June 1923.⁵¹ R.S. Hamilton was not the son of Claud Hamilton but the Australian Institute of Architects has posited that he could have been Claud Hamilton's nephew. Two years later architect H.B. Gerrett prepared the working drawings and Building Application for the owner, J.H. Hardy, for the construction of an inclinator to access 53 Drumalbyn Road.⁵²

6.2 Bohringer, Taylor & Johnson

As stated by Professor Philip Goad, Bohringer Taylor & Johnson was a major interwar practice operating throughout Australia and New Zealand.⁵³

The architectural firm of Bohringer, Taylor & Johnson was formed in 1926⁵⁴ by Sydney-based Charles Bohringer (1891-1962), Melbourne-based architect Ronald Morton Taylor (1896-?) and Frank Norman Johnson (c.1888-1967).⁵⁵ Prior to this Charles Bohringer worked in brief associations with William Innes-Kerr and Henry E. White as well as in solo practice. After the dissolution of the Bohringer, Taylor & Johnson practice, Bohringer worked briefly with Guy Crick before, once again establishing his own practice.



Figure 6.1: Charles Bohringer
(Source: "Revival in Theatre Construction", *Everyones*, 15 December 1926, p.36).



Figure 6.2: Ronald Morton Taylor
(Source: "Revival in Theatre Construction", *Everyones*, 15 December 1926, p.36).

⁴⁹ Municipality of Woollahra, *Register of Building Applications*, p.171 and BA 363/1929

⁵⁰ BA 93/1958

⁵¹ Australian Institute of Architects: NSW Architects Biographical Information: Claud Hamilton ARAIA.

⁵² BA 783/1960

⁵³ Goad, Philip, "Bohringer, Taylor & Johnson" in Goad, Philip & Willis, Julie (eds), 2012, *The Encyclopedia of Australian Architecture*, Melbourne: Cambridge University Press, pp.95-96.

⁵⁴ "Queen's Hall, Perth", *Building*, 23 June 1926

⁵⁵ Phillip Goad, "Bohringer, Taylor & Johnson", Goad, Philip & Willis, Julie (eds), 2012, *Encyclopedia of Australian Architecture*, p.96

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Figure 6.3: Frank Norman Johnson
(Source: "Revival in Theatre Construction", *Everyones*, 15 December 1926, p.36).



Figure 6.4: Guy Crick, NSW Manager of Bohringer, Taylor & Johnson 1928 and partner after 1929 (Source: "Guy Crick to Study Theatre Building Abroad", *Everyones*, 21 November 1928, p.22).

Charles Bohringer:

Charles Bohringer, B.S.A. (Switzerland), A.I.A. (Australia), was born in Basle, Switzerland and educated at the Primary School and Gymnasium Schools, Basle; the Technical High School, Stuttgart; Academy, Milan; Kunstler Schule, Munich; Ecole des Beaux Arts, Paris; and held diplomas from the University of Zurich. He opened his practice in Basle in 1912 and later in Berne before emigrating to Australia in 1914.⁵⁶

After arriving in Australia, Bohringer "took up land in New South Wales ... chiefly with the object of acquainting himself with our language".⁵⁷ After improving his language skills and knowledge of the country, Bohringer moved to Sydney to obtain work as an architect.

Ronald Taylor:

Ronald Morton Taylor, Dip. Arch. (Melbourne University) A.R.V.I.A., commenced practice as a draftsman for seven years with the Victorian Public Works Department before spending five years as Building Surveyor with the Public Health Department, and then joining Bohringer, Taylor & Johnson in 1926. He left Bohringer, Taylor & Johnson in 1929.⁵⁸ By the time of the 1936 biographical article in *Decoration and Glass*⁵⁹ he had designed more than 30 theatres as well as flats, hotels and commercial buildings.⁶⁰

Frank Johnson:

Frank Norman Johnson was connected with many building ventures and numerous buildings in the suburbs of Melbourne, including flats, shops and dwellings, etc. He was involved on the choice of sites.⁶¹ The drawing title block stamp of the firm labelled Johnson as the "financial adviser" of the firm.

⁵⁶ "Who's Who: Charles Bohringer", *Decoration and Glass*, October 1936, p.62

⁵⁷ "Revival in Theatre Construction", *Everyones*, 15 December 1926, p.36

⁵⁸ Christmas advertisement in *Everyones*, 11 December 1929

⁵⁹ *Decoration and Glass*, 1 November 1936, p.64 & 65

⁶⁰ "Queen's Hall, Perth", *Building*, 23 June 1926

⁶¹ "Queen's Hall, Perth", *Building*, 23 June 1926

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Guy Crick:

In 1928, architect Guy Crick (1901-1964) was noted as being the Sydney manager of Bohringer, Taylor & Johnson and that the firm intended to send Crick overseas "to further enhance their value in theatre architecture."⁶² It would appear that Bohringer and Crick may have become acquainted with one another whilst working on the Capitol and State Theatres in the office of Henry White.⁶³ According to theatre architecture historian, Ross Thorne (b. 1931), Guy Crick was in partnership with Bohringer & Taylor in 1930 as Bohringer, Taylor & Crick (although Higham & Goad state that Crick was in partnership with Bohringer & Taylor in 1929).⁶⁴ In 1932 Crick formed his own firm, Crick & Associates and, in 1935, formed the practice of Crick & Furse.⁶⁵ Bruce Furse (1906-1967) had worked for many years as a design draftsman with Bohringer, Taylor & Johnson. Crick enlisted in 1942 which effectively ended the work of the firm.⁶⁶

6.3 Charles Bohringer's projects prior to 1926:

By 1920 Bohringer was in partnership with William Innes-Kerr when the partnership designed a hotel at the corner of Phillip and Hunter Streets, Sydney at a cost of £75,000⁶⁷ but by 1921 the partnership was dissolved and Bohringer requested that all outstanding accounts be sent to him.⁶⁸ In 1921 Bohringer had joined in partnership with the architect, Henry E. White, who was renowned for his work designing theatres. Despite their theatre expertise they were undertaking other work such as the conversion of a building in Elizabeth Bay Road to flats⁶⁹, indicating that the partnership of H.E. White and C. Bohringer did not only undertake theatre commissions.

By 1922 Bohringer had established his own practice operating out of the T. & G. Building, Elizabeth Street, Sydney. One of his first projects, operating as Charles Bohringer, was the erection of a large theatre for an audience of 2,000 at Six Ways (Sophia, Hall & O'Brien Streets⁷⁰) Bondi.⁷¹ In the same year he was advertising and accepting tenders for a theatre and shops at Alexandria⁷², a theatre and shops at Clovelly⁷³ and the erection of a cottage at Northbridge.⁷⁴

In 1923 Bohringer had under construction a theatre at Frenchman's and St. Mark's Roads, Clovelly, costing about £30,000 and seating 2000 persons (demolished); and the theatre at Six Ways, Bondi, which opened that year, also costing £30,000 and accommodating 2000 persons (demolished). The latter had been designed to be used for plays or pictures, with a "spacious stage, dressing rooms, etc". Bohringer was also working on a theatre in Hunter Street, Newcastle to seat 1800 persons, at a cost of £5000⁷⁵ as well as the Astor Theatre on the corner of Pitt and Park Streets which opened that year (demolished).⁷⁶ In 1923 another 2,000-person theatre was proposed for Cessnock⁷⁷ and another at Double Bay (demolished).⁷⁸ In 1924 the Theatre Royal in Newcastle, designed by Bohringer, opened. The theatre was built for a local consortium capitalised at £30,000.⁷⁹ In 1924 Homebush Cinema Ltd lodged a Building Application for a cinema theatre, valued at £14,300, designed by Charles Bohringer. It opened in 1925.⁸⁰ The practice continued to design other building types in addition to theatres, such as extensive alterations to the Royal Oak Hotel in Newcastle⁸¹, two residences at Bondi⁸² and a reinforced concrete hotel, the Brighton Hotel, at Manly⁸³ (now extensively altered – Figure 6.5) prior to the formation of Bohringer, Taylor & Johnson in 1926.

⁶² *Everyones*, 21 November 1928, p.22

⁶³ Thorne, Ross, 1981, *Cinemas of Australia via USA*, p.57

⁶⁴ Thorne, Ross, 1981, *Cinemas of Australia via USA*, p.57 & Anne Higham & Phillip Goad, "Crick & Furse", Goad, Philip & Willis, Julie (eds), 2012, *Encyclopedia of Australian Architecture*, p.181

⁶⁵ Thorne, Ross, 1981, *Cinemas of Australia via USA*, p.57 & Anne Higham & Phillip Goad, "Crick & Furse", Goad, Philip & Willis, Julie (eds), 2012, *Encyclopedia of Australian Architecture*, p.181

⁶⁶ Anne Higham & Phillip Goad, "Crick & Furse", Goad, Philip & Willis, Julie (eds), 2012, *Encyclopedia of Australian Architecture*, p.182

⁶⁷ "Business Opportunities – Building", *Construction and Local Government Journal*, 29 November, 1920

⁶⁸ "Public Notices", *SMH*, 31 May, 1921

⁶⁹ "City Council Applications", *Construction and Local Government Journal*, 13 June, 1921

⁷⁰ Actually the intersection of O'Brien & Hall Streets and Cox & Glenayr Avenues

⁷¹ "New Theatre for Bondi", *SMH*, 23 August, 1922

⁷² "Accepted Contracts", *Daily Telegraph*, 20 September 1922

⁷³ "Tenders", *SMH*, 5 October, 1922

⁷⁴ "Tenders", *SMH*, 25 October, 1922

⁷⁵ "Business Opportunities – Building", *Construction and Local Government Journal*, 11 July, 1923, and "New Theatre for West End", *Newcastle Morning Herald and Miners' Advocate*, 6 February, 1923

⁷⁶ "New Movie Theatre", *Sunday Times*, 20 May, 1923

⁷⁷ "New Theatre", *Newcastle Sun*, 14 April, 1923

⁷⁸ "Tenders", *SMH*, 8 August, 1923

⁷⁹ "Betts' Theatre Royal", *Newcastle Morning Herald & Miners' Advocate*, 16 June 1924, p.6

⁸⁰ "Homebush Cinema", Strathfield Heritage Society, strathfieldheritage.com, accessed 11 January 2022

⁸¹ "Royal Oak Hotel", *Newcastle Morning Herald & Miners' Advocate*, 17 June 1924, p.3

⁸² "Tenders", *SMH*, 16 May, 1923

⁸³ "Tenders", *SMH*, 8 August, 1923, and "Round Australia", *Building*, 12 June 1925

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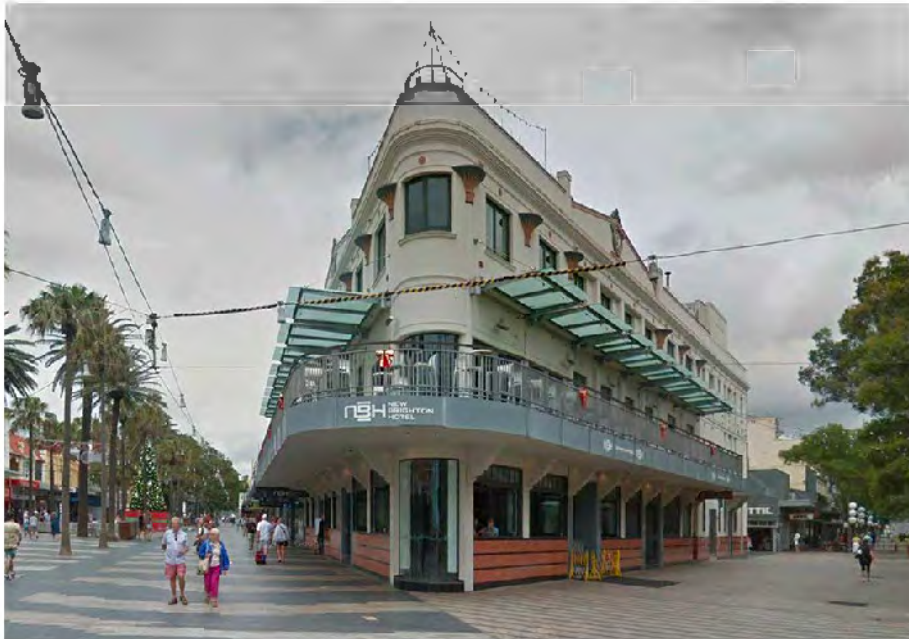


Figure 6.5: Former Brighton Hotel, Manly, 1923 with papyrus leaves to column capitals. Architect: Charles Bohringer. (Source: Google Earth Pro, accessed 11 January 2022).



Figure 6.6: The Six Ways Theatre, 1923. Architect: Charles Bohringer. (Source: Cinema Treasures, cinematreasures.org, accessed 13 January 2022).

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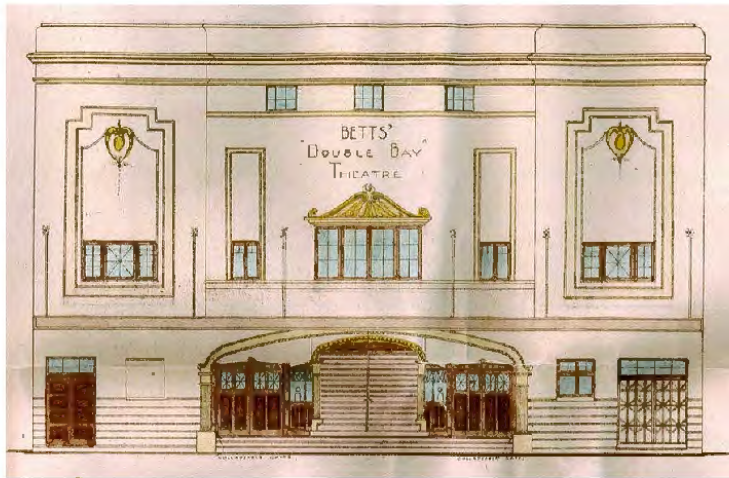


Figure 6.7: Betts' Double Bay Theatre, Double Bay, 1923. Architect: Charles Bohringer. (Source: Woollahra Municipal Council).



Figure 6.8: Former Homebush Theatre, Parramatta Road, Homebush North, 1924 (opened 1925). Architect: Charles Bohringer. (Source: "Homebush Cinema", Strathfield Heritage Society, strathfieldheritage.com, accessed 11 January 2022).



Figure 6.9: The Capitol Theatre, Tamworth, 1927. Charles Bohringer (Source: Cinema Treasures, cinematreasures.org, accessed 11 January 2022).

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Figure 6.10: The Capitol Theatre, Tamworth, 1927: Charles Bohringer (Source: Cinema Treasures, cinematreasures.org, accessed 11 January 2022).

6.4 Bohringer Taylor & Johnson Pty Ltd: Projects 1926-1929:

During the three years of the former Bohringer, Taylor & Johnson Pty Ltd practice numerous theatres/cinemas were designed, constructed and/or completed including: Theatre Royal, Albury, 1926⁸⁴; Empire, 1927⁸⁵; Burnley Theatre, suburban Melbourne, 1927⁸⁶; Capitol Theatre, Tamworth, 1927⁸⁷; Mentone Theatre, suburban Melbourne, 1927⁸⁸ (demolished); Hoyts Regent Theatre (former Queen's Hall), Perth, 1927⁸⁹ (demolished); and the Civic Theatre, Auckland, 1929⁹⁰. In 1930 the firm was noted as letting the contract for the picture theatre at West Wyalong, NSW, the builder of which was noted as T.G. Taylor of Narrandera (Tivoli Theatre – demolished).⁹¹

Theatres



Figure 6.11: Burnley Theatre, 365 Swan Street, Melbourne, 1927 (opened 1928). Architect: Bohringer, Taylor & Johnson (Source: Cinema Treasures, cinematreasures.org, accessed 11 January 2022).

⁸⁴ *Everyones*, December 29 1926

⁸⁵ *Building*, 12 December 1927

⁸⁶ *Everyones*, 29 June 1927

⁸⁷ *Everyones*, 3 August 1927

⁸⁸ *Everyones*, 30 November 1927

⁸⁹ *Everyones*, 5 September 1928

⁹⁰ *Everyones*, 11 December 1929

⁹¹ "Architects' Work", *Construction and Local Government Journal*, 2 April, 1930

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Figure 6.12: Regent Theatre, William Street, Perth, 1927. Architects: Bohringer, Taylor & Johnson (Source: Ross Thorne, 1984, *Cinemas of Australia via USA*, p.306).



Figure 6.13: New Mentone Theatre, 188 Nepean Highway, Melbourne, 1928. Architect: Bohringer, Taylor & Johnson (Source: Cinema Treasures, cinematreasures.org, accessed 11 January 2022).

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Figure 6.14: Forum
(former State) Theatre,
Melbourne, 1929.
Architects: Bohringer,
Taylor & Johnson
(Source: Apperly, Irving
& Reynolds, 1989,
*Identifying Australian
Architecture*, p.176).

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Figure 6.15: Civic Theatre, Auckland, New Zealand, 1929. Architect: Bohringer, Taylor & Johnson (Source: Wikipedia, accessed 11 January 2022).



Figure 6.16: Tivoli Theatre, West Wyalong, 1930. Architect: Bohringer, Taylor & Johnson (Source: Tivoli West Wyalong, tivolivestwyalong.com.au, accessed 11 January 2022).

In addition to the theatre work, the practice also undertook commissions for other building types including: the Bellingen Shire Soldiers' Memorial Hall and Literary Institute, 1928.⁹² The hall was constructed in 1929 by B.C. Johnson of Bellingen at a cost of £4187.⁹³ Other projects were the 15-storey Plaza Hotel, Wynyard Park, Sydney at a cost of over £200,000, 1929⁹⁴; Garage with flats over in Greenknowe Avenue, Elizabeth Bay, 1929⁹⁵; the 800-room Bayswater Hotel, Kings Cross⁹⁶, the Hotel Mayfair, Kings Cross, 1929; a factory in Birmingham Street, Mascot,

⁹² *Everyones*, 11 July 1928

⁹³ *SMH*, 6 August 1928 cited on "Bellingen Memorial Hall", NSW War Memorial Register, warmemorialregister.nsw.gov.au (accessed 11 January 2022)

⁹⁴ "Around Australia - NSW", *Building*, 12 April 1929. Later stated to be the work of Bohringer's former partner, Innes Kerr (*Building*, 12 March 1930, p.50)

⁹⁵ "City Council Applications", *Construction and Local Government Journal*, 24 April, 1929

⁹⁶ "Hotels, Automobiles, and Tourist Trade", *Building*, 12 June 1929, p.51

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1929⁹⁷; and a new residence in Olola Avenue, Vaucluse, 1929⁹⁸ for High Standard Constructions (the same builder/developer as for “Palomar” flats at 49 Drumalbyn Road, Bellevue Hill⁹⁹). One of the more interesting large projects was a proposed “Venice” Cabaret to be constructed at Rushcutters Bay, 1929 (half on land and half over the water). The interior was designed in the vein of the atmospheric cinemas with the restaurant dining booths along the side walls designed to be within buildings along Venetian canals. The building remained as an unbuilt project.

Projects other than Theatres



Figure 6.17: Belling Memorial Hall, Bellingen, 1928 (opened 1929). Architect: Bohringer, Taylor & Johnson (Source: Photo by Joseph Corbin, 2018, bellingmemorialhall.com.au, accessed 11 January 2022).

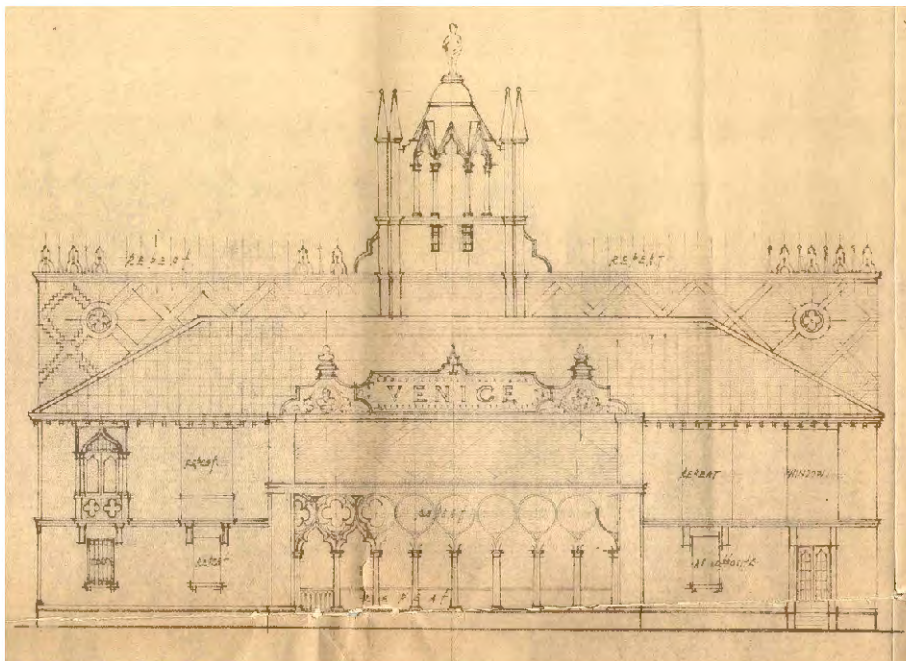


Figure 6.18: “Venice” Cabaret, Rushcutters Bay, Sydney, 1929 [unbuilt project]. Architect: Bohringer, Taylor & Johnson (Source: BA 118/29, Woollahra Municipal Council).

⁹⁷ “Opportunity Report – Building Work”, *Construction and Local Government Journal*, 28 August, 1929

⁹⁸ “Architects’ Work”, *Construction and Local Government Journal*, 27 November, 1929

⁹⁹ 28 Olola Avenue, Vaucluse, BA 161/1929, owner and builder High Standard Constructions Ltd, architect Bohringer, Taylor & Johnson (Source: Woollahra Municipal Council)

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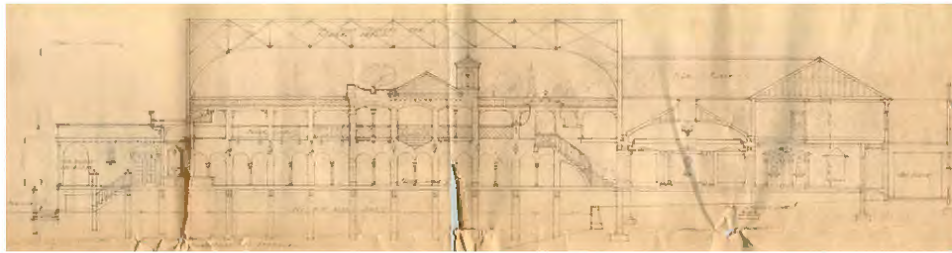


Figure 6.19: "Venice" Cabaret, Rushcutters Bay, Sydney, 1929 [unbuilt project]. Architect: Bohringer, Taylor & Johnson (Source: BA 118/29, Woollahra Municipal Council). Long section showing the "atmospheric" treatment of the dining booths along the side walls as a type of Venetian canal-scapes

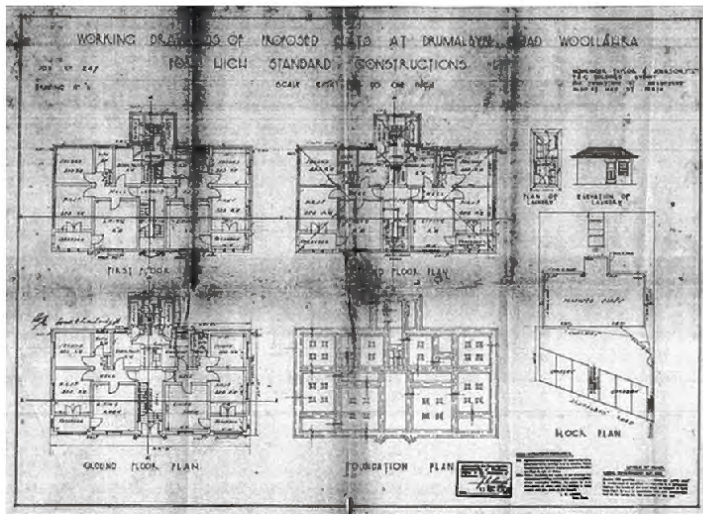


Figure 6.20: Working Drawings of Proposed Flats at Drumalbyn Road, Woollahra for High Standard Constructions Ltd [Palomar Flats, 49 Drumalbyn Rd, Bellevue Hill]. Architect: Bohringer, Taylor & Johnson Pty Ltd, BA 444/28, 1928 (Source: Ruth Daniell, *Heritage Assessment and Heritage Impact Statement for Alterations and Additions to 49 Drumalbyn Road, Bellevue Hill*, January 2015, photographic annexure)

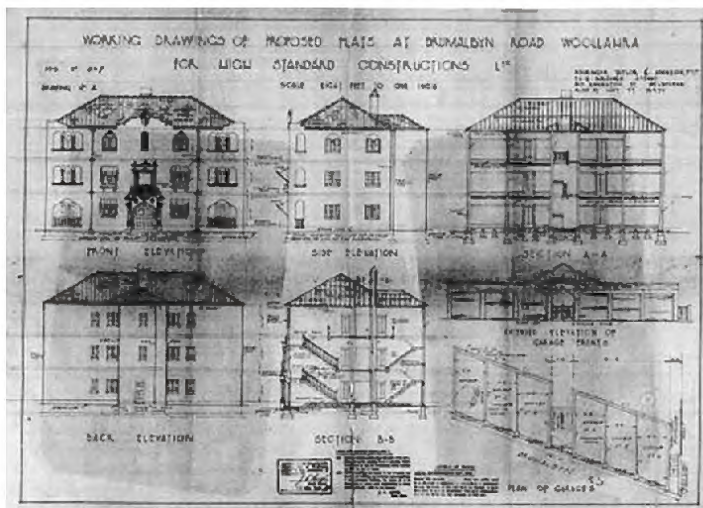


Figure 6.21: Working Drawings of Proposed Flats at Drumalbyn Road, Woollahra for High Standard Constructions Ltd [Palomar Flats, 49 Drumalbyn Rd, Bellevue Hill]. Architect: Bohringer, Taylor & Johnson Pty Ltd, BA 444/28, 1928 (Source: Ruth Daniell, *Heritage Assessment and Heritage Impact Statement for Alterations and Additions to 49 Drumalbyn Road, Bellevue Hill*, January 2015, photographic annexure)

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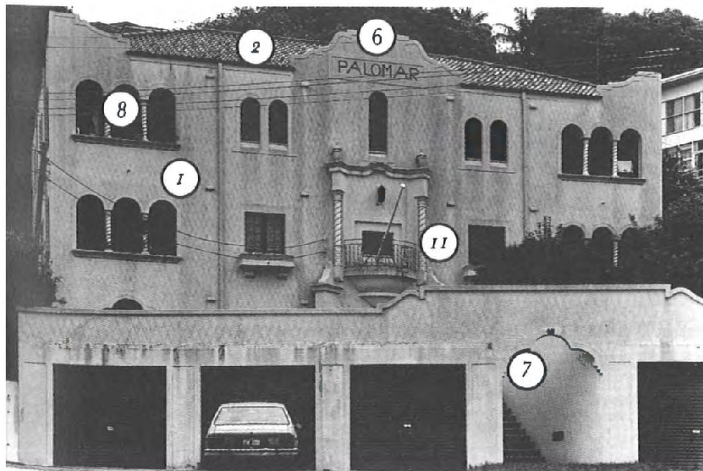


Figure 6.22: Palomar Flats [49 Drumalbyn Road, Bellevue Hill], 1928-29. Architects: Bohringer, Taylor & Johnson (Source: Apperly, Irving & Reynolds, 1989, *Identifying Australian Architecture*, p.179)

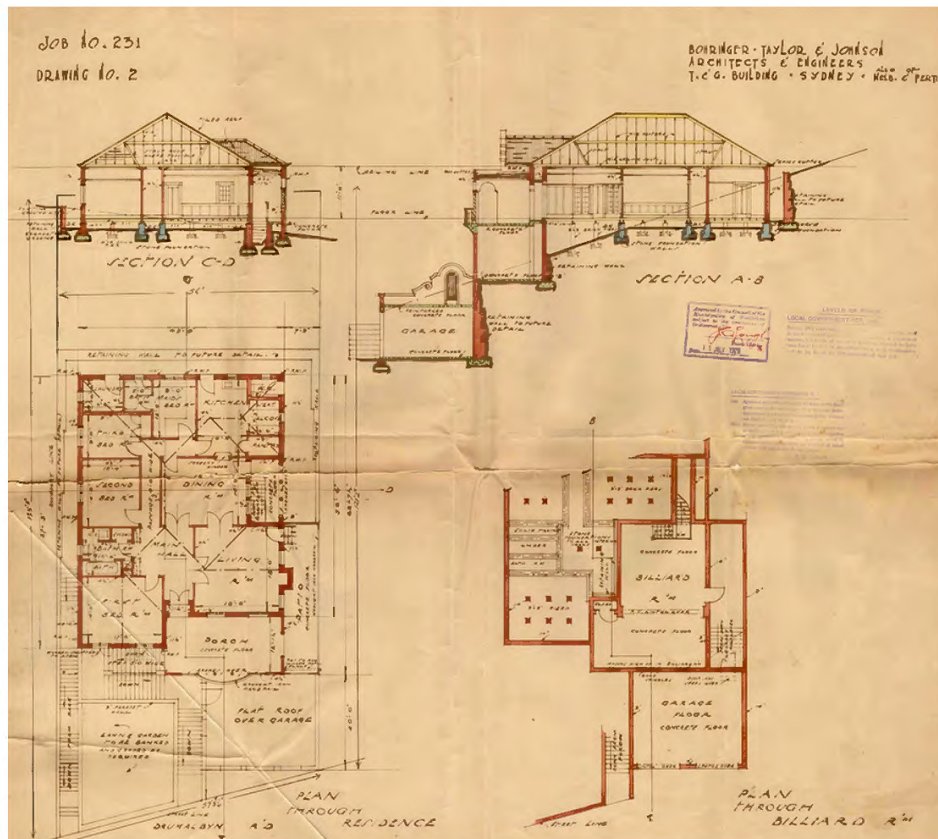


Figure 6.23: Working Drawings of Proposed Residence at [61] Drumalbyn Road, Woollahra for G.J. Wells Esq, Job No. 231, Drawing No. 2. Architect: Bohringer, Taylor & Johnson, Architects & Engineers, BA 289/28, 1928 (Source: Woollahra Council BA plans)

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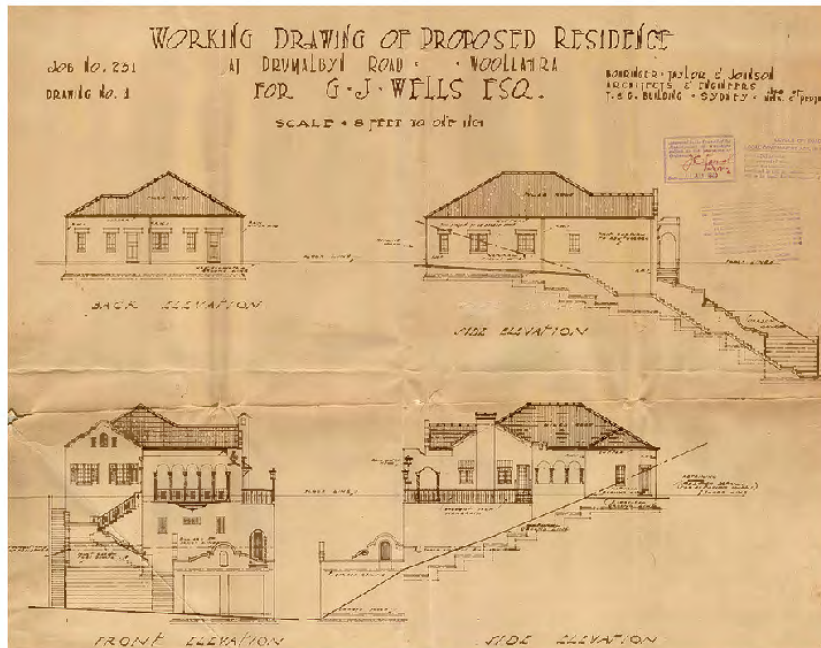


Figure 6.24: Working Drawings of Proposed Residence at [61] Drumalbyn Road, Woollahra for G.J. Wells Esq, Job No. 231, Drawing No. 1. Architect: Bohninger, Taylor & Johnson, Architects & Engineers, BA 289/28, 1928 (Source: Woollahra Council BA plans)

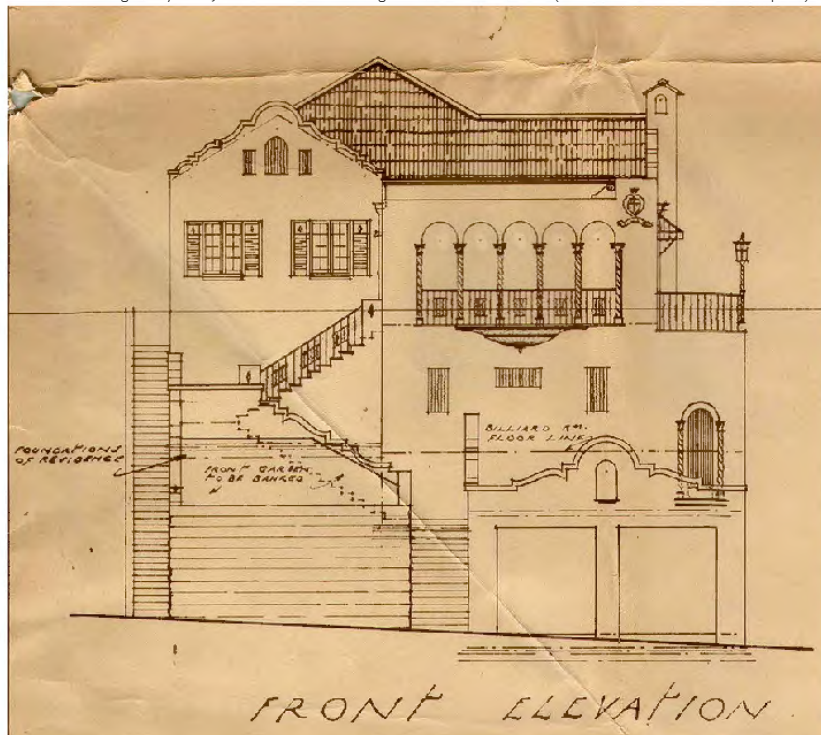


Figure 6.25: Front Elevation from Working Drawings of Proposed Residence at [61] Drumalbyn Road, Woollahra for G.J. Wells Esq, Job No. 231, Drawing No. 1. Architect: Bohninger, Taylor & Johnson, Architects & Engineers, BA 289/28, 1928 (Source: Woollahra Council BA plans)

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Figure 6.26: 61 Drumalbyn Road, Bellevue Hill, for G.J. Wells. Architect: Bohringer, Taylor & Johnson, 1928
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)

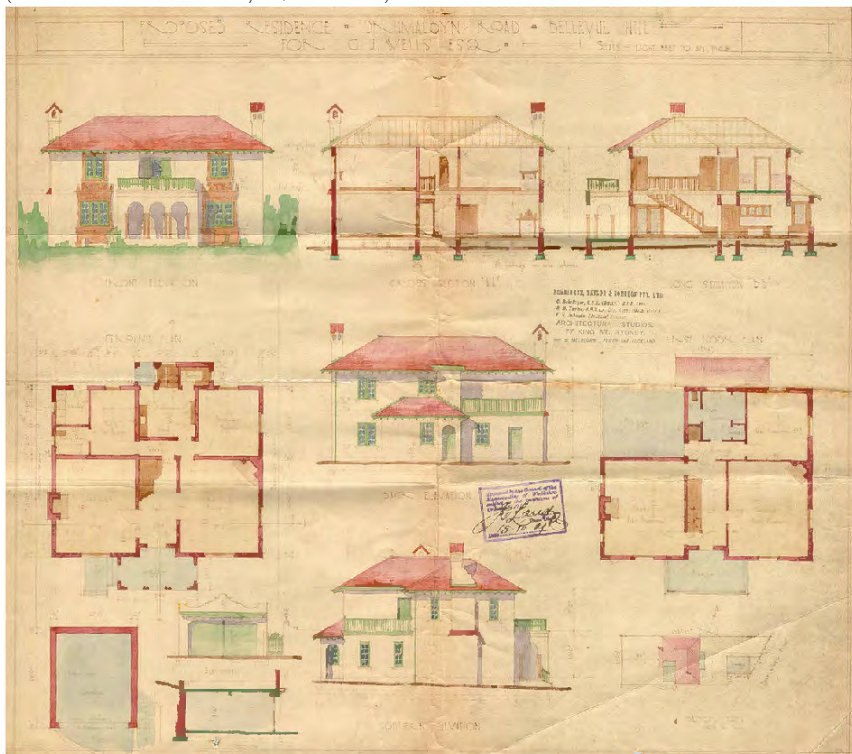


Figure 6.27: Proposed Residence, [53] Drumalbyn Road, Bellevue Hill, for G.J. Wells, Esq. Architect: Bohringer, Taylor & Johnson Pty Ltd, 1929 (Source: Woollahra Council BA plans)

Robertson & Hindmarsh Pty Ltd

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Figure 6.28: Front elevation of 53 Drumalbyn Road, Bellevue Hill. Architect: Bohringer, Taylor & Johnson Pty Ltd, 1929
(Source: Woollahra Council BA plans)



Figure 6.29: 28 Olola Avenue, Vaulcuse, 1929, for High Standard Constructions. Architect: Bohringer, Taylor & Johnson (Source: Google Earth Pro, accessed 29 December 2021).

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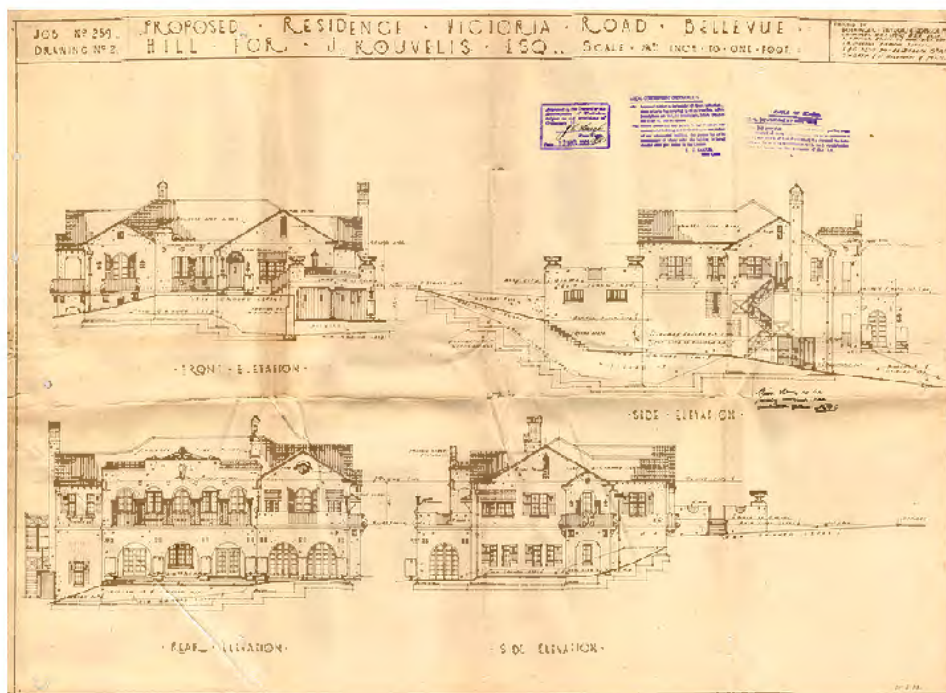


Figure 6.30: Proposed Residence [57-59] Victoria Road, Bellevue Hill, for J. Kouvelis Esq, 1929. Architect: Bohringer, Taylor & Johnson (Source: BA 117/29 Woollahra Municipal Council).

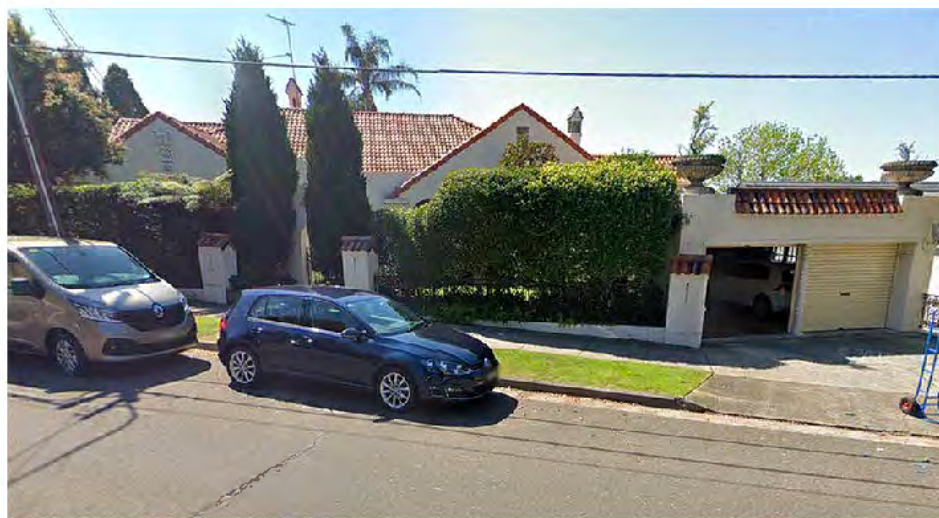


Figure 6.31: 57-59 Victoria Road, Bellevue Hill, 1929. Architect: Bohringer, Taylor & Johnson (Source: Google Earth Pro, accessed 12 January 2022). This elevation would appear to be intact, with the exception of the garage doors, as shown in the "Front Elevation" of the previous Figure.

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Figure 6.32: 2 Greenknowe Avenue, Elizabeth Bay; Architects: Bohringer, Taylor & Johnson, 1929 (Source: Google Earth – accessed 15 December 2021)



Figure 6.33: "Santa Barbara" 7 Longworth Avenue, Point Piper; Architects: Bohringer, Taylor & Johnson, 1929 (Source: Google Earth – accessed 7 February 2022)

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6.5 Charles Bohringer after 1929:

Following the dissolution of the firm Charles Bohringer appears to have retained most of the major projects in his new practice. In 1931 Fullers Ltd engaged Bohringer to prepare plans for the remodelling of the old Brisbane Town Hall as well as the construction of new theatres at Lismore, Murwillumbah and Casino¹⁰⁰ and in 1932 Bohringer was advertising the letting of contracts for the Hotel Mayfair at King's Cross — joinery, steel windows, painting, shop fronts, lifts, refrigeration, hot-water service, vacuum cleaning system, electric light and power, air conditioning, ventilation, steel awnings, fire appliances, incineration, glazing, and telephonette system.¹⁰¹

In 1934 there was a major article in *Building* on the Embassy Theatre, Sydney by C. Bohringer and Associates, Architects¹⁰² and another major article in 1936 on the Arcadia Theatre, Chatswood in *Decoration and Glass* as well as a biographical note on Bohringer¹⁰³. In 1937 the auditorium at the Grace Brothers Department Store, designed by Charles Bohringer, was opened to acclaim for providing a place for sophisticated rendezvous including entertainment and dancing.¹⁰⁴ In 1938 the Century Theatre in George Street, Sydney was completed to the design of Charles Bohringer. The theatre was a reconstruction of the former Crystal Palace Theatre.¹⁰⁵ The interior décor was a combination of Art Deco geometric and rectilinear patterned wall and ceiling plasterwork and Moderne strip lighting and Vitrolite clad ticket booth. Also in 1938, the contract was let for the construction of the Theatre Royal in Newcastle by Charles Bohringer and Associates.¹⁰⁶ This involved the application of Art Deco detailing to the exterior and interior of the 1924 theatre that had also been designed by Charles Bohringer.¹⁰⁷

Indicative of the interwar architects' skill in designing in different styles for different sites, clients and functions, "Ashby" in Cheltenham, 1938, was designed by Bohringer in the Inter-War Old English style as the residence for young lawyer, Garfield Barwick, who would later move from law to politics to eventually become the Chief Justice of Australia at the completion of his political career.

In 1939 architects Charles Bohringer and Associates, 58 Margaret Street, Sydney, were preparing plans for the conversion of a residence to a private hospital at Beecroft and for the reconstruction of a theatre at Hurstville¹⁰⁸ and, in the same year, Bohringer accepted a tender for the erection of a new cement works at Granville, to be constructed by Haunstrop Pty. Ltd. of Melbourne.¹⁰⁹ In 1948 architect Charles Bohringer's office was at 29 Bligh Street, Sydney and his residence was at 9 Llandillo Avenue, Strathfield (now demolished).¹¹⁰

No mention of projects by Charles Bohringer appears to have been published after 1939.

It also appears that Charles Bohringer, and other architects, were investors in companies dealing with goods outside the construction industry. For example, in 1930, *Dun's Gazette* recorded that Edwin J. Brown and Charles Bohringer were the Governing Directors of Great Western Fur Farm Company Limited (registered 13.8.30). The company had been established to take over the business carried on by Brown and Bohringer at Seven Hills.¹¹¹ One of the subscribers to the company was the later famous theatre and cinema architect Guy Crick who, in 1930, was a partner in the firm Bohringer, Taylor & Crick.

¹⁰⁰ *Building*, 13 July 1931

¹⁰¹ "Tenders Called", *Construction and Local Government Journal*, 18 May 1932

¹⁰² *Building*, 12 June 1934, p.25

¹⁰³ *Decoration and Glass*, October 1936, p.11, 12 & 66

¹⁰⁴ *Decoration and Glass*, September 1937, pp.38-40

¹⁰⁵ *Decoration and Glass*, March 1938, pp.10-12 & 57

¹⁰⁶ "Contracts Let in District", *Newcastle Sun*, 17 October 1938

¹⁰⁷ Source: Cinema Treasures, cinematreasures.org, accessed 12 January 2022

¹⁰⁸ *Construction*, 22 March 1939, p.20

¹⁰⁹ *Construction*, 22 March 1939, p.18

¹¹⁰ *Sydney City and Suburban Trades Directory*, 1948, p.14, Sydney: Universal Business Directories (Aust) Pty Ltd

¹¹¹ "Registered Companies", *Dun's Gazette*, 25 August 1930

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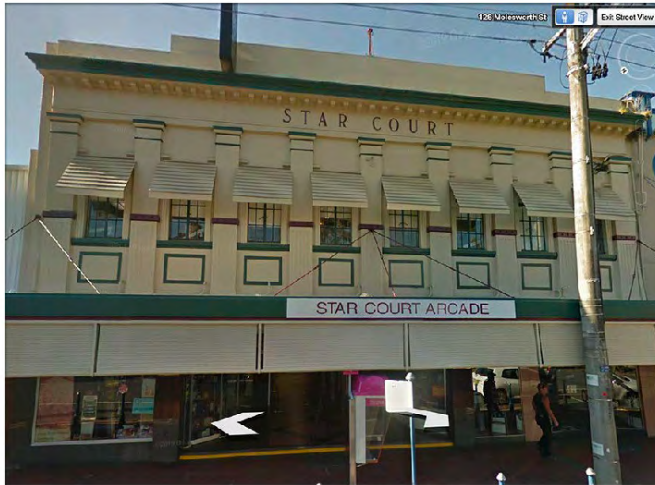


Figure 6.34: Star Court, Molesworth Street, Lismore. Architect: Charles Bohringer, 1931 (Source: Google Earth – accessed 12 January 2022)



Figure 6.35: Embassy Theatre, Sydney, 1934. Architect: Charles Bohringer (Source: Ross Thome, 1984, *Cinemas of Australia via USA*, p.140).

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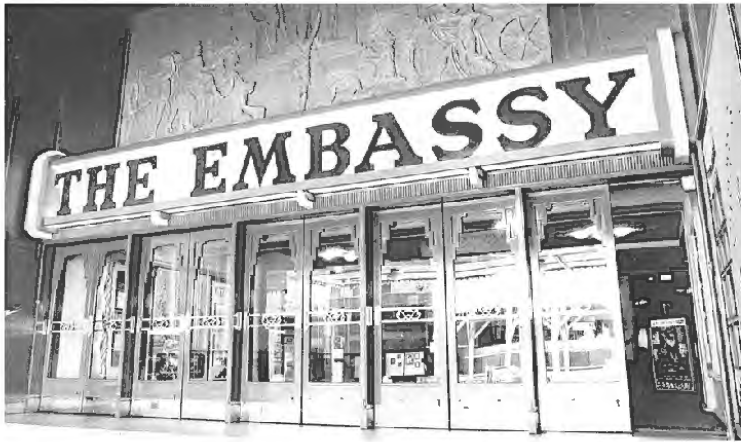


Figure 6.36: Embassy Theatre, Sydney, 1934. Architect: Charles Bohringer (Source: Ross Thome, 1976, *Picture Palace Architecture in Australia*, plate 67).

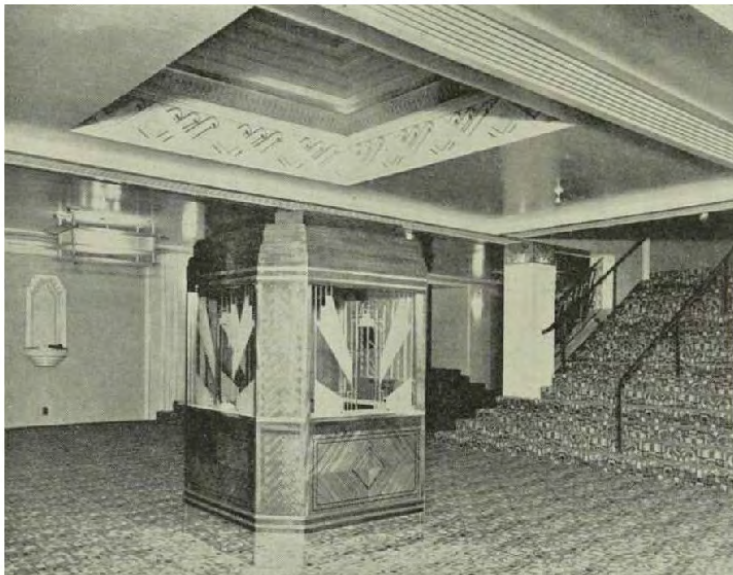


Figure 6.37: Foyer of Embassy Theatre, Sydney, 1934. Architect: Charles Bohringer (Source: *The Embassy Theatre, Sydney – Memories Revived*, "Building, June 1934, p.27).



Figure 6.38: Hoyts, New South Head Road, Double Bay, 1934. Architect: Charles Bohringer. This was a remodelling of the Betts' Double Bay Theatre designed by Bohringer (Source: Cinema Treasures, cinematreasures.org, accessed 13 January 2022).

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Figure 6.39 (above):
Arcadia Theatre,
Chatswood, 1936.
Architect: Charles
Bohringer (Source:
Decoration and Glass,
October 1936, p.11).

Figure 6.40 (left): View
down to the entry
vestibule of the Arcadia
Theatre, Chatswood,
1936. Architect: Charles
Bohringer (Source:
Decoration and Glass,
October 1936, p.11).



Figure 6.41: Grace
Brothers Department
Store auditorium, Sydney,
1937. Architect: Charles
Bohringer (Source:
Decoration and Glass,
September 1937, p.39).

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Figure 6.42: Strand Theatre, Newcastle, 1938. Architect: Charles Bohringer (Source: *Decoration and Glass*, March 1938, p.45).



Figure 6.43: Century Theatre, Sydney, 1938. Architect: Charles Bohringer (Source: *Decoration and Glass*, March 1938, p.12).

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Figure 6.44: Theatre Royal, Newcastle, 1938 (an Art Deco makeover of a 1924 theatre designed by Charles Bohringer). Architect: Charles Bohringer (Source: Cinema Treasures, cinematreasures.org, accessed 12 January 2022).



Figure 6.45: "Ashby" (Garfield Barwick House), 94 The Crescent, Cheltenham, 1938. Architect: Charles Bohringer (Source: The Real Estate Conversation, accessed 13 January 2022).

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Figure 6.46: "Ashby"
(Garfield Barwick House),
94 The Crescent,
Cheltenham, 1938.
Architect: Charles
Bohringer (Source: The
Real Estate Conversation,
accessed 13 January
2022).



Figure 6.47: 10A Challis Avenue,
Potts Point, c.1939. Architect:
Charles Bohringer (Source: Peter
Sheridan, 2021, p.150).



Figure 6.48: 10B Challis Avenue, Potts Point,
c.1939. Architect: Charles Bohringer
(Source: Peter Sheridan, 2021, p.151).



Figure 6.49: 10C Challis Avenue, Potts Point,
c.1939. Architect: Charles Bohringer
(Source: Peter Sheridan, 2021, p.151).

7.0 Physical Evidence

7.1 Description of the Site

The site of 53 Drumalbyn Road is one of two sites that are the subject of a proposal to demolish the houses on the two sites and construct a residential flat building. The sites are 53 & 55 Drumalbyn Road, Bellevue Hill.

53 Drumalbyn Road fronts Drumalbyn Road and 55 Drumalbyn Road is a battle-axe block located uphill and behind 53 Drumalbyn Road. The rear boundary of 55 Drumalbyn Road is also the rear boundary of properties that front Victoria Road. The double garage of 53 Drumalbyn Road is located at the Drumalbyn Road front boundary and a terrace is located on the garage's flat roof. The double garage of 55 Drumalbyn Road is also located at the Drumalbyn Road front boundary and a terrace is located on the garage's flat roof. The house is then accessed from the garage via flights of stairs or via the inclinator.

The rise from Drumalbyn Road to the rear boundaries of the Victoria Road properties is 26 metres¹¹². This height difference permits views from the rear allotment (55 Drumalbyn Road) over the roof of the house on the front allotment (53 Drumalbyn Road).

It is a characteristic of the sites in this section of the south side of Drumalbyn Road that there is a series of cliffs and rock platforms stepping up from the street that the original subdivision pattern generally ignored. However, the

¹¹² ESA Land Survey Consultants, Detail and Level Survey, dated 1 July 2021.

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current subdivision pattern now reflects these cliff level changes with the front and rear boundaries generally following the cliff edges.



Figure 7.1: 53 Drumalbyn Road, Bellevue Hill (shaded red) & 55 Drumalbyn Road, Bellevue Hill (shaded blue), Robertson & Hindmarsh Pty Ltd overlay on Six Maps, December 2012.

7.2 Description of the garden

The front garden consists of a series of terraced areas edged with formal hedging. The lowest level of the garden is the roof of the original garage which forms a terrace with a low parapet. From the garage roof, original steps with exaggerated concrete balusters, lead up to the entry loggia located in the centre of the front façade on the Ground Floor level. The inclinator also gives access to this level. The garden level between the garage roof terrace and the Ground Floor house level is paved with a timber deck. A handrail and hedge define the north edge and a sandstone retaining wall defines the south side of the garden level. The retaining wall is covered in a vine and is topped by a hedge that edges the Ground Floor garden. The garden planting is of exotic species, including Buxus, Virginia Creeper, Crepe Myrtle, roses, and Buddleia. The Ground Floor front garden is actually six steps below the Ground Floor of the house itself. The garden walls that are rendered are rendered in a tessellated pattern, matching the rendered walls of the house.

The house is cut into the site so that the rear of the house opens onto a relatively narrow paved area with masonry steps leading up to a garden at approximately the level of the First Floor of the house. This garden level is grassed. Timber steps lead up to the highest garden level which is also grassed.

The rear garden is most conveniently accessed from a rear First Floor balcony and bridge connecting to the First Floor of the house. Originally this connected to what was described on the plans as a piazza but this open terrace has since been enclosed and roofed over to form a rear room at the First Floor of the house.

7.3 Description of the building

The following description has been written using notes made on site as internal photography was not permitted by the owner. Pictorial depiction of the interior, therefore is limited to the three real estate photographs available on the internet. These photographs cannot adequately depict the quality, or current condition, of the house's interior.

The house constructed at 53 Drumalbyn Road is a two-storey house with highly-figured render walls in a tessellated pattern, a low-pitched terra cotta tile roof and timber windows and doors. The symmetrical front façade is articulated by the projecting central entry porch with its three arched north façade and the paired "barley twist" columns supporting bases of the semi-circular arches. The porch has been glazed in but was originally open. The roof of the porch is an accessible flat roof with a solid balustrade around three sides forming an open terrace (or "piazza" as indicated on the original working drawings). Small openings in the balustrade are formed with three half-round terracotta pipes and the balustrade is capped with sloping flat tiles. Small Juliet balconies with bulbous wrought

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iron balustrades are under the windows to the two front First Floor bedrooms and curved wrought iron grilles cover the Ground Floor windows. The Ground Floor front windows are surrounded by rendered external architraves of a simpler design than those shown on the working drawings.

Comparison with the original plans indicate that the original open loggia in front of the entrance has been enclosed with glazing and the rear open First Floor "piazza" (an interwar term originating in the USA indicating an unroofed terrace or deck) has been built over to create the fourth bedroom. The open balustrades of the rear piazza and the small one at the front over the loggia that are drawn on the plans appear to have been altered during construction to solid balustrades with engaged piers, and highly figured rendered panels punctuated by three terra cotta pipe central triangular decorative motifs. Likewise, the rendered exterior architraves around the First Floor front Bedroom windows appear to have not been carried out but "balconettes" (Juliet balconies) with wrought iron balustrades have been constructed in lieu.

The double garage is located at the front (Drumalbyn Road) site boundary and is capped with a curvilinear parapet that is varied in height and contains a central curved element that could have been designed to contain an acroterion. The house is accessed from the street by means of flights of stairs via the terrace located on the flat roof of the garage.

The Ground Floor comprises the living rooms of the house (Stair Hall, Living, Dining, Study/Sitting, Kitchen/Family, Bathroom and externally accessible Laundry) and the First Floor contains the four Bedrooms and Bathroom.

The glazed Loggia conceals the original front door and sidelights. The glazing of the door and panels has arched heads replicating the Loggia's arches. The glass of the doorset is bevel edged. The floor of the Entry Foyer/Stair Hall is covered in timber parquetry; dark timber body with pale timber highlights. The parquetry is continued on the lowest stair landing. The staircase is clear-finished timber with balusters comprising wide flat slats, each incised with an Art Nouveau-like flower (tulip?). The ceiling of the Entry Hall is plaster with a coved junction with the wall plaster, thus obviating the need for a cornice. This coved ceiling gives a sense of height and grandeur to the Entry/Stair Hall.

To the left of the Entry Hall is the Living Room with its original hardwood timber floor boards, timber fire surround and arched face brick fireplace opening. The plaster ceiling is edged with a wide plaster cornice with a delicate scalloped bottom edge. The timber windows, skirtings and architraves are all original and still retain their original stained, clear-finished appearance. To the right of the Entry Hall is the Dining Room with its original hardwood timber floor boards. The south west corner fireplace has been removed but the chimney breast remains. The plaster ceiling is edged with the same wide plaster cornice as the Living Room, with its delicate scalloped bottom edge. The timber windows, skirtings and architraves are all original and still retain their original stained, clear-finished appearance.

At the end of the Entry Hall is a cross corridor leading, to the right to a Study/Sitting Room. The room has a non-original built-in wardrobe. However, the floorboards (hardwood), the plaster ceiling and the timber joinery (windows, doors, architraves and skirting) are all original and retain their original finishes. The plaster ceiling decoration is different to the Living, Dining and Hall ceilings. The Study ceiling is a simple Adamesque plaster pattern in the corners of the ceiling joined by a straight plaster ribbon.

The Kitchen was originally fully enclosed and the current Family Room was the original Maid's Room which connected directly to the Bathroom at the east end of the house. This Bathroom was for the exclusive use of the maid. The combined Kitchen/Family area has a new hardwood floor and the ceilings of the spaces are modern plaster ceilings with scotia cornices. Modern double doors open onto the rear paved passage behind the house in which is located a small storage building (access not gained). The roof of the storage building is trafficable and forms part of the next level of the rear garden. The externally accessible Laundry retains its original wall and ceiling finishes. The original Maid's Bathroom has been refurbished as a shower room but the original decorative ceiling remains.

The First Floor's planning mirrors that of the Ground Floor. The central Stair Hall's ceiling is identical to that in the Entry Hall below. All the original finishes remain, although the floor is carpeted. The room on the east (Bedroom 1) retains all its original finishes and features including the exceptional masonry and tile fireplace, although the fireplace tiles have been painted. The joinery remains unpainted and the original hardwood floorboards remain. The plaster ceiling is decorated in a more expressive design than the two main Ground Floor Rooms. Bedroom 2 (to the west of the Stair) is carpeted but it too retains all its original features, including the ceiling matching that of Bedroom 1, but excluding the fireplace which has been removed and plastered over.

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Through the arched opening at the south end of the Hall is a cross hall (mirroring the Ground Floor) that leads to the third Bedroom at its western end. This smaller room also retains its original finishes but contains two non-original built-in wardrobes. At the east end of the cross hall a door leads into a space that was originally an open, unroofed piazza (terrace). However, the decorative plaster ceiling and the narrow hardwood floorboards indicate an early enclosure of the piazza. The 1930s would be an approximate date for the room's creation. The external door to this room is a 1920s glazed door (multi-panes of obscure Kosciusko glass) that was probably the door at the west end of the cross hall leading to the piazza.

In the centre of the rear section of the house is the original bathroom. With the exception of the WC suite the Bathroom retains its original fixtures, fittings and wall, floor and ceiling finishes. The extant layout of the room is not the same as the original drawings but the finishes, fixtures, etc indicate that the current layout is the original layout. The real estate floor plan indicates the current layout. On the west side of the bathroom is a built-in bath with a tiled step running along the east side of the bath. The bath is totally tiled inside and out with an original integrated tiled and ceramic tap and spout setup on the rear wall of the bath. The spouts are ceramic big cats (female lions or tigers) and a built-in ceramic soap-holder and washer rail sits between the two spouts. On the east side of the room are two arched openings concealing the WC suite at the south end and the shower cubicle at the north end. These two cubicles are framed by arched openings. Two small windows flank the original mirrored recessed wall shaving cabinet. An original pedestal basin stands beneath the cabinet. The green and cream wall tiles rise to about 2600mm above the floor level. The two courses of green skirting tiles are separated by delicate black and white listello tiles. The clear (glass?) towel rails are supported on built-in green ceramic fixtures. Original wall light sconces remain and still operate. The floor of the room is the original green and cream terrazzo. The entry to the bathroom is flanked by two doors that appear to be cupboards. The door on the west side is a linen cupboard but the door on the east side opens to a refurbished WC room.

It is worth noting that the original single panel internal doors remain intact with their door furniture, the original skirtings remain and the original door architraves remain. All these are unpainted in the main intact rooms. The original metal light switches to the rooms are mounted on the architraves and they are curved to match the profile of the architraves. Original light fittings remain.

The house remains as an excellent example of 1920s Eastern Suburbs Middle Class residence, both externally and internally. The care with which the house has been maintained is an indicator of its suitability and worth to the succession of residents who have owned and looked after the house.



Figure 7.2: 53 Drumalbyn Road, Bellevue Hill, current Ground Floor Plan. (Source: realestate.com.au: Bradfield & Pritchard, 53 Drumalbyn Road Bellevue Hill, sold 31 May 2010)



Figure 7.3: 53 Drumalbyn Road, Bellevue Hill, current First Floor Plan. (Source: realestate.com.au: Bradfield & Pritchard, 53 Drumalbyn Road Bellevue Hill, sold 31 May 2010)

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Figure 7.4: 53 Drumalbyn Road, Bellevue Hill, garage and view to the house from the street. Architect: Bohringer, Taylor & Johnson Pty Ltd. (Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.5: 53 Drumalbyn Road, Bellevue Hill, garage and view to the house from the street. Architect: Bohringer, Taylor & Johnson Pty Ltd. (Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)

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Figure 7.6: 53 Drumalbyn Road, Bellevue Hill, view to the house from the terrace on top of the garage. Architect: Bohringer, Taylor & Johnson Pty Ltd.
(Source: realestate.com.au: Bradfield & Pritchard, 53 Drumalbyn Road Bellevue Hill, sold 31 May 2010)



Figure 7.7: 53 Drumalbyn Road, Bellevue Hill, Dining Room. Architect: Bohringer, Taylor & Johnson Pty Ltd. The carpet has been removed since this photograph was taken. (Source: realestate.com.au: Bradfield & Pritchard, 53 Drumalbyn Road Bellevue Hill, sold 31 May 2010)

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Figure 7.8: 53 Drumalbyn Road, Bellevue Hill, Lounge Room. Architect: Bohringer, Taylor & Johnson Pty Ltd. The carpet has been removed since this photograph was taken. (Source: realestate.com.au: Bradfield & Pritchard, 53 Drumalbyn Road Bellevue Hill, sold 31 May 2010)



Figure 7.9: 53 Drumalbyn Road, Bellevue Hill, Bedroom 1. Architect: Bohringer, Taylor & Johnson Pty Ltd. The carpet has been removed since this photograph was taken. (Source: realestate.com.au: Bradfield & Pritchard, 53 Drumalbyn Road Bellevue Hill, sold 31 May 2010)

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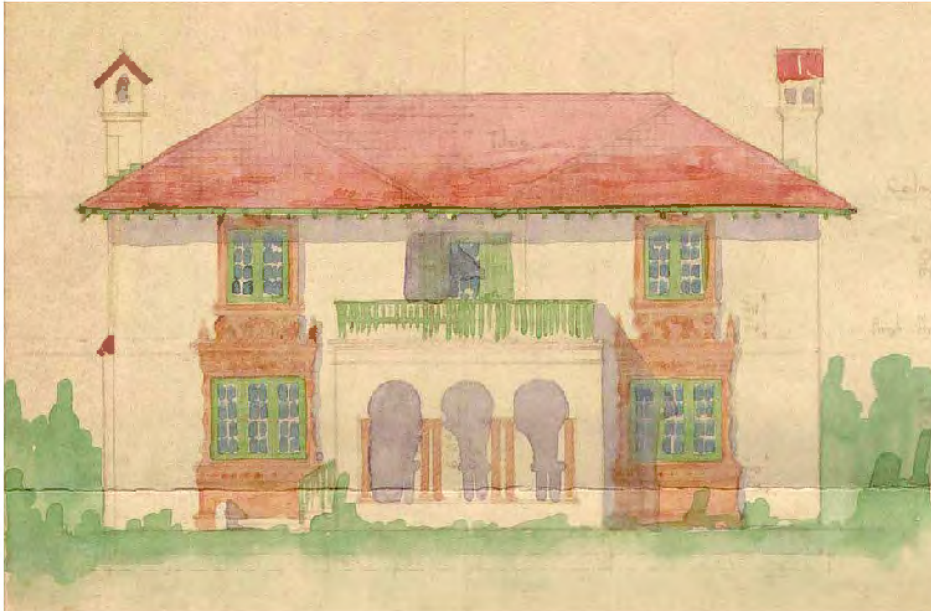


Figure 7.10: Proposed Residence at Drumalbyn Road, Bellevue Hill, for G.J. Wells Esq. Front Elevation. Architect: Bohringer, Taylor & Johnson Pty Ltd, 1929 (Source: BA 363/1929 Woollahra Council)

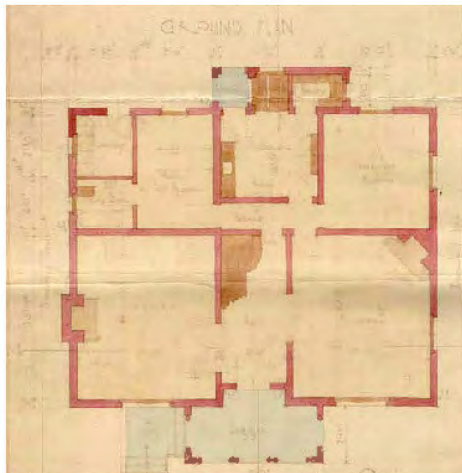


Figure 7.11: Proposed Residence at Drumalbyn Road, Bellevue Hill, for G.J. Wells Esq. Ground Plan. Architect: Bohringer, Taylor & Johnson Pty Ltd, 1929 (Source: BA 363/1929 Woollahra Council)



Figure 7.12: Proposed Residence at Drumalbyn Road, Bellevue Hill, for G.J. Wells Esq. First Floor Plan. Architect: Bohringer, Taylor & Johnson Pty Ltd, 1929 (Source: BA 363/1929 Woollahra Council)

The original plans clearly show that the Ground Floor Plan is zoned with the public/reception rooms at the front of the house facing the view and the sun. The cross wall behind these rooms separates these family rooms from the domain of the live-in maid (Maid's Bedroom, Maid's Bathroom, Kitchen and the Breakfast Room which was probably only used by the family members in the mornings). The interwar period was the period when the servant-less house became the norm and so a house with live-in maid's accommodation indicates the wealth of an upper Middle-Class family and the then expectations of the interwar Eastern Suburbs market.

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8.0 Comparative Analysis

8.1 The works of architects Bohringer, Taylor and Johnson:

As stated previously, the architects for the house, Bohringer, Taylor & Johnson, was a well-known practice in the interwar period and was renowned for its extensive portfolio of cinemas constructed from Perth to Auckland. The firm was an international practice, with offices in Sydney, Melbourne, Perth and Auckland, at a time when most Australian practices were limited to their own city or state. The fact that the firm is included in *The Encyclopedia of Australian Architecture* indicates that the Melbourne-based editors of the publication considered the firm to be of sufficient importance for inclusion in the encyclopedia.

The entry in *The Encyclopedia of Australian Architecture* concentrates on the practice's cinema work but the firm also designed public buildings, a factory, residential flat buildings and a number of single residences as well as a Kings Cross Hotel in 1932.¹¹³ Bohringer, Taylor & Johnson appear to have been the preferred architects for the Wells family as well as their development company, High Standard Constructions Ltd. Probably the developer's first building was the "Palomar" residential flat building (Figure 6.22); two doors west along Drumalbyn Road, Bellevue Hill from 53 Drumalbyn Road approved in the same year as the company's formation. "Palomar" (recently demolished) was a restrained example of Inter-War Mediterranean architecture. This building was included in *Identifying Australian Architecture ... 1788 to the Present* but the design was incorrectly attributed to E.W. Sankey. Like most buildings of the period, the majority of the architectural detail was confined to the façade or façades visible from the street. Another large residential flat building by Bohringer, Taylor & Johnson was a motor garage with flats above constructed in Greenknowe Avenue Elizabeth Bay in 1929.¹¹⁴ The building is extant at 2 Greenknowe Avenue. Again, the building is restrained and almost austere, with flourishes of architectural decoration modulating the large, flat façade combined with steel-framed windows (Figure 6.32). This approach of simplicity was one of the hallmarks of the firm's architectural work for developers or commercial clients. However, they also designed more exuberant buildings for individual clients such as the other house at 61 Drumalbyn Road for the Wells, 1928 (Figure 6.26), the Kouvelis House in Victoria Road, 1929 (Figures 6.30 & 6.31), and the "Santa Barbara" flats at Point Piper, 1929 (Figure 6.33).

The architectural practice of Bohringer, Taylor & Johnson was typical of interwar practices insofar as they were comfortable designing in different styles of architecture, depending on the building type, the client's requirements, the budget or the site. This approach is sometimes misinterpreted by modern commentators as somehow indicating a lack of focus or design philosophy or ability in being able to realise a "more pure design oeuvre", but this misunderstands the period between the wars. As we discovered in our landmark 1993-1996 study of interwar housing and housing estates for the National Trust of Australia (NSW)¹¹⁵ the period was a "battle of the styles" as architects sought to interpret overseas architectural influences and adapt them to Australian climatic and social conditions.

53 Drumalbyn Road (1929) has a simple symmetry and restrained façade in common with the "Palomar" flats (1929), the Regent Theatre (1927) and the Embassy Theatre (1934). As pointed out by Philip Goad¹¹⁶, the firm's architecture changed after the Great Depression into more restrained Moderne or Art Deco (as exhibited in the façade of the Embassy Theatre), at least for their cinema commissions. The firm's pre-Great Depression works had ranged from neo-Classical with Adamesque detailing (such as shown in the Regent Theatre façade) to the extremely exuberant decorative Moorish approach in Melbourne's State Theatre (1929). The direct contemporaries of 53 Drumalbyn Road were the "Palomar" flats and the State Theatre, demonstrating one of the major characteristics of architectural firms in the interwar period; flexibility of design approach and adapting one of the many interwar architectural styles to suit the client, the site and the purpose of the building. Some of the plaster ceilings of 53 Drumalbyn Road incorporate the interwar Adamesque plasterwork motifs as well as simpler plasterwork in the main Ground Floor rooms. The coved plaster ceilings of the Entry and Stair Halls on both levels was also a *tromp l'oeuil* effect used in the period to increase the apparent height of the space. Also, the internal joinery reflected the variety of approaches in the period with the simple single panel timber doors, the abstracted Georgian detailing of the door and window architraves, and the Art Nouveau detail in the stair balusters.

The 1938 house for Garfield Barwick (late Sir Garfield Barwick) (Figures 6.45 & 6.46), which was designed in the Inter-War Old English (aka Stockbroker Tudor) style, clearly demonstrates that architects in the interwar period

¹¹³ The Hotel Mayfair, "Tenders Called", *Construction and Real Estate Journal*, 18 May 1932. Notice of its construction was published in 1929: *Construction and Local Government Journal*, 28 August 1929.

¹¹⁴ "City Council Applications", *Construction and Local Government Journal*, 24 April 1929.

¹¹⁵ Robertson & Hindmarsh Pty Ltd, *Housing in NSW Between the Wars: A Study of Housing and Housing Estates constructed and developed in NSW between World War I and World War II*, Prepared for the National Trust of Australia (NSW), February 1996.

¹¹⁶ Goad, Philip, "Bohringer, Taylor & Johnson" in Goad, Philip & Willis, Julie (eds), 2012, *The Encyclopedia of Australian Architecture*, Melbourne: Cambridge University Press, p.96.

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designed in a style that was appropriate for the building type (eg Art Deco/Moderne for 1930s cinemas and Old English or Spanish Mission/Mediterranean for single houses and apartment buildings) as well as the requirements of individual clients and sites. At the same time, Charles Bohringer was designing a suite of three blocks of flats in Challis Avenue, Potts Point in variations on the theme of Modern/Moderne/Art Deco (Figures 6.47-6.49).

53 Drumalbyn Road, Bellevue Hill fits within the firm's 1920s residential work designing in the [interwar] Spanish or Spanish Mission style that was considered appropriate for members of the Middle Class in the Eastern Suburbs. The house's external appearance was constructed in a simplified, restrained version of the style that was appropriate for the client.

8.2 Interwar Spanish Mission, Spanish, and Mediterranean buildings:

53 Drumalbyn Road, Bellevue Hill is one of the Interwar 'Spanish or Spanish Mission' style of houses in the Woollahra LGA. Research for this report has revealed the following Spanish, Spanish Mission and Mediterranean style buildings within the Woollahra LGA which are comparable.

Single houses:



Figure 8.1: 1922: 27 Victoria Road, Bellevue Hill. Architect: C.H. Mackellar. (Source: Google Earth Pro, accessed 8 February 2022)

Local heritage item



Figure 8.2: 1923: 24 Wentworth Road, Vaucluse. Architect: Leslie Wilkinson. (Source: Google Earth Pro, accessed 8 February 2022)

Local heritage item

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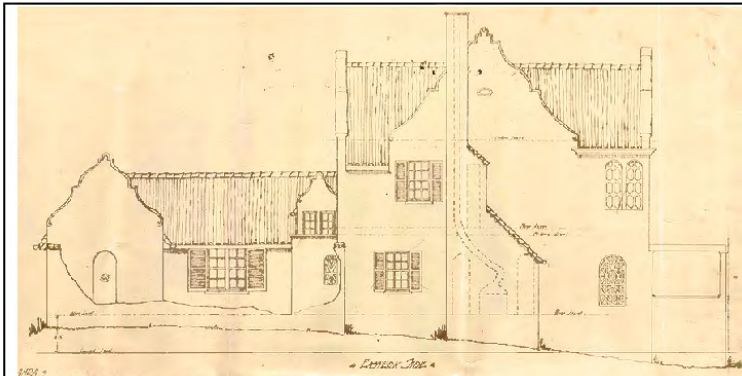


Figure 8.3: 1924: "Great Tree,"
 7 Trelawney Street,
 Woollahra. Architect:
 Gilbert Hughes.
 (Source: BA 194/1924,
 Woollahra Council)

Local heritage item

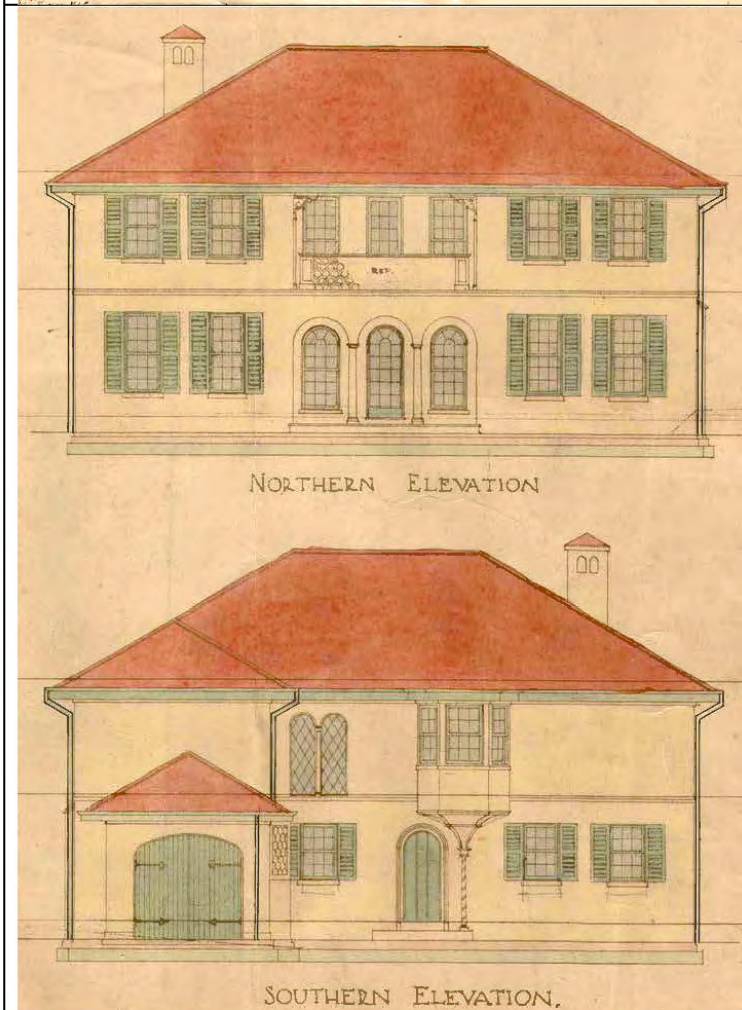


Figure 8.4: 1927: 9
 Trelawney Street,
 Woollahra. Architect:
 Gilbert Hughes.
 (Source: BA 209/1927,
 Woollahra Council)

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Figure 8.5: 1927: 19 Gilliver Avenue, Vaucluse. Architect: Joseland & Gilling. (Source: Google Earth Pro, accessed 8 February 2022)

Local heritage item



Figure 8.6: 1928: 20 New South Head Road, Vaucluse. Architect: J.H. Hurst. Garage 1951. (Source: Woollahra Council)

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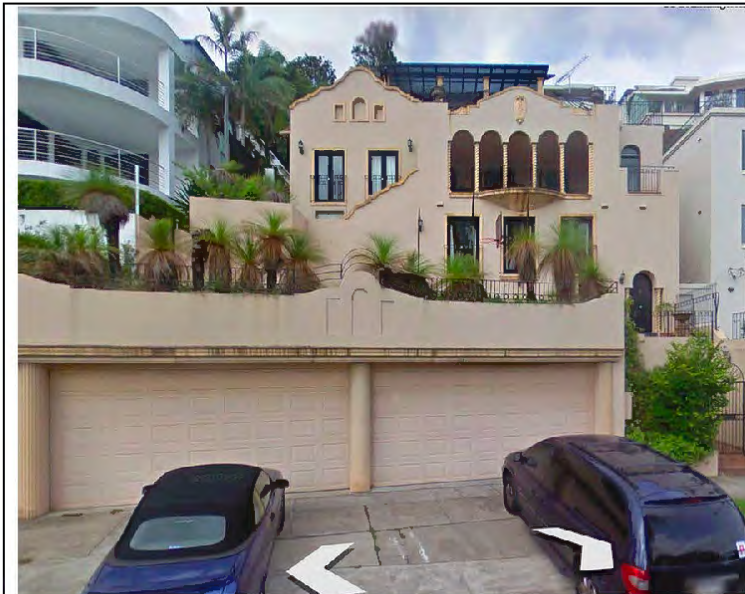


Figure 8.7: 1928: 61 Drumalbyn Road, Bellevue Hill. Architect: Bohringer, Taylor & Johnson. (Source: Google Earth Pro, accessed 29 December 2021)



Figure 8.8: 1929: 53 Drumalbyn Road, Bellevue Hill. Architect: Bohringer, Taylor & Johnson. (Source: Woollahra Council BA plans)

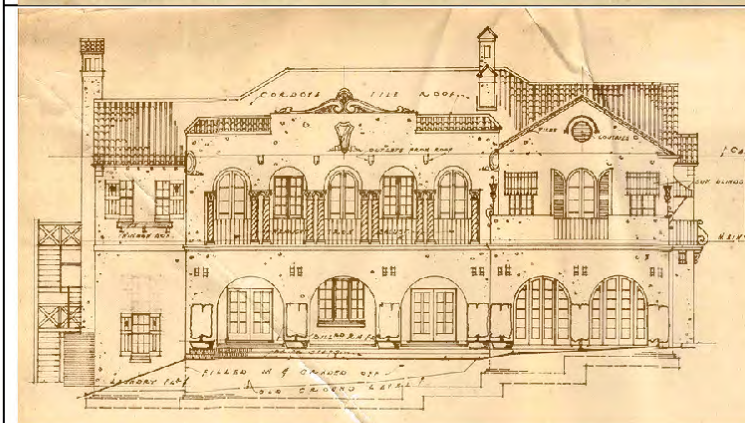


Figure 8.9: 1929: 57-59 Victoria Road, Bellevue Hill. Architect: Bohringer, Taylor & Johnson. (Source: BA 117/1929, Woollahra Council)

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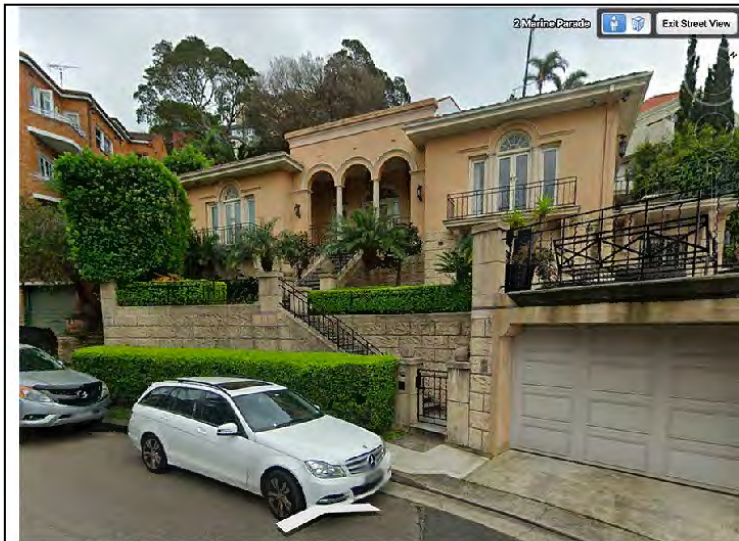


Figure 8.10: 1929: "Taj Mahal," 2 Wiston Gardens, Double Bay. Architect: Not known. (Source: Google Earth Pro, accessed 8 February 2022)




Local heritage item



Figure 8.11: 1932: 6 Wiston Gardens, Double Bay. Architect: Leslie Wilkinson. (Source: Google Earth Pro, accessed 8 February 2022)

Local heritage item

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	<p>Figure 8.12: 1935: 14 Ginahgulla Road, Bellevue Hill. Architect: Leslie Wilkinson (Source: realestate.com.au, accessed 4 March 2022)</p> <p>Local heritage item</p>
	<p>Figure 8.13: 1936: 4 Wiston Gardens, Double Bay. Architect: Leslie Wilkinson (Source: Google Earth Pro, accessed 8 February 2022)</p> <p>Local heritage item</p>
	<p>Figure 8.14: 1937: "Carmel," 24 Albert Street, Edgecliff. Architect: Joseland & Gilling. (Source: realestate.com.au, accessed 13 February 2022)</p> <p>Local heritage item</p>

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Figure 8.15: 1941: 30
Wyuna Road, Point Piper.
Architect: Joseland &
Gilling
(Source: Domestic
Architecture in New
South Wales, Australia,
p.78)

Local heritage item



Figure 8.16: 1941: 1 Fisher
Avenue, Vaucluse.
Architect: Joseland &
Gilling
(Source: Google Earth Pro,
accessed 8 February 2022)

Local heritage item

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Figure 8.17: 1959: 5
Quambi Place, Edgecliff.
Architect: Leslie Wilkinson
(Source: Google Earth Pro,
accessed 8 February 2022)

Local heritage item



Figure 8.18: 1969: 20 The
Crescent, Vaucluse.
Architect: Leslie Wilkinson
(Source: Google Earth Pro,
accessed 8 February 2022)

Local heritage item

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Residential flat buildings:

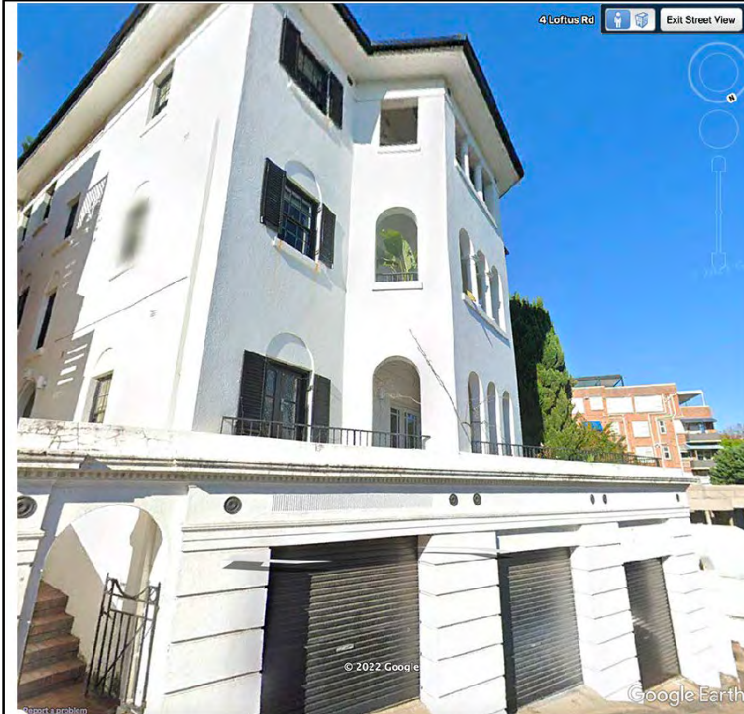


Figure 8.19: 1926: 4 Loftus Street, Darling Point. Architect: Crane & Scott. (Source: Google Earth Pro, accessed 8 February 2022)

Local heritage item

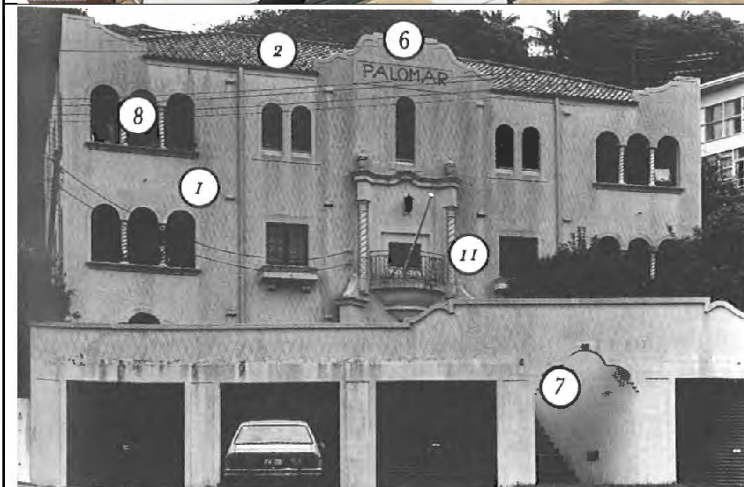





Figure 8.20: 1928: Palomar flats, 49 Drumalbyn Road, Bellevue Hill. Architects: Bohringer, Taylor & Johnson. (Source: Apperly, Irving & Reynolds, 1989, *Identifying Australian Architecture*, p.179)

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	<p>Figure 8.21: 1928: "Lyndhurst Gardens," 3 Rosemont Avenue, Woollahra. Architect: Gilbert Hughes & Maloney. (Source: realestate.com.au, accessed 21 February 2022)</p> <p>Local heritage item</p>
	<p>Figure 8.22: 1929: 4 Trahlee Road, Bellevue Hill. Architect: Leslie Wilkinson. (Source: Google Earth Pro, accessed 8 February 2022)</p> <p>Local heritage item</p>
	<p>Figure 8.23: 1929: "Santa Barbara," 7 Longworth Avenue, Point Piper. Architect: Bohringer, Taylor & Johnson. (Source: Google Earth Pro, accessed 8 February 2022)</p> <p>Local heritage item</p>

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Figure 8.24: **1933:** 79
 O'Sullivan Road, Rose Bay.
 Architect: James W.
 Tucker.
 (Source: Google Earth Pro,
 accessed 8 February 2022)

Local heritage item



Figure 8.25: **1934:** 470
 New South Head Road,
 Double Bay. Architect:
 Leslie Wilkinson
 (Source: Google Earth Pro,
 accessed 8 February 2022)

Local heritage item

In combination with No. 55 Drumalbyn, Road, No. 53 Drumalbyn Road, Bellevue Hill represents the transition in architecture in Sydney which occurred during the interwar years, a transition that followed trends in residential architecture as designed by the architectural profession in Sydney, who closely followed developments in the northern hemisphere. Examples of this transition from the use of motifs drawn from historic sources to the clean lines of modern architecture can only be found in a small number of local government areas in Sydney particularly in the wealthier suburbs overlooking Sydney Harbour such as Clifton Gardens and Seaforth to Manly on the north side of Sydney Harbour and from Potts Point to Vaucluse on the southern side of the harbour. In these suburbs clients commissioned architects to design new villa residences or apartments buildings intended to reflect the status and wealth of the owners or their tenants.

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The publication *Identifying Australian Architecture* by Apperly et al includes two distinct styles, Interwar Spanish Mission and Interwar Mediterranean, however, the architectural press from the 1920s made less of a distinction, usually referring to 'Spanish or Spanish Mission' when describing this trend in architecture. Motifs utilised in Spanish and Spanish Colonial architecture, based on published architectural drawings drawn from industry periodicals such as *Pencil Points* and historic Iberian examples that individual architects had visited in their travels, were incorporated into residential architecture to frame doorways and views and enliven facades. Leslie Wilkinson, the Professor of Architecture at the University of Sydney during the 1920s, had previously been engaged to prepare drawings of European examples for a series of books on the historic development of Architecture by his mentor J.W. Simpson and had a detailed knowledge of Spanish architecture. Students were taught how to apply historic motifs to buildings whilst also designing to meet current building code requirements, as can be seen in the design by Wilkinson, assisted by R. Keith Harris, for the Physics building at the University of Sydney.

By 1921 examples described as being 'Spanish Mission' appeared in the local architectural press in Australia. The sources used were much broader than the motifs utilised on the series of mission buildings in California and were based on contemporary buildings in America, in particular at "Coral Gables" in Florida, Santa Barbara (rebuilt after an earthquake) and more fashionable parts of Los Angeles in California. Contemporary designs in America were particularly influential in the interwar years such as the work of the American architect, Bertram Goodhue, which featured elaborate doorways and other architectural motifs drawn from historic sources. The 1930 article *Spanish! From the Mediterranean by way of the Golden Gate* [San Francisco] acknowledges how these architectural motifs had spread.¹¹⁷ Details from historic architecture in Spain also appeared in the local architectural press. The Sydney architect, B.J. Waterhouse's 1927 article, 'A Ramble in Spain' described and illustrated an extensive tour of Spain from Madrid to Barcelona via Seville and Granada he had made, the subject of a talk given to the NSW Chapter of the Institute of Architects.¹¹⁸

In June 1925 an entire issue of *The Australian Home Builder* was devoted to 'Spanish Design in Australian Homes', noting that what was termed the 'Mission Style was a new vogue.

...in both health and utility it is particularly adapted to the Australian climatic conditions and suited to the tastes and habits of the people. The pictures show that the style reveals itself to great advantage in strong sunlight. It's arched patios and porches, lattices, grilles, squared but broken elevations and richly coloured external effect certainly promise a note of brightness and invitation that is lacking alike in the somber [sic] shadows of the high pitched roof of the Queen Anne vogue and in the desolatingly prevalent bungalow and bay window types that numerously represent our earlier blundering in search of comfortable and elegant dwellings. It is quite certain that the Mission style will attain great popularity, and no doubt there is a risk that, like all popular things, it may become vulgarised. But perhaps it is less liable to this misfortune than the style that have already been established here, because our cities are already well developed and there is not room for any style. to be made universal. Fortunately too, its introduction is in the hands of cultivated architects, who have a great affection for its best characteristics and will see that they are truly reproduced. So we may hope that, at least for some years, whatever the gay yet symmetrical and dignified Mission style house outcrops in our suburbs, amid an ocean of double fronted bricks and clinker brick bungalows it will stand out like a good deed in a naughty world.¹¹⁹

The larger two-storey villas with motifs drawn from Spanish / Spanish Mission precedents are primarily located on the upper North Shore, in Clifton Gardens, Manly and in the Eastern Suburbs. For most part the examples are isolated rather than in groups, as the houses were often built on land subdivided from the grounds of an earlier residence. The buildings are orientated towards the views and, in the case of the houses with water views, what is visible from the street is sometimes the rear elevation with a portico and courtyard.

Discussions during the 1920s noted that the Spanish and Spanish Mission architecture were an influence (as B.J. Waterhouse noted in 1922), used in conjunction with the form and scale of a villa derived from Colonial Georgian architecture.¹²⁰ Discussions of the design of houses based on new ideas but using motifs with 'old world style' in the 1920s included a house designed by Peddle Thorp and Walker for Mrs L.V. Waterhouse at Neutral Bay in 1926. The detailed article by Nora Cooper is entitled "New Ideas allied to Old-World styles: How the Spanish Mission atmosphere is preserved in a beautiful Sydney home." Cooper describes the design in detail, noting how the architectural motifs were used to frame views and described features such as the wide entrance hall. All aspects of

¹¹⁷ Anon, "Spanish! From the Mediterranean by way of the Golden Gate," *Australian Home Beautiful*, August 2, 1930

¹¹⁸ Building, October 12, 1927

¹¹⁹ Introduction to the issue on "Spanish Design in Australian Homes," *Australian Home Builder*, June 1925

¹²⁰ B.J.W. [Bertrand Waterhouse], "The Value of Architecture," *SMH*, 6 April 1922

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the house are described, including the tradesmen's entrance and the maid's room, standard features of designs of houses for the wealthy.

The motifs from historic Spanish architecture were selected for their suitability for the climate, intended to frame the views (particularly of Sydney Harbour) and for their picturesque qualities when viewed from the street. These characteristics can be seen in the design of 53 Drumalbyn Road. The porch with a terrace over shown on the elevations as having candy twist columns, and the flanking windows with the decorative surrounds are drawn from examples that could either have been selected from historic Spanish Renaissance examples or from contemporary housing in California or Florida. The choice of motif was related to the suitability of the architectural motifs such as colonnades and porches to the Australian climate, protecting the windows from direct sunlight.

The central hall containing the stair and stair hall flanked by two rooms was a common layout of Colonial Georgian villas in Sydney. An elegant stair continued to be a feature of substantial houses of the 1920s, either in timber or featuring wrought iron work. A series of sketches of a proposed residence for John Wollcott Forbes by Joseland and Gilling depicted a façade to the carriage way with a portico, an arcaded garden front and a substantial stair hall.¹²¹ All of these elements were typical of Sydney villas rather than the low set hacienda form of courtyard house of the Americas.

The substantial block of flats, "Lyndhurst Gardens," at No. 3 Rosemount Avenue in Woollahra, designed by Gilbert Hughes and Maloney (Figure 8.21), was described in 1929 as having a restrained Italian exterior, stair halls treated in a subdued Spanish manner, with the general internal treatment of the flats being Georgian. With its views across Sydney Harbour to the Heads, these flats were described as being the newest and most attractive in Sydney.¹²² This combination of forms and styles was aimed at a specific market. Substantial blocks of flats and houses, each designed with integral garages, were designed for wealthy tenants. Many of the housing developments in the Eastern Suburbs were speculative, indicating both the desirability of the area and a growing market for 'mansion flats'. The houses and flats were intended for wealthy tenants and were designed with a room for a live-in maid.

In November 1930 the Victorian architect, Mr Edward Fielder Billson ARIVA, returning home from a world tour noted that

Australia lags behind the rest of the world in domestic architecture and declared that the Spanish Mission style is dead. There is evidence that architects are casting aside the bonds of convention which dominated the Victorian era and are displaying a new freedom in design that is refreshing and from which is evolving a new architecture suited to modern requirements...¹²³

Returning architects gave numerous interviews about the new architecture they had seen in Europe but few examples of this type of house were built during the 1930s in either Melbourne or Sydney. Substantial Spanish / Spanish Mission style houses continued to be built in Sydney in the early 1930s, such as "Casa de Lucia" at Clifton Gardens, described in the *Australian Home Beautiful* as 'a bit of Old Spain' on the shores of Sydney Harbour. The article noted that Australian scenery is really beautiful when framed in archways which remind one of Old Spain. The framing of views of Sydney Harbour in views from windows or porches was a common feature of this type of architecture, as adapted for use in residential architecture in Sydney, most notably at "Boomerang" in Elizabeth Bay (designed by Neville Hampson in the late 1920s – Figures 8.26 & 8.27) and subsequently at "Craigend", Darling Point (Bloomfield and McCullough, mid-1930s, now much altered).

Although some of the group of buildings in Drumalbyn Road, that were developed by the Wells family using a similar architectural vocabulary, have been demolished, the surviving examples demonstrate the principal characteristics of a group of buildings designed with Spanish / Spanish Mission motifs, a grouping which was rare for its scale at the time of completion. No other examples of a series of residential buildings of this character that includes flat and individual residences has been located in Sydney.

The series of buildings are also significant for their incorporation of garages in a picturesque manner. In the block of flats in Greenowe Avenue designed by Bohringer, Taylor and Johnson for the property developer S.B. Gange a garage and ramp was included in the basement of the building (Figure 6.32). This was a novel feature in comparison with the blocks developed by Gange in Darlinghurst Road. The now-demolished "Palomar" flat building (Figure 8.20), which was included as an example of the style in *Identifying Australian Architecture*, included a row of garages

¹²¹ The series of presentation sketches from the estate of Judith Hoyle, Newcastle were sold by Shapiro Auctioneers

¹²² *Sunday Times*, 24 Feb 1929

¹²³ E.F. Billson, "New Styles in Home Building, Lines like Ships, Architect Tells of Modern Trend," *Herald*, Melbourne 17 November 1930

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at ground level, flanking an entrance stair. The original design by Bohringer, Taylor and Johnson for 61 Drumalbyn Road also shows the picturesque composition that includes the garage with the house above (Figures 6.24 & 6.25).



Figure 8.26: Entry porte cochere/loggia. "Boomerang," Billyard Avenue, Elizabeth Bay. Architect: Neville Hampson, 1926 (Source: realestate.com.au – accessed 9/12/21)



Figure 8.27: Harbour side façade with projecting sunroom/loggia. "Boomerang," Billyard Avenue, Elizabeth Bay. Architect: Neville Hampson, 1926 (Source: realestate.com.au – accessed 9/12/21)

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8.3 Statutory Listings

The following table is a preliminary list of Inter-War Spanish Mission and Inter-War Mediterranean buildings extracted from the places listed as items of environmental heritage on the Woollahra LEP 2015.

Inter-War Spanish Mission & Spanish buildings listed in Municipality of Woollahra (Woollahra LEP 2014)

Year	Address	Name	Photo (from Google Earth Pro, uno)	Architect	BA	Statutory listing
1934	10 Fairfax Road, Bellevue Hill			Wardell & Denning	45/1934	Local, item 24
1935	14 Ginahgulla Road, Bellevue Hill			Leslie Wilkinson	4/1935	Local, item 34
1924 or 1927	1A Victoria Road, Bellevue Hill	Villa d'Este		Joseland & Gilling	471/1924 or 273/1927	Local, item 42
1924	1 Rose Bay Avenue, Bellevue Hill			Leslie Wilkinson	5/1924	Local, item 51
1928	5 Rose Bay Avenue, Bellevue Hill				17/1928	Local, item 52
1929	4 Trahlee Road, Bellevue Hill	Silchester		Leslie Wilkinson	379/1929	Local, item 59
1936	5-7 Trahlee Road, Bellevue Hill			Leslie Wilkinson	232/1936	Local, item 60
1936	1 Victoria Road, Bellevue Hill	Throlze		Joseland & Gilling		Local, item 61
1922	27 Victoria Road, Bellevue Hill			C.H. Mackellar	275/1922	Local, item 66
1929	125 Victoria Road, Bellevue Hill	Godsall	Not visible from street	Leslie Wilkinson	259/1929	Local, item 69

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Year	Address	Name	Photo (from Google Earth Pro, uno)	Architect	BA	Statutory listing
1937	25 Eastbourne Road, Darling Point			Joseland & Gilling	171/1937	Local, item 121
	12 Greenoaks Avenue, Darling Point	Pitcalnie		Ross & Rowe		Local, item 134
1926	4 Loftus Street, Darling Point			Crane & Scott	281/1926	Local, item 137
1934	470 New South Head Rd, Double Bay	Carinya		Leslie Wilkinson	45/1934	Local, item 209
1929	2 Wiston Gardens, Double Bay	Taj Mahal				Local, item 229
1936	4 Wiston Gardens, Double Bay			Leslie Wilkinson	187/1936	Local, item 230
1932	6 Wiston Gardens, Double Bay			Leslie Wilkinson		Local, item 231
1937	24 Albert Street, Edgecliff	Carmel	 <small>From realestate.com, 2022</small>	Joseland & Gilling	96/1937	Local, item 235
1959, 1964	5 Quambi Place, Edgecliff			Leslie Wilkinson	87/1959	Local, item 242






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Year	Address	Name	Photo (from Google Earth Pro, uno)	Architect	BA	Statutory listing
1929	7 Longworth Avenue, Point Piper	Santa Barbara		Bohringer, Taylor & Johnson	310/1929	Local, item 278
1963	21 Wentworth Street, Point Piper			Leslie Wilkinson	880/1963	Local, item 287
1955	69 Wolseley Road, Point Piper	Vaynol		Leslie Wilkinson	256/1955	Local, item 294
1930	55 Wunulla Road, Point Piper	Herewai		Ross & Rowe	67/1930 (additions)	Local, item 299
1941	30 Wyuna Road, Point Piper			Joseland & Gilling	9/1941	Local, item 685
1938	21 Balfour Road, Rose Bay			Part of Balfour Rd Group (19, 21, 23, 25)	236/1938	Local, item 305
1923	16 Kent Road, Rose Bay	Sherland Lodge		Kenneth Webb	203/1923	Local, item 313
1928	51-55 O'Sullivan Road, Rose Bay	Former service station			336/1928	Local, item 332
1933	79 O'Sullivan Road, Rose Bay	Damley		James W. Tucker	145/1933	Local, item 333
1933	7 Boambillee Road, Vaucluse			Leslie Wilkinson	(90)74/1933	Local, item 338

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Year	Address	Name	Photo (from Google Earth Pro, uno)	Architect	BA	Statutory listing
1941	1 Fisher Avenue, Vaucluse			Joseland & Gilling	(90)32/1941	Local, item 345
1927	19 Gilliver Avenue, Vaucluse			Joseland & Gilling	(90)85/1927	Local, item 360
1935?	80A Hopetoun Avenue, Vaucluse			Leslie Wilkinson	Additions	Local, item 366
1969?	20 The Crescent, Vaucluse			Leslie Wilkinson		Local, item 394
1923, 1950	24 Wentworth Road, Vaucluse	Greenway		Leslie Wilkinson		Local, item 413
1928, 1938	34 Wentworth Road, Vaucluse			Leslie Wilkinson	Additions	Local, item 414
	54 Wentworth Road, Vaucluse	Palmeyrie				Local, item 417
1927	8 Marine Parade, Watsons Bay	Tea Gardens		John Herbert Hurst		Local, item 442
1938	16 Fullerton Street, Woollahra	Feaman		John Brogan		Local, item 494
1927	1 Rosemont Avenue, Woollahra	Lenana		Joseland & Gilling		Local, item 601

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Year	Address	Name	Photo (from Google Earth Pro, uno)	Architect	BA	Statutory listing
1928	3 Rosemont Avenue, Woollahra	Lyndhurst Gardens		Gilbert Hughes & Maloney		Local item 602
1924	7 Trelawney Street, Woollahra		 Not visible from street	Hughes & Maloney		Local, item 616
1943	2 Wallaroy Road, Woollahra			Leslie Wilkinson		Local, item 631
1937	67 Wallaroy Road, Woollahra			Fredenck Deane		Local, item 634
1938	11 Wellington Street, Woollahra			Leslie Wilkinson		Local, item 652

9.0 Assessment of Heritage Significance

9.1 Analysis of Documentary and Physical Evidence

The physical evidence of the house confirms that the planning of the original working drawings has been largely maintained and that the interior finishes and materials of the house have been maintained in their original condition and location. The original First Floor Bathroom is an exceptional example of the interwar bathroom of the Eastern Suburbs Middle Class. The customised light switches matching the curve of the architraves shows an attention to detail that is fitting for the house of the developer Wells Family. The house is well-detailed and reflects the aesthetic significance of the interwar Spanish (Inter-War Spanish Mission/Mediterranean) style of architecture utilised in houses of the upper Middle Class.

9.2 Historical themes

The property falls within the following national and NSW historical themes.

National historical theme	State historical theme	How the historical theme is demonstrated in this building
4. Building settlements, towns and cities	Towns, suburbs and villages	Subdivision of larger estates creating closer, suburban settlement
8. Developing Australia's cultural life	Creative endeavour	Work of a creative, well-known architect

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9.3 Assessment of Heritage Significance

The criteria used to assess the significance of this property are the criteria contained within the 2001 NSW Heritage Office publication, *Assessing Heritage Significance*, which were gazetted in April 1999. The gazetted notice of the assessment criteria is reproduced in full for accuracy and clarity.

HERITAGE ACT 1977 OFFICIAL NOTICES

Minister for Urban Affairs and Planning

Notification

PURSUANT to Part I section 4A (3) of the Heritage Act 1977 notice is given of the criteria that the Heritage Council of NSW uses for the making of decisions as to whether or not an item is of State heritage significance.

CRITERIA FOR LISTING ON THE STATE HERITAGE REGISTER

The State Heritage Register is established under Part 3A of the Heritage Act (as amended in 1998) for listing of items of environmental heritage¹ which are of State heritage significance².

To be assessed for listing on the State Heritage Register an item will, in the opinion of the Heritage Council of NSW, meet one or more of the following criteria³:

- (a) an item is important in the course, or pattern, of NSW's cultural or natural history;
- (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;
- (c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW;
- (d) an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons;
- (e) an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history;
- (f) an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history;
- (g) an item is important in demonstrating the principal characteristics of a class of NSW's
 - cultural or natural places, or
 - cultural or natural environments.

An item is not to be excluded from the Register on the ground that items with similar characteristics have already been listed on the Register.

¹ environmental heritage means those places, buildings, works, relics, moveable objects and precincts, of State or local heritage significance (section 4 Heritage Act 1977).

² State heritage significance, in relation to a place, building, work, relic, moveable object or precinct, means significance to the State in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of an item (section 4A (1) Heritage Act 1977).

³ Guidelines for the application of these criteria may be published by the NSW Heritage Office.¹²⁴

Whilst the above official gazettal notice is limited to potential items of State significance the 2001 NSW Heritage Office publication, *Assessing Heritage Significance*, has modified the wording of each of the assessment criteria to include wording such as "and/or Local" in order to indicate that the criteria are also valid in assessing items of potential Local significance.

Contained within 2001 *Assessing Heritage Significance* publication are guidelines to assist in determining whether an item or place could be included or should be excluded from listing as a heritage item at either the State or Local levels. Those guidelines are for guidance and are not prescriptive.

9.3.1 Application of the Assessment Criteria to 53 Drumalbyn Road, Bellevue Hill

The following section analyses the elements of No. 53 Drumalbyn Road, Bellevue Hill that do and do not meet the NSW Heritage Council's criteria for heritage listing.

¹²⁴ Government Gazette of the Government of New South Wales, Friday 23 April 1999 [issue No.51], Page 2834

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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).

Discussion:

The interwar development of housing in the Eastern Suburbs, such as Bellevue Hill, was related to the wealthy elite of Sydney purchasing sites with magnificent views of Sydney Harbour and commissioning architects to design houses with garages that indicated their wealth, as evidenced in being able to afford to own motor cars. In addition, the subject house contained accommodation for a live-in maid which further indicated the wealth of the upper Middle-Class family that commissioned the house. The late 1920s was a period when council building application registers are replete with applications for the construction of garages for older properties and it was expected that newly-developed properties in the interwar period would be constructed with garages.

The architectural style of the house, namely interwar Spanish (Inter-War Spanish Mission/Mediterranean) was a popular style amongst the elite of the Eastern Suburbs and the North Shore. The style of architecture was popularised by the movies emanating from Hollywood and magazines of the period featured articles on the lives of the rich and famous that included articles on swimming pools and bar-b-ques that suited the outdoor lifestyle of the West Coast of the USA as well as of Sydney, particularly the suburbs with harbour views.

The role of entrepreneurs and property developers is particularly important in the provision of housing in Australia. In the first part of the interwar period developers constructed residential flat buildings for rental as the financial and legal aspects of multi-unit living made it difficult for ownership of individual units. Company title remained the only vehicle for ownership of individual units until the 1960s. The development of mortgage products enabled the ownership of individual houses to increase. The involvement of High Standard Constructions Ltd and their directors in the development of single-family houses as well as residential flat buildings on the south side of Drumalbyn Road is of historical interest. It would appear that the architect, Charles Bohringer, played a pivotal role in not only designing a number of houses on these sites but also in procuring and assisting with the development of the area in a more entrepreneurial role. No other examples of a group that contained single houses and flats of a similar architectural character have been located in Sydney (however not all of the buildings survive).

The house is of historical interest for the provision of accommodation of a live-in maid and was thus catering to the well-to-do market in Bellevue Hill. The provision of garages for motor cars was of importance, as the 1920s was a period of a large growth of car ownership in Upper Middle-Class areas. In other words, this housing was not speculative housing for Working-Class families but for the families of the higher echelons of the Middle-Class.

Significance:

53 Drumalbyn Road, Bellevue Hill is of at least Local historical significance in reflecting the lifestyle of the lower echelons of the upper Middle-Class in the interwar period with a garage for their car, accommodation for the live-in maid and a fashionable style of architecture that appealed to the wealthy as it reflected the lifestyle of the movie stars of the West Coast of the USA.

53 Drumalbyn Road is also an important example of Charles Bohringer's, pared-back domestic architecture within his total output of a variety of building types and styles in the interwar period.

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).

Discussion:

The architectural firm of Bohringer, Taylor & Johnson was an important firm with an international portfolio of projects in the interwar period and the firm had offices in Sydney, Melbourne, Perth and Auckland. Their commissions for theatres and cinemas are well-known, as these were the projects that garnered attention in the architectural and theatre press of the interwar period. However, the firm's work in other fields, such as residential flat buildings and single-family houses, was also extensive, particularly in Sydney. The nature of the residential work was such that it was not as well-publicised as the more flamboyant theatre work and this is often a feature of residential commissions where the commissioning client is desirous of privacy.

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The importance of the firm and its architectural legacy is reinforced by their entry in the *Encyclopedia of Australian Architecture*.

53 Drumalbyn Road is also associated with the developer company, High Standard Constructions Ltd, of which G.F. & G.J. Wells were two of the four directors.

Significance:

53 Drumalbyn Road, Bellevue Hill is of at least Local associative significance because of its strong association with important architectural firm of Bohringer, Taylor & Johnson Pty Ltd who designed cinemas and public buildings from Perth to Auckland as well as residential flat buildings, single-family houses and other commercial buildings.

The house is an example of single-family housing constructed by the prolific developer/builder High Standard Constructions Ltd for the Wells Family, two brothers from which were directors of the development company.

The house is also associated with the "architect-as-developer" as a result of Charles Bohringer's involvement in the procurement of the original large Drumalbyn Road site.

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).

Discussion:

The planning of the house at 53 Drumalbyn Road reflects the similarity between Inter-War Mediterranean and Inter-War Georgian Revival as identified by Apperly, Irving & Reynolds. The traditional Georgian floor plan was split into a front half and a back half through the use of a wall running across the plan. This separation of public rooms from private and service rooms has been maintained in this house's floor plan; the more public Living and Dining Rooms occupy the front of the house overlooking the view of the Harbour and in which guests would be welcomed and entertained. The more private Breakfast Room would not have been accessible to guests, and the Kitchen and Maid's quarters would also have remained unseen by visitors.

The house is a restrained example of interwar Spanish (Inter-War Spanish Mission/Mediterranean) style architecture and reflects the taste of the commissioning owners of the house. It must be remembered that, at the time of the construction of the house, the terminology given to such buildings was frequently "Spanish" and not Spanish Mission or Mediterranean. The style of the house reflected the interest in the West Coast USA lifestyle of the rich and famous as depicted in the popular magazines of the time, such as *The Home*. This style of architecture was popular in the Eastern Suburbs and North Shore suburbs of Sydney because of the link between the lifestyle of the rich and famous US movie stars and the affluence and lifestyle of leisure enjoyed by the residents of the Eastern Suburbs and North Shore. The presence of Maid's quarters reinforces the apparent affluence of the commissioning family.

Significance:

53 Drumalbyn Road, Bellevue Hill is of at least Local aesthetic significance for its restrained interwar Spanish (Inter-War Spanish Mission/Mediterranean) style of architecture and the link between that style and the much-publicised lifestyle of the rich and famous in Hollywood and the West Coast of the USA. This style of architecture was adopted in the 1920s by the architects for the Eastern Suburbs for individual family houses as well as for the late 1920s residential flat buildings designed by the firm, Bohringer, Taylor & Johnson as a signifier of taste for the upper Middle Class. The residence is part of a group of individual buildings and flats in Drumalbyn designed in a similar architectural vocabulary, not all of which survive. No other examples of groups of single residences and flats of this scale with a similar architectural character have been located.

The house takes advantage of its elevated sloping site through terracing of the gardens, facing the principal rooms to the view and sun as well as utilising the lowest retaining wall as a part of the architectural scheme with its rendered finish matching the walls of the house and presenting as a front garden wall to the street.

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

Discussion:

The house is not of significance under this criterion.

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).

Discussion:

The house is not of significance under this criterion.

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).

Discussion:

The presence of live-in Maid's accommodation within the house is evidence of a way of life that changed markedly in the interwar years and is now no longer as prevalent. The servant-less house was trumpeted in the popular magazines, driven by economic necessity as well as the change of societal norms.

The recent demolition of the "Palomar" flats building at 49 Drumalbyn Road indicates the Inter-War Mediterranean style of housing is under threat, especially on sites with views of the harbour.

Significance:

53 Drumalbyn Road, Bellevue Hill is of at least Local significance because it provides evidence, in its original planning, of a way of life that is now almost defunct and is, therefore rare.

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

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

Discussion:

The house is a restrained, fine example of the type of interwar marine villa of the Upper Middle Class residing in the Eastern Suburbs. The concentration of interwar Spanish (Inter-War Spanish Mission/Mediterranean) style houses and apartment blocks in the Eastern Suburbs demonstrates the use of a fashionable style of architecture admired by the area's residents.

Significance:

53 Drumalbyn Road, Bellevue Hill is of at least Local significance as a substantially intact example of an interwar Spanish (Inter-War Spanish Mission/Mediterranean) style house. The house reflects the characteristics of the architectural style as practised in Australia, with its symmetrical internal planning (reflecting the influence of Colonial Georgian architecture) and its external motifs including the low-pitched tile roof, the wrought iron balconettes, the arched loggia, and the rendered external window architraves and spandrel decoration drawn from Spanish and Spanish Colonial architecture.

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9.4 Statement of Significance

53 Drumalbyn Road, Bellevue Hill is of at least Local historical and aesthetic significance as a relatively intact example of interwar Spanish style (Inter-War Spanish Mission/Mediterranean) architecture that reflects the characteristic features of this architectural style such as low-pitched tile roof, rendered walls, rendered external architraves and spandrel decoration, arched loggia, and wrought iron balconettes. The house takes advantage of its elevated sloping site through terracing of the gardens, facing the principal rooms to the view and sun as well as utilising the lowest retaining wall as a part of the architectural scheme with its rendered finish matching the walls of the house and presenting as a front garden wall to the street.

It is also of at least Local historical significance in reflecting the lifestyle of the upper Middle Class in the interwar period with a garage for their car and accommodation for the live-in maid, which was indicative of the wealth of the residents and also is a reflection of a lifestyle (live-in maids) that is, defunct except for the rarest instances of the super-wealthy.

53 Drumalbyn Road, Bellevue Hill is of at least Local significance for its association with the prolific and well-known interwar architects, Bohringer, Taylor & Johnson, and the developer clients, the Wells Family and High Standard Constructions Ltd, and is part of a group of individual buildings and flats in Drumalbyn designed in a similar architectural vocabulary.

10.0 Conclusion and Recommendations

It is our opinion that 53 Drumalbyn Road, Bellevue Hill meets the threshold to be an item of Local Environmental Heritage under the Woollahra LEP 2014 under the following criteria:

- Criterion (a): Historical significance, in demonstrating the provision of residential accommodation,
- Criterion (b): Associative significance for its association with the architects Bohringer, Taylor & Johnson and the developers/builders, the Wells Family and High Standard Constructions,
- Criterion (c): Aesthetic significance as a substantially intact example of interwar Spanish (Inter-War Spanish Mission/Mediterranean) style architecture,
- Criterion (f): As an item demonstrating a defunct social practice of a live-in maid, and
- Criterion (g): As a representative example demonstrating the principal characteristics of the interwar Spanish style (Inter-War Spanish Mission/Mediterranean) of architecture.

It is our opinion that the house (including interiors), garage, outbuilding, garden (including retaining walls) at 53 Drumalbyn Road, Bellevue Hill (Lot 3 DP 316390) should be listed as an item of environmental heritage on the Woollahra LEP 2014.

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Construction and Local Government Journal

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Sydney Morning Herald

Sunday Times

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Appendix A

Preliminary Projects Schedule – Bohringer, Taylor & Johnson

Blue indicates buildings in the current boundaries of the Woollahra LGA

(Note: Following the amalgamation of Woollahra and Vaucluse Councils the numeral 9 has been added by Woollahra Council to the original Vaucluse Council BA numbers in order to distinguish them from the Woollahra BAs)

Yr	BA	Address	Applicant/ Owner	Builder	Architect	Type
1920		Cnr Hunter & Phillip Sts, Sydney [dem]			Charles Bohringer & William Innes-Kerr	Hotel
1921		Elizabeth Bay Road			Charles Bohringer & Henry E. White	Conversion of building to flats
1922		Marrickville			Charles Bohringer	Shops, dwellings & billiard room
1922-1923		Six Ways, Bondi [dem]	Betts		Charles Bohringer	Theatre
1923		Alexandria			Charles Bohringer	Theatre & shops
1923		Frenchman's & St Mark's Rds, Clovelly [dem]			Charles Bohringer	Theatre & shops
1923		Northbridge			Charles Bohringer	Cottage
1923		Astor Theatre, Pitt & Park Sts, Sydney [dem]			Charles Bohringer	Theatre
1923		[Empire Theatre, 26 Vincent St] Cessnock [dem]			Charles Bohringer	Theatre
1923	408	Double Bay Picture Theatre, New South Head Rd, Double Bay [dem]	Betts		Charles Bohringer	Theatre (remodelled by Bohringer in c.1934)
1923		Brighton Hotel, Manly [extant but altered]			Charles Bohringer	Hotel
1924		Theatre Royal, Newcastle [extant]			Charles Bohringer	Theatre (updated by Bohringer in 1938)
1924		Homebush Theatre, Homebush North [extant]	Betts		Charles Bohringer	Theatre
1924		Royal Oak Hotel, Newcastle [extant]			Charles Bohringer	Hotel
1924		Bondi			Charles Bohringer	2 residences
1926						Bohringer Taylor & Johnson Pty Ltd formed
1926		Theatre Royal, Albury			Bohringer Taylor & Johnson Pty Ltd	Theatre
1927		Bumley Theatre, Melbourne [extant]			Bohringer Taylor &	Theatre

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Yr	BA	Address	Applicant/ Owner	Builder	Architect	Type
					Johnson Pty Ltd	
1927		Empire Theatre			Bohringer Taylor & Johnson Pty Ltd	Theatre
1927		Mentone Theatre, Melbourne [dem]			Bohringer Taylor & Johnson Pty Ltd	Theatre
1927		Betts' Rozelle Theatre, Parramatta Rd, Rozelle [converted to flats]			Bohringer Taylor & Johnson Pty Ltd	Theatre
1927		Regent Theatre, William St, Perth [dem]			Bohringer Taylor & Johnson Pty Ltd	Theatre
1928		Bellingen Memorial Hall, Bellingen, NSW [extant]			Bohringer Taylor & Johnson Pty Ltd	Hall
1928	(90)132	58 Hopetoun Avenue, Vaucluse	G.F. Wells		Bohringer Taylor & Johnson Pty Ltd	Flats
1928	(90)225	16 New South Head Road, Vaucluse [extant]	High Standard Constructions		Bohringer Taylor & Johnson Pty Ltd	Flats
1928	289	61 Drumalbyn Rd, Bellevue Hill [extant]	G.J. Wells		Bohringer Taylor & Johnson Pty Ltd	Residence
1928	444	[Palomar Flats] 49 Drumalbyn Rd, Bellevue Hill [dem]	High Standard Constructions	High Standard Constructions	Bohringer Taylor & Johnson Pty Ltd	Flats
1929	67	119 Victoria Road, Bellevue Hill	Mrs Kingsford		Bohringer Taylor & Johnson Pty Ltd	Alterations & additions
1929	71	43 Drumalbyn Road, Bellevue Hill	Mrs H.J. Hartley		Bohringer Taylor & Johnson Pty Ltd	House & double garage
1929	79	9-11 Princess St, Rose Bay	G.J. Wells	High Standard Constructions	Bohringer Taylor & Johnson Pty Ltd	Flats
1929	117	57-59 Victoria Rd, Bellevue Hill [extant]	J. Kouvelis		Bohringer Taylor & Johnson Pty Ltd	House & garage
1929	118	"Venice" Marine Café, New Beach Rd, Darling Point [dem?]	C. Messenger		Bohringer Taylor & Johnson Pty Ltd	Café

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Yr	BA	Address	Applicant/ Owner	Builder	Architect	Type
1929	119	47 Drumalbyn Rd, Bellevue Hill [not built?]	G.R.W. McDonald		Bohringer Taylor & Johnson Pty Ltd	8 flats
1929	120	30-32 Drumalbyn Rd, Bellevue Hill [not built?]	H.S. Frazer		Bohringer Taylor & Johnson Pty Ltd	5 flats [note this address is a single residence]
1929	(90)161	28 Olola Ave, Vaucluse [extant]	High Standard Constructions	High Standard Constructions	Bohringer Taylor & Johnson Pty Ltd	Residence
1929	287	7 Longworth Ave, Point Piper	H. Harford		Bohringer Taylor & Johnson Pty Ltd	6 garages [not approved]
1929	310	"Santa Barbara", 7 Longworth Ave, Point Piper	H. Harford		Bohringer Taylor & Johnson Pty Ltd	7 flats & garages
1929	363	53 Drumalbyn Rd, Bellevue Hill [extant]	G.J. Wells		Bohringer Taylor & Johnson Pty Ltd	Residence
1929		2 Greenknowe Avenue, Elizabeth Bay [extant]			Bohringer Taylor & Johnson Pty Ltd	Flats
1929		Bayswater Hotel, 100 Bayswater Rd, Kings Cross [dem]			Bohringer Taylor & Johnson Pty Ltd	Hotel
1929		Hotel Mayfair, Kings Cross [dem] – note this is not the Mayfair Hotel designed by Sidney Warden that opened in 1937			Bohringer Taylor & Johnson Pty Ltd	Hotel
1929		Birmingham St, Mascot			Bohringer Taylor & Johnson Pty Ltd	Factory
1929		Civic Theatre, Auckland, NZ [extant]			Bohringer Taylor & Johnson Pty Ltd	Theatre
1929		State Theatre, Melbourne [extant]			Bohringer Taylor & Johnson Pty Ltd	Theatre
1929						Bohringer Taylor & Johnson Pty Ltd dissolved
1930		Tivoli Theatre, West Wyalong [dem]		T.G. Taylor	Bohringer Taylor & Johnson Pty Ltd	Theatre

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Yr	BA	Address	Applicant/ Owner	Builder	Architect	Type
1930	206	99-101 O'Sullivan Road, Rose Bay [dem]	Ryans Estate		Bohringer, Taylor & Crick	Miniature Golf Course
1931		Former Brisbane Town Hall [dem]	Fullers Ltd		C. Bohringer & Associates	Remodelling of existing hall
1931		[Star Court, Molesworth St] Lismore [extant but altered]	Fullers Ltd		C. Bohringer & Associates	Theatre
1931		[Regent Theatre] Murwillumbah [replaced in 1947 by new building]	Fullers Ltd		C. Bohringer & Associates	Theatre
1931		[La Gronda ?] Casino [dem]	Fullers Ltd		C. Bohringer & Associates	Theatre
1932		Mayfair Hotel, Kings Cross (sub-contracts) [dem]			C. Bohringer & Associates	Hotel
1934		Embassy Theatre, Sydney [dem]			C. Bohringer & Associates	Theatre
1934		Roxy Kinema, Narrabeen [dem]			C. Bohringer & Associates	Theatre (remodel of earlier theatre by A.L. Jones)
1934		Hoyts Cinema, New South Head Rd, Double Bay [dem]			C. Bohringer & Associates	Theatre (remodel of earlier theatre by Bohringer)
1935		Kinema Mosman, opened 1936 [dem]			C. Bohringer & Associates	Theatre (new cinema to replace burnt earlier Kinema)
1936		Arcadia Theatre, Chatswood [dem]			C. Bohringer & Associates	Theatre
1937		Grace Bros Auditorium, Sydney [dem]	Grace Brothers		C. Bohringer & Associates	Hall
1938	7	21 Arthur Street, Bellevue Hill	A.W. King		C. Bohringer & Associates	Addition
1938		Century Theatre, George St, Sydney [dem]			C. Bohringer & Associates	Theatre
1938		Theatre Royal, Newcastle [extant]			C. Bohringer & Associates	Theatre (updating of 1924 theatre by Bohringer)
1938		94 The Crescent, Cheltenham [extant]	Garfield Barwick		C. Bohringer & Associates	Residence
1939	131	57 Drumalbyn Road, Bellevue Hill [extant]	Wells & George		C. Bohringer & Associates	Semi-detached residences
1939		Beecroft [dem?]			C. Bohringer & Associates	Conversion of residence to private hospital
1939		Granville			C. Bohringer & Associates	New cement works

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Yr	BA	Address	Applicant/ Owner	Builder	Architect	Type
c1939		10A, 10B, 10C Challis Avenue, Potts Point			C. Bohringer & Associates	Flats

Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

ITEM DETAILS			
Name of Item	House including interiors, garage, outbuilding, garden (including retaining walls)		
Former name	None		
Item type	Built		
Address	Number 53	Street Drumalbyn Road	Suburb Bellevue Hill
Property description	Lot 3	DP 316390	
Use	Current Residence		Former Residence
Statement of significance	<p>53 Drumalbyn Road, Bellevue Hill is of at least Local historical and aesthetic significance as a relatively intact example of interwar Spanish style (Inter-War Spanish Mission/Mediterranean) architecture that reflects the characteristic features of this architectural style such as low-pitched tile roof, rendered walls, rendered external architraves and spandrel decoration, arched loggia, and wrought iron balconettes. It is also of at least Local historical significance in reflecting the lifestyle of the upper Middle Class in the interwar period with a garage for their car and accommodation for the live-in maid, which was indicative of the wealth of the residents and also is a reflection of a lifestyle (live-in maids) that is, defunct except for the rarest instances of the super-wealthy.</p> <p>53 Drumalbyn Road, Bellevue Hill is of at least Local significance for its association with the prolific and well-known interwar architects, Bohringer, Taylor & Johnson, and the developer clients, the Wells Family and High Standard Constructions Ltd, and is part of a group of individual buildings and flats in Drumalbyn designed in a similar architectural vocabulary.</p>		
Level of significance	State: No	Local: Yes	
Heritage listings	None		
DESCRIPTION			
Designer	Bohringer, Taylor & Johnson Pty Ltd		
Builder	High Standard Constructions Ltd		
Construction years	1929 - 1930		

Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

<p>Physical Description</p>	<p>The Garden The front garden consists of a series of terraced areas edged with formal hedging. The lowest level of the garden is the roof of the original garage which forms a terrace with a low parapet. From the garage roof, original steps with exaggerated concrete balusters, lead up to the entry loggia located in the centre of the front façade on the Ground Floor level.</p> <p>The house is cut into the site so that the rear of the house opens onto a relatively narrow paved area with masonry steps leading up to a garden at approximately the level of the First Floor of the house. This garden level is grassed. Timber steps lead up to the highest garden level which is also grassed.</p> <p>The Building The house constructed at 53 Drumalbyn Road is a two-storey house with highly-figured render walls in a tessellated pattern, a low-pitched terra cotta tile roof and timber windows and doors. The symmetrical front façade is articulated by the projecting central entry porch with its three arched north façade and the paired "barley twist" columns supporting bases of the semi-circular arches. The porch has been glazed in but was originally open. The roof of the porch is an accessible flat roof with a solid balustrade around three sides forming an open terrace (or "piazza" as indicated on the original working drawings). Small openings in the balustrade are formed with three half-round terracotta pipes and the balustrade is capped with sloping flat tiles. Small Juliet balconies with bulbous wrought iron balustrades are under the windows to the two front First Floor bedrooms and curved wrought iron grilles cover the Ground Floor windows. The Ground Floor front windows are surrounded by rendered external architraves of a simpler design than those shown on the working drawings.</p> <p>The double garage is located at the front (Drumalbyn Road) site boundary and is capped with a curvilinear parapet that is varied in height and contains a central curved element that could have been designed to contain an acroterion. The house is accessed from the street by means of flights of stairs via the terrace located on the flat roof of the garage.</p> <p>The interior of the house retains most of the original details, finishes and materials (including plaster ceilings, plastered walls, stained timber staircase, skirtings, architraves, windows and doors. Original fireplace remain in two rooms and have been removed from two more. The First Floor Bathroom is totally intact with its terrazzo floor, wall and floor tiles, pedestal basin, arched recesses for the WC and shower, and the tiled built-in bath with its extraordinary batch spout structure featuring two ceramic lioness spouts.</p>
<p>Physical condition</p>	<p>Excellent</p>
<p>Modification and Dates</p>	<p>Room on rear piazza – unknown date (pre-WWII) Kitchen & Maid's room altered- unknown date Inclinators constructed – 1960 Front loggia glazed – unknown date</p>
<p>Archaeological potential</p>	<p>Nil</p>
<p>HISTORY</p>	
<p>Early historical notes The coastal regions of Sydney between Port Jackson and Botany Bay are the ancestral territories of the Eora people. The traditional owners of the land now within the Woollahra Council area were the Cadigal (Gadigal) and the Birrabirragal people. In common with other tribes living by Sydney Harbour, the Gadigal lived in harmony with the natural resources within their country, fishing from canoes or hunting the animals that lived in surroundings. The tribe appears to have moved within their territory in response to the seasons and family connections. Shell middens and other archaeological remains in the area provide material evidence of many</p>	

Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

centuries of sustained connection to the land that also sustained them. The arrival of white settlers caused the wholesale disruption of traditional life and the cultural practices of the Eora people generally. Despite enormous challenges, today many Indigenous people identify as Eora and maintain cultural practices and a connection to Country.

The site

The area now known as Bellevue Hill, Point Piper, Double Bay and Rose Bay is made up of 1130 acres which was amassed by Captain John Piper from 1816 to 1826. When Piper got into financial difficulty, he sold the entire estate, as well as the rest of his New South Wales land holdings, to business partners Solomon Levey and Daniel Cooper. Levey and Cooper's ownership of the land was confirmed on 22nd March 1830. Following Levey's death and protracted negotiations to buy out his heir, Daniel Cooper became the sole landowner of all of Piper's former estates in 1847. Land from Cooper's land holdings was released in staggered stages; starting in 1912 in the south near Old South Head Road, being contained between Victoria, Bundarra and O'Sullivan Roads. The 2nd Subdivision occurred in May 1915; to the north and east of the 1st release, up to Latimer Road.

Part of the site of 53 Drumalbyn Road comes from Cooper's 3rd subdivision, which created Drumalbyn Road. It was registered as DP 9724 in June 1919. In 1912, around the same time as the earliest release of the Cooper Estate, Mark Foy subdivided two sections of his land fronting Victoria Road and Balfour Street. This was marketed as the "Lawns Estate".

Sydney solicitor Joseph Cuthbert Kershaw purchased Lot 1 & 2 from The Lawns Estate in a deal concluded on 25 July 1914. In March 1918, Kershaw went on to purchase a 1 acre 24 ½ perch lot that backed on to his Victoria Street Lots from Watchmaker and Jeweller Melon Myers. Kershaw then purchased part of Lot 6 of Section D of DP 9724, being the third land release of the Cooper Estate. He consolidated his land holdings, now spanning between Victoria and Drumalbyn Roads, under a single title in February 1921. Woollahra Council approved the subdivision of Kershaw's land on the 22nd of November 1926. The land upon which 53 Drumalbyn Road stands was Lot 3 of the Kershaws' 1926 subdivision. It was sold to Alexander Algie of Vaucluse on the 29th October 1928. Algie held the land until the 1st of July 1929, when he sold it to Sydney architect Charles Bohringer. That day, the Title Certificate records the transfer of the lot from Bohringer to land developers and Bellevue Hill locals, George Frederick Wells and son George John Wells as Tenants in Common.

Architects, Bohringer, Taylor & Johnson Pty Ltd submitted a building application (BA 363/1929) to Woollahra Municipal Council for the construction of the house on 17 September 1929, and it was approved on 14 October. The Wells family occupied the house until it was sold to the Georgiadis family in 1942.

HISTORICAL THEMES		
Australian Theme	State historical theme	How the historical theme is demonstrated in this building
4. Building settlements, towns and cities	Towns, suburbs and villages	Subdivision of larger estates creating closer, suburban settlement
8. Developing Australia's cultural life	Creative endeavour	Work of a creative, well-known architect

Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

HERITAGE SIGNIFICANCE ASSESSMENT					
<p>Historical significance SHR criteria (a)</p>	<p>53 Drumalbyn Road, Bellevue Hill is of at least Local historical significance in reflecting the lifestyle of the lower echelons of the upper Middle-Class in the interwar period with a garage for their car, accommodation for the live-in maid and a fashionable style of architecture that appealed to the wealthy as it reflected the lifestyle of the movie stars of the West Coast of the USA.</p> <p>53 Drumalbyn Road is also an important example of Charles Bohringer's, pared-back domestic architecture within his total output of a variety of building types and styles in the interwar period.</p> <table border="1" style="width: 100%;"> <thead> <tr> <th style="text-align: left;">Guidelines for inclusion</th> <th style="text-align: left;">Guidelines for exclusion</th> </tr> </thead> <tbody> <tr> <td> <input type="checkbox"/> shows evidence of a significant human activity <input type="checkbox"/> is associated with a significant activity or historical phase <input type="checkbox"/> maintains or shows the continuity of a historical process or activity </td> <td> <input type="checkbox"/> has incidental or unsubstantiated connections with historically important activities or processes <input type="checkbox"/> provides evidence of activities or processes that are of dubious historical importance <input type="checkbox"/> has been so altered that it can no longer provide evidence of a particular association </td> </tr> </tbody> </table>	Guidelines for inclusion	Guidelines for exclusion	<input type="checkbox"/> shows evidence of a significant human activity <input type="checkbox"/> is associated with a significant activity or historical phase <input type="checkbox"/> maintains or shows the continuity of a historical process or activity	<input type="checkbox"/> has incidental or unsubstantiated connections with historically important activities or processes <input type="checkbox"/> provides evidence of activities or processes that are of dubious historical importance <input type="checkbox"/> has been so altered that it can no longer provide evidence of a particular association
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<p>Historical association significance SHR criteria (b)</p>	<p>53 Drumalbyn Road, Bellevue Hill is of at least Local associative significance because of its strong association with important architectural firm of Bohringer, Taylor & Johnson Pty Ltd who designed cinemas and public buildings from Perth to Auckland as well as residential flat buildings, single-family houses and other commercial buildings.</p> <p>The house is an example of single-family housing constructed by the prolific developer/builder High Standard Constructions Ltd for the Wells Family, two brothers from which were directors of the development company.</p> <p>The house is also associated with the "architect-as-developer" as a result of Charles Bohringer's involvement in the procurement of the original large Drumalbyn Road site.</p> <table border="1" style="width: 100%;"> <thead> <tr> <th style="text-align: left;">Guidelines for inclusion</th> <th style="text-align: left;">Guidelines for exclusion</th> </tr> </thead> <tbody> <tr> <td> <input checked="" type="checkbox"/> shows evidence of a significant human occupation <input type="checkbox"/> is associated with a significant event, person, or group of persons </td> <td> <input type="checkbox"/> has incidental or unsubstantiated connections with historically important activities or processes <input type="checkbox"/> provides evidence of activities or processes that are of dubious historical importance <input type="checkbox"/> has been so altered that it can no longer provide evidence of a particular association </td> </tr> </tbody> </table>	Guidelines for inclusion	Guidelines for exclusion	<input checked="" type="checkbox"/> shows evidence of a significant human occupation <input type="checkbox"/> is associated with a significant event, person, or group of persons	<input type="checkbox"/> has incidental or unsubstantiated connections with historically important activities or processes <input type="checkbox"/> provides evidence of activities or processes that are of dubious historical importance <input type="checkbox"/> has been so altered that it can no longer provide evidence of a particular association
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Heritage inventory sheet

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<p>Aesthetic significance SHR criteria (c)</p>	<p>53 Drumalbyn Road, Bellevue Hill is of at least Local aesthetic significance for its restrained interwar Spanish (Inter-War Spanish Mission/Mediterranean) style of architecture and the link between that style and the much-publicised lifestyle of the rich and famous in Hollywood and the West Coast of the USA. This style of architecture was adopted in the 1920s by the architects for the Eastern Suburbs for individual family houses as well as for the late 1920s residential flat buildings designed by the firm, Bohringer, Taylor & Johnson as a signifier of taste for the upper Middle Class. The residence is part of a group of individual buildings and flats in Drumalbyn designed in a similar architectural vocabulary, not all of which survive. No other examples of groups of single residences and flats of this scale with a similar architectural character have been located.</p> <table border="1" data-bbox="523 705 1220 965"> <thead> <tr> <th data-bbox="523 705 885 734">Guidelines for inclusion</th> <th data-bbox="885 705 1220 734">Guidelines for exclusion</th> </tr> </thead> <tbody> <tr> <td data-bbox="523 734 885 965"> <input checked="" type="checkbox"/> shows or is associated with, creative or technical innovation or achievement <input type="checkbox"/> is the inspiration for a creative or technical innovation or achievement <input checked="" type="checkbox"/> is aesthetically distinctive <input type="checkbox"/> has landmark qualities <input checked="" type="checkbox"/> exemplifies a particular taste, style or technology </td> <td data-bbox="885 734 1220 965"> <input type="checkbox"/> is not a major work by an important designer or artist <input type="checkbox"/> has lost its design or technical integrity <input type="checkbox"/> its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded <input type="checkbox"/> has only a loose association with a creative or technical achievement </td> </tr> </tbody> </table>	Guidelines for inclusion	Guidelines for exclusion	<input checked="" type="checkbox"/> shows or is associated with, creative or technical innovation or achievement <input type="checkbox"/> is the inspiration for a creative or technical innovation or achievement <input checked="" type="checkbox"/> is aesthetically distinctive <input type="checkbox"/> has landmark qualities <input checked="" type="checkbox"/> exemplifies a particular taste, style or technology	<input type="checkbox"/> is not a major work by an important designer or artist <input type="checkbox"/> has lost its design or technical integrity <input type="checkbox"/> its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded <input type="checkbox"/> has only a loose association with a creative or technical achievement
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<p>Social significance SHR criteria (d)</p>	<p>No</p> <table border="1" data-bbox="523 1041 1220 1182"> <thead> <tr> <th data-bbox="523 1041 885 1070">Guidelines for inclusion</th> <th data-bbox="885 1041 1220 1070">Guidelines for exclusion</th> </tr> </thead> <tbody> <tr> <td data-bbox="523 1070 885 1182"> <input type="checkbox"/> is important for its associations with an identifiable group <input type="checkbox"/> is important to a community's sense of place </td> <td data-bbox="885 1070 1220 1182"> <input type="checkbox"/> is only important to the community for amenity reasons <input type="checkbox"/> is retained only in preference to a proposed alternative </td> </tr> </tbody> </table>	Guidelines for inclusion	Guidelines for exclusion	<input type="checkbox"/> is important for its associations with an identifiable group <input type="checkbox"/> is important to a community's sense of place	<input type="checkbox"/> is only important to the community for amenity reasons <input type="checkbox"/> is retained only in preference to a proposed alternative
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<p>Technical/Research significance SHR criteria (e)</p>	<p>No</p> <table border="1" data-bbox="523 1258 1220 1467"> <thead> <tr> <th data-bbox="523 1258 885 1288">Guidelines for inclusion</th> <th data-bbox="885 1258 1220 1288">Guidelines for exclusion</th> </tr> </thead> <tbody> <tr> <td data-bbox="523 1288 885 1467"> <input type="checkbox"/> has the potential to yield new or further substantial scientific and/or archaeological information <input type="checkbox"/> is an important benchmark or reference site or type <input type="checkbox"/> provides evidence of past human cultures that is unavailable elsewhere </td> <td data-bbox="885 1288 1220 1467"> <input type="checkbox"/> the knowledge gained would be irrelevant to research on science, human history or culture <input type="checkbox"/> has little archaeological or research potential <input type="checkbox"/> only contains information that is readily available from other resources or archaeological sites </td> </tr> </tbody> </table>	Guidelines for inclusion	Guidelines for exclusion	<input type="checkbox"/> has the potential to yield new or further substantial scientific and/or archaeological information <input type="checkbox"/> is an important benchmark or reference site or type <input type="checkbox"/> provides evidence of past human cultures that is unavailable elsewhere	<input type="checkbox"/> the knowledge gained would be irrelevant to research on science, human history or culture <input type="checkbox"/> has little archaeological or research potential <input type="checkbox"/> only contains information that is readily available from other resources or archaeological sites
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<p>Rarity SHR criteria (f)</p>	<p>53 Drumalbyn Road, Bellevue Hill is of at least Local significance because it provides evidence, in its original planning, of a way of life that is now almost defunct and is, therefore rare.</p> <table border="1" data-bbox="523 1568 1220 1897"> <thead> <tr> <th data-bbox="523 1568 885 1597">Guidelines for inclusion</th> <th data-bbox="885 1568 1220 1597">Guidelines for exclusion</th> </tr> </thead> <tbody> <tr> <td data-bbox="523 1597 885 1897"> <input checked="" type="checkbox"/> provides evidence of a defunct custom, way of life or process <input type="checkbox"/> demonstrates a process, custom or other human activity that is in danger of being lost <input type="checkbox"/> shows unusually accurate evidence of a significant human activity <input type="checkbox"/> is the only example of its type <input checked="" type="checkbox"/> demonstrates designs or techniques of exceptional interest <input type="checkbox"/> shows rare evidence of a significant human activity important to a community </td> <td data-bbox="885 1597 1220 1897"> <input type="checkbox"/> is not rare <input type="checkbox"/> is numerous but under threat </td> </tr> </tbody> </table>	Guidelines for inclusion	Guidelines for exclusion	<input checked="" type="checkbox"/> provides evidence of a defunct custom, way of life or process <input type="checkbox"/> demonstrates a process, custom or other human activity that is in danger of being lost <input type="checkbox"/> shows unusually accurate evidence of a significant human activity <input type="checkbox"/> is the only example of its type <input checked="" type="checkbox"/> demonstrates designs or techniques of exceptional interest <input type="checkbox"/> shows rare evidence of a significant human activity important to a community	<input type="checkbox"/> is not rare <input type="checkbox"/> is numerous but under threat
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Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet


<p>Representativeness SHR criteria (g)</p>	<p>53 Drumalbyn Road, Bellevue Hill is of at least Local significance as a substantially intact example of an interwar Spanish (Inter-War Spanish Mission/Mediterranean) style house. The house reflects the characteristics of the architectural style as practised in Australia, with its symmetrical internal planning (reflecting the influence of Colonial Georgian architecture) and its external motifs including the low-pitched tile roof, the wrought iron balconettes, the arched loggia, and the rendered external window architraves and spandrel decoration drawn from Spanish and Spanish Colonial architecture.</p> <table border="1" data-bbox="523 633 1193 1014"> <thead> <tr> <th data-bbox="523 633 885 663">Guidelines for inclusion</th> <th data-bbox="885 633 1193 663">Guidelines for exclusion</th> </tr> </thead> <tbody> <tr> <td data-bbox="523 663 885 1014"> <input type="checkbox"/> is a fine example of its type <input checked="" type="checkbox"/> has the principal characteristics of an important class or group of items <input checked="" type="checkbox"/> has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity <input type="checkbox"/> is a significant variation to a class of items <input type="checkbox"/> is part of a group which collectively illustrates a representative type <input type="checkbox"/> is outstanding because of its setting, condition or size <input checked="" type="checkbox"/> is outstanding because of its integrity or the esteem in which it is held </td> <td data-bbox="885 663 1193 1014"> <input type="checkbox"/> is a poor example of its type <input type="checkbox"/> does not include or has lost the range of characteristics of a type <input type="checkbox"/> does not represent well the characteristics that make up a significant variation of a type </td> </tr> </tbody> </table>	Guidelines for inclusion	Guidelines for exclusion	<input type="checkbox"/> is a fine example of its type <input checked="" type="checkbox"/> has the principal characteristics of an important class or group of items <input checked="" type="checkbox"/> has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity <input type="checkbox"/> is a significant variation to a class of items <input type="checkbox"/> is part of a group which collectively illustrates a representative type <input type="checkbox"/> is outstanding because of its setting, condition or size <input checked="" type="checkbox"/> is outstanding because of its integrity or the esteem in which it is held	<input type="checkbox"/> is a poor example of its type <input type="checkbox"/> does not include or has lost the range of characteristics of a type <input type="checkbox"/> does not represent well the characteristics that make up a significant variation of a type
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<p>Integrity</p>	<p>Substantially intact with most of its original external and internal finishes and details, and internal joinery, flooring, plasterwork and an exceptional original bathroom.</p>				
RECOMMENDATIONS					
<p>Recommendations</p>	<p>Retain the house and interior, as well as the garage, street boundary wall, site retaining walls and the outbuilding at the rear.</p>				
INFORMATION SOURCES					
<p>Type</p>	<p>Author/Client</p>	<p>Title</p>	<p>Year</p>	<p>Repository</p>	
<p>Study</p>	<p>Rosemary Broomham / Woollahra Municipal Council</p>	<p>Bellevue Hill – Thematic History</p>	<p>2019</p>	<p>Woollahra Local Studies Collection</p>	
<p>Records</p>	<p>NSW Valuer General</p>	<p>NSW Valuer General Assessments</p>	<p>Various</p>	<p>Woollahra Local Studies Collection</p>	
<p>Plans</p>	<p>Various</p>	<p>Subdivision Plans</p>	<p>Various</p>	<p>State Library of NSW</p>	
<p>Record</p>	<p>Woollahra Municipal Council</p>	<p>Building Application Records</p>	<p>Various</p>	<p>Woollahra Local Studies Collection</p>	
<p>Record</p>	<p>Woollahra Municipal Council</p>	<p>Rates Book Records</p>	<p>Various</p>	<p>Woollahra Local Studies Collection</p>	
<p>Record</p>	<p>Woollahra Municipal Council</p>	<p>Woollahra Council Minutes</p>	<p>Various</p>	<p>Woollahra Local Studies Collection</p>	

Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

Report	Robertson & Hindmarsh Pty Ltd / Woollahra Municipal Council	Assessment of Heritage Significance: 53 Drumalbyn Road, Bellevue Hill for Woollahra Municipal Council	2022	Woollahra Municipal Council
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AUTHOR OF THIS REPORT	
Name	Date
Dr Scott Bruce Robertson Robertson & Hindmarsh Pty Ltd	4 March 2022

IMAGES			
Image Caption	Garage & house viewed from Drumalbyn Road.		
			
Image Year	1 March 2022	Image author and Copyright Holder	Robertson & Hindmarsh Pty Ltd

Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption	House viewed from Drumalbyn Road.		
			
Image Year	1 March 2022	Image author and Copyright Holder	Robertson & Hindmarsh Pty Ltd

Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption	House viewed from the terrace on the garage roof.		
			
Image Year	2010	Image author and Copyright Holder	realestate.com.au: Bradfield & Pritchard, 53 Drumalbyn Road Bellevue Hill, sold 31 May 2010


Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption	Living Room.		
			
Image Year	2010	Image author and Copyright Holder	realestate.com.au: Bradfield & Pritchard, 53 Drumalbyn Road Bellevue Hill, sold 31 May 2010

Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption	Dining Room.		
			
Image Year	2010	Image author and Copyright Holder	realestate.com.au: Bradfield & Pritchard, 53 Drumalbyn Road Bellevue Hill, sold 31 May 2010

Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption	Main Bedroom on the First Floor.		
			
Image Year	2010	Image author and Copyright Holder	realestate.com.au: Bradfield & Pritchard, 53 Drumalbyn Road Bellevue Hill, sold 31 May 2010

Heritage inventory sheet

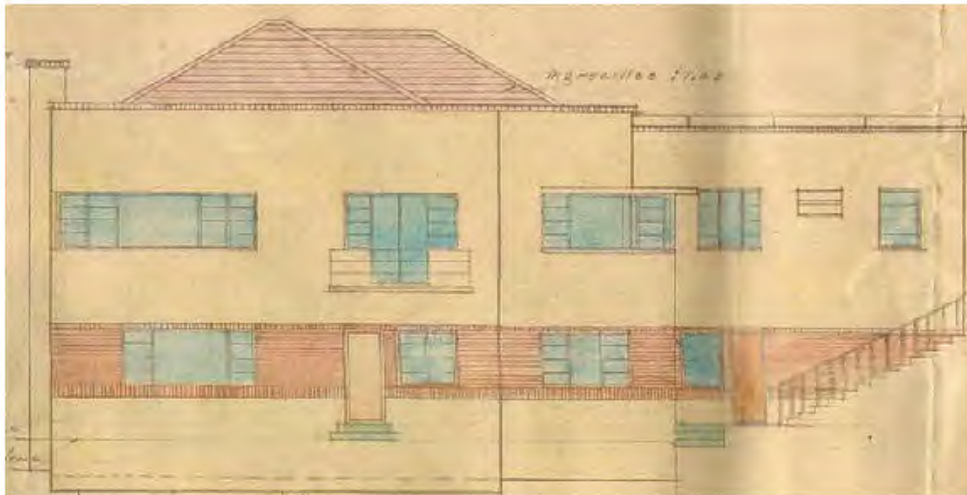
Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption	Proposed Residence, Drumalbyn Road, Bellevue Hill for G.J. Wells Esq. Original working drawing submitted to Council for approval.		
Image Year	1929	Image author and Copyright Holder	Bohringer, Taylor & Johnson Pty Ltd (BA 363/1929 – Woollahra Municipal Council)

DRAFT

ASSESSMENT OF HERITAGE SIGNIFICANCE

55 Drumalbyn Road, Bellevue Hill



Front elevation and 55 Drumalbyn Road, Bellevue Hill (Source: Woollahra Council BA plans)

for
Woollahra Municipal Council

Prepared by
Robertson & Hindmarsh Pty Ltd
Architects

ABN 47 000 915 622
Phone: 02 9439 7779
Email: rharch@ozemail.com.au

8 March 2022
(Typographical corrections made to report 28 March 2022)

Assessment of Heritage Significance
55 Drumalbyn Road, Bellevue Hill
8 March 2022

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Assessment of Heritage Significance
55 Drumalbyn Road, Bellevue Hill
8 March 2022

1.0 Introduction

Following the making of an Interim Heritage Order on 17 December 2021 over the two houses at 53 & 55 Drumalbyn Road, Bellevue Hill¹, Robertson & Hindmarsh Pty Ltd, Architects & Heritage Consultants was engaged by Woollahra Municipal Council on 22 December 2021 to undertake an assessment of the heritage significance of the two subject houses.

The scope of the project is to include:

- Inspect the subject properties.
- Research the documentary evidence regarding the two subject properties.
- Assess the heritage significance of the properties against the assessment criteria of the Heritage Council of NSW.
- Recommend to Woollahra Council as to whether the subject properties meet the threshold for listing as items of environmental heritage.

2.0 Report Authors

The authors of this report are:

- Dr Scott Robertson, BSc (Arch), BArch (Hons), M Built Environment (Building Conservation), PhD – Architect, Heritage Consultant. Dr Robertson's CV is attached to this assessment report.
- Dr Noni Boyd, BArch, MSc (Arch)(Cons), PhD – Architectural Historian.
- Dr Sue Rosen, BA Dip Ed, MA, PhD – Historian.
- Liz Gorman, BA (History), MA (History) – Historian.

3.0 Limitations

The following limitations apply to this preliminary assessment:

- The Aboriginal occupation of the site has not been investigated.

4.0 Address of Site and Legal Description

The site that is the subject of this heritage assessment report is 55 Drumalbyn Road, Bellevue Hill.

The legal description of 55 Drumalbyn Road is: Lot B DP 186880.

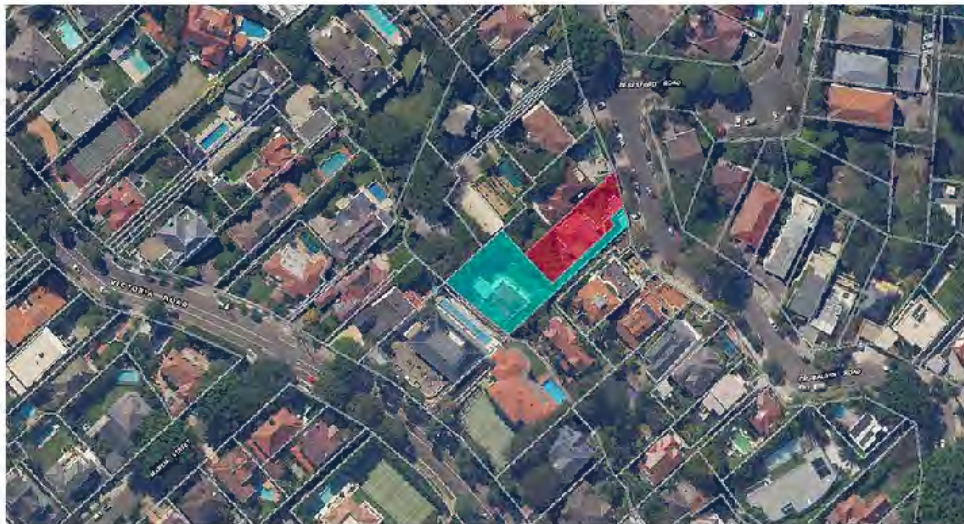


Figure 1: 55 Drumalbyn Road, Bellevue Hill (shaded blue) & 53 Drumalbyn Road, Bellevue Hill (shaded red), Robertson & Hindmarsh Pty Ltd overlay on Six Maps, December 2012.

¹ NSW Government Gazette, Friday 17 December 2021, No. 646

Assessment of Heritage Significance
55 Drumalbyn Road, Bellevue Hill
8 March 2022

5.0 Documentary Evidence: Site and Building History

5.1 Site development sequence:

5.1.1 Point Piper Estate

The area now known as Bellevue Hill, Point Piper, Double Bay and Rose Bay is made up of 1130 acres which was amassed by Captain John Piper from 1816 to 1826. When Piper got into financial difficulty, he sold the entire estate, as well as the rest of his New South Wales land holdings, to business partners Solomon Levey and Daniel Cooper. Levey and Cooper's ownership of the land was confirmed on 22nd March 1830. Following Levey's death and protracted negotiations to buy out his heir, Daniel Cooper became the sole landowner of all of Piper's former estates in 1847.

In 1844, Surveyor General Thomas Mitchell was commissioned to draw up a trigonometrical survey of the 1130 acres and to divide it for subdivision.

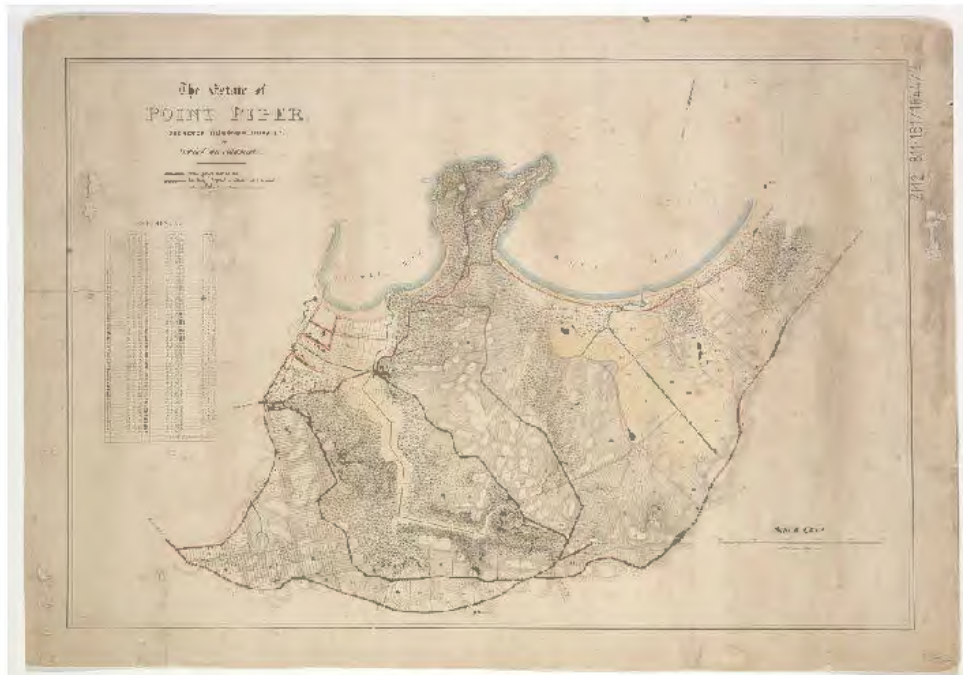


Figure 5.1: Point Piper Estate, c.1844. (Source: SLNSW: T.L. Mitchell, *The Estate of Point Piper*, surveyed trigonometrically and divided into allotments, 1844?, Call No. Z/M2 811.181/1844/4)

The Point Piper Estate was offered for sale in the late 1840s, but attracted no buyers. Attempts were made in 1851 to introduce leasehold options, but even then, the uptake was very slow; it would be 1854 before Edwin Tooth leased a 40 acre section.

When Daniel Cooper passed away in 1853, the land went to his heir, Daniel Cooper III, who in turn gave it to his father Sir Daniel Cooper. All the while, the Coopers continued to 'sell' the land by leasehold; from the 1880s, proper sales in Bellevue Hill between Victoria and Bellevue Roads began. Several subdivision sales were offered such as the Bellevue Estate of 1900, 1903 Bellevue Park Estate, Belgravia Estate of 1910 and the Kambala Heights Estate 1909.

The most extensive subdivision and sale of the Cooper's land started in 1912 with the Cooper's Bellevue-Bondi Estate.²

² WMC: Rosemary Broomham, *Bellevue Hill – Thematic History*, prepared for Woollahra Municipal Council, 2002, pp.1-3; Betteridge Heritage, *Heritage Significance Assessment, Cooper Park Bellevue Hill*, 3 November 2019, pp. 15-16

Assessment of Heritage Significance
55 Drumalbyn Road, Bellevue Hill
8 March 2022

5.1.2 Cooper's Bellevue Hill – Bondi Estate

Land from Cooper's land holdings was released in staggered stages; starting in 1912 in the south near Old South Head Road, being contained between Victoria, Bundarra and O'Sullivan Roads. The 2nd Subdivision occurred in May 1915; to the north and east of the 1st release, up to Latimer Road.³

Cooper's 3rd subdivision created Drumalbyn Road. It was registered as Deposited Plan 9724 in June 1919.⁴



Figure 5.2: 126 acres worth of the Cooper's 1130 acres. Dame Harriet Cooper, Sir Daniel Cooper's widow, along with Sir William Cooper and Sir Edward Hope and two real estate agents, subdivided and sold this land from 1912. (Source: LRS: CT Vol. 2436 Fol. 211)

³ SLNSW: Bellevue Hill subdivision plans, 2nd Subdivision Cooper's Estate Bellevue Hill-Bondi, 1915, Call No. 068 - Z/SP/B29/75; Cooper's Estate - Bellevue Hill-Bondi, 1912, Z/SP/B29/11]

⁴ LRS: DP 9724

Assessment of Heritage Significance
55 Drumalbyn Road, Bellevue Hill
8 March 2022

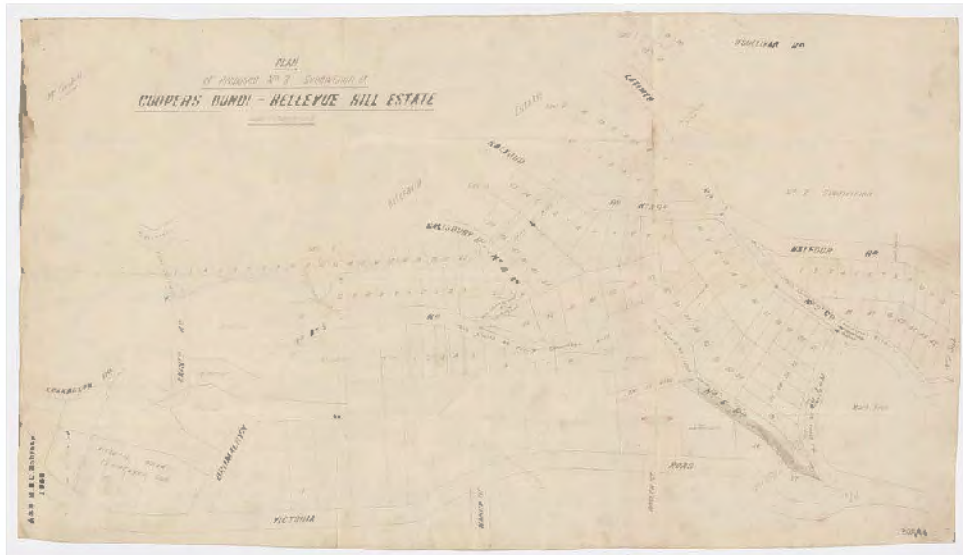


Figure 5.3: "Plan of proposed No.3 subdivision of Coopers Bondi-Bellevue Hill Estate" showing the formation of Drumalbyn Rd. No. 53 is on part of Lot 6 at Drumalbyn Road. (Source: SLNSW: Bellevue Hill subdivision plans, Call No. 034 - Z/SP/B29/44)

In 1912, around the same time as the earliest release of the Cooper Estate, Mark Foy subdivided two sections of his land fronting Victoria Road and Balfour Street. This was marketed as the "Lawns Estate".

Sydney solicitor Joseph Cuthbert Kershaw purchased Lot 1 & 2 from The Lawns Estate in a deal concluded on 25 July 1914.

In March 1918, Kershaw went on to purchase a 1 acre 24 ½ perch lot that backed on to his Victoria Street Lots from Watchmaker and Jeweller Melon Myers.⁵

Kershaw then purchased part of Lot 6 of Section D of DP 9724, being the third land release of the Cooper Estate.⁶

He consolidated his land holdings, now spanning between Victoria and Drumalbyn Roads, under a single title in February 1921.⁷

Woollahra Council approved the subdivision of Kershaw's land on the 22nd of November 1926. The subdivision plan, produced on the 18th of November 1926, indicates that a 'brick cottage' had been erected on Lot 2 of the proposed subdivision; the site of now-55 Drumalbyn Road. Also included on the plan was Lot 5, which was in the name of Kershaw's daughters; Marie Eleanor and Ettie Alice.⁸ Joseph Kershaw lived on Lot 1 at 'Boorowa', 107 Victoria Road.⁹

⁵ LRS: Book 1038 No. 322

⁶ LRS: CT Vol 2436 Fol 211

⁷ LRS: CT Vol 3153 Fol 236

⁸ LRS: Dealing DLB457294

⁹ City of Sydney Archives: Sands Sydney, Suburban and Country Commercial Directory (Sands Directory): 1927 Part 7 – Suburban Directory, p.768, Unique ID A-01136744

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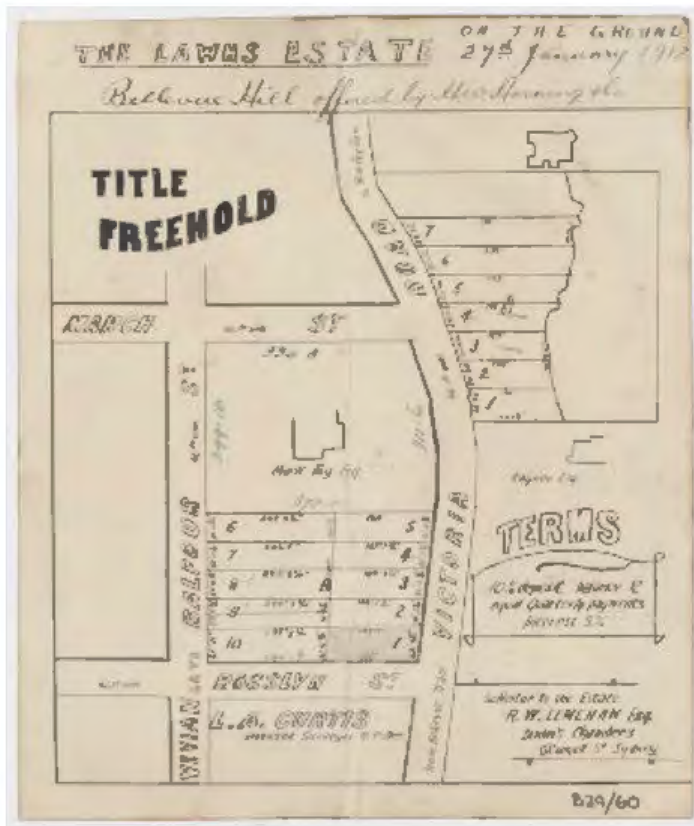


Figure 5.4: The Lawns Estate, 1912. (Source: SLNSW: Call No. Z/SP/B29/60)

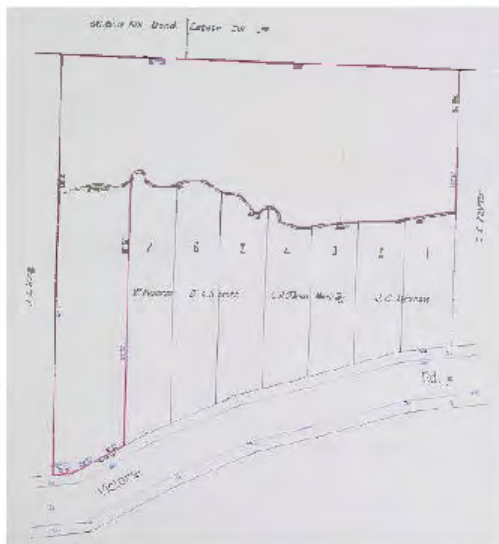


Figure 5.5: 1913: Watchmaker & Jeweller Melon Myer's allotment that wrapped around the back of The Lawn Estate. (Source: LRS: CT Vol. 2376 Fol. 193)

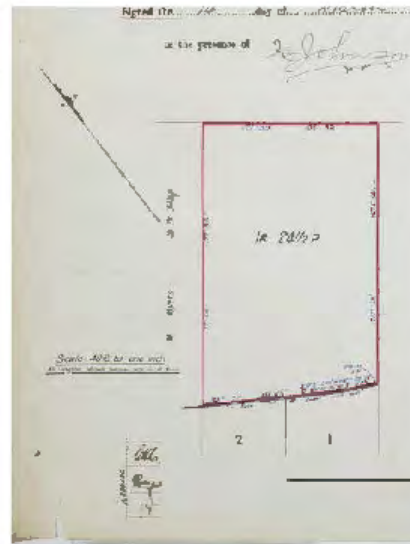


Figure 5.6: March 1918: Joseph Kershaw brought an acre of land from Myer that aligned with his Victoria Road property, here Lots 1 & 2 at bottom of image. (Source: LRS: CT Vol.2829 Fol.204)

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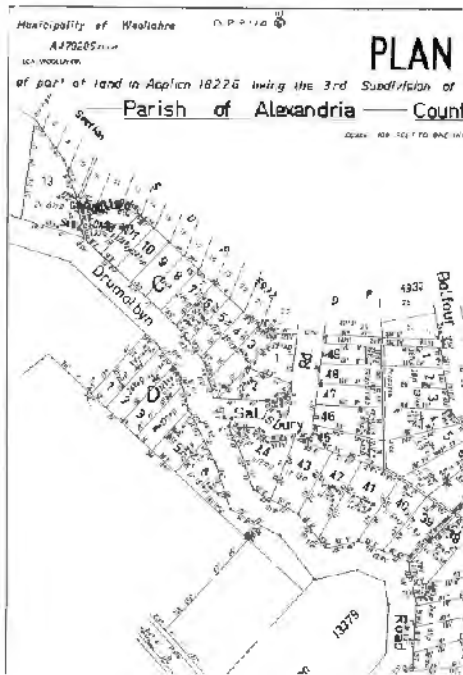


Figure 5.7: 1919: An excerpt from the June 1919 Deposited Plan 9724 indicating Lot 6 of Section D that Joseph Kershaw purchased part of to complete his land holdings through from Victoria Road.
(Source: LRS: DP 9742)

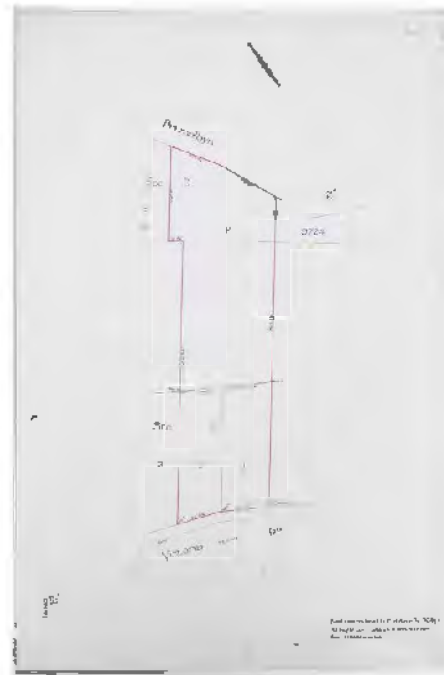


Figure 5.8: February 1921: Joseph Kershaw's amalgamated land holdings. Lot 1 & 2 were from The Lawns Estate of 1912, the large middle section from Melon Myers, then part of Lot 6 of Section D of the 3rd subdivision of the Cooper Estate.
(Source: LRS: CT Vol. 3153 Fol. 236)

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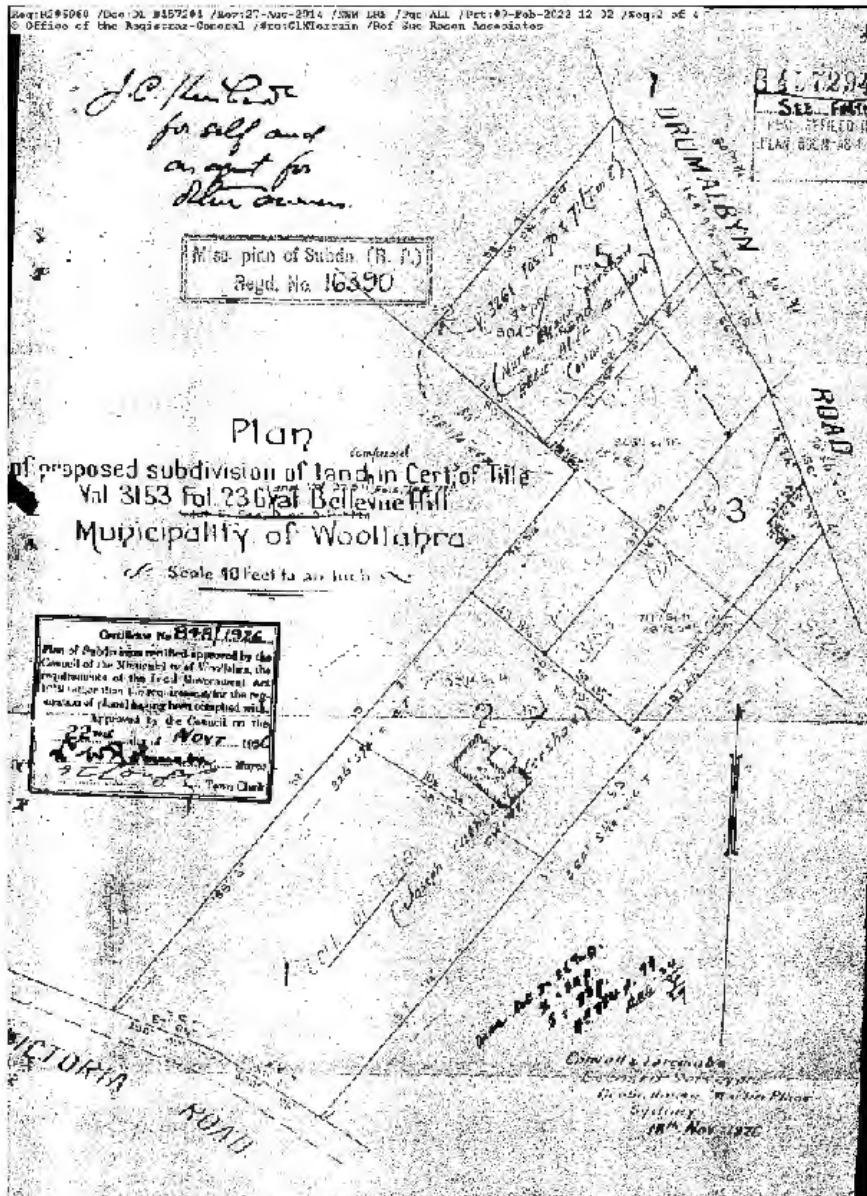


Figure 5.9: November 1926: The land owned by the Kershaws – Joseph, and daughters Marie and Ettie, approved for subdivision in November 1926. Lot 2, with the cottage marked, is the site of 55 Drumalbyn but not the current house, while Lot 3 is 53 Drumalbyn Road. (Source: LRS: Dealing DLB457294)

5.2 Development of 49-53, and 57-59 Drumalbyn Road

5.2.1 The Wells and High Standard Constructions Ltd

Originally from Ingleburn, George F. and George J. Wells had a history of Interwar land development in the area.¹⁰ Despite their move to Bellevue Hill, G.F. Wells, particularly, continued to be active in the Ingleburn real estate market

¹⁰ NAA: B2455, First Australian Imperial Force Personnel Dossiers, 1914-1920, WEL, Wells, George John, 1918

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into the late 1930s.¹¹

In 1928, G.F. & G.J. Wells formed High Standard Constructions Ltd. The company objective was 'To purchase, lease, exchange, or otherwise acquire lands, buildings, etc., and to manage land buildings and other property.' The founding directors were F.G. Wells [sic], Annie M. Garlick, H.J. Garlick, G.J. Wells, and J.A. Spencer.¹²

The Garlicks were Annie Matilda (née Hill), and her stepson Herbert Jack. Annie was John Charles Garlick's second wife; he was President of the NSW Main Roads Board. Annie and John Garlick purchased 49 Drumalbyn Road, containing the Palomar flats from High Standard Constructions in April 1930. In 1935, Annie (still company director) & John lived at the Flats building, which they then on-sold to Louis Archibald Scot in November 1936.¹³ By 1937 they had moved to 6 Gilliver Avenue, Rose Bay. Annie continued to be listed as 'Company Director' on official records until at least 1943.¹⁴

High Standard Constructions Ltd had started to acquire land fronting Drumalbyn Road shortly after their formation. In October 1928, they bought part of Lot 5 of Joseph's Kershaw's subdivision from his daughters, Dr Marie Kershaw and Ettie Van Horn.¹⁵

Financiers, Amalgamated Properties Ltd, had purchased the other part of Lot 5 and added it to Lot 4 they had acquired from J. Kershaw on the 30th April 1928. The combined lot was transferred to High Standard Constructions Ltd on the 10th October 1929.¹⁶

Between High Standard Standard Constructions Ltd and GF & GJ Wells, they collected 49, 51, 53, 57 and 59 Drumalbyn Road across 1928/9 (figure below).



Figure 5.10: 49 Drumalbyn, November 1929.
 (Source: LRS: CT Vol. 4217 Fol. 20)

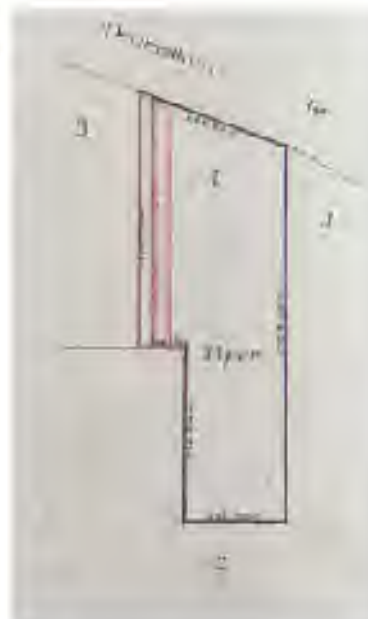


Figure 5.11: 51 Drumalbyn,
 May 1928
 (Source: LRS: CT Vol 4137 Fol. 73)

¹¹ The Campbelltown News, 12 March 1937, p.5, Daily Telegraph, 10 July 1937, p.12

¹² Sydney Morning Herald, 20 September 1928, p.13

¹³ LRS: CT Vol. 4217 Fol. 204

¹⁴ AEC: Electoral Rolls, 1903-1980, NSW / Wentworth / Bellevue Hill/ 1935; NSW / Wentworth / Vaucluse / 1937 & 1943

¹⁵ LRS: CT Vol. 3261 Fol.70

¹⁶ Sydney Morning Herald, 31 March 1931, p.6; LRS: CT Vol. 3153 Fol.236; Vol. 4137 Fol. 73

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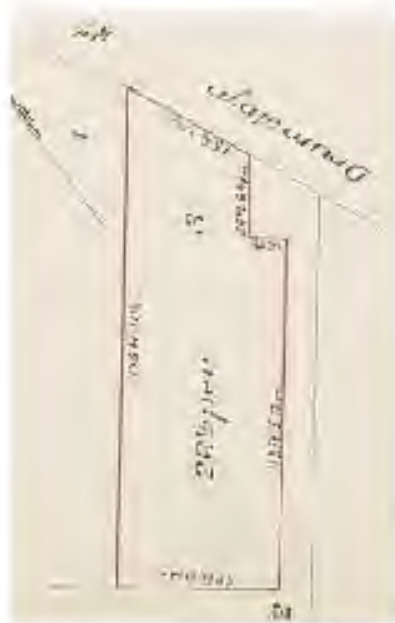


Figure 5.12: 53 Drumalbyn
1 July 1929. Sold to Charles Bohringer/G.F. and G.J. Wells
(Source: LRS: CT Vol. 4228 Fol.6, Vol. 4307 Fol. 217)

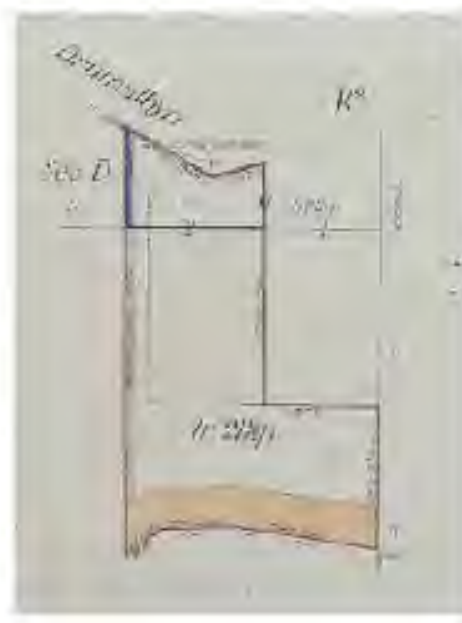


Figure 5.13: 57 & 59 Drumalbyn
24 October 1928
No. 57 G.F Wells, GJ Wells
No. 59 to Bellevue Development Co. Pty Ltd. March 1939

G.F. and G.J. Wells collaborated with neighbour The Hon. George Roy William McDonald to create the “Gems of Bellevue Hill” estate of 1937. McDonald was a NSW MP, later Barrister, a director of NRMA Insurance and various other companies. He owned the large piece of land in the middle of the Victoria/Drumalbyn block, originally owned by Melon Myers, which he was attempting to subdivide in 1926/7.¹⁷

Overseen by McDonald's law firm, G.R.W. McDonald & Co., the Gems estate was made up of Lots 1, 2a and 3a belonging to McDonald, and 2, 3 and 4 owned between High Standard Constructions Ltd and GF & GJ Wells.¹⁸

The sale of the estate was postponed, re-appearing for auction on Saturday 11th December 1937.¹⁹ 55 Drumalbyn Road is indicated as 'New Residence'. A.K. Jones was in the process of building the house designed by architects Percy Gordon Craig and John M. Brindley.

¹⁷ Heather Radi, 'McDonald, George Roy William (1883–1951)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/mcdonald-george-roy-william-7337/text12735>, published first in hardcopy 1986, accessed online 15 February 2022; LRS: CT Vol. 2376 Fol. 193

¹⁸ LRS: CT Vol. 3946 Fol.130; Vol. 4306 Fol.147; Woollahra Libraries: *Woollahra Subdivision Application S870/1927, Kenny & Son, Lot 1 G.R.W. McDonald's subdivision, No. 841 and E.T.R. Norton's adjoining land Drumalbyn Road, Bellevue Hill (amended by S924/1927)*

¹⁹ Sydney Morning Herald, 11 December 1937, p.17

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GEMS OF BELLEVUE HILL
6 FINE BUILDING SITES.

For Auction Sale On the Ground at 3 p.m. on
SATURDAY 4TH DECEMBER 1937.

HARDIE & GORMAN PTY LTD AUCTIONEERS,
36 MARTIN PLACE, SYDNEY, BRANCH OFFICE, 2 COWPER ST, DONUT JUNCTION.

TERMS
Cash, or
10% Deposit,
balance in 12 equal
quarterly payments
Interest 5%.

LOCAL SKETCH.

TORRENS TITLE.

G. R. W. McDONALD & CO
Solicitors to the Estate
162 Phillip St, Sydney.

Note: All Dimensions Etc are subject to Deposited Plans.

J. LEONARD & CO. PTY. LTD., 111/113, SYDNEY.

Figure 5.14: "Gems of Bellevue Hill", Auction Notice, 4 December 1937 (Source: SLNSW Call no. Z/SP/B29/34). The buildings depicted on the south side of the street are (from left to right): [unlabelled] 41 Drumalbyn Road, designed by Hennessy & Hennessy, 1929; "Palomar" Flats, designed by Bohringer, Taylor & Johnson, 1928, "No. 53", designed by Bohringer, Taylor & Johnson, 1929; "New Residence", designed by P. Gordon Craig & John M. Brindley, 1937; [unlabelled] 61 Drumalbyn Road, designed by Bohringer, Taylor & Johnson, 1928. The Wells built a semi-detached dwelling on Lot 3 in 1939 which was designed by Bohringer, Taylor & Johnson (BA 131/1939).

5.2.2 Bellevue Development Company Pty Ltd

The Bellevue Development Company was a new land development venture of G.J. Wells, which had dealings with allotments previously advertised in the Gems estate. The Company was registered on the 24th February 1939, and its objectives were to:

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...acquire and deal in land and buildings in the suburb of Bellevue Hill, Sydney, etc. Subscribers: George J. Wells and Alfred K. Jones (1 Share each). First directors: George J. Wells, Dudley Ward and Alfred K. Jones.²⁰

Alfred Kiel Jones owned 55 Drumalbyn Road and was responsible for the commission of the 1937 residence on the site. He lived at 14-16 Drumalbyn Road with his wife, and was a director of Watson, Noble & Co. A director of Watson, Noble & Co. produce merchants, he commissioned the construction of the striking brick 5-storey commercial building at 169 William Street Darlinghurst in 1925. He lived at Boorowa (107 Victoria Road), later at 6 Drumalbyn Road with his wife Lynda.²¹

Dudley Ward was a Sydney University trained architect, who after working for Hennessy, Hennessy and Co, was awarded the Australia Medallion and was sent overseas by the Board of Architects of NSW. After a highly successful and travel-filled career working in England, India, Europe, North Africa and the USA, he returned to Australia in 1934. He set himself up in practice in Sydney, designing a range of commercial buildings, including flats, shops, and theatres. His approach was described as 'studied simplicity and functionalism, together with a full appreciation of the possibilities of modern materials and methods of construction at present being evolved in other countries'²²

By November 1939, the Bellevue Development Company had completed the construction of the Dudley Ward-designed block of 8 flats at 59 Drumalbyn Road, advertised as:

...the district's most unique home flat units, each of 2 and 3 bedrooms, 2 reception rooms, 2 bathrooms, roof gardens, elevated, garaged, free services. Situated amongst some of Sydney loveliest homes.²³

These flats also had an association with the owners of 55 Drumalbyn Road; Australia's most famous Magician, Leslie 'The Great Levante' Cole and wife Gladys. They purchased the property in March 1943 for £13,250 from Bellevue Developments, retaining it until February 1948, when they sold it to Edmund Lindenberger & his wife Elizabeth.²⁴

Separate from the Bellevue Development Company, in 1939 Dudley Ward designed a pair of semi-detached residences at 57 Drumalbyn Road for G.J. Wells and Mildred George, wife of Sydney manufacturer Alfred George.²⁵ An equal joint tenancy, the Wells and George families constructed the brick residences for themselves; both were recorded as living there by the 1943 electoral roll. Following G.J. Wells' passing, wife Marjorie and son, Brian, lived at their semi into the late 1970s, and the Georges in theirs to at least the 1980s.²⁶

5.3 55 Drumalbyn Road, Bellevue Hill

The land that 55 Drumalbyn Road stands on was Lot 2 of the Kershaws' 1926 subdivision. Alfred Kiel Jones, Sydney company director, purchased Lots 1 and 2 on the 27th May 1936.²⁷ The pair had been advertised for auction in July 1935 as a deceased estate following Joseph Kershaw passing on the 25th March 1935. Lot 1 at 107 Victoria Road was Kershaw's residence 'Boorowa', and the 'small brick bungalow' present on 1926 subdivision plan of Lot 2 was called 'Femcliff'.²⁸ On completion of the sale, Jones moved to live at 'Boorowa'.²⁹

The allotment was broken up into two parts and issued under two titles; 55 Drumalbyn Road was registered as Lot B on its May 1937 certificate.³⁰

²⁰ *Dun's Gazette for New South Wales*, Vol 61 No. 10 (March 13, 1939), p.264

²¹ *The Sun*, 19 January 1928, p.9; *Government Gazette of the State of New South Wales*, 9 January, p. 184

²² Lachlander and Condobolin and Western Districts Recorder, 1 July 1936, p.6

²³ Sydney Morning Herald, 25 November 1939, p.4

²⁴ LRS: CT Vol. 5055 Fol. 23; Sydney Morning Herald, 22 January 1941, p.7

²⁵ SLNSW: *Vickery family: architectural plans of houses in Bellevue Hill, chiefly 1908-1941*, PXD 924, record identifier 9WZM74OY

²⁶ AEC: *Electoral Rolls, 1903-1980, NSW / Wentworth / Bellevue Hill / 1943, 1968, 1977, 1980*

²⁷ LRS: CT Vol. 3153 Fol. 236

²⁸ Sydney Morning Herald, 6 July 1935, p.7

²⁹ AEC: *Electoral Rolls, 1903-1980, NSW / Wentworth / Bellevue Hill / 1937*

³⁰ LRS: CT Vol. Vol. 4840 Fol. 80 & 79; Woollahra Municipal Council:

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Figure 5.15: May 1937. 55 Drumalbyn's allotment (Lot B) which was retained by Alfred K. Jones. (Source: LRS: CT Vol. 4840 Fol. 80)



Figure 5.16: Figure | May 1937. 107 Victoria Road (Lot A) containing Boorowa was sold by A.K. Jones in June 1938. (Source: LRS: CT Vol. 4840 Fol. 79)

Lot B came with a building caveat;

...shall not erect or permit to be erected on the land above described any main building other than one constructed of brick and/or stone and/or other material approved by the said Company and shall not erect a main building of less than then value of five hundred pounds or any pair of semi-detached main buildings of less than the value of nine hundred pounds and shall not construct any main roof of any such buildings of iron...³¹

On the 21st of July 1937, Jones lodged a building application to build a house on the site. The architect was listed on the application was Percy Gordon Craig³² and the cost of the house was estimated to be £1200. The application was 'approved conditionally', with an additional remark that the plans had been 'amended as required'.³³ The approval was published on the 28th July 1937, and a call for construction tenders put out in the mid-August.³⁴

³¹ LRS: CT Vol. 4840 Fol. 80

³² The approved working drawings of the house carried the full name of the architectural practice "P. Gordon Craig & John M. Brindley, Architects & Engineers"

³³ WMC Libraries Digital Archive: Woollahra Register of Building Applications, 1937, BA164/1937

³⁴ Construction and Real Estate Journal, 28 July 1937, p.2; Daily Telegraph, 17 August 1937, p.16

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Figure 5.17: Subdivision of A.K Jones' property. (Source: WMC Libraries Digital Archive: Woollahra Subdivision Application S1416/1938, Sly & Russell, Mr A.K. Jones' property, Victoria Road and Drumalbyn Road, Bellevue Hill, 1938)

Jones applied to have the boundaries adjusted between his two lots in May of 1938, and it was approved by Council that June. Shortly after this, he sold Lot A to Mary Fogarty.³⁵

Jones is registered as residing at 55 Drumalbyn Road on the 1943 electoral roll, however it is as yet unsubstantiated if he did in fact live there; his wife Lynda was living at 6 Drumalbyn Road at the time, and this is where Alfred returned when he sold 55.³⁶

On the 30th March 1942, Jones transferred the property to Linda May Mandelberg of Vacluse, wife of bookmaker Henry Mandelberg, who in turn, sold the property to Leslie George Cole, 'theatrical entrepreneur', and his wife Gladys Pretoria Cole on the 19th of November 1943.³⁷

Leslie and Gladys Cole resided at 55 Drumalbyn Road until at least 1977. Daughter, Esme, also variously lived at 55 Drumalbyn Road with her parents, her son Maxwell and second husband George Hunt.³⁸

³⁵ WMC Libraries Digital Archive: Woollahra Subdivision Application S1416/1938, Sly & Russell, Mr A.K. Jones' property, Victoria Road and Drumalbyn Road, Bellevue Hill, 1938; LRS: CT Vol. 4972 Fol. 115

³⁶ AEC: Electoral Rolls, 1903-1980, NSW / Wentworth / Bellevue Hill / 1943 and 1949

³⁷ LRS: CT Vol. 4840 Fol. 80

³⁸ AEC: Electoral Rolls, 1903-1980, NSW / Wentworth / Bellevue Hill / 1949 and 1977; Wentworth / Woollahra East / 1954

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In March 1943, Leslie and Gladys Cole also purchased 59 Drumalbyn and its building of 8 flats designed by Dudley Ward for £13,250 from Bellevue Developments (Directors Alfred Kiel Jones & G.J. Wells); retaining the building until February 1948.³⁹

5.4 The Magical Cole Family

Illusionist Leslie Cole is, to date, Australia's most famous magician, and decorated as one of the world's greatest.

As "The Great Levante" he toured the world with wife Gladys and daughter Esme from the 1920s. A prolific and dedicated performer, he delighted and astounded audiences around the world for some 65 years until his retirement in 1977.⁴⁰

In 1935, Levante's trunk trick was deemed the 'Mystery of Mysteries' by the Institute of Magicians, London, the Inner Magic Circle awarded him its gold star, and in 1939, the International Brotherhood of Magicians invited him to the US where he was elected the world's number one magician. On his retirement, he travelled back to the US, to be awarded both the Performing Fellowship and the Masters Fellowship by the Academy of Magical Arts.⁴¹

The National Library, State Library of NSW⁴², State Library of Victoria and the Arts Centre Melbourne all hold collections of photos, advertising material, props and costume pieces from the careers of The Great Levante and his show "How's Tricks", and of Esme Levante; in her own right an esteemed touring illusionist and daring escapologist, having grown up performing in her parent's show from the time she was five. Her intricately beaded and sequined headdress, harem-style top and pants are a precious item in the Australian Performing Arts Collection.⁴³

Not to be forgotten is Gladys Cole. Not just Les' glamorous assistant, she was a staple part of the show. She appeared on the bill as "Harlequin, Lady of Shadows" and played the piano accordion in the "The Austral Trio". Reportedly many of the 17 boxes worth of costumes created for the "How's Tricks" show were designed and made by Gladys.⁴⁴

At their home at 55 Drumalbyn Road, Les enjoyed relaxing with his pipe and a whiskey and indulged his passion of growing orchids; some of which are apparent in photos of he and Gladys taken in their garden in 1977. He collected and filled the walls of their home with 60 paintings and engravings by Norman Lindsay and curated an ever-growing library of books on magic. Les Cole passed away at home, on the 20th of January 1978.⁴⁵



Figure 5.18: Les Cole as The Great Levante, 1937. (Source: Arts Centre Melbourne; The Great Levante Collection, item 1980.032.058)



Figure 5.19: Gladys Cole as "Harlequin, Lady of Shadows", n.d. (Source: sydneymagic.net/Glady.html)



Figure 5.20: Esme Hunt (née Cole), 1940. (Source: SLVIC: W. G. Alma conjuring collection, Accession no: Bk9/No.25)

³⁹ LRS: CT Vol. 5055 Fol. 23; Sydney Morning Herald, 22 January 1941, p.7

⁴⁰ John Ritchie, 'Cole, Leslie George (Les) (1892–1978)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/cole-leslie-george-les-9782/text17287>, published first in hardcopy 1993, accessed online 17 February 2022;

⁴¹ John Ritchie, 'Cole, Leslie George (Les) (1892–1978)', *Australian Dictionary of Biography*; Kent Blackmore, Levante - His Life No Illusion, web, <http://www.sydneymagic.net/levante.html>

⁴² At the time of publishing, the SLNSW have a current exhibition on magic, featuring the Coles: "How's Tricks? Magic in the Golden Age", from Saturday 26 June 2021 to Sunday 27 March 2022, Exhibition Galleries, State Library of New South Wales.

⁴³ ABC Radio National: Cathy Pryor and Melissa May, *The illusory life of magician Esme Levante*, broadcast 11:05am 5 October 2021, accessed online, <https://www.abc.net.au/radionational/programs/the-history-listen/esme-1/13491022>; Arts Centre Melbourne: *Rare flowers and golden butterflies: Stories of women and magic from the Australian Performing Arts Collection*, Arts Centre Melbourne, web, <https://stories.artscentremelbourne.com.au/rare-flowers-and-golden-butterflies/index.html>

⁴⁴ John Ritchie, 'Cole, Leslie George (Les) (1892–1978)', *Australian Dictionary of Biography*

⁴⁵ John Ritchie, 'Cole, Leslie George (Les) (1892–1978)', *Australian Dictionary of Biography*

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Figure 5.21: Various posters for The Great Levante, showing Les Cole, Gladys and Esme Cole.
(Source: NLA: The Great Levante collection of posters, photographs, 1934, web, <http://nla.gov.au/nla.obj-146763952>)



Figure 5.22: Actor Cary Grant presenting Les Cole with the Masters Fellowship award from the Academy of Magical Arts, 1977.
(Source: sydneymagic.net, Levante, web, <http://www.sydneymagic.net/general.html>)

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Figure 5.23: 1977. Les and Gladys Cole in the garden of 55 Drumalbyn Road, taken for a special in *Womans Day* magazine. Les grew orchids, visible to his right. In the background is the brick-semi built by G.J. Wells at No. 57. (Source: sydneymagic.net, Levante, Gladys, web, <http://www.sydneymagic.net/gladys.html>)



Figure 5.24: 1977. Les and Gladys Cole in the garden of 55 Drumalbyn Road, taken for a special in *Womans Day* magazine. Facing north. The garden was filled with wisteria, azaleas, fishbone ferns and orchids. (Source: sydneymagic.net, Levante, Gladys, web, <http://www.sydneymagic.net/gladys.html>)



Figure 5.25: 1977. Les Cole in one of the sitting rooms of 55 Drumalbyn Road. Here photographed performing the 'Thumb Tie' trick for a special in *Womans Day* magazine. (Source: sydneymagic.net, Levante, Gladys, web, <http://www.sydneymagic.net/gladys.html>)

55 Drumalbyn Road was transferred into the name of the Cole's company "Levante Holdings Pty Ltd" on the 13th December 1970. The company sold the property to Gilles Germain and Carmen Fabro at the end of February 1988.⁴⁶

The property was again sold in 1995, 1999, then the most recent transfer was finalised on the 9th January 2014 to the current proprietor for \$3.25 million.⁴⁷

⁴⁶ LRS: CT Vol. 11361 Fol. 65

⁴⁷ LRS: CT Vol. B/186880; realestate.com.au: 55 Drumalbyn Road Bellevue Hill, <https://www.realestate.com.au/sold/property-house-nsw-bellevue+hill-114865527>

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Figure 5.26: January 1930. The site of No. 55 is indicated with an arrow. (Source: DCS: 01/01/1930, Sydney, image CAC_02_500)



Figure 5.27: May 1951. No. 55 is indicated with an arrow. (Source: DCS: 1/05/1951, Sydney, image CCC467_13_106)

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Figure 5.28: 1 January 1961. No. 55 is indicated with an arrow.
(Source: DCS: Spatial Collaboration Portal, Sydney, 01/01/1961, image 1058_35_086)



Figure 5.29: 6 May 1978. No. 55 is indicated with an arrow. (Source: DCS: Spatial Collaboration Portal, 6/05/1978 0:00, Sydney, image 2713_16_060)

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Figure 5.30: 2 August 1986. No. 55 is indicated with an arrow.
(Source: DCS: Spatial Collaboration Portal, 2/08/1986, Sydney, image 3527_23E_123)



Figure 5.31: October 2016. An aerial view of the western side of Drumalbyn Road. No. 55 is indicated with an arrow. The block of flats in the rectangle was the Palomar building built by High Standard Constructions Ltd (now demolished).
(Source: realestate.com.au: LJ Hooker, 49 Drumalbyn Road Bellevue, October 2016)

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Figure 5.32: June 2021. An aerial view of the western side of Drumalbyn Road. No. 55 is indicated with an arrow.
(Source: realestate.com.au: Laing+Simmons – Double Bay, 63-65 Drumalbyn Road Bellevue Hill, June 2021)

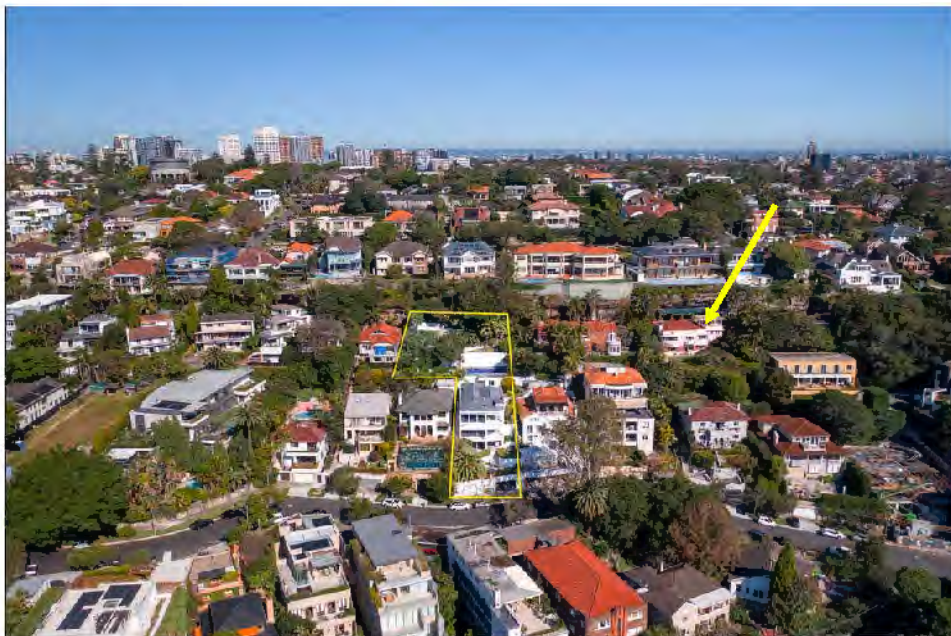


Figure 5.33: June 2021. An aerial view of the western side of Drumalbyn Road. No. 55 is indicated with an arrow.
(Source: realestate.com.au: Laing+Simmons – Double Bay, 63-65 Drumalbyn Road Bellevue Hill, June 2021)

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5.5 Building Application History

The Building Application for a new residence at 55 Drumalbyn Road was approved by Woollahra Municipal Council on 9 August 1937. Council records⁴⁸ indicate the following information for 55 Drumalbyn Road:

BA No.	164
Date Received	21 July 1937
Name of Owner	A.K. Jones
Name of Architect or Builder	P.G. Craig
New Buildings or Additions	House
Situation	No 55 Drumalbyn Rd
Ward	Br [Bellevue Hill Ward]
No of New Buildings	1
Cost of New Buildings	1200 [pounds]
Fee Paid	1/10/- [1 pound 10 shillings]
Date when considered by Council	9 Aug [1937]
Council's Decision	Approved Conditionally
Remarks	Amended as required

Council's records contain three sets of working drawings for the house submitted as BA 164/1937. The first two sets represent a house that has a much shorter west wing. Both these sets of drawings are stamped "Cancelled" and one of them has been overdrawn in pencil to show the proposed extension of the west wing. The third set of drawings show the house as constructed, with a longer west wing containing the two Maids' Bedrooms and the Laundry located on the lower level of the house. The first two sets are dated 20 April 1937 but the third set is undated.

All three drawing sets have the name of the architects in the title block as "P. Gordon Craig and John M. Brindley, Architects & Engineers".

On 29 January 1939 a further BA (216/1938) was approved by Council for the construction of a garage, summer house and outhouse as follows⁴⁹:

BA No.	216
Date Received	7 Sept 1938
Name of Owner	A.K. Jones
Name of Architect or Builder	P. Gordon Craig
New Buildings or Additions	Garage, Summer House, Outhouse
Situation	No 55 Drumalbyn Rd
Ward	Br [Bellevue Hill Ward]
No of New Buildings	[blank]
Cost of New Buildings	400 [pounds]
Fee Paid	10/- [10 shillings]
Date when considered by Council	25 Sept [1938]
Council's Decision	Deferred. Approved Conditionally 29/1/39
Remarks	Amended as required

The working drawing submitted for BA 216/1938 was also prepared by P. Gordon Craig and John M. Brindley, Architects and Engineers, and is dated 6 September 1938, indicating that it was submitted to Council the day after it was completed. The garage, summer house and out house still remain on site.

⁴⁸ Municipality of Woollahra, *Register of Building Applications*, p.175

⁴⁹ Municipality of Woollahra, *Register of Building Applications*, p.209

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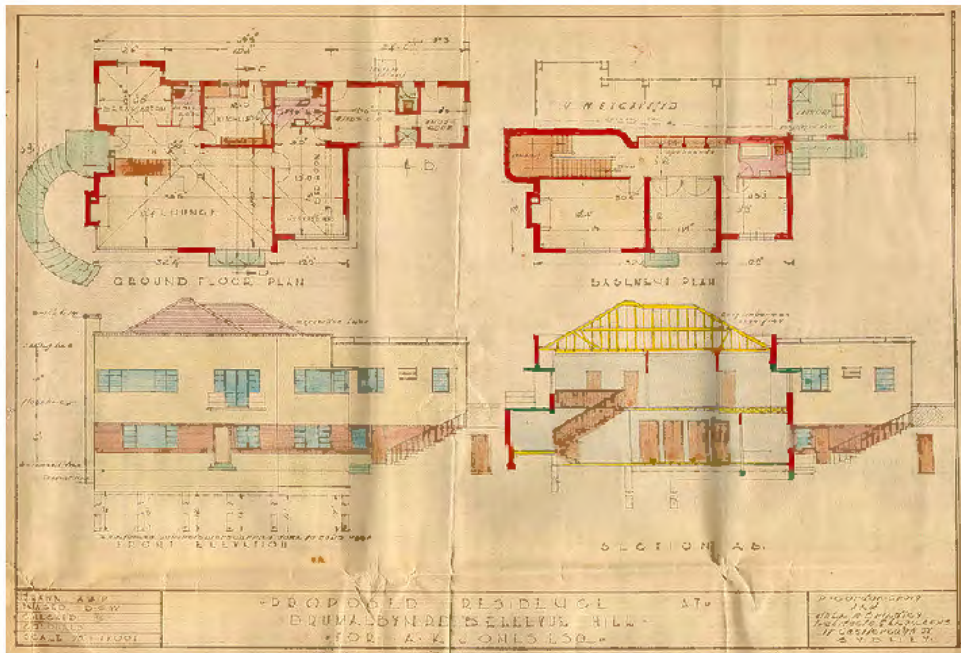


Figure 5.34: Proposed Residence at Drumalbyn Road, Bellevue Hill, for A.K. Jones Esq. Architect: P. Gordon Craig & John M. Brindley, 1937 (Source: BA 164/1937 Woollahra Council)

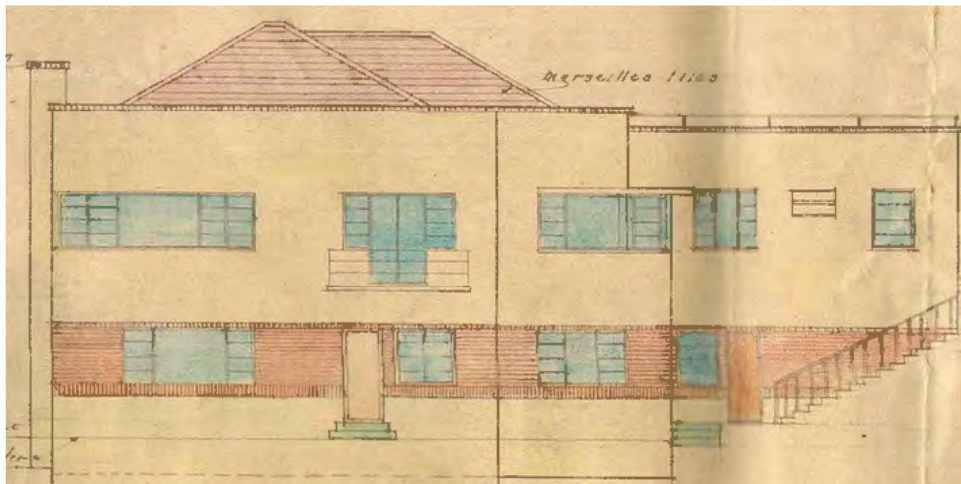


Figure 5.35: Proposed Residence at Drumalbyn Road, Bellevue Hill, for A.K. Jones Esq. Front Elevation. Architect: P. Gordon Craig & John M. Brindley, 1937 (Source: BA 164/1937 Woollahra Council)

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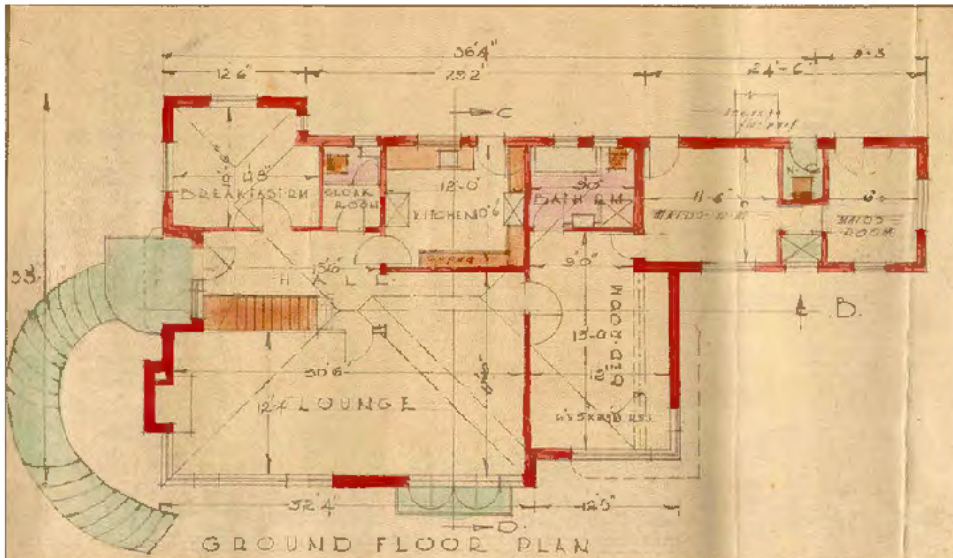


Figure 5.36: Proposed Residence at Drumalbyn Road, Bellevue Hill, for A.K. Jones Esq. Ground [upper] Floor Plan. Architect: P. Gordon Craig & John M. Brindley, 1937 (Source: BA 164/1937 Woollahra Council)

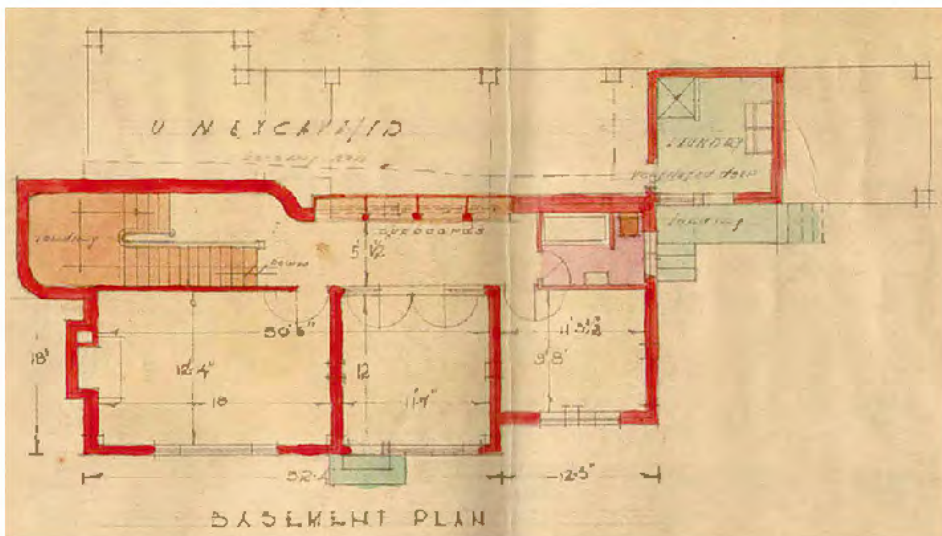


Figure 5.37: Proposed Residence at Drumalbyn Road, Bellevue Hill, for A.K. Jones Esq. Basement [lower] Plan. Architect: P. Gordon Craig & John M. Brindley, 1937 (Source: BA 164/1937 Woollahra Council)

Other Building Applications/Applications recorded by are:

BA No.	152
Date Received	21/4/1959
Name of Owner	L.G. Cole
Name of Architect or Builder	P.R. King & Sons (inclinator company)
New Buildings or Additions	Installation of inclinator
Situation	No 55 Drumalbyn Rd
Cost of Additions	1450 [pounds]
Fee Paid	3 [pounds]
Date when considered by Council	11/5/1959
Council's Decision	Approved

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BA No.	241
Date Received	11/3/1969
Name of Owner	L.G. & G.P. Cole
New Buildings or Additions	Enquiry
Situation	No 55 Drumalbyn Rd
Fee Paid	\$4

BA No.	635
Date Received	11/3/1969
Name of Owner	M.V.E. Woodforde, 310 George St, Sydney
New Buildings or Additions	Plan perusal
Situation	No 55 Drumalbyn Rd
Fee Paid	\$6.30

The following Development Application was received by Council:

DA 77/1970 New upper flat for L. Levante Esq.
Architects: William P. Page in association with M.V.E. Woodforde

The proposed flat was to have been built on the west end of the house on the current roof terrace and the west bedroom on the lower level was to have been enlarged to create a Rumpus Room. The project did not proceed.

6.0 Documentary evidence: The Architects and their Projects

6.1 The Architects

The architectural firm of P. Gordon Craig & John M. Brindley was formed in 1936⁵⁰ by Percy Gordon Craig (1886-1957), and John Millard Brindley (1913-1999).⁵¹

6.2 P. Gordon Craig and projects prior to 1936:

P. Gordon Craig's first listing in the Katoomba newspaper was when he was elected as the Secretary of the newly-formed Katoomba Rovers Bicycling Club in 1907.⁵² In 1909 he is recorded as speaking at the silver wedding anniversary of his parents Mr & Mrs C. W. Craig at their home, "Essendene", Bathurst Road, Katoomba.⁵³ The first published occasion of P. Gordon Craig practising architecture in Katoomba was in 1912 when he called tenders for additions to a cottage in Katoomba.⁵⁴ In the same year Craig & Craig of Katoomba were listed as architects as well as auctioneers & estate agents.⁵⁵ This was not uncommon as there were three other companies advertising themselves as architects, auctioneers and estate agents in the same issue of the newspaper.

In 1911 a site on the corner of Waratah and Lurline Streets, Katoomba had been acquired for the construction of a new Presbyterian Church and competitive designs were sought for the church. A limited competition was established with seven local and metropolitan architects being invited to submit plans. The competition winner was "the young draughtsman" P. Gordon Craig of Craig & Craig⁵⁶ and the successful tender of £1,500 for the church's construction was by A.M. Duncan. The foundation stone was laid on 19 July 1913⁵⁷ and the church was opened as St Andrews Presbyterian Church on 25 January 1914⁵⁸. The design shows an early influence of Mediterranean Renaissance with the Romanesque arched windows, the steeply pitched basilica roof, the arched and columnated porches, and the Serliana/Palladian window over the main entrance door (Figure 6.1). Such a Mediterranean influence is unusual in Presbyterian church architecture.

⁵⁰ *Construction & Real Estate Journal*, 7 October 1936, p.6

⁵¹ Phillip Goad & Anne Higham, "Davey & Brindley", Goad, Philip & Willis, Julie (eds), 2012, *Encyclopedia of Australian Architecture*, p.192

⁵² "News from Up-country", *Referee*, 6 Nov 1907, p.10

⁵³ *The Blue Mountain Echo*, 26 June 1909, p.4

⁵⁴ *The Blue Mountain Echo*, 24 May 1912, p.5

⁵⁵ *The Blue Mountain Echo*, 7 June 1912, p.8

⁵⁶ *The Blue Mountain Echo*, 17 January 1913, p.7

⁵⁷ *The Blue Mountain Echo*, 25 July 1913, p.1

⁵⁸ <https://www.churchesaustralia.org/list-of-churches/denominations/presbyterian-church-of-australia/directory/5357-st-andrewand%2339%3Bs-presbyterian-church-former>, accessed 24 December 2021

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Figure 6.1: St Andrew's Presbyterian Church, Waratah & Lurline Streets, Katoomba, 1913-1914. Architect: P. Gordon Craig
(Source: Google Earth Pro, accessed 24 December 2021)

The first published tenders from P. Gordon Craig, Architect, Katoomba were in 1912 for three weatherboard cottages in Darley Street, Katoomba⁵⁹ and two shops in Katoomba Street awarded to A. Janson for about £1,500⁶⁰ which was a considerable sum. Another tender in 1913 was for a shop at Lawson.⁶¹

From 1912 to 1919 there was a number of small commissions in the Blue Mountains and Sydney:

- 1912 Various small commissions in Katoomba such as cottages and shops.⁶²
- 1913 Weatherboard Cottage at Hornsby, P. Gordon Craig, Architect, Katoomba.⁶³
- 1914 Erection of two brick shops for Mr R.J. Anderson at Wentworth Falls, P. Gordon Craig, Katoomba.⁶⁴
- 1914 Sutherland, chemist's shop, P. Gordon Craig, Katoomba.⁶⁵
- 1914 Erection of a bungalow for J. Yates. P. Gordon Craig, architect.⁶⁶
- 1917 Alterations and additions to shop premises, Katoomba, P. Gordon Craig, Katoomba.⁶⁷
- 1919 Coogee, Cottage.⁶⁸
- 1919 Blue Mountains, Cottage.⁶⁹
- 1919 2 cottages in the Blue Mountains.⁷⁰

From 1912 to 1919 P. Gordon Craig, Architect, Katoomba was listed c/o Craig & Craig, Katoomba.⁷¹ Craig and Craig were listed as auctioneers, house and land estate agents as well as architects and valuers with their office in

⁵⁹ *The Blue Mountain Echo*, 26 July 1912, p.5

⁶⁰ *The Blue Mountain Echo*, 2 August 1912, p.5

⁶¹ *The Blue Mountain Echo*, 28 March 1913, p.7

⁶² *The Blue Mountain Echo*, 1912

⁶³ "Tenders", *SMH*, 29 Oct 1913, p.10

⁶⁴ "Tenders", *SMH*, 14 April 1914, p.4

⁶⁵ "Tenders Called", *Construction & Local Government Journal*, 15 June 1914, p.12

⁶⁶ "Tenders", *SMH*, 25 Aug 1914, p.10 & *Construction: Weekly Supplement to Building*, 24 Aug 1914, p.12

⁶⁷ *The Blue Mountain Echo*, 12 Jan 1917, p.5

⁶⁸ "Tenders Called", *Construction & Local Government Journal*, 14 July 1919, p.4, & *SMH* 9 July 1919, p.6

⁶⁹ *SMH*, 9 July 1919, p.6

⁷⁰ *SMH*, 28 June 1919, p.22

⁷¹ *Construction & Local Government Journal*, 10 Nov 1913, p.10, & 19 Aug 1919, p.18 & *The Blue Mountains Echo*

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Main Street, Katoomba.⁷² The first mention of Craig & Craig was in February 1912.⁷³ The Craig Family was a large, prominent family in the Blue Mountains whose members were involved in politics, as an alderman on Council, in local commerce, such as the auctioneers and estate agents, Holdship, Craig & Co.⁷⁴ (established in 1910) as well as in the establishment and management of the theatre and skating rink. In 1915 A.J. Craig was the Manager of the Katoomba Amusements Co's Theatre and Skating Rink (which was opened in 1912⁷⁵). A.J. Craig was also one of the seven Justices of the Peace in Katoomba who volunteered their time to attend Court when a Magistrate was not available⁷⁶ as well as being an alderman on Katoomba Municipal Council.⁷⁷ Alfred James Craig was one of the largest property owners in the Katoomba Municipality in 1911.⁷⁸

By 1920 Percy Gordon Craig was living in Sydney and working at 117 Pitt Street.⁷⁹ Craig was also married in April 1920:

An ex-Mountaineer was married last week, when Mr Percy Gordon Craig, oldest son of Mr and Mrs C. W. Craig, late of "Essendene," now of Glebe Point, Sydney, was married to Mrs Gladys Hill, widow of the late C.A. Hill, and only daughter of Mr and Mrs H. Garratt, of Randwick. The marriage was solemnised at St. Stephen's Church, Phillip Street, the Rev. Ernest Ferguson (also an ex-Mountaineer) officiating. The honeymoon was spent at Jenolan Caves and revisiting Mountain towns renewing old friends.⁸⁰

In 1922 Percy Gordon Craig is listed as one of the shareholders in Garratt, Hokin & Company Limited (registered 24.1.22).⁸¹ After the move to Sydney P. Gordon Craig worked on a number of commissions of varying size including a row of 8 shops and residences in Bondi Junction in 1922 (Figure 6.2), a bungalow in Vivian Street, Bellevue Hill in 1923 (Figures 6.3 & 6.4) and a duplex for his own residence in Rose Bay in 1926 (Figures 6.5 & 6.6). Probably the largest of the commissions in the mid-1920s was the large building at 101-111 William Street, Darlinghurst (Figure 6.7). The Ground Floor was given over to new car showrooms in what was then the premier new car showroom area of Sydney. The upper floors were lit by large steel-framed windows and appear to have accommodated workshops/manufacturing studios. The seven-bay street façade was in a stripped back Inter-War Chicagoesque style that was typified by the large areas of glass contrasting with the smaller areas of masonry. Such buildings expressed their function in their fenestration which was one of the tenets of Modernism, but still retained the decoration of earlier decorative periods of architecture. However, buildings such as 101-111 William Street, Darlinghurst can be considered to be forerunners or precursors of the Inter-War Functionalist style of architecture.



Figure 6.2: 222-228 Oxford Street, Bondi Junction. Architect: P. Gordon Craig, 1922 (BA 212/1922 Woollahra Municipal Council) (Source: Google Earth Pro, accessed 19 January 2022)

⁷² Advertisement in *The Blue Mountains Echo*, 10 January 1913, p.4

⁷³ Advertisement in *The Blue Mountains Echo*, 23 February 1912, p.5

⁷⁴ Advertisements in *The Blue Mountains Echo*, such as 16 February 1912, p.5 and earlier

⁷⁵ "Advance Katoomba: New Theatre and Skating Rink: Successful Opening," *The Blue Mountains Echo*, 5 January 1912, p.3

⁷⁶ "Katoomba's Judicial Tribunal," *The Blue Mountains Echo*, 22 March 1912, p.4

⁷⁷ *The Blue Mountain Echo*, 13 January 1911, p.4. It is of interest that the Substitute Returning Officer for the elections was another Craig,

Charles Wesley Craig (*The Blue Mountains Echo*, 13 January 1911, p.9)

⁷⁸ *The Blue Mountain Echo*, 13 January 1911, p.7

⁷⁹ *The Blue Mountain Echo*, 29 October 1920, p.5

⁸⁰ "Quietly Wedded", *The Blue Mountains Echo*, 2 April 1920, p.4

⁸¹ "Registered Companies", *Dun's Gazette*, 6 Feb 1922, p.73

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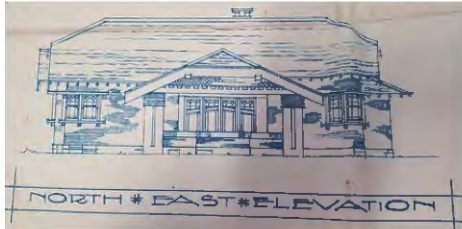


Figure 6.3: 5A Vivian Street, Bellevue Hill North-East Elevation
Architect: P. Gordon Craig, 1923 (Source: BA 158/1923 Woollahra Municipal Council)



Figure 6.4 (right): 5A Vivian Street, Bellevue Hill view from Foster Ave (South-East Elevation) Architect: P. Gordon Craig, 1923 (Source: Woollahra Municipal Council)

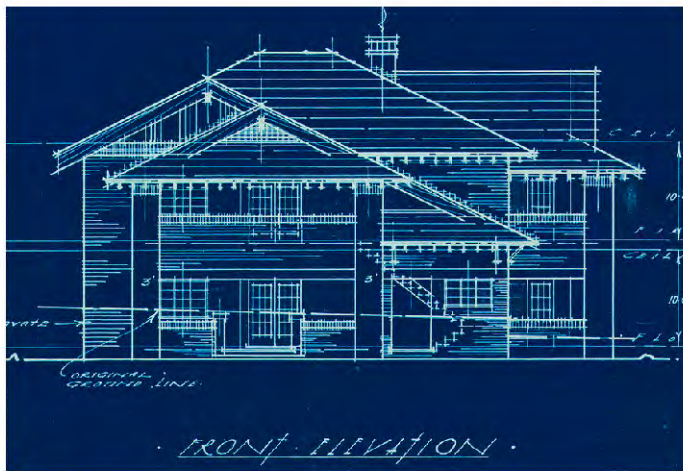


Figure 6.5: Residence for P.G. Craig Esq, 36 Kent Road, Rose Bay. Front Elevation. Architect: P. Gordon Craig, 1926 (Source: BA 465/1926 Woollahra Municipal Council)

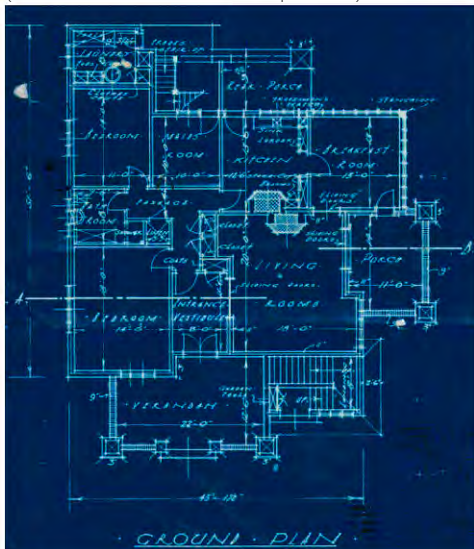


Figure 6.6: Residence for P.G. Craig Esq, 36 Kent Road, Rose Bay. Ground Floor Plan (note: the First Floor is similar). Architect: P. Gordon Craig, 1926 (Source: BA 465/1926 Woollahra Municipal Council)

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Figure 6.7: 1933 photograph of 101-111 William Street, Darlinghurst. Architect P. Gordon Craig, 1925
(Source: SLNSW Home and Away reproduced in AIA NSW Biographical Information: Percy Gordon Craig)

In 1927 architects P. Gordon Craig and H.E. Budden were noted as the architects (in conjunction) for the 12-storey building, Watson House, in Bligh Street. The newspaper article was illustrated with a perspective of the building (Figure 6.8).⁸² The office building has been demolished. In 1928 *Building* carried an article with plans and perspective of the proposed Harbord Hotel in Freshwater by P. Gordon Craig (Figures 6.9-6.11). The lengthy captions in *Building* extolled the virtues of the design by Craig in that it separated the accommodation and dining areas from the areas of the hotel serving alcohol, "Probably such a design as Architect P. Gordon Craig has supplied for the proposed Harbord Hotel, will do more to keep popular opinion on prohibition within sane limits than a great many wild quotations on either side. ... As far as life on this floor [ie Bedroom floor] is concerned, no tourists' resort under any conditions could be freer from association with the bar trade than is here provided, ...". There was also a large Malthoid-sheeted deck for sleeping out in "crush seasons".⁸³ The building remains standing and, whilst it has been modified, it is still recognisable as the hotel designed by Craig.

⁸² "Round Australia", *Building*, 12 April 1927, p.41, & *SMH*, 13 April 1927, p.13

⁸³ "Building Australia", *Building*, 12 July 1928, pp.146, 148, 149

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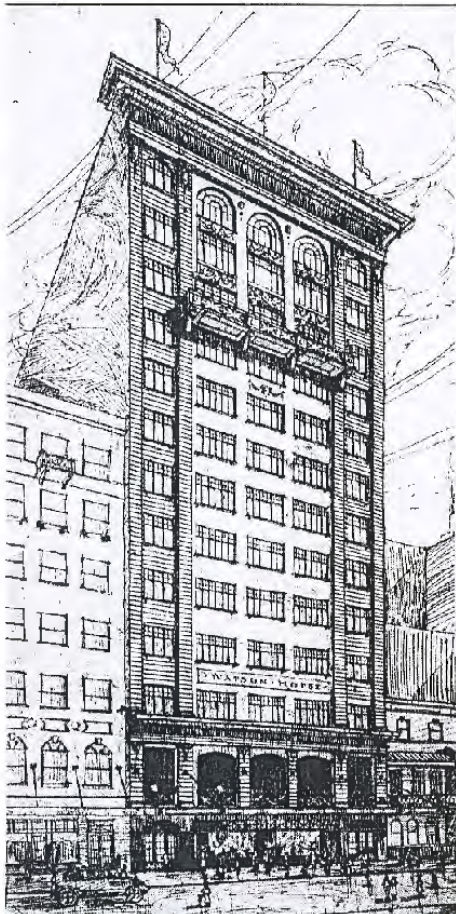


Figure 6.8: Watson House, Bligh Street, Sydney, 1927. Architects: P. Gordon Craig & H.E. Budden (Source: SMH, 13 April 1927, p.13)



Figure 6.9: Harbord Hotel, Harbord, Sydney, 1928. Architect: P. Gordon Craig (Source: "Building Australia", Building, 12 July 1928, p.146)

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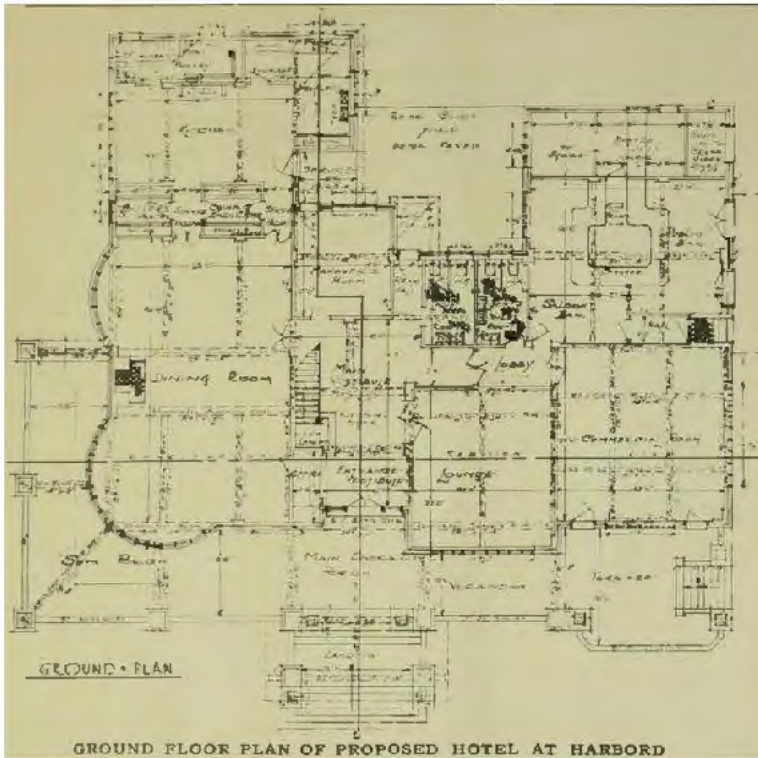


Figure 6.10: Harbord Hotel, Harbord, Sydney, 1928. Architect: P. Gordon Craig (Source: "Building Australia", *Building*, 12 July 1928, p.148)

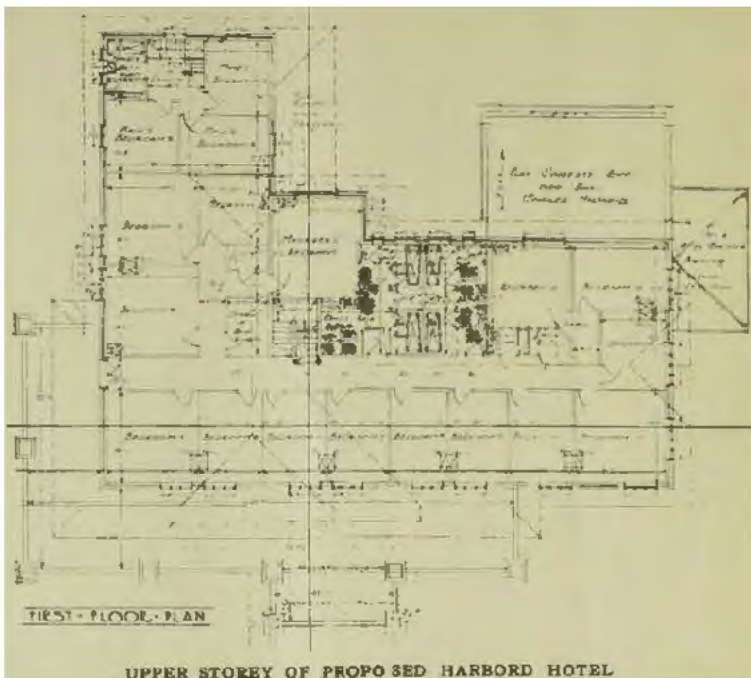


Figure 6.11: Harbord Hotel, Harbord, Sydney, 1928. Architect: P. Gordon Craig (Source: "Building Australia", *Building*, 12 July 1928, p.149)

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In 1930 P. Gordon Craig was the architect for a residential [ie boarding house] in Darlinghurst then under construction⁸⁴ for which the builders were Mossop & Cooper of 472 George Street, Sydney.⁸⁵ In 1930 he was also the architect for a large hotel at Parkes (now known as the Broadway Hotel), for which the builder was a Mr J. Job (Figures 6.12 & 6.13). The small area of the hotel devoted to the Public Bar and the large area devoted to residential accommodation, lounges and dining is also indicative of the public emphasis on moderation of alcohol consumption.⁸⁶



Figure 6.12: Hotel at Parkes, 1930. Architect: P. Gordon Craig (Source: "Building Australia", *Building*, 12 March 1930, p.45)

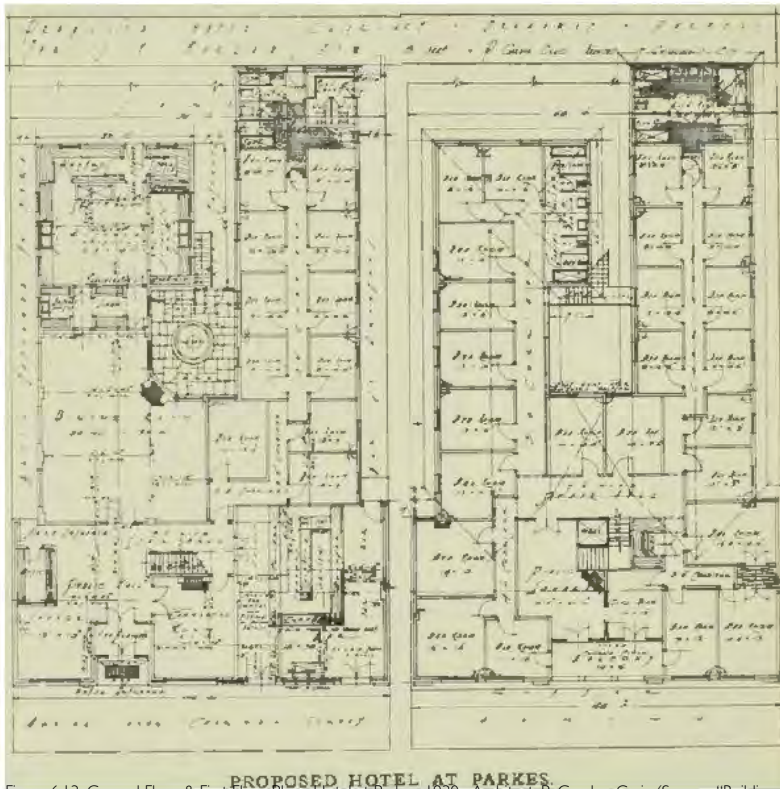


Figure 6.13: Ground Floor & First Floor Plans, Hotel at Parkes, 1930. Architect: P. Gordon Craig (Source: "Building Australia", *Building*, 12 March 1930, p.46)

⁸⁴ *Building*, 12 September 1930, pp.135 & 137

⁸⁵ *Construction & Real Estate Journal*, 6 Aug 1930, p.18

⁸⁶ *Building*, 12 March 1930, pp.45 & 46, & *Western Champion*, 12 May 1930, p.3

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In 1931 P. Gordon Craig was preparing plans for shops and flats in Randwick⁸⁷ as well as for the grandstand at Wiley's Park, Lakemba.⁸⁸ In 1933 tenders and notices were published regarding smaller miscellaneous work by Craig.



Figure 6.14: 25 Hughes Street, Potts Point, Sydney. Architect: P. Gordon Craig, 1931 (Source: Peter Shendan, 2021, p.169)

In 1931, P. Gordon Craig was also designing flats in Potts Point, such as those in Hughes Street (Figure 6.14) in a hybrid mix of architectural styles as well as other large projects in a diversity of architectural styles, such as the 1932 municipal swimming baths at Canterbury, an Inter-War Mediterranean style baths, pavilions and encircling wall that was reported as being under construction in that year (Figure 6.15).⁸⁹ The swimming baths complex appears to no longer exist.

⁸⁷ *Construction & Real Estate Journal*, 4 June 1930, p.5

⁸⁸ *Construction & Real Estate Journal*, 6 May 1931, p.6

⁸⁹ *Building*, 12 October 1932, p.95

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Figure 6.15: Canterbury Baths, Sydney, 1932. Architect: P. Gordon Craig (Source: *Building*, 12 October, 1932, p.95)

In 1934 a small article regarding the first central heating system in a block of flats designed by P. Gordon Craig, in Double Bay, was published in a number of journals and newspapers indicating its advantages and innovations.⁹⁰ The following year he was noted as the architect for a block of flats at Clovelly⁹¹ and for shops at Burwood.⁹²

P. Gordon Craig was the architect for The Orion Theatre in Beamish Street, Campsie which was opened in 1936⁹³ and in 1949 it was altered. In 1964 Canterbury Council purchased the building, intending to convert it to the town hall and, in 1984, the Council undertook restoration of the building. The building survives as The Orion Function Centre (Figures 6.16 & 6.17).⁹⁴

Also in 1936, tenders were called for leases of 28 Bachelor Flats at 117 Macleay Street, Darlinghurst (sic). Particulars were available from W.F. Satchell c/o P. Gordon Craig, 17 Castlereagh St, Sydney.⁹⁵ The implication of this is that P. Gordon Craig and John M. Brindley were the architects for the building and that they may have had a financial interest in the building since they were calling for tenders for tenants to lease the flats. Note that 117 Macleay Street is "Cahors" (1940, designed by Joseland & Gilling). Further research is required to confirm the location of the block of flats in Macleay Street that were the subject of the tender of the leases).

⁹⁰ *Building*, 12 November 1934, p.55; *Construction & Real Estate Journal*, 7 Nov 1934, p.12; *The Sun*, 20 Aug 1934, p.4

⁹¹ *Construction & Real Estate Journal*, 23 Jan 1935, p.6

⁹² *Construction & Real Estate Journal*, 23 Jan 1935, p.10

⁹³ *Building*, 13 April 1936, pp.23 & 24, & <http://www.orioncentre.com.au/history/> accessed 24 December 2021

⁹⁴ <http://www.orioncentre.com.au/history/> accessed 24 December 2021

⁹⁵ *SMH*, 30 Sept 1936, p.23

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Figure 6.16: Former Orion Theatre, Beamish Street, Campsie, 1936 (altered). Architect: P. Gordon Craig (Source: Google Earth Pro, accessed 24 December 2021)

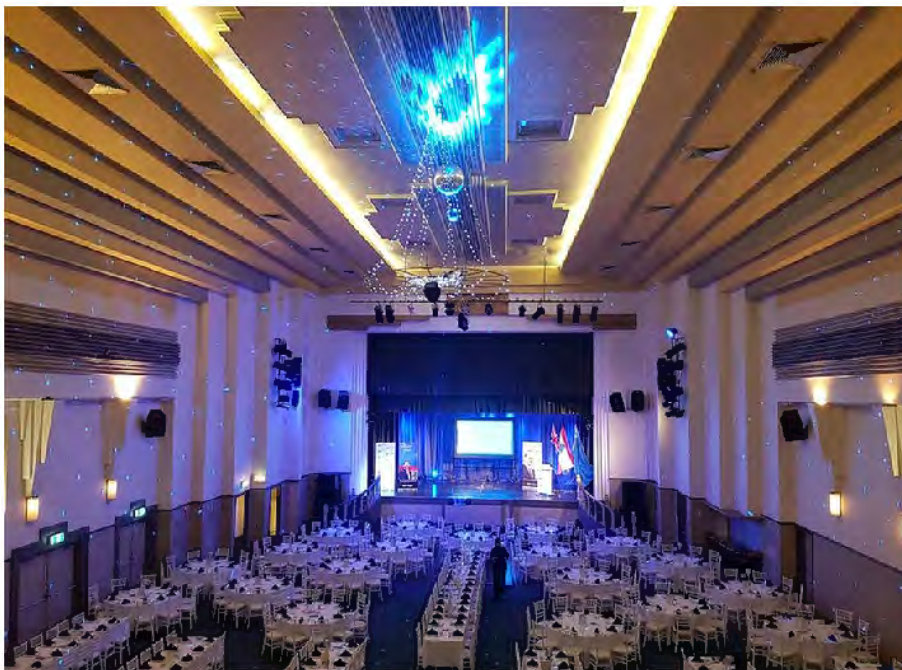


Figure 6.17: Former Orion Theatre, Beamish Street, Campsie, 1936 (altered). Architect: P. Gordon Craig (Source: Google Earth Pro, accessed 24 December 2021)

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As the list of works shows, P. Gordon Craig seems to have weathered the Great Depression. In 1931 he even published a notice in the newspaper to join like-minded people in taking over the new Ascot Golf Course.⁹⁶ The nine-hole Ascot Racecourse Golf Course, laid out by Colonel Bertram, was opened on 14 June 1933 as a public golf course.⁹⁷ The racecourse Members Stand served as the club house.⁹⁸

Such entrepreneurial optimism by P. Gordon Craig may explain the series of attempts to sue or bankrupt him during, and in the aftermath of, the Great Depression. In 1931 Warburton Franki Ltd applied to bankrupt Craig for not paying for equipment installed in a project.⁹⁹ In 1934 Original Mont de Piété Ltd petitioned to bankrupt Craig¹⁰⁰ and in the same year, Craig, in addition to many others, was owed money by John Joseph Hynes.¹⁰¹ In 1936 Craig was being sued for an unpaid mortgage¹⁰² as well as being sued for not paying Parkinson Stove (Australia) Ltd £295/13/4 for stoves delivered but not paid for.¹⁰³

6.3 P. Gordon Craig & John M. Brindley: Projects 1936-1942:

John M. Brindley completed his Diploma Course of Architecture at Sydney Technical College in 1935¹⁰⁴ and then joined P. Gordon Craig as a partner in 1936, "Henceforth firm to be known as P. Gordon Craig and John M. Brindley." The offices of the firm remained at 17 Castlereagh St.¹⁰⁵ John Brindley was also admitted as a member of the Royal Australian Institute of Architects in 1936.¹⁰⁶ Earlier that year, tickets to the Sydney Technical College Architectural Ball, were available from the Honorary Secretary, John Brindley c/o P. Gordon Craig.¹⁰⁷ The tickets were designed by R. Ure and featured a drawing of an Expressionist building (Figure 6.18). Copies of "Atelier" Journal of the Architectural Club were also available from the Honorary Secretary, John Brindley.¹⁰⁸ As it was a requirement for architecture students at Sydney Technical College to be employed in an architect's office as a part of their education, it is possible that Brindley had been in the office for a number of years prior to his elevation as a partner.



Figure 6.18: [Sydney Technical College] Architectural Club 11th Annual Ball ticket designed by R. Ure and available from John Brindley at the office of P. Gordon Craig (Source: *Building*, 12 May, 1936, p.51)

⁹⁶ *SMH*, 12 Feb 1931, p.13. The Ascot Golf Course was located in the central area of Ascot Racecourse, which is now the Lower Campus of the University of NSW at Kensington.

⁹⁷ "New Public Golf Course", *Daily Telegraph*, 14 June 1933, p.2

⁹⁸ "Ascot Course", *SMH*, 21 September 1933, p.18

⁹⁹ *SMH*, 22 December 1931, p.6

¹⁰⁰ *SMH*, 8 March 1934, p.5

¹⁰¹ *SMH*, 21 March 1934, p.8

¹⁰² *NSW Government Gazette*, 3 April 1936 p. 1548

¹⁰³ *SMH*, 20 Aug 1936, p.6

¹⁰⁴ *Decoration & Glass*, September-October 1948, p.34

¹⁰⁵ *Building*, 12 October 1936, p.90, & *Construction & Real Estate Journal*, 7 Oct 1936, p.6

¹⁰⁶ *Architecture*, 1 November 1936, p.267

¹⁰⁷ *Building*, 12 May 1936, p.51, & *Building*, 12 June 1936, p.95

¹⁰⁸ *Building*, 12 June 1936, p.28b

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In the same month announcing Brindley was a partner in the firm, *Building* published an article and photographs of the E. Meller Residence ("Ian Lodge") in Ian Street, Rose Bay, by architects P. Gordon Craig and John M. Brindley (Figures 6.19-6.20).¹⁰⁹ Without knowing how long John Brindley worked in the office of P. Gordon Craig before his elevation to partnership it is not possible to ascertain how much of Brindley's design aesthetic is incorporated in the house. It is a conservative Inter-War Old English (aka Stockbroker Tudor) style house so it is probable that the house was more the design of Craig than Brindley. "Ian Lodge" no longer exists. Another Inter-War Old English style house by the firm was the P.F.C. Jackson House at Vaucluse, 1937 (Figure 6.21). The drawings of the Jackson House were drawn by "A.J.P.", the same draftsman who drew the drawings of 55 Drumalbyn Road, Bellevue Hill.



Figure 6.19: E. Meller House, Ian Street, Rose Bay, 1936. Architect: P. Gordon Craig & John M. Brindley (Source: *Building*, 12 November, 1936, p.32)



Figure 6.20: E. Meller House, Ian Street, Rose Bay, 1936. Architect: P. Gordon Craig & John M. Brindley (Source: *Building*, 12 November, 1936, p.33)

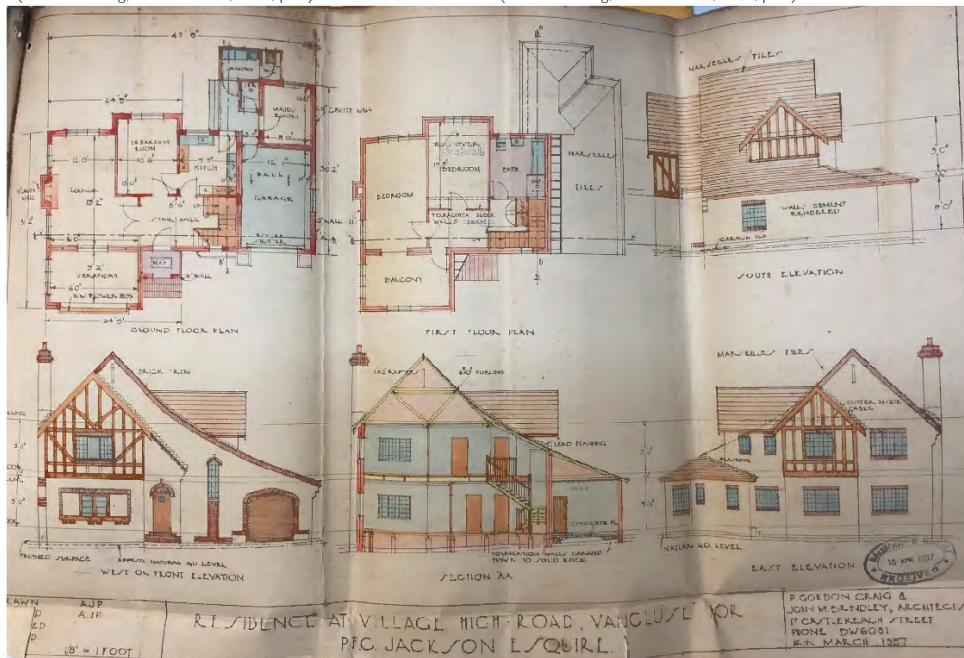


Figure 6.21: P.F.C. Jackson House, 65 Village High Road, Vaucluse, 1937. Architect: P. Gordon Craig & John M. Brindley (Source: BA 50/1937, Woollahra Municipal Council)

¹⁰⁹ *Building*, 12 November 1936, p.32-33

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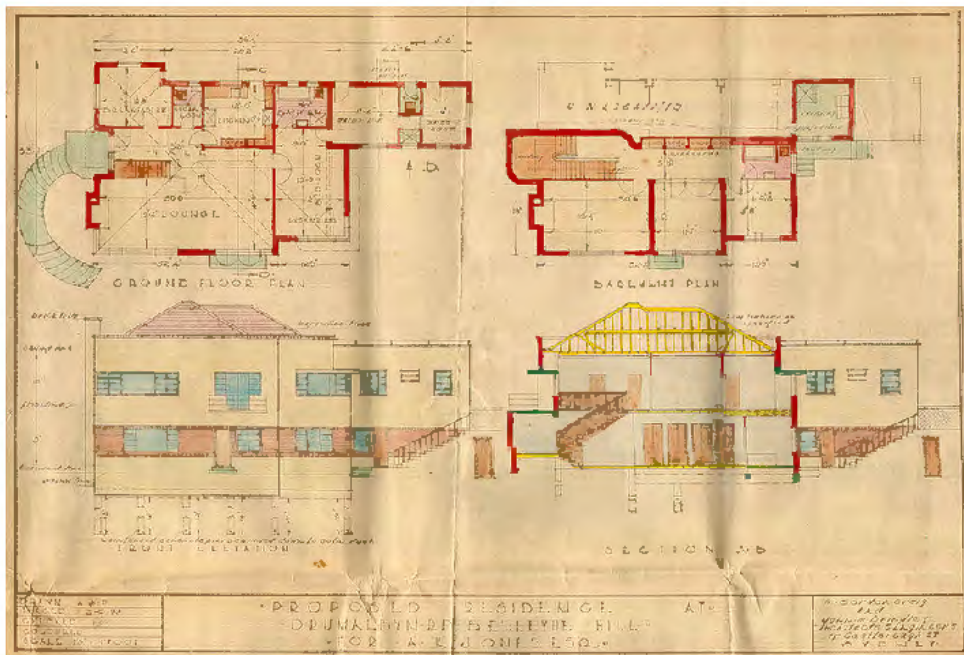


Figure 6.22: Residence for A.K. Jones, [55] Drumalbyn Road, Bellevue Hill, 1937. Architect: P. Gordon Craig & John M. Brindley (Source: BA 164/1937, Woollahra Municipal Council)

55 Drumalbyn Road was initially designed in 1937 and the design was publicly announced in the *Daily Telegraph*, although the notice stated that the architect was P. Gordon Craig whereas the drawing title blocks indicate "P. Gordon Craig & John M. Brindley, Architects & Engineers".¹¹⁰ The Building Application files at Woollahra Council contain a working drawing dated 20 April 1937 that was drawn and traced by "A.J.P." This drawing depicted a smaller house without a roof terrace. A larger, undated, design shows the house that was eventually constructed. Council records state that it was submitted on 7 September 1938.¹¹¹ This larger house depicted in the Building Application drawing was also drawn by "A.J.P." and traced by "D.C.W." It is not yet known who these draftspeople were. The drawing was checked and initialed by a more senior member of the firm, but the signature is not clearly legible. The signature appears to commence with "P" so it is possible that P. Gordon Craig checked the drawing. There is no indication on either of the drawings who was the designing architect (Figure 6.22).

1937 saw further newspaper notifications of tenders by P. Gordon Craig, architect; new flat building in St Neots Avenue (Potts Point),¹¹² and for shops in High Street, Wauchope.¹¹³ In 1938 P. Gordon Craig accepted a tender for the construction of shops in Campbell Parade, Bondi for £10,500¹¹⁴ and P. Gordon Craig & John M. Brindley accepted a tender for the reconstruction of shops in Ashfield.¹¹⁵

In 1940, P. Gordon Craig was the architect for alterations to a lavatory, 730 George St & Campbell Street and, in the same year, in association with Dudley Ward, Craig was preparing plans for a block of shops and offices in Beamish Street, Campsie (Figure 6.23).¹¹⁶ Architects formed associations with other small firms to take on larger commissions. Also in 1940, P. Gordon Craig called tenders for the erection of a residence at Watsons Bay.¹¹⁷

¹¹⁰ *Daily Telegraph*, 17 August 1937, p.16

¹¹¹ BA 216/1938 (Woollahra Municipal Council)

¹¹² "City Council Applications", *Construction*, 18 August 1937, p.5

¹¹³ *Port Macquarie & Hastings River Advocate*, 15 November 1937, p.5

¹¹⁴ *Construction*, 24 August 1938, p.2

¹¹⁵ *Construction*, 29 June 1938, p.13, & *Daily Telegraph*, 5 July 1938, p.12

¹¹⁶ "Projected Works", *SMH*, 12 November 1940, p.6. Dudley R. Ward was a prolific Sydney architect (not to be confused with the Melbourne architect, Dudley C. Ward) who designed Modernist apartment buildings and houses following a study tour in Europe and working in the UK.

¹¹⁷ "Tenders Called", *Construction*, 4 December 1940, p.6

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Figure 6.23: Shops & offices, Beamish Street, Campsie. Possibly the building designed by Dudley R. Ward & P. Gordon Craig, 1940 (Source: Google Earth Pro, accessed 29 December 2021)

In 1940, a building application for the erection of flats at 20 New South Head Road, Rushcutters Bay was submitted to Woollahra Council (Figure 6.24) and in 1941 tenders were called for the leasing of 14 new flats, corner New South Head Road and Oswald Street, Rushcutters Bay – “Parties P. Gordon Craig and John Brindley [sic], Architects.”¹¹⁸ It is unclear why the leasing of the flats was in the hands of the architects as the owner of the site was G. Smith.¹¹⁹

P. Gordon Craig and John M. Brindley were listed in practice together as architects in the *Wises NSW Post Office Directory* from 1937 to 1942.¹²⁰

The links between Craig and Brindley require further investigation. In 1937 “Percy G. Craig and John M. Brindley” were two of the seven subscribers to the newly-formed Independent Mutual Insurance Society Ltd, formed “to carry on the business of an insurance company, etc.”¹²¹ and in 1939 a Death Notice for Emma Flora Brindley, widow of Robert E. Brindley of Wahroonga (and who died in a nursing home in Wollongong), stated she was the mother of Mrs A.W. Craig of Wollongong. It is possible that A.W. Craig was related to P. Gordon Craig and that Mrs A.W. Craig, as a Brindley, was related to John Brindley. P. Gordon Craig & John M. Brindley’s 1941 calling of tenders for the leasing of flats could also indicate they were in business as property developers and owners.

Whilst still a partner in the firm of P. Gordon Craig and John M. Brindley, Brindley also worked in association with R.J. Magoffin from 1937 until 1939¹²² on Monel¹²³ metal shopfronts in Sydney.¹²⁴ Magoffin undertook a considerable amount of work in the Wollongong area, but had an office in Sydney during the late 1930s.

¹¹⁸ “Tenders Called”, *Construction*, 3 September 1941, p.6

¹¹⁹ BA 102/1940, Woollahra Municipal Council

¹²⁰ *Wises NSW Post Office Directory*, 1937, 1938, 1939, 1940, 1941, 1942

¹²¹ *SMH*, 2 March 1937, p.13

¹²² *Decoration & Glass*, September–October 1948, p.34

¹²³ Monel metal is an alloy of nickel and copper invented in 1905

¹²⁴ *Decoration & Glass*, February 1939, p.5, & *Decoration & Glass*, February 1940, p.5

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Figure 6.24: Shops and flats, corner 22 New South Head Road & Oswald Street, Rushcutters Bay. Architect: P. Gordon Craig, 1940 (BA 102/1940) (Source: Google Earth Pro, accessed 24 December 2021)

6.4 P. Gordon Craig after 1942:

In 1945 P. Gordon Craig called tenders for the erection of a fibro cottage in Hunters Hill.¹²⁵

No further mentions of P. Gordon Craig have been uncovered in the newspapers or journals after 1945 (in which year he was 59 years old). He would die 12 years later in 1957.

6.5 John M. Brindley 1942-1945:

John M. Brindley enlisted in the A.I.F. and was stationed in Darwin before being stationed in Malaya. With the fall of Singapore in February 1942 Lieutenant Brindley was imprisoned as a prisoner of war at Changi, the Burma-Thai Railway construction site, and then back in Changi where he designed a theatre and chapel and a premiated design for a war memorial at Changi (Figure 6.25).

6.6 John M. Brindley after 1945:

After the war, Brindley worked for Tooth & Co brewing company before going into partnership in 1947 with his childhood friend, Wilfred Allan Davey (1913-88), in the firm of Davey & Brindley.¹²⁶

¹²⁵ "Tenders Called", *Construction*, 30 May 1945, p.5

¹²⁶ *Decoration & Glass*, September-October 1948, p.34, & Phillip Goad & Anne Higham, "Davey & Brindley", Goad, Philip & Willis, Julie (eds), 2012, *Encyclopedia of Australian Architecture*, p.192

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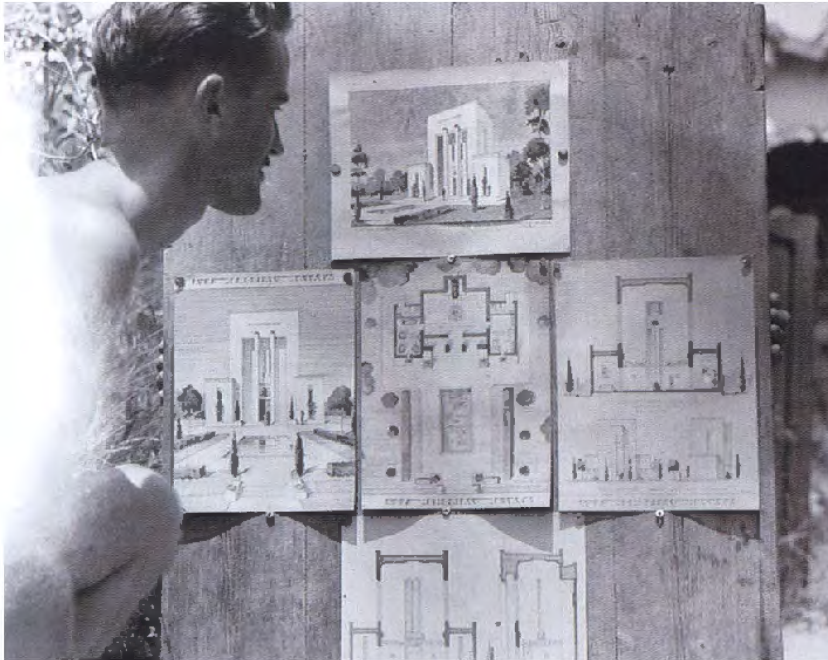


Figure 6.25: Lieutenant J.M. Brindley, an 8th Australian Division former prisoner of war of the Japanese, admiring his prize-winning design for a war memorial for the Changi Prisoner of War Cemetery. *Singapore, Straits Settlements*, 15 Sept. 1945. Photographer unknown. (Source: Australian War Memorial, reproduced in Goad & Willis, 2012, p. 192)



Figure 6.26: J.M. Brindley, A.S.T.C. (Arch), A.R.A.I.A., A.M.I.S.E. in 1948 (Source: *Decoration & Glass*, September-October 1948, p.34)

7.0 Physical Evidence

7.1 Description of the Site

The site of 55 Drumalbyn Road is one of two sites that are the subject of a proposal to demolish the houses on the two sites and construct a residential flat building. The sites are 53 & 55 Drumalbyn Road, Bellevue Hill.

53 Drumalbyn Road fronts Drumalbyn Road and 55 Drumalbyn Road is a battle-axe block located uphill and behind 53 Drumalbyn Road. The rear boundary of 55 Drumalbyn Road is also the rear boundary of properties that front Victoria Road. The double garage of 53 Drumalbyn Road is located at the Drumalbyn Road front boundary and a terrace is located on the garage's flat roof. The double garage of 55 Drumalbyn Road is also located at the Drumalbyn Road front boundary and a terrace is located on the garage's flat roof. The house is then accessed from the garage via flights of stairs and an inclinator.

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The rise from Drumalbyn Road to the rear boundaries of the Victoria Road properties is 26 metres¹²⁷. This height difference permits views from the rear allotment (55 Drumalbyn Road) over the roof of the house on the front allotment (53 Drumalbyn Road).

It is a characteristic of the sites in this section of the south side of Drumalbyn Road that there is a series of cliffs and rock platforms stepping up from the street that the original subdivision pattern generally ignored. However, the current subdivision pattern now reflects these cliff level changes with the front and rear boundaries generally following the cliff edges.



Figure 7.1: 55 Drumalbyn Road, Bellevue Hill (shaded blue) & 53 Drumalbyn Road, Bellevue Hill (shaded red), Robertson & Hindmarsh Pty Ltd overlay on Six Maps, December 2012.

7.2 Description of the Garden

The house is accessed via an "axe handle" which contains steps and a later inclinator that impinges on the use of some of the original steps). The access path becomes more heavily landscaped in the top section approaching the house.

The front garden consists of two levels with the larger, top section, consisting of a lawn, a drain and low planting along its northern edge. The lower level is long and narrow as it stretches from east to west and consists of a sandstone paved path with dense planting and a timber pergola/arbour over the path. To the east of the house a set of curved stairs with an original curved tubular handrail connect the lawn section of garden with the front door, which is one storey above the garden level. The path to the front door is concrete with a coloured concrete crazy paving pattern and the landing porch at the front door is also multi-coloured but in small, coloured, rectangular tiles.

The rear garden is also in two sections. The lower section is a concrete path running behind the house giving access from one side of the block to the other. This path also gave the maids external access from their bedrooms at the west end of the house to the Kitchen at the east end.

The second level of the rear garden is located on top of a cliff ledge that runs along the back of the house and is accessed by stairs from the concrete path behind the house. The upper garden is mostly paved with multi-coloured concrete and a non-original lightweight roof shelters the area from water dripping off the large cliff overhang above that supports the rear of the property fronting Victoria Road. At the west end of the upper garden is a timber framed greenhouse/summer house that still contains an original concrete raised area probably used as a garden bed or possibly a pond. The summer house was approved in January 1939 but the building on the approved drawing is smaller than the existing building. It is not known whether the building was constructed larger in 1939 or was added to at a later date.

¹²⁷ ESA Land Survey Consultants, Detail and Level Survey, dated 1 July 2021.

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7.3 Description of the building

7.3.1 Exterior

55 Drumalbyn Road is two-storey house with exterior walls of smooth render and a band of face brick encompassing the Basement level windows that emphasises the horizontal lines of the house. The house appears to be flat-roofed behind a rendered parapet but the roof over the main portion of the house is roofed with a pitched terra cotta tile hip roof. The roof over the secondary wing of the house is a trafficable roof terrace that is accessible from the upper garden across an original concrete bridge. The roof terrace is surrounded by pipe handrails that are typical of the interwar "maritime" references in Modernist houses. The roof terrace is covered by a modern timber-post-supported pergola that has replaced the pipe frame pergola shown in the real estate photographs dating from the 2013 sale of the property. The original drawings do not include a pergola. The windows are the original steel-framed windows and the main north-facing windows are shaded with cantilevered concrete hoods that are not shown on the original drawings. There is a cantilevered concrete balcony (with a concrete sun hood) off the Dining Room that still retains its original pipe handrails. Original exterior lights also remain intact.

The double garage is located at the front (Drumalbyn Road) site boundary and is capped with a horizontal parapet continuing the Modernist styling of the house. The house is accessed via flights of stairs including via the terrace located on the flat roof of the garage and the inclinator commences from the roof level of the garage.

7.3.2 Interior – General:

The main floor of the house is the upper floor and contains the Entry Hall (and the stairs to the lower level), the combined Living/Dining Room along the front of the house, a small Bedroom behind the Entry Hall, a modern Shower Room with WC, the Kitchen (now opened up to the Dining area), the Main Bedroom with Ensuite Bathroom, and then a smaller Bedroom (used as a Study/Home Office accessed through the Main Bedroom). The small Bedroom gives access to a modern Bathroom in what was originally the second Maid's Bedroom (then later a Dressing Room at the time of the house's previous sale). There is an externally-accessed WC at the rear of the house.

The lowest floor of the house contains a Sitting/Rumpus Room connected to a secondary Sitting area (former Bedroom), a small bedroom and an original Bathroom. The Hall is lined on the south side by original storage cupboards with original (or early) mirrored door fronts. Scenes of the ocean are etched into the mirrors. The original Bathroom, in addition to retaining all its original finishes and fixtures (with the exception of the modern toilet suite), also retains a mirror-fronted wall cabinet with an etched fishing scene.

The Laundry at this level is accessed from the exterior. The main (upper) floor of the house is accessed via a stair located at the eastern end of the wide corridor that runs the length of the lower floor. The lower level gives access to the wide, north-facing lawn as well as to a small storage building. The 1938 Building Application drawing describes this small building as an "outhouse". The same drawing includes the timber-framed greenhouse/summer house in the upper garden level.

Prior to the current ownership of the house, the house retained its original room layout. The current house has retained the original layout with the exception of the upper level WC which has been enlarged into a Shower Room, and the Kitchen which has been opened up into the Dining area.

Many original ceiling and wall lights remain, as do the original ceilings in the main spaces, although it is possible that inspection of the fabric of the ceiling may reveal it to be a later ceiling. However, the detailing of the cornice appears to be original.

A lower-level Bedroom has a timber window and doorset in lieu of the original steel window and timber door shown on the working drawings but the original face brick steps remain. The brick sill of the attached window beside the door has been altered from the original.

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Figure 7.2: 55 Drumalbyn Road, Bellevue Hill, Ground Floor (upper level) Plan. Architect: P. Gordon Craig & John M. Brindley, 1937. (Source: realestate.com.au: BradfieldCleary, 55 Drumalbyn Road, Bellevue Hill, sold 18 October 2013)

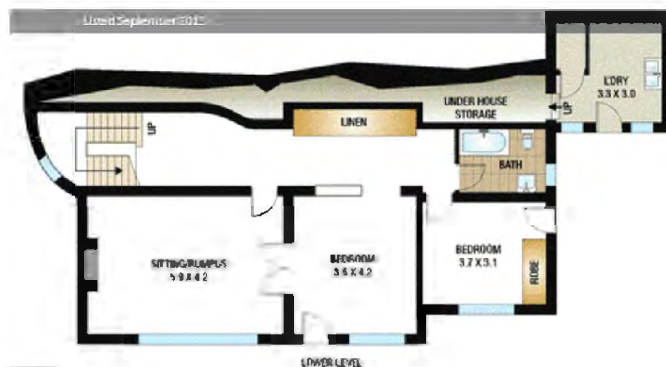


Figure 7.3: 55 Drumalbyn Road, Bellevue Hill, Ground Floor (lower level) Plan. Architect: P. Gordon Craig & John M. Brindley, 1937. (Source: realestate.com.au: BradfieldCleary, 55 Drumalbyn Road, Bellevue Hill, sold 18 October 2013)

7.3.3 Interior description:

7.3.3.1 Upper level (Ground Floor)

The original timber front door is set in the east wall of the entry with the remainder of the wall being the original obscure glass blocks (150mm x 150mm square blocks). The floor of the Entry is sheathed with the original Cypress Pine floorboards, the walls are cement rendered and the original plaster ceiling and cornice remain. The original central light fitting still remains; an obscure, ribbed glass half cylinder with a chrome-plated central fin, two chrome-plated rings suspended from the two chrome-plated rods and ceiling canopies. This is a most unusual and original light fitting to still be in use in its original location. On the south wall there is also an original wall-light sconce comprising a glass dish on a chrome-plated semi-dish supported on a chrome-plated vertical support that sports five glass ribs. Beneath the fitting is an original light switch. At the west end of the Entry Hall the original door to the Kitchen has been bricked up and the double doors to the Dining area have been removed. To the north of the front door the timber stair descends to the lower level. The working drawings indicate that the stair was to be timber.

To the north of the Entry Hall the original open plan Living/Dining room remains intact with its Cypress Pine timber floorboards, cement render walls and plaster ceiling with its original cornice. Modern air-conditioning outlets have been cut into the ceiling but these do not detract from the appearance of the room. Two original wall lights (matching that in the Entry Hall) remain on the south wall of the room. At the east end of the room the built-in slow combustion space heater remains intact, surrounded by the original orange tiles and orange-tiled hearth. The fireplace is a blocky stepped design with the original curved and angled mirror on the wall above. The north wall of the Living end of the room comprises a long strip steel-framed window that wraps around the corner at the east end. The corner of the masonry wall above is supported on a circular steel post. The sill board of the window is the original thick timber with ribbed front edge detail. The timber is the colour of tallowwood. The strip window

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has six steel casement-hung sashes with their original catches and stays. The north wall of the Dining end of the space contains steel French doors with steel casement sidelights opening onto the concrete balcony. The balcony has the same multi-coloured tiles as the entry porch and the balcony is surrounded by the original pipe handrail.

The Kitchen has been refurbished and the north wall of the kitchen removed to open it up to the Living/Dining area and to the view. To the south of the Entry Hall the original Breakfast Room is intact but the adjacent Cloak Room has been totally refurbished with the exception of the original ceiling and light fitting remaining extant.

To the west of the Dining area lie the original Main Bedroom (with its corner window mirroring that of the Living Room) and refurbished Ensuite, then the Study/Home Office (former Maid's Room) and then a new Bathroom in the second Maid's Bedroom area. The Bedroom and Study floors are carpeted.

7.3.3.2 Lower level (Basement)

The lower level is accessed via the main timber staircase from the Entry Hall. At the half landing is an original half cylinder glass light fitting. The staircase opens onto the wide lower floor hall that runs east-west behind the rooms that all face north over the garden. On the south side of the hall are original storage cupboards with mirrored fronts. The mirrors are etched with scenes from the seaside. At the west end of the hall the original bathroom with its original wall and floor tiles, bath, wall basin, recessed ceramic toilet roll holder, green enamelled bath and shower and taps. In the west wall is the original recessed shaving cabinet with a mirrored door. The mirror is also etched with a scene of a pig-tailed girl fishing.

Adjacent to the Bathroom is a small Bedroom with a north-facing steel-framed window and a door in the west wall giving access to the garden. The two main rooms have been interconnected by non-original large glass doors. The smaller of the two rooms has a door and window set in the north wall giving access to the garden. This door and window combination is timber whereas the working drawings indicated a steel-framed door and window combination. The room also had original double doors and sidelights separating it from the hall. These have been removed and now the room opens into the hall. The largest room on this level has a fireplace on the west wall under the main fireplace upstairs. The room's window is the original steel framed picture window with two opening casement sashes; one at either end of the large central fixed pane.



Figure 7.4: 55 Drumalbyn Road, Bellevue Hill, front façade. Note the render and brick façade treatment, the cantilevered balcony with pipe handrail, concrete hoods over the windows, the original wall light fitting, and the original soffit light fitting under the balcony. Architect: P. Gordon Craig & John M. Brindley, 1937. (Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)

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Figure 7.5: 55 Drumalbyn Road, Bellevue Hill, Living/Dining Room with horizontal strip steel-framed corner windows. Architect: P. Gordon Craig & John M. Brindley, 1937. (Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.6: 55 Drumalbyn Road, Bellevue Hill, original roof terrace and access bridge from the upper garden level. Note the original pipe handrail (extant) and non-original pergola. Architect: P. Gordon Craig & John M. Brindley, 1937. (Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)

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Figure 7.7: Original garage with entry gate to the right.
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.8: Stairs from garage roof to the access way up to the site.
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.9: Entry gate and stairs to garage roof from the street.
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.10: Looking down access stairs and inclinator towards the street.
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.11: Lowest level of the front garden (looking west).
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.12: Upper level of the front garden (looking west).
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)

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Figure 7.13: Looking south-east at the front façade.
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.14: Outbuilding to the west of the house.
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.15: Looking south at the front façade of the west wing.
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.16: Original steps & handrail from the front garden up to the front door.
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.17: Front door with glass block sidelight.
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)

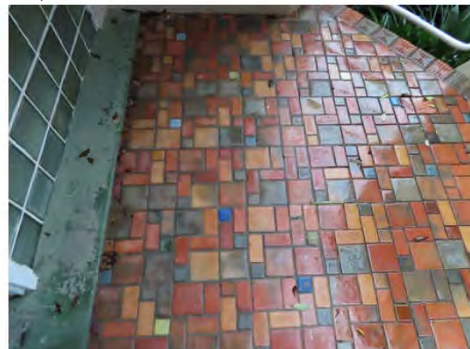


Figure 7.18: Front porch with original multi-coloured tiles.
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)

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Figure 7.19: Entry Hall.
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)

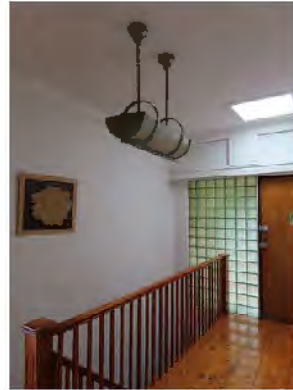


Figure 7.20: Entry Hall.
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.21: Entry wall light and original light switch plate beneath.
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.22: Main Bedroom with corner window.
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.23: Looking west in Living/Dining.
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.24: Living Room fireplace.
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)

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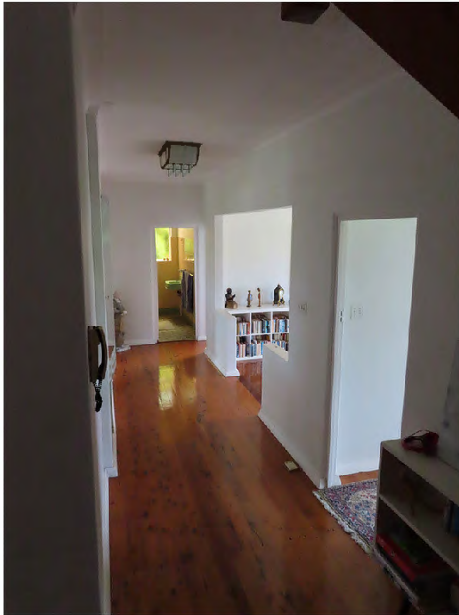


Figure 7.25: Lower level hall looking west.
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)

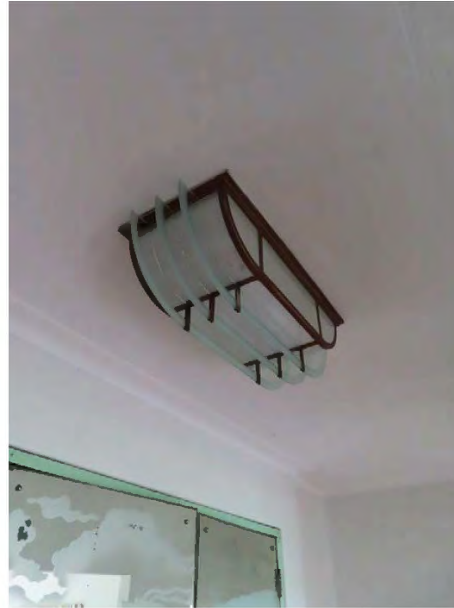


Figure 7.26: Light fitting in lower level hall.
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.27: Mirrored cupboard doors in lower level hall.
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.28: Mirrored cupboard doors in lower level hall.
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)

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Figure 7.29: Larger sitting area in lower level.
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.30: Second sitting area in lower level.
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.31: Original bathroom in lower level.
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.32: Original bathroom in lower level.
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.33: Upper level garden area.
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.33: Greenhouse/summer house on upper level garden area.
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)

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8.0 Comparative Analysis

8.1 The works of P. Gordon Craig and John M. Brindley:

Craig's domestic commissions, prior to the partnership with John Brindley, were more conservative than the large William Street building would indicate (Figure 6.7). 5A Vivian Street, Bellevue Hill is an unassuming 1923 bungalow with dark brown face bricks and a terra cotta tiled roof with nested gables and a stopped hip roof (Figures 6.3 & 6.4). The 1926 duplex he designed for himself in Rose Bay is equally conservative but the use of a deep verandah and porch modulated the façades and allowed a transition from inside to outside (Figures 6.5 & 6.6). Likewise, the 1928 design for the Harbord Hotel reflects an Arts & Crafts aesthetic (Figure 6.9).

The architectural practice of P. Gordon Craig & John M. Brindley was typical of interwar practices in that they were comfortable designing in different styles of architecture, depending on the client's requirements, the budget or the site. This approach is sometimes misinterpreted by modern commentators as somehow indicating a lack of focus or design philosophy or ability in being able to realise a "more pure design oeuvre", but this misunderstands the period between the wars. As we discovered in our landmark 1993-1996 study of interwar housing and housing estates for the National Trust of Australia (NSW)¹²⁸ the period was a "battle of the styles" as architects sought to interpret overseas architectural influences and adapt them to Australian climatic and social conditions. However, the influence of the younger Brindley can be discerned in the design of 55 Drumalbyn Road. A similar aesthetic and approach was followed in the 1940 design of the block of flats at 22 New South Head Road (Figure 6.24).

55 Drumalbyn Road, Bellevue Hill illustrates the Modernist approach of John Brindley after he joined the practice. The house is stripped back to the flat walls and horizontal strip windows of Functionalist Modernism. The windows are shaded with concrete hoods and the roof of the servants' wing is given over to a roof terrace with pipe handrails. In its dramatic use of the roof terrace this house can be favourably compared to two other important early modern designs, the heritage-listed Prevost House in Bellevue Hill and the earlier heritage-listed "The Ship" house by Roy Grounds in Victoria. The steel-framed horizontal strip windows and pipe handrails are present in all three houses.

The floor plan of 55 Drumalbyn Road, Bellevue Hill is also worth noting. The Living/Dining Room is a single, open-plan space with horizontal strip steel-framed windows and steel door leading to the cantilevered balcony, all giving access to the panoramic views of Sydney Harbour. Also of importance are the two Maids' Rooms in the west wing. The house was designed in a period where only the wealthy continued to afford to employ maids, let alone two live-in maids!




¹²⁸ Robertson & Hindmarsh Pty Ltd, *Housing in NSW Between the Wars: A Study of Housing and Housing Estates constructed and developed in NSW between World War I and World War II*, Prepared for the National Trust of Australia (NSW), February 1996.

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8.2 Modernist/Functionalist houses:

55 Drumalbyn Road, Bellevue Hill is one of the early Modernist houses in the Woollahra LGA and is within the group of the first such houses in the 1930s in Australia. Research for this report has revealed the following early Modernist buildings within the Woollahra LGA. This part of Sydney has the highest concentration of early modernist architecture, examples in other suburban areas tended to be isolated examples.

Single houses:

	<p>Figure 8.1: 1933: 13 Princes Avenue, Vaucluse. Architect: Joseland & Gilling (Source: Google Earth Pro, accessed 14 February 2022)</p> <p>Not heritage listed</p>
	<p>Figure 8.2: 1936: Prevost House, Bellevue Hill, Sydney. Architect: Prevost & Ancher. (Source: Lewi & Goad, 2019, <i>Australian Modern</i>, p.58)</p> <p>Local heritage item</p>
	<p>Figure 8.3: 1937: <i>Carrabah</i>, 17 Drumalbyn Road, Bellevue Hill. Architect: Samuel Lipson (Source: Google Earth Pro, accessed 15 February 2022)</p> <p>Not heritage listed</p>

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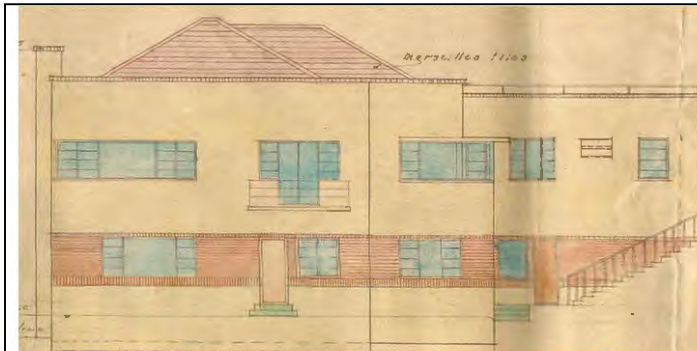


Figure 8.4: 1937: 55 Drumalbyn Road, Bellevue Hill, for A.K. Jones Esq. Front Elevation. Architect: P. Gordon Craig & John M. Brindley. (Source: BA 164/1937 Woollahra Council)



Figure 8.5: 1937: 99 Yarranabbe Road, Bellevue Hill. Architect: J. Nisbet

Local heritage item

Residential flat buildings:



Figure 8.6: 1934: Flats, 30 Fairfax Road, Bellevue Hill (model). Architect: Dudley R. Ward (Source: *Construction & Real Estate Journal*, 20 February 1935. p.5. Also see BA 272/1934 for front building & BA 167/1935 for rear building, Woollahra Council)

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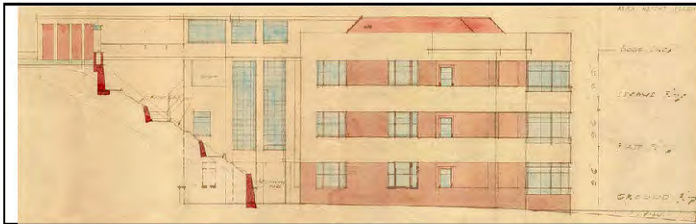


Figure 8.7: **1936:** Triple Residence, 14 Longworth Avenue, Point Piper. Architect: Samuel Lipson (Source: BA 334/1936 Woollahra Council)



Figure 8.8: **1936:** Glamis, 206A Victoria Road, Bellevue Hill. Architect: Samuel Lipson (Source: Google Earth Pro, accessed 7 February 2022)

Local heritage item



Figure 8.9: **1940:** Shops and flats, 22 New South Head Road, Rushcutters Bay. Architect: P. Gordon Craig. (BA 102/1940) (Source: Google Earth Pro, accessed 24 December 2021)

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Figure 8.10: 1947: 3 Trelawney Street, Woollahra. Architect: Reves & Hayes (Source: Google Earth Pro, accessed 7 February 2022)

Local heritage item

Other building types:



Figure 8.11: 1940: Unicorn Hotel, 106 Oxford Street, Paddington. Architect: Joy & Pollitt (Source: Source: Google Earth Pro, accessed 7 February 2022)

Local heritage item

55 Drumalbyn Road, Bellevue Hill represents the transition in architecture in Sydney which occurred during the interwar years, a transition that followed trends in residential architecture, as designed by the architectural profession in Sydney who closely followed developments in the northern hemisphere. Examples of this transition from the use of motifs drawn from historic sources to the clean lines of modern architecture can only be found in a small number of local government areas in Sydney particularly in the wealthier suburbs overlooking Sydney Harbour such as Clifton Gardens and Seaforth to Manly on the north side of Sydney Harbour and from Potts Point to Vaucluse on the southern side of the harbour. In these suburbs clients commissioned architects to design new villa residences or apartment buildings intended to reflect the status and wealth of the owners or their tenants.

Whilst Australian architects on travelling scholarships saw first-hand examples of the new modern architecture that was emerging in Europe, designs that were showcased at the various building exhibitions and model housing estates (Seidlung) erected in Stuttgart, Berlin and Vienna from 1928, it was some time before examples of modern houses were erected in Australia. On their return these architects, including Sydney Ancher in NSW and Best Overend and Edward Bilson in Victoria, promoted this new architecture in the popular press, however, commissions for houses were not forthcoming. Few substantial houses were built in early 1930s due to the Great Depression.

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Figure 8.12: 1937: House at Lindfield, NSW, Architects Stephenson, Meldrum and Turner

Unknown location

A number of modern apartment buildings were published from the mid-1930s on, and this form of architecture received more coverage in the *Australian Home Beautiful* than individual houses. Examples in Melbourne were more widely published than examples in Sydney. A modern house by the firm of Stephenson, Meldrum and Turner in Lindfield was published in August 1937, included in "A Plea for Modernism in Architecture" by the Melbourne Architect Geoffrey Mewton (figure 8.12).¹²⁹ Whilst the façades of these houses were either rendered white or were face brick with steel windows, the roofs were still a traditional pitched tile roof, as required by Councils. It was not until the late 1940s that the requirement for a pitched roofs was successfully challenged by architects. A published 1938 design of "A Home with an Ocean View at Collaroy," designed by Brewster and Manderson, still retained a traditional pitched roof and dormers and is a much less successful composition than No. 55 Drumalbyn Road.¹³⁰

Very little has been written about the transition to modern architecture in the 1930s, with the Prevost House by Reginald Prevost, and his protégé Sydney Ancher, frequently being regarded as one of the first examples. In their recent talk on Modernism in the Eastern Suburbs, Rebecca Hawcroft and Kieran McInerney began with the Prevost House, a design that Ancher collaborated on following his return from London in the late 1930s. The design was intended to showcase Reginald Prevost's architectural firm as being progressive and modern. The outbreak of war in 1939 largely halted the construction of substantial modern houses.

The Prevost House was by no means the first early modern house in the Woollahra LGA. An earlier substantial modern house designed by Joseland and Gilling in 1933 in Princes Street, Vaucluse, remains (Figure 8.1). The exterior of the house resembles the work of European architect Adolf Loos. Examples of this type of modern architecture from Austria and Czechoslovakia were featured in the *Australian Home Beautiful* in the mid-1930s, sourced from *Innen Dekoration* published in Darmstadt by Alexander Koch.

The Eastern Suburbs of Sydney were one of the first locations in NSW where Functionalist architecture emerged and No. 55 Drumalbyn Road is one of the earliest examples of the style to have been erected that demonstrates the influence of the face brick buildings designed by the Dutch City Architect W.M. Dudok. Dudok received the Gold Medal from the Royal Institute of British Architects in 1935 and his work was well-known in the English-speaking world. Throughout the 1930s the transition in architectural form and detailing towards modern architecture can be traced in the work of the architects awarded Gold Medals by the RIBA. This transition can be seen in Sydney and in Melbourne, initially in hospital designs, then in apartment blocks such as "Wyldefel Gardens" (figure 8.14), and by the mid-1930s, in individual houses.

At the time No. 55 Drumalbyn Road was designed it would have been unusual for a single residence to have steel windows. The internal planning of No. 55 Drumalbyn Road is also unusual, with the kitchen originally opening directly off the hall. The sanitary arrangements for the Maid's Rooms, with an outside toilet, the ensuite for the Main Bedroom and the separate cloak room with a toilet is not a standard plan layout for the interwar years. The planning is likely to have reflected a specific brief.

¹²⁹ Geoffrey Mewton, "A Plea for Modern Architecture," *Australian Home Beautiful*, August 1937

¹³⁰ "A Home with an Ocean View," *Decoration and Glass*, June 1938

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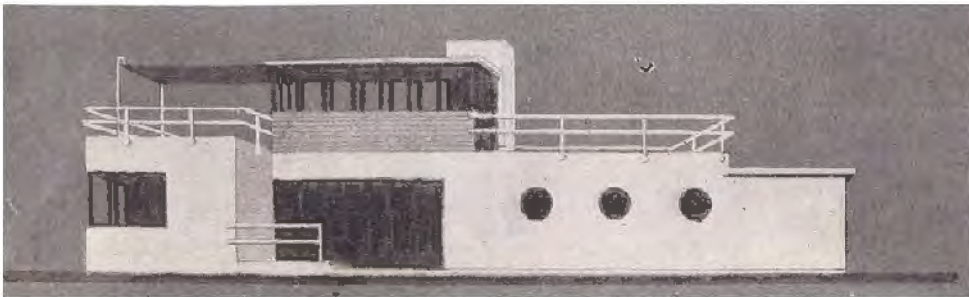
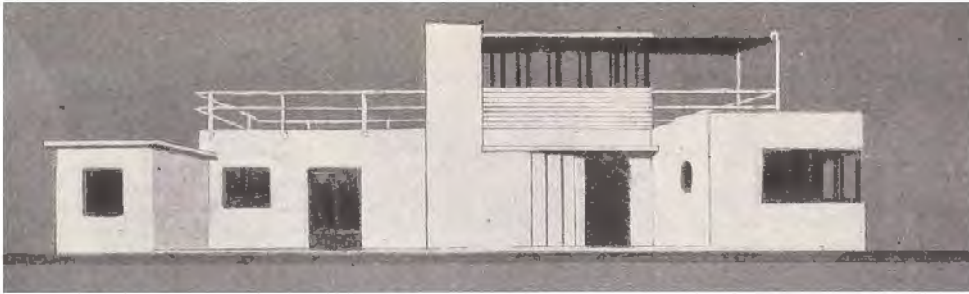


Figure 8.13: "The Ship", Mt Eliza, Victoria. Architect: Roy Grounds, 1933-34 (Source: Lewi & Goad, 2019, *Australian Modern*, p.34)



Figure 8.14: "Wyldefel Gardens", Potts Point, Sydney. Architect: John Brogan, 1936 (Source: Lewi & Goad, 2019, *Australian Modern*, p.42)

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Figure 8.15: Prevest House, Bellevue Hill, Sydney. Architect: Prevost & Ancher, 1936-37 (Source: Lewi & Goad, 2019, *Australian Modern*, p.58)



Figure 8.16: School of Mechanical & Automotive Engineering, TAFE NSW Ultimo Campus. Architect: NSW Government Architect (design architect: Harry Rembert), 1937-40 (Photo: Scott Robertson 2007)

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8.3 Statutory Listings

The following table is a preliminary list of Inter-War Functionalist buildings extracted from the places listed as items of environmental heritage on the Woollahra LEP 2015.

Modernist/Inter-War Functionalist/Moderne buildings listed in Municipality of Woollahra (Woollahra LEP 2014)

Year	Address	Name	Photo	Architect	BA	Statutory listing
1939	81 Birriga Road, Bellevue Hill	Cumberland		Gordon McKinnon & Sons	195/1939	Local, item 13
1939	81A Birriga Road, Bellevue Hill	Westmoreland		Gordon McKinnon & Sons	914/1939	Local, item 14
1937	1 Rupertswood Avenue, Bellevue Hill	Prevost House		Prevost & Ancher		Local, item 39
1936-37	206A Victoria Road, Bellevue Hill	Glamis		Samuel Lipson		Local, item 73
1937	99 Yarranabbe Road, Bellevue Hill			J. Nisbet	194/1937	Local, item 194
1940-41	106 Oxford Street, Paddington	Unicom Hotel		Joy & Pollitt		Local, item 689
1935	694-696 Old South Head Road, Rose Bay	Former Kings Theatre		Crick & Furse		Local, item 331
1928	11A Gilliver Avenue, Vaucluse			Bohringer, Taylor & Johnson	(9)225/1928	Local, item 359

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Year	Address	Name	Photo	Architect	BA	Statutory listing
1935	6 Graylind Place, Vaucluse			Joseland & Gilling		Local, item 363
1947	3 Trelawney Street, Woollahra			Reves & Hayes	1/1947	Local, item 698

9.0 Assessment of Heritage Significance

9.1 Analysis of Documentary and Physical Evidence

The physical evidence of the house confirms the planning of the original working drawings has been largely maintained and that the major interior finishes and materials of the house have been maintained in their original condition and location. The original lower floor Bathroom is an exceptional example of the pared-back interwar bathroom. The original light fittings throughout the house are exceptional and rare. The open plan of the Living/Dining Room has been maintained.

The characteristics of the interwar Modernist house have been maintained and this is an early example Modernist architecture in Sydney.

9.2 Historical themes

The property falls within the following national and NSW historical themes.

National historical theme	State historical theme	How the historical theme is demonstrated in this building
4. Building settlements, towns and cities	Towns, suburbs and villages	Subdivision of larger estates creating closer, suburban settlement
8. Developing Australia's cultural life	Creative endeavour	Work of a creative, well-known architect

9.3 Assessment of Heritage Significance

The criteria used to assess the significance of this property are the criteria contained within the 2001 NSW Heritage Office publication, *Assessing Heritage Significance*, which were gazetted in April 1999. The gazetted notice of the assessment criteria is reproduced in full for accuracy and clarity.

HERITAGE ACT 1977

OFFICIAL NOTICES

Minister for Urban Affairs and Planning

Notification

PURSUANT to Part I section 4A (3) of the Heritage Act 1977 notice is given of the criteria that the Heritage Council of NSW uses for the making of decisions as to whether or not an item is of State heritage significance.

CRITERIA FOR LISTING ON THE STATE HERITAGE REGISTER

The State Heritage Register is established under Part 3A of the Heritage Act (as amended in 1998) for listing of items of environmental heritage¹ which are of State heritage significance².

Assessment of Heritage Significance
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To be assessed for listing on the State Heritage Register an item will, in the opinion of the Heritage Council of NSW, meet one or more of the following criteria³:

- (a) an item is important in the course, or pattern, of NSW's cultural or natural history;
- (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;
- (c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW;
- (d) an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons;
- (e) an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history;
- (f) an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history;
- (g) an item is important in demonstrating the principal characteristics of a class of NSW's
 - cultural or natural places, or
 - cultural or natural environments.

An item is not to be excluded from the Register on the ground that items with similar characteristics have already been listed on the Register.

¹ environmental heritage means those places, buildings, works, relics, moveable objects and precincts, of State or local heritage significance (section 4 Heritage Act 1977).

² State heritage significance, in relation to a place, building, work, relic, moveable object or precinct, means significance to the State in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of an item (section 4A (1) Heritage Act 1977).

³ Guidelines for the application of these criteria may be published by the NSW Heritage Office.¹³¹

Whilst the above official gazettal notice is limited to potential items of State significance the 2001 NSW Heritage Office publication, *Assessing Heritage Significance*, has modified the wording of each of the assessment criteria to include wording such as "and/or Local" in order to indicate that the criteria are also valid in assessing items of potential Local significance.

Contained within 2001 *Assessing Heritage Significance* publication are guidelines to assist in determining whether an item or place could be included or should be excluded from listing as a heritage item at either the State or Local levels. Those guidelines are for guidance and are not prescriptive.

9.3.1 Application of the Assessment Criteria to 55 Drumalbyn Road, Bellevue Hill

The following section analyses the elements of No. 55 Drumalbyn Road, Bellevue Hill that do and do not meet the NSW Heritage Council's criteria for heritage listing.

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

Discussion:

The interwar development of suburbs in the Eastern Suburbs, such as Bellevue Hill, was related to the wealthy elite of Sydney purchasing sites with magnificent views of Sydney Harbour and commissioning architects to design substantial houses with garages that indicated their wealth and status, including their ability to own motor cars. In addition, the subject house contained accommodation for two live-in maids which further indicated the wealth of the upper Middle-Class family that commissioned the house.

The style of the house Modern/Inter-War Functionalist was an unusual style amongst the elite of the Eastern Suburbs and the North Shore. Preferred architectural styles were more overtly extravagant, such as Art Deco, Moderne or more traditional styles such as Spanish Mission, Mediterranean, or Old English/Stockbroker Tudor. As such, the use of the Modernist style of architecture in the interwar period is rare in the area and this is one of the very first examples of a single house to have been design in the Bellevue Hill area.

¹³¹ Government Gazette of the Government of New South Wales, Friday 23 April 1999 [issue No.51], Page 2834

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Significance:

55 Drumalbyn Road, Bellevue Hill is of at least Local historical significance in reflecting the lifestyle of the upper Middle Class in the interwar period with a garage for their car and accommodation for the live-in maids.

55 Drumalbyn Road, Bellevue Hill is of at least Local historical significance as an early New South Wales example of the use of Modernist residential architecture and reflects the first wave of Modernism to be employed in Australia.

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).

Discussion:

The house was designed by an architectural practice that was established by a young, talented architect from the Blue Mountains, Percy Gordon Craig. P. Gordon Craig was a significant architect in the interwar period as evidenced by his commissions for a variety of building types and in the interwar mix of a variety of architectural styles. His firm attracted the talented young architect, John Milton Brindley in his final years of architectural study and he remained in the firm until he enlisted in the Army to fight in World War 2. Brindley went on to establish one of the important post-war architectural practices known for its work on community buildings for Councils.

The house is also associated with its third owner, the Cole Family, who owned the property from 1943 to 1988. Les Cole, his wife Gladys, and their daughter, Esme, formed the Great Levante magic and illusionist troupe. In 1939 Les Cole was voted the World's No. 1 Magician by the International Brotherhood of Magicians and the family was world-renowned.

Significance:

55 Drumalbyn Road, Bellevue Hill is of at least Local significance for its association with the long-time owners, the world-famous Cole Family of magicians, escapologists and illusionists.

55 Drumalbyn Road, Bellevue Hill is of at least Local significance for its association with the prolific interwar architect P. Gordon Craig and his younger partner who worked on the design of the house, John M. Brindley.

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).

Discussion:

The planning of the house at 55 Drumalbyn Road embodies the contrast between the open planning of Modernist architecture and the more traditional social structure where servants lived in the house.

The house is an example of Inter-War Modernist architecture and reflects the taste of the commissioning owners of the house. The design incorporates the hallmarks of Modernism with a roof terrace, horizontal strip steel-framed windows, concrete sunhoods, pipe handrails, a horizontal emphasis to the façades, and the open plan Living/Dining Room.

The presence of Maid's quarters reinforces the assumption of the affluence of the commissioning family.

The link between the house and garden is also an important aspect of its significance. The architects have terraced the site to create level garden areas as well as taking advantage of the large sandstone ledge under the large overhang in linking the roof terrace to the ledge area. The subsidiary areas of garden store and gardener's WC as well as the construction of a summer house on the rear sandstone ledge are also important in the development of the house in taking advantage of the site and providing services areas to support the family's lifestyle.

Assessment of Heritage Significance
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Significance:

55 Drumalbyn Road, Bellevue Hill is of at least Local aesthetic significance because of its Modernist style of architecture, of which only a few examples remain from the interwar period. The rarity of the interwar examples of the style within Sydney could raise its level of significance. The house takes advantage of its steep site through terracing of the gardens, facing the principal rooms to the view and sun and linking the roof terrace to the large sandstone ledge in the rear garden area.

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

Discussion:

The house is not of significance under this criterion.

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).

Discussion:

The house is not of significance under this criterion.

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).

Discussion:

The interwar Modernist style of architecture in relatively intact private houses is extremely rare in Sydney. The Modernist style of house was relatively rare in the interwar period and it wasn't until after World War II that Post-War International style architecture became more widespread.

The presence of live-in Maids' accommodation (for two maids!) within the house is evidence of a way of life that changed markedly in the interwar years and is now no longer prevalent. The servant-less house was trumpeted in the popular magazines, driven by economic necessity as well as the change of societal norms. Provision for two maids in such a small house was extremely rare.

Significance:

55 Drumalbyn Road, Bellevue Hill is of at least Local significance because it is a rare example of the interwar Functionalist style of architecture. Is also rare as it provides evidence, in its original planning, of a way of life that is now almost defunct.

Criterion (g): An item is important in demonstrating the principal characteristics of a class of NSW's

- cultural or natural places; or
- cultural or natural environments

(or a class of the local area's

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

Discussion:

The house demonstrates the principal characteristics of the Modernist style of architecture with its roof terrace, horizontal strip steel-framed windows, horizontal emphasis through the contrasting bands of rendered and face brickwork. In addition, because of the steep slope of the land its pitched tile roof would not have been seen by approaching visitors because of the screening parapet.

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Significance:

55 Drumalbyn Road, Bellevue Hill is of at least Local significance as a relatively intact early example of an increasingly rare style of architecture, the interwar Modernist villa that demonstrates the principal characteristics of the type; roof terrace, horizontal strip steel-framed windows, horizontal emphasis through the contrasting bands of rendered and face brickwork.

9.4 Statement of Significance

55 Drumalbyn Road, Bellevue Hill is of at least Local historical significance as an early New South Wales example of Modernist residential architecture that demonstrates the distinctive features of the style such as horizontal emphasis, open plan living areas and useable roof terrace, reflecting the first wave of Modernism to be employed in Australia; as such it is a rare remaining example of the style and one of the first examples to be erected in Sydney generally and in the Eastern suburbs. The house takes advantage of its elevated sloping site through terracing of the gardens, facing the principal rooms to the view and sun and linking the roof terrace to the sandstone ledge in the rear garden. It is also of at least Local historical significance in reflecting the lifestyle of the upper Middle Class in the interwar period with a garage for their car and accommodation for the live-in maids, which was indicative of the wealth of the residents and also is a reflection of a lifestyle (live-in maids) that is, defunct except for the rarest instances of the super-wealthy.

55 Drumalbyn Road, Bellevue Hill is of at least Local significance for its association with the long-time owners, the world-famous, and internationally-recognised, Cole Family of magicians, escapologists and illusionists and for its association with the body of work of the prolific interwar architect P. Gordon Craig and his younger partner who worked on the design of the house, John M. Brindley.

10.0 Conclusion and Recommendations

It is our opinion that 55 Drumalbyn Road, Bellevue Hill meets the threshold to be an item of Local Environmental Heritage under the Woollahra LEP 2014 under the following criteria:

- Criterion (a): Historical significance as an early example of Modernist architecture in NSW,
- Criterion (b): Associative significance for its association with the world-famous Cole Family of magicians,
- Criterion (c): Aesthetic significance as an example of early interwar Modernist architecture,
- Criterion (f): As a rare surviving example of Modernist architecture and an item demonstrating a defunct social practice of live-in maids, and
- Criterion (g): As a rare surviving example of Modernist architecture that is representative of the defining features of the architectural style.

It is our opinion that the house (including interiors), garage, outbuilding, garden (including retaining walls) at 55 Drumalbyn Road, Bellevue Hill (Lot B DP 186880) should be listed as an item of environmental heritage on the Woollahra LEP 2014.

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55 Drumalbyn Road, Bellevue Hill
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Assessment of Heritage Significance
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Appendix A

Preliminary Projects Schedule – P. Gordon Craig & John M. Brindley

Blue indicates buildings in the current boundaries of the Woollahra LGA

(Note: Following the amalgamation of Woollahra and Vaucluse Councils the numeral 9 has been added by Woollahra Council to the original Vaucluse Council BA numbers in order to distinguish them from the Woollahra BAs)

Year	BA	Address	Applicant/ Owner	Builder	Architect	Type/ Comment
1912		Lurline Street, Katoomba			P. Gordon Craig	Cottage additions
1912		Katoomba Street, Katoomba			Craig & Craig	2 brick shops
1912		Darley Street, Katoomba			P. Gordon Craig	3 weatherboard cottages
1912		Katoomba Street, Katoomba			P. Gordon Craig	Painting and connecting gas to cottage
1912		Bathurst Road, Katoomba			P. Gordon Craig	Retaining wall & fence
1912		Waratah & Lurline Sts, Katoomba [extant]	Presbyterian Church	A.M. Duncan	P. Gordon Craig	Church
1913		Hornsby			P. Gordon Craig	Cottage
1914		Wentworth Falls	R.J. Anderson		P. Gordon Craig	2 Shops
1914		Sutherland			P. Gordon Craig	Shop
1914			J. Yates		P. Gordon Craig	Bungalow
1917		Katoomba			P. Gordon Craig	Shops
1919		Coogee			P. Gordon Craig	Cottage
1919		Blue Mountains			P. Gordon Craig	Cottage
1919		Blue Mountains			P. Gordon Craig	2 cottages
1920		Katoomba Street, Katoomba	J. Hanson of Manly		P. Gordon Craig	Shop
1922	212	222-228 Oxford Street, Bondi Junction [extant]	Leventhal Bros		P. Gordon Craig	8 shops with dwellings
1923	111	Sperman House, 40 Latimer Road, Bellevue Hill [dem]	G. Sperman		P. Gordon Craig	House & garage
1923	158	5A Vivian Street, Bellevue Hill [extant]	C. Stewart	Garrett Hokin & Co	P. Gordon Craig	Bungalow
1923	279	Dobson House, 16 March Street, Bellevue Hill [extant]	J. Dobson		P. Gordon Craig	House & garage
c.1925		101-111 William Street, Darlinghurst [extant]			P. Gordon Craig	Offices/ workshops/ showrooms
1926	465	Craig House, 36 Kent Road, Rose Bay [extant]	P. Gordon Craig		P. Gordon Craig	Duplex
1927	(9)135	7 Fitzwilliam Road, Vaucluse [dem]			P. Gordon Craig	
1927	259	43 Bunyula Road Bellevue Hill [dem]			P. Gordon Craig	Garage

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Year	BA	Address	Applicant/ Owner	Builder	Architect	Type/ Comment
1927	445	24 Latimer Road, Bellevue Hill [dem]			P. Gordon Craig	Convert residence to flats
1927		"Watson House", Bligh Street, Sydney [dem]			P. Gordon Craig & H.E. Budden	Office building
1928	50	"Baldovan", 13 Riddell Street, Bellevue Hill	Agnes I. Craig		P. Gordon Craig	Garage
1928		Harbord Hotel, Moore Road, Freshwater [extant]		George & Elphinstone	P. Gordon Craig	Hotel
1930		Darlinghurst		Mossop & Cooper	P. Gordon Craig	Boarding house
1930		[Broadway Hotel, 275 Clarinda Street] Parkes [extant]		Mr Job	P. Gordon Craig	Hotel
1931		Randwick			P. Gordon Craig	Shops & flats
1931		Wiley's Park, Lakemba			P. Gordon Craig	Grandstand
1931		25 Hughes Street, Potts Point			P. Gordon Craig	Flats
1932		Canterbury Baths [dem]			P. Gordon Craig	Municipal swimming pool
1933	(900)7	5 Fitzwilliam Road, Vaucluse	Hatrick A.C.		P. Gordon Craig	Bathroom additions
1933	36	524-528 Oxford Street, Bondi Junction	J.T. Maron		P. Gordon Craig	Addition to wood & coal storage shed
1933	(90)38	9 Kings Road, Vaucluse [extant but altered]	Mrs F.C. Manning		P. Gordon Craig	Dwelling & garage
1933	180	274-280 New South Head Road, Double Bay			P. Gordon Craig	Alterations & additions
1934	160	Craig House, 36 Kent Street, Rose Bay	P.G. Craig		P. Gordon Craig	Alterations & additions ("granny flat")
1934		Double Bay			P. Gordon Craig	Flats
1935		Clovelly			P. Gordon Craig	Flats
1935		Burwood			P. Gordon Craig	Shops
1936		Orion Theatre, Beamish Street, Campsie [extant]			P. Gordon Craig	Theatre
1936						John Brindley becomes partner in firm
1936		117 [sic] Macleay Street, Darlinghurst [sic]				Lease of 28 bachelor flats
1936	(900)4	5 Fitzwilliam Road, Vaucluse	Hatrick A.C.		P. Gordon Craig	Alterations
1936	83	E. Meller House, Ian Street, Rose Bay [dem]	E. Meller	E. Meller	P. Gordon Craig & John M. Brindley	Residence
1937	(90)50	P.F.C. Jackson House, 65 (or 59?) Village High Road, Vaucluse	P. Jackson	W.B. Parry	P. Gordon Craig & John M. Brindley	Residence

Assessment of Heritage Significance
55 Drumalbyn Road, Bellevue Hill
8 March 2022

Year	BA	Address	Applicant/ Owner	Builder	Architect	Type/ Comment
1937	156	68 Epping Road, Double Bay	M.N. Romano		Craig & Brindley	Additions
1937	164	A.K. Jones House, 55 Drumalbyn Road, Bellevue Hill			P. Gordon Craig & John M. Brindley	Residence
1937		St Neots Avenue, Potts Point			P. Gordon Craig	Flats
1938	(9)136	134 New South Head Road, Vaucluse	Miss L.E. Hitchen	T.A.L. Stevenson [?]	P.G. Craig	4 flats & garages
1938	216	55 Drumalbyn Road, Bellevue Hill	A.K. Jones		P. Gordon Craig	Garage, summer house, outhouse
1938		Campbell Pde, Bondi			P. Gordon Craig	Shops
1938?		58 Campbell Pde, Bondi			Craig & Brindley	Flats
1939		Ashfield			P. Gordon Craig & John M. Brindley	Reconstruction of shops
1940		730 George St, Sydney			P. Gordon Craig	Toilet block
1940		Beamish Street, Campsie			Dudley Ward & P. Gordon Craig	Shops & office
1940		Watsons Bay			P. Gordon Craig	Residence
1940/41	102	20 New South Head Rd & Oswald St, Rushcutters Bay	G. Smith		P. Gordon Craig	14 new flats & 4 shops
1942		Hunters Hill			P. Gordon Craig	Fibro cottage
1942?						John Brindley enlists in army
1957						P. Gordon Craig dies
1958	434	Craig House, 36 Kent Street, Rose Bay	Mrs G. Craig			Conversion of ground floor to flats

Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

ITEM DETAILS			
Name of Item	House (including interiors), garage, outbuilding, garden (including retaining walls)		
Former name	None		
Item type	Built		
Address	Number 55	Street Drumalbyn Road	Suburb Bellevue Hill
Property description	Lot B	DP 186880	
Use	Current Residence		Former Residence
Statement of significance	<p>55 Drumalbyn Road, Bellevue Hill is of at least Local historical significance as an early New South Wales example of Modernist residential architecture that demonstrates the distinctive features of the style such as horizontal emphasis, open plan living areas and useable roof terrace, reflecting the first wave of Modernism to be employed in Australia; as such it is a rare remaining example of the style and one of the first examples to be erected in Sydney generally and in the Eastern suburbs. The house takes advantage of its elevated sloping site through terracing of the gardens, facing the principal rooms to the view and sun and linking the roof terrace to the sandstone ledge in the rear garden. It is also of at least Local historical significance in reflecting the lifestyle of the upper Middle Class in the interwar period with a garage for their car and accommodation for the live-in maids, which was indicative of the wealth of the residents and also is a reflection of a lifestyle (live-in maids) that is, defunct except for the rarest instances of the super-wealthy.</p> <p>55 Drumalbyn Road, Bellevue Hill is of at least Local significance for its association with the long-time owners, the world-famous, and internationally-recognised, Cole Family of magicians, escapologists and illusionists and for its association with the body of work of the prolific interwar architect P. Gordon Craig and his younger partner who worked on the design of the house, John M. Brindley.</p>		
Level of significance	State: No		Local: Yes
Heritage listings	None		
DESCRIPTION			
Designer	P. Gordon Craig & John M. Brindley		
Builder	Not known		
Construction years	1937 - 1939		

Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

Physical Description	The Garden
	<p>The house is accessed via an “axe handle” which contains steps and a later inclinator. The front garden consists of two levels with the larger, top section, consisting of a lawn, a drain and low planting along its northern edge. The lower level is long and narrow as it stretches from east to west and consists of a sandstone paved path with dense planting and a timber pergola/arbour over the path. To the east of the house a set of curved stairs with an original curved tubular handrail connect the lawn section of garden with the front door, which is one storey above the garden level. The path to the front door is concrete with a coloured concrete crazy paving pattern and the landing porch at the front door is also multi-coloured but in small, coloured, rectangular tiles.</p> <p>The rear garden is also in two sections. The lower section is a concrete path running behind the house giving access from one side of the block to the other. The second level of the rear garden is located on top of a cliff ledge that runs along the back of the house. The upper garden is mostly paved with multi-coloured concrete and at the west end a timber framed green house that still contains an original concrete raised area probably used as a garden bed or possibly a pond.</p> <p>The Building 55 Drumalbyn Road is two-storey house with exterior walls of smooth render and a band of face brick encompassing the Basement level windows that emphasises the horizontal lines of the house. The house appears to be flat-roofed behind a rendered parapet but the roof over the main portion of the house is roofed with a pitched terra cotta tile hip roof. The roof over the secondary wing of the house is a trafficable roof terrace that is accessible from the upper garden across an original concrete bridge. The roof terrace is surrounded by pipe handrails that are typical of the interwar “maritime” references in Modernist houses. The windows are the original steel-framed windows and the main north-facing windows are shaded with cantilevered concrete hoods that are not shown on the original drawings. There is a cantilevered concrete balcony (with a concrete sun hood) off the Dining Room that still retains its original pipe handrails. Original exterior lights also remain intact.</p> <p>The double garage is located at the front (Drumalbyn Road) site boundary and is capped with a horizontal parapet continuing the Modernist styling of the house. The house is accessed via flights of stairs including via the terrace located on the flat roof of the garage and the inclinator commences from the roof level of the garage.</p> <p>The main floor of the house is the upper floor and contains the Entry Hall (and the stairs to the lower level), the combined Living/Dining Room along the front of the house, a small Bedroom behind the Entry Hall, a modern Shower Room with WC, the Kitchen (now opened up to the Dining area), the Main Bedroom with Ensuite Bathroom, and then a smaller Bedroom (used as a Study/Home Office). This Study gives access to a modern Bathroom in what was originally the second Maid’s Bedroom. There is an externally-accessed WC at the rear of the house.</p> <p>The lowest floor of the house contains a Sitting/Rumpus Room connected to a secondary Sitting area (former Bedroom), a small bedroom and an original Bathroom. The Hall is lined on the south side by original storage cupboards with original (or early) mirrored door fronts. Scenes of the ocean are etched into the mirrors. The original Bathroom, in addition to retaining all its original finishes and fixtures (with the exception of the modern toilet suite), also retains a mirror-fronted wall cabinet with an etched fishing scene.</p>

Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

	<p>The Laundry at this level is accessed from the exterior. The main (upper) floor of the house is accessed via a stair located at the eastern end of the wide corridor that runs the length of the lower floor. The lower level gives access to the wide, north-facing lawn as well as to a small storage building. The 1938 Building Application drawing describes this small building as an "outhouse". The same drawing includes the timber-framed summer house in the upper garden level, which is extant.</p> <p>Many original ceiling and wall lights remain, as do the original ceilings in the main spaces, although it is possible that inspection of the fabric of the ceiling may reveal it to be a later ceiling. However, the detailing of the cornice appears to be original.</p>
Physical condition	Excellent
Modification and Dates	<p>Inclinators constructed – unknown Rooftop pergola altered – post-2013 Ground Floor: Kitchen opened to Dining Room, Shower room altered, Bathroom added to west room; Basement level: Central bedroom opened to hall & to east room – post-2013</p>
Archaeological potential	Nil
HISTORY	
<p>Early historical notes The coastal regions of Sydney between Port Jackson and Botany Bay are the ancestral territories of the Eora people. The traditional owners of the land now within the Woollahra Council area were the Gadigal (Gadigal) and the Birrabirragal people. In common with other tribes living by Sydney Harbour, the Gadigal lived in harmony with the natural resources within their country, fishing from canoes or hunting the animals that lived in surroundings. The tribe appears to have moved within their territory in response to the seasons and family connections. Shell middens and other archaeological remains in the area provide material evidence of many centuries of sustained connection to the land that also sustained them. The arrival of white settlers caused the wholesale disruption of traditional life and the cultural practices of the Eora people generally. Despite enormous challenges, today many Indigenous people identify as Eora and maintain cultural practices and a connection to Country.</p> <p>The site The area now known as Bellevue Hill, Point Piper, Double Bay and Rose Bay is made up of 1130 acres which was amassed by Captain John Piper from 1816 to 1826. When Piper got into financial difficulty, he sold the entire estate, as well as the rest of his New South Wales land holdings, to business partners Solomon Levey and Daniel Cooper. Levey and Cooper's ownership of the land was confirmed on 22 March 1830. Following Levey's death and protracted negotiations to buy out his heir, Daniel Cooper became the sole landowner of all of Piper's former estates in 1847. Land from Cooper's land holdings was released in staggered stages; starting in 1912 in the south near Old South Head Road, being contained between Victoria, Bundarra and O'Sullivan Roads. The 2nd Subdivision occurred in May 1915; to the north and east of the 1st release, up to Latimer Road.</p> <p>Part of the site of 55 Drumalbyn Road comes from Cooper's 3rd subdivision, which created Drumalbyn Road. It was registered as DP 9724 in June 1919. In 1912, around the same time as the earliest release of the Cooper Estate, Mark Foy subdivided two sections of his land fronting Victoria Road and Balfour Street. This was marketed as the "Lawns Estate".</p> <p>Sydney solicitor Joseph Cuthbert Kershaw purchased Lot 1 & 2 from The Lawns Estate in a deal concluded on 25 July 1914. In March 1918, Kershaw went on to purchase a 1 acre 24 ½ perch lot that backed on to his Victoria Street Lots from Watchmaker and Jeweller Melon Myers. Kershaw then purchased part of Lot 6 of Section D of DP 9724, being the third land release of the Cooper Estate. He consolidated his land holdings, now spanning between Victoria and Drumalbyn Roads, under a single title in February 1921. Woollahra Council approved the subdivision of Kershaw's land on 22 November 1926.</p>	

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Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

Originally from Ingleburn, George F. and George J. Wells had a history of Interwar land development in the area. In 1928, G.F. & G.J. Wells formed High Standard Constructions Ltd. High Standard Constructions Ltd had started to acquire land fronting Drumalbyn Road shortly after their formation. In October 1928, they bought part of Lot 5 of Joseph's Kershaw's subdivision from his daughters, Dr Marie Kershaw and Ettie Van Horn. Amalgamated Properties Ltd, had purchased the other part of Lot 5 and added it to Lot 4 they had acquired from J. Kershaw on 30 April 1928. The combined lot was transferred to High Standard Constructions Ltd on 10 October 1929. The Bellevue Development Company was a new land development venture of G.J. Wells, which had dealings with allotments previously advertised in the Gems estate. The Company was registered on 24 February 1939, and its objectives were to, "...acquire and deal in land and buildings in the suburb of Bellevue Hill, Sydney, etc. Subscribers: George J. Wells and Alfred K. Jones (1 Share each). First directors: George J. Wells, Dudley Ward and Alfred K. Jones."

Alfred Kiel Jones owned 55 Drumalbyn Road and was responsible for the commission of the 1937 residence on the site. The land that 55 Drumalbyn Road stands on was Lot 2 of the Kershaws' 1926 subdivision.

The allotment was broken up into two parts and issued under two titles; 55 Drumalbyn Road was registered as Lot B on its May 1937 certificate. On 21 July 1937, Jones lodged a building application to build a house on the site. The architect was listed on the application was Percy Gordon Craig (however the drawing listed the architects as "P. Gordon Craig & John M. Brindley", and the cost of the house was estimated to be £1200. The approval was published on 28 July 1937, and a call for construction tenders put out in the mid-August. Jones applied to have the boundaries adjusted between his two lots in May 1938, and it was approved by Council that June. Shortly after this, he sold Lot A to Mary Fogarty. On 30 March 1942, Jones transferred the property to Linda May Mandelberg of Vacluse, wife of bookmaker Henry Mandelberg, who in turn, sold the property to Leslie George Cole, 'theatrical entrepreneur', and his wife Gladys Pretoria Cole on 19 of November 1943.

Leslie and Gladys Cole resided at 55 Drumalbyn Road until at least 1977. Daughter, Esme, also variously lived at 55 Drumalbyn Road with her parents, her son Maxwell and second husband George Hunt.

HISTORICAL THEMES

Australian Theme	State historical theme	How the historical theme is demonstrated in this building
4. Building settlements, towns and cities	Towns, suburbs and villages	Subdivision of larger estates creating closer, suburban settlement
8. Developing Australia's cultural life	Creative endeavour	Work of a creative, well-known architect

Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

HERITAGE SIGNIFICANCE ASSESSMENT					
<p>Historical significance SHR criteria (a)</p>	<p>55 Drumalbyn Road, Bellevue Hill is of at least Local historical significance in reflecting the lifestyle of the upper Middle Class in the interwar period with a garage for their car and accommodation for the live-in maids.</p> <p>55 Drumalbyn Road, Bellevue Hill is of at least Local historical significance as an early New South Wales example of the use of Modernist residential architecture and reflects the first wave of Modernism to be employed in Australia.</p> <table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 50%;">Guidelines for inclusion</th> <th style="width: 50%;">Guidelines for exclusion</th> </tr> </thead> <tbody> <tr> <td> <input checked="" type="checkbox"/> shows evidence of a significant human activity <input type="checkbox"/> is associated with a significant activity or historical phase <input type="checkbox"/> maintains or shows the continuity of a historical process or activity </td> <td> <input type="checkbox"/> has incidental or unsubstantiated connections with historically important activities or processes <input type="checkbox"/> provides evidence of activities or processes that are of dubious historical importance <input type="checkbox"/> has been so altered that it can no longer provide evidence of a particular association </td> </tr> </tbody> </table>	Guidelines for inclusion	Guidelines for exclusion	<input checked="" type="checkbox"/> shows evidence of a significant human activity <input type="checkbox"/> is associated with a significant activity or historical phase <input type="checkbox"/> maintains or shows the continuity of a historical process or activity	<input type="checkbox"/> has incidental or unsubstantiated connections with historically important activities or processes <input type="checkbox"/> provides evidence of activities or processes that are of dubious historical importance <input type="checkbox"/> has been so altered that it can no longer provide evidence of a particular association
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<p>Historical association significance SHR criteria (b)</p>	<p>55 Drumalbyn Road, Bellevue Hill is of at least Local significance for its association with the long-time owners, the world-famous Cole Family of magicians, escapologists and illusionists.</p> <p>55 Drumalbyn Road, Bellevue Hill is of at least Local significance for its association with the prolific interwar architect P. Gordon Craig and his younger partner who worked on the design of the house, John M. Brindley.</p> <table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 50%;">Guidelines for inclusion</th> <th style="width: 50%;">Guidelines for exclusion</th> </tr> </thead> <tbody> <tr> <td> <input checked="" type="checkbox"/> shows evidence of a significant human occupation <input checked="" type="checkbox"/> is associated with a significant event, person, or group of persons </td> <td> <input type="checkbox"/> has incidental or unsubstantiated connections with historically important activities or processes <input type="checkbox"/> provides evidence of activities or processes that are of dubious historical importance <input type="checkbox"/> has been so altered that it can no longer provide evidence of a particular association </td> </tr> </tbody> </table>	Guidelines for inclusion	Guidelines for exclusion	<input checked="" type="checkbox"/> shows evidence of a significant human occupation <input checked="" type="checkbox"/> is associated with a significant event, person, or group of persons	<input type="checkbox"/> has incidental or unsubstantiated connections with historically important activities or processes <input type="checkbox"/> provides evidence of activities or processes that are of dubious historical importance <input type="checkbox"/> has been so altered that it can no longer provide evidence of a particular association
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<p>Aesthetic significance SHR criteria (c)</p>	<p>55 Drumalbyn Road, Bellevue Hill is of at least Local aesthetic significance because of its Modernist style of architecture, of which only a few examples remain from the interwar period. The rarity of the interwar examples of the style within Sydney could raise its level of significance. The house takes advantage of its steep site through terracing of the gardens, facing the principal rooms to the view and sun and linking the roof terrace to the large sandstone ledge in the rear garden area.</p> <table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 50%;">Guidelines for inclusion</th> <th style="width: 50%;">Guidelines for exclusion</th> </tr> </thead> <tbody> <tr> <td> <input checked="" type="checkbox"/> shows or is associated with, creative or technical innovation or achievement <input type="checkbox"/> is the inspiration for a creative or technical innovation or achievement <input checked="" type="checkbox"/> is aesthetically distinctive <input type="checkbox"/> has landmark qualities <input checked="" type="checkbox"/> exemplifies a particular taste, style or technology </td> <td> <input type="checkbox"/> is not a major work by an important designer or artist <input type="checkbox"/> has lost its design or technical integrity <input type="checkbox"/> its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded <input type="checkbox"/> has only a loose association with a creative or technical achievement </td> </tr> </tbody> </table>	Guidelines for inclusion	Guidelines for exclusion	<input checked="" type="checkbox"/> shows or is associated with, creative or technical innovation or achievement <input type="checkbox"/> is the inspiration for a creative or technical innovation or achievement <input checked="" type="checkbox"/> is aesthetically distinctive <input type="checkbox"/> has landmark qualities <input checked="" type="checkbox"/> exemplifies a particular taste, style or technology	<input type="checkbox"/> is not a major work by an important designer or artist <input type="checkbox"/> has lost its design or technical integrity <input type="checkbox"/> its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded <input type="checkbox"/> has only a loose association with a creative or technical achievement
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Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

<p>Social significance SHR criteria (d)</p>	<p>No</p> <table border="1"> <thead> <tr> <th data-bbox="523 459 887 488">Guidelines for inclusion</th> <th data-bbox="887 459 1227 488">Guidelines for exclusion</th> </tr> </thead> <tbody> <tr> <td data-bbox="523 501 887 591"> <input type="checkbox"/> is important for its associations with an identifiable group <input type="checkbox"/> is important to a community's sense of place </td> <td data-bbox="887 501 1227 591"> <input type="checkbox"/> is only important to the community for amenity reasons <input type="checkbox"/> is retained only in preference to a proposed alternative </td> </tr> </tbody> </table>	Guidelines for inclusion	Guidelines for exclusion	<input type="checkbox"/> is important for its associations with an identifiable group <input type="checkbox"/> is important to a community's sense of place	<input type="checkbox"/> is only important to the community for amenity reasons <input type="checkbox"/> is retained only in preference to a proposed alternative
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<p>Technical/Research significance SHR criteria (e)</p>	<p>No</p> <table border="1"> <thead> <tr> <th data-bbox="523 674 887 703">Guidelines for inclusion</th> <th data-bbox="887 674 1227 703">Guidelines for exclusion</th> </tr> </thead> <tbody> <tr> <td data-bbox="523 716 887 878"> <input type="checkbox"/> has the potential to yield new or further substantial scientific and/or archaeological information <input type="checkbox"/> is an important benchmark or reference site or type <input type="checkbox"/> provides evidence of past human cultures that is unavailable elsewhere </td> <td data-bbox="887 716 1227 878"> <input type="checkbox"/> the knowledge gained would be irrelevant to research on science, human history or culture <input type="checkbox"/> has little archaeological or research potential <input type="checkbox"/> only contains information that is readily available from other resources or archaeological sites </td> </tr> </tbody> </table>	Guidelines for inclusion	Guidelines for exclusion	<input type="checkbox"/> has the potential to yield new or further substantial scientific and/or archaeological information <input type="checkbox"/> is an important benchmark or reference site or type <input type="checkbox"/> provides evidence of past human cultures that is unavailable elsewhere	<input type="checkbox"/> the knowledge gained would be irrelevant to research on science, human history or culture <input type="checkbox"/> has little archaeological or research potential <input type="checkbox"/> only contains information that is readily available from other resources or archaeological sites
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<p>Rarity SHR criteria (f)</p>	<p>55 Drumalbyn Road, Bellevue Hill is of at least Local significance because it is a rare example of the interwar Functionalist style of architecture. Is also rare as it provides evidence, in its original planning, of a way of life that is now almost defunct.</p> <table border="1"> <thead> <tr> <th data-bbox="523 1010 887 1039">Guidelines for inclusion</th> <th data-bbox="887 1010 1227 1039">Guidelines for exclusion</th> </tr> </thead> <tbody> <tr> <td data-bbox="523 1052 887 1346"> <input checked="" type="checkbox"/> provides evidence of a defunct custom, way of life or process <input type="checkbox"/> demonstrates a process, custom or other human activity that is in danger of being lost <input type="checkbox"/> shows unusually accurate evidence of a significant human activity <input type="checkbox"/> is the only example of its type <input checked="" type="checkbox"/> demonstrates designs or techniques of exceptional interest <input type="checkbox"/> shows rare evidence of a significant human activity important to a community </td> <td data-bbox="887 1052 1227 1346"> <input type="checkbox"/> is not rare <input type="checkbox"/> is numerous but under threat </td> </tr> </tbody> </table>	Guidelines for inclusion	Guidelines for exclusion	<input checked="" type="checkbox"/> provides evidence of a defunct custom, way of life or process <input type="checkbox"/> demonstrates a process, custom or other human activity that is in danger of being lost <input type="checkbox"/> shows unusually accurate evidence of a significant human activity <input type="checkbox"/> is the only example of its type <input checked="" type="checkbox"/> demonstrates designs or techniques of exceptional interest <input type="checkbox"/> shows rare evidence of a significant human activity important to a community	<input type="checkbox"/> is not rare <input type="checkbox"/> is numerous but under threat
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<p>Representativeness SHR criteria (g)</p>	<p>55 Drumalbyn Road, Bellevue Hill is of at least Local significance as a relatively intact early example of an increasingly rare style of architecture, the interwar Modernist villa that demonstrates the principal characteristics of the type; roof terrace, horizontal strip steel-framed windows, horizontal emphasis through the contrasting bands of rendered and face brickwork.</p> <table border="1"> <thead> <tr> <th data-bbox="523 1491 887 1520">Guidelines for inclusion</th> <th data-bbox="887 1491 1227 1520">Guidelines for exclusion</th> </tr> </thead> <tbody> <tr> <td data-bbox="523 1534 887 1883"> <input checked="" type="checkbox"/> is a fine example of its type <input checked="" type="checkbox"/> has the principal characteristics of an important class or group of items <input checked="" type="checkbox"/> has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity <input type="checkbox"/> is a significant variation to a class of items <input type="checkbox"/> is part of a group which collectively illustrates a representative type <input type="checkbox"/> is outstanding because of its setting, condition or size <input checked="" type="checkbox"/> is outstanding because of its integrity or the esteem in which it is held </td> <td data-bbox="887 1534 1227 1883"> <input type="checkbox"/> is a poor example of its type <input type="checkbox"/> does not include or has lost the range of characteristics of a type <input type="checkbox"/> does not represent well the characteristics that make up a significant variation of a type </td> </tr> </tbody> </table>	Guidelines for inclusion	Guidelines for exclusion	<input checked="" type="checkbox"/> is a fine example of its type <input checked="" type="checkbox"/> has the principal characteristics of an important class or group of items <input checked="" type="checkbox"/> has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity <input type="checkbox"/> is a significant variation to a class of items <input type="checkbox"/> is part of a group which collectively illustrates a representative type <input type="checkbox"/> is outstanding because of its setting, condition or size <input checked="" type="checkbox"/> is outstanding because of its integrity or the esteem in which it is held	<input type="checkbox"/> is a poor example of its type <input type="checkbox"/> does not include or has lost the range of characteristics of a type <input type="checkbox"/> does not represent well the characteristics that make up a significant variation of a type
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Heritage inventory sheet

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Integrity	Substantially intact with most of its original external and internal finishes and details, and internal joinery, flooring, plasterwork, light fittings and an original bathroom.			
RECOMMENDATIONS				
Recommendations	Retain the house and interior, as well as the garage, street boundary wall, site retaining walls and the outbuilding at the rear.			
INFORMATION SOURCES				
Type	Author/Client	Title	Year	Repository
Study	Rosemary Broomham / Woollahra Municipal Council	Bellevue Hill – Thematic History	2019	Woollahra Local Studies Collection
Records	NSW Valuer General	NSW Valuer General Assessments	Various	Woollahra Local Studies Collection
Plans	Various	Subdivision Plans	Various	State Library of NSW
Record	Woollahra Municipal Council	Building Application Records	Various	Woollahra Local Studies Collection
Record	Woollahra Municipal Council	Rates Book Records	Various	Woollahra Local Studies Collection
Record	Woollahra Municipal Council	Woollahra Council Minutes	Various	Woollahra Local Studies Collection
Report	Robertson & Hindmarsh Pty Ltd	Assessment of Heritage Significance: 53 Drumalbyn Road, Bellevue Hill for Woollahra Municipal Council	2022	Woollahra Municipal Council
AUTHOR OF THIS REPORT				
Name			Date	
Dr Scott Bruce Robertson Robertson & Hindmarsh Pty Ltd			4 March 2022	

Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption	Front façade viewed from south-west in front garden.		
			
Image Year	1 March 2022	Image author and Copyright Holder	Robertson & Hindmarsh Pty Ltd


Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption	Front façade viewed from north-west in front garden.		
			
Image Year	1 March 2022	Image author and Copyright Holder	Robertson & Hindmarsh Pty Ltd

Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption	Original concrete bridge to roof terrace.		
			
Image Year	1 March 2022	Image author and Copyright Holder	Robertson & Hindmarsh Pty Ltd


Heritage inventory sheet

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IMAGES			
Image Caption	Upper level of front garden looking north-west.		
			
Image Year	1 March 2022	Image author and Copyright Holder	Robertson & Hindmarsh Pty Ltd


Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption	Entrance steps and handrail from front garden to front door.		
			
Image Year	1 March 2022	Image author and Copyright Holder	Robertson & Hindmarsh Pty Ltd

Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption	Original front door with glass block sidelight.		
			
Image Year	1 March 2022	Image author and Copyright Holder	Robertson & Hindmarsh Pty Ltd

Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption	Summer house on upper level of rear garden.		
			
Image Year	1 March 2022	Image author and Copyright Holder	Robertson & Hindmarsh Pty Ltd


Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption	Upper level of rear garden looking east.		
			
Image Year	1 March 2022	Image author and Copyright Holder	Robertson & Hindmarsh Pty Ltd


Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption	Original garage at street level.		
			
Image Year	1 March 2022	Image author and Copyright Holder	Robertson & Hindmarsh Pty Ltd

Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption	Looking down access way towards the street.		
			
Image Year	1 March 2022	Image author and Copyright Holder	Robertson & Hindmarsh Pty Ltd


Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption	Lower level of front garden looking west.		
			
Image Year	1 March 2022	Image author and Copyright Holder	Robertson & Hindmarsh Pty Ltd

Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption	Entrance hall looking east to front door and stairs down to lower level. Note the original suspended light fitting.		
			
Image Year	1 March 2022	Image author and Copyright Holder	Robertson & Hindmarsh Pty Ltd

Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption	Living Room looking east showing the steel strip window wrapping around the east corner of the room.		
			
Image Year	1 March 2022	Image author and Copyright Holder	Robertson & Hindmarsh Pty Ltd

Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption	Original combustion stove, tiles and surround at east end of Living Room.		
			
Image Year	1 March 2022	Image author and Copyright Holder	Robertson & Hindmarsh Pty Ltd

Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption	Dining area end of Living/Dining Room looking west.		
			
Image Year	1 March 2022	Image author and Copyright Holder	Robertson & Hindmarsh Pty Ltd


Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption	Original cantilevered balcony with pipe handrail and coloured tiles and steel windows and doors.		
			
Image Year	1 March 2022	Image author and Copyright Holder	Robertson & Hindmarsh Pty Ltd


Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption	Lower level Hall looking west from the bottom of the stairs towards the bathroom.		
			
Image Year	1 March 2022	Image author and Copyright Holder	Robertson & Hindmarsh Pty Ltd

Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption	Storage cupboards in the Hall with the etched seascape drawings in the mirror fronts.		
			
Image Year	1 March 2022	Image author and Copyright Holder	Robertson & Hindmarsh Pty Ltd


Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption	Light fitting on the lower Hall.		
			
Image Year	1 March 2022	Image author and Copyright Holder	Robertson & Hindmarsh Pty Ltd

Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption	Original Bathroom on the lower level with original basin. Wall & floor tiles, enamelled bath and mirror cabinet with etched fishing scene.		
			
Image Year	1 March 2022	Image author and Copyright Holder	Robertson & Hindmarsh Pty Ltd

Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption	Lower level Sitting Room looking east.		
			
Image Year	1 March 2022	Image author and Copyright Holder	Robertson & Hindmarsh Pty Ltd

Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption	Proposed Residence at Drumalbyn Road, Bellevue Hill for A.K. Jones Esq. Original working drawing submitted to Council for approval.		
Image Year	1937	Image author and Copyright Holder	P. Gordon Craig & John M. Brindley (BA 164/1937 – Woollahra Municipal Council)

DRAFT

Planning Proposal



Local Heritage Listing of 53 and 55 Drumalbyn Road Bellevue Hill



Version Date:	March 2022
Division/Department:	Planning and Place/Strategic Planning
Responsible Officer:	Flavia Scardamaglia – Strategic Heritage Officer
HPE CM Record Number:	22/28522

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1. Introduction

1.1. Background

On 22 September 2021, a development application (DA) was lodged with Woollahra Council to demolish both buildings at 53 & 55 Drumalbyn Road, Bellevue Hill, amalgamate the two sites and construct a new seniors' housing development (DA2021/416/1).

Council staff engaged an external heritage consultant Scott Robertson of *Robertson & Hindmarsh Pty Ltd* to undertake a preliminary heritage assessment of both properties, which was finalised on 16 December 2021.

Under a Ministerial Order, the Authorisation for Local Councils to make IHOs, published in the Government Gazette on 12 July 2013 and under a sub-delegation to the Director of Planning & Place they may, on behalf of Council, make an IHO. An IHO can be made if, among other things, the following pre-conditions are in place:

- a) *it has considered a preliminary heritage assessment of the item prepared by a person with appropriate heritage knowledge, skills and experience employed or retained by the Council and considers that:*
 - i. *The item is or is likely to be found, on further inquiry and investigation, to be of local heritage significance;*
 - ii. *The item is being or is likely to be harmed;*
 - iii. *The IHO is confined to the item determined to be under threat.*

Given DA2021/416/1 proposed the demolition of all structures on both sites, and that both sites are potentially of local heritage significance, the Director of Planning & Place formed the opinion that the above circumstances were in place.

Subsequently, the Director of Planning & Place authorised the making of a two IHOs. The IHOs (No.8 and 9) were issued under section 25 of the *Heritage Act 1977* (IHO No. LC-5) and were published in the NSW Government Gazette No. 646 of 17 December 2021.

Further to this, Council staff commissioned a full heritage assessment to Robertson & Hindmarsh, which is attached as a supporting document to this planning proposal.

A site inspection to both properties including the interiors, gardens and outbuildings was undertaken on 1 March 2022, attended by the author of this report, Scott Robertson and Council's Assessment Officer. Internal photographs of No.53 were not allowed by the owners, hence only real estate photographs are used in this report.

On 17 March 2022, this matter was referred to the Woollahra Local Planning Panel (Woollahra LPP), who provided the following advice to the Council:

THAT the Woollahra Local Planning Panel advises Council to:

- A. *Proceed with the planning proposal to list the following as local heritage items in Schedule 5 and on the Heritage Map of the Woollahra Local Environmental Plan 2014:*
 - i. *'House (including interiors), garage, outbuilding, gardens (including retaining walls)' at 53 Drumalbyn Road, Bellevue Hill.*
 - ii. *'House (including interiors), garage, outbuilding, gardens (including retaining walls)' at 55 Drumalbyn Road, Bellevue Hill.*

- B. Proceed to investigate the potential State significance of 55 Drumalbyn Road, Bellevue Hill and if so, progress to nomination to the State heritage register.
- C. Advise the NSW Heritage Council that 55 Drumalbyn Road, Bellevue Hill on further investigation may prove to be of State significance
- D. Progress with a proactive approach to heritage identification and conservation including a Modern Heritage study and investigating other buildings in the Bellevue Hill suburb and other areas in the Woollahra LGA.

This matter will be referred to Council in a future Council meeting.

1.2. Description of this planning proposal

This planning proposal is made in relation to the following properties located in the Woollahra LGA:

	Property name	Address	Lot/DP
1	House (including interiors), garage, outbuilding, gardens (including retaining walls).	53 Drumalbyn Road Bellevue Hill	Lot 3 DP 316390
2	House (including interiors), garage, outbuilding, gardens (including retaining walls).	55 Drumalbyn Road Bellevue Hill	Lot B DP 186880

This planning proposal has been prepared in accordance with section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979) and the document prepared by the Department of Planning, Industry and Environment titled *Local Environmental Plan Making Guideline* (December 2021).

1.3. Assessment of heritage significance

An assessment of heritage significance was carried out by Scott Robertson of Robertson & Hindmarsh.

The assessment of heritage significance reviewed the subject sites in accordance with the document title *Assessing heritage significance*, published by the NSW Heritage Office in 2001 and *Investigating heritage significance*, published by the Heritage NSW in 2021. There are seven criteria used in the process of assessing heritage significance:

Criterion (a) – Historical significance

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

Criterion (b) – Associative significance

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).

Criterion (c) – Aesthetic/technical significance

An item is important in demonstrating aesthetic characteristics and/or high degree of creative or technical achievement in NSW (or the local area).

Criterion (d) – Social significance

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

Criterion (e) – Research potential

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).

Criterion (f) – Rarity

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

Criterion (g) – Representative

An item is important in demonstrating the principal characteristics of NSW's

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

Each criterion has inclusion and exclusion guidelines which are used to assist in the assessment process. If an item meets one of the seven heritage criteria at a local level, and retains the integrity of its key attributes, it can be considered to have local heritage significance. To be assessed for State significance an item will meet more than one of the seven heritage criteria at a State level, or if an item satisfies only one of the criteria, the item is of such particular significance to NSW that it should be listed.

A copy of the inventory sheets for both 53 and 55 Drumalbyn Road, Bellevue Hill, including assessment against all heritage criteria, is included in the appendix of this planning proposal.

1.4. Statements of heritage significance

Statements of significance have been prepared for both properties that are the subject of this planning proposal, as follows:

1.4.1. 53 Drumalbyn Road Bellevue Hill

53 Drumalbyn Road, Bellevue Hill is of at least Local historical and aesthetic significance as a relatively intact example of interwar Spanish style (Inter-War Spanish Mission/Mediterranean) architecture that reflects the characteristic features of this architectural style such as low-pitched tile roof, rendered walls, rendered external architraves and spandrel decoration, arched loggia, and wrought iron balconettes. It is also of at least Local historical significance in reflecting the lifestyle of the upper Middle Class in the interwar period with a garage for their car and accommodation for the live-in maid, which was indicative of the wealth of the residents and also is a reflection of a lifestyle (live-in maids) that is, defunct except for the rarest instances of the super-wealthy.

53 Drumalbyn Road, Bellevue Hill is of at least Local significance for its association with the prolific and well-known interwar architects, Bohringer, Taylor & Johnson, and the developer clients, the Wells Family and High Standard Constructions Ltd, and is part of a group of individual buildings and flats in Drumalbyn designed in a similar architectural vocabulary.

(March 2022, Robertson & Hindmarsh)

1.4.2. 55 Drumalbyn Road Bellevue Hill

55 Drumalbyn Road, Bellevue Hill is of at least Local historical significance as an early New South Wales example of Modernist residential architecture that demonstrates the distinctive features of the style such as horizontal emphasis, open plan living areas and useable roof terrace, reflecting the first wave of Modernism to be employed in Australia; as such it is a rare remaining example of the style and one of the first examples to be erected in Sydney generally and in the Eastern suburbs. It is also of at least Local historical significance in reflecting the lifestyle of the upper Middle Class in the interwar period with a garage for their car and accommodation for the live-in maids, which was indicative of the wealth of the residents and also is a reflection of a lifestyle (live-in maids) that is, defunct except for the rarest instances of the super-wealthy.

55 Drumalbyn Road, Bellevue Hill is of at least Local significance for its association with the long-time owners, the world-famous, and internationally-recognised, Cole Family of magicians, escapologists and illusionists and for its association with the body of work of the prolific interwar architect P. Gordon Craig and his younger partner who worked on the design of the house, John M. Brindley.

(March 2022, Robertson & Hindmarsh)

2. Existing sites and context

2.1. 53 Drumalbyn Road Bellevue Hill

53 Drumalbyn Road Bellevue Hill is located on the south-western side of Drumalbyn Road. The site is legally identified as Lot 3 in DP 316390. The site is 678.73m² in area, with a frontage of 14.05m to Drumalbyn Road and a depth of 48.41m to the north-western boundary and 33.98m to the south-eastern boundary. The south-eastern boundary adjoins a narrow accessway to the battle-axe allotment located to the rear at 55 Drumalbyn Road Bellevue Hill.

Development on the eastern side of Drumalbyn road follows the topography of the area, with buildings located well above the street level. The adjoining sites comprise single storey and two storey residential dwelling houses.

Existing development on the site comprises of a two-storey house with a gabled roof designed in the Inter-War Spanish Mission style. The symmetrical facade is dominated by a central three-arched entrance with twisted columns and a terracotta hipped roof.

The site is not located in the vicinity of any listed heritage items and is not located within a heritage conservation area.

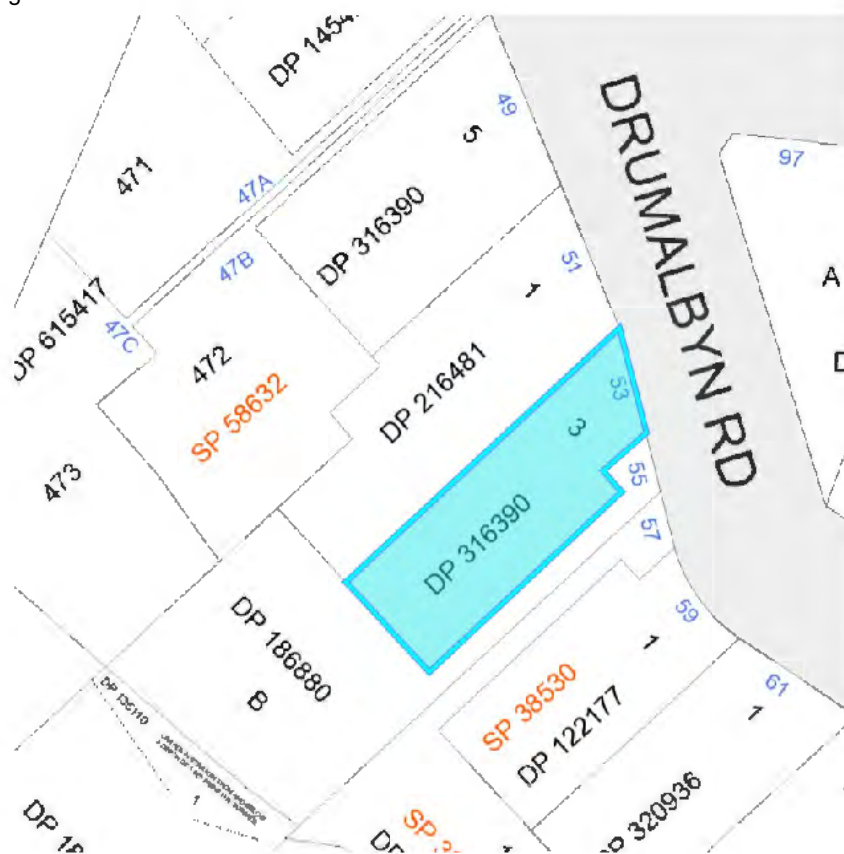


Figure 1: Cadastral map of the subject site. Source: Woollahra Maps.



Figure 2: Current aerial photo, February 2022. Source: Woollahra Maps.



Figure 3: Front elevation, April 2010. Source: www.realestate.com.au.



Figure 4: Living room, April 2010. Source: www.realestate.com.au.



Figure 5: Bedroom, April 2010. Source: www.realestate.com.au.



Figure 7: Aerial photo of 55 Drumalbyn Road, Bellevue Hill. Source: Woollahra Maps.



Figure 8: Front elevation of 55 Drumalbyn Road, Bellevue Hill. Source: Woollahra Council.



Figure 9: External view of 55 Drumalbyn Road, Bellevue Hill. Source: Woollahra Council.

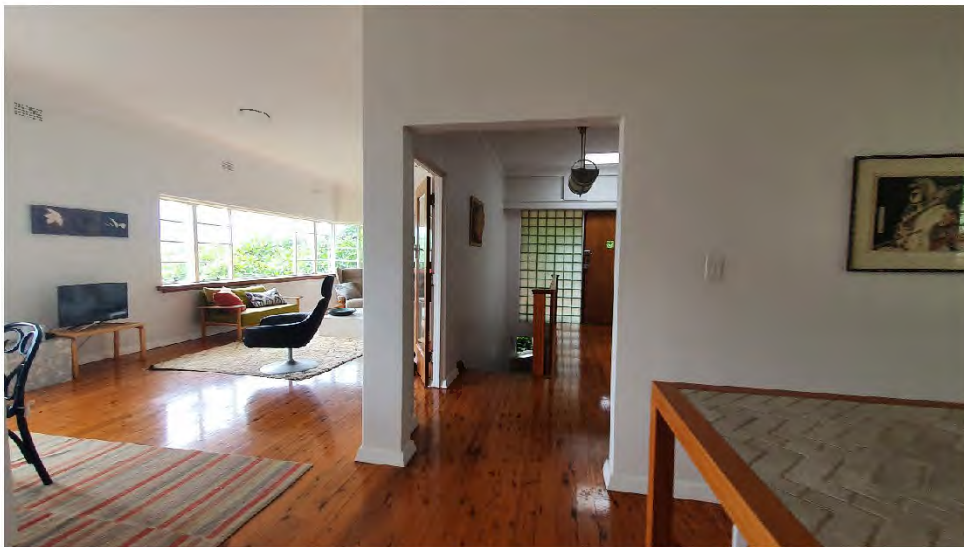


Figure 10: Internal open plan for 55 Drumalbyn Road, Bellevue Hill. Source: Woollahra Council.



Figure 11: Original fireplace detailing. Source: Woollahra Council.



Figure 12: Original horizontal window detailing. Source: Woollahra Council.

3. Existing planning controls

All sites are subject to the existing planning controls in the Woollahra LEP 2014, relating to land zoning, height of buildings, and minimum lot size.

Property address	Land Use Zone	Maximum building height (m)	Floor space ratio	Minimum Lot size (sq m)
53 Drumalbyn Road Bellevue Hill	R2 Low Density Residential	9.5m	N/A	675
55 Drumalbyn Road Bellevue Hill	R2 Low Density Residential	9.5m	N/A	675

The Objectives for the R2 zone of the Woollahra LEP 2014 are:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for development that is compatible with the character and amenity of the surrounding neighbourhood.
- To ensure that development is of a height and scale that achieves the desired future character of the neighbourhood.

No changes to the principal development standards currently applicable to the site under the Woollahra LEP 2014 are proposed to change under this planning proposal request.

The land is not mapped as being subject to **floor space ratio** controls or being within a flood planning area.

The land is not currently identified in the Woollahra LEP 2014 as containing any items of **heritage** significance.

The land is identified under the Woollahra LEP 2014 as potentially containing **Class 5** acid sulfate soils. The land is not known to be subject to any other environmental constraints.

4. Objectives of planning proposal

The objective of the planning proposal is to recognise the heritage significance of 53 and 55 Drumalbyn Road, Bellevue Hill and provide them with statutory heritage protection. Heritage listing will provide ongoing protection and recognition of the heritage significance of both sites.

5. Explanation of provisions

The planning proposal seeks the following amendments to Woollahra LEP 2014:

- Insert a listing for each property in Part 1 (Heritage Items) of Schedule 5 (Environmental Heritage). The exact wording of the amendment will be determined by the Parliamentary Counsel prior to the making of the LEP.
- Amend the Heritage Map (Sheets HER_003D) to identify 2 additional heritage items at their relevant addresses.

6. Justification

The heritage significance of 53 and 55 Drumalbyn Road, Bellevue Hill, has been established by the assessment undertaken by Robertson & Hindmarsh. Heritage listing will provide ongoing protection and recognition of the heritage significance of the item.

These matters are further discussed below in part 6.1 to 6.3.

6.1. Need for planning proposal

1. Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

Yes. The planning proposal is the result of the recommendations of two Assessments of Heritage Significance reports prepared by Robertson & Hindmarsh. The reports concluded that 53 and 55 Drumalbyn Road, Bellevue Hill, meet XXX criteria out of seven for listing as a local heritage item. Both items have been recommended to be listed as local heritage item in the Woollahra LEP 2014.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. The objective of this planning proposal is to list two properties at 53 and 55 Drumalbyn Road, Bellevue Hill in Schedule 5 of the Woollahra LEP 2014 and associated heritage maps. The best, and only, means of achieving this objective is through the planning proposal process.

Heritage listing will provide ongoing protection and recognition of the heritage significance of the item. Other options, such as adding site-specific objectives and controls to the Woollahra DCP 2015, or including heritage conservation conditions to a development consent, will not provide the same level of heritage protection and recognition.

6.2. Relationship to strategic planning framework

3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including exhibited draft plans or strategies)?

Yes. The planning proposal is consistent with the relevant objectives of the *Greater Sydney Region Plan: A Metropolis of Three Cities* (2018) and the relevant planning priorities and actions of the *Eastern City District Plan* (2018), as discussed below.

Greater Sydney Region Plan: A Metropolis of Three Cities

The planning proposal is consistent with the directions and objectives of *Greater Sydney Regional Plan: A Metropolis of Three Cities*, particularly Objective 13 'Environmental heritage is identified, conserved and enhanced'.

Heritage listing of 53 and 55 Drumalbyn Road, Bellevue Hill will provide ongoing protection and recognition of the heritage significance of these items.

Eastern City District Plan

Yes. The planning proposal is generally consistent with the directions, priorities and objectives of the *Eastern City District Plan*, particularly Planning Priority E6 and Action 20:

Planning Priority E6 'Creating and renewing great places and local centres, and respecting the District's heritage'

Objective 13 'environmental heritage is identified, conserved and enhanced'

Action 20 'Identifying, conserving and enhancing the environmental heritage of the local area' through:

- a. *engaging with the community early to understand heritage values*
- b. *applying adaptive re-use and interpreting heritage to foster distinctive local places managing and monitoring the cumulative impact of development on the heritage values and character of places'.*

Heritage listing of 53 and 55 Drumalbyn Road, Bellevue Hill, will provide ongoing protection and recognition of the heritage significance of these items.

4. Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

Yes. The planning proposal is consistent with the Woollahra Local Strategic Planning Statement and Council's Community Strategic Plan, Woollahra 2030.

The planning proposal is consistent with Planning Priority 5 of the Woollahra Local Strategic Planning Statement:

Planning Priority 5 Conserving our rich and diverse heritage

In particular Actions 28 and 30 of this planning priority seek to ensure that heritage is conserved and that the LEP and DCP reflect the evolving nature of heritage:

28. Continue to proactively conserve and monitor heritage in the Municipality including:

- reviewing and updating provisions in *Woollahra Local Environmental Plan 2014* and *Woollahra Development Control Plan 2015*
- sustainably managing visitation to our heritage conservation areas and destinations
- promoting a high standard of urban design in both the public and private domain that respects and communicates with heritage and our heritage conservation areas
- supporting implementation of legislation for Aboriginal Heritage.

30. Undertake further theme-based Municipality-wide studies, with consideration for the fact that heritage is constantly evolving.

The planning proposal is also consistent with Council's community strategic plan, *Woollahra 2030 – our community, our place, our plan*. Notably, the planning proposal meets the following strategy within Goal 4 (Well-planned neighbourhood) under the theme Quality places and spaces:

4.3 Protect local heritage and residential amenity, including protection of significant architecture and the natural environment.

Heritage listing of 53 and 55 Drumalbyn Road Bellevue Hill will provide ongoing protection and recognition of the heritage significance of these items, consistently with these local strategies.

5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

Yes. The planning proposal is consistent with other relevant State or regional study or strategy.

6. Is the planning proposal consistent with applicable State Environmental Planning Policies?

Yes. The planning proposal is consistent with the *Standard Instrument – Principal Local Environmental Plan* and all other applicable State Environmental Planning Policies (refer to **Schedule 1**).

7. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

Yes. The planning proposal is consistent with applicable section 9.1 directions (refer to **Schedule 2**).

6.3. Environmental, social and economic impact

8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No. There are no critical habitat areas, threatened species, populations or ecological communities or their habitats present on the subject land. Accordingly, the proposal will not have any impact in this regard.

9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

No. There are no likely environmental effects that would arise as a result of the planning proposal. Protection of the items will be required when development is proposed, or if there is development proposed in its vicinity. Protection measures are not likely to result in environmental harm and will be managed through the development assessment process.

10. Has the planning proposal adequately addressed any social and economic effects?

Yes. The heritage assessments measured 53 and 55 Drumalbyn Road Bellevue Hill against the criteria for 'cultural significance' as defined in the Australia ICOMOS Burra Charter, as meaning the aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

The assessment found that 53 and 55 Drumalbyn Road Bellevue Hill meet the historic, associative, aesthetic, rarity and representativeness criteria at local level.

While the planning proposal does not have any direct economic effect, it has some social impact for the local community that appreciates and enjoys local heritage in Woollahra.

6.4. State and Commonwealth interests

11. Is there adequate public infrastructure for the planning proposal?

Yes. The planning proposal involves the local heritage listing of 53 and 55 Drumalbyn Road Bellevue Hill and does not involve amendments to the planning controls that will facilitate intensified development.

Currently, both properties have access to adequate public infrastructure such as water, sewer, electricity and telephone services. The site's closest access to transport services is on Victoria Road.

There is no significant infrastructure demand that will result from the planning proposal. The existing services that are available to the site are suitable for the proposal of a local heritage listing in a residential zone.

12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Should the planning proposal proceed to public exhibition, consultation with the relevant public authorities will be carried out. These authorities will include, but are not limited to:

- Heritage NSW, Department of Premier and Cabinet
- NSW Heritage Council
- The National Trust of NSW

Further consultation will take place with any other authorities identified by the Gateway Determination.

7. Mapping

The planning proposal seeks to amend the Woollahra LEP 2014 Heritage Maps (Sheets HER_003D) by applying an "Item – General" classification to the following sites:

1. 53 Drumalbyn Road Bellevue Hill
2. 55 Drumalbyn Road Bellevue Hill

An extract of the existing and proposed heritage maps are shown in Figures 13 and 14. The heritage item numbers illustrated in the maps below are indicative only. The heritage item numbers will be confirmed upon finalisation of the planning proposal.

53 and 55 Drumalbyn Road Bellevue Hill



Figure 13: Extract from existing Woollahra LEP 2014 Heritage Map (Sheet HER_003D)

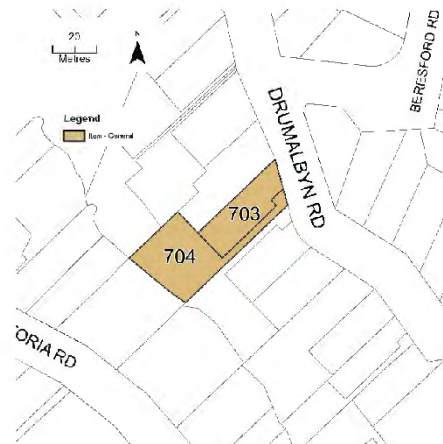


Figure 14: Extract from proposed Woollahra LEP 2014 Heritage Map (Sheet HER_003D)

8. Community consultation

The public exhibition will be undertaken in accordance with the requirements of the Act and the *Environmental Planning and Assessment Regulation 2021*, also having regard to other relevant plans and guidelines including the *Woollahra Community Participation Plan 2019* and *Local Environmental Plan Making Guideline (2021)* and any conditions of the Gateway Determination.

We recommend that the planning proposal is exhibited for a minimum of 28 days.

Public notification of the exhibition will comprise:

- weekly notice in the local newspaper (the *Wentworth Courier*) for the duration of the exhibition period, when a hardcopy version of that newspaper is being published.
- a notice on Council's website.
- a letter to the land owners of the subject sites, and land owners in the vicinity of each site.
- notice to local community, resident and business groups such as the Woollahra History and Heritage Society.

During the exhibition period the following material will be available on Council's website and in the customer service area at Woollahra Council offices:

- the planning proposal, in the form approved by the gateway determination.
- the gateway determination.
- information relied upon by the planning proposal (such as relevant Council reports).
- Woollahra LEP 2014.
- Section 9.1 Directions.

9. Project timeline

As Council is authorised to exercise the functions of the Minister for Planning under section 3.36 of the *Environmental Planning and Assessment Act 1979*, the proposed timeline for completion is as follows:

Plan-making step	Estimated completion
Woollahra Local Planning Panel provides advice	17 March 2022
Council resolution to proceed	March 2022
Gateway determination	May 2022
Completion of technical assessment	Usually none required
Government agency consultation	June 2022
Public exhibition period	Same time as agency consultation
Submissions assessment	July 2022
Council assessment of planning proposal post exhibition	August 2022
Council decision to make the LEP amendment	September 2022
Council to liaise with Parliamentary Counsel to prepare LEP amendment	October 2022
Forwarding of LEP amendment to Greater Sydney Commission and Department of Planning and Environment for notification	November 2022
Notification of the approved LEP	December 2022

Schedules

Schedule 1 – Consistency with State Environmental Planning Policies

State environmental planning policy	Comment on consistency
SEPP (Biodiversity and Conservation) 2021	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Exempt and Complying Development Codes) 2008	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Housing) 2021	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Industry and Employment) 2021	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Planning Systems) 2021	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Precincts – Eastern Harbour City) 2021	Applicable There are currently no identified state significant precincts located in the Woollahra LGA.
SEPP (Precincts – Central River City) 2021	Not applicable.
SEPP (Precincts – Regional) 2021	Not applicable.
SEPP (Precincts – Western Parkland City) 2021	Not applicable.
SEPP (Primary Production) 2021	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.

State environmental planning policy	Comment on consistency
SEPP (Resilience and Hazards) 2021	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Resources and Energy) 2021	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Transport and Infrastructure) 2021	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP 65 (Design Quality of Residential Apartment Development)	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Building Sustainability Index: BASIX)	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.

Schedule 2 – Compliance with section 9.1 directions

Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
1	Planning systems	
1.1	Implementation of Regional Plans	Applicable. The planning proposal is consistent with the objectives of the <i>Greater Sydney Regional Plan: A Metropolis of Three Cities</i> , particularly Objective 13: Environmental Heritage is identified, conserved and enhanced. The heritage listing of 53 and 55 Drumalbyn Road Bellevue Hill will provide ongoing protection and recognition of the heritage significance of these items. Refer to Schedule 1 of this report.
1.2	Development of Aboriginal Land Council land	Not applicable. This planning proposal does not affect Aboriginal Land Council Land.
1.3	Approval and referral requirements	The planning proposal seeks to heritage listing two properties in Bellevue Hill. This is not expected to require any additional approval or referral requirements. The planning proposal is consistent with this direction.
1.4	Site specific provisions	The planning proposal does not contain any unnecessarily restrictive site specific planning controls. The planning proposal is consistent with the direction.
1	Planning systems (cont.) – place based	
1.5 – 1.17	Implementation Plans	Not applicable. These plans do not apply to the Woollahra LGA.
2	Design and place	
3	Biodiversity and conservation	
3.1	Conservation zones	Applicable and consistent. The planning proposal will not affect the conservation standards of any environmentally sensitive land.
3.2	Heritage conservation	Applicable and consistent. The planning proposal will not affect the significance of places with environmental heritage. Heritage listing 53 and 55 Drumalbyn Road Bellevue Hill will provide ongoing protection and recognition of the heritage significance of these two properties.

Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
3.3	Sydney drinking water catchments	Not applicable. This direction does not apply to the Woollahra LGA.
3.4	Application of C2 and C3 zones and environmental overlays in Far North Coast LEPs	Not applicable. This direction does not apply to the Woollahra LGA.
3.5	Recreation vehicle areas	Not applicable. The planning proposal does not apply to sensitive land or land with significant conservation values. It will not allow land to be developed for a recreation vehicle area.
4	Resilience and hazards	
4.1	Flooding	Applicable and consistent. The planning proposal will not rezone flood liable land or affect the application of controls that ensure that development on flood liable land will not result in risk to life or damage to property. The planning proposal is consistent with the direction.
4.2	Coastal management	Not applicable. The planning proposal will not affect land in a coastal zone.
4.3	Planning for bushfire protection	Not applicable. The planning proposal will not affect bushfire prone land.
4.4	Remediation of contaminated land	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to this direction.
4.5	Acid sulfate soils	Applicable and consistent. Existing acid sulfate soils provisions will not be altered by the planning proposal.
4.6	Mine subsidence and unstable land	Not applicable. The planning proposal does not apply to land within a proclaimed Mine Subsidence District or to land identified as unstable.
5	Transport and infrastructure	
5.1	Integrating land use and transport	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the aims, objectives and principles of: <ul style="list-style-type: none"> • <i>Improving Transport Choice – Guidelines for planning and development</i> (DUAP 2001), and • <i>The Right Place for Business and Services – Planning Policy</i> (DUAP 2001).

Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
5.2	Reserving land for public purposes	The planning proposal does not amend reservations of land for public purposes. The planning proposal is consistent with the direction
5.3	Development near regulated airport and defence airfields	Applicable and consistent. The planning proposal does not contain a provision which is contrary to this direction.
5.4	Shooting ranges	Not applicable. The planning proposal does not apply to land adjacent to or adjoining an existing shooting range.
6	Housing	
6.1	Residential zones	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this direction.
6.2	Caravan parks and manufactured home estates	The planning proposal will not affect any caravan parks or manufactured housing estates.
7	Industry and employment	
7.1	Business and industrial zones	Not applicable. The direction does not apply where sites are zoned for business or industry.
7.2	Reduction in non-hosted short-term rental accommodation period	Not applicable. These strategies do not apply to the Woollahra LGA.
7.3	Commercial and retail development along the Pacific Highway, North Coast	Not applicable. This direction does not apply to the Woollahra LGA.
8	Resources and energy	
8.1	Mining, petroleum production and extractive industries	Not applicable. This planning proposal will not affect any of the nominated activities.
9	Primary production	
9.1	Rural zones	Not applicable. This planning proposal will not affect any rural zones.
9.2	Rural lands	Not applicable. This planning proposal will not affect any rural lands.
9.3	Oyster aquaculture	Not applicable. This planning proposal will not affect any Priority Oyster Aquaculture Areas.

Planning Proposal – 53 and 55 Drumalbyn Road Bellevue Hill – Heritage Listing

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Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
9.4	Farmland of state and regional significance on the NSW Far North Coast	Not applicable. This direction does not apply to the Woollahra LGA.

Supporting documents (circulated separately)

Preliminary heritage assessments for 53 and 55 Drumalbyn Road Bellevue Hill dated 16 December 2021

Heritage Significance Assessment for 53 Drumalbyn Road Bellevue Hill (including heritage inventory sheet) dated March 2022

Heritage Significance Assessment for 55 Drumalbyn Road Bellevue Hill (including heritage inventory sheet) dated March 2022

Report to the Woollahra LPP dated 17 March 2022

**Robertson
&
Hindmarsh
Pty Ltd**
ABN 47 000 915 622

Architects
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15 March 2022

General Manager
Woollahra Municipal Council
536 New South Head Road
Double Bay NSW 2028

Attention: Ms Anne White
Manager Strategic Planning

Dear Ms White,

**WLPP – Public meeting: DA 2021/416/1 – 53 & 55 Drumalbyn Road, Bellevue Hill
Late Correspondence from Applicant’s Heritage Consultants**

As requested in your email of 14 March 2022 we have perused the three items of the applicant’s late heritage correspondence and provide the following comments.

1. Applicant’s Heritage Consultants’ late correspondence:

The following late correspondence forms the basis of our comments and response:

Letter from Zoltan Kovacs, Architect dated 28 February 2022,
Heritage Assessment 53 Drumalbyn Road, Bellevue Hill by GBA Heritage, dated March 2022,
Heritage Assessment 55 Drumalbyn Road, Bellevue Hill by GBA Heritage, dated March 2022,

2. General points:

- 2.1 The three items of correspondence are based on our (Robertson & Hindmarsh Pty Ltd) Preliminary Heritage Assessment Report dated 16 December 2021 and prior to our being permitted to inspect the properties on 1 March 2022 and, thereafter, finalising our assessment of the properties.
- 2.2 The GBA Heritage report on 53 Drumalbyn Road included photographs taken by GBA Heritage in January 2021 and it should be noted that Council and Council’s heritage consultant were prohibited from taking photographs of the property during their inspection on 1 March 2021.
- 2.3 Level of significance – The Planning Proposal concerns the listing of the subject properties as items of **Local** Environmental Heritage, ie local to the LGA of Woollahra.
The GBA Heritage report on 53 Drumalbyn Road lists 19 “Spanish Mission” properties in the section on Comparative Analysis, only 4 of which are in the Woollahra LGA, 6 examples in other states, and the remainder in other NSW LGAs.
The GBA Heritage report on 55 Drumalbyn Road lists 11 examples of overseas Modernist houses, 12 examples of Australian Modernist houses in other LGAs and only 3 houses in the

Principals
(nominated responsible architects):
Dr Scott Robertson FRAIA ARB No: 4122
Jan Robertson FRAIA ARB No: 4182

Woollahra LGA (one of which is the subject house). In addition section 2.7 of the GBAHeritage report is concerned with post-World War 2 houses.

3. 53 Drumalbyn Road – Particular points:

3.1 53 Drumalbyn Road – Design consistency

On page 2 of his letter, Mr Kovacs states that the interior of 53 Drumalbyn Road does not reflect the Spanish Mission exterior and contrasts this with the Entry Hall of 19 Gilliver Ave, Vaucluse by Joseland & Gilling. Our comprehensive study of interwar housing for the National Trust in 1993-96 confirms that a multiplicity of architectural styles coexisted in the interwar period and that the idea of consistency of the treatment of the exterior and interior treatment within a style was rare and usually confined to the larger Upper Class architectural commissions, such as at 19 Gilliver Ave, Vaucluse. As we stated in our Heritage Assessment reports for both properties, the modern conception of design consistency by some architects and heritage consultants does not reflect the design ethos of the interwar period. Within this context, the difference between the architectural treatment of the exterior and interior of 53 Drumalbyn Road is entirely consistent. Moreover, the Spanish or Spanish Mission treatment of the façade is mostly concentrated on the front façade and this is also entirely consistent with many examples of the style. For example, the Spanish treatment of Palomar flats (at 49 Drumalbyn Road - demolished), by Bohringer, Taylor & Johnson, that formed part of Apperly, Irving and Reynolds' description of the style in their seminal book was limited to the front façade. This is also the case with Santa Barbara flats in Potts Point, a heritage-listed block of flats by Bohringer, Taylor & Johnson where the side and rear elevations are plain and less decorated than the front façade.

One of the most prominent and well-known interwar buildings that is listed at a Local level of significance, Wyldefel Gardens, Wylde Street, Potts Point, also clearly demonstrates the inconsistency between external and internal appearance. Whilst the exterior of Wyldefel Gardens is Modern the interiors are finished in a range of traditional, non-Modern styles. This does not affect the significance of the work but clearly demonstrates the "battle of the styles" that characterised the interwar period.

3.2 53 Drumalbyn Road – Commonplace vs significant

On page 2 of his letter, Mr Kovacs states the commonplace developer-built house is not significant. In neither of our reports do we mention that the subject house is commonplace. The house was designed and built for one of Bohringer, Taylor and Johnson's important Sydney developer clients, GF & GJ Wells and High Standard Constructions. The subject house was constructed for them and initially occupied by members of the Wells the family until sold in 1942. It was not one of a large tract of developer-built houses that might qualify for heritage conservation area status but one of a number of upper middle-class houses specifically designed for the Wells family (as was 61 Drumalbyn Road) on their magnificent Bellevue Hill sites.

3.3 53 Drumalbyn Road – Associative significance

On page 2 of his letter, Mr Kovacs states that High Standard Constructions, despite being prolific, "lacked [the] stature of a significant construction company like Ove Arup & Partners, for example." This writer is not aware that Ove Arup & Partners was operating in the Woollahra LGA in the interwar period (or even in Australia at that time). It is our opinion that Mr Kovacs has misunderstood the nature of associative significance in that it does not depend on whether the person or organisation is remembered or valued by a community today (which is the case with social significance) but whether the person or organisation was significant at the relevant period of time. Charles Bohringer had a long association with the Wells Family and High Standard Constructions and acted on their behalf in purchasing the subject land (and other sites) in Drumalbyn Road. Bohringer was highly regarded both prior to and after his architectural association with Melbournians, Taylor & Johnson. There are many firms of architects from earlier periods who are "unknown" today and this is the fault of historiography rather than their importance at the time.

3.4 53 Drumalbyn Road – Aesthetic significance

On page 3 of his letter, Mr Kovacs states that it is erroneous to link Inter-war Mediterranean style houses with the rich and famous in Hollywood. In our final report we have eschewed the style titles proposed by Apperly, Irving & Reynolds and have adopted the style titles used in the interwar period. Spanish and Spanish Mission were both used by the journals. An examination of the popular interwar magazines, such as *The Home*, confirms the association of Spanish Mission houses with the rich and

famous movie stars of Hollywood. Articles depict the stars at home, usually outside next to their swimming pools with the house in the background. We do not believe we err in stating that the Spanish and Spanish Mission style houses were adopted by the upper middle class and upper class in the Eastern Suburbs and North Shore of Sydney as an appropriate style of architecture for their status and lifestyle. Mr Kovacs' statement that the architecture of Leslie Wilkinson and Waterhouse & Lake was a "more profound and serious attempt to explore local responses to climate similar to the Mediterranean" denies the plethora of architects who also practised architecture in other styles such as Spanish or Spanish Mission who were exploring an architecture suited to climate as well as the intangible aspects of place-making by satisfying the needs of clients to create homes.

3.5 53 Drumalbyn Road – Integrity and originality

On page 3 of his letter, Mr Kovacs states that the house is not intact as it is not as originally designed. However, the house, with a few exceptions, is intact with respect to when it was constructed. Changes to buildings during construction are common and, in the period before the Environmental Planning and Assessment Act changes were easy to make and usually did not require a lengthy consent process, or any consent process. The front façade was constructed in a simpler fashion than that depicted on the BA drawing and our inspection of 1 March 2022 confirms that the existing elements of the front façade are original to the construction of the house; windows, rendered window architraves, projecting Juliet balconies (or balconettes), curved wrought steel balconette balustrades, and the solid front piazza balustrade with half-round terra cotta pipe decorations. Mr Kovacs intimates that changes to the fenestration have been made post-completion without supporting evidence. Our inspection did not lead us to conclude that the window sashes or frames had been altered. Likewise, the curved wrought steel window grilles appear to be original to the house and the solid rear piazza balustrade (that matches the front piazza balustrade) is original to the construction of the house. The glass enclosure of the front porch does not detract from the appearance of the porch as the photographs in the GBA Heritage report (see cover photo) clearly show.

Mr Kovacs appears not to have gained admission to the house as the comments on the interior relate to what can be discerned from the publicly-available real estate photographs. The major change to the exterior of the house was the early enclosure and roofing over of the rear piazza.

The coloured elevation on page 3 of Mr Kovacs letter and his comment "the extent of alterations as shown in purple on the diagram below show that the house is far from intact." This is incorrect as the house is it now exists is as it was constructed (with the exception of the rear First Floor piazza enclosure and the changes to the Kitchen/Maid's area of the Ground Floor).

On page 25 of the GBA Heritage report states that a number of alterations have been made to the building. As stated above our inspection on 1 March 2022 did not find physical evidence of many of the "alterations." We respond as follows:

The 1960 Building Application was, in fact, BA 783/1960 for the construction of the inclinator, which was constructed up the west side of the site. The assumption that the rear First Floor piazza was enclosed in 1960 is not supported by any documentary evidence. From the physical fabric (eg the highly decorative plaster ceiling) we would estimate the that piazza was enclosed before World War 2. Had we been permitted to take photos our photos would have shown the details of this room.

The front façade piazza balustrade has not been changed post-construction but appears to be a change made during the original construction. The detailing of the tiled coping and the half-round pipe openings are consistent with a Spanish Mission interwar house.

The two First Floor balconettes are also original to the construction of the house as are the highly decorative rendered external window architraves. The wrought steel balustrades on the balconettes are also original. Again, the physical evidence (ie the unblemished façade render) would indicate that there have been no changes after the house was initially completed. Photos in the GBA Heritage report clearly depict these features.

The GBA Heritage report also states (p.26) that the window frames have been changed. The unblemished external render and the unblemished internal plasterwork would indicate otherwise.

The captions to the illustrations on page 27 of the GBA Heritage report also state that the two balconettes, the piazza balustrade, the window rendered architraves and wrought steel window grilles are later changes. The photographs and on-site inspection do not support these suppositions. See the brackets supporting the balconettes and the overhang of the piazza in Figure 2.45 of the GBA report. These brackets are of the same design and the textured render of the walls are totally unblemished, indicating that the elements are original to the completed building. If, as the GBA report states that a “wrought iron” railing of the piazza was replaced with a rendered solid balustrade why would supposedly later balconettes be constructed with wrought steel balustrades?

On page 31 of the GBA Heritage report the caption to Figure 2.65 states that the First Floor Bathroom “has undergone changes.” There are no specific changes mentioned. The changes we noted during our inspection of 1 March 2022 were a new WC pan and cistern and a frameless glass door to the shower recess. There is no attempt to describe and analyse the bathroom which we consider to be an exceptional example of an interwar bathroom that is intact except for the two items mentioned above. Had we been permitted to photograph at the property we would have illustrated the entire Bathroom because of its exceptionally intact original fixtures and finishes. As we have stated in our final Heritage Assessment Report, the terrazzo floor, the wall tiles, the tiled bath and the highly unusual twin lioness bath spouts in their stepped bath-top structure are all original, as well as the pedestal basin. The photograph at Figure 2.65 also only hints at the two arched openings into the WC area and the shower cubicle. The photo shows one of the original wall light fittings in the bathroom. This is one of the most intact interwar bathrooms the writer has inspected.

On page 33 of the GBA Heritage report in the first paragraph of the second column it is stated that the house is not a significant part of the legacy of the architectural practice, compared with the very large output across Australia of other building types such as theatres and residential flat buildings. The subject house was one of number designed for the same developer family and is one of a severely diminished number of surviving works by the firm. In the second-last paragraph of page 33, and again in the first paragraph of Section 3.3 on page 35, it is stated that the house has “undergone extensive changes internally and externally” when this is clearly not the case. More, detailed photographs of the house exterior and interior would clearly depict the intact nature of the house, as would a full description of the building’s elements.

4. 55 Drumalbyn Road – Particular points:

4.1 55 Drumalbyn Road – Historical significance

On page 4 of his letter, Mr Kovacs states that the maids’ rooms were not self-contained and they had no bathroom. This is incorrect as Mr Kovacs has misinterpreted the original plan of the house. The maids shared a shower and had their own externally-accessible WC, both separate from the Master Bedroom Ensuite. Mr Kovacs’ argument that there was no master-servant relationship because of the supposed lack of facilities is, therefore, incorrect. This error is repeated on page 5 regarding the defunct social practice of live-in maids.

Facilities for a live-in maid were becoming not the norm in NSW at the time but were restricted to the housing of the upper middle and upper classes. Therefore, the provision of accommodation for a live-in maid is historically significant, given that the popular magazines and architectural journals were grappling with the social changes after World War 1 that meant that houses had to be capable of being run without live-in help and without being large in size.

In our final report we also include results of our further research that the house is historically significant as one of the earliest group of Modernist houses in Woollahra and is, therefore, highly significant.

4.2 55 Drumalbyn Road – Aesthetic significance

On page 4 of his letter, Mr Kovacs states that interior planning does not reflect functionalist planning as there are separate rooms. Mr Kovacs errs in this as he has ignored the open plan nature of the Living Dining Room which was part of Modernist architecture’s essence. Bedrooms, Bathrooms and Kitchens, even in most Modernist houses are separate rooms, and open kitchens and family rooms did not appear until after World War 2 in Sydney. Even then, Modernists such as Sydney Ancher, still designed houses with separate Kitchens in his early, important and significant heritage-listed works (eg the cluster of his Maytone Avenue, Killara houses).

In addition to the general point we have made regarding the examples in the Comparative Analysis section of the GBA Heritage report, the final paragraph on page 25 of the GBA report implies that all the examples cited are by well-established architects and the subject house appears to have been designed by a newly graduated student. In response, firstly, there is no evidence regarding who within the firm designed the subject house; secondly, if it were Brindley then, at the time of the house's design he was already a partner in the firm with P.G. Craig and so had obviously proved himself capable of undertaking the responsibilities of a partner in the firm; and thirdly, there are numerous examples of students, and recently graduated students being given the opportunity to design important large buildings (eg Ken Woolley and Michael Dysart in the Government Architect's Office after World War 2). The GBA Heritage report has failed to analyse the extant early Modernist houses in the Woollahra LGA which indicate that the subject house is in the first group of such houses in the LGA. The Comparative Analysis section of the GBA report also does not list some of the other projects for which Craig and Brindley were responsible prior to the outbreak of war. The subject house falls within the red and cream stripe work by the firm such as the residential flat building at 22 New South Head Road, Rushcutters Bay.

The GBA Heritage report dismisses the subject house as being a late example of the Functionalist style when compared with the European Modernist buildings of the 1920s and 1930s. Within the context of Australia, Modernist houses began to appear in the early 1930s and the subject house is in this first group of Australian Modernist houses. To compare the subject house with 1920s international examples reflects a misunderstanding of the arrival of Modernism in Australia, as well as obscuring the method of assessing Local significance. In addition, the comparison with houses in other states is not relevant in assessing the importance of the subject house in the development of Modernism within the Woollahra LGA.

Likewise, the GBA comment on page 40 that the subject house is not rare in the LGA is not correct. According to the research we have undertaken, the subject house is one of 5 early Modernist houses in the LGA, only two of which are heritage-listed. The house has gone unnoticed because of its location behind 53 Drumalbyn Road, because the firm effectively ceased work by 1942, and because Brindley began a new practice with his contemporary after returning from the war.

4.3 55 Drumalbyn Road – Integrity and originality

On page 29 of the GBA Heritage report, at Figure 2.51, the caption states that the drawing obtained from Woollahra Council in the illustration is an "as-built" drawing. There is no evidence for this as the drawing is titled "Proposed Residence at ...", rather than "As-built drawing of ..." and it was not the practice of Woollahra Council in the 1930s to require as-built drawings. Comparison of the drawing in Figure 2.51 and those in Figures 2.48 and 2.49 indicate that the drawing in Figure 2.51 includes a Laundry which is missing from the earlier drawings.

The GBA Heritage report states, on page 30, that the house has undergone "extensive alterations and renovations." This is not the case. Our inspection on 1 March 2022 indicates:

The summer house is not used as a laundry (GBA p.30) but is currently used as a gym. The laundry is still in its original location.

The house was used as the Japanese Embassy (GBA p.30). Our professional historian has researched the ownership of the property and the Cole family owned the property from 1942 until 1970. Our historian has uncovered no evidence to suggest the house was the Japanese Embassy. We would appreciate the reference that has led to that conclusion.

The proposal to add a flat to the top of the house in 1970 was refused, as stated in the GBA report (p.30). This was not carried out and, therefore, did result in any alterations to the house.

In summary, prior to the current ownership of the house, the house remained relatively unchanged.

The GBA Heritage report includes an undated plan of renovations by Molnarfreeman Architects which does not appear to be in the Woollahra Council files. The report contains a bullet point list of "further alterations" although, as seen above, the house remained virtually unchanged from its construction to the present ownership of the house, so any alterations are not "further" alterations.

The bullet point list states that the maids' rooms were reconfigured. One room is totally intact within its original walls and the western-most room has been converted to a bathroom incorporating the original maids' shower and externally accessed maids' WC. The list states that a new ceiling and cornice was installed in the Kitchen and Dining Room after the demolition of the original wall separating the two rooms. The drawing does not indicate this but indicates that the new ceiling and cornice in the Kitchen was to match the Dining Room ceiling and cornice. The list continues that the timber internal stair was painted. The drawing indicates this but inspection on site and GBA's own photographs (Figures 2.68, 2.71 & 2.72) indicate that the stair remains clear finished. This assertion of painted stairs continues on page 32 of the GBA report.

The last sentence on page 32 of the GBA report states that the "building does not display the original features of the style internally." This statement is not elaborated on or explained. As we have stated in our final Heritage Assessment Report on the property, the house retains numerous original interior materials, finishes and fixtures, including light fittings, steel windows and doors, timber sill boards to steel windows, tiled balcony and entry porch slabs, glass block front door sidelight, front door, internal doors, Cypress floor boards, slow combustion stove and surrounding orange tiles, lower level original bathroom (including wall and floor tiles, enamelled bath, etched mirrored shaving cabinet), etched mirrored doors to lower level hall storage cupboard doors, etc.

The alterations that have been undertaken by the current owner are sympathetic to the style and design of the house and do not detract from its significance. This is in a similar vein to the alterations of the contemporary Prevost House in Bellevue Hill not impacting upon its heritage significance and upon its listing as an item of environmental heritage.

4.4 55 Drumalbyn Road – Associative significance

The GBA Heritage report appears to have an incorrect property ownership history. Our professional historian states that the house was commissioned by A.K. Jones and occupied by him until it was sold in 1942 to Les Cole. The Coles owned the house until 1970 and there has been no evidence that the house was occupied by the Japanese consulate in the early 1950s. Again, evidence of this Japanese occupation would be appreciated. GBA Heritage has not ascribed any significance to the Cole family in terms of their long occupation of the house and their worldwide renown. Their importance should have been noted and their association with the house should have been given weight.

The report's statement (on page 38) that John Brindley "architect for the house at 55 Drumalbyn Road cannot be regarded as being a person of importance in the course of the cultural history in Woollahra" must be challenged. Firstly, there is no evidence suggesting that Brindley was the design architect, so the architect must be the firm of P. Gordon Craig and John M. Brindley. Secondly, the firm designed many buildings in the Woollahra LGA in addition to other areas of Sydney and NSW, so it must be that the firm, like many prolific architects, had an impact on the cultural history of the area. In the case of the subject house, the importance of the Cole family's ownership and occupation has also not been recognised.

Conclusion

Having reviewed the three Applicant Heritage Consultant reports we continue to consider that the two properties at 53 and 55 Drumalbyn Road, Bellevue Hill, meet 5 of the 7 criteria for listing as Local items of environmental heritage

Yours sincerely



Scott Robertson
for
Robertson & Hindmarsh Pty Ltd



PROPERTY | PLANNING | CONSTRUCTION

14 March 2022

Our Ref: AB:2021/1853
Your Ref:

Chair and Members
Woollahra Local Planning Panel
BY EMAIL

Dear Sir/Madam,

**RE: WOOLLAHRA LOCAL PLANNING PANEL MEETING 17 MARCH 2022
AGENDA ITEMS: D1 – HERITAGE LISTING 53 AND 55 DRUMALBYN ROAD, BELLEVUE HILL**

We act for the applicant in development application DA416/2020/1 being the demolition of the existing structures and construction of an 11 unit seniors housing development at 53 and 55 Drumalbyn Road, Bellevue Hill (the "Properties")

We are also instructed in respect to matters pertaining to the potential heritage listing of the Properties.

We are instructed to seek for a 2 week deferral of Item D1 to allow our client the opportunity to review the heritage reports prepared in respect of the Properties dated 8 March 2022.

The Council officer's report at Agenda Item D1 contained the following reports:

1. Preliminary Assessment of Heritage Significance for 53 and 55 Drumalbyn Road Bellevue Hill - 16 December 2022
2. 53 Drumalbyn Road Bellevue Hill - Heritage Assessment (including heritage inventory sheet)
3. 55 Drumalbyn Road Bellevue Hill - Heritage Assessment (including heritage inventory sheet)
4. Planning Proposal - Local heritage listing of 53 and 55 Drumalbyn Road Bellevue Hill - March 2022

The only one of these reports our client and their experts had access to prior to the distribution of the agenda for this meeting on the afternoon of Thursday 10 March 2022 was Report (1).

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Our client and their experts have had a short opportunity to review these 100+ page reports but have not had an opportunity to digest the material and moreso have not been given an opportunity to respond.

We submit that not allowing our client an opportunity to review these reports in detail and respond to same is a denial of natural justice. The recommendations made by the Council officers are based on determinations of Mr Robertson which our client has not had an opportunity to review, understand and respond to.

Whilst we accept that this meeting is a precursor to a planning proposal, we do not accept that the planning proposal needs to occur if the reports prepared by Mr Robertson are lacking in detail and accuracy. We have grave concerns for the accuracy of same. For example, we are instructed that the client has reviewed some of the photographs provided in the reports which are uplifted from old real estate marketing photos. We are instructed these photos are outdated and show one of the buildings in a form prior to a recent round of renovations.

We do not wish to expand on this and other issues with the reports at this stage as it is simply not feasible or reasonable for our client to do this on such short notice.

We submit that any decision of the Panel would be made without our client having an equitable opportunity to respond noting that the only report which they have had a chance to review and respond to is the preliminary heritage assessment report. For abundant caution, we attach copies of the responses to this report prepared by Mr Kovacs and Mr Brooks.

The heritage assessment reports, and the preliminary assessment are substantially different and whatsmore they appear to raise additional grounds on which the heritage listing should occur. As outlined, our client has not had an opportunity to review the rationale for this change in opinion nor have they had an opportunity to understand the different rationale provided for the support of the previously considered grounds for listing.

We consider that allowing for this matter to proceed without allowing our client a right to respond is unreasonable and whatsmore is a waste of resources if the Panel is convinced by information provided by our client and their experts.

In respect of Item D3, we do not seek the same deferral as it is accepted that each party has had an opportunity to deal with matters pertaining to the DA.

Yours faithfully,

BOSKOVITZ LAWYERS



ANTHONY BOSKOVITZ

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HERITAGE ASSESSMENT

53 Drumalbyn Road, Bellevue Hill

March 2022





GBA Heritage Pty Ltd
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1.0

INTRODUCTION

1.1 BACKGROUND

This Heritage Assessment for the existing property at 53 Drumalbyn Road, Bellevue Hill has been prepared for the property's developer, in response to the proposed heritage listing of the property.

The property owners object to the proposed listing and have commissioned this assessment to support their letter of objection being submitted to Council.

1.2 REPORT OBJECTIVES

The main objective of this report is to evaluate the heritage significance of the subject property.

1.3 REPORT STRUCTURE

The report outlines the historical development of the property, describes its physical condition and assesses its significance.

This assessment follows guidelines set out in the NSW Heritage Manual. The aim of these documents is to assist with the identification of items of heritage significance. This assessment assists in providing guidance on substance, structure and methodology for the determination of heritage significance.

This report is divided into sections, dealing with the history of the building and its immediate area, the physical description of the building, and the assessment of the building's significance.

1.4 SITE IDENTIFICATION

The subject site is a battle-axe located on the south side of Drumalbyn Road, Bellevue Hill. It is described by NSW Land Registry Services (LRS) as:

- Lot 3, DP 316390



Figure 1.1
Location map showing the subject site shaded in yellow.
Source: NSW LRS SIX Maps website

1.5 AUTHORSHIP

This report has been prepared by Graham Brooks, Managing Director of GBA Heritage, and Dr Shabnam Yazdani Mehr, Senior Heritage Consultant, of GBA Heritage. Unless otherwise noted, all of the photographs and drawings in this report are by GBA Heritage.

1.6 REPORT LIMITATIONS

While this report is limited to the investigation of European cultural heritage values, GBA Heritage recognises that for over forty thousand years or more Aboriginal people occupied the land that was later to be claimed as a European settlement.

Recommendations have been made on the basis of documentary evidence viewed and inspection of the existing fabric.

Archaeological assessment of the subject site is outside the scope of this report.

1.7 ACKNOWLEDGEMENT OF COUNTRY

GBA Heritage acknowledges the Traditional Custodians of the land that includes the subject site, and pay our respects to Elders past, present and emerging.

1.8 COPYRIGHT

Copyright of this report remains with GBA Heritage.

2.0

HISTORICAL SUMMARY

2.1 BRIEF HISTORY OF THE LOCALITY

The subject site at 53 Drumalbyn Road, Bellevue Hill is located in suburb of Woollahra. Although in the 19th century, a few local industries were established in Woollahra, the Woollahra Municipality has mainly developed as a residential locality. With the gentrification of the locality in the 1960, most of the industrial sites vanished. Land releases and development in transport contributed to the development of the individual suburbs.

The subject site is located at Bellevue Hill, which is known as one of Sydney's prestigious and wealthiest suburbs with high amenity located east of the Sydney CBD in the Municipality of Woollahra. Initially, it was called 'Vinegar Hill' by first Europeans, but it was found by Governor Macquarie vulgar and inappropriate, and re-named 'Bellevue Hill' meaning 'beautiful view' referring to the view available from the peak.

Point Piper Estate, also known as the Cooper estate, was the largest estate in Woollahra, amassed by Captain John Piper after 1816, through a combination of crown land grant and purchase, covering around 1130 acres of land including Bellevue Hill. Captain John Piper was one of the wealthiest, most influential, and well-known figures in the town. His land holdings encompassed most of the Municipality of Woollahra. However, in 1826, following the financial difficulties, John Piper sold his land to Daniel Cooper and Solomon Levy of the Lachlan & Waterloo Company, who were business partners in the 1820s and started acquiring land. In 1830s, Cooper and Levy's title to the land was confirmed.



Figure 2.1
The 1800s map, showing the approximate location of Drumalbyn Road, circled in red. The subject site was part of land originally owned by John Piper until the late 1820s.
Source: HLRV, Parish of Alexandria County of Cumberland



Figure 2.2
In c. 1880 the land was subdivided and some roads were established including Victoria Road and Bellevue Road. At this time, Drumalbyn Road was not established. The approximate location of Drumalbyn Road is shown by a red circle.
Source: HLRV, Parish of Alexandria County of Cumberland, c. 1880



Figure 2.3
Subdivision map of the 1880s, showing at this time, the land comprising the subject site was not subdivided. The approximate location of the subject site is outlined in red and shown by a red arrow.
Source: SLNSW, Bellevue Hill Subdivision Plan.

In 1834, Solomon Levy died. In 1844, Cooper had privately commissioned Colonial Surveyor General Thomas Mitchell to produce a plan of the Point Piper estate. Several roads to open up the land and subdivision of the estate into portions suitable for sale and lease started at this time. However, at this time the estate was viewed as inconveniently remote from the Sydney, and of interest just to those with the means to both create self-sufficient establishments and service their own transport needs. Cooper's plan to raise revenue from his land was not successful due to the economic downturn that began with the 1840s depression.

In 1847, through an agreement negotiated between Daniel Cooper and John Levy, the sole beneficiary of Cooper's late partner Solomon, who had died in 1833, the entire estate was in the possession of the Cooper family. Following the death of Cooper in 1853, the Point Piper estate was inherited by Daniel Cooper's nephew, also named Daniel Cooper. From the mid 19th century, pockets of land along the ridges of Bellevue Hill were released in piecemeal fashion by the Cooper Estate, providing the sites of the few early houses.

Housing in Bellevue Hill was largely owner-occupied, with almost stable occupation and long-term ownership.

Bellevue Hill is a hourbourside eastern suburb of Sydney, which is known as a wealthy suburb, located 5 kilometre east of the Sydney CBD. The building is located on the western side of Drumalbyn Road, surrounded by one to three storey residential buildings of variety styles and date of construction. Buildings are set well back from the main road. The subject site is a battle-axe, with a steep slope westward to Victoria Road, which is accessed via stairs on the southern end of the site and an inclinator for disability access.

2.2 EARLY OWNERSHIP AND USE OF THE SITE

The subject site is part of the 1130 acres granted to Daniel Cooper and Solomon Levy in 1830. The subject site was located in the Cooper's Bondi-Bellevue Hill Estate, the last of the land to be alienated from the Cooper estate in large-scale release. The subdivision of Cooper's Bondi-Bellevue Hill estate released in three stages between 1912 and 1919, saw the break-up of the last large portion of unalienated land in the vicinity, and in the Point Piper (Cooper) Estate.

In spite of the estate name, none of these three subdivisions did not include any part of the neighbouring suburb of Bondi, which is separated from Woollahra by the Old South Head Road boundary. The subdivision name was probably invoking as a selling point for the land, the proximity of a desired landmark, Bondi Beach, located withing walking distance of the estate.

The subdivision containing the subject site was the last subdivision which presented for auction in 1919, with unsold portions auctioned in 1921. A building covenant was attached to the sale, stating that although buyers were not required to build, when they did, all main buildings has to be a value of not less than six hundred pounds and with slate or tile roofs.

In c.1920, the land comprising the subject site was purchased by Joseph Cuthbert Kershaw. A building covenant was attached to the site, stating that:¹

Joseph Cuthbert Kershaw his heirs executors administrators or assigns shall not erect or permit to be erected on the land above described any main building other than one constructed of brick and/or stone and/or other material approved by the said Company and shall not erect a main building of less than the value of Five hundred pounds or any pair of semi-detached main buildings of less than the value of Nine hundred pounds and shall not construct the main roof of any such building of iron and that the said Joseph Cuthbert Kershaw his heirs executors administrators or assigns shall not erect any advertisement hoarding on the said land.

The land was further subdivided forming the subject site.² In 1928, the subject site was sold to Alexander Algie, a gentleman of Vaucluse. He transferred the land to Charles Bohringer in July 1929. In the same day, Bohringer sold the land to George John Wells, an Estate agent, and George Frederick Wells, as joint tenants.³ The land changed hands several times. From 2018, it is owned by Joy Zara Steiner.

1 HLRV, Vol 3153 Fol 236.
2 HLRV, Vol 4840 Fol 80
3 HLRV, Vol 4228 Fol 6



Figure 2.4
The third (last) subdivision of the Cooper's Bondi-Bellevue Hill Estate in 1919. At this time, the subject site was not subdivided and auctioned. The approximate location of the subject site is outlined in red, shown by a red arrow.
Source: SLNSW, *Cooper's Estate Bellevue Hill-Bondi Estate, 1911*. Call number: Z/SP/B29/5.

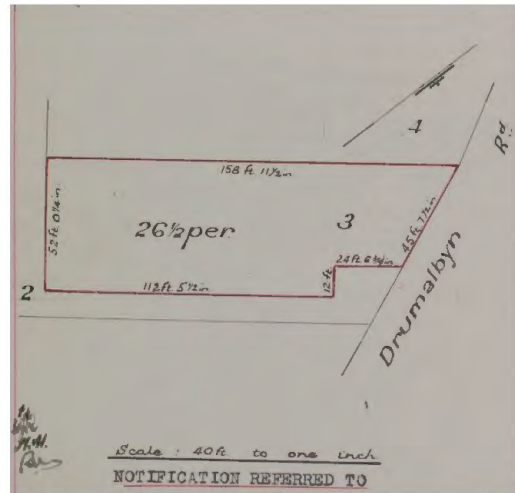


Figure 2.7
In 1928, the land was further subdivided forming the subject site. The subject site was sold to Alexander Algie.
Source: HLRV, Vol 4228 Fol 6.

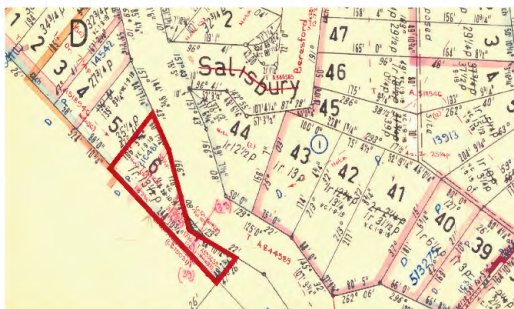


Figure 2.5
Plan of part of land, being the 3rd subdivision of Cooper's Bondi Bellevue Hill Estate, showing the land comprising the subject site was subdivided at this time. The land comprising the subject site is outlined in red (Lot 6).
Source: HLRV, DP Number 9724, c.1919.

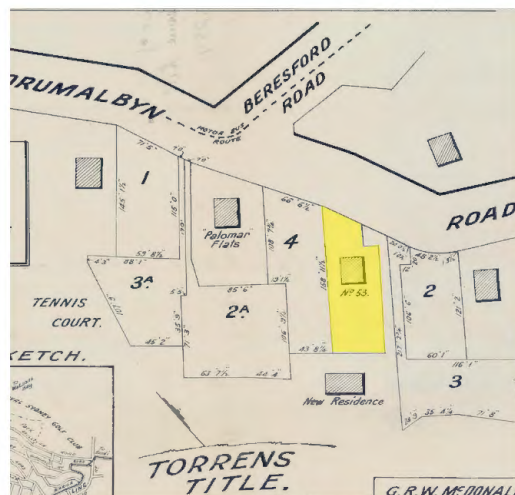


Figure 2.8
Auction map of 1937, showing the subject site in yellow. At this time, the subject building at 53 Drumalbyn Road was constructed on the site.
Source: SLNSW, Call Number SP/B29.

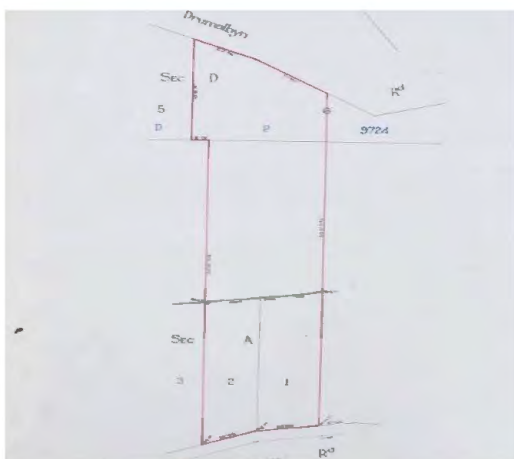


Figure 2.6
In 1921, the land comprising the subject site was in the ownership of Joseph Cuthbert Kershaw.
Source: HLRV, Vol 3153 Fol 236.

2.3 ARCHITECT: BOHRINGER, TAYLOR & JOHNSON

Charles Bohringer was born at Basle, Switzerland. He was a successful architect, winning several schemes in Switzerland. He was responsible for launching one of the first workingman's cottage garden settlements in Switzerland. The traditional Swiss style, as illustrated by many of Mr. Bohringer's attractive early sketches, prove it to be quite charming.

He migrated to Australia in c.1914 with little knowledge of Australia and its habits. He took up land in NSW, chiefly with the object of acquainting himself with the Australian language. When he was confident that he has sufficient knowledge to entitle him to proceed with his profession as an architect, he visited Sydney and obtained a position as draftsman in the office of Henry White, the well-known theatrical architect. Bohringer assisted Henry White in the designing of many fine theatres both in NSW and VIC.

Bohringer later started practice on his own count at offices in T. And G. Building, Elizabeth Street, Sydney, where he secured most of the work in connection with theatre construction, and his progress made rapid strides thereafter. Bohringer's knowledge of theatre construction and economies in this class of architecture was well-known throughout Australia and was illustrated in the construction of the Regeent-Gardiner, and Merri Theatre, North Fitzroy, Victoria, which are two fine specimens of work constructed with the minimum capital expenditure.⁴

Charles Bohringer was described as one of the Sydney's well-known theatre architects.⁵ As reported in the Cumberland Argus and Fruitgrowers Advocate newspaper:⁶

Mr. Bohringer was educated at the Primary School, Basle; Gymnasium School, Basle; Technical High School, Stuttgart; Academy Milan: Kunstler Schule, Munich; Ecole des Beaux Arts, Paris; and he holds Diplomas University Zurich.

After qualifying as an architect, he began business on his own account at Basle in 1912, and later at Berne, Switzerland, for two years. In 1914, he came to Australia, where he has been practising ever since.

Mr. Bohringer has designed and supervised the construction of more than 200 theatres, ranging from £1000 To £500,000 in cost. Some of his principal buildings include Ambassadors Theatre, Perth, Regent Theatre, Perth, State Theatre, Melbourne, Civic Theatre, Auckland, New Zealand, and numerous theatres for Hoyts Theatres Ltd.

The latest works in theatres include the Mayfair and Embassy Theatres, Sydney, the Kinema Theatre, Mosman, Arcadia Theatre, Chatswood, Southern Cross Theatre, Neutral Bay and Double Bay Theatre. He has also a great number of modern blocks of flats and high-class residences to his credit.

Mr. Bohringer has had a great commercial training and is now associated with many companies.

Ron Marton Taylor had a diploma in architecture from Melbourne. He was well-known throughout the theatre world of Victoria, through his association with the Victorian Board of Health, where he held the position of Building Surveyor for many years. He had a thorough knowledge of constructional work with few equals in the profession of architecture. Theatres designed by Taylor were Horsham, Gardenvale and several country theatres.⁴

Frank Johnson's career was connected with many building ventures and numerous buildings in the suburbs of Melbourne, including flats, shops and dwellings.⁴

In 1925, Charles Bohringer with Ron Marton Taylor and Frank Norman Johnson formed Bohringer, Taylor & Johnson. Taylor's thorough knowledge of Board of Health regulations made him an acquisition to his firm and in conjunction with Mr. Bohringer many fine theatres were designed throughout the suburbs and country of both NSW and VIC. Johnson's practical knowledge was of considerable help to Messers Bohringer and Taylor in the compiling of designs for their various works. Johnson's assistance in choice of sites was considered invaluable.⁴

The following information related to the Bohringer, Taylor & Johnson is sourced from The Encyclopedia of Australian Architecture:⁷

⁴ Trove: Everyone magazine, 1926, p.35-36

⁵ Building: the magazine for the architect, builder, property owner and merchant, 1931

⁶ Trove: Cumberland Argus and Fruitgrowers Advocate, 1936

⁷ Goad, & Willis, J. (2012). The encyclopedia of Australian architecture. Cambridge University Press.

Known primarily for its design of cinemas, the firm of Bohringer, Taylor & Johnson appears to have been one formed through necessity, to cope with the boom in picture-theatre building across Australia in the late 1920s. Earlier in the decade, Charles Bohringer (1891-1962) was responsible for the creation of new 'picture theatres' in NSW through the conversion of existing stage theatres or construction of new buildings, including the Clovelly Theatre (1923), Six Ways Theatre, Bondi Beach (1923), Theatre Royal, Newcastle (1924) and Homebush Theatre (1925).

By 1925, Bohringer with Ron(ald) Morton Taylor (1896-?) and Frank Norman Johnson (c1888-1967) formed the partnership of Bohringer Taylor & Johnson. Henceforth, the practice's activities ranged across Australia, completing the following cinemas: Regent Theatre, Perth (1927, remodelling), Ambassadors Theatre, Perth (1928), Burnley Theatre, Burnley, Vic. (1928), The State (later the Rapallo, then The Forum), Flinders Street, Melbourne (1928) and in New Zealand, the magnificent Civic Theatre, Auckland (1929). It was during this period of intense activity that Bohringer, Taylor & Johnson designed two of the three significant 'atmospheric' picture theatres and built in Australia for locally owned Union Theatres under the influence of the company's managing director, Stuart Doyle: Ambassadors in Perth and the State in Melbourne. The third of these [atmospheric] cinemas, the Capitol in Sydney, NSW (1927) was designed by Henry White but was the interior transformation of an existing theatre by R.H. Brodrick.

By 1934, and after a brief lull in cinema building caused by the Depression, the partnership had ceased, though two of the partners continued to design cinemas. Bohringer shifted from restrained interiors in the style of Robert Adam and flamboyant exotic styles to Art Deco and the Moderne, completing makeovers of the Mayfair Theatre, Sydney (1932-4), Embassy Theatre, Sydney (1934), Enmore Theatre, Newtown, NSW (1936, remodelling), The Century, George Street, Sydney (1938, remodelling) and returning to the Royal in Newcastle, NSW (1938).

Bohringer, Taylor & Johnson were mainly cinema/theatre designers, as one of the Australian architectural practices specialised in this area. Apart from designing theatres, they were also involved in the design and construction of some large flat jobs in very prominent locations in Melbourne and Sydney. They were also specialised in hotel work. They applied different architectural styles such as Classical Revival, Spanish Mission, Stripped Classical, and Art Deco.



Figure 2.9
Cheltenham Theatre, Victoria.
Source: Trove, Everyones Magazine, 1926.



Figure 2.10
Hamilton Theatre, Victoria. The building displays main features of the Spanish Mission style.
Source: Trove, Everyones Magazine, 1926.

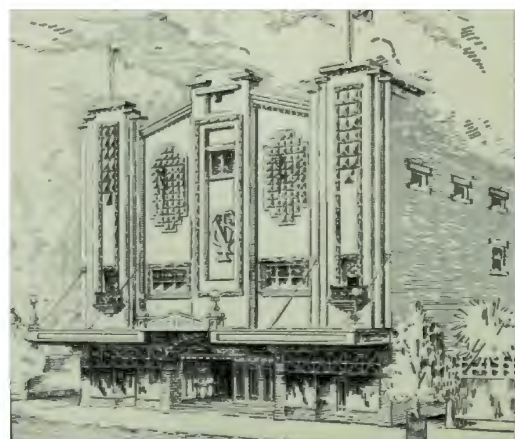


Figure 2.11
Sale Theatre, Victoria.
Source: Trove, Everyones Magazine, 1926.

2.4 SPANISH MISSION ARCHITECTURE STYLE

Spanish Mission architecture style which dates back to the days of Spanish colonisation, gained recognition in California in the early 20th century, known as 'Mission Revival Style', inspired by the distinctive architecture of California's Spanish Missions. Addison Mizner popularised the style in Florida during the early 1920s.

While many Hollywood movie stars lived in luxurious mission revival mansions, it gained popularity in Australia during the 1920s and 1930s, via motion pictures and magazines. Spanish Mission style was seen as an attractive option when considering the design of a house, cinema, or even a service station. A pictorial guide to identifying Australian Architecture described the main architectural features of the style as follows:⁸

rounded-headed arches (preferably in group of three) supported on plain, heavy piers or on twisted Baroque columns; some ornamental wrought iron, painted black; half-round roof tiles (at least in prominent locations); cream-painted stucco applied to brick walls with carefully practised roughness to stimulate peon-built adobe masonry; any if possible, a little splash of colourful ceramic tile ornament in, say, orange and emerald green.

Many architects such as as Allan Edgecliff Stafford, Emil Sodersten, and Professor Leslie Wilkinson were big fans of Spanish Mission style, as it was considered suitable to Sydney's semi-Mediterranean climate. This style began to appear in the wealthier suburbs, one of which was Elizabeth Bay.

In 1914, the facade design of Tivoli theatre in Brisbane, was an adoption of Spanish Mission, which was one of the early examples of the style.

Bellevue Hill was regarded as home to some of Sydney's most lavish Spanish Mission Homes, where some of Sydney's prominent architects of the 1920s designed homes for the city's rich and famous. Northern suburbs also embraced the style, as one of the inter-war residential styles for clients to select from.



Figure 2.12
The design of Tivoli Theatre in Brisbane was an adoption of Spanish Mission style.
Source: *The Salon Architecture & Engineering*, 1914

⁸ Apperly, Richard, & Reynolds, Peter L. & Irving, Robert. & Mitchell, Solomon. (1989). *A pictorial guide to identifying Australian architecture : styles and terms from 1788 to the present.* Sydney : Angus & Robertson.

2.5 SPANISH MISSION STYLE IN AUSTRALIA

The following buildings are examples of Spanish Mission architecture style, designed and constructed in Australia in the 1920s and 1930s, some of which are heritage listed.

2.5.1 STRATHVIEW AND WENTWORTH

50 & 50A Wentworth Road, Burwood, NSW
Architect: unknown
Year of construction: 1920

These two-storey buildings were constructed in 1920, in the Spanish Mission style, displaying the main features of the style including round-headed arched openings to the balcony, twisted columns, cream-painted brick wall. No 50 has decorative parapet. These buildings were probably early examples of the style constructed in NSW.

The NSW Heritage Database provides the following information for the building, Database No. 1250021:

Statement of Significance

50 and 50A Wentworth Road, Burwood have historic and aesthetic significance as good examples of c.1920s flat buildings designed in the Inter-War Spanish Mission style. Despite a modification to No.50A the buildings retain their original form, character and detailing including arched openings to the balcony, a twisted column, corbelled brickwork detailing, curved parapet and timber frame double hung windows with small panes have tiled hoods over and corbelled brick detail to the sills. The pair forms an attractive focal point for the vista along Everton Road.



Figure 2.13
Two storey Spanish Mission style building at 50 Wentworth Road. Note the first floor level infilled arches.
Source: <https://www.domain.com.au/property-profile/50-wentworth-road-burwood-nsw-2134>



Figure 2.14
Two storey Spanish Mission style building at 50A Wentworth Road.
Source: <https://www.realestate.com.au/property/unit-1-50a-wentworth-rd-burwood-nsw-2134>

2.5.2 GREYHOLM

South Yarra, VIC
Architect: Frank Stapley
Year of construction: c.1923

The building was the residence of Mr Allen Tye. It was described in the Australian Home Builder magazine as follows:⁹

It is on the crest of a hill that overlooks the Botanic Gardens and commands a wide view of Melbourne and the country. Before commencing to build, Mr and Mrs Tye had travelled extensively and formed very definite idea of the style of house they wanted; they favored the Spanish Mission style, and instructed their architect, Mr Frank Stapley, F.R.V.I.A., accordingly. The house and the layout of the outbuildings seem to fit the site perfectly.

The Mission style is essentially simple and severe, and when carried out faithfully in every detail as at "Greyholm" the result is both charming and reposeful. Owing to the fall of the ground, a retaining wall had to be built in front to carry the garden and lawns. It forms the front fence, and is set back from the street line with a grass plot open to the street - a novel and effective feature. This dwarf wall and the semi-circular terrace forming a raised lawn in front of the building is pierced with arched openings in harmony with the building. They provide a perfect setting to the house, which is well set back from the road.

The main features of the Spanish Mission style were evident in the building through arched loggia and pergola, round-headed columns supported on plain heavy columns, hipped roof with half-round terracotta tiles, gabled chimney top, and light tone painted brick walls.



Figure 2.15
Greyholm in VIC.
Source: *The Australian Home Builder*, 1923.

⁹ Trove: *The Australian Home Builder*, 1923

2.5.3 RESIDENCE IN KOOYONG

Kooyong, VIC
Architect: A. W. Plaisted
Year of construction: c.1925

The building was designed and constructed in Spanish Mission style, demonstrating the main features of the style including exterior walls of cement stucco or parge effect painted in white, cream, and amber colors with splashed of mulberry, windows painted dull blue or sage green, timbers are touched with chrome yellow or Chinese red, the barges are painted an emerald green, and pitch roof with half-rounded terracotta tiles.



Figure 2.16
The parged or roughly trowelled cement provides a unique decorative effect which is a striking feature of Mission style exterior.
Source: *The Australian Home Builder*, 1925.



Figure 2.17
Entrance detail showing effective result from simple Mission treatment.
Source: *The Australian Home Builder*, 1925.

2.5.4 DOCTOR'S TOWN HOUSE

Conterbury, VIC
Architect: A. W. Plaisted
Year of construction: 1925

The building was described as a pleasant adaptation of Spanish design to requirements of home for suburban medical man. The building was characterised by its plain arches, deep alcoves, latticed windows, wrought iron gates, porticos and mullioned windows grouped in pleasing variety. The building was further described as situated on a pleasant hillside, with ample sunlight, it is a conspicuous and beautiful example of recent domestic architecture.¹⁰



Figure 2.18
Doctor's Town House in VIC.
Source: *The Australian Home Builder*, 1925.

2.5.5 A DELIGHTFUL TASMANIAN RESIDENCE

Rupert Avenue, Hobart
Architect: A. Lauriston Crisp
Year of construction: c.1926

The building was the residence of Mrs E. Bidencepe, which was designed in Spanish Mission style. The main features of the style were evident through its cream-colored brick walls, hipped roof with half-round variegated brown tiled, and round-headed arches supported on plain columns, and loggia.

The building was described as having its well-defined architectural features, so that it is a pleasure to look upon it from every viewpoint.¹¹



Figure 2.19
View of the front elevation of Mrs E. Bidencepe's residence in Hobart.
Source: *The Australian Home Beautiful*, 1926.



Figure 2.20
Looking to the arched loggia.
Source: *The Australian Home Beautiful*, 1926.

¹⁰ *The Australian Home Builder*, 1925

¹¹ *The Australian Home Beautiful*, 1926

2.5.6 HOUSE "BOOMERANG" INCLUDING INTERIOR AND GARDEN

42 Billyard Avenue, Elizabeth Bay, NSW
Architect: Neville Hampson Architect (house); Max Shelley (and possibly Hampson & A.J. Doust) garden grounds
Year of construction: 1926 - 28

The house was designed in Spanish Mission style for Frank Albert, sheet music/harmonica millionaire. The building displays strong and main features/attributes of the style including cream-painted brick walls, round-headed arches supported on both plain and twisted Baroque columns, ornamental wrought iron, arched loggia, and hipped roof with half-round terracotta tiles. The house is claimed to be the first example of the Spanish Mission style in NSW, designed by English architect, Neville Hampson, and is regarded as one of the most opulently Spanish Mission houses in Australia.

The NSW Heritage Database provides the following information for the building, Database No. 2420156:

Statement of Significance

One of the most opulent Spanish Mission style houses in Australia (Apperly, Irving & Reynolds, 1989, Boomerang has historic, aesthetic and social significance as an exemplary example of large scale Spanish Mission/ Hollywood Spanish mansion and garden in an urban setting, in relatively intact condition, demonstrating the lifestyle possible of wealthy merchants of the 1920s, and the kind of social milieu possible and popular among that class at the time. It has technical and research significance as a rare intact example of the landscape design of Max Shelley, a garden designer active in 1920s Sydney and South Australia from the 1930s onward, and as a rare example of domestic architecture of Neville Hampson in Sydney. Boomerang has added historic significance as it incorporates landscape remnants of the former Macleay Elizabeth Bay estate garden, namely remnant trees from the grounds of the Macleay's Linnean Society of NSW Hall (1885).



Figure 2.21
Boomerang at Elizabeth Bay
Source: www.realestate.com.au



Figure 2.22
Boomerang and its garden at Elizabeth Bay
Source: www.realestate.com.au

2.5.7 PINEHILL - THE HOME OF THE PRIME MINISTER

Frankston, VIC

Architect: R. B. Hamilton, Melbourne; Prevost, Synnot and Rewald, Sydney

Year of construction: c.1927

The house was designed in Spanish Mission style for the Prime Minister and Mrs S. M. Bruce. It was described in the Australian Home Beautiful magazine as follows:¹²

Almost starting in contrast to its rural surroundings, it nevertheless fits into the picture perfectly. The buff-pink walls, the shutters and doors of vivid blue, and the surrounding roof of vari-coloured tiles make a harmonious and pleasing splash amid the green on wilderness.

Of quasi-Spanish design, the exterior conveys the impression of dignified simplicity that characterises the whole house. At either side of the front courtyard, two lily ponds provide a distinctive and delightful touch.

Crossing the Colored flagstones to the piazza, the entrance halls is gained through a heavy wood door which leads directly into the large lounge. The walls of this are panelled in Queensland maple, with heavy wooden ceiling rafters, and dark woodwork makes a rich setting for the coloring of the rugs, curtains, cushions, etc., which furnish the room. An attractive wooden staircase leads from the lounge to the floor above.

The building displayed the main features of the style including round-headed arches supported on plain, heavy piers, hipped roof with half-round roof tiles, and painted brick walls.



Figure 2.23
Pinehill in Frankston, VIC
Source: *The Australian home beautiful*, 1927.



Figure 2.24
The home of the Prime Minister, Pinehill.
Source: *The Australian home beautiful*, 1927.

¹² Trove; *The Australian home beautiful: a journal for the home builder*, 1927

2.5.8 THE NEW RESIDENCE OF MR P. C. SPENDER

Turramurra, NSW
Architect: Prevost, Synott and Ruwald
Year of construction: c.1927

The house was regarded as "Modified Spanish" building by Mr Ruwald. The design was described in the Australian Home Beautiful magazine as follows:¹³

It is doubtful which is the more charming, the Spanish element in the design, or its "modifications".

The house fits well into the North Shore landscape, with its variegated greenery, soft contours and misty distances. Its rough finished cream walls, bright green shutters and small paned windows are sufficiently simple - Rustic even - In effect to tone with their surroundings, but it is a sophisticated simplicity, a deliberate rusticity proper to a truly modern home. It consists of two wings, one two-storied, in the angle of which is enclosed a wide open piazza or terrace, paved with stine flags, and painted a bright green. Cool shaded loggias hidden under severely plain arches of Spanish style are provided at the end of each win, opening into simple cream-toned rooms.

Although the building was described as a modified Spanish style, it displayed main features of the style.



Figure 2.25
Residence of Mr P. C. Spender at Turramurra.
Source: *The Australian Home Beautiful*, 1927

2.5.9 RESIDENCE OF MR F. WERNER

Toorak, VIC
Architect: Messrs Barlow and Hawkins
Year of construction: 1927

The building, designed in Spanish Mission, was described as a Spanish home for an Australian couple. The following information is sourced from the Australian Home Beautiful:¹⁴

Singularly free from complexities of treatment, and with a simplicity that holds a charm far greater than that achieved by artificial means, this type of structure fits into the landscape, and proclaims itself at home. Color and texture of materials enter largely into the success of this particular example. Exterior walls are finished in pale buff parget plaster roughly trowelled; shutters are dark green; the roof of Cordova tiles. A deep loggia - Connecting by means of French doors with reception and principal bedroom - Shelters the front elevation and affords architectural relief. The main entrance - occurring

in the western facade - Opens to a delightful little lounge hall, of which more anon.



Figure 2.26
Residence of Mr F. Werner. Note the roughly trowelled pargeting of the walls, hooded chimneys, the slender rope columns, and arched insets of herring-bone work.
Source: *The Australian Home Beautiful*, 1927

¹³ The Australian Home Beautiful, 1927
¹⁴ The Australian Home Beautiful, April 1927

2.5.10 PALOMAR

49 Drumalbyn Road, Bellevue Hill
Architect: Bohringer, Taylor & Johnson
Year of construction: 1928

The building known as “Palomar Flats” was a three storey rendered brick residential flats designed in the Spanish Mission style in 1928. The building displayed strong/main features of the style through its painted stucco on the facade, arched entry portico, round-headed columns supported on twisted Baroque columns, arched window openings, decorative parapet, and ornamental wrought iron. The demolition of the building was approved by Woollahra Council in c.2016 in order to give way for the construction of a new residential flat building.

This considerably larger residential flat building had more detailed application of the Spanish Mission style elements.



Figure 2.27
The front elevation of Palomar
Source: *Heritage Assessment and Heritage Impact Statement for Alterations and Additions to 49 Drumalbyn Road, 2015*

2.5.11 HOUSE - ALCOORINGA

27 Victoria Road, Bellevue Hill
Architect: CH Mackeller
Year of construction: 1929

The house known as “Alcooringa” was designed as two-storey structure in the Spanish Mission style. The building is heritage listed. The NSW Heritage Database provides the following information for the building, Database No. 2711471:

Statement of Significance

The original design for ‘Alcooringa’, at 27 Victoria Road, Bellevue Hill, was a highly decorative version of the Inter War ‘Spanish Mission’ style. It appears to have been inspired by the architecture of Julia Morgan at San Simeon, the home of Randolph Hearst in California, USA. The house is one of the most elaborate examples of the style in New South Wales and as such contains some rarity value. The building retains a moderate degree of historical associational significance as a built example of the work of the architect C.H. Mackellar.

The high aesthetic significance of the building lies in the roof form, joinery detailing and decorative treatment of the external finishes. This building demonstrates a high level of technical significance for its ability to demonstrate the manner of construction and detailing in an Inter War Spanish Mission residence.

‘Alcooringa’ demonstrates a moderate level of social significance through its listing by a special interest group.

The building has undergone alterations and additions mainly during the early 1980s; however, its original architectural features of the style have remained unchanged. The building is regarded as one of the best examples of Spanish Mission.



Figure 2.28
Alcooringa in Bellevue Hill, 1929
Source: www.realestate.com.au

2.5.12 HOUSE

53 Drumalbyn Road, Bellevue Hill
Architect: Bohringer, Taylor & Johnson
Year of construction: 1929

The building at 53 Drumalbyn Road is a two-storey structure, designed and constructed in the Spanish Mission style. The building displays some features of the style including cream painted stucco on brick walls, round-headed arches supported on twisted Baroque columns, arched loggia, ornamental wrought iron, and hipped roof with half-round terracotta tiles.



Figure 2.29
Residence at 53 Drumalbyn Road, Bellevue Hill.
Source: GBA Heritage, 2022

2.5.13 INTER-WAR SPANISH MISSION STYLE FLAT BUILDING

7 Edward Street, Bondi
Architect: Unknown
Year of construction: 1915 - 1945

The building is a three storey residential flat building designed in the Spanish Mission style, displaying the main features of the style including paired window arches separated by columns, decorative parapet, light tone painted stucco on brick walls, and ornamental wrought iron.

The building is heritage listed. The NSW Heritage Database provides the following information for the building, Database No. 2620135:

Statement of Significance

Good example of an Inter-War Spanish Mission style flat building. Typical of an Inter-War Spanish Mission style flat building. Typical of this area and part of a good group. (See separate form). Local significance.



Figure 2.30
Spanish Mission style flat building in Bondi
Source: www.realestate.com.au

2.5.14 VILLA D'ESTE (HOUSE)

3 Northview Road, Palm Beach
Architect: Fred Verrills
Year of construction: 1933

The house is a two storey building located on a slightly elevated site, designed in Spanish Mission style, displaying the main features of the style including light tone stucco on the brick walls, round-headed arch supported on twisted Baroque columns, arched loggia, ornamental wrought iron, decorative sunrise motifs, gabled chimney stack, and decorative parapet.

The building is heritage listed. The NSW Heritage Database provides the following information for the building, Database No. 2270099:

Statement of Significance

Villa D'este at 3 Northview Road in Palm Beach, was built in 1933 to the design of Fred Verrills as a holiday house, has historic and aesthetic significance as a rare and intact example of Spanish Mission House typical of the early Pittwater subdivisions.

It features characteristic elements of the Spanish Mission style, including: the asymmetrical facade, shaped gable facade, barley-twist columns, semi-circular arches, rendered brick walls, decorative sunrise motif, wrought-iron door hardware, gabled chimney stack, arched veranda, timber shutters, front steps, timber pergola, stucco finish and decorative parapet.

The weekender was designed by Fred Verrills and is representative of the popularity within Pittwater of holiday houses. The house is associated with the development of the Northern Beaches as a holiday destination.

Villa d 'Este has aesthetic value due to the stucco Spanish Mission style of the house which was built in 1933. The listing includes the interiors of the house; however detailed analysis and assessment should be undertaken at the time of any future changes to the interior in order to ascertain the relative heritage significance.



Figure 2.31
Villa D'este in Palm Beach.
Source: www.realestate.com.au

2.5.15 SANTA BARBARA RESIDENTIAL FLATS

7 Longworth Avenue, Point Piper
Architect: Bohringer, Taylor & Johnson
Year of construction: c.1935

The building was designed in the Spanish Mission. The main features of the style are evident in the building's exterior through its white tone stucco on the brick walls, round-headed arches supported on both plain and twisted Baroque columns, decorative parapet, arched loggias, and twisted columns. The building is on the list of Register of Significant buildings in NSW by the Australian Institute of Architects.



Figure 2.32
Santa Barbara residential flats in Point Piper
Source: www.realestate.com.au

2.5.16 HOUSE AND INTERIORS

5-7 Trahlee Road, Bellevue Hill
Architect: Leslie Wilkinson
Year of construction: 1936

The building is designed in the Spanish Mission style. It is heritage listed. The NSW Heritage Database provides the following information for the building, Database No. 2711449:

Statement of Significance

The house at 5-7 Trahlee Road, Bellevue Hill is architecturally significant as an example of the work of the influential architect, Professor Leslie Wilkinson. It displays many characteristics of Wilkinson's work and it is part of an important group of houses and body of work carried out by Wilkinson in Woollahra between 1923 and 1971, including new houses and alterations and additions. Commissioned by Mr. and Mrs. George Beresford Grant and erected c.1936, it is one of a number of dwellings designed by Wilkinson erected in the municipality during the 1920s-1930s. As such, it is a refined example of a large house with Georgian/Mediterranean stylistic concepts that were the hallmarks of his career.

Wilkinson was one of the most influential architects of the Inter War period in Australia, in particular in his approach to domestic architecture and its response to the climate. Typical features of the Inter-War Mediterranean Style with aesthetic significance include: asymmetrical forms with informal massing; cement rendered walls, round arches over openings and loggias; vertically proportioned multi-paned timber sash windows with louvered shutters; loggias; and hipped tiled roofs. As for many Wilkinson dwellings, this dwelling lies within a garden setting. The high stone retaining wall contributes to the streetscape. The setting is enhanced by the site's location opposite the Wilkinson-designed residential

flat building, Silchester, at No. 4 Trahlee Road.

The site is likely to be held in regard by the people of Woollahra and others interested in history and architecture, which is indicated by its local listing as a heritage item. It is relatively rare as a surviving example of Leslie Wilkinson's residential work.



Figure 2.33
Residential flat buildings designed by Leslie Wilkinson.
Source: <https://www.raywhite.com/nsw/bellevue-hill/1895840/>

2.5.17 SPANISH MISSION STYLE RESIDENTIAL FLAT BUILDING

117 Carrington Road, Coogee
Architect: Unknown
Year of construction: 1940

The building is regarded as a very good example of the 1940s Spanish Mission style. It is a three storey symmetrical building with Spanish Mission features evident in decorative brick with barley twist timber columns on windows, and decorative parapet. The building is heritage listed. The NSW Heritage Database provides the following information for the building, Database No. 2310141:

Statement of Significance

The subject site provides positive contributory significance. It has some historical, aesthetic and representative values. The site forms part of a significant period of historical development in the area. The overall built form and presentation of the site makes contribution to the wider area.



Figure 2.34
Residential flat buildings in Coogee
Source: www.realestate.com.au

2.6 COMPARATIVE ANALYSIS

All identified Spanish Mission style buildings were mainly constructed in the 1920s and 1930s, most of which demonstrate strong and main features/attributes of the style. Most of identified buildings, especially private houses, were located on an ample landscaped garden.

Some of the identified buildings have undergone extensive alterations or renovations; however, the main or strong features/attributes of the style are still visible, in which their original form and architectural presentation have substantially remained intact. Some of them are regarded as early, or excellent examples of the style. In comparison with identified Spanish Mission style buildings which are mainly in large scale, the subject site can be regarded as a small and modest/simple example of the style which underwent additions to meet its users' needs.

Most identified buildings are visible from the public domain, enabling their appreciation and interpretation, and contributing to their streetscape. However, the subject building is partially visible from the public domain, thus has no strong contribution to the locality and the streetscape.

In comparison with other Spanish Mission style buildings designed and constructed by Bohringer, Taylor & Johnson, one of which was located at 49 Drumalbyn Road, the subject building is regarded as a more restrained example of the style which has undergone extensive changes internally and externally.

2.7 INITIAL CONSTRUCTION OF THE BUILDING - C.1929

The existing building was designed in c.1928 for G. J. Wells and J. F. Wells by Bohringer, Taylor & Johnson who were well-known for design of cinema/theatre throughout Australia. The building was designed in the Spanish Mission style which came to Australia in the 1920s and 1930s and became popular in houses and apartments. The architectural drawings were approved by Council in 1929.

The building was a symmetrical two storey three bedrooms house. The entrance to the building was via an arched loggia. The living area was in the front with dining room and living room. An internal staircase led up to the upper floor level. At the back of the house, kitchen was located in the centre with breakfast room and Maid's room located on its either side. Kitchen had an access to the backyard. A laundry on the south-west corner of the building was accessed from the backyard.

On the upper level, there were three bedrooms and a bathroom. One piazza was located over the entry loggia on the front side of the building and one was located on the south-west corner of the building behind the first bedroom.

The following information, sourced from Primary Heritage Assessment report prepared by Robertson and Hindmarsh provides a useful general description of the building.¹⁵ However, the description is largely based on the publicly available photographs of the building mainly from real estate website. A detailed site inspection undertaken by GBA Heritage in January 2022 revealed changes to the building over time.

The house constructed at 53 Drumalbyn Road is two-storey house with highly-figured render walls, low-pitched terracotta tile roof and timber windows and doors. The double garage is located at the front (Drumalbyn Road) site boundary and is capped with a curvilinear parapet that is varied in height and contains a central curved element that could have been designed to contain an acroterion. The house is accessed via flights of stairs including via the terrace located on the flat roof of the garage. The Ground Floor comprises the living rooms of the house (Stair Hall, Living, Dining, Study/Sitting, Kitchen/Family, Bathroom and externally accessible Laundry) and the First Floor contains the four Bedrooms and Bathroom.

¹⁵ Preliminary Assessment of Heritage Significance for 53&55 Drumalbyn Road, Bellevue Hill prepared by Robertson & Hindmarsh in December 2021.



Figure 2.35
Architectural drawing showing front elevation of the existing building, 1929
Source: Woollahra Council



Figure 2.36
Architectural drawing showing back (west) elevation of the existing building, 1929
Source: Woollahra Council



Figure 2.37
Architectural drawing showing southern elevation of the existing building, 1929
Source: Woollahra Council

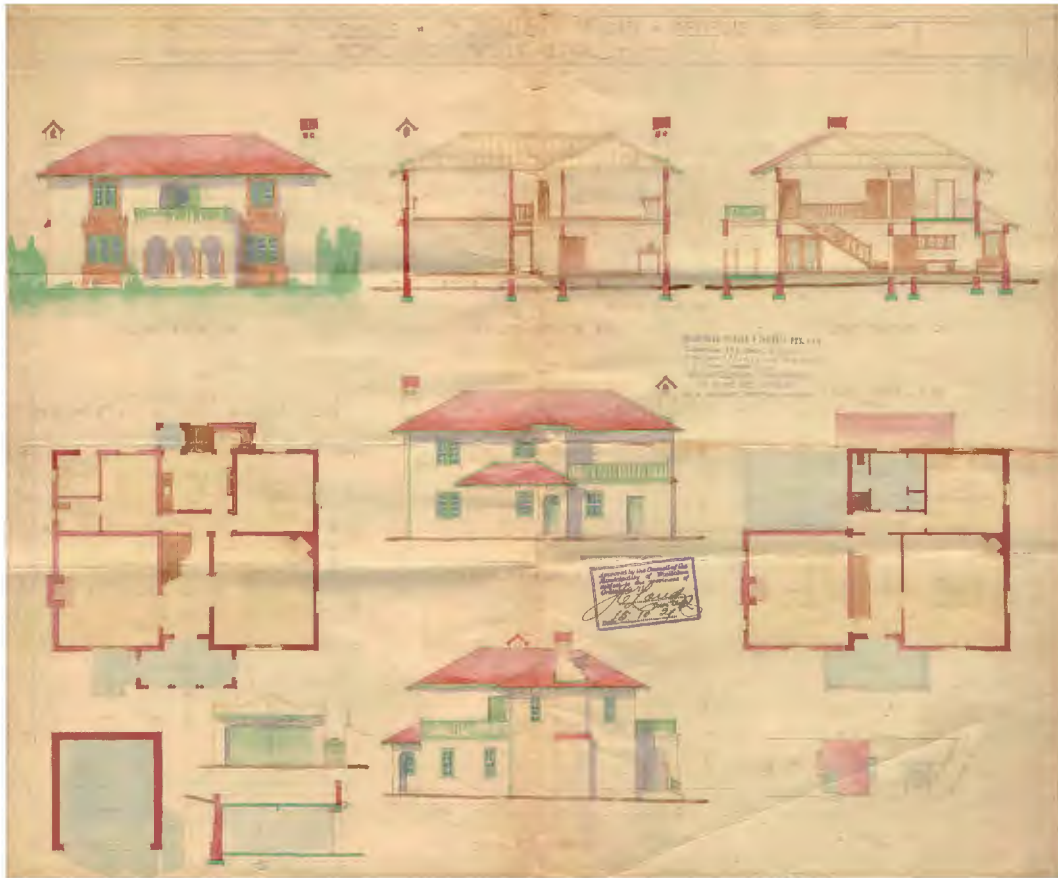


Figure 2.38
Approved architectural drawings in 1929 for the existing building at 53 Drumalbyn Road, designed by Bohringer, Taylor & Johnson.
Source: Woollahra Council

2.8 SUBSEQUENT MAJOR PHASES OF DEVELOPMENT

A detailed site inspection undertaken by GBA Heritage in January 2022 revealed changes to the building over time.

The building underwent alterations and additions over time. A Building Application in 1958 (93/58) was lodged by John Holt Hardy, the owner of the building, for the alterations to the building. The alterations were designed by R. S. Hamilton and were mainly to the kitchen. It was proposed to enlarge the kitchen by converting the ground floor Maid's room at the back of the house to the kitchen, and providing drainage for washing machine in the laundry. Although the proposed alterations to the building were approved in 1958, they did not proceed. However, later on a wall between the Maid's room and kitchen was demolished and the Maid's room changed to a family room. The exact date of these changes is unknown.

In 1960, a Building Application was approved for the construction of an electric inclinor. The architectural drawings were prepared by H. B. Gerrett Architect; however, it was not undertaken.

Another Building Application (783/60) was lodged in 1960 for the construction of additions to the building, which was approved by Council. There are no architectural drawings for this application. It appears that at this time the piazza on the south-west corner of the building was enclosed, providing an extra bedroom on the upper floor level, connected to the balcony via a semi-circular corridor.

The building underwent further alterations. The front piazza balustrade that appears to had been ornamental wrought iron, changed to a decorative solid balustrade. Two balconies were constructed for two bedrooms on the upper floor level on either side of the building. Probably at this time, some window frames were changed, and security screens were installed for the lower level floor windows. The arched loggia was enclosed by glass. The exact date of these changes is unknown.

Regarding the alterations to the building, the following information is sourced from the Primary Heritage Assessment report prepared by Robertson and Hindmarsh:¹⁶

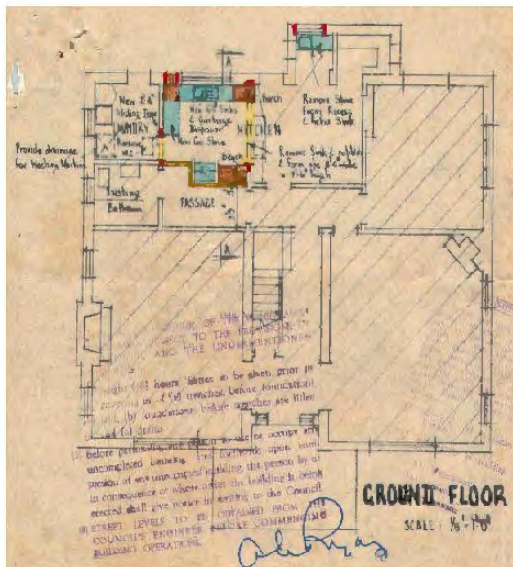


Figure 2.39
Proposed alterations to the building in 1958 designed by R. S. Hamilton.
Source: Woollahra Council

Comparison with the original plans indicate that the original open loggia in front of the entrance has been enclosed with glazing and the rear open First Floor "piazza" (an interwar term originating in the USA indicating an unroofed terrace or deck) has been built over to create the fourth bedroom. The open balustrades of the rear piazza and the small one at the front over the loggia that are drawn on the plans appear to have been altered during construction to solid balustrades with engaged piers, and highly figured rendered panels punctuated by three terracotta pipe central triangular decorative motifs. Likewise, the rendered exterior architraves around the First Floor front Bedroom windows appear to have not been carried out but Juliet balconies with wrought iron balustrades have been constructed in lieu.

¹⁶ Preliminary Assessment of Heritage Significance for 53855 Drumalbyn Road, Bellevue Hill prepared by Robertson & Hindmarsh in December 2021.

The author of the Applicant's Demolition Report appears not to have been on the site of 53 Drumalbyn Road as all the exterior photos of the house have been taken from the stairs leading to 55 Drumalbyn Road. As a result, it is not possible to ascertain if the Baroque window surrounds around the two front Ground Floor windows were built as shown on the drawings.

From the original architectural drawings and recent site inspection, the front upper floor balconies were constructed later. The Baroque window surrounds around the two front Ground floor windows were not built as originally designed. It appears that most of window-frames changed over time.

The Kitchen was originally fully enclosed and the current Family Room was the original Maid's Room which connected directly to the Bathroom at the east end of the house.

The following architectural drawings are sourced from Realestate website. Changes to the building are highlighted in yellow.



Figure 2.40
Changes to the existing building at 53 Drumalbyn Road, Lower level floor.
Source: www.realestate.com.au

2.9 CONDITION AND INTEGRITY

The building is in good condition internally and externally. However, it has undergone extensive changes over time.

Upon a detailed inspection of the building undertaken by GBA Heritage in January 2022, the following alterations to the original building were observed.

- Enclosing the front porch/balcony.
- Enclosing the rear (west) balcony, providing an extra bedroom.
- Providing an access to the rear balcony from the new bedroom via the construction of a semi-circular addition to the bedroom, that also provides a bridge access to upper level of the rear garden.
- Internal changes to the kitchen at the rear of the building.
- Changes in openings and window frames
- Construction of balconies for the bedrooms on the upper floor level
- Construction of decorative solid balustrade for the upper floor balcony.
- Construction of a balcony at the rear of the building.

The following photos taken by GBA Heritage in 2022 show the internal and external condition of the building.



Figure 2.41
Changes to the existing building at 53 Drumalbyn Road, upper floor level.
Source: www.realestate.com.au



Figure 2.42
Looking to the front (main) facade of the building. Note the enclosed arched loggia, new balconies for two bedrooms on either side of the building, decorative solid balustrade for the upper floor balcony, new window frames, and security screens on the lower level floor windows.



Figure 2.43
View of the upper floor balcony (originally called piazza) showing the solid decorative balustrade which was constructed later on. Note the increase the height of balustrade by the installation of steel balustrade.



Figure 2.44
Original arched loggia in front of the building, which is currently enclosed.



Figure 2.45
Looking to the front facade of the building. Note changes in the window frames in comparison with the original plans, security screen, new balcony for the upper floor balcony with wrought iron balustrade.



Figure 2.46
Looking to the rear (west) side of the building, showing changes to the original building.



Figure 2.47
Looking to the rear (west) side of the building. Note the construction of the balcony at the rear of the building. Window frames appear to have been changed.



Figure 2.48
Looking to the rear (west) side of the building. Note the enclosed original piazza and its change to a bedroom. A semi-circular addition is connecting the bedroom to the balcony. A bridge is connecting the balcony to the upper garden.



Figure 2.49
The original patio that has undergone changes. The original door from the kitchen to this space has been closed and converted to a window.



Figure 2.50
Storage area on the south-west corner of the subject site, that appears to have been constructed later on.



Figure 2.51
Looking to the south side of the building, showing all changes to the building including the enclosed balcony on the upper floor level.



Figure 2.52
View of the main lobby and living room.



Figure 2.53
View of the living room.



Figure 2.54
View of the main lobby, living room and staircase leading up to the upper floor level.



Figure 2.55
View to the dining room on the lower floor level.



Figure 2.56
View of the study room which was originally breakfast room. Note changes to the building. A window to the backyard was changed to a door.



Figure 2.57
View of the kitchen which was originally kitchen but underwent major alterations and enlarged.



Figure 2.58
View of the existing family room which was originally Maid's room.



Figure 2.59
View of the staircase leading up to the upper floor level.



Figure 2.60
View of the bedroom (original second bedroom) on the upper floor level.



Figure 2.61
View of the bedroom (original first bedroom) on the upper floor level.



Figure 2.62
View of the bedroom on the north-west corner of the building.



Figure 2.63
View of the new bedroom on the south-west corner of the building.

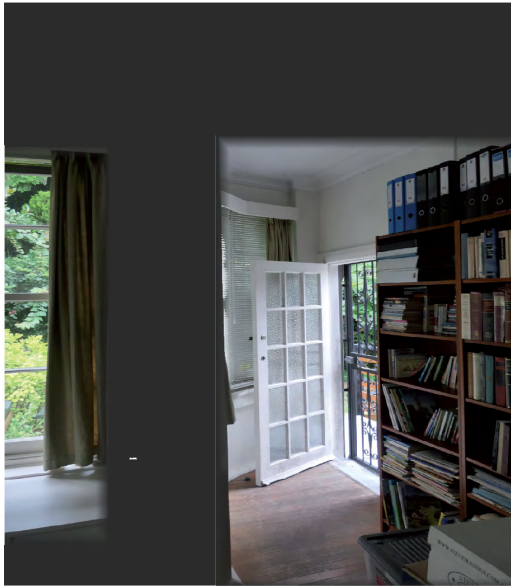


Figure 2.64
View of the semi-circular way connecting the bedroom to the upper floor level balcony at the back of the building.

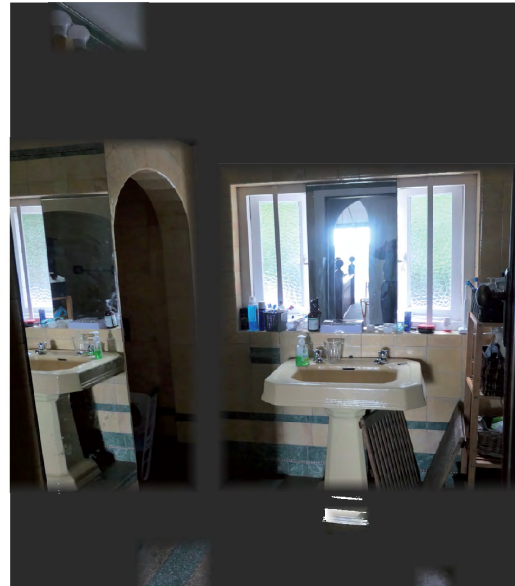


Figure 2.65
View of the upper floor level bathroom, which has undergone changes.

3.0

ASSESSMENT OF CULTURAL SIGNIFICANCE

3.1 INTRODUCTION

Heritage, or “cultural” value, is a term used to describe an item’s value or importance to our current society and is defined as follows in *The Australia ICOMOS Burra Charter*, 2013, published by Australia ICOMOS (Article 1.0):

Cultural significance means **aesthetic, historic, scientific or social or spiritual value** for past, present or future generations.¹

This section establishes the criteria which are used to understand significance and identifies the reasons for the cultural value of the site and its components.

The NSW Heritage Office (now Heritage NSW of the NSW Department of Premier and Cabinet) evaluation criteria for potential LEP heritage listing set a high threshold for entry. Terminology such as “important”, “special” and “strong” establish the need for a property to be more than just average in its heritage values if it is to be listed.

3.2 ANALYSIS OF CULTURAL SIGNIFICANCE

The following commentary discusses how each of the criteria established by the NSW Heritage Office (now Heritage NSW of the NSW Department of Premier and Cabinet) relate to the subject site. It concludes that the subject property does not have sufficient heritage significance to warrant LEP listing.

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

Guidelines for Inclusion: When the item shows evidence of a significant human activity or is associated with a significant activity of historical phase. When it maintains or shows the continuity of a historical process or activity.

¹ *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, 2013, p.2

Guidelines for Exclusion: When the item has incidental or unsubstantiated connections with historically important activities or processes. When it provides evidence of activities or processes that are of dubious historical importance or has been so altered that it can no longer provide evidence of a particular association

Comment

Erected in 1929, the current house was part of the first post war decade of subdivision and development on the eastern slopes of Bellevue Hill.

Having been part of the 1,130 acres granted to Daniel Cooper and Solomon Levy by the Crown in 1830, the 1919 subdivision that created the overall combined site of 53 and 55, was further subdivided in 1927 to form the battle axe style land comprising the subject site on the street frontage of Drumalbyn Road, and No. 55 on the upper slopes at the back of the subject site.

The subdivision and development of the Bellevue Hill - Bondi estate resulted in the transition of Bellevue Hill from a sparsely settled area for members of the colonial gentry into a middle-class suburb with a comparatively modest housing stock.

Given the numbers of Inter-war houses in Woollahra and specifically in Bellevue Hill, the subject building does not show evidence of a significant human activity or significant activity of historical phase in Woollahra.

Based on the above research, the house at 53 Drumalbyn Road cannot be regarded as being “important” to the course of cultural history in Woollahra.

The subject property does not meet the threshold for entry to Schedule 5 of *Woollahra LEP 2014* under this criteria.

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: When an item shows evidence of a significant human occupation or is associated with a significant event, person or group of persons.

Guidelines for Exclusion: When an item has incidental or unsubstantiated connections with historically important people or events. When it provides evidence of people or events that are of dubious historical importance or has been so altered that it can no longer provide evidence of a particular association

Comment

The subject site was first sold to Alexander Algje, gentleman of Vauclose and then, in 1929 transferred to Charles Bohringer, a Swiss-born Architect, before being immediately transferred to George Frederick Wells and George John Wells, as tenants in common. Ownership of the house changed several times over time, most of whom were company directors.

The house is associated with the well established firm of Bohringer, Taylor & Johnson who were famous for the design of cinema/theatres throughout Australia, many of them which still remain. However, the identity of the particular design partner has not been established. The architectural partnership formed by Charles Bohringer, Ron Marton Taylor and Frank Norman Johnson, (1925) had built a solid reputation in both Melbourne and Sydney for the design of a large number of cinemas and theatres across the country, many in the Spanish Mission style such as Cheltenham Theatre and Hamilton Theatre. 1926 was one of their most active years, when they designed several theatres/cinemas in Victoria.

Bohringer, Taylor & Johnson worked with many different architectural styles such as Classical Revival, Spanish Mission, Stripped Classical, and Art Deco. The firm's expertise was not limited to the design of cinemas/theatres. They were also involved in the design of houses, residential flat buildings, factories and public buildings. They designed several Spanish Mission style residential flats including "Palomar" at 49 Drumalbyn Road (which is currently being redeveloped), and "Santa Barbara" in Point Piper. Palomar was constructed a year earlier than the subject site and exhibited the main or strong features/attributes of the style.

Given the small scale of the existing house when compared with very large output across Australia such as cinemas, theatres, and residential flat buildings, this house is not a significant part of the architectural legacy.

The subject property does not meet the threshold for entry to Schedule 5 of Woollahra LEP 2014 under this criteria.

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: When an item shows or is associated with, creative or technical innovation or achievement. When it is the inspiration for a creative or technical innovation or achievement, is aesthetically distinctive, has landmark qualities or exemplifies a particular taste, style or technology.

Guidelines for Exclusion: When an item is not a major work by an important designer or artist, has lost its design or technical integrity. When an item's positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded or has only a loose association with a creative or technical achievement

Comment

The house was designed in the Spanish Mission style which was part of the American cultural influence that came to Australia in the 1920s, and gained popularity mainly after 1925.

Despite its associations with an architectural firm that was well-known in the application of the Interwar Spanish Mission style to a variety of building types, the subject building is arranged as a simple two storey cube with a central arcaded motif, symmetrically arranged on its main façade. In comparison with original design, the house has undergone extensive changes internally and externally.

Unlike the philosophical design leadership of Prof Leslie Wilkinson, with his promotion of the arcaded enclosure of landscaped gardens and/or secondary wings, the excavated platform for the house was not sufficiently large to permit such a flowing composition. It can be reasonably speculated that with the firm's extensive body of theatre/cinemas and residential flat buildings, it was satisfied to simply apply Spanish Mission architectural elements to a fairly standard cubic composition.

Based on the above research, the demonstration of the Spanish Mission style adopted by Bohringer, Taylor & Johnson for the house at 53 Drumalbyn Road cannot be regarded as being aesthetically important or innovative in the course of cultural history in Woollahra.

The subject property does not meet the threshold for entry to Schedule 5 of *Woollahra LEP 2014* under this criteria.

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

Guidelines for Inclusion: When an item is important for its association with an identifiable group or is important to a community's sense of place.

Guidelines for Exclusion: When an item is only important to the community for amenity reasons or is retained only in preference to a proposed alternative.

Comment

The house has no known social significance in the local area. The subject property does not meet the threshold for entry to Schedule 5 of *Woollahra LEP 2014* under this criteria.

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

Guidelines for Exclusion: When the knowledge gained would be irrelevant on science, human history or culture. When the item has little archaeological or research potential or only contains information that is readily available from other resources or archaeological sites. Where the knowledge gained would be irrelevant to research on science, human history or culture.

Comment

The subject house is unlikely to have any special research capacity. It is located on a excavated platform part way up the steeply sloping site, indicating that there is unlikely to be any archaeological potential. Accordingly, the building does not meet the threshold for listing under this criterion.

An Aboriginal Heritage study completed for the subject site, concluded that there was no Aboriginal Heritage significance for the subject site.

The subject property does not meet the threshold for entry to Schedule 5 of *Woollahra LEP 2014* under this criteria.

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

Guidelines for Exclusion: When an item is not rare or is numerous and not under threat.

Comment

The subject building is not rare within the collection of Interwar Spanish Mission houses in Woollahra and elsewhere in Sydney.

Given a number of examples of the Spanish Mission style, the subject building does not display a rare or uncommon features of Woollahra's cultural history. Accordingly, the subject property does not meet the threshold for entry to Schedule 5 of *Woollahra LEP 2014* under this criteria.

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

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

Guidelines for Exclusion: When an item is a poor example of its type or does not include or has lost the range of characteristics of a type. An item that does not represent well the characteristics that constitutes a type or variation from it.

Comment

While the subject house presents as an example of the Interwar Spanish Mission style, with its distinctive the semi-circular arched bay entry porch, and painted cement render, it cannot be regarded as being at the important end of the numerous and representative collection of this style of residential design that are spread across the wealthier suburbs in Interwar Sydney. The simple design of the building in the Spanish Mission style in comparison with other buildings constructed at the same time, shows the building is not a fine example of its type and has principal characteristics of the style.

In comparison with the original approved architectural drawings, it appears that the building underwent extensive external and internal changes, while many features were added later to the building including upper floor balconies to bedrooms on either side of the building with ornamental wrought iron balustrade, and decorative solid balustrade to the upper floor balcony (piazza).

Given other Spanish Mission style buildings, the design of the subject building is not representative of the style in Woollahra. Accordingly, the representation of the Spanish Mission style adopted for the house at 53 Drumalbyn Road cannot be regarded as being important or representative in the course of cultural history in Woollahra.

The subject property does not meet the threshold for entry to Schedule 5 of *Woollahra LEP 2014* under this criteria.

3.3 INTEGRITY AND INTACTNESS

Following a site inspection undertaken in January 2022, the building is in good condition internally and externally. The building has undergone a number of extensive alterations and additions, while some features were added to the building later.

3.4 MEETING THE PRIMARY OBJECTIVE OF HERITAGE LISTING

One of the primary objectives of heritage listing historic properties within any local government area is to preserve important examples of buildings that can demonstrate the historic development of the area.

The subject building at 53 Drumalbyn Road is not one of the fine, intact, or rare examples of the Spanish Mission Style designed in the 1920s by Bohringer, Taylor & Johnson. In a comparison with other works of the firm, the existing house is regarded as a small scale simple example of the design. The subject building at 53 Drumalbyn Road has been continuously occupied since its construction and has experienced many alterations and additions, changing architectural features to the original simple design of the house.

We do not find the house to be of sufficient importance, in the development of the local area, to meet the fundamental objective of heritage listing.

3.5 CONCLUSION

The subject building at 53 Drumalbyn Road, Bellevue Hill does not demonstrate sufficient local significance to be included in Schedule 5 of the Woollahra Local Environment Plan 2014.

4.0

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HERITAGE ASSESSMENT

55 Drumalbyn Road, Bellevue Hill

March 2022





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1.0

INTRODUCTION

1.1 BACKGROUND

This Heritage Assessment for the existing property at 55 Drumalbyn Road, Bellevue Hill has been prepared for the property's developer, in response to the proposed heritage listing of the property.

The property owners object to the proposed listing and have commissioned this assessment to support their letter of objection being submitted to Council.

1.2 REPORT OBJECTIVES

The main objective of this report is to evaluate the heritage significance of the subject property.

1.3 REPORT STRUCTURE

The report outlines the historical development of the property, describes its physical condition and assesses its significance.

This assessment follows guidelines set out in the NSW Heritage Manual. The aim of these documents is to assist with the identification of items of heritage significance. This assessment assists in providing guidance on substance, structure and methodology for the determination of heritage significance.

This report is divided into sections, dealing with the history of the building and its immediate area, the physical description of the building, and the assessment of the building's significance.

1.4 SITE IDENTIFICATION

The subject site is a battle-axe located on the south side of Drumalbyn Road, Bellevue Hill. It is described by NSW Land Registry Services (LRS) as:

- Lot B, DP 186880
- Lot 1, DP 135110



Figure 1.1
Location map showing the subject site shaded in yellow.
Source: NSW LRS SIX Maps website

1.5 AUTHORSHIP

This report has been prepared by Graham Brooks, Managing Director of GBA Heritage, and Dr Shabnam Yazdani Mehr, Senior Heritage Consultant, of GBA Heritage. Unless otherwise noted, all of the photographs and drawings in this report are by GBA Heritage.

1.6 REPORT LIMITATIONS

While this report is limited to the investigation of European cultural heritage values, GBA Heritage recognises that for over forty thousand years or more Aboriginal people occupied the land that was later to be claimed as a European settlement.

Recommendations have been made on the basis of documentary evidence viewed and inspection of the existing fabric.

Archaeological assessment of the subject site is outside the scope of this report.

1.7 ACKNOWLEDGEMENT OF COUNTRY

GBA Heritage acknowledges the Traditional Custodians of the land that includes the subject site, and pay our respects to Elders past, present and emerging.

1.8 COPYRIGHT

Copyright of this report remains with GBA Heritage.

2.0

HISTORICAL SUMMARY

2.1 BRIEF HISTORY OF THE LOCALITY

The subject site at 55 Drumalbyn Road, Bellevue Hill is located in Woollahra. Although in the 19th century, a few local industries were established in Woollahra, the Woollahra Municipality has mainly developed as a residential locality. With the gentrification of the locality in the 1960, most of the industrial sites vanished. Land releases and development in transport contributed to the development of the individual suburbs.

The subject site is located at Bellevue Hill, which is known as one of Sydney's prestigious and wealthiest suburbs with high amenity located east of the Sydney CBD in the Municipality of Woollahra. Initially, it was called 'Vinegar Hill' by first Europeans, but it was found by Governor Macquarie vulgar and inappropriate, and re-named 'Bellevue Hill' meaning 'beautiful view' referring to the view available from the peak.

Point Piper Estate, also known as the Cooper estate, was the largest estate in Woollahra, amassed by Captain John Piper after 1816, through a combination of crown land grant and purchase, covering around 1130 acres of land including Bellevue Hill. Captain John Piper was one of the wealthiest, most influential, and well-known figures in the town. His land holdings encompassed most of the Municipality of Woollahra. However, in 1826, following the financial difficulties, John Piper sold his land to Daniel Cooper and Solomon Levy of the Lachlan & Waterloo Company, who were business partners in the 1820s and started acquiring land. In 1830s, Cooper and Levy's title to the land was confirmed.



Figure 2.1
The 1800s map, showing the approximate location of Drumalbyn Road, circled in red. The subject site was part of land originally owned by John Piper until the late 1820s.
Source: HLRV, Parish of Alexandria County of Cumberland



Figure 2.2
In c. 1880 the land was subdivided and some roads were established including Victoria Road and Bellevue Road. At this time, Drumalbyn Road was not established. The approximate location of Drumalbyn Road is shown by a red circle.
Source: HLRV, Parish of Alexandria County of Cumberland, c. 1880



Figure 2.3
Subdivision map of the 1880s, showing at this time, the land comprising the subject site was not subdivided. The approximate location of the subject site is outlined in red and shown by a red arrow.
Source: SLNSW, Bellevue Hill Subdivision Plan.

In 1834, Solomon Levy died. In 1844, Cooper had privately commissioned Colonial Surveyor General Thomas Mitchell to produce a plan of the Point Piper estate. Several roads to open up the land and subdivision of the estate into portions suitable for sale and lease started at this time. However, at this time the estate was viewed as inconveniently remote from the Sydney, and of interest just to those with the means to both create self-sufficient establishments and service their own transport needs. Cooper's plan to raise revenue from his land was not successful due to the economic downturn that began with the 1840s depression.

In 1847, through an agreement negotiated between Daniel Cooper and John Levy, the sole beneficiary of Cooper's late partner Solomon, who had died in 1834, the entire estate was in the possession of the Cooper family. Following the death of Cooper in 1853, the Point Piper estate was inherited by Daniel Cooper's nephew, also named Daniel Cooper. From the mid 19th century, pockets of land along the ridges of Bellevue Hill were released in piecemeal fashion by the Cooper Estate, providing the sites of the few early houses.

Housing in Bellevue Hill was largely owner-occupied, with almost stable occupation and long-term ownership.

Bellevue Hill is a hourbourside eastern suburb of Sydney, which is known as a wealthy suburb, located 5 kilometre east of the Sydney CBD. The building is located on the western side of Drumalbyn Road, surrounded by one to three storey residential buildings of variety styles and date of construction. Buildings are set well back from the main road. The subject site is a battle-axe, with a steep slope westward to Victoria Road, which is accessed via stairs on the southern end of the site and an inclinator for disability access.

2.2 EARLY OWNERSHIP AND USE OF THE SITE

The subject site is part of the 1130 acres granted to Daniel Cooper and Solomon Levy in 1830. The subject site was located in the Cooper's Bondi-Bellevue Hill Estate, the last of the land to be alienated from the Cooper estate in large-scale release. The subdivision of Cooper's Bondi-Bellevue Hill estate released in three stages between 1912 and 1919, saw the break-up of the last large portion of unalienated land in the vicinity, and in the Point Piper (Cooper) Estate.

In spite of the estate name, none of these three subdivisions include any part of the neighbouring suburb of Bondi, which is separated from Woollahra by the Old South Head Road boundary. The subdivision name was probably invoking as a selling point for the land, the proximity of a desired landmark, Bondi Beach, located withing walking distance of the estate.

The subdivision containing the subject site was the last subdivision which presented for auction in 1919, with unsold portions auctioned in 1921. A building covenant was attached to the sale, stating that although buyers were not required to build, when they did, all main buildings has to be a value of not less than six hundred pounds and with slate or tile roofs.

In c.1920, the land comprising the subject site was purchased by Joseph Cuthbert Kershaw. A building covenant was attached to the site, stating that:¹

Joseph Cuthbert Kershaw his heirs executors administrators or assigns shall not erect or permit to be erected on the land above described any main building other than one constructed of brick and/or stone and/or other material approved by the said Company and shall not erect a main building of less than the value of Five hundred pounds or any pair of semi-detached main buildings of less than the value of Nine hundred pounds and shall not construct the main roof of any such building of iron and that the said Joseph Cuthbert Kershaw his heirs executors administrators or assigns shall not erect any advertisement hoarding on the said land.

The land was further subdivided forming the subject site.² The subject site remained in the ownership of Kershaw until 1936, when it was transferred to Alfred Kiel Jones, Company Director in Sydney, by the English Scottish and Australian Bank Limited (mortgage exercising power of sale), after a foreclosure of a mortgage. Jones remained the owner of the subject site until 1938. The land changed hands several times and in 1943, it was sold to Leslie George Cole, theatrical entrepreneur and Gladys Pretoria Cole.

It appears that the subject site remained undeveloped until 1938 when the existing building was constructed on the site.

The subject site handed over several times. In 1943, the subject site was sold to Leslie George Cole, theatrical entrepreneur. It transferred several times and in 2014 it was in the possession of Katie Molnar.

1 HLRV, Vol 3153 Fol 236.
2 HLRV, Vol 4840 Fol 80



Figure 2.4
The third (last) subdivision of the Cooper's Bondi-Bellevue Hill Estate in 1919. At this time, the subject site was not subdivided and auctioned. The approximate location of the subject site is outlined in red, shown by a red arrow.
Source: SLNSW, Cooper's Estate Bellevue Hill-Bondi Estate, 1911. Call number: Z/SP/B29/5.

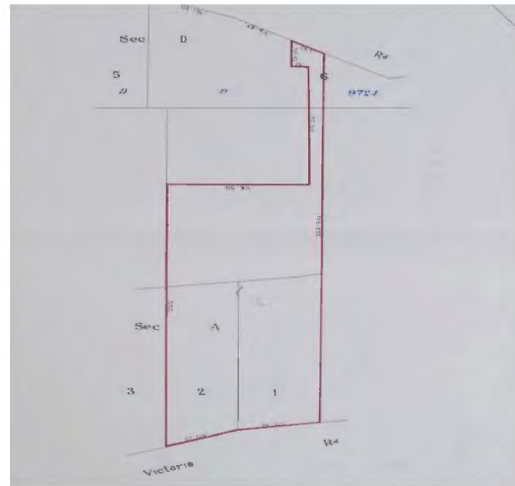


Figure 2.7
In 1927, the land was subdivided and a portion comprising the subject site remained in the possession of Kershaw.
Source: HLRV, Vol 3971 Fol 69.

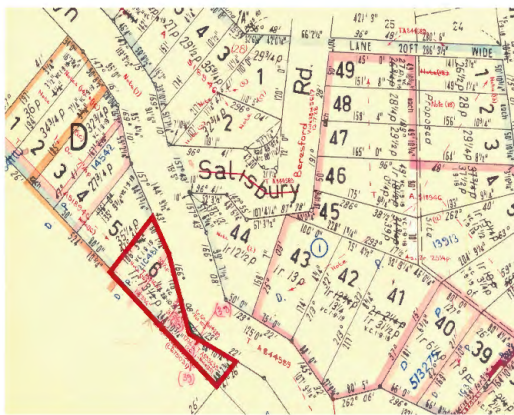


Figure 2.5
Plan of part of land, being the 3rd subdivision of Cooper's Bondi Bellevue Hill Estate, showing the land comprising the subject site was subdivided at this time. The land comprising the subject site is outlined in red (Lot 6).
Source: HLRV, DP Number 9724, c. 1919.

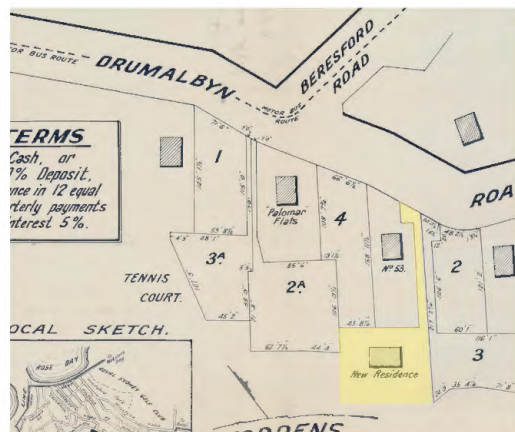


Figure 2.8
Auction map of 1937, showing the subject site, shaded in yellow. At this time, the subject building at 55 Drumalbyn Road was labelled 'New Residence', showing its recent construction.
Source: SLNSW, Call Number: SP/B29

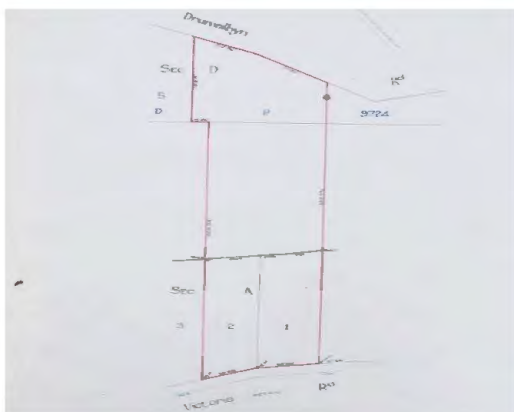


Figure 2.6
In 1921, the land comprising the subject site was in the ownership of Joseph Cuthbert Kershaw.
Source: HLRV, Vol 3153 Fol 236.

2.3 ARCHITECT: P. CRAIG AND JOHN M. BRINDLEY

Percy Gordon Craig was born in 1886 in Bathurst. He started his career as an architect from 1913 at Katoomba, Blue Mountain, known as Craig & Craig. He designed cottages in Hornsby, Blue Mountains, and Coogee. In c.1919, Craig moved to Sydney and established his practice at Pitt Street. He became a registered architect in 1924. He was involved in designing cottages, private residences, offices, and hotels. Some of his well-known designs were Canterbury Baths, Orion Theatre, and Harbord Hotel. Although he was involved in the design of many projects, William House, a mixed residential and commercial building at William Street, seems to be the only heritage listed building designed by him.

As it can be seen from his projects, Craig mainly applied the conventional architecture style of the time.

John Miller Brindley completed his architectural studies in 1934 at the Sydney Technical College, and became a registered architect in 1936. At this time, P. Craig and John M. Brindley started their partnership which lasted until probably the beginning of the WWII. Their office was located at 17 Castlereagh Street, Sydney.

'Ian Lodge', residence of Mr. E. Miller at Rose Bay was designed by P. Craig and John M. Brindley in 1936, which appears to be one of the early residential works done by them as partners. The building was designed in the Inter-war Old English architecture style.

Given that John M. Brindley was a young, newly graduate architect, he was very familiar with the Modern, Functionalist/Cubist architecture style which emerged in Europe mainly in the 1920s, and gained recognition in Australia during the 1930s. Accordingly, it appears that in the design of the building at 55 Drumalbyn Road, Brindley had the major design role.

After the Second World War, in late 1945, John M. Brindley worked for the brewing firm of Tooth & Co. and then he teamed up with Wilfred Allan Davey in 1947. Davey and Brindley were involved and completed several industrial projects, shops, flats, and residential buildings, most of which were designed in the Modern architecture style, which became a dominant style mainly after WWII. Some of their projects were highlighted in magazines and newspapers of the time.



Figure 2.9
York Motors, William Street, Darlinghurst, designed by Percy Gordon Craig in 1925.
Source: Preliminary Heritage Assessment Report, 2021



Figure 2.10
Mr. E. Miller's Residence at Rose Bay, known as "Ian Lodge", designed in 1936 in Inter-war Old English architecture style by P. Craig and John M. Miller in partnership. This house appears to be one of their first projects in partnership.
Source: Trove, Building Magazine, November 1936.

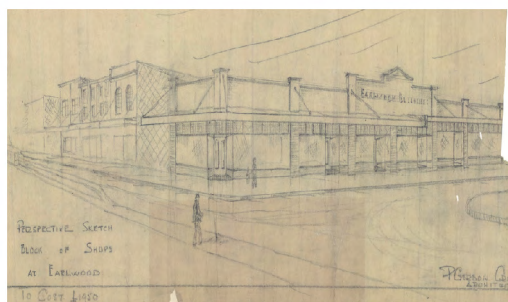


Figure 2.11
Block of shops at Earlwood designed by P. Craig in c.1950, showing Craig's traditional approach in architecture, and he was not practicing 'Modern' architecture style.
Source: SLNSW

In 1956, Bruce Arthur Vickery joined Davey & Brindley, and the firm became Davey, Brindley & Vickery.

Brindley was also active with RAIA and lectured in architectural practice for some years at the University of New South Wales. In 1986, Brindley retired from practice.



Figure 2.12
The proposed Departmental Store for Samoa, designed by Brindley and Davey, demonstrating features of Modern architecture style.
Source: Trove, *Building and Engineering Magazine*, December 1946.



Figure 2.13
Lakemba Baby Health Centre designed by Brindley and Davey in 1949, displaying features of Modern architecture style.
Source: Trove, *Decoration and glass magazine*, January-February 1949.



Figure 2.14
Punchbowl Health Centre designed by Davey and Brindley, displaying modern architecture style.
Source: Trove, *Decoration and glass magazine*, January-February 1948.



Figure 2.15
Northbridge House designed by Brindley in 1949.
Source: Trove, *Decoration and glass magazine*, January-February 1949.

2.4 MODERN/FUNCTIONALIST ARCHITECTURE STYLE

The Inter-war Functionalist/Cubist architecture style had its background in European modernism of the 1920s and 1930s, when the Modern Movement rejected the historical styles. The style was influenced by Le Corbusier, Eric cMendelsson, W M Dudock, Ludwings Mies van der Rohe, Walter Gropius, and Ernst May. Influential European exhibitions such as the International Exhibition of Decorative Arts in Paris in 1925, the 1927 Stuttgart Weissenhof Siedlung and the 1931 Berlin Building Exhibition, both coordinated by Mies van der Rohe, combined to consolidate the new architecture across Europe.

Le Corbusier played an important role in the development of modern architecture in the early 1920s century, and had an influence on young architects such as Sydney Ancher.

The Fagus Factory designed by Walter Gropius and Adolf Meyer in Alfeld an der Leine in 1911, can be considered as the earliest examples of 'Functionalist/Cubist' architecture style, and came to be one of the premier examples of architectural 'Modernism' during the 1920s.

In England and Australia, the less radical brick work of architect Willem Dudock, gained a solid following during the 1930s. Australia was slow to embrace these ideas of Modern Movement, while the young, well-travelled architects produced streamlined, horizontal architecture, more often in the design of factories, schools, and hospitals. The modern architecture style came to Australia mainly in the 1930s. However, it gained recognition and acceptance mainly during the 1950s primarily for their radical, flat-roofed, glass-walled private houses.

The characteristics of Modern Movement architecture include geometric cubistic forms that looked as though they could have been machine-made, a preference of "skeletal" forms framed system rather than monolithic masonry that enable open planning, a fully resolved architecture where buildings were meant to be seen as a free-standing object, asymmetry rather than symmetry, and clear expression of function. Ornament was dispensed with and the appearance of surfaces and sun shading devices were thought sufficient to provide visual interest, although murals sometimes formed coherent decorative schemes.



Figure 2.16
The Fagus factory designed by Gropius and Meyer in 1911 in modern architecture style.
Source: <https://www.archdaily.com/612249/ad-classics-fagus-factory-walter-gropius-adolf-meyer>



Figure 2.17
Michaelsen Country House at shores of Elbe in Hamburg designed by Karl Schneider in 1923-24.
Source: <https://www.outdooractive.com/en/poi/hamburg/michaelsen-country-house/32178896/>



Figure 2.18
Oud Weissenhof Stuttgart, designed by J. J. P. Oud, constructed in 1927.
Source: http://www.greatbuildings.com/buildings/Weissenhof_Row_Houses.html

The main features/attributes of the style were:

- Asymmetrical architectural massing
- Simple Geometrical Shapes
- Columns not emphasised or located behind glass
- Long horizontal spandrel and/or balconies
- Slim, metal framed window glazing
- Ribbon windows
- Corner windows
- Roof concealed behind parapet
- Cantilevered balcony or hood
- Long, thin string courses, often as continuation of terrace or window hoods
- Stairs expressed by vertical windows or towers
- Semicircular windows and rounded corners

Sir Roy Burman Grounds is regarded as a leader of Modernist architecture in Australia. He studied architecture at the University of Melbourne Architectural Atelier. He worked in London and United States for a while. Having worked in Europe and the US, Grounds became well familiar with the modern architecture style before returning to Australia in 1932. His earlier work incorporated the Modern movement. Sunshine Home at Upper Beaconsfield, Wildfield was designed by Groups in 1933 is referred to as an early example of Modern (Functionalist) building in Australia. The building displayed main features of the style including a long flat roof, rectilinear composition of white painted brick, with red and cream brick details, and corner windows.

Grounds' own residence, known as 'The Ship', located at 35 Rannoch Avenue, Mount Eliza, Victoria, constructed in c.1934, is another example of modern/Functionalist architecture, which is considered to be the earliest surviving house in Victoria to adopt the Modern Style.

In the first half of the 1950s, young architects in NSW developed a regional version of the Modern Movement, known as "the Sydney School". Although it was not a unified style, it reflected shared approaches to architecture.



Figure 2.19
Sunshine Home at Upper Beaconsfield, Wildfield, designed by Roy Burman Groups in 1933. The building is referred to as an early example of modern architecture in Australia.
Source: Trove, The Herald, 1933.



Figure 2.20
The Ship, designed by Roy Grounds as his residence, in c.1934.
Source: <https://vhd.heritagecouncil.vic.gov.au>

2.5 INTERNATIONAL EXAMPLES OF MODERN/FUNCTIONALIST STYLE

The following buildings are examples of Modern/Functionalist style, designed and constructed mainly in Europe.

2.5.1 ITALIAN GARDEN HOUSING ESTATE

Architect: Otto Haesler
Year of construction: 1923-25

The Italian Garden development comprises eight two-storey, flat-roofed houses and two three-storey hip roofed houses. The flat-roofed buildings which face each other in two rows of four, have a brightly middle section with a central entrance and stairwell. The doors and windows are in bright red. Each side of the facade is covered in Colored cubes. The colour scheme of the building points to a modern idiom. The main features of the style include cubic forms, flat roofs, and corner windows.



Figure 2.21
Housing Estate by Otto Haesler in Italy designed by Otto Haesler in 1923-25.
Source: <https://www.dw.com/de/das-gro%C3%9Fe-unbekannte-bauhaus-in-celle/a-48481294>

2.5.2 MICHAELSEN COUNTRY HOUSE AT SHORES OF ELBE

Architect: Karl Schneider
Year of construction: 1923 - 24

The building is located high above the shores of the Elbe in Hamburg's Blankenese District. It is the best known work by the architect Karl Schneider.

Schneider's characteristic architectural language is evident in the clear composition of volumes and three dimensionality. The two storey main building leads to a rounded terrace on the upper floor. This east wing is connected to a terrace wing, with a rounded end, by a four-storey tower at the corner. A curved panoramic window in the east wing was considered unique in the architecture of the early 1920s.

The building's clear reduced form is highlighted by its whitewashed facade, in which the dark window frames and doors stand out from it.



Figure 2.22
Michaelsen Country House at shores of Elbe
Source: <https://www.outdooractive.com/en/poi/hamburg/michaelsen-country-house/32178896/>

2.5.3 MASTERS' HOUSE IN DESSAU

Architect: Walter Gropius
Year of construction: 1925 - 26

The building is a prototype of Modernism, constructed between 1925 and 1926. The building comprises three semi-detached houses and a detached villa for the director. The house was designed and built for the Bauhaus masters and their families. The buildings were intended to be functional, which is reflected in the design and positioning of the buildings, and the spatial composition, which is based on units of use and the direction of light.

Interlocking cubic structures of various heights have formed the building, while towards the street the semi-detached houses are distinguished by substantial glazed studios. Vertical strip windows on the sides let light into the staircases. The Director's house has an asymmetric arrangement of windows. The light-coloured houses have terraces and cantilevered balconies with pipe railing.



Figure 2.23
Masters' House in Dessau, 1925-6
Source: <https://www.bauhaus-dessau.de/en/architecture/bauhaus-buildings-in-dessau/masters-houses.html>

2.5.4 LANGE HOUSE AND ESTERS HOUSE IN GERMANY

Architect: Ludwig Mies van der Rohe
Year of construction: 1928 - 30

The building comprises two brick houses in the form of interlocking cubes that were built between 1928 and 1930, in the Bauhaus architecture style.

The simple building volumes are staggered like boxes inserted one into another. Large window facades, in part sunk into the ground, penetrate the brick masonry facades. While the buildings seem close to the street, open terraces in the rear transition like steps into the park-like gardens.

The buildings display strong features/attributes of the style in form of asymmetrical, simple geometrical shapes, ribbon windows, terraces with pipe railing, and hoods.



Figure 2.24
Casa Lange seen from the garden of House Esters, in Krefeld, Germany.
Source: http://architectuul.com/architecture/view_image/haus-lange-and-esters/17560

2.5.5 KREUTZENBERGER WINERY

Architect: Otto Prott
Year of construction: 1929 -30

The building is a classic example of modern architecture, displaying the main features of the style such as white plaster finish, round corner with two curving bands of windows, cantilevered balcony and hood, roof concealed behind parapet, and pipe railing. The bands and the flat roof with its open terrace, recall Bauhaus architecture, as does the flat roof and its open terrace.

The building is listed as a cultural monument of the Rhineland-Palatinate and is regarded as a unique example of the influence of the Bauhaus on the architecture of wineries.



Figure 2.25
Kreutzenberger Winery
Source: <https://www.grandtourofmodernism.com/sites/details/31/>

2.5.6 LE CORBUSIER HOUSE AT THE WEISSENHOF (WEISSENHOF ESTATE)

Architect: Le Corbusier and Pierre Jeanneret
Year of construction: 1927

The building is internationally considered as one of the most important icons of classic modern architecture. It was built in Stuttgart. While the project was headed by Mies van der Rohe, 17 architects from five European countries participated including Walter Gropius, Le Corbusier, and Hans Scharoun.

The building attracted international attention by its clear, austere, and minimalist architecture of its white cube-like buildings. Its main architectural features/ attributes of the style include the typical flat roofs, long ribbon windows, and the material (glass, steel, and concrete).



Figure 2.26
Le Corbusier House at the Weissenhof (Weissenhof Estate).
Source: <https://www.grandtourofmodernism.com/sites/details/56/>

2.6 NATIONAL EXAMPLES OF MODERN/FUNCTIONALIST STYLE

Various paths including exhibition, travel, publications, professional networks, emigration, and education resulted in the emergence of modernism thinking in Australia in the late 1920s. Although, overseas travel for Australian architects and designers was not a new phenomenon, from the Great Depression (1929-32) onwards, they were more exposed to ideas from Europe, Great Britain, and United States. Publications played an important role in bringing in the modernist ideas.

The following modern buildings are considered as early examples of Australian modernism, that were constructed in the 1930s, some of which were reflected in the magazines of the time.

2.6.1 THE MOIR RESIDENCE IN ACT

43 Melbourne Avenue, Forrest
Architect: Malcolm Moir
Year of construction: 1935 - 37

The building was designed by Malcolm Moir, as his own residence in 1935, and completed in 1937. This building is an early example of the Inter-war functionalist style in Canberra. The building displays main features of the style including asymmetrical cubic massing with a roof concealed by parapet, metal-framed corner and ribbon windows, and cantilevered balcony and hood.

The building is listed on the ACT Chapter of the Australian Institute of Architects Register of Significant Twentieth Century Architecture. It is regarded as Canberra's best single example of the Inte-war Functionalist architecture.



Figure 2.27
The Moir Residence at Forrest, ACT, 1935
Source: *GBA Heritage*, 2022.

2.6.2 WYLDEFEL GARDENS IN NSW

8A Wylde Street, Potts Point
Architect: John Brogan
Year of construction: 1936

A. W. Crowle, a wealthy motor car importer, purchased a typical two-storey Victorian mansion at Potts Point. During his travel in Germany, he saw functionalist style of architecture that was spreading throughout the Europe. Upon his arrival in Australia, in c.1936 he contracted John Brogan to design a group cascading apartment blocks, a house, and boat shed running down the side of the Victorian building to the harbour. Apartments were designed in Functionalist architecture style, with flat roofs, simple white rendered walls, steel framed windows, curved corners, corner windows, window hoods, and balconies with pipe railings.



Figure 2.28
Wyldefel Gardens at Potts Point, 1937
Source: <https://www.gartnerrose.com/Past-Projects/Heritage-Restoration/WyldefelGardens.aspx>

2.6.3 HOUSE IN ACT

3 Wilmot Crescent, Forrest
Architect: Malcolm Moir
Year of construction: 1936

This building is regarded as an early example of the Inter-war Functionalist style which was constructed after Moir's own residence. The building displays typical features of the style through asymmetrical cubic massing, simple geometric shape, roof concealed behind parapet, metal framed corner windows, ribbon windows, and cantilevered balcony with pipe railing, and hood

The house is listed on the ACT Chapter of the Australian Institute of Architects Register of Significant Twentieth Century Architecture. It is regarded as a good early example of the Inter-war Functionalist style designed by Malcolm Moir.

Although the house has undergone several alterations, the important features of the style are intact.



Figure 2.29
The Moir Residence at Forrest, ACT, 1936
Source: <http://www.canberrahouse.com.au/houses/3-wilmot.html>

2.6.4 PREVOST HOUSE IN NSW

67 Kambala Road, Bellevue Hill
Architect: Sydney Ancher
Year of construction: 1937

In c.1936, Prevost house was designed by Sydney Ancher, one of the Prevost's young staff members who won an internal competition to design his employer's new home. In 1930, Ancher won a travelling scholarship and worked for several architect firms in London where he gained knowledge of Modern/Functionalist architecture style, which was well-known in Europe. The Prevost house is a two storey rendered masonry structure with flat roofs, cubic massing and the proportions horizontal, relieved by a large circular window on the south elevation, the small portholes on the western elevation, and the curved corner window, sun-room, deck, and pipe balustrade on the south-west corner. The colour scheme was off white with wadgewood blue eaves.

The flat roof, curved front facade, and glazed entrance were revolutionary architectural elements in the 1930s. The building's success resulted in an explosion of similarly functionalist houses in the area. The house is the register of the National Estate. The following information is sourced from docomomo Australia:³

Statement of Significance:

A house of considerable architectural significance as one of the finest Functionalist style houses in Australia. An early work of the prominent architect Sydney Ancher, which is a sophisticated interpretation of nautical and other overseas influences. The flat roof, which is symbolic of the modern movement, is one of the earliest in Australia. The house marks a turning point in the history of twentieth-century architecture in Australia.



Figure 2.30
Prevost House at Bellevue Hill, 1937.
Source: <https://docomomoaustralia.com.au/prevost-house-1937-nsw/>

³ <https://docomomoaustralia.com.au/prevost-house-1937-nsw/>

2.6.5 DOCTOR RESIDENCE IN QLD

Stanthorpe, Queensland
Architect: J. P. Donoghue and C. W. T. Culton
Year of construction: 1937

The building located at Stanthorpe, was designed by J. P. Donoghue and C. W. T. Fulton, and constructed in 1937. As described in the Building magazine, for the design of the building the modern style was adopted. The external walls were treated in face brick. The building displayed main features of the style through its asymmetrical cubic massing, rounded corners and windows, and cantilevered balcony and hood, and pipe railing.

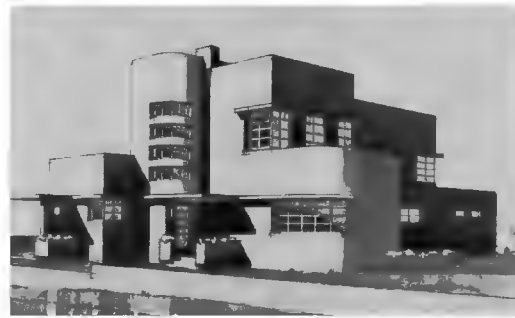


Figure 2.31
Doctor's Residence, Stanthorpe, Queensland.
Source: Trove, Building Magazine, 1937

2.6.6 HOUSE IN NSW

55 Drumalbyn Road, Bellevue Hill
Architect: P. G. Craig
Year of construction: 1937 - 38

The subject building was designed by P. G. Craig and John M. Brindley in partnership. However, it appears that Brindley had a key role in design of the building. The building was designed in Functionalist/cubist style, displaying the features of the style including asymmetrical architectural cubic massing, horizontal cantilevered balconies with pipe balustrade, window hoods, and hipped-roof concealing behind the parapet.



Figure 2.32
The subject house at 55 Drumalbyn Road, Bellevue Hill
Source: GBA Heritage, 2022

2.6.7 ASHDOW IN NSW

96 Elizabeth Bay Road, Elizabeth Bay
Architect: Aaron Bolot
Year of Construction: 1938

The building located at Elizabeth Bay, was designed by Aaron Bolot, and completed in 1938. The building is often referred to an example of the Sydney P&O style. In the design of the building, Ashdow employed a number of elements associated with modern buildings, and is influenced by the European Functionalist style. The building's main features include a striking curved bay, planar wall surfaces, metal framed windows, corner windows, flat roof, and rear cantilevered balconies with pipe railings.



Figure 2.33
Ashdow apartment building at Elizabeth Bay, 1938.
Source: <https://www.raywhite.com/nsw/elizabeth-bay/1773812/>

2.6.8 FORREST FIRE STATION

Section 35, Canberra Avenue, Manuka Circle, Fitzroy Street and Empire Circuit
Architect: E. H. Henderson (Chief Architect Works & Services Branch)
Year of construction: 1939

The Forrest Fire Station Precinct includes the Fire Station and seven two-storey houses. The building was designed by E. H. Henderson who was the Chief Architect of the Department of Interior, Works Branch, and was responsible for the design of the precinct. Given that the design drawings were signed by Cuthbert Whitely, he probably had a key role in the design.

Houses are good examples of Inter-war Functionalist architecture, constructed in panels of red and cream face bricks with a regular arrangement of windows, flat roofs concealed behind parapets, and small cantilevered balconies with pipe railing. The interlocking horizontal and vertical elements are influenced by Willem Dudock's European modernist architecture in Holland.

The Forrest Fire Station and residences are listed on the ACT Heritage Register and the ACT Chapter of the Australian Institute of Architects Register of Significant Twentieth Century Architecture, regarded as an excellent example of the Inter-war Functionalist Style.



Figure 2.34
Forrest Fire Station and residences
Source: GBA Heritage, 2022



Figure 2.35
Forrest Fire Station and residences
Source: GBA Heritage, 2022.

2.6.9 CARRABATT IN NSW

17 Drumalbyn Road, Bellevue Hill
Architect: Samuel Lipson
Year of construction: 1939

The house located at Drumalbyn Road in Bellevue Hill, was designed by Samuel Lipson, and constructed in 1939. The building was designed in the Modern architecture style, displaying the main features of the style including cubic massing, curved corner window, metal framed windows, and continuous window hood. The building was described in the Building magazine as:

A Modern Home, cast in the modern style, this design is full of interest and the manner in which a steep site has been handled, so that garden and house have been blended to form a harmonious whole, is well worthy of study. The treatment of the chimney is interesting, while the round brick piers to the beautiful sun verandah are also an attractive feature.

The building has undergone extensive alterations internally and externally.



Figure 2.36
Carrabatt House at Drumalbyn Road, Bellevue Hill, 1939.
Source: Trove, Building Magazine, 1939

2.6.10 HOUSE IN ACT

24 Arthur Circle, Forrest
Architect: Kenneth Oliphant
Year of construction: 1939

The house is regarded as a late example of the Inter-war Functionalist style through its asymmetrical massing, simple geometric shapes, roof concealed behind parapet, rounded corner window, and hood.

The building is listed on the ACT Chapter of the Australian Institute of Architects Register of Significant Twentieth Century Architecture, and is regarded as a good example of the Inte-war Functionalist style. Although the building has undergone extensive alterations and additions, most of its functionalist features are still visible.



Figure 2.37
House at Arthur Circle, Forrest.
Source: GBA Heritage, 2022.

2.6.11 WHITLEY HOUSES IN GRIFFITH AND BRADDON

60 Leichhardt Street, Griffith
95 and 97 Canberra Avenue, Griffith
107 Limestone Avenue, Braddon

Architect: Cuthbert Whitley
Year of construction: 1939

The houses are single storey, displaying typical characteristics of the Inter-war Functionalist style through their asymmetrical massing of simple, cubic shapes, low-pitched roof concealed behind parapet, metal-framed windows, corner windows and hood.

Whitley houses are listed on the ACT Chapter of the Australian Institute of Architects Register of Significant Twentieth Century Architecture, regarded as an excellent example of the Inter-war Functionalist style. During 2004-2005, development approvals were granted for multi-storey developments on each of the blocks.



Figure 2.39
House at Limestone Avenue, Braddon
Source: GBA Heritage, 2022.



Figure 2.38
House at 60 Leichhardt Street, Griffith
Source: GBA Heritage, 2022.



Figure 2.40
House at Canberra Avenue, Griffith
Source: GBA Heritage, 2022.

2.6.12 HOUSE

10 Arthur Street, Dover Heights NSW 2030
Architect: unknown
Year of construction: 1915 - 1945

While the statement of significance for the building is limited to “excellent, intact example of the Inter-war Functionalist style. Local significance”, the NSW Heritage Database provides the following information for the physical description of the building, Database No. 2620015:

Physical Description

Inter-War Functionalist style, characterised by box forms, flat roof, cubic massing, juxtaposed planar surfaces and asymmetrical form. Influenced by Dutch School. Stripped of all traditional building features such as eaves and awnings. Special regard for the massing of the building with simple geometric shapes; square, rectangle and circle. Balustrade railing adopts a non repetitive design, the whole being individually made. Appears virtually unaltered. Simple, white painted, rendered fence. Garden area planted with large and small shrubs.



Figure 2.41
Residential building at Dover Heights, 1915-1945
Source: [Realestate.com.au](https://www.realestate.com.au)

2.6.13 HOUSE

5 Hopetoun Avenue, Mosman, NSW 2088
Architect
Architect: Eric Lindsay Thompson
Year of construction: unknown

The NSW Heritage Database provides the following information for the House, Database No. 2060201:

Statement of Significance

The residence of an important NSW figure for nearly 60 years. A pleasing and intact example of the Inter War Functionalist style, set in a terraced garden which complements the house excellently.

Comment

Although the building is described as being designed in Inter-war functionalist style, it also has some features of Georgian Revival style displaying in multi-paned sashes in the Georgian style, showing the influence of Professor Leslie Wilkinson, the architect's mentor.



Figure 2.42
House at 5 Hopetoun Avenue, Mosman
Source: [Realestate.com.au](https://www.realestate.com.au)

2.6.14 CUMBERLAND - RESIDENTIAL FLAT BUILDING DWARF BRICK WALL, PAVING AND GROUNDS

81 Birriga Road, Bellevue Hill, NSW 2023
Architect: Gordon McKinnon & Sons
Year of construction: 1939 - 40

The NSW Heritage Database provides the following information for the Cumberland - residential flat building dwarf brick walls, paving and grounds, Database No. 2711437:

Statement of Significance

The residential flat building at 81 Birriga Road is of historic significance as a well detailed example of a later inter-war residential flat building incorporating notable aesthetic characteristics that combine historic revival styles and the Inter-war Functionalist style based upon European Modernism. The building, in conjunction with the adjacent flat building at 81A Birriga Road, has landmark qualities deriving from the related forms located on the inner curve of Birriga Road. The pair of structures have representative value as a well detailed and largely intact example of a late inter-war flat complex.

Comment

The building displays architectural features of two styles; Inter-war Old English and Inter-war Functionalist style. The main features of the Inter-war Functionalist style include corner windows, cantilevered balconies and pipe railings, window hood, hipped roof concealed by parapet.

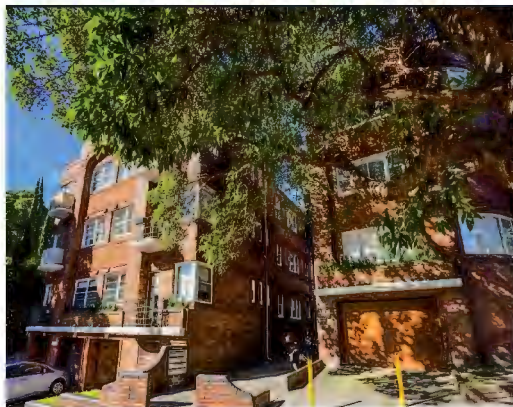


Figure 2.43
Cumberland - residential flat building at Bellevue Hill.
Source: Realestate.com.au

2.6.15 EVANS CRESCENT HOUSING PRECINCT

Block 2, 3, 5, 6, 7 Section 38 of South Canberra
Architect: Malcolm Moir and Heather Sutherland
Year of construction: 1939 - 40

The houses are an example of Inter-war Functionalist style through their asymmetrical cubic massing, roofs concealed behind parapets, metal-framed corner and ribbon windows, cantilevered balconies with pipe railing, and hoods.

The Evans Crescent Housing Precinct was considered a significant architectural achievement because of the way the houses relate to each other, and their contribution to modernism architecture in Canberra, and inter-war architecture generally.

The houses are considered among the first modern designs in Canberra. The Evans Crescent Housing Precinct is listed on the ACT Chapter of the Australian Institute of Architects Register of Significant Twentieth Century Architecture, and is regarded as an excellent example of the Inter-war Functionalist style, and the only example in Canberra of a coherent group of residences in this style.

Of the six original houses, three remains; Numbers 7, 9, and 11.



Figure 2.44
Evans Crescent Housing at Griffith.
Source: GBA Heritage, 2022

2.7 POST-WAR MODERN ARCHITECTURE IN AUSTRALIA

In the first half of the 1950s, young architects in NSW developed a regional version of the Modern Movement, called “the Sydney School”. Although it was not a unified style, it reflected shared approaches to architecture. Modern movement fundamentals included open planning, expression of materials and structures, maximising sunlight and fresh air.

The post-war modern architecture was mainly influenced by emigre architects who arrived to Australia before WWII and eventually established themselves in the late 1940s, most notably for their Inter-war Bauhaus ‘Modern’ architecture, helping to popularise Modernist architecture in NSW. Emigre architects brought direct experience of European modernism that was initially supported by a network of European clients. The style gained recognition and acceptance during the 1950s.

The following buildings are examples of post-war Modern/Bauhaus/functionalist architecture in NSW, most of which are heritage listed.

2.7.1 EISNER HOUSE

Pacific Highway, Warrawee
Architect: Hugo Stossel
Year of construction: c.1947

Comment

Eisner House is probably the first Stossel designed house, which is now demolished. The house was designed for Moses Eisner and his wife who were Polish. Eisner was the director of the Arcos steel company. The house was described as ‘indoor-outdoor living’ which had a flexible plan that incorporated living and dining activities into one large area. The house was described in the Sun-Herald (1953) as follows:

Built in the style of Continental modern architecture, the house sits in a large grounds. The garage connected to the house with a covered way that is really an expression of the deep window eaves.

Contrasting with the white-painted, cement rendered exterior walls in a brick flower trough stretching the length of the front of the house, and the three upstairs windows have projected frames that add to the pattern of the facade.

The house has key characteristics of Bauhaus ‘Modern’ architecture in its simple coloured strong rectangular form, robustly modelled within the site.



Figure 2.45
Eisner House in Warrawee designed by H. Stossel in c.1947. It is demolished.
Source: Sydney Living Museum.

2.7.2 HILLMAN HOUSE

40 Findlay Avenue, Roseville
Architect: Dr Henry Epstein
Year of construction: 1948-49

The NSW Heritage Database provides the following information for Hillman House, Database No. 2660308:

Statement of Significance

The Hillman House has significance as one of the finest and most intact examples of domestic European Modernism to be constructed in Australia. A rare item, the house has historical significance as designed by prominent Sydney architect and founder of ACA (Association of Consulting Architects) Dr Henry Epstein. As a Post-war residence, it demonstrates a particular evolution of Modernist architecture in Australia.

Comment

The house was constructed in 1949 for Chiam Hillman who was a Polish immigrant. The house was designed in an asymmetrical stacking of rectangular prisms with continuous horizontal steel-framed windows. The architectural features of the building including metal-framed corner windows, cubic massing, and roof concealed behind parapet, resemble the Inter-war Functionalist style. No extensive changes have been undertaken in the house and it has remained largely intact. The house is registered in the list of significant buildings in NSW by Australian Institute of Architects (AIA).



Figure 2.46
Hillman House designed by Dr Henry Epstein, 1948.
Source: NSW Heritage Inventory

2.7.3 THE LINDFIELD RESIDENCE

72 Woodlands Road, Lindfield
Architect: Hugo Stossel
Year of construction: 1951

The NSW Heritage Database provides the following information for Hillman House, Database No. 1880723:

Statement of Significance:

Reasons for listing; architectural, municipal significance; possible state significance.

Comment

Hugo Stossel designed his own house in 1951 which was described as 'planned for sun and privacy'. The house was built of rendered brick walls, wooden floors and flat roof of timber construction, with steel windows and sliding doors. The house was designed in a solid stacking rectangular prisms and was robustly modelled. All external walls were cement rendered and then painted with a parchment-toned, weather-resisting paint, providing additional insulation. Maximum sunlight was a factor in designing the bedrooms, in which a wide cantilevered awning excluded the sun in summer but admits it in winter.

The house displays typical features of the Inter-war Functionalist style through its simple cubic massing, metal framed corner and ribbon windows, roof concealed behind the parapet, and hoods.

The house is registered in the list of significant buildings in NSW by AIA. The house is substantially intact with a high level of integrity, in which its massing and presentation within its setting have been retained as originally designed, enabling its interpretation and appreciation from the public domain.



Figure 2.47
The Lindfield Residence photographed by Phil Ward, 1951
Source: Google map, 2019

2.8 COMPARATIVE ANALYSIS

As stated by the Heritage Council of NSW:⁴

Modern Movement architecture in NSW is a regional manifestation of an important, evolving international approach to design.

Although the modern movement in architecture emerged in the 1920s in Europe, came to Australia primarily in the early 1930s, developed after the WWII, and gained recognition in the 1950s.

All identified modern buildings are classified in three groups of international Inter-war functionalist buildings, national Inter-war functionalist building, and post-war modern/functionalist buildings, showing the emergence of the style, its application in Australia, and its progress after the WWII.

All identified buildings were constructed from the late 1920s onwards, following the spread of modern movement in Europe in the early 1920s. All identified buildings display the main features/attributes of the style, including asymmetrical simple geometrical shapes, metal framed corner and ribbon windows, roof concealed behind parapet, cantilever balcony and hood, pipe railing, and in some cases rounded corners and semicircular windows.

Some of the identified buildings have undergone extensive alterations over time; however, in most cases the main or strong features/attributes of the style are still legible. Some of them are regarded as early, or excellent examples of the style, especially those ones which were constructed in Canberra. In comparison with identified Modern/Functionalist buildings, the subject building is an example of 1930s Functionalist style in Woollahra, but not an excellent or intact example, regarded as a significant contribution to the style and its early application in Australia. In comparison with other identified Functionalist style buildings of the 1930s, mainly designed by well-established architects such as Moir Sutherland in Canberra, the subject building appears to have been designed by a newly graduated student.

⁴ Morris, Colleen, Spearritt, Peter, and Lumby, Roy (2013). The modern movement in New South Wales: a thematic study and survey of places. North Ryde, NSW, Australia: Hericon Consulting.

2.9 INITIAL CONSTRUCTION OF THE BUILDING - C.1938

From its original architectural drawings, it appears that the existing building was constructed in 1937 for Alfred Kiel Jones. The building was designed by P. Craig and John M. Brindley in the Inter-war Functionalist Architecture Style. The architectural drawings were approved by Woollahra Council in October 1937.

The following information, sourced from Primary Heritage Assessment report prepared by Robertson and Hindmarsh provides a useful general description of the building.⁵ However, the description is largely based on the publicly available photographs of the building. A detailed site inspection undertaken by GBA Heritage in January 2022 revealed changes to the building over time.

55 Drumalbyn Road is two-storey house with exterior walls of smooth render and a band of face brick encompassing the Basement windows that emphasises the horizontal lines of the house. The house appears to be flat-roofed behind a rendered parapet but the roof over the main portion of the house is roofed with a pitched tile hip roof. The roof over the secondary wing of the house is a trafficable roof terrace that is accessible from the upper garden across a concrete bridge. The roof terrace is surrounded by pipe handrails that are typical of the interwar "maritime" references in Modernist houses. The roof terrace is covered by a modern timber-post-supported pergola that has replaced the pipe frame pergola shown in the real estate photographs dating from the post-2013 sale of the property. The original drawings do not include a pergola. The windows are the original steel-framed windows and the main north-facing windows are shaded with cantilevered concrete hoods. There is a cantilevered concrete balcony (with roof) off the Dining Room that still retains its original pipe handrails.

The pipe handrail around the roof terrace has been replaced recently. Some steel-framed windows have changed to timber-framed windows following changes to fenestrations.

The double garage is located at the front (Drumalbyn Road) site boundary and is capped with a horizontal parapet continuing the Modernist styling of the house. The house is accessed via flights of stairs including via the terrace located on the flat roof of the garage and the inclinator commences from the roof level of the garage.

The main floor of the house is the upper floor of the house and contains the Entry Hall (and the stairs to the lower level), the combined Living/Dining Room along the front of the house a small Bedroom, a WC, the Kitchen, the Main Bedroom with Ensuite Bathroom and then a smaller Bedroom accessed through the Main Bedroom. The small Bedroom gives access to a Dressing Room. There is an externally accessed WC at the rear of the house.

There is an access to the main building via a hallway connected to the kitchen at the rear (west side) of the house (Figure 2.53). Another access to the main building is via the bedroom/study room on the lower floor. The dressing room at the northern end of the building has been converted to a bathroom, and the small bedroom is currently used as a study room accessed through the main bedroom on this side of the building. There is no externally accessed WC at the rear of the house.

The lowest floor of the house contains a Sitting/Rumpus Room, two Bedrooms, a Bathroom and an externally accessed Laundry. The main (upper) floor of the house is accessed via a stair located at the eastern end of the wide corridor that runs the length of the lower floor. The lower level gives access to the wide, north-facing lawn as well as to a small, single-room "cottage". The 1938 Building Application drawing describes this small building as an "outhouse". The same drawing includes the timber-framed predecessor of the upper garden shade structure.

The upper floor is accessed via a hallway connected to the kitchen at the rear of the building accessed via stairs on the north side of the building leading up from the front garden to the rear of the building, which also provide access to the 'single-room cottage' separated from the main building.

From the rear of the main house level garden steps lead up to the upper garden level from where the concrete bridge gives access to the roof terrace. The real estate photos show the upper garden is roofed over with a steel roof structure and translucent roof sheeting as well as a timber-framed glass house that may be a remnant of the 1938 structure. It is not known if these structures still exist.

⁵ Preliminary Assessment of Heritage Significance for 53&55 Drumalbyn Road, Bellevue Hill prepared by Robertson & Hindmarsh in December 2021.

The real estate photos were probably taken in c.2013. The building underwent further changes. The timber-framed glass structure is a contemporary structure used as a gym. It appears that the 1938 summer house has been demolished.

The building is an asymmetrical cubic massing that displays main features of the style including plain surfaces with light-tone cement and dark red face brick, metal framed corner windows, ribbon windows, cantilevered balconies with pipe railings, and cantilevered concrete hoods. The main roof of the building is hipped-roof with Marseilles tiles, concealed behind the parapet, while a small section of the building on the north side, designed as Maid's rooms, has flat roof with pipe handrails, using as a roof terrace.

The original architectural drawings are in three sets, two of which dates back to April and October 1937, and one is undated. The first set of architectural drawings were cancelled as the design changed. The approved set of architectural drawings shows that the building was extended northward, providing a laundry and a room on this side.

The third set of architectural drawings with no dates on them show probably the building as it was constructed (as-built drawings). The north side of the building had two maids' rooms, and a laundry was on the basement. The internal stair changed, extending outside toward south, with a round corner.

Although the design and construction of the building was commissioned by A. K. Jones, it appears from the Certificate of Title that Jones sold the building in July 1938, and thus he did not live in the house.

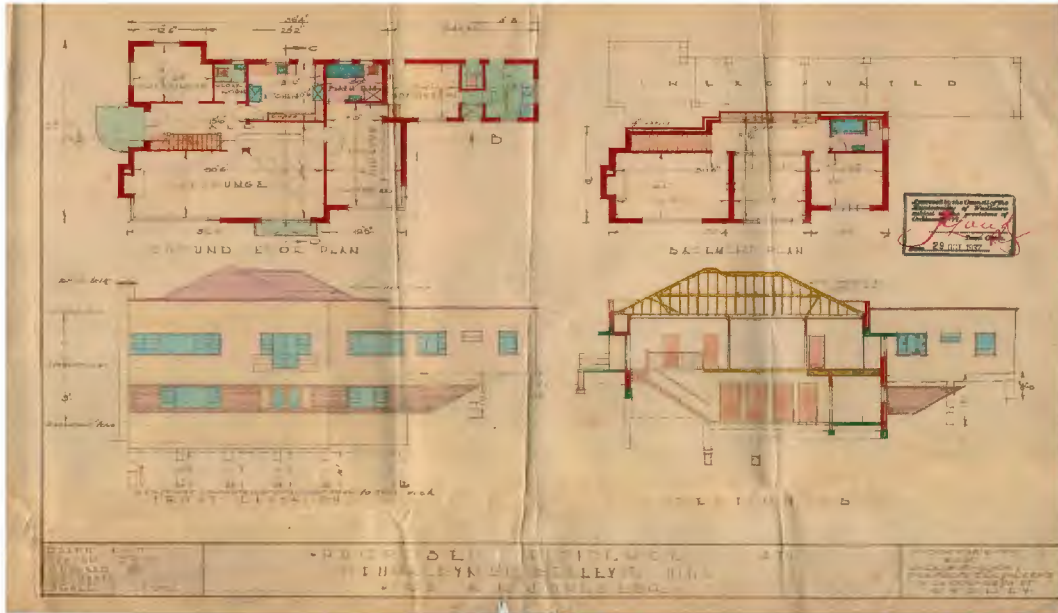


Figure 2.48
Approved architectural drawings in 1937 for the existing building at 55 Drumalbyn Road, designed by P. Craig and John M. Brindley
Source: Woollahra Council

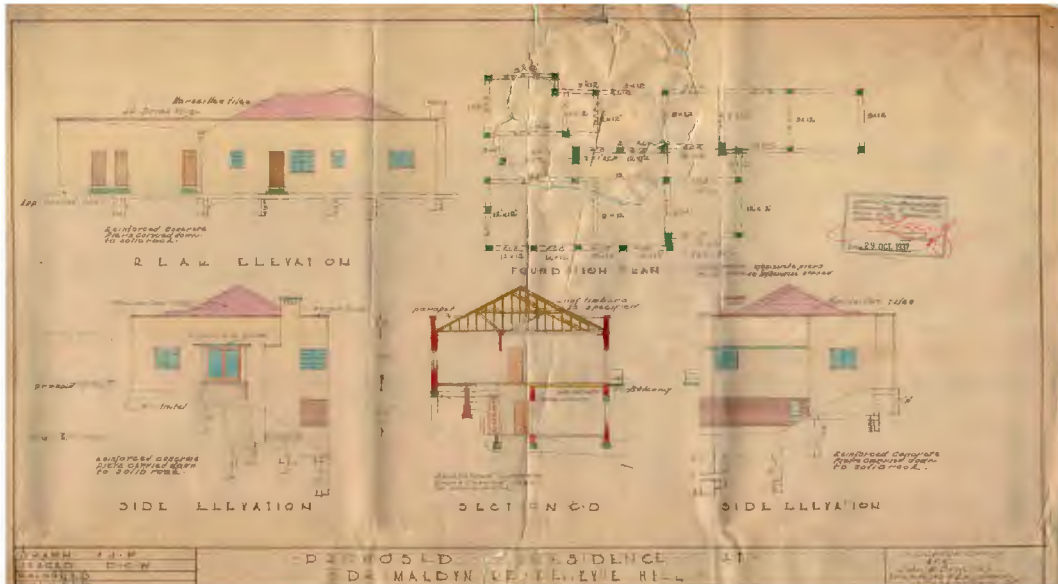


Figure 2.49
Approved architectural drawings for the existing building at 55 Drumalbyn Road, designed by P. Craig and John M. Brindley in 1937.
Source: Woollahra Council

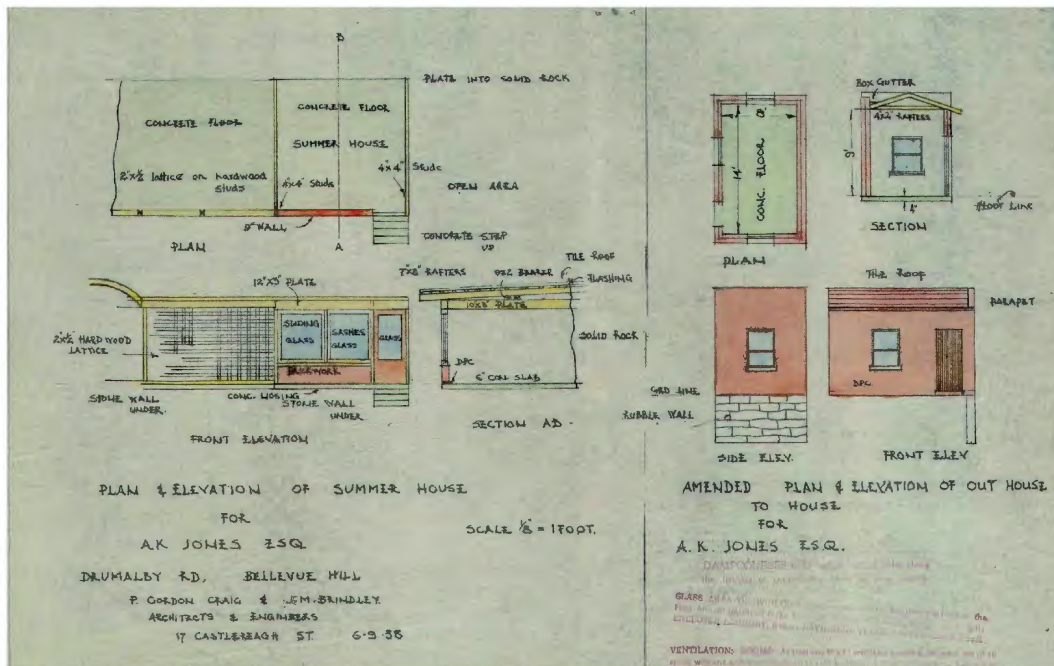


Figure 2.50
Original plans of the Summer House and out house designed by P. G. Craig and John. M. Brindley in 1937.
Source: Woollahra Council

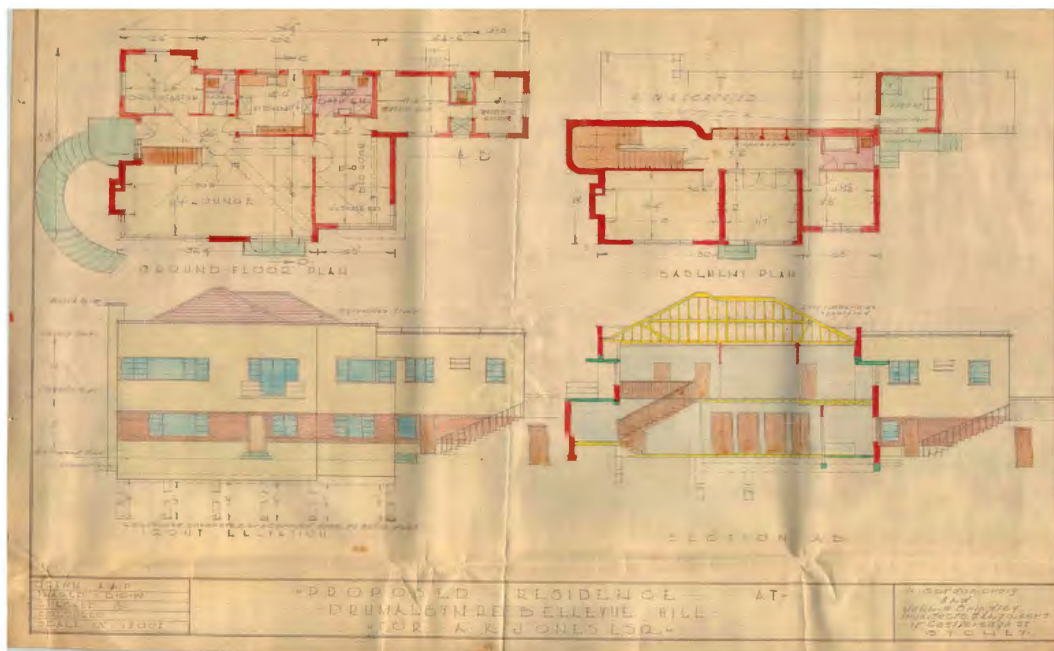


Figure 2.51
Original architectural drawings of the existing building at 55 Drumalbyn Road, designed by P. Craig and John M. Brindley. This set of drawings are undated. It appears that they show the building after its construction in 1937 (As-built drawings).
Source: Woollahra Council

2.10 SUBSEQUENT MAJOR PHASES OF DEVELOPMENT

Although the main (front) facade of the house has remained intact, the building has undergone extensive alterations and renovations. The Building Application for the building shows that in 1938, a building application (216/38) was lodged by A.K. Jones for the construction of additions to the building including a summer house, garage, and out house. All these structures are still on the site. At the present time, the summer house is used as laundry, and the out house is left vacant, in poor condition.

In 1953, the building was used as an office for Japanese Embassy. However, it is unknown whether the building underwent renovations/alterations at this time.

In 1959, a Building Application was lodged by L. G. Cole, the owner of the property at that time, for the installation of inclinor, which was approved.

In 1970, a Building Application was lodged by William P. Page, the architect, for the construction of an additional flat, which was refused.

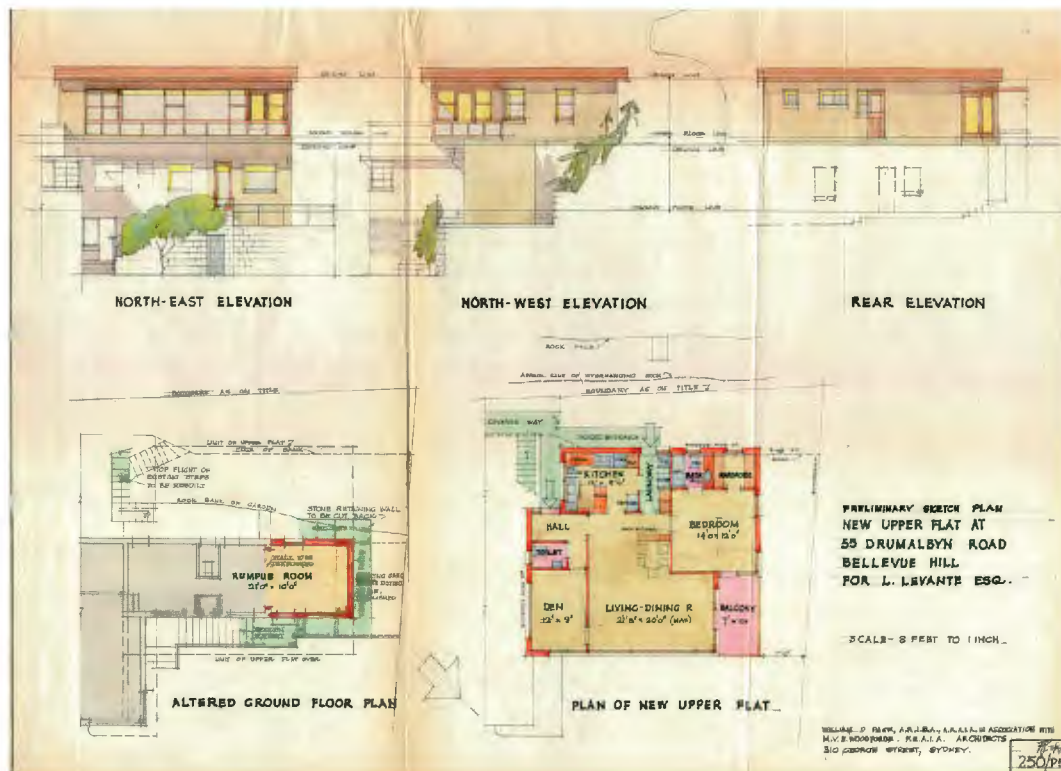


Figure 2.52
Proposed upper floor addition to the building at 55 Drumalbyn Road in 1970, designed by William P. Page.
Source: Woollahra Council

A detailed site inspection undertaken by GBA Heritage in January 2022 revealed further alterations to the buildings as follows (Figure 2.53):

- Reconfiguration of internal spaces in the form of converting the original maids' rooms on the north side of the building to a bathroom and study room.
- The original kitchen enlarged, extended to the dining room, by the demolition of the internal wall
- Replacement of timber flooring in the kitchen
- Replacement of the original maid's room door with new window
- New painted timber framed sliding door for the kitchen at the rear of the building
- Construction of new ceiling and cornices in the dining room to align with the existing ones.
- Paint internal balustrade and stair, and installation of new runner.

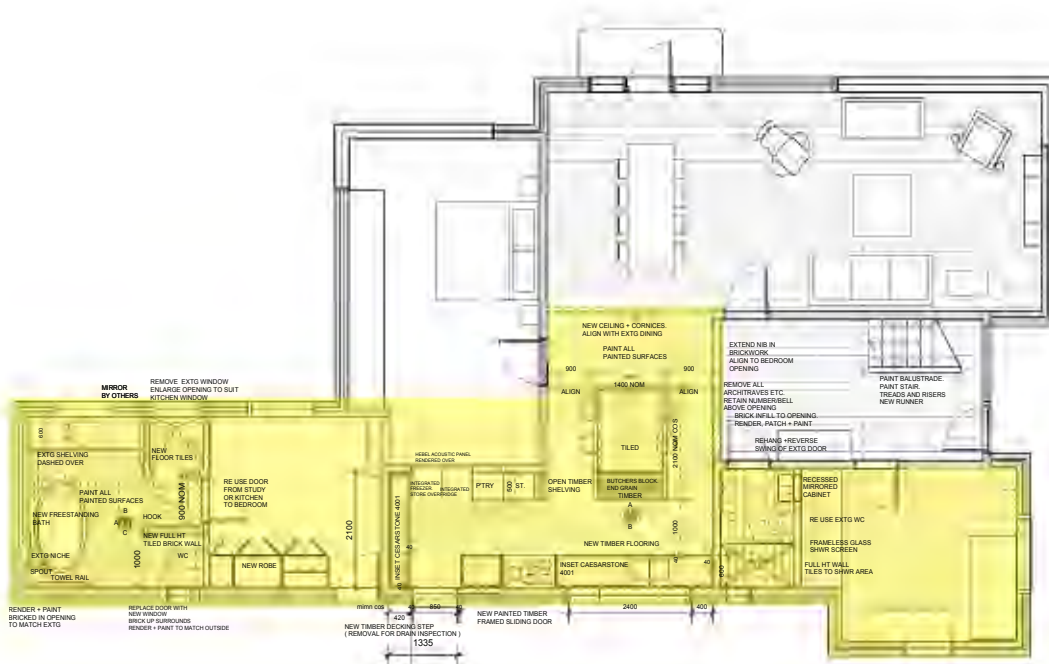


Figure 2.53
Renovation plan prepared by Molnarfreeman Architects, showing recent changes to the building, shaded in yellow, mainly on the north-west wing and rear of the building (west side).

2.11 CONDITION AND INTEGRITY

As reported in the 2022 Preliminary Assessment of Heritage Significance of the building:

The current house appears to have undergone minimal changes compared to the original working drawings. The main floor small bedroom and dressing room at the west end were originally two maid's rooms and they shared a shower recess that is now a linen cupboard. The small Bedroom at the eastern end of the house was originally designated as the Breakfast Room. A lower-level Bedroom has a timber window and doorset in lieu of the original steel window and timber door but the original face brick steps remain. The brick sill has been altered from the original.

Upon a detailed inspection of the building undertaken by GBA Heritage in January 2022, the following alterations to the original building were observed.

Although the main facade (east side) of the building has remained intact, the rear of the building and north wing have undergone changes. The original kitchen has undergone alterations through the demolition of its wall and its connection to the dining room. The flooring has been replaced. The internal stair and balustrade have been painted and a new runner has been installed. Doors and windows at the rear (west side) of the building have been changed or replaced. The original two maid rooms have been converted to a bathroom and study room for the bedroom. As a result, a door has been replaced with a window for the bathroom. The original bathroom of the bedroom has been demolished and has become part of the existing kitchen. A timber sliding door has been installed to provide access to the building, while the original door of the kitchen has been replaced by a window. A door to the front garden was provided for a bedroom on the basement, located on the north corner of the building.

On The upper garden level, a timber-framed contemporary structure is constructed which is currently used as a gym. It appears that the original summer house has been demolished. The roof terrace is covered by a steel structure and translucent roof sheeting.

Given that the building has undergone extensive alterations and renovations, it is in good condition internally and externally. The following photos taken by GBA Heritage in 2022, show the internal and external condition of the building. The building does not display the original features of the style internally.



Figure 2.54
Looking to the front (main) facade of the building, showing architectural features of the style.



Figure 2.55
Looking to the north wing of the building, which was originally Maids' rooms. Windows were replaced on this side on the upper floor level, and a window was provided for the laundry on the ground level. The roof terrace is covered by a steel structure and translucent roof sheeting.



Figure 2.56
A new timber door to the front garden for the bedroom on the basement.



Figure 2.57
The Lindfield Residence photographed by Phil Ward, 1951



Figure 2.58
Looking to the out house on the north side of the building.



Figure 2.59
Looking to the rear (west side) of the building, showing changes to the original openings, and the installation of skylight on the roof.



Figure 2.60
Looking to the roof terrace, showing the bridge connecting the upper level garden to the roof terrace. Note the roof terrace is covered with a steel structure and translucent glazing. The pipe railing has been replaced and the bridge was painted.



Figure 2.61
Upper level garden with steel structure and translucent glazing sheets.



Figure 2.62
Timber structure on the north-west corner of the upper level garden, used as a gym.



Figure 2.63
Entrance to the building on the south side.



Figure 2.64
Looking to the rear (west) side of the house, showing the stone wall and bridge.



Figure 2.65
Looking to the living room. The flooring appears to have been replaced.



Figure 2.66
Looking to the kitchen which has undergone extensive changes.



Figure 2.67
Looking to the kitchen, showing an entry to the kitchen. This space has undergone extensive changes.



Figure 2.68
Looking to the south side of the building, showing internal stairs to the lower ground level. This area has undergone changes.



Figure 2.69
The original maid's room that converted to a study room for the bedroom. Note two stairs that appear to have been constructed recently.

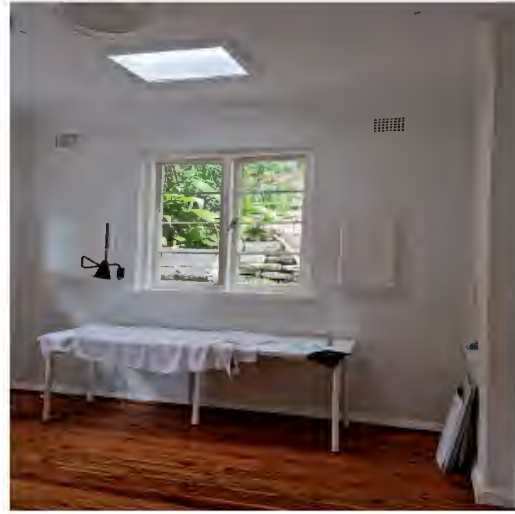


Figure 2.70
The original breakfast room. The skylight appears to have been installed later. The original window on the right hand has been bricked up.



Figure 2.71
Internal staircase connecting the upper floor level to the lower floor level.

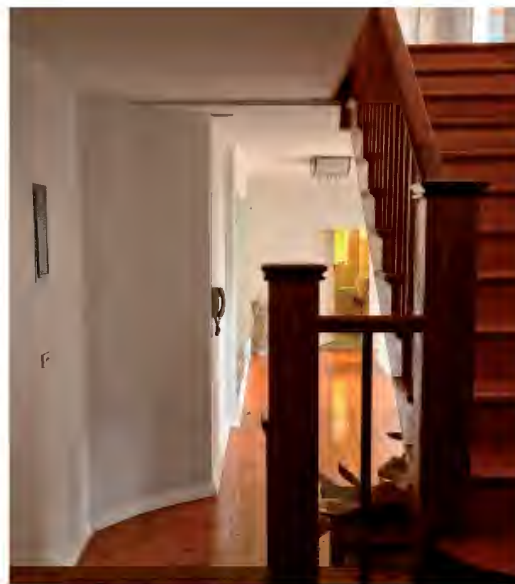


Figure 2.72
Internal staircase connecting both levels. The stair, and balustrade have been painted. Treads and risers have been replaced.



Figure 2.73
Looking to a room on the lower ground level (southern end of the building). The room appears to have remained unchanged.

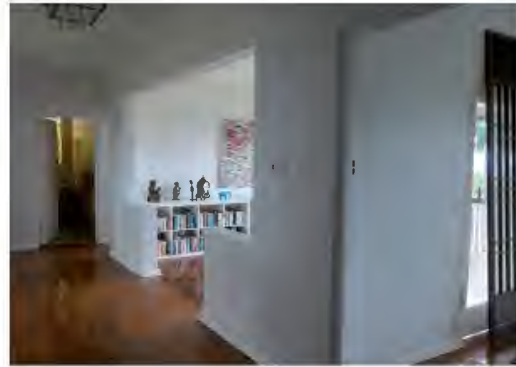


Figure 2.74
Looking to the lower ground floor (basement). This space appears to have remained unchanged.



Figure 2.75
Looking to a room on the lower ground level. A timber framed door has been installed later connecting two rooms. An access to the front garden is via this room.



Figure 2.76
A bedroom on the north corner of the building on the lower ground level.



Figure 2.77
Original bathroom on the north-west corner of the building.

3.0

ASSESSMENT OF CULTURAL SIGNIFICANCE

3.1 INTRODUCTION

Heritage, or “cultural” value, is a term used to describe an item’s value or importance to our current society and is defined as follows in *The Australia ICOMOS Burra Charter*, 2013, published by Australia ICOMOS (Article 1.0):

Cultural significance means **aesthetic, historic, scientific or social or spiritual value** for past, present or future generations.¹

This section establishes the criteria which are used to understand significance and identifies the reasons for the cultural value of the site and its components.

The NSW Heritage Office (now Heritage NSW of the NSW Department of Premier and Cabinet) evaluation criteria for potential LEP heritage listing set a high threshold for entry. Terminology such as “important”, “special” and “strong” establish the need for a property to be more than just average in its heritage values if it is to be listed.

3.2 ANALYSIS OF CULTURAL SIGNIFICANCE

The following commentary discusses how each of the criteria established by the NSW Heritage Office (now Heritage NSW of the NSW Department of Premier and Cabinet) relate to the subject site. It concludes that the subject property does not have sufficient heritage significance to warrant LEP listing.

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

Guidelines for Inclusion: When the item shows evidence of a significant human activity or is associated with a significant activity of historical phase. When it maintains or shows the continuity of a historical process or activity.

¹ *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, 2013, p.2

Guidelines for Exclusion: When the item has incidental or unsubstantiated connections with historically important activities or processes. When it provides evidence of activities or processes that are of dubious historical importance or has been so altered that it can no longer provide evidence of a particular association

Comment

Erected in 1937, the existing house was a late component of the Interwar phase of widespread residential development on the eastern slopes of Bellevue Hill.

Having been part of the 1,130 acres granted to Daniel Cooper and Solomon Levy by the Crown in 1830, the 1919 subdivision that created the overall combined site of 53 and 55, was further subdivided in 1927 to form a battle axe style land on the upper slopes which was further subdivided in 1937, forming the subject site.

The subdivision and development of the Bellevue Hill - Bondi estate resulted in a transition of Bellevue Hill from a sparsely settled estates of members of the colonial gentry into a middle-class suburb with a comparatively modest housing stock.

The house was designed in the Functionalist architecture style, reflecting the influence of modern architects on the work of Brindley and Craig. It demonstrates the early (Inter-war) application of the style in NSW, and specifically in Woollahra, showing the influence of European modern movement in Australian architecture in the late 1920s, and early 1930s. However, the building is not an excellent or intact example of the style in Woollahra. The building was not constructed by a well-known ‘modern’ architect, nor did it promote the Modern/Functionalist style in Woollahra.

Although the building was constructed for Alfred Keil Jones who was a company director, he was not an important person in the history of the municipality.

Based on the above research, the house at 55 Drumalbyn Road cannot be regarded as being "important" to the course of cultural history in Woollahra. The subject property does not meet the threshold for entry to Schedule 5 of *Woollahra LEP 2014* under this criteria.

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: When an item shows evidence of a significant human occupation or is associated with a significant event, person or group of persons.

Guidelines for Exclusion: When an item has incidental or unsubstantiated connections with historically important people or events. When it provides evidence of people or events that are of dubious historical importance or has been so altered that it can no longer provide evidence of a particular association

Comment

The house is associated with its design architect J.M. Brindley. Brindley had graduated as an architect from Sydney Technical College several years before and had recently joined the practice started by P G Craig in 1919. Craig's designs were typically conservative, especially within the early Interwar architectural styles of his commercial projects. It is assumed that Brindley was taken into the firm to provide new, younger design energy, a process that was and remains typical of many architectural firms and others in the creative sector. The firm was renamed as Craig and Brindley at the time the house was submitted for development approval in 1936, Craig closed his firm during the Second World War and retired from an active role in the profession,

Brindley left the firm to serve in World War Two, being captured by the Japanese, imprisoned in Singapore and on the Thai-Burma Railway. After the war he progressively joined a number of other architectural firms and was soon responsible for several post-war public buildings designed in what also generally referred to as the Interwar Functionalist style, despite their post war construction dates. His later professional years were spent as a senior partner in the firm Davey, Brindley & Vickery, having been in partnership with Wilfred Allan Davey during the post war years.

The house is an early work of John M. Brindley in Functionalist architecture style, which emerged in Australia in the late 1920s, and was mainly applied in design in the 1930s.

The house was commissioned by Mr Alfred Keil Jones, a company director, of whom little is known. However, he did not live in the house, and sold it in 1938.

In 1943, the house was occupied by prominent figures such as Leslie George Cole who was a famous theatrical entrepreneur.

The house was occupied for some time after 1953, by the Sydney Consulate of Japan.

The current owners are descendants of the noted late 20th century architectural commentator and popular cartoonist George Molnar. It has not yet been established if Mr Molnar also occupied the house.

Based on the above research, John M Brindley, architect for the house at 55 Drumalbyn Road cannot be regarded as being a person of importance in the course of cultural history in Woollahra. The occupation of the house over time by a variety of owners and tenants cannot be regarded as being important to Woollahra's cultural history.

The subject property does not meet the threshold for entry to Schedule 5 of *Woollahra LEP 2014* under this criteria.

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: When an item shows or is associated with, creative or technical innovation or achievement. When it is the inspiration for a creative or technical innovation or achievement, is aesthetically distinctive, has landmark qualities or exemplifies a particular taste, style or technology.

Guidelines for Exclusion: When an item is not a major work by an important designer or artist, has lost its design or technical integrity. When an item's positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded or has only a loose association with a creative or technical achievement

Comment

The house is one of the early examples in Sydney of the Interwar Functionalist architectural style, but one with the 1920s and 1930s design connections to Bauhaus possessive rigorous cubist compositions that distinguished many post WWI mass housing estates in Weimar Germany, and was exemplified in the domestic work of Le Corbusier and many Dutch and British architects in the interwar decades. It is assumed that Brindley may well have been aware of this international architectural trend from his recent university studies in Sydney. However, the modest application of the style in the late 1930s, shows the building cannot be associated with creative or technical innovation.

While many of his architectural contemporaries had worked in Europe, the US and Britain in the interwar years, most were unable to implement their architectural skills on local projects until the post war years. Many of these formed the Modern Architecture Research Society (MARS), essentially a format for discussions and the exchange of ideas, there is no evidence that Brindley was ever a member.

The property has a garage built on its street frontage, next to that of No 53, but is otherwise landlocked and effectively invisible from the street. It enjoys excellent long-distance views to the northeast from its elevated siting. The main rooms of the house are fitted with generous corner windows and a small, cantilevered balcony, reinforcing its sense of place.

There were a number of Interwar Functionalist style buildings erected in Sydney, Canberra, Melbourne, Newcastle, Brisbane, and Adelaide, the majority of which were not residential.

The building is an early example of the Functionalist style by the recently graduated architect, John M Brindley, during his short partnership with PG Craig, before he left for war service. This cubic 1920s European style had already been introduced and applied in Australia since the early 1930s. The house is not sufficiently visible from the public realm to claim a landmark, influential, or special status on aesthetic grounds.

Based on the above research, the demonstration of the Bauhaus Functionalist style adopted by Brindley for the house at 55 Drumalbyn Road cannot be regarded as being aesthetically important or innovative in the course of cultural history in Woollahra.

The subject property does not meet the threshold for entry to Schedule 5 of *Woollahra LEP 2014* under this criteria.

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

Guidelines for Inclusion: When an item is important for its association with an identifiable group or is important to a community's sense of place.

Guidelines for Exclusion: When an item is only important to the community for amenity reasons or is retained only in preference to a proposed alternative.

Comment

The house has no known social significance in the local area. The subject property does not meet the threshold for entry to Schedule 5 of *Woollahra LEP 2014* under this criteria.

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

Guidelines for Exclusion: When the knowledge gained would be irrelevant on science, human history or culture. When the item has little archaeological or research potential or only contains information that is readily available from other resources or archaeological sites. Where the knowledge gained would be irrelevant to research on science, human history or culture.

Comment

The house has the potential to provide historical design information of the adoption of international Bauhaus modernism architectural influences on Interwar and early post war domestic architecture; however, the building is not visible from the public domain. Given that the style emerged in the late 1920s and several early or intact examples of the style throughout Australia, the building is not an important reference to the style.

Many of the post war examples of this domestic style were designed by the group of European Emigré architects who settled into Sydney and Melbourne in the late 1930s.

The applicant has previously commissioned an Aboriginal Heritage Assessment, particularly of the upper terrace below the large overhanging rock shelter. The Aboriginal Heritage study concluded that there was no Aboriginal Heritage significance for the subject site.

The subject property does not meet the threshold for entry to Schedule 5 of *Woollahra LEP 2014* under this criteria.

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

Guidelines for Exclusion: When an item is not rare or is numerous and not under threat.

Comment

The subject house is not a rare example of the style in the locality and in NSW. There is another interwar Functionalist style house, originally designed in face brickwork by Samuel Lipson, at 17 Drumalbyn Road. This house has since been completely rendered and painted externally, but retains its distinctive features including the large cylindrical living room, a notable feature of many such houses in the interwar and post war years. Therefore, the building does not meet the threshold for listing under this criterion.

Given a number of examples of the 1930s Functionalist style, the subject building does not display a rare or uncommon features of Woollahra's cultural history. Accordingly, the subject property does not meet the threshold for entry to Schedule 5 of *Woollahra LEP 2014* under this criteria.

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

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

Guidelines for Exclusion: When an item is a poor example of its type or does not include or has lost the range of characteristics of a type. An item that does not represent well the characteristics that constitutes a type or variation from it.

Comment

The house demonstrates many of the features of the Interwar Functionalist style as translated into Australia from the 1920s modernism that dominated much of post World War One European architectural design. Nevertheless, this particular style was freely adapted by a number of architects across Australia during the 1930s, as demonstrated by the house at 17 Drumalbyn Road, erected at a similar time as the subject house, and elsewhere in Woollahra, Sydney and across the major cities. The house does not have a visual presence in the locality.

Given other Functionalist style buildings from 1930s, the design of the subject building is not representative of the style in Woollahra. Accordingly, the representation of the Bauhaus Functionalist style adopted for the house at 55 Drumalbyn Road cannot be regarded as being important or representative in the course of cultural history in Woollahra.

The subject property does not meet the threshold for entry to Schedule 5 of *Woollahra LEP 2014* under this criteria.

3.3 INTEGRITY AND INTACTNESS

Following a site inspection undertaken in January 2022, the building is in good condition internally and externally. The building has undergone renovations/alterations mainly on its northern side and to the rear of the building, while the features of the Functionalist style are only retained on its main (front) facade.

3.4 MEETING THE PRIMARY OBJECTIVE OF HERITAGE LISTING

One of the primary objectives of heritage listing historic properties within any local government area is to preserve important examples of buildings that can demonstrate the historic development of the area.

The two-storey Interwar Functionalist house at 55 Drumalbyn Road Bellevue Hill, erected in 1938 to the design of the recently graduated young architect, John M. Bridley has some historic significance as a component of the interwar phase of residential subdivision and development across the eastern slopes of Bellevue Hill. However, given that Craig and Brindley were not well-known architects in Woollahra and the building has been always blocked from the public domain, the building is not regarded as having strong historic significance.

The house has some aesthetic significance for its late 1930s local demonstration of the international Bauhaus modernism style that had swept Europe in the 1920s and became a distinctive aspect of the Interwar Functional style of architecture that flourished across Australia and to some extent in Woollahra, in the 1930s. However, given the location of the subject building, its aesthetic significance cannot be viewed and appreciated from the public domain.

Extensive research and a detailed examination of the various heritage assessment criteria and LEP Heritage listing entry thresholds has concluded that the house does not adequately meet any of the criteria thresholds to justify listing on Schedule 5 of Woollahra LEP 2015.

We do not find the house to be of sufficient importance, in the development of the local area, to meet the fundamental objective of heritage listing.

3.5 CONCLUSION

The subject building at 55 Drumalbyn Road, Bellevue Hill does not demonstrate sufficient local significance to be included in Schedule 5 of the *Woollahra Local Environment Plan 2014*.

4.0

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REPORTS

Primary Assessment of Heritage Significance for 53 & 55 Drumalbyn Road, Bellevue Hill prepared by Robertson & Hindmarsh Pty Ltd Architects, December 2021

Drumalbyn R Pty Ltd & Drumalbyn B Pty Ltd Demolition Report prepared by Andrew Starr and Associates Heritage Consultants, August 2021

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28/02/2022

To:
General Manager
Woollahra Council
536 New South Head Road
Double Bay NSW 2028

Attention: Anne White & Nick Economou
Manager, Strategic Development Manager, Development Control

Dear Anne & Nick,

RE: **Comments of proposed heritage listings**
53 & 55 Drumalbyn Road, Bellevue Hill



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I have been asked to review and comment on the findings of the report prepared by Robertson & Hindmarsh Pty Ltd Architects for the proposed heritage listings of these two properties. The report is 'PRELIMINARY ASSESSMENT OF HERITAGE SIGNIFICANCE 53 & 55 Drumalbyn Road, Bellevue Hill', dated 16 December 2021. My comments are informed by the history provided in the report, which I consider to be factual and reliable. I am trying to be as concise as possible and avoid quoting the report at length.

I note that Woollahra Council has undertaken two heritage surveys with a broad reach over the years¹ and neither of these has identified either of the properties as potentially significant. This is not surprising with No. 55 which is concealed from the public domain and therefore easy to overlook, but it is telling in the case of No. 53 which is prominent in the streetscape.

53 Drumalbyn Road, Bellevue Hill

The Spanish Mission style house with a contemporaneous street garage was designed by Bohringer, Taylor & Johnson Pty Ltd in 1928.

The heritage assessment of the report found the house to be locally significant under the following criteria²:

- Criterion (a): *Historical significance,*
- Criterion (b): *Associative significance,*
- Criterion (c): *Aesthetic significance,*
- Criterion (f): *As an item demonstrating a defunct social practice, and*
- Criterion (g): *As a representative example of the Inter-War Mediterranean style of architecture*

My comments are:

- Criterion (a): *Historical significance*

When assessing historical significance, a careful distinction needs to be made between what is commonplace and what is outstanding and important (ie.: historically significant). The report states that the house is significant "in reflecting the lifestyle of the lower echelons of the upper Middle Class in the interwar period with a garage for their car". I disagree with this as a compelling reason for listing, as that would make every Inter-war house with a garage a potential heritage item. "Accommodation for the live-in maid" would have more historical significance, but I note that this area of the house has been

1 Hughes Trueman & Ludlow: *Heritage Study* 1985
Howard Tanner & Associates: *Review for 2B Zones Rose bay, Bellevue Hill, Darling Point.*, 1997
2 Robertson & Hindmarsh: op. cit. Section 7.7 pages 16-18



altered since construction and the maid' quarters are no longer legible as such and potential significance has been lost. While it is widely assumed that the Spanish Mission style "reflected the lifestyle of the movie stars of the West Coast of the USA" in the subject case the Spanish Mission style is limited to the façade. The interior is nondescript with no particular stylistic references and there is no evidence that it has any connection to West Coast movie star lifestyle. Compare the interior of the subject house to that of 19 Gilliver Avenue, Vaucluse, designed by Jocelyn & Gilling.



Figure 1 | Living room - 53 Drumalbyn Road. No evidence of Spanish Mission or Inter-war Mediterranean character or fabric. (Source: www.realestate.com.au)



Figure 2 | Entry Hall - 19 Gilliver Ave., Vaucluse by Joceland & Gilling. A strong Spanish Mission interior. (Source: www.realestate.com.au)

The notion that the house is "significant as an example of developer-constructed housing for the upper Middle Class" falls into the same 'commonplace vs. significant' trap as mentioned above. Developer built houses were just as common in the Inter-war period as they are today. In order to single out a house for heritage listing a more compelling reason would need to be advanced.

The reasons for listing under Criterion (a) are not well founded.

• **Criterion (b): Associative significance**

I agree that Bohringer, Taylor & Johnson Pty Ltd are an important international architectural firm, best known for designing cinemas and public buildings.³ Like most architectural practices they also designed a wide range of other buildings, including single houses and flat buildings like 'Palomar'. If an architectural firm is strongly associated with a particular building type, then the question arises whether other examples of their work is made more, or less significant by that association. This question appears to have been answered by Woollahra Council, recently allowing the demolition of 'Palomar', a Spanish Mission style flat building, designed by the same architects.

The fact that the house was constructed by the developer High Standards Construction Ltd., does not represent a significant association, because the developer, albeit prolific, was not outstanding and the firm lacked the stature of a significant construction company like Ove Arup & Partners, for example.

The reasons for listing under Criterion (b) are debatable.

3 Goad, Philip: "Bohringer, Taylor & Johnson", The Encyclopedia of Australian Architecture, 2012



- **Criterion (c): Aesthetic significance**

The report is in error connecting the Inter-war Mediterranean style as it evolved in Sydney with the “much-publicised lifestyle of the rich and famous in Hollywood and the USA West Coast”. The Inter-war Mediterranean style- as practiced by Prof. Leslie Wilkinson or Waterhouse & Lake⁴ – was a more profound and serious attempt to explore local responses to climate similar to the Mediterranean than the more superficial approach of the Spanish Mission style. In any case the Spanish Mission style is only evident in the façade of the house and not in its interiors. As such it is not a prominent example of the Spanish Mission style. Furthermore, the façade was not executed as originally designed and in its stripped form it does not represent a high degree of creative achievement.

The reasons for listing under Criterion (c) are not well founded.

- **Criterion (f): As an item demonstrating a defunct social practice**

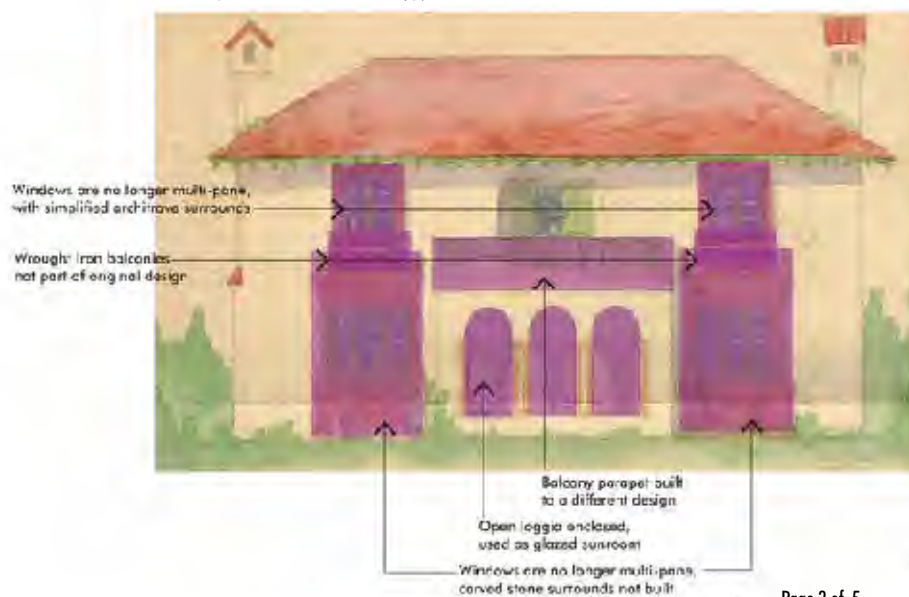
The report identifies the maid’s quarters as being of significance under this criterion, but as I have noted above, the maid’s quarters have been altered and they are no longer legible. In fact, the report goes some way in acknowledging this by referring to “original planning”. What this means is that only archival evidence exists for this social practice and physical evidence on site is lacking. When such evidence is lacking, it is unreasonable to consider heritage listing.

The reason for listing under Criterion (f) is not well founded.

- **Criterion (g): As a representative example of the Inter-War Mediterranean style of architecture**

The report identifies the building being relatively intact as the reason for satisfying this criterion, but key elements of the interior have been altered – the maid’s quarters, the kitchen, both loggias has been enclosed (the ground floor loggia is a sunroom and the first floor loggia is a rumpus room)- and the façade is not as originally designed. Considering that the façade is the only element of the house with evidence for the Spanish Mission style, the extent of its alterations as shown in purple on the diagram below show that the house is far from intact.

The reason for listing under Criterion (g) is not well founded.



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55 Drumalbyn Road, Bellevue Hill

The Inter-war Functionalist style house was designed by P. Gordon Craig & John M. Brindley in 1938.

The heritage assessment of the report found the house to be locally significant under the following criteria⁵:

- *Criterion (a): Historical significance,*
- *Criterion (c): Aesthetic significance,*
- *Criterion (f): As an item demonstrating a defunct social practice, and*
- *Criterion (g): As a rare surviving example of Inter-War Functionalist style domestic architecture.*

My comments are:

- *Criterion (a): Historical significance*

The Inter-war Functionalist style house at No. 55 is very different from the Spanish Mission style house at No. 53 yet the report advances the same reasons (even the same wording) for historical significance. This points to the same weakness in the assessment I referred to above: on this basis every Inter-war house with a garage qualifies for heritage listing. "Accommodation for the live-in maids" is also brought up again. I need to point out that the two small rooms referred to as maids' quarters are not self-contained and they have no bathroom: the occupants would have had to use the en-suite bathroom of the only bedroom of the house. This is a peculiar arrangement and while I do not know the reasons for it; it certainly does not point to the historical process of master-servant relationship. Again, in order to single out a house for heritage listing, more compelling reasons would need to be advanced.

The reasons for listing under Criterion (a) are not well founded.

- *Criterion (c): Aesthetic significance*

The exterior of the house definitely expresses aspects of the Inter-war Functionalist style, and this does have some aesthetic significance, but the internal layout is conventional consisting of a series of self-contained rooms and could equally serve as the interior to any Inter-war style house, be it English Vernacular or Neo-Georgian. I note that the hallmark of Functionalism was the interplay between internal spaces and the use of open planning.⁶ The report cites Roy Ground's house – popularly known as 'The Ship' - as the first example of Inter-war Functionalist architecture in Australia and compares it to the subject house. Now Roy Ground's house exhibits innovative planning with a long multi-functional open space in the spirit of Functionalism⁷, whereas the conventional planning of the subject house falls short. True Functionalist and International Modernist works in Woollahra are only found later with the arrival of European migrants, like Hugo Stossel and Harry Seidler.⁸ The evidence for the Inter-war Functionalist style at 55 Drumalbyn Road is superficial and limited to the exterior. The level of significance exhibited by the house is partial and does not merit listing based on this criterion.

The reasons for listing under Criterion (c) are debatable.

4 Cuffley, Peter: *Australian Houses of the 20's and 30's*, 1993

5 Robertson & Hindmarsh: *op. cit.* Section 8.7 pages 31-33

6 Frampton, Kenneth: *Modern Architecture 1920-1945*, GA Document 1983

7 'The Ship' 35 Rannoch Avenue MT ELIZA, <https://vhd.heritagecouncil.vic.gov.au/places/5346>

8 Hawcroft, Rebecca: *The other Moderns*, Sydney 2017



- *Criterion (f): As an item demonstrating a defunct social practice*

The peculiar arrangement of the so-called maids' quarters, where there was shared access to the only bathroom in the house, is not a good example of defunct social practices as it does not illustrate social hierarchies. In every example I came across the servant's quarters were always self-contained. The assumed presence of maids' quarters here does not satisfy this criterion.

Consideration of the house as an important early example of the Inter-war Functionalist style is not well founded, because the house only provides superficial evidence for Inter-war Functionalism through its exterior only and it does not express any evidence of spatial innovation. It does not merit listing as a true example of the Inter-war Functionalist style.

The reasons for listing under Criterion (f) are not well founded.

- *Criterion (g): As a rare surviving example of Inter-War Functionalist style domestic architecture*

The house is reasonably intact, but as the Inter-war Functionalist features are superficial, limited to the exterior, and fail to be expressed through its planning, which is the essence of Functionalism, it cannot be considered a true example of the style. Furthermore, as a building completely concealed from the public domain, its ability to serve representatively is completely curtailed.

The reason for listing under Criterion (g) is not well founded.

Conclusion

Assessment of cultural significance is not a simple matter as that value is relative and lies somewhere on a spectrum of interpretations and associations. In this case each house can be firmly placed in a clear strand of an Inter-war architectural tradition and as both houses were designed by well-known architectural firms some expectation of cultural significance is natural. The Robertson & Hindmarsh report has undertaken thorough research and established historical facts about the two properties but overstated their significance. Both houses are flawed examples of their styles and while they exhibit some cultural significance this is not expressed at a level where their listing would be warranted.

Regards

ZOLTAN KOVACS B. Arch (Hons)
Architect

Item No: 12.3

Subject: **CROSS STREET CAR PARK REDEVELOPMENT PROJECT -
SELECTION OF DEVELOPMENT PARTNER**

Author: Richard Pearson, Development Manager

Approver: Tom O'Hanlon, Director - Infrastructure & Sustainability

File No: 22/59811

Purpose of the Report: For Council to make a determination on the development partner following the EOI and RFDP processes.

Alignment to Delivery Program: Strategy 4.5: Enhance the form and function of the local business centres.

Recommendation:

THAT in accordance with Section 10A of the *Local Government Act 1993* the Committee resolve to enter into Closed Session with the press and public excluded to consider the Confidential Report. These matters are to be considered in Closed Session in accordance with (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

Background:

Council has been pursuing redevelopment of its Cross Street car park site in Double Bay since the mid-2010s. The car park is nearing the end of its life and suffers from a range of issues, including structural deterioration and BCA and other non-compliance issues, which mean that the 'do nothing' option is increasingly unviable. The car park provides 380 public car parking spaces, an early childhood health centre and community space. It is a key asset in the functioning of the Double Bay commercial centre. Additionally, Council has reaffirmed its commitment to using redevelopment of the site as a springboard to return cinemas to Double Bay.

In September 2020, Council resolved to commence a fresh Expression of Interest (EOI) process for the Cross Street Car Park redevelopment project. This followed discontinuation of an earlier agreement to redevelop the site following withdrawal of one of the development partners from the project.

At the Expression of Interest (EOI) stage, Council received 12 proposals which were reported to Council in May 2021. At its confidential meeting on 24 May 2021 Council resolved to proceed to receiving detailed proposals from four recommended shortlisted proposals from the EOI stage.

A Request for Detailed Proposals (RFDP) was subsequently issued to the shortlisted proponents via Council's tender portal on 24 June 2021 with a closing date of 3 September 2021. Conforming RFDP proposals were received from all four shortlisted proponents by the closing date. One of the proponents subsequently withdrew its proposal.

A report on this matter was considered by Council's Strategic & Corporate Committee on 21 February 2022 where it was resolved that further information be prepared on the potential Go-It-Alone (GIA) option and that a Councillor Briefing be held. This was subsequently ratified at the Council meeting of 28 February 2022. A Councillor Briefing was then held on 23 March 2022 where further information on the GIA option was provided and discussed. The Confidential report includes updated information on the GIA option as provided at the Councillor Briefing.

Current Position:

Proposals were formally evaluated by a panel comprising the Director, Corporate Performance, Manager, Property & Projects and Development Manager, Strategic Properties, with specialist commercial advice from CBRE. An independent probity advisor from Procure Group also participated in the evaluation process and attended meetings of the evaluation panel.

The Confidential report considers the proposals received and recommends Council appoint one of the proponents as its development partner and that, subject to negotiating a number of improvements to the proposal, Council enter into a Heads of Agreement and Project Development Agreement with the recommended proponent.

The report also considers the cost and feasibility of renovating the existing car park, as well as the cost and feasibility of Council undertaking its own mixed use redevelopment of the site (without a private sector development partner). Neither of these options are recommended as they are not considered to represent value for money for Council.

Conclusion:

Following a rigorous evaluation of proposals received, it is recommended that Council appoint a new development partner for the Cross Street Redevelopment Project, subject to negotiating a number of improvements to the proposal. Following this step, it is recommended that Council enter into a Heads of Agreement and Project Development Agreement with the proponent.

Council will also formally refer the matter to the Office of Local Government in accordance with its Public Private Partnership Guidelines before entering into contractual arrangements.

Attachments

Nil

15. Councillor Reports/Councillor Updates (Section 8.4)

Note: Councillor Reports/Councillor Updates are to be confined to condolences, congratulations, presentations and matters ruled by the Chair to be of extreme urgency (in accordance with Section 8.4 of Council's Code of Meeting Practice).

16. Notices of Motion

Item No: 16.1
Subject: NOTICE OF MOTION - DENSITY ADVOCACY
From: Councillors Luise Elsing and Lucinda Regan
Date: 04 April 2022
File No: 22/65248

THAT Council resolve:

- A. Note that the increase in population density if parklands, school sites and infrastructure are excluded from land mass in the Woollahra Local Government is from 4,851 people per km² to 6,567 people per km²,
- B. Advocate in writing that the revised calculation of population density of 6,567 people per km² should be used when:
- calculating appropriate new dwelling numbers for the Woollahra Local Government Area ("WLGA"), and
 - determining any other strategic matters relevant to the WLGA such as infrastructure and service delivery,
- to the relevant authorities including:
Department of Environment and Planning
Greater Sydney Commission
NSW Member for Vaucluse, Gabrielle Upton MP
NSW Minister for Planning, Anthony Roberts MP, and
- C. Make publicly available copies on Council website of correspondence to the relevant authorities.

Background

Councillors Elsing and Regan asked a question with notice reported in Council minutes for 22 November 2021 as to the appropriate density calculations to be used for the Woollahra Municipality given Woollahra has a large number of public parklands and schools and the notification of any increase in density to the NSW State Government. Set out below is an extract for the response:

- Information produced by the Australian Bureau of Statistics (ABS) released on 30 March 2021 identifies that Woollahra is the seventh densest LGA in NSW with an estimated average population density of **4,840.6 people per km²** and a total population of 59,431. Should parklands, school sites and infrastructure be excluded from these density calculation, the population density calculations would be revised to **6,567 people per km²**.*
- The revised density calculations provided above will be publicly available in the Council minutes, and Council staff will forward a copy to the housing and regional planning teams at the Department of Planning Industry and Environment.*

1. Councillors Elsing, Regan and Witt asked a question with notice reported in Council minutes for 14 March 2022 as to where and how the revised calculation of population density from 4,840.6 people per km² to 6,567 people per km² in the Woollahra Local Government area has been made to relevant State Government authorities and the Greater Sydney Commission for the purpose of their calculating appropriate new dwelling targets for the Woollahra Local Government Area, and whether copies of written notification of the revised figures could be made available publicly. Set out below is an extract for the response:

This information has not been formally submitted to relevant State Government authorities and the Greater Sydney Commission for the purpose of calculating new dwelling targets for the Woollahra Local Government Area. It is understood that Council staff forwarded a copy of the Council minutes from 22 November 2021 to the housing and regional planning teams at the (then) Department of Planning Industry and Environment.

2. Advocacy is an important function of Council so as to ensure that we best represent the situation in Woollahra to the authorities prescribing the appropriate levels of new development. This can only be done by articulating and prosecuting relevant facts and information. We need to let the relevant authorities know how densified the Woollahra LGA already is and these revised density number demonstrate the real density may currently be underestimated.

Item No: 16.2
Subject: **NOTICE OF MOTION - FURTHER STRENGTHEN EXCAVATION CONTROLS**
From: Councillors Luise Elsing, Lucinda Regan and Mark Silcocks
Date: 06 April 2022
File No: 22/67109

THAT Council Note:

- A. Council's commitment in the DCP to limiting excavation to that which might reasonably be required for car parking and domestic storage requirements, and to allow the building to respond to the site topography in an appropriate manner,
- B. Changes made to the DCP² and in progress for the LEP requiring a hydrological report in certain circumstances and imposing the requirement of insurance as a condition of consent,
- C. The proposed withdrawal of the Design and Place State Environmental Planning Policy, and
- D. Community concern with sufficiency of current controls to deal with excavation and groundwater issues on site.

Resolve THAT:

Council staff prepare a report on further limiting excavation and use of rezoning to strengthen existing controls to minimise the impacts of groundwater drawdown and adverse hydrogeological consequences on surrounding properties and infrastructure (both during and after construction) as a consequence of underground structures, in the Woollahra LGA (having regard to the withdrawal of the Design and Place SEPP) including recommendations for consideration at the relevant standing committee and full Council.

Background

Community Experience and Expectation

The Woollahra LGA has experience significant disruption as a result of excavation. Flooding events generally seem more likely to occur and the community is concerned about likelihood of flooding in the Woollahra LGA and the impacts on property and safety. Residents feel that if it can happen in Byron Bay, it can happen in Double Bay.

The DCP³ states that Council has determined that the volume excavated from a given site should be limited to that which might reasonably be required for car parking and domestic storage requirements, and to allow the building to respond to the site topography in an appropriate manner.

² E2.2.10 Groundwater (hydrogeology) Introduction Council will require geotechnical and hydrogeological reports for development applications which include below ground structures. Any proposed development with below ground structures must consider the sub-surface conditions and the effects of construction on surrounding properties. In addition, those which are likely to extend below the level of seasonal fluctuations in the groundwater table, must also consider the effect of any changes induced in the sub-surface water levels and the groundwater flow patterns on surrounding properties. Unless site specific information exists to the contrary, excavations deeper than 1m must be assumed to have this potential to intersect the groundwater level and shall be considered as below ground structures. Council's principal objective is to ensure that earthworks and associated groundwater dewatering, during and after construction, will not have any adverse impacts on: Environmental functions and processes Neighbouring uses Cultural and heritage items Any features of the surrounding land and infrastructure that could be impacted by geotechnical and hydrogeological changes. Typically, adverse geotechnical impacts may include vibration induces settlements from construction methods and equipment and inadequate support of adjacent land during and after construction. Typically, adverse hydrogeological impacts may include settlement induced by changes in the groundwater level and seepage problems.

³ https://www.woollahra.nsw.gov.au/__data/assets/pdf_file/0008/193526/Woollahra_Development_Control_Plan_2015_-_mendment_4_-_Existing_Chapter_B3_General_Development_Controls_24_September_2018.PDF

Controls include limiting the amount of excavation and that *“Excavation below 2m and/or within 1.5m of the boundary **may** be accompanied by a geotechnical and hydrogeological report and a structural report demonstrating that the works will not have any adverse effect on neighbouring structures”* C9. Noting that Council may identify other circumstances where these reports are required. See also chapter E2: Stormwater and Flood Risk Management Groundwater (hydrogeology)⁴ which strengthens existing objectives by requiring applicants to provide a report⁵, which will help minimise the impacts of groundwater drawdown resulting from underground structures.

The perception in the community is that these limits are not sufficient, enforced or complied with.

The changes made to the DCP are being progressed in the LEP which seek to:

- strengthen the existing objectives and controls relating to assessing and minimising the impacts of groundwater drawdown as a consequence of underground structures, and
- minimise adverse hydrogeological impacts on surrounding properties and infrastructure, both during and after construction, through introducing additional requirements, measurements and controls.

These include requiring an engineer’s report to the effect that dewatering will not effect properties, requiring a condition of consent that developers obtain insurance, expanding properties likely to be effected from adjacent to surrounding and ensuring that impacts of groundwater dewatering on the amenity and structural stability of surrounding properties is considered. The changes to the LEP will not rezone flood liable land or affect the application of controls that ensure that development on flood liable land will not result in risk to life or damage to property.

A hydrological report has been prepared for Double Bay. Department of Planning and Environment has questioned why the proposed LEP controls should apply across the LGA and these may cement and/or accelerate Council’s plans to obtain reports for Rose Bay and Watsons Bay.

Withdrawal by Minister Roberts of the Design and Place State Environmental Planning Policy and the order to consider flood, fire risks before building⁶

The withdrawal by Minister Roberts of the Design and Place State Environmental Planning Policy (which is concerned with matters including deep soil needs and resilience to floods) together with the withdrawal of an order to consider flood, fire risks before building places greater responsibility on Council to manage the risks associated with excavation and to that end we urgently need a report addressing the issue and laying out for consideration the way forward.

⁴ Woollahra DCP 2015 (Amendment 18) came into effect on 6 December 2021

⁵ DCP E2.2.10

⁶ <https://www.smh.com.au/national/nsw/nsw-planning-minister-scrap-order-to-consider-flood-fire-risks-before-building-20220321-p5a6kc.html>

17. Questions With Notice

Recommendation:

THAT the Questions with Notice be received and noted.

Background:

A Councillor may, by way of notice, ask a question for response by the General Manager or their nominee, in accordance with Council's adopted Code of Meeting Practice. Where a response, or an update will be provided at the Council Meeting, a response of 'On Notice' is listed in the Council Agenda.

The following Questions with Notice for the Council Meeting on 11 April 2022 have been received.

QWN: 17.1
From: Councillor Robertson
Subject: Questions with Notice - Canopy Cover

Councillor Robertson asking:

A recent report in the Sydney Morning Herald (<https://www.smh.com.au/national/most-sydney-councils-losing-urban-forest-cover-how-green-is-your-neighbourhood-20220316-p5a55h.html>) which quoted statistics from the Urban Forests in NSW & ACT report published by the Centre for Urban Research (RMIT) & Greener Spaces Better Places - revealed that canopy cover in the Woollahra LGA is at 34.9% based on 2020 data.

I understand that when developing its canopy controls and changes to FSR controls, Council relied upon canopy mapping data from 2016. What percentage of canopy coverage did that data identify for the Woollahra LGA and what is the difference between this percentage and the 2020 figure of 34.9%? Can this 2020 figure be broken down into R2 and R3 zonings as was the 2016 data?

In summary, has Woollahra sustained a loss or grown its canopy between 2016 and 2020 and what reasons are attributable to this?

Does Council have any plans to undertake further canopy mapping?

What measures are in place to monitor Woollahra's canopy going forward?

Manager Open Space & Trees in response:

On Notice.

QWN: 17.2
From: Councillor Elsing
Subject: Questions with Notice - Design and Place State Environmental Planning Policy

Councillor Elsing asking:

Questions

1. What are the ramifications of the NSW Planning Minister Mr Roberts withdrawing (effective immediately) the directive order to consider flood, fire risks before building?
2. Can we make representations as to the effect of the directive order reversal on our community?
3. What are the ramifications of the NSW Planning Minister Mr Roberts not progressing with Design and Place State Environmental Planning Policy under consideration for apartments and homes?
4. Can we make representations as to the effect of the above reversal on our community?
5. Can we prepare a report of where we can strengthen controls to pick up issues dropped by not progressing the Design and Place SEPP?

Background

Directive to consider flood, fire risk revoked by NSW Planning and Environment Minister who announced that he is not progressing the Design and Place State Environmental Planning Policy

The Sydney Morning Herald reported on 22 March 2022 that the NSW Planning Minister Mr Roberts MP scraped an order to consider flood, fire risks before building.

“Mr Roberts last week revoked a ministerial directive by his predecessor Robert Stokes outlining nine principles for sustainable development, including managing the risks of climate change, a decision top architects have branded “short-sighted” and hard to understand.

Mr Roberts’ move coincides with expectations the government will also scrap or substantially change the new Design and Place State Environmental Planning Policy (SEPP) under consideration for apartments and homes. The policy stresses sustainability, quality and liveability by requiring, for example, better ventilation.

Luke Achterstraat, NSW executive director of the Property Council of Australia, supported Mr Roberts’ move. With NSW facing a shortage of about 100,000 dwellings, the council backed any measure that sought to reduce red tape and activity that would “unblock” the planning system.

“The added significance of why we support the Minister’s announcement is that he has doubled down on housing supply and affordability, and has recognised the industry has been in an elongated process of policy reform.”

“The future of building on floodplains will also form part of the inquiry into the NSW disaster that has left nine people dead and thousands with damaged homes.”

Better Planning NSW initiated a petition to NSW Planning Minister Anthony Roberts and Premier Dominic Perrottet including the following recommendations of the Total Environment Centre⁷:

1. Continue to develop the Design and Place SEPP⁸ with its crucial environmental safeguards for present and future urban populations with gazettal by mid-2022.
2. Ensure that best practice is achieved (and is not discretionary) for cooler suburbs and buildings, green space, net zero, BASIX, tree canopy retention and expansion with deep soil needs, electric vehicle ready apartments, and resilience to killer urban heat, fire and floods.
3. Factor community health, sustainability and biodiversity protection into economic reviews of new policies, taking account of the long term impacts and benefits.
4. Require net zero emission statements and objective and credible data (not greenwash from developer consultants).
5. Achieve waste minimisation and water efficiency.

Manager Strategic Planning in response:

- 1. What are the ramifications of the NSW Planning Minister Mr Roberts withdrawing (effective immediately) the directive order to consider flood, fire risks before building?**

On 2 December 2021, the NSW Government released *The Minister's Planning Principles: A Plan for Sustainable Development*. This ministerial directive outlined nine principles for sustainable development, including managing the risks of climate change such as disaster resilience.

It was intended that the planning principles be applied to guide future strategic planning policies, including state environmental planning policies and local environmental plans.

The planning principles did not contain or implement any new or amended planning provisions for sustainable development and consent authorities were not required to consider the planning principles when determining development applications.

The planning principles commenced on 1 March 2022. It was intended for the principles to be given legal effect by way of a Ministerial Direction under section 9.1 of the *Environmental Planning and Assessment Act 1979*. However, on 14 March 2022, the NSW Planning Minister Anthony Roberts revoked the planning principles and they were withdrawn from the website of the Department of Planning and Environment.

Notwithstanding Minister Roberts' decision, the existing mechanisms within the planning system that guide sustainable development in NSW continue to operate. These include *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*, *State Environmental Planning Policy (Resilience and Hazards) 2021*, and bushfire, sustainability and flood planning controls contained in local environmental plans and development control plans.

- 2. Can we make representations as to the effect of the directive order reversal on our community?**

Yes. Should Council resolve to make representations regarding the effect of Minister Roberts' decision, Council staff would prepare necessary correspondence to give effect to that resolution.

⁷<https://www.tec.org.au/dont-let-developers-wreck-sydney-now-and-in-the-future>

⁸https://assets.nationbuilder.com/boomerangalliance/pages/4172/attachments/original/1647917987/DP_SEPP_Briefing_Community_and_Environment_071021_sm.pdf?1647917987

3. What are the ramifications of the NSW Planning Minister Mr Roberts not progressing with Design and Place State Environmental Planning Policy under consideration for apartments and homes?

The *Draft State Environmental Planning Policy (Design and Place) 2021* (Draft Design & Place SEPP) was exhibited in late 2021.

The Draft Design & Place SEPP aimed to encourage greater flexibility, higher design quality and sustainability, and reduce complexity in the planning system. It sought to repeal and replace *State Environmental Planning Policy (State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development 2002* (SEPP 65) and *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004* (BASIX SEPP).

On 5 April 2022, Minister Roberts' announced that the State Government would not proceed with the Draft Design & Place SEPP. Therefore, there will be no changes to the existing provisions contained under SEPP 65 and its accompanying Apartment Design Guide.

However, it is understood that the NSW Government does intend to progress updates to enhance sustainability standards for energy, water use and thermal performance of homes under the BASIX system.

The NSW Government also intends to consider further resilience and land use planning measures that may arise from the independent inquiry into floods. This inquiry is currently being conducted by Professor Mary O'Kane AC and Michael Fuller APM and recommendations are due to the NSW Government on 30 June 2022.

4. Can we make representations as to the effect of the above reversal on our community?

Yes. Should Council resolve to make representations regarding the effect of Minister Roberts' decision, Council staff would prepare the necessary correspondence to give effect to that resolution.

5. Can we prepare a report of where we can strengthen controls to pick up issues dropped by not progressing the Design and Place SEPP?

Should Council resolve to prepare a report to investigate potential amendments to Council's existing planning controls to incorporate relevant provisions proposed in the Draft Design and Place SEPP, Council staff would prepare such a report.

However, it should be noted that under section 3.28 of the *Environmental Planning and Assessment Act 1979*, in the event of any inconsistency between the provisions of an environmental planning instrument (e.g. *Woollahra Local Environmental Plan 2014*), a State Environmental Planning Policy will prevail.

This clause has the effect of restricting a council's ability to impose planning provisions that contain standards more onerous than those contained in State Environmental Planning Policies.

QWN: 17.3
From: Councillor Elsing
Subject: Questions with Notice - Resilience through Planning – Control Review

Councillor Elsing asking:

Questions

1. When is the report in the Council resolution dated 26 April 2021 which “*advises on mechanisms that can be utilised to prohibit excavation and dewatering in the most impacted zones in the Double Bay Floodplain (see the Double Bay Settlement zones in Figure 2 of the report to the Environmental Planning committee of 12 April 2021) including investigating*” rezoning coming to Council?
2. Please set out the process by which Council staff continually review and update controls to ensure the community is well protected against issues like hydrological issues, for example protecting biodiversity, carbon emissions (supporting meeting Council targets), air pollution including through traffic emissions, tree canopy, heat and any other issues related to current climate catastrophes?
3. Noting the time line for changes for the “Earthworks and Associated groundwater dewatering – proposed enhanced provisions” from February 2019 to date without completion what steps can be put in place to accelerate changes needed to accommodate increased development, existing conditions (floodplains) and changes to the environment?
4. Has consideration been given to including applicant insurance condition of consent as a control? The advantage of a control is that applicants would be alert upfront to the requirement for insurance, if needed. The disadvantage of a condition of consent is that it is discretionary.
5. How does the insurance condition work? Are neighbours a party to the insurance policy? Can further information be provided on when and how the insurance requirement operates?

Background

Flood Plains

Councillors Elsing and Regan asked a question with notice with regard to adequate controls for flood plains reported in Council minutes for 14 February 2022 (Resilience through planning – Flood Prone Land). Set out below is an extract for the response regarding the WLEP and DCP:

These controls are continually reviewed and updated by Council staff to ensure the community is well protected against hydrological issues. For example, Council recently updated Chapter E2 of the DCP to include new requirements for developments that may impact on groundwater. A planning proposal on the same issue is also being progressed, which was recently placed on public exhibition.

The NSW Government’s ‘Flood Prone Land Package’ encourages a merit-based approach to flood planning, meaning both the traditional 1:100 year flood and rarer events are considered. This approach is already being used at Woollahra Council.

Groundwater dewatering

Following a notice of motion passed at a council meeting on 25 February 2019⁹ Council commissioned the *Hydrogeological Geotechnical Impacts Groundwater and Geotechnical Assessment Report prepared by GHD Pty Ltd* dated 2020.

The Environmental Planning Committee (EPC) considered the report at the meeting on 12 April 2021. Council resolved (unanimously) on 26 April 2021 - THAT staff prepare a report which advises on mechanisms that can be utilised to prohibit excavation and dewatering in the most impacted zones in the Double Bay Floodplain (see the Double Bay Settlement zones in Figure 2 of the report to the Environmental Planning committee of 12 April 2021) including investigating:

- a. Amending the Local Environmental Plan (LEP),
- b. Amending the Development Control Plan (DCP), and
- c. Rezoning.

The DCP was amended on 6 December 2021 and the LEP amendment is in progress¹⁰.

Manager Strategic Planning in response:

1. **When is the report in the Council resolution dated 26 April 2021 which “advises on mechanisms that can be utilised to prohibit excavation and dewatering in the most impacted zones in the Double Bay Floodplain (see the Double Bay Settlement zones in Figure 2 of the report to the Environmental Planning committee of 12 April 2021) including investigating” rezoning coming to Council?**

On 11 October 2021, Council’s Environmental Planning Committee considered a report on earthworks and dewatering provisions, including responding to a Council resolution from 26 April 2021 to investigate mechanisms to prohibit excavation and dewatering in the most impacted zones in the Double Bay settlement zones.

On 25 October 201, Council resolved (in part):

- E. *THAT Council staff provide a further report on how we can limit excavation and dewatering in the most impacted zones in the Double Bay Floodplain (see the Double Bay Settlement area in Figure 1 of the planning proposal attached to the Environmental Planning committee of 11 October 2021) and Rose Bay Floodplain (for example limiting the volume of excavation).*

Council staff are in the process of preparing a further report on this matter which will be presented to a future meeting of Council as resources permit.

2. **Please set out the process by which Council staff continually review and update controls to ensure the community is well protected against issues like hydrological issues, for example protecting biodiversity, carbon emissions (supporting meeting Council targets), air pollution including through traffic emissions, tree canopy, heat and any other issues related to current climate catastrophes?**

⁹ https://www.woollahra.nsw.gov.au/_data/assets/pdf_file/0010/199432/Council_Minutes_-_25_Feb_2019.pdf

THAT Council:

A. Staff meet with concerned Double Bay residents and outline the approval process that was undertaken in relation to the DA and dewatering at 4 - 8 Patterson Street, Double Bay and other sites that have been approved to undertake dewatering in Double Bay.

B. Follow up with the NSW Department of Primary Industries to ascertain the results of their enquiries into this issue.

C. Obtain a report from an expert hydro geologist (and/or other appropriate expert) informing Council as to whether there are any short, medium or long-term impacts or risks associated with excavation, subterranean building and dewatering in the Double Bay area on the structural and geological integrity of Double Bay residential and commercial buildings, with a view to informing any amendments required to existing planning controls.

¹⁰ Council exhibited on 9 February 2022 a planning proposal to amend the WLEP to enhance existing provisions to minimise the impact of dewatering from the construction of underground structures and ensure that there are no adverse impact on any surrounding properties (both during and after constructions). Proposed changes to be considered at EPA on 4 April 2022 (these changes complement revisions to the DCP which came into force on 6 December 2021).

Councils planning provisions and controls are reviewed and updated on an ongoing basis. These updates often arise through the implementation of endorsed strategic plans and policies including the *Greater Sydney Region Plan* and *Eastern City District Plan* (Greater Sydney Commission 2018), the *Woollahra Local Strategic Planning Statement 2020*.

They also arise as matters that are important to our community through mechanisms such as the advice of the Woollahra Local Planning Panel or Notices of Motion supported by Council. For example, the planning proposal to introduce floor space ratio controls for specific types of residential development and new urban greening provisions.

Emerging climate issues are highlighted through the implementation of other Council initiatives and ongoing consultation with nearby councils. Moving forward this will include Council's recently finalised Climate Change Risk Assessment and Adaptation Plan.

3. Noting the time line for changes for the “Earthworks and Associated groundwater dewatering – proposed enhanced provisions” from February 2019 to date without completion what steps can be put in place to accelerate changes needed to accommodate increased development, existing conditions (floodplains) and changes to the environment?

On 25 February 2019, Council considered a Notice of Motion relating to concerns raised by residents about cracking and structural movement in dwellings in Double Bay. It was subsequently resolved that Council obtain a report from an expert hydro-geologist to understand the impacts associated with excavation and dewatering in Double Bay with a view that this report inform future amendments to Councils planning controls.

Since that time, Council staff have progressed the following projects to strengthen Council's planning provisions to minimise the impact of groundwater drawdown and ensure there are no adverse hydrogeological impacts on surrounding properties or infrastructure:

- i. Amendments to the objectives and controls of the Woollahra DCP 2015. These enhanced provisions came into force on 6 December 2021.
- ii. A planning proposal to amend Clause 1.2 Aims of Plan and Clause 6.2 Earthworks of the Woollahra LEP 2014. This planning proposal was exhibited from 9 February 2022 to 11 March 2022. The post exhibition report was considered by the Environmental Planning Committee at its meeting of 4 April 2022.

If endorsed by Council at its meeting of 26 April 2022, the planning proposal will be finalised and a request set to the Planning Secretary to make the local environmental plan.

4. Has consideration been given to including applicant insurance condition of consent as a control? The advantage of a control is that applicants would be alert upfront to the requirement for insurance, if needed. The disadvantage of a condition of consent is that it is discretionary.

Council staff do not support the inclusion of a condition of consent as a planning consideration. The controls in the Woollahra LEP 2014 and the Woollahra DCP 2015 should guide future development, whilst the condition of consent will mitigate potential impacts.

Council's Development Control Team have prepared a standard condition of consent to require an appropriate insurance policy (where relevant) and this has been included in Council's standard development application conditions of consent. Where relevant, this condition will be applied to development with below ground structures.

D.2 Insurance cover in case of potential damage to adjoining properties

A significant subsidence or collapse of any one of the adjoining properties may have a severe impact in the Applicant's financial ability to personally pay for repairs. Accordingly, an insurance policy shall be purchased to cover any damage and up to full loss and re-instatement of the properties at ###. The policy shall cover any loss of access to these properties in the event damage is so severe access is lost/significantly hampered the residents may need equivalent alternate accommodation during repairs/restitution. The cover shall be in the order of 20,000,000 dollars (or an appropriately agreed amount between effected property owners and the Applicant) to ensure adequate cover for the benefit of any one or all the owners affected.

5. How does the insurance condition work? Are neighbours a party to the insurance policy? Can further information be provided on when and how the insurance requirement operates?

A copy of the condition is included above, and the affected properties will be annotated in this condition.

The certifier responsible under the Act will then be responsible for ensuring that the conditions of consent are met.

QWN: 17.4
From: Councillor Elsing
Subject: Questions with Notice - Local Character Area

Councillor Elsing asking:

Questions

1. When will the Special Character Report come to Council?
2. What is the current status of the Low Rise and Medium Density Housing Code?
3. Given public consultation etc what is the likely time line for implementation of any changes to the Woollahra LEP?
4. Can staff please consider the Canada Bay Planning Proposal Feb 2022 in the report?

Background

November 2021

On 11 November 2021¹¹ Council unanimously resolved to request staff to:

- A. undertake an assessment of land areas (including all residential zones) in the municipality that are important to the local character and natural and visual environment of the municipality (including those in sightlines from Sydney Harbour), with a view to identifying those areas where it is important to retain the dominance of landscape over built form and enhance the local character and amenity of the area,
- B. have regard to (but without limitation) the "Scenic Protection Areas" identified in the Mosman Local Environmental Plan 2012 by way of benchmarking of the assessment to be undertaken in 1 above; and

¹¹ https://www.woollahra.nsw.gov.au/__data/assets/pdf_file/0018/210933/Council_Minutes_-_11_Nov_2019.pdf

- C. prepare a report to Council on measures that can be taken through Council's planning powers (including any amendment to the Woollahra Local Environmental Plan 2014), to regulate development in such areas so that the character of these areas are retained and the general dominance of landscape over build form is maintained, such report to also consider measures that may be taken to exclude these areas from the Low Rise and Medium Density Housing Code and other codes of the State Environmental Planning Policies.

Reference was made in support of the 11 November 2021 NOM to:

- Mosman Local Government Area is planning instruments including "Scenic Protection Area" and "Scenic Protection Map". The gist being that development consent must not be granted unless the consent authority is satisfied that: (a) measures will be taken, including in relation to the location and design of the proposed development, to minimise the visual impact of the development to and from Sydney Harbour, and (b) the development will maintain the existing natural landscape and landform, and
- The report prepared by UTS which recommended, amongst other things, that application of the Low Rise and Medium Density Housing Code given the significant concerns raised by council officers about the potential impact of the Code on local character. The UTS Report contemplates that Councils may identify areas as being of "Special Local Character" such that they should be excluded from the Code.
- The character of many historic areas in suburbs like Rose Bay, Bellevue Hill, Double Bay, Point Piper and Vaucluse in the Woollahra municipality do not enjoy the heritage and conservation protections of suburbs like Woollahra, Paddington and Watsons Bay, yet have an important contribution to the fabric of the municipality. Many residential areas in these suburbs, particularly those close to Sydney Harbour and open spaces such as parklands, are dominated by homes in landscaped settings. It is imperative that this character be retained in these areas so that there is a general visual dominance of landscape over built form.

February 2022

Reference is now made to the planning proposal dated February 2022 to amend the Canada Bay Local Environmental Plan 2013¹² to progress the implementation of Canada Bay Council's Eastern Sydney District Plan, the Canada Bay Local Strategic Planning Statement and the Canada Bay Local Housing Strategy by introducing Local Character Areas that have character that is to be maintained for areas that the community has identified as having an established, unique and special local character that should be maintained.

Manager Strategic Planning in response:

1. When will the Special Character Report come to Council?

In 2019, the Department of Planning and Environment (DPE)¹³ prepared a [Discussion Paper – Local Character Overlays](#) which identified a proposed approach for introducing local character overlays into the Standard Instrument Local Environmental Plan.

In November 2020 the draft local character clause and overlay were placed on public exhibition for comment. The proposed clause would allow for the insertion of local character statements into LEPs using a standardised approach and could lead to partial exclusions of certain State Environmental Planning Policies. However, Council staff have been advised that this matter has not progressed and is still under consideration by the DPE.

Council staff note that that Central Coast Council, Mosman Council, Randwick Council, Canada Bay, Upper Lachlan Council and Waverley Council are all progressing work in this "space". However, none of these have progressed into the relevant LEP.

¹² <https://www.collaborate.canadabay.nsw.gov.au/local-character-areas>

¹³ The Department of Planning and Environment was formerly known as the Department of Planning, Industry and Environment.

From August 2021 to October 2021, Council staff exhibited a Local Character Discussion Paper which encouraged residents to share their ideas on local character in their area. This work was intended to be the inception and upfront engagement of Woollahra's Local Character Overlays.

Since that time, Council staff have consulted with staff from other Council's including Randwick Council. Despite expending significant Council resources on preparing Local Character Overlays, they have been notified by the DPE that the LEP is not the correct pathway for implementing local character controls. This is contrary to the initial advice provided by the DPE in 2019/2020.

Council staff are progressing our work on Special Character with a view to consulting with Councillors in the second half of 2022 with a draft Special Character Statement.

2. What is the current status of the Low Rise and Medium Density Housing Code?

The Low Rise Housing Diversity Code (formerly the Low Rise Medium Density Housing Code) applies to the Woollahra LGA and falls under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (Codes SEPP).

Whilst documents exhibited with the Local Character Provisions in 2020/2021 noted that there may be changes to the Codes SEPP to exclude limited local character areas from the application of the Low Rise Housing Diversity Code, we are not aware of any Council that has been granted an exemption from the application of these provisions.

3. Given public consultation etc what is the likely time line for implementation of any changes to the Woollahra LEP?

It is not possible to provide an accurate estimation of when the Woollahra LEP 2014 may be amended to integrate local character provisions at this time.

The progression of a planning proposal to amend the Woollahra LEP 2014 is dependent on matters outside of Council's control, such as the introduction of a local character policy framework by the DPE.

We note that there have been attempts by Woollahra Council and other councils, such as Randwick and Canada Bay, to progress independent planning proposals to introduce local character provisions into local environmental plans. However, these planning proposals have either not been supported by the DPE or remain under assessment.

As mentioned above, the DPE have recently advised that local environmental plans are not the correct pathway for implementing local character provisions. Accordingly, there is currently no DPE - endorsed statutory pathway to include local character in local environmental plans.

4. Can staff please consider the Canada Bay Planning Proposal Feb 2022 in the report?

Council staff have consulted with Canada Bay Council Strategic Planning staff in relation to their planning proposal to introduce new Local Character Areas into the *Canada Bay Local Environmental Plan 2013*. The planning proposal is currently with the DPE for assessment.

However, in light of the recent decision from the DPE applying to Randwick Council, it is considered highly unlikely that the Canada Bay planning proposal will progress.

Council staff will continue to liaise with our colleagues at Canada Bay and other NSW Councils for updates as these important projects progress.

Political Donations: Matters to be considered by Councillors at Council and/or Committee Meetings

