PLANNING PROPOSAL

- 24 Cranbrook Avenue, Cremorne

V1_7 July 2017

1 INTRODUCTION

North Sydney Council (Council) has prepared a Planning Proposal to amend North Sydney Local Environmental Plan 2013 (NSLEP 2013).

The primary intent of the Planning Proposal is to identify 24 Cranbrook Avenue, Cremorne as a heritage item under NSLEP 2013. In particular, the proposed amendment seeks to include a new item within Schedule 5 – Environmental Heritage and identify the subject site as a general heritage item on the Heritage Map to NSLEP 2013.

The need for the Planning Proposal has arisen from the recommendations to a heritage assessment of the property prepared in response to the issuing of an Interim Heritage Order (IHO) over the property by Council on 26 May 2017.

The Planning Proposal has been prepared in accordance with Section 55 of the Environmental Planning and Assessment Act, 1979 (EP&A Act) and the Department of Planning and Environment's (DPE) document *"A guide to preparing planning proposals"* (August 2016).

2 BACKGROUND

On 7 March 2017, a development application (DA 75/17) was lodged with Council seeking the demolition of the existing single storey detached dwelling and erection of a new 11-storey residential flat building at 24 Cranbrook Avenue, Cremorne.

During the public exhibition period of the development application, Council received several submissions objecting to the proposed development on heritage grounds. Some of those submissions also identified that the subject site had been heritage listed under former environmental planning instruments applying to the site and queried why it had been delisted under NSLEP 2013.

On 9 May 2017, Council determined, under delegated authority, to refuse development consent to DA 75/17 for the following reasons:

- The proposed eleven (11) storey residential flat building is significantly non-compliant with the permissible building height control and results in a building that is significantly larger than characteristic buildings in the locality representing an overdevelopment of the site;
- The proposed development is inadequately setback from the front and side boundaries of the site and is significantly non-compliant with the minimum building separation requirements in the Apartment Design Guide which contributes to the excessive bulk of the building and the adverse amenity impacts for adjoining properties;
- The proposed development, by virtue of the non-compliant building height, building setbacks and separation, will likely result in adverse amenity impacts for adjoining properties in terms of loss of views, solar access and privacy;
- The proposed development is not considered to be consistent with the predominant built form character along Cranbrook Avenue;
- The proposal is non-compliant with parking requirements specified in NSDCP 2013;
- The proposal fails to provide an appropriate apartment mix within the building; and
- The proposal in not considered to be in the public interest.

On 12 May 2017 the applicant to DA 75/17, lodged an appeal to Land and Environment Court in response to Council's refusal of the application. This appeal has yet to be heard at the time of writing this report.

In response to the submissions made to DA 75/17 that related to heritage concerns, Council considered a Notice of Motion at its meeting of 1 May 2017 in relation to the subject property. Council subsequently resolved:

1. *THAT Council prepare a report on the possibility of reinstating the previous heritage listing on the property, 24 Cranbrook Avenue, Cremorne.*
2. *THAT Council obtain urgent advice in relation to whether an Interim Heritage Order can be supported including the interior of the property given that the property has been the subject of development pressure.*

In response to Resolution No.2 to the Notice of Motion, Council engaged heritage consultants Lucas Stapleton Johnson to undertake an independent preliminary heritage assessment to determine if the subject site would satisfy the criteria for heritage listing under North Sydney Local Environmental Plan 2013 (NSLEP 2013).

The purpose of preparing a preliminary heritage assessment was to determine whether Council should place an Interim Heritage Order (IHO) over a property under s.25(2) of the Heritage Act 1977. The imposition of an IHO provides potential heritage items temporary protection until such time as a comprehensive analysis of heritage significance using the State Heritage Inventory (SHI) criteria developed by the NSW Heritage Office, can be undertaken. Since the identification of the threat of demolition of 24 Cranbrook Avenue, there has been insufficient time to prepare such a comprehensive assessment.

On 23 May 2017, Council received a preliminary heritage assessment for 24 Cranbrook Avenue from Lucas Stapleton Johnson. The preliminary assessment identified that the site contains a 1920s Californian bungalow designed by notable architect Edwin Roy Orchard, who contributed greatly to the development of the Arts and Crafts style and California Bungalow style of architecture in Sydney. Although records indicate that he worked extensively throughout the Lower North Shore (throughout the Mosman, Neutral Bay and Cremorne areas), little of his work is acknowledged via formal heritage listings, and as such, is at risk of being substantially altered or demolished. The Assessment recommended the imposition of an Interim Heritage Order (IDO) over the subject land to provide temporary protection to allow additional research to be undertaken.

On 24 May 2017, Council's then Acting General Manager considered a delegated report which recommended placing an Interim Heritage Order (IHO) over the subject property to provide it temporary protection until such time as a detailed heritage assessment could be undertaken to determine if the property should be listed as a heritage item under NSLEP 2013. The Acting General Manager, resolved:

1. *THAT the General Manager, under delegation, make an Interim Heritage Order in accordance with Section 25 of the Heritage Act, 1977 for 24 Cranbrook Avenue, Cremorne.*
2. *THAT Council forward a copy of this report and notice to the State government for inclusion in the next Government Gazette. The request is to include a contact name and phone number.*
3. *THAT once the Interim Heritage Order is notified in the Government Gazette:*
    a. *Council places a notice in a local newspaper within 7 days of the Gazette notifying of the issue of the Interim Heritage Order.*
    b. *Council notifies the property owner and issues a copy of the Interim Heritage Order to the property owner.*
    c. *Council request that the independent heritage consultant to proceed with the preparation of a detailed heritage assessment of the subject site.*
    d. *Council instigate the preparation of a Planning Proposal to amend NSLEP 2013 should the findings and recommendations of the detailed heritage assessment provide the justification for such amendment.*

In accordance with the resolution, the IHO was published in the Government Gazette on 26 May 2017 (refer to Appendix 1). Following publication within the Government Gazette, the owner of the subject property was notified and provided with a copy of the IHO and an additional notification was placed in the Mosman Daily on 1 June 2017.

The property owner appealed the imposition of the IHO to the Land and Environment Court on 22 June 2017. The outcomes of this appeal have yet to be heard.

The IHO cease to take effect within 12 months of its making, or within 6 months if Council has not resolved to list the property as a heritage item under its LEP. Should the IHO be revoked, it does not prevent the progression of a planning proposal to list the property as a heritage item under NSLEP 2013.

In accordance with Resolution 3(c), Council again engaged Lucas Stapleton Johnson to complete a comprehensive independent heritage assessment of the subject site to determine whether or not the property adequately satisfies the State Heritage Inventory (SHI) criteria for heritage listing a property.

On 29 June 2017, Council received an *Assessment of Cultural Significance* (refer to Appendix 2) from Lucas Stapleton Johnson in relation to the subject property. The report concluded:

> *Based on the above assessment, this firm recommends that the properly at No. 24 Cranbrook Avenue Cremorne be listed as an item of local heritage significance under Schedule 5 of the North Sydney Local Environmental Plan 2013.*
>
> *As discussed above, Edwin Orchard is a notable architect who contributed greatly to the development of the Arts and Crafts style and Californian bungalow style of architecture in Sydney and whose work was acknowledged in the principal architecture magazines of the time (i.e. Building magazine) and is included within the Encyclopaedia of Australian Architecture (2012). The involvement of Orchard in the design of the subject property is a significant association and should be acknowledged.*
>
> *As a Californian bungalow style house, No. 24 Cranbrook Avenue is a good example of the type that is further distinguished by having been designed by a noted architect. The subject property is of superior quality and detailing than the typical speculative builder's Californian bungalow, with a number of interesting features (mix of materials, bellcast skirt to base of external wills, roughcast hoods over external windows, chimney form and over-sailing exposed rafters) that give the house some individuality.*
>
> *Although the house at No. 24 Cranbrook Avenue has undergone some change and it would be unusual for a house of this date not to have been modernised and opened up to the garden at the rear with the kitchen and bathrooms being upgraded. This house is no exception; however the changes are relatively sympathetic and do not negate the house's cultural significance from the point of view of the streetscape and as an example of the work of the noted architect Edwin Roy Orchard.*
>
> *The original configuration of the main house including the principal rooms and internal detailing remain relatively intact and are still able to be understood as an early 20th century residence. Likewise, the exterior form and detailing of the house remains highly intact, particularly to the front half of the original house.*
>
> *Finally, as one of a group of distinctive and aesthetically significant architect designed houses within the immediate vicinity, No. 24 Cranbrook Avenue makes an important contribution and the historic and aesthetic relationship*

> *between Nos. 7, 11, 24, 32 and 34 Cranbrook Avenue should continue to be respected and conserved. Despite the losses to the streetscape as a result of the construction of the 1960s residential flat buildings at Nos. 20 and 30 Cranbrook Avenue, the residences are still able to be appreciated as a group and continue to distinguish the locality with a high quality, early 20th century, residential character.*

Based on this recommendation a Planning Proposal has been prepared to identify 24 Cranbrook Avenue, Cremorne as a heritage item under NSLEP 2013.

3 SITE & LOCALITY

3.1 Site Description

The subject site is legally described as Lot 17, DP 8862 and otherwise known as 24 Cranbrook Avenue, Cremorne. Its location is identified in Figure 1 and Appendix 3.

Figure1: Aerial Photo

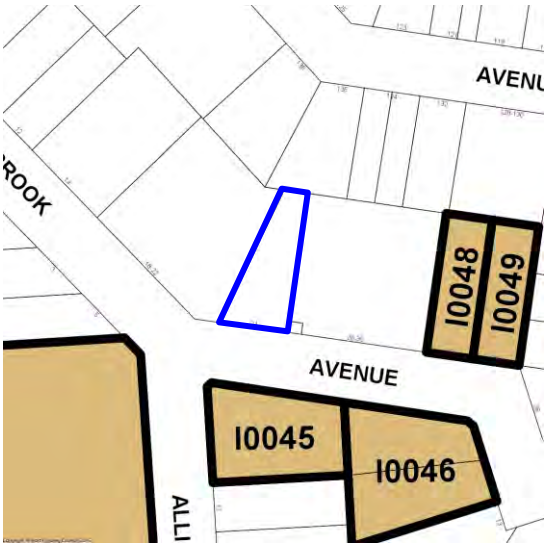
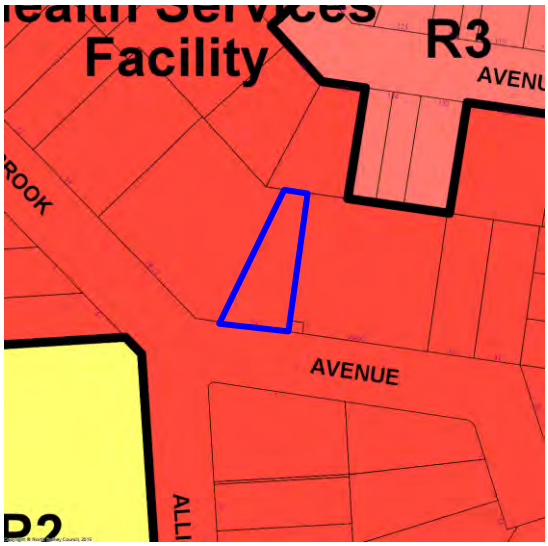


Figure 2: Extract of Heritage Map to NSLEP 2013



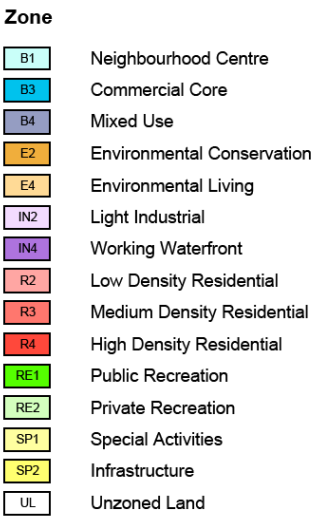


Figure 3: Extract of Land Zoning Map to NSLEP 2013

The subject site is 682sqm in area and is irregular in shape. It has a 22.2m frontage to the northern side of Cranbrook Avenue, a 45.7m eastern side boundary to 26-30 Cranbrook Avenue, a 7.6m northern rear boundary to 136 Holt Avenue and a 48m western side boundary to 18-22 Cranbrook Avenue. The site is located adjacent to the intersection between Cranbrook Avenue and Allister Street.

The site contains a single storey detached dwelling house, positioned over the central portion of the site and aligned within its western boundary. The dwelling is

predominantly of masonry construction, with limited use of weatherboards and a pitched terracotta tile roof.

In 2011, the rear of the dwelling was substantially altered, including a sympathetic extension to the rear of the dwelling to incorporate a new bedroom, laundry, shower. The alterations also included the "opening up" the existing floor areas in the rear half of the existing dwelling and integrating the existing dwelling with the former original garage connected by a new deck. An in-ground swimming pool was constructed adjacent to the new deck. A detached single carport, incorporating similar design elements to the original house is located to the east of the dwelling, and slightly north to the main front building line.

3.2 Local Context

The subject site is located within a predominantly residential area, comprising a wide range of residential accommodation from 1-2 storey detached dwelling houses to 9 storey residential flat buildings. The subject site sits within the southern side of the plateaued ridge that follows the alignment of Military Road, before falling down to the waters of Sydney Harbour.

Immediately to the north of the subject site is 136 Holt Avenue, which contains a 3-storey residential flat building of brick and concrete tile construction. Further to the north predominantly lie a mixture 1 to 2-storey detached dwelling houses of masonry and terracotta tile construction with pitched roofs and 2 to 4-storey residential flat buildings of brick and concrete tile construction.

Immediately to the east of the subject site is 26-30 Cranbrook Avenue, containing a 9-storey residential flat building over basement car parking. The building, which was constructed circa 1960s, is of brick and concrete slab construction with flat roofs and has a floor plate in the basic shape of a "Y". Further to the east predominantly lie 1 to 2-storey detached dwelling houses of masonry and terracotta tile construction with pitched roofs and 3 to 4-storey residential flat buildings.

To the south of the site, on the opposite side of Cranbrook Avenue is a single storey detached dwelling known as "Belvedere" at 7 Cranbrook Avenue. This property is listed on the State Heritage Register (No. 00320) and is a fine example of a California Bungalow designed by architect Alexander Jolly. Further to the south predominantly lie a mixture 2 to 4-storey residential flat buildings on the eastern side of Allister Street and the grounds of Redlands School on the western side of Allister Street, which accommodates a mixture of institutional buildings up to 3 storeys in height.

Immediately to the west of the site, is 18-22 Cranbrook Avenue, containing a 9-storey residential flat building over basement car parking. The building, which was constructed circa 1960s, is of brick and concrete slab construction with a flat roof. Further the west predominantly lie residential flat buildings up to 9 storeys in height, interspersed with 1-2 storey detached dwellings.

4 STATUTORY CONTEXT

NSLEP 2013 is the principal planning instrument that applies to the land subject to the Planning Proposal. The relevant sections of NSLEP 2013 are discussed in the following subsections.

4.1 Aims of Plan

Clause 1.2 of NSLEP 2013 outlines the aims of the LEP. In particular, it states:

> *(1) This Plan aims to make local environmental planning provisions for land in North Sydney in accordance with the relevant standard environmental planning instrument under section 33A of the Act.*
> *(2) The particular aims of this Plan are as follows:*
> *(a) ...*
> *(f) to identify and protect the natural, archaeological and built heritage of North Sydney and ensure that development does not adversely affect its significance, ...*

4.2 Heritage conservation

Clause 5.10 of NSLEP contains specific provisions relating to heritage conservation and states:

> *(1) Objectives*
> *The objectives of this clause are as follows:*
> *(a) to conserve the environmental heritage of North Sydney,*
> *(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
> *(c) to conserve archaeological sites,*
> *(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*
> *(2) Requirement for consent*
> *Development consent is required for any of the following:*
> *(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):*
> *(i) a heritage item,*
> *(ii) an Aboriginal object,*
> *(iii) a building, work, relic or tree within a heritage conservation area,*
> *(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,*
> *(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,*
> *(d) disturbing or excavating an Aboriginal place of heritage significance,*
> *(e) erecting a building on land:*
> *(i) on which a heritage item is located or that is within a heritage conservation area, or*
> *(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,*
> *(f) subdividing land:*

(i) on which a heritage item is located or that is within a heritage conservation area, or

(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

(3) When consent not required

However, development consent under this clause is not required if:

(a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:

(i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and

(ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or

(b) the development is in a cemetery or burial ground and the proposed development:

(i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and

(ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or

(c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or

(d) the development is exempt development.

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment

The consent authority may, before granting consent to any development:

(a) on land on which a heritage item is located, or

(b) on land that is within a heritage conservation area, or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

(6) Heritage conservation management plans

The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.

(7) Archaeological sites

The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than

land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):

(a) notify the Heritage Council of its intention to grant consent, and

(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(8) Aboriginal places of heritage significance

The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:

(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and

(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.

(9) Demolition of nominated State heritage items

The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item:

(a) notify the Heritage Council about the application, and

(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(10) Conservation incentives

The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:

(a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and

(b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and

(c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and

(d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and

(e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

A note is also attached to this clause which states:

Note. Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the Heritage Map as well as being described in Schedule 5.

4.3 Schedule 5 – Environmental Heritage

All heritage items are identified within Schedule 5 to NSLEP 2013. The listing comprises, if any:

- Locality (suburb)
- Item name
- Address (street address)
- Property description (legal description)
- Significance
- Item No.

4.4 Heritage Map

Heritage items are identified on the Heritage Map to NSLEP 2013 (refer to Appendix 4) and comprise the following sheets:

- HER_001 5950_COM_HER_001_010_20130607
- HER_002 5950_COM_HER_002_010_20161102
- HER_002A 5950_COM_HER_002A_005_20150825
- HER_003 5950_COM_HER_003_010_20150825
- HER_004 5950_COM_HER_004_010_20160308

5 THE PLANNING PROPOSAL

5.1 PART 1: STATEMENT OF OBJECTIVES

The primary purpose of this Planning Proposal is to identify 24 Cranbrook Avenue, Cremorne as a heritage item consistent with the outcomes of the heritage assessment undertaken by Lucas Stapleton Johnson.

5.2 PART 2: EXPLANATIONS OF PROVISIONS

The intent of the Planning Proposal can be achieved by amending NSLEP 2013 as follows:

- Inserting a new item within Schedule 5; and
- Including a new item on the Heritage Map.

The specific amendments sought are identified in the following subsections:

5.2.1 Schedule 5 – Environmental Heritage

The intent of the Planning Proposal is proposed to be achieved by including a new item within Schedule 5 as follows (blue underline represents an insertion):

Locality	*Item Name*	*Address*	*Property description*	*Significance*	*Item No.*
Cremorne	*House*	*24 Cranbrook Avenue*	*Lot 17, DP 8862*	*Local*	*I1136*

The item will be inserted after Item I0046 – 11 Cranbrook Avenue, Cremorne in accordance with the DPE's guidelines for completing Schedule 5 to the Standard Instrument LEP.

5.2.2 Heritage Map

The intent of the Planning Proposal is proposed to be achieved by replacing the following Sheet to the Heritage Map:

- HER_003 5950_COM_HER_003_010_20150825
  (refer to Appendix 4)

with:

- HER_003 5950_COM_HER_003_010_20170619
  (refer to Appendix 5)

The extent of the change to the heritage map is illustrated in Figures 4 & 5.

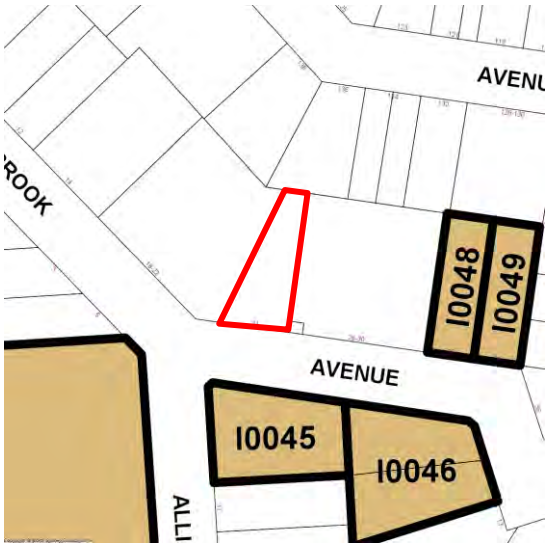


Figure 4: Extract of current Heritage Map to NSLEP 2013

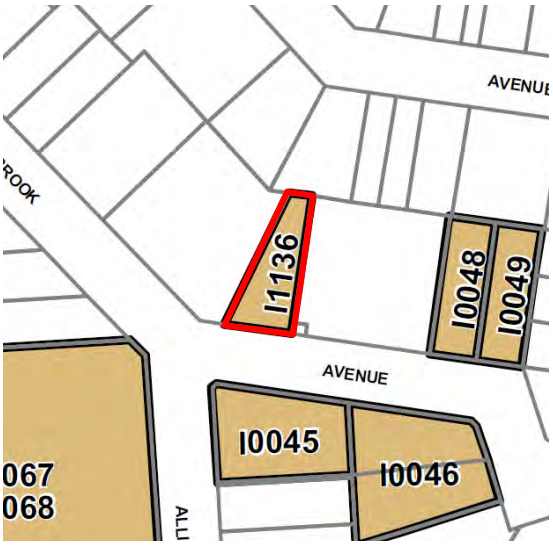


Figure 5: Extract of proposed Heritage Map to NSLEP 2013

5.3 PART 3: JUSTIFICATION

5.3.1 Section A – Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report?

Yes. The need to amend NSLEP 2013 has arisen from the recommendations of independent heritage assessment (refer to Appendix 3) of the subject site.

The heritage assessment concluded that 24 Cranbrook Avenue, Cremorne satisfactorily meets the SHI criteria for heritage listing. In particular, it states:

> *No. 24 Cranbrook Avenue, Cremorne is of historical significance as forming part of the early history of the residential development of the suburb of Cremorne and retains its original site boundaries first established in 1917 as, part of the subdivision of the Cremorne Heights Estate.*
>
> *The place is of aesthetic significance as a good example of a mostly-intact Californian bungalow, designed by noted early 20th century Sydney architect; Edwin Roy Orchard. Although modest in scale, the house displays all of the key characteristics of the architectural style with further refinement and distinction as a result of Orchard's involvement.*
>
> *Of significance for its historical associations with architect Edwin Orchard, the place has the potential to provide a greater understanding of the works of Orchard, a prolific and talented architect, who was influential in the development of the Australian bungalow style.*
>
> *Visually prominent in the streetscape of Cranbrook Avenue, the house, together with Nos. 7, 11, 32 and 34 Cranbrook Avenue, forms part of an important group of early 20th century residences that together represents the range of styles, forms and detailing that accomplished*

architects such as Orchard, Jolly, Esplin and Mould were practicing for domestic architecture at that time.

On this basis the heritage assessment recommended that the subject site be included as an item of local heritage significance under Schedule 5 of NSLEP 2013.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. There is no other way to provide long term protection to the heritage significance of the building.

5.3.2 Section B – Relationship to strategic planning framework

3. Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

A Plan for Growing Sydney (2014)

Released in December 2014, *A Plan for Growing Sydney* (Metropolitan Plan) sets the planning framework for the growth of the Sydney metropolitan area over the next 25 years. The Metropolitan Plan sets targets of an additional 664,000 homes and 689,000 jobs by 2031.

There are no specific Directions and Actions identified in the Metropolitan Plan which are relevant to the Planning Proposal. Despite the absence of any relevant Directions or Actions, the Planning Proposal will not prevent the attainment of the goals aims of the Metropolitan Plan.

Draft North District Plan

In November 2016, the NSW Government released the draft North District Plan (draft NDP). The North Sydney LGA is located within the North District along with the other LGAs of Hornsby, Ku-ring-gai, Ryde, Hunter Hill, Lane Cove, Willoughby, Mosman and Northern Beaches. The Draft NDP sets the following relevant targets:

- ***Employment:*** an additional 15,600-21,100 jobs by 2036 in the North Sydney Strategic Centre; and
- ***Housing:*** an additional 3,000 dwellings by 2021 for the North Sydney LGA; and
  an additional 97,000 dwellings by 2036 for the North District.

There is only one Priority identified in the draft NDP which is relevant to the Planning Proposal:

- *Liveability Priority 7: Conserve heritage and unique local characteristics.*

The proposal to list the subject site as a heritage item is consistent with attaining the intent of this Priority.

4. Is the planning proposal consistent with a council's local strategy or other local strategic plan?

North Sydney Residential Development Strategy

The North Sydney Residential Development Strategy (RDS) identifies the potential for an additional 6,199 dwellings in the North Sydney LGA by 2031 under the provisions of NSLEP 2013. Of that potential it was envisaged that 580 additional dwellings would be located in the locality of North Cremorne, 293 of which would be within the *R4 High Density Residential* zone.

Despite being located in the *R4 High Density Residential* zone, this property was excluded from the calculations within the RDS, as it was not considered viable for redevelopment due to the site being heritage listed at the time. Therefore, the relisting of the site as a heritage item under NSLEP 2013 will not have any impact upon the attainment of the dwelling quotas established under the RDS.

North Sydney Local Development Strategy

The North Sydney Local Development Strategy (LDS) reflects the outcomes sought by the Metropolitan Plan and former draft Inner North Subregional Strategy. These issues are addressed in the previous subsection to this report.

Community Strategic Plan 2013-2023

The North Sydney Community Strategic Plan 2013–2023 (CSP) outlines the community-wide priorities and aspirations for the LGA, and provides long-term goals, objectives and actions to achieve these visions. The CSP is Council's most important strategic document and is used to guide and inform Council's decision making and planning for the next ten years.

The relevant Directions, Outcomes, and Strategies of the CSP are as follows:

Direction: 2 Our Built Environment
Outcome: 2.4 North Sydney's heritage is preserved and valued
Strategies: 2.4.1 Protect and promote the heritage values of residential amenity including significant architecture, objects, places and landscapes
2.4.2 Encourage the use and adaptation of heritage and other existing buildings

Direction: 4 Our Social Vitality
Outcome: 4.4 North Sydney's history is preserved and recognised
Strategies: 4.4.1 Protect and maintain sacred and historic sites

The Planning Proposal will allow these relevant Directions, Outcomes and Strategies to be pursued in a robust and strategic manner.

North Sydney Council Delivery Program 2013/14-2016/17

The North Sydney Council Delivery Program 2013/14-2016/17 (Delivery Program) was prepared in accordance with NSW State Government's Integrated Planning and Reporting Framework requirements. The Delivery Program outlines Council's priorities and service delivery programs over four years that will contribute to the long-term strategies and desired outcomes of the Plan.

The Planning Proposal directly supports the vision of the Delivery Program as the five Directions mirror those of the CSP.

5. Is the planning proposal consistent with applicable state environmental planning policies?

The Planning Proposal is consistent with those State Environmental Planning Policies (SEPPs) which are relevant to the North Sydney Local Government Area, as demonstrated in TABLE 1.

TABLE 1: Consistency with SEPPs

Direction	Consist -ency	Comment
SEPP No. 1 – Development Standards	N/A	This SEPP does not apply pursuant to Clause 1.9 of NSLEP 2013.
SEPP No. 19 - Bushland in urban areas	YES	The Planning Proposal does not seek to reduce any bushland protection standards applying to land or adjacent land containing bushland.
SEPP No. 33 - Hazardous and offensive development	N/A	This SEPP does not apply as, the Planning Proposal does not relate to land upon which hazardous and offensive development is permitted.
SEPP No. 50 - Canal estate development	YES	The Planning Proposal is consistent with the SEPP as it does not seek to permit canal estate development anywhere within the LGA.
SEPP No. 55 - Remediation of land	N/A	This SEPP does not apply as the Planning Proposal does not seek to alter the land use permissibility of any land to which the Planning Proposal relates.
SEPP No. 64 - Advertising and signage	YES	The Planning Proposal is consistent with the SEPP as it does not affect the attainment of the SEPP's aims and objectives.
SEPP No. 65 - Design Quality of Residential Flat Development	YES	The Planning Proposal is consistent with the SEPP as it does not affect the attainment of the SEPP's aims and objectives.
SEPP (Affordable Rental Housing) 2009	YES	The Planning Proposal is consistent with the SEPP as it does not affect the attainment of the SEPP's aims and objectives.
SEPP (Building Sustainability Index: BASIX) 2004	N/A	This SEPP does not apply, as the Planning Proposal does not relate to building sustainability.
SEPP (Exempt and Complying Development Codes) 2008	YES	The Planning Proposal is consistent with the SEPP as it does not affect the attainment of the SEPP's aims and objectives.
SEPP (Housing for Seniors or People with a Disability) 2004 - *formerly SEPP (Seniors Living) 2004*	YES	The Planning Proposal is consistent with the SEPP as it does not affect the attainment of the SEPP's aims and objectives.

TABLE 1: Consistency with SEPPs		
Direction	**Consist -ency**	**Comment**
SEPP (Infrastructure) 2007	YES	The Planning Proposal is consistent with the SEPP as it does not affect the attainment of the SEPP's aims and objectives.
SEPP (Major Development) 2005 - *formerly SEPP Major Projects & SEPP State Significant Development*	N/A	This SEPP does not apply, as the Planning Proposal does not relate to any state significant sites identified under this SEPP.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	YES	The Planning Proposal is consistent with the SEPP as it does not affect the attainment of the SEPP's aims and objectives.
SEPP (Miscellaneous Consent Provisions) 2007 - *formerly SEPP (Temporary Structures) 2007*	YES	The Planning Proposal is consistent with the SEPP as it does not affect the attainment of the SEPP's aims and objectives.
SEPP (State and Regional Development) 2011	N/A	This SEPP does not apply as the Planning Proposal does not relate to state or regional development nor the operation of joint regional planning panels.
Sydney REP (Sydney Harbour Catchment) 2005	YES	The Planning Proposal is consistent with the SEPP as it will not impede the attainment of the aims and objectives of this SEPP.

6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

It is considered that the Planning Proposal is consistent with the relevant Directions issued under Section 117(2) of the EP&A Act by the Minister to Councils, as demonstrated in TABLE 2.

TABLE 2: Consistency with s.117 Directions		
Direction	**Consist -ency**	**Comment**
1. Employment and Resources		
1.1 Business & Industrial Zones	N/A	This Direction does not apply as the Planning Proposal does not propose any changes that will affect development in a commercial or industrial zone.
1.2 Rural Zones	N/A	This Direction does not apply as there are no existing rural zones under NSLEP 2013 or proposed under the Planning Proposal.
1.3 Mining, Petroleum Production & Extractive Industries	YES	The Planning Proposal does not seek to alter the permissibility of these types of land uses.
1.4 Oyster Aquaculture	N/A	This Direction does not apply as the Planning Proposal does not propose any changes in land use.

TABLE 2: Consistency with s.117 Directions		
Direction	**Consist -ency**	**Comment**
1.5 Rural Lands	N/A	This Direction does not apply as the Planning Proposal does not propose any changes that will affect development in a rural or environmental protection zone.
2 Environmental Heritage		
2.1 Environmental Protection Zones	YES	The Planning Proposal does not seek to reduce any environmental protection standards apply to land zoned *E2 Environmental Conservation or E4 Environmental Living* under NSLEP 2013.
2.2 Coastal Protection	N/A	This Direction does not apply as the Planning Proposal does not affect land within a coastal zone.
2.3 Heritage Conservation	YES	The Planning Proposal does not alter the existing heritage conservation provisions within NSLEP 2013 which already satisfy the requirements of the Direction. In addition the Planning Proposal seeks to undertake minor amendments to the Heritage Map and Schedule 5 to NSLEP 2013 to include an additional item of heritage significance resulting from the recommendations of a heritage assessment of the subject site (refer to Appendix 3).
2.4 Recreation Vehicle Areas	N/A	The Planning Proposal does not enable land to be developed for the purposes of a recreational vehicle area.
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.
3 Housing, Infrastructure & Urban Development		
3.1 Residential Zones	YES	The Planning Proposal does not seek to reduce any residential zoning under NSLEP 2013, nor does it seek to reduce the residential development potential on any site.
3.2 Caravan Parks & Manufactured Home Estates	N/A	This Direction does not apply as the Planning Proposal does not seek to permit caravan parks or manufactured home estates under NSLEP 2013.
3.3 Home Occupations	YES	The Planning Proposal does not alter the existing provisions within NSLEP 2013 that relate to home occupations, which already satisfy the requirements of the Direction.
3.4 Integrating Land Use & Transport	N/A	The Planning Proposal does not alter the zoning or the permissible land uses of any parcel of land to which NSLEP 2013 applies.

TABLE 2: Consistency with s.117 Directions		
Direction	**Consist -ency**	**Comment**
3.5 Development Near Licensed Aerodromes	N/A	This Direction does not apply as the Planning Proposal does not relate to land in the vicinity of a licensed aerodrome nor does it propose to amend a height limit that exceeds the Obstacle Limitation Surface level that applies to the North Sydney LGA.
3.6 Shooting Ranges	N/A	This Direction does not apply as the Planning Proposal does not relate to land in the vicinity of a shooting range.
4 Hazard and Risk		
4.1 Acid Sulfate Soils	N/A	This Direction does not apply as the Planning Proposal does not relate to land affected by Acid Sulfate Soils.
4.2 Mine Subsidence & Unstable Land	N/A	This Direction does not apply as the Planning Proposal does not relate to land affected by mine subsidence nor has it been identified as being unstable land.
4.3 Flood Prone Land	N/A	This Direction does not apply as the Planning Proposal does not relate to land identified as being flood prone land.
4.4 Planning for Bushfire Protection	N/A	This Direction does not apply as the Planning Proposal does not relate to land identified as being bushfire prone land.
5 Regional Planning		
5.1 Implementation of Regional Strategies	N/A	This Direction does not apply as the Planning Proposal does not relate to land affected by one of the identified strategies.
5.2 Sydney Drinking Water Catchment	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast.	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast.	N/A	This Direction does not apply as the Planning Proposal does not relate to any the identified LGAs.
5.8 Second Sydney Airport: Badgerys Creek	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.
5.9 North West Rail Link Corridor Strategy	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.
5.10 Implementation of Regional Plans	YES	Refer to question 3 to Section 5.3.2 of this report.

TABLE 2: Consistency with s.117 Directions		
Direction	**Consist -ency**	**Comment**
6 Local Plan Making		
6.1. Approval & Referral Requirements	YES	The Planning Proposal does not alter any concurrence, consultation or referral requirements under NSLEP 2013, nor does it identify any development as designated development.
6.2 Reserving Land for Public Purposes	YES	The Planning Proposal does not create, alter or reduce existing zonings or reservations of land for public purposes.
6.3 Site Specific Provisions	N/A	This Direction does not apply, as it does not allow a particular type of development to be carried out.
7 Metropolitan Planning		
7.1 Implementation of the A Plan for Growing Sydney	YES	Refer to question 3 to Section 5.3.2 of this report.
7.2 Implementation of Greater Macarthur Land Release Investigation	N/A	This Direction does not apply as the Planning Proposal does not relate to any the identified LGAs.
7.3 Parramatta Road Corridor Urban Transformation Strategy	N/A	This Direction does not apply as the Planning Proposal does not relate to any the identified LGAs.

5.3.3 Section C – Environmental, social and economic impact.

7. 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. The Planning Proposal merely seeks to identify a new item of heritage significance and will not result in an adverse impact on any critical habitat or threatened species, populations or ecological communities, or their habitats.

8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

No. The Planning Proposal merely seeks to identify a new item of heritage significance and is unlikely to result in any adverse environmental impacts.

9. How has the planning proposal adequately addressed any social and economic effects?

It was noted that during the assessment of DA 75/17, that a number of residents raised strong objections to the demolition of the dwelling at No.24 Cranbrook Avenue based on heritage grounds.

In response to the resident's concerns, Council subsequently engaged Lucas Stapleton Johnson to undertake a comprehensive heritage assessment (refer to Appendix 3) of the subject site. The purpose of the assessment was to determine whether the subject site and any buildings or structures thereon had sufficient significance to warrant listing as a heritage item under NSLEP 2013.

Accordingly, the intent of the Planning Proposal would satisfy the concerns of the local community.

The public exhibition of the Planning Proposal will provide additional opportunity for the owners of the property and the wider community to determine whether heritage listing of the subject site is considered appropriate or not.

5.3.4 Section D – State and Commonwealth interests

10. Is there adequate public infrastructure for the planning proposal?

The Planning Proposal merely seeks to identify a new item of heritage significance and will not impact upon the demand for public infrastructure.

11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

The Planning Proposal has not yet been considered by State or Commonwealth public authorities. Views of the State will be gained through the Gateway Determination process if required.

5.4 PART 4: MAPPING

The Planning Proposal requires amendment of the Heritage Map to NSLEP 2013. In particular, the Planning Proposal would require the replacement of the following Sheet to the Heritage Map:

- HER_003 5950_COM_HER_003_010_20150825 (refer to Appendix 5)

with:

- HER_003 5950_COM_HER_003_010_20170619 (refer to Appendix 6)

5.5 PART 5: COMMUNITY CONSULTATION

Consultation will be undertaken in accordance with the requirements made by the Gateway Determination and Council's guidelines.

5.6 PART 6: PROJECT TIMELINE

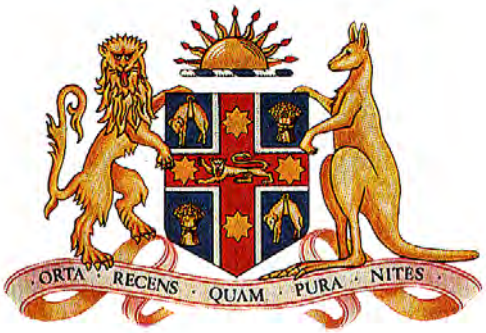
TABLE 3 provides a project timeline having regard to identified milestones and estimating approximately 6 months from submitting the proposal to the DPE to the amending LEP being made.

TABLE 3 – Project Timeline						
Milestone	**Aug 2017**	**Sept 2017**	**Oct 2017**	**Nov 2017**	**Dec 2017**	**Jan 2018**
1. Request for Gateway Determination sent to DPE						
2. DPE considers Request						
3. Gateway Determination Issued to Council						
4. Public Exhibition Undertaken						
5. Council considers post exhibition report						
6. Submission to DPE requesting making of LEP						
7. Drafting of LEP and making						

APPENDIX 1

Interim Heritage Order

Notice within the NSW Government Gazette dated 26 May 2017



Government Gazette

of the State of

New South Wales

Number 56
Friday, 26 May 2017

The New South Wales Government Gazette is the permanent public record of official notices issued by the New South Wales Government. It also contains local council and other notices and private advertisements.

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By Authority
Government Printer

NORTH SYDNEY COUNCIL

Heritage Act 1977

Interim Heritage Order No. 1/2017

24 Cranbrook Avenue, Cremorne

Under Section 25 of the *Heritage Act 1977*, North Sydney Council, do by this notice:

I. Make an Interim Heritage Order to cover the item of the environmental heritage specified or described in Schedule 'A'; and

II. Declare that the Interim Heritage Order shall apply to the curtilage or site of such item, being the land described in Schedule 'B'

This Interim Heritage Order will lapse six months from the date that it is made unless the local council has passed a resolution before that date either:

(1) In the case of an item which, in the council's opinion, is of local significance, to place the item on the heritage schedule of a local environmental plan with appropriate provisions for protecting and managing the item; and

(2) In the case of an item which in the council's opinion, is of State heritage significance, nominate the item for inclusion on the State Heritage Register.

Ross McCreanor, A/General Manager, North Sydney Council

Dated at North Sydney, 24 May 2017

SCHEDULE 'A'

The property situated at 24 Cranbrook Avenue, Cremorne NSW 2090 on the land described in Schedule 'B'.

SCHEDULE 'B'

The parcel of land known as Lot 17 in DP 8862 with particular reference to the existing one-storey dwelling including its interior and surrounding gardens.

[9142]

PORT MACQUARIE-HASTINGS COUNCIL

ROADS ACT 1993

Naming of Roads

Notice is hereby given that Port Macquarie-Hastings Council, pursuant to section 162 of the *Roads Act 1993*, has officially named the road(s) as shown hereunder:

Name	**Locality**
ALBAN PLACE	Port Macquarie
Description	
Road formation leading off Stewart Street to the south wall of the Hastings River breakwall. NOTE: This proposal replaces an earlier proposal using the proposed name Narani View.	

Name	**Locality**
ELLIOT WAY	Port Macquarie
Description	
Road formation leading off Stewart Street to the Marine Rescue building and Town Beach Kiosk and then rejoining at William Street. NOTE: This naming proposal replaces an earlier proposal with the proposed name "Prince Regent Loop"	

CARL BENNETT, GIS Manager, Port Macquarie-Hastings Council, PO Box 84, PORT MACQUARIE NSW 2444

GNB Ref: 0084

[9143]

APPENDIX 2

Assessment of Heritage Significance

Prepared by Lucas Stapleton Johnson

LUCAS
STAPLETON
JOHNSON

LSJ Heritage Planning & Architecture

Ian Stapleton, B.Sc.(Arch.), B.Arch., Grad.Dip.Env.Law. F.R.A.I.A.
Registered Architect No. 4032 Nominated Architect

Sean Johnson, B.A., Dip.Arch., M.Sc.(Arch.Cons.), R.A.I.A.
Registered Architect No. 4728

Associate:
Kate Denny, B.A., M.Herit.Cons.

Consultant:
Clive Lucas, O.B.E., B.Arch., D.Sc.(Arch.) (*honoris causa*), Sydney,
L.F.R.A.I.A. Registered Architect No. 2502

Lucas Stapleton Johnson & Partners Pty Ltd
Suite 101, 191 Clarence Street, Sydney NSW 2000 Telephone: 02 9357 4811 Email: mailbox@lsjarchitects.com
ACN: 002 584 189 ABN: 60 763 960 154 Websites: www.lsjarchitects.com www.traditionalaustralianhouses.com

No. 24 Cranbrook Avenue, Cremorne

ASSESSMENT OF CULTURAL SIGNIFICANCE

Prepared for: North Sydney Council Issued: 29th June 2017

1.1 Introduction

This Assessment of Cultural Significance relates to the property at No. 24 Cranbrook Avenue, Cremorne and has been prepared at the request of North Sydney Council.

North Sydney Council has engaged this firm to prepare a heritage report to assist in the determination of whether the subject property at No. 24 Cranbrook Avenue, Cremorne should be identified as a Heritage Item in Schedule 5 of the *North Sydney Local Environment Plan* 2013.

1.2 Methodology

The form and methodology of this report follows the general guidelines recommended by the NSW Heritage Office in *Assessing Heritage Significance* (2001) and the *Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter),* 2013.

This report adheres to the use of terms as defined in the Australia ICOMOS *Burra Charter* 2013.

1.3 Exclusions

This report addresses only the European cultural significance of the place.

No archaeological assessment of the place has been undertaken.

This report does not address natural heritage significance or indigenous heritage significance, which can take the following forms:

- archaeology of indigenous pre-history
- post-contact history
- present-day associations or spiritual attachments.

1.4 Author Identification

This report was prepared by Kate Denny and Sean Johnson of this office (see attached CVs). Research for this report was undertaken by Nicholas Jackson, historian and Kate Denny.

2.0 Description of the Study Area

The subject property is located in the suburb of Cremorne, within the local government area of North Sydney Council. The property is located on the northern side of Cranbrook Avenue, opposite the junction with Allister Street.

The real property definition of the land is Lot 17 of DP8862 (refer to Figure 2).

Cranbrook Avenue is a short residential street which contains a mixture of single and double storey residences in the eastern portion, typically in the Arts and Crafts Federation style or Californian Bungalow style. On the northern side of the street and positioned immediately east and west of the subject property are two large scale residential flat buildings dating from the late 1960s.

No. 24 Cranbrook Avenue contains a single-storey house of roughcast render with timber trim, gable roofed in Marseilles tiles, orientated north-south.

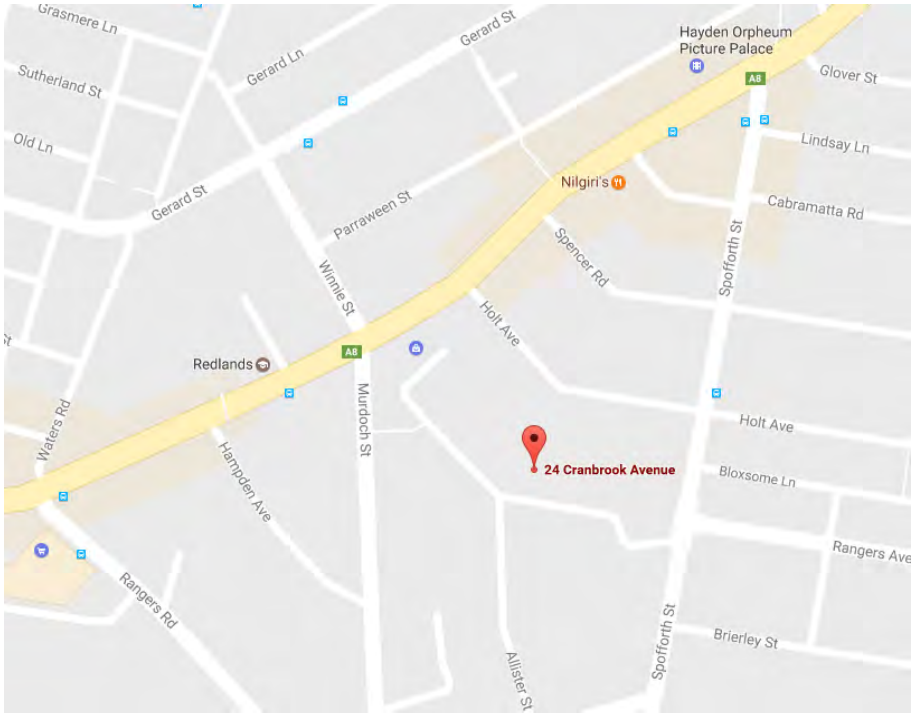


Figure 1: Street map of immediate locality of the subject property, indicated with a red marker. Source: GoogleMaps, 2017

Figure 2: Aerial view of the subject property (outlined in red). The real property definition of the property is Lot 17 of DP8862. Source: NSW LPI, SixMaps, 2017

3.0 Historical Development

3.1 Cooperville Leaseholds

The property is located within the 700 acres granted to Alfred Thrupp in 1816, an area that today includes most of Cremorne, Neutral Bay and Cammeray. The grant was a gift from his father-in-law Captain John Piper, the collector of customs. Thrupp moved to Tasmania and the grant was re-acquired by Captain Piper. Piper was bankrupted in 1827 and the grant was conveyed to Daniel Cooper. On Cooper's death in 1853, the grant was bequeathed to his nephew John Cooper (1830-1915). John Cooper spent most of his life in Sydney and resided at Cleveland House for many years.

Cooper's North Shore lands, known as Cooperville, were released in leasehold piecemeal in the 1850s and 1860s. The bulk of the estate was sold again in leasehold, in the late 1870s, and at the dawn of the decade long Sydney land boom when many of the early nineteenth century estates were subdivided for closer settlement.

In 1879 Cooper leased about 100 acres of the Thrupp grant to Richard Hayes Harnett (senior) for 99 years. Harnett in turn assigned the leasehold to his son Richard Hayes Harnett (junior). Harnett was required to pay an annual ground rent which increased to over £400 over a period of years.[1] This rent was recouped through under-leases (where the use of the allotment of land is granted for a portion of the residual term of the original lease).

The Harnetts were closely involved in the initial phase of suburban settlement in the lower North Shore, and today they are best remembered for their activities in the Mosman and Lane Cove areas. Harnett senior (1819-1902) has been described as the 'father of modern Mosman' for he initiated the first land sale for suburban development in the area in 1874. He had arrived in Sydney from his native Ireland in 1840 and he came with a letter of introduction to James Milson. Nothing came of that, but he retained a life-long interest in the lower north shore and by the early 1860s had settled there. In 1871 he purchased Archibald Mosman's estate and settled in Mosman's old home, which Harnett renamed The Nest. As part of his speculative land dealings he established both ferry and omnibus services, a horse dawn omnibus service along Military Road from Milsons Point and a ferry service from Circular Quay.

[1] Old System Lease Book 201 No. 686 and No. 687

An impetus for suburban development of the upper Cremorne and Mosman areas was provided in the early 1870s with the putting through of the road to Middle Head by the government (the Military Road). Further stimulus came in 1886 with the opening of the cable tram service from the ferry terminal at Milsons Point. Initially terminating at Ridge Street, North Sydney, this service was subsequently upgraded to electric operation and the number of routes expanded, including the extension of the line along Military Road to the Spit Junction in 1893 and on to Mosman Bay in 1897. These service extensions coincided with the completion in 1893 of the long anticipated railway between Hornsby and Milsons Point. Other incentives for suburban development were provided by the completion of a sewage system and reticulated water supply.

The Harnetts sales at Cremorne included the Cooperville Garden Subdivision of 1896 between Murdoch Street and Rangers Road, and the first Cremorne Heights sale of 1907 between Hodgson Avenue and Florence Street. The land releases were unsuccessful as leasehold was evidently unattractive to prospective purchasers and the majority of the subdivided land offered consequently remained unsold. A survey of the area prepared by the Public Works Department in the mid 1890s depicted vacant ground in the triangle bounded by Murdoch Street, Rangers Road, and Spofforth Street.[2]

In the new century the Harnetts' land was brought under the provisions of Torrens Title with the leaseholds being converted to freehold title.

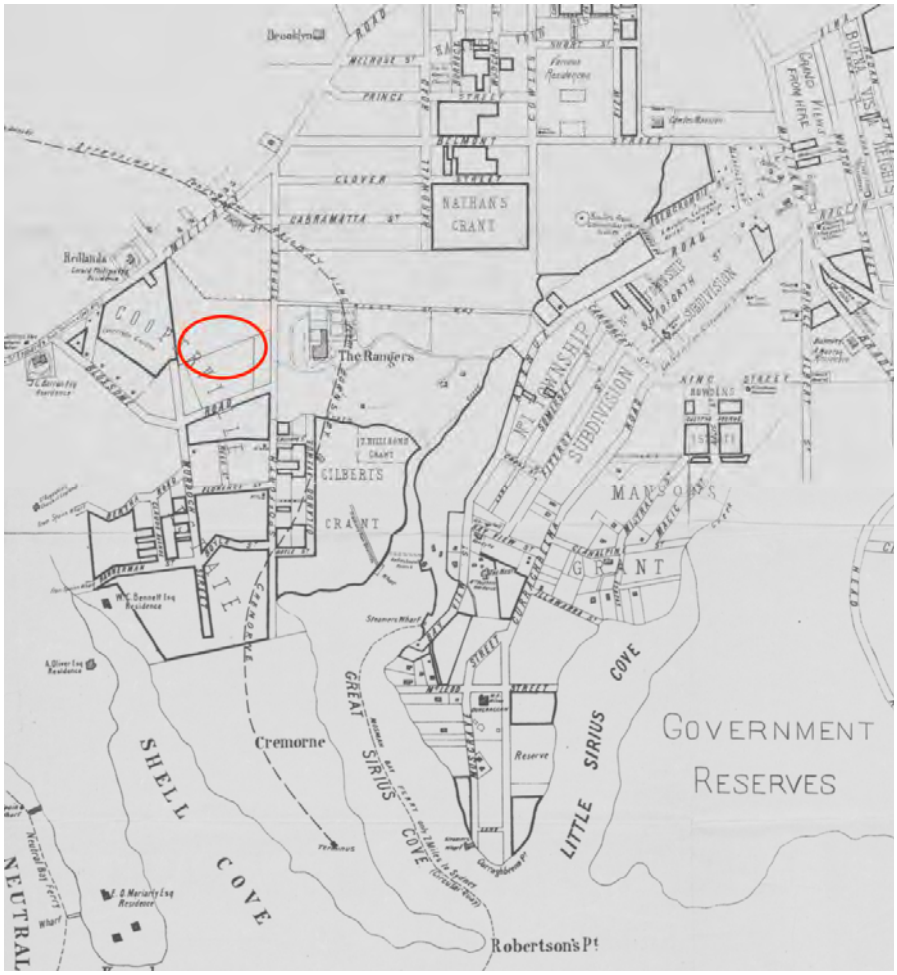


Figure 3: Detail from of the 'Plan shewing unsold portions of various estates, Mosman's Bay & vicinity' prepared by Harnett junior in 1889. Circled is the approximate location of the Cremorne Heights land release of 1917 within which is located Cranbrook Avenue. Source: National Library of Australia (41424655)

[2] Stanton Library - North Sydney Sheet No. 81, not dated but about 1896

3.2 Cremorne Heights Estate

Cranbrook Avenue is located within the land release of April 1917 called The Cremorne Heights Estate (DP 8862). The estate comprised a little over 10 acres.[3] The release comprised 52 building blocks with most fronting Cranbrook Avenue, and the balance fronting the north section of Murdoch Street and Allister Street, and along Military Road. The bulk of the blocks were intended for residential development, with a small number of narrow commercial blocks with rear lane access fronting Military Road.[4] Cranbrook Avenue and Allister Street were formed in this subdivision.

The blocks were offered for sale in April 1917 came with leasehold title for a period of 61 years (the balance of the 99 years term set in 1879.) The sales seem to have commenced in 1917 with a leasehold title but with the expectation it would be extinguished and converted to freehold. As far can be ascertained, sales made in 1917 were registered after the conversion to freehold was accomplished in October 1918,[5] and with the sale of each lot the extinguishing of the leasehold was confirmed.

Table 1: Summary of land sales between 1918 and 1925

Year	**Lots in DP 8862 recorded as sold in CT Vol. 2822 Fol. 162**	**No of residences in Cranbrook Avenue listed in *Sands***
1918	20, 27-28, 33-38 & 46-52	1 by 1918
1919	16-**17**, 18-19, 22, 26, 31-32, 40-43	4 by 1919
1920	6, 8, 13, 30, 39, 41	11 by 1920
1921	21, 23, 43	12 by 1921
1922	22-25	13 by 1922
1923	1-5, 7, 44	13 by 1923
1924	12	15 by 1924
1925	9, 10, 11, 14, 15, 29	16 by 1925

A large portion of the land release, Lots 33-38 & 46-52, was conveyed to the state government in June 1918 for the establishment of a new public school,[6] which opened in 1927 as Neutral Bay Girls Intermediate High School.

In most instances individual lots were purchased, but in some exceptions two adjoining lots were acquired. This resulted in an inter-war streetscape of predominantly freestanding bungalows with the occasional larger dwelling set within a greater garden setting. This occurred with the development of Belvedere, No.11 Cranbrook Avenue (Lots 27 & 28 purchased in September 1918 by mercantile broker Hugh Augustus Wolridge[7]), and Esslemont, No. 7 Cranbrook Avenue (Lots 31 & 32 purchased in November 1919 by grazier Christian Frederick Herman Stockman[8]), both large scale bungalows constructed across two adjoining allotments.

[3] Torrens Title Vol. 2822 Fol. 162
[4] State Library of New South Wales (Cremorne Subdivision Plan No. 20
[5] Primary Application 20975 and Torrens Title Dealing A505518
[6] Torrens Dealing A405518
[7] Torrens Title A415089 and CT Vol 2899 Fol 201
[8] Torrens Title Dealing A350808 and CT Vol. 3153 Fol 194

Figure 4: The extent of the Cremorne Heights land release of 1917. Source: Land and Property Information (CT Vol 2822-162)

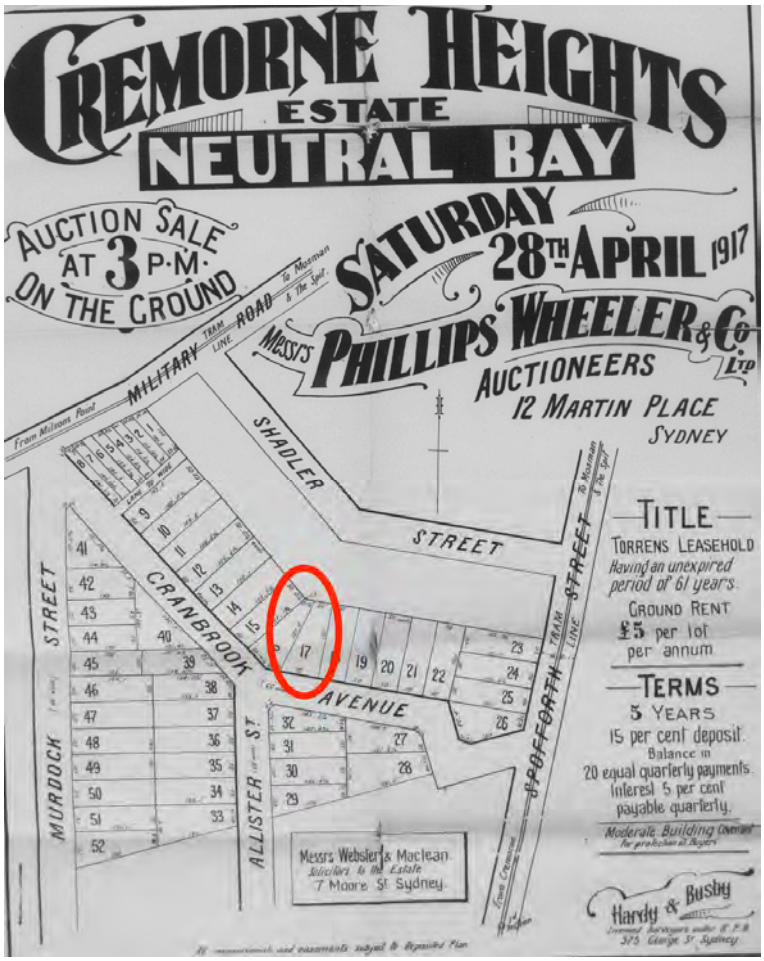


Figure 5: The subdivision plan of the Cremorne Heights land release of 1917 (Deposited Plan 8862). No. 24 Cranbrook Avenue is Lot 17 (circled). Source: State Library of New South Wales (Cremorne Subdivision Plan No. 20)

Figure 6: Detail from aerial photography dated 1943 with the extent of the Cremorne Heights land release of 1917 shaded. The subject property at No. 24 Cranbrook Avenue is outlined in red. Source: NSW Land and Property Information, SixMaps

3.3 No. 22-24 Cranbrook Avenue

The allotment of the subject property was formed in the Cremorne Heights Estate in 1917 as Lot 17 and became Lot 17 in Deposited Plan 8862 on conversion to Torrens Title in 1918. Lot 17 and neighbouring Lot 16 (now No. 22 Cranbrook Avenue) were conveyed to merchant tailor Manasseh Arthur Lasker in March 1919,[9] but it seems the sale from the vendor was undertaken in 1917 (see below).

Lasker (1865-1946) was a tailor and mercer that traded as Lasker and Lasker with premises at 402 George Street from 1898.[10] He was in partnership with brother Ernest Emanuel Lasker prior to 1900.[11] Lasker ceased trading in 1931, a victim of the Great Depression.[12]

Lasker at first wanted to erect a single dwelling (of two floors) within the combined land area of Lots 16 and 17. The application for this was lodged and approved in June 1917 with a project cost put at 2,400 pounds.

[9] Torrens Title Dealing A459701 & Old System Assignment Book 910 NO. 1157
[10] 'Lasker and Lasker', *Sunday Times*, 25/12/1898, p.9
[11] New South Wales Government Gazette, 12/4/1900
[12] Advertising, *Sydney Morning Herald*, 23/6/1931, p.1

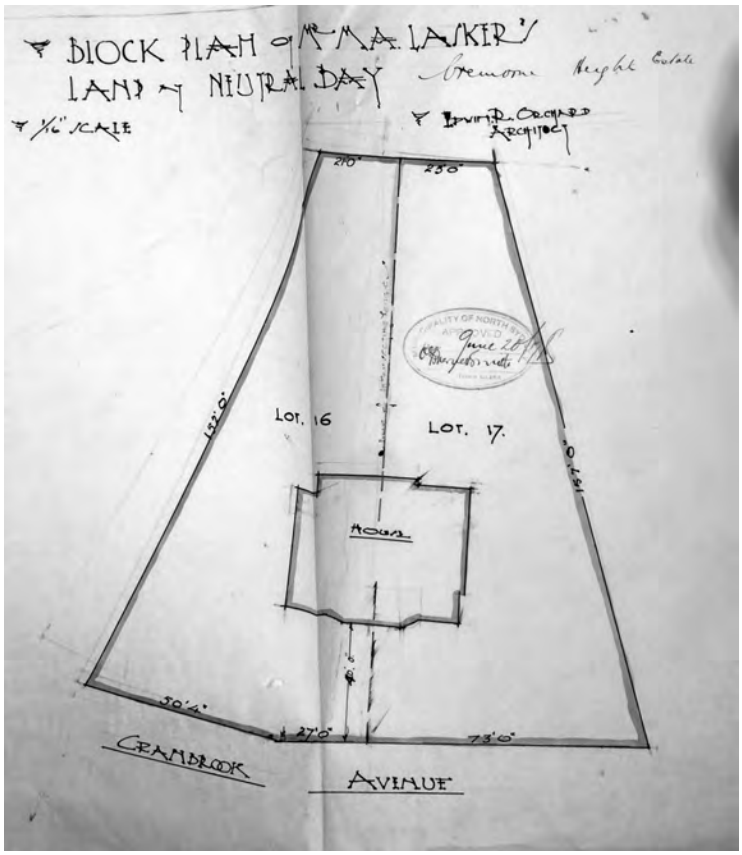


Figure 7: Site plan submitted to and approved by North Sydney Council in June 1917. The original intention was to erect a single dwelling within the two allotments. Source: Stanton Library Local History Collection (91/5.14. Box 14, Folder L, 1917-18, 17/2935)

A second (and implemented) application was lodged and approved in June 1918 for 'two detached cottages' with a total project cost put at 2,000 pounds. The surviving site plan depicted one bungalow on each of the two allotments (as per Nos. 22-24 Cranbrook Avenue prior to 1967). The architect was Edwin Roy Orchard (1891-1963).[13]

The bungalows were completed in 1919 as from 1920 they were listed in *Sands' Directory* as being tenanted by William Watson (No. 22) and Andrew Wadsworth (No. 24). There were eleven other bungalows completed in Cranbrook Avenue by 1920.[14]

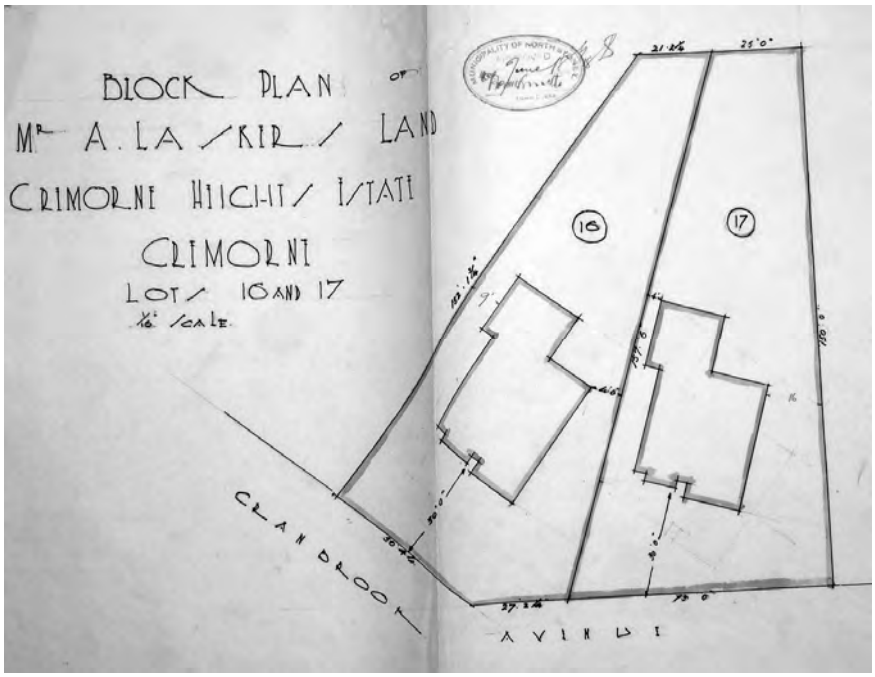
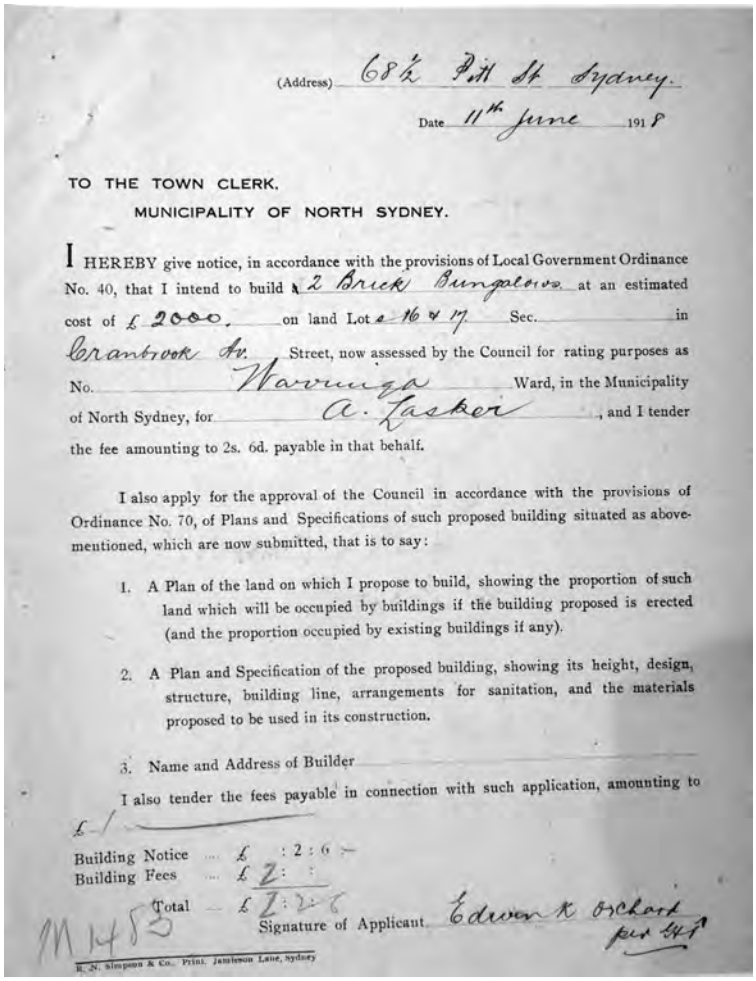


Figure 8: Site plan submitted to and approved by North Sydney Council in June 1918. This is the revised and implemented scheme. Source: Stanton Library Local History Collection (91/5.14. Box 14, Folder L, 1917-18, 17/2935)

[13] Stanton Library Local History Collection 91/5.14. Box 14, Folder L, 1917-18, 17/2935
[14] Sands' Directory for 1920, 1921 and 1922



(Address) 68½ Pitt St Sydney.

Date 11th June 1918

TO THE TOWN CLERK.
MUNICIPALITY OF NORTH SYDNEY.

I HEREBY give notice, in accordance with the provisions of Local Government Ordinance No. 40, that I intend to build 2 Brick Bungalows at an estimated cost of £ 2000. on land Lot 16 & 17 Sec. in Cranbrook Av. Street, now assessed by the Council for rating purposes as No. Warringa Ward, in the Municipality of North Sydney, for A. Lasker, and I tender the fee amounting to 2s. 6d. payable in that behalf.

I also apply for the approval of the Council in accordance with the provisions of Ordinance No. 70, of Plans and Specifications of such proposed building situated as above-mentioned, which are now submitted, that is to say:

1. A Plan of the land on which I propose to build, showing the proportion of such land which will be occupied by buildings if the building proposed is erected (and the proportion occupied by existing buildings if any).

2. A Plan and Specification of the proposed building, showing its height, design, structure, building line, arrangements for sanitation, and the materials proposed to be used in its construction.

3. Name and Address of Builder

I also tender the fees payable in connection with such application, amounting to £ /

Building Notice ... £ : 2 : 6
Building Fees ... £ 2 : :
Total ... £ 2 : 2 : 6

Signature of Applicant Edwin R Orchard per [illegible]

M 1485

E. N. Simpson & Co., Print., Jamieson Lane, Sydney

Figure 9: Application submitted by architect Edwin R Orchard to North Sydney Council in June 1918 for the construction of a pair of brick bungalows on Lots 16 & 17 in Cranbrook Avenue. Source: Stanton Library Local History Collection (91/5.14. Box 14, Folder L, 1917-18, 17/2935)

Figure 10: Detail from aerial photography dated 1943 with No. 24 Cranbrook Avenue shaded. Note the similarity in the roof form of No. 24 Cranbrook Avenue with neighbouring No. 22 Cranbrook Avenue to the left (west) (demolished in 1967). Source: Land and Property Information, SixMaps

In February 1922 Lasker conveyed Lot 16 (No. 22 Cranbrook Avenue) to solicitor Frank Eric McElhone,[15] and Lot 17 (No. 24 Cranbrook) in March 1922 to Ralph Wallace Ross.[16] No. 22 Cranbrook Avenue was demolished in 1967 for the building of the block of flats at Nos. 18-22 Cranbrook Avenue.[17]

[15] Torrens Title Dealing A790353 and CT Vol. 3292 Fol. 7
[16] Torrens Title Dealing A789254 and CT Vol. 3292 Fol 7
[17] North Sydney Municipal Council BA67/156

Edwin Roy Orchard

Edwin (Ted) Roy Orchard (1891-1963) was born at Mosman Bay, Sydney and schooled at Sydney Boys High School with later training at Sydney Technical College. He commenced his articles under John Burcham Clamp in 1907 and his name appears frequently at this time winning NSW Institute of Architect's (IA NSW) student prizes. He began his own practice in 1912 in Pitt Street and one of his earliest known works is the extant house at 35 Muston Street, Mosman (1912). Soon after he designed houses in Lindfield, Neutral Bay, Mosman, Bondi Junction, Manly, Cremorne and Clifton Gardens. These house were erected by 1915 and *Building* magazine featured the work in an article ambitiously titled "Australian domestic architecture, how 'type' is evolved" suggesting that Sydney architects, were, due to the city's topography, developing a characteristic Australian style.

Orchard continued to practice principally throughout the Lower North Shore of Sydney until in 1931 he relocated to Queensland (perhaps because of a lack of work due to the Depression). He continued as an architect focused mainly in Cairns and practiced until the early 1960s. In 1963, Orchard returned to Sydney to live at Rose Bay however within a week of his return, he died.[18]

Orchard was a prolific and talented architect and his work was featured, on numerous occasions, in the premier architectural periodical of the time *Building* magazine. Orchard, together with contemporaries Morris and Hallegan and B.J Waterhouse and Lake, is considered one of Sydney's noted exponents of Arts & Crafts architecture.

Refer to Comparative Analysis below for further details.

3.4 No. 24 Cranbrook Avenue

No. 24 Cranbrook Avenue was owned by the Ross family until 1984. Ralph Wallace Ross (1889-1975) was born in Melbourne, a son of John Wallace Ross. Ross enlisted in the Australian Imperial Force in late 1915 at Melbourne. He was aged 26 years and a mercantile broker at the time. Ross was in France in 1916 serving as a private in the 21st Infantry Battalion, and was repatriated sick back to Melbourne in mid-1917 and discharged.[19]

By late 1919 Ross was in Sydney and the proprietor of The Leather Supply Company, merchants and dealers in leather hinds and skins. The registered address of this business was 79 Pitt Street, Sydney.[20]

In December 1921 Ross married Doris Waugh (1891-1983), the second daughter of the Rev Robert Hope Waugh, minister of the Presbyterian Church at Neutral Bay.[21] As noted above, Ross purchased No. 24 Cranbrook Avenue in March 1922. Ross died in 1975, and his widow continued to own the property at the time of her death in 1983.

The property was then purchased by Margaret Mizia who in 1995 lodged a development application (DA 1181/95) for internal alterations and additions and the construction of a double carport. The works were never undertaken.

In c.2010 the property again changed hands to the current owners and in 2011 a development application (DA 473/10) was approved for alterations and addition to the dwelling including ground floor extension comprising a new bedroom, laundry, shower and en-suite at the rear of the property, internal alterations, conversion of the existing garage to a cabana, construction of a new carport in the side setback of the dwelling, installation of a swimming pool in the rear yard and associated landscaping works.

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[18] Goad. P, & Willis. J., eds. 2012; *The Encyclopaedia of Australian Architecture*, Cambridge University Press, Melbourne; entry: "Orchard, Ted" by Ian Stapleton, p. 518
[19] National Archives of Australia Series B2455
[20] State Records of NSW Index to Firms
[21] Weddings, *Sydney Morning Herald*, 28/12/1921, p.3

The DA plans indicate that the original form, internal configuration and street frontage to the bungalow remain substantially intact (refer to Figures 11 and 12 below and Physical Evidence).

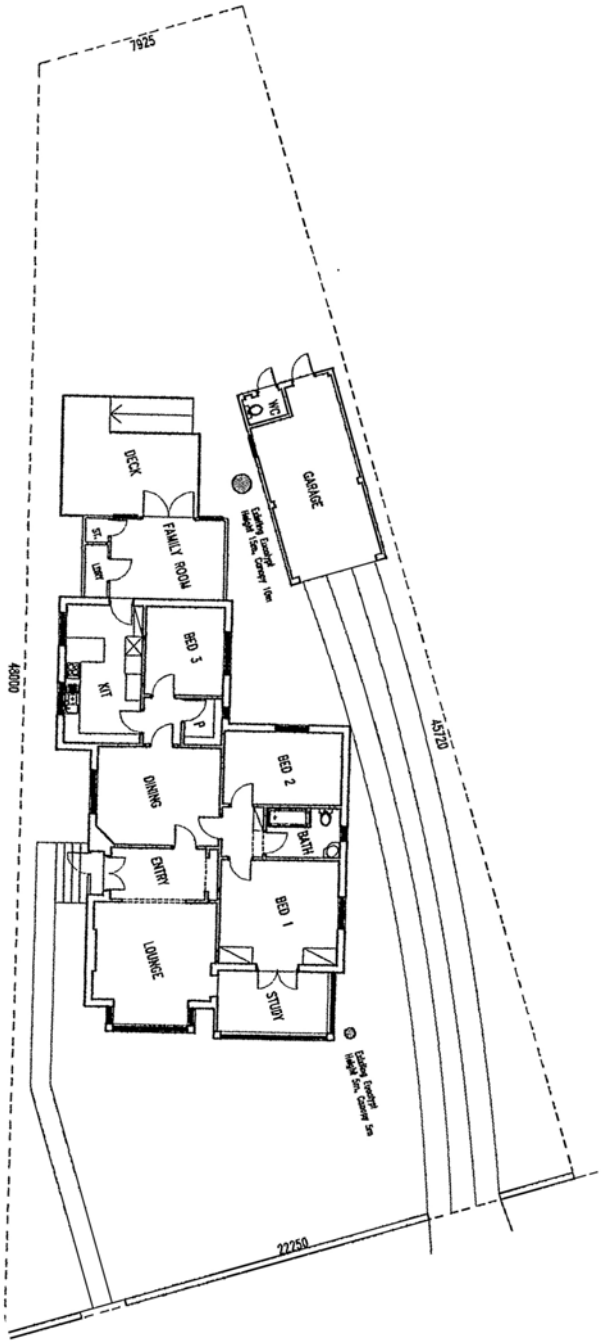


Figure 11: Extract from 1995 DA plans showing the configuration of the house as it was at that time. The family room and deck at the rear are later additions to the original form of the house. Source: North Sydney Council, DA1181/95.

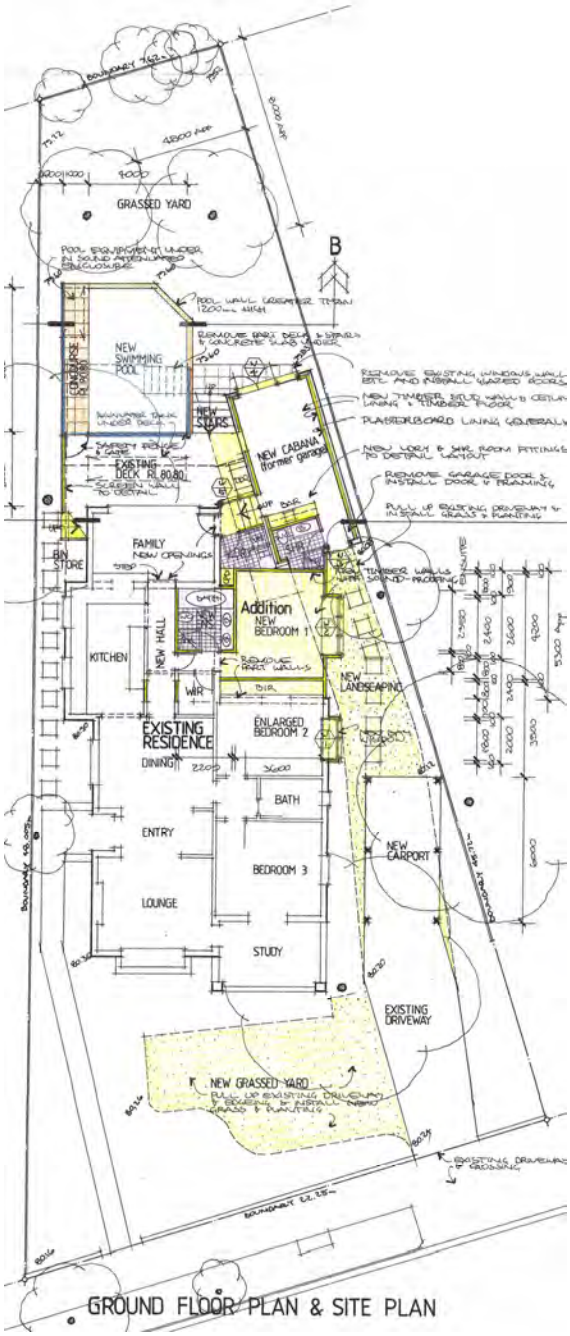


Figure 12: extract from the approved DA plans showing works undertaken in 2011. Source: North Sydney Council, DA473/10.

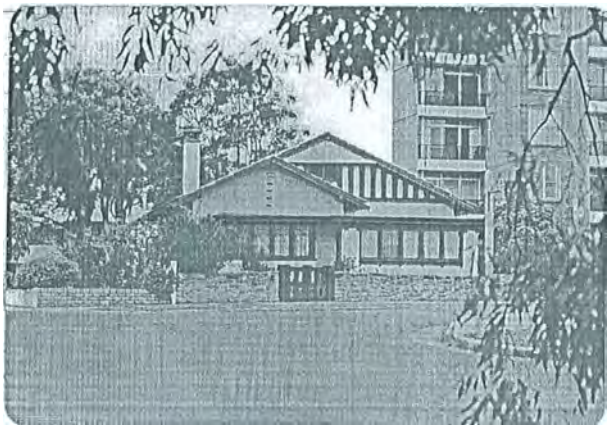


Figure 13: Extract from the National Trust listing card showing the house in c. 1980. Note the front gate was still in place until recently.[22]

Figure 14: c.1991 photograph of No. 24 Cranbrook Avenue, Cremorne. Source: Australian Heritage Places Inventory/Register of the National Estate, Place ID. 17316

Figure 15: View of the north elevation, driveway and garage in 2010 prior to the alterations undertaken in 2011. Source: North Sydney Council, DA473/10

Figure 16: View of the rear and side elevations of the garage in 2010 prior to its conversion into a cabana in 2011. Source: North Sydney Council, DA473/10

3.5 Later changes in Cranbrook Avenue

The medium rise blocks of flats in Cranbrook Avenue date from the introduction in 1965 by North Sydney Council of amendments to its Residential Flat Building Code. The code was suspended fully in 1971 pending a comprehensive review of all planning codes by North Sydney Planning Consultants.[23]

The medium rise flats flanking No. 24 Cranbrook Avenue date from the era of this building code; Nos. 18-22 Cranbrook Avenue was built in 1967 for North Babbage Investments Pty Ltd,[24] Nos. 14-16 Cranbrook Avenue was built in 1967 for Regent Holdings Pty Ltd,[25] and Nos. 26-30 Cranbrook Avenue was built in 1969 for Oxburgh Pty Ltd.[26]

[22] *Pers. comm*. Clive Lucas
[23] Park, M, *Designs on a Landscape: a history of planning in North Sydney*, Halstead Press, not dated (2002), pp.82-83, and p.213
[24] North Sydney Municipal Council BA67/156
[25] North Sydney Municipal Council BA67/173
[26] North Sydney Municipal Council BA69/91

4.0 Physical Evidence

A site inspection of the property was undertaken by Sean Johnson and Kate Denny on 15th June 2017 and the current configuration of the building and garden were recorded. For a detailed fabric survey of the principal components of the house refer to Appendix A.

4.1 Exterior

The house at No. 24 Cranbrook Avenue is a Californian bungalow of roughcast rendered masonry walls with Marseille tile gabled roof with a double gable to the street frontage, one with face brick decoration and the other with timber vertical boarding and a shingled upper gable. All roofs over the original main house, bay window and front verandah are original with battened soffits and exposed over-sailing rafters. The chimney is also roughcast with brick capping and is a considered architectural detail.

The house is entered on its western side via red painted concrete steps with sandstone side walls with brick capping leading up to a deeply recessed porch with modern security gates and an original timber double door with leaded lights. A timber pergola has been constructed over the entry steps.

At some stage (mid-20th century) the front verandah was enclosed with timber framed casement windows and although not original, the work is sympathetic and does not detract much from the overall appearance of the front elevation. The front verandah could however be restored and opened-up.

Likewise, the carport is recent addition (c.2011) and although not original is not considered to be visually intrusive and could be retained or removed.

As discussed above, the house underwent alterations and additions in 2011 which resulted in some changes to the configuration and form of the building at the rear and the conversion of the original garage into a cabana. Although the use and interior of the garage has been altered, externally the building remains substantially intact, as perceived from the street.

Overall, the mix of materials and detailing gives interest to the house and elevates what could be considered a modest bungalow to a more notable example of its type. Most of the exterior joinery remains intact around the front half of the house, along with the carefully detailed roughcast rendered walls and overhanging eaves and window joinery. Later work to the house is to the rear and is fairly sympathetic and views of the house from the street have been retained.

Figure 17: Front elevation of 24 Cranbrook Avenue with enclosed front verandah and double gables.

Figure 18: View of later addition carport on east elevation.

Figure 19: Detail of front bay window with leaded lights, boarded soffits, and exposed rafters.

Figure 20: View of the rear of east elevation showing extended rear rooms with former garage in background.

Figure 21: View of later addition Family room and deck, with former garage in foreground.

Figure 22: Roof of the house with front gable and chimney as seen from Cranbrook Avenue.

Figure 23: Front concrete steps with sandstone side walls with brick capping.

Figure 24: Entry recessed porch with security doors. The front doors to the house are behind. The timber pergola is a later addition but may be based on original details.

Figure 25: Typical timber casement window with roughcast hood above.

Figure 26: Typical timber casement window with exposed over-sailing rafters above.

Figure 27: Detail of chimney and front gables.

Figure 28: Detail of roughcast skirt over sandstone plinth at base of building.

4.2 Interiors

Internally, the front part of the house comprising the entrance hall, lounge, front bedroom is mainly intact to its original configuration and detailing. The surviving original internal detailing consists of unpainted stained or polished timber cornices and ceiling battens, plate rails and other internal joinery such as skirtings, door joinery and the bay window built-in seat. The original joinery is superior in detailing to what would be expected in a good quality bungalow.

The enclosed verandah now serves as a study and is entered from the living room via a timber door with leaded lights. There is another double door with leaded lights from the main bedroom. These doors match the details of the front door.

Recent changes to the interiors include the loss of original chimney pieces and a new bathroom fitout and the rear portion of the house has been completely upgraded with a new kitchen, dining room, laundry and internal connection to the original garage. Based on the previous development application plans (see Figures 11 and 12), a partition wall with door separated the entry hall from the Dining Room and it is possible that timber folding doors separated the entry hall from the Living Room, however at some stage these partitions and doors have been removed.

Figure 29: Timber ceiling battens and cornice in the Living Room

Figure 30: Timber joinery for the bay window in the Living room with plate rail above.

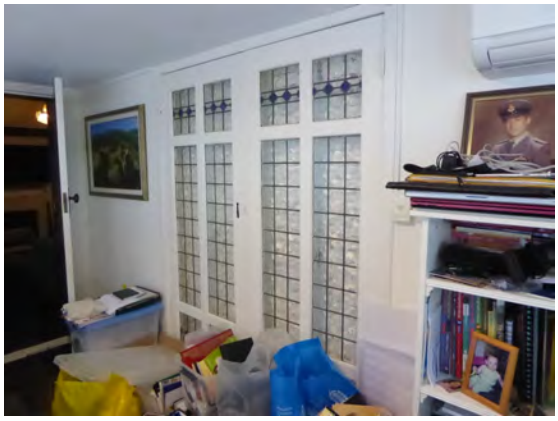


Figure 31: Timber double doors with leaded lights leading from the main bedroom into the front verandah, now the study.

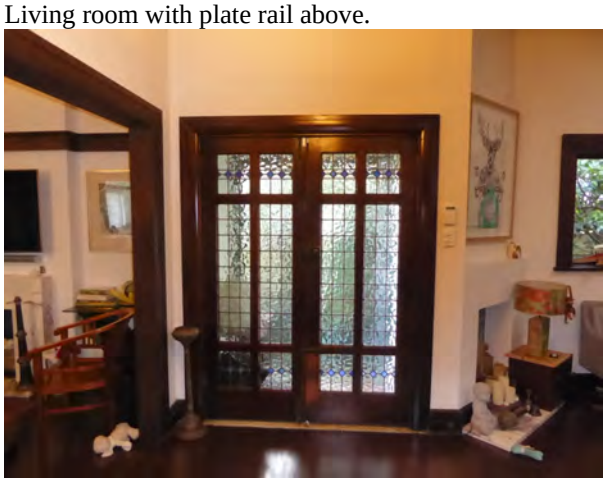


Figure 32: Internal view of the front doors to the house. The leaded light motif is found also in the verandah doors.

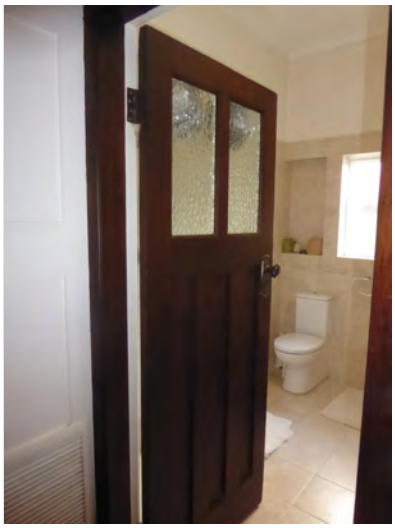


Figure 33: Original bathroom door obscure glazing to top panels.

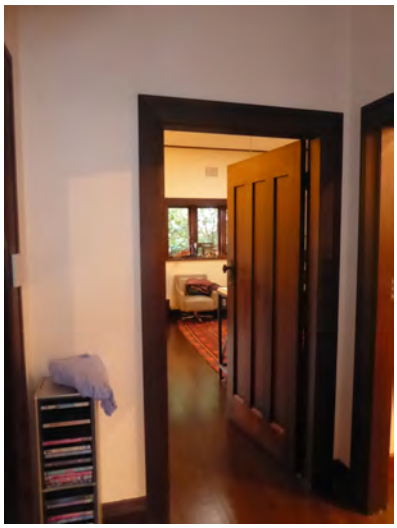


Figure 34: Typical internal panelled door.

Figure 35: Door from Living room to front verandah with leaded lights.

4.3 Garden and Landscape Features

Little of the original garden layout or features survives other than the original stone wall along the front (south) boundary. Unfortunately, the original front gate has recently been removed.

The rear garden area has been substantially altered with the addition of a deck, swimming pool, paving and other landscape features.

However, the property remains on its original allotment with its original site boundaries and although the actual landscape is not original, the configuration of the garden to the front of the house is original and could be restored. Early photographs of the house (see Figure 13) show that without the front hedge the house was visually prominent in the street.

Figure 36: Front garden with hedging.

Figure 37: Front entry pathway

Figure 38: Street entry to the property showing the location of the former front gate seen in early photographs.

Figure 39: Original stone boundary wall along street frontage.

Figure 40: Street frontage of the house with tall hedge planting which partially obscures views of the house.

Figure 41: General view of the rear yard with pool.

4.4 Streetscape and Context

The immediate locality of the subject property is a mix of single and two storey residences and mid-scale and large-scale residential flat buildings. SCEGGS Redlands High School is located at the junction of Allister Street and Cranbrook Avenue to the west.

No. 24 Cranbrook Avenue is located at a bend in Cranbrook Avenue, opposite the intersection Allister Street. On either side of the house is a medium rise residential flat building (Nos. 20 and 30 Cranbrook Avenue), both of which are substantially set back from the street frontage. As 24 Cranbrook Avenue is set forward of both these developments, views of the subject property from Allister Street to the south and from Cranbrook Avenue to the east and west remain clear and the house is visually prominent (despite the front boundary hedge).

The remainder of Cranbrook Street to the east, on both the north and south sides contains the other residences recognised by the National Trust of Australia as being part of the "Cranbrook Avenue Group" (refer to 6.0 Heritage Status below); that is Belvedere, 7 Cranbrook Avenue at the corner of Cranbrook Avenue and Allister Street, with Esslemont, 11 Cranbrook Avenue further to the east on the south side of the street (see Figures 42 and 43 below). On the north side of the street are Nos. 32 and 34 Cranbrook Avenue, both distinctive two-storey residences (see Figures 44 and 45 below).

Despite the location of the two residential flat buildings, visual connections between the subject property and the other residences within the group are available from the east and west along Cranbrook Avenue (see Figures 45 and 46). When entering Cranbrook Avenue from Allister Street and when travelling south down Cranbrook Avenue, the subject property is the first house to catch the eye, standing proud of the residential flat buildings which form a backdrop behind it.

Although its immediate neighbours have been replaced, the house remains highly visible from the street and in combination with the surrounding group of early 20th century houses, and makes an important contribution to the residential character of the street.

Figure 42: Belvedere, No. 7 Cranbrook Avenue

Figure 43: Esslemont, No. 11 Cranbrook Avenue

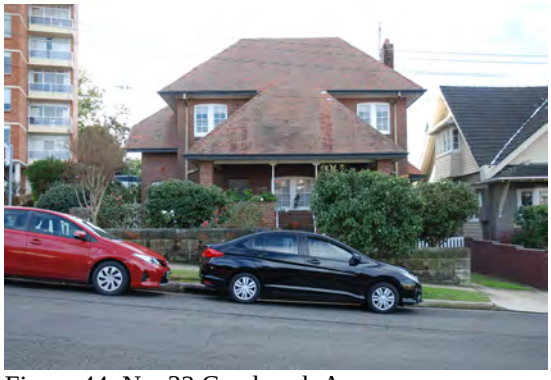


Figure 44: No. 32 Cranbrook Avenue

Figure 45: No. 34 Cranbrook Avenue

Figure 46: View from the west side of the junction between Cranbrook Avenue and Allister Street showing the subject property with residential flat building behind.

Figure 47: View from the south side of Cranbrook Avenue to the east showing the subject property with residential flat building behind.

Figure 48: View of the subject property (foreground) with Nos. 32 and 32 Cranbrook Avenue further to the east.

Figure 49: View of the subject property and Belvedere, 7 Cranbrook avenue directly opposite.

5.0 Comparative Analysis

No. 24 Cranbrook Avenue, Cremorne can usefully be compared to other Californian Bungalow style houses located within the North Sydney Council area that are listed as items of local heritage significance as well as with other buildings that were designed by Edwin Roy Orchard, a noted Sydney architect, in the same period.

5.1 Inter-War Californian Bungalow

Californian bungalows are well represented in the North Sydney Council area and Cremorne has one of the major Australian examples: Belvedere, No. 7 Cranbrook Avenue designed in 1919 by the noted architect, Alexander Stuart Jolly. Esslemont (sometimes referred to as Egglemont), No. 11 Cranbrook Avenue is another fine example of the type by Esplin and Mould, who are also noted early 20th century Sydney architects. The Council area is also fortunate in having groups of bungalows including the Davidson Parade group (not listed) and another group of five small houses in Prior Avenue (listed as a group and individually). (*North Sydney Heritage Study Review* 1993, p145)

5.2 E.R. Orchard Architectural style

Most of the early houses designed by Orchard are in an accomplished Arts and Crafts style with a shingled, gabled from; two-storey buildings where the bedroom floor sits within a steeply pitched gabled roof, clad in roughcast and shingles with a variety of projecting bay windows and dormers. At

this time Orchard designed with a signature chimney top: a smooth rendered bellcast corbel supported by brick-size dentils.

From about 1920, Orchard's architectural style changed to Californian bungalow and between 1920 and 1930, a further 20 commissions have been identified including the substantial country bungalow Bidura at Bowral, NSW, the designs for which were published in the *Commonwealth Home* magazine.[27]

Figure 50: Cazna flats, No. 10-12 East Crescent, MacMahons Point. Source: LSJ archives, 2002

One example of his work is currently listed as a local heritage item on the *North Sydney LEP* 2013, being Cazna flats, 10-12 East Crescent, MacMahons Point (1917) (Item No. I0465).

Other known examples of Orchard's work in the North Sydney Council area are:

- Mataimoana, No. 23 Bennett Street, Neutral Bay (1912)
- Kedron, No. 242 Walker Street, North Sydney (1914) (demolished)
- St Neots, No. 28-30 Milson Road, Cremorne Point (c.1915) (demolished)
- Strathmore, No.57 Cremorne Road, Cremorne (1915)
- Galada, No. 26 Milson Road, Cremorne Point (c.1915) (previously listed)
- Dalray, 7 Shellcove Road, Neutral Bay (1915/16)
- 24 Cranbrook Avenue, Cremorne (1919) (previously listed)

A list of comparative examples of bungalows is provided below.

Address	Statement of Significance/Comments	Image
Californian Bungalows in the North Sydney Council Area		
Belvedere, 7 Cranbrook Avenue, Cremorne	***State Heritage Register No. 00320 Local Heritage Item No. I0045 (North Sydney LEP 2013)*** Built in 1919 by Architect Alexander Stuart Jolly. Large, mature Californian Bungalow, with planes of white roughcast, areas of timber shingles, massive dark stained timber beams and low pitched, wide sheltering eaves.	 Figure 51: Belvedere, 7 Cranbrook Avenue, Cremorne. Source: Australian Heritage Places Inventory/Register of the National Estate Place ID. 2906

[27] Goad. P, & Willis. J., eds. 2012; "Orchard, Ted" by Ian Stapleton, p. 518

Address	Statement of Significance/Comments	Image
Esslemont, 11 Cranbrook Avenue, Cremorne	***State Heritage Register No. 00321*** ***Local Heritage Item No. I0055*** ***(North Sydney LEP 2013)*** Built in c1916 / 1918 by Architects Esplin and Mould. This is one of the best examples of an early Californian Bungalow style house in Australia. It relates well to the adjacent house by A Jolly and to other houses in the Cranbrook Avenue group. The proportions, materials and craftsmanship are typical of the early examples of the style. A significant element of the Cranbrook Avenue Group.	 Figure 52: Esslemont, 11 Cranbrook Avenue, Cremorne. Source: Australian Heritage Places Inventory/Register of the National Estate Place ID. 2915
Prior Avenue Group, Nos. 2, 3, 4, 5 and 6 Prior Avenue, Cremorne Point	***Local Heritage Item Nos. I0072, I0073, I0074, I0075 and I0076*** ***(North Sydney LEP 2013)*** A set of five Californian bungalows obviously built as a single development. Each is an intact representative of the type, but the group, the only houses fronting Prior Avenue, present a unified and pleasantly low-scaled streetscape unusual in the immediate area. Of interest as an example of interwar speculative building activities.	

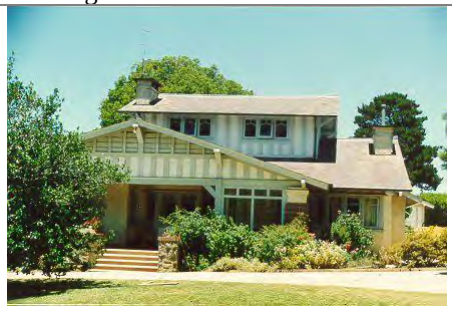
Figure 53: No. 2 Prior Avenue- Item No. I0072. Source: NSW State Heritage Inventory database no. 2181200

Figure 54: No. 3 Prior Avenue- Item No. I0073. Source: NSW State Heritage Inventory database no. 2181201

Figure 55: No. 4 Prior Avenue- Item No. I0074. Source: NSW State Heritage Inventory database no. 2181202

Figure 56: No. 5 Prior Avenue- Item No. I0075. Source: NSW State Heritage Inventory database no. 2181203

Figure 57: No. 6 Prior Avenue- Item No. I0076. Source: NSW State Heritage Inventory database no. 2181204

Address	Statement of Significance/Comments	Image
The Cobbles, 49 Shellcove Road, Cremorne	***Local Heritage Item No. I0694 (North Sydney LEP 2013)*** Built in 1918 to the design of Peddle and Thorp as the Thorp residence. The Cobbles is an excellent example of the Californian Bungalow and undoubtedly owes much to the architect James Peddle's period of practice in California. It shows the Australian substitution of brick for the original timber structures of the Greene Brothers in Pasadena, but reveals a close appraisal of their work in its concern with hand crafts-manship, expression of roof timbers and use of natural materials.	 Figure 58: The Cobbles, 49 Shellcove Road, Cremorne. Source: NSW State Heritage Inventory database no. 2181253
59 Murdoch Street, Cremorne	***Local Heritage Item No. I0070 (North Sydney LEP 2013)*** A good example of an Inter War Californian bungalow with characteristic asymmetrical low-pitch gables and assertive verandah with heavy column posts. Original motor garage adds interest, as does the robust and unusual classical detailing to the front verandah. Complements similarly styled house adjacent (No. 61 Murdoch Street- no longer listed).	 Figure 59: 59 Murdoch Street, Cremorne Source: NSW State Heritage Inventory database no. 2181171
E. R. Orchard designed Californian Bungalows		
Lizden, 36 Strickland Avenue, Lindfield	Constructed in c.1913 for Mr. E.M. Sheedy. The house appears to survive relatively intact.	 Figure 60: Extract from Building magazine, August 12th 1915, page 113 showing Lizden soon after construction.
Bidura, 145 Merrigang Road, Bowral	***Local Heritage Item No. I166 (Wingecarribee LEP 2010)*** Bidura, constructed in c.1917 the building is a particularly fine and intact representative of an Interwar Californian Bungalow and displays a high degree of integrity in its aesthetic qualities.	 Figure 61: Bidura, Bowral. Source: NSW State Heritage Inventory database no. 2680166

Address	Statement of Significance/Comments	Image
Montifont, No. 3 Kardinia Street, Mosman (Clifton Gardens)	Constructed in c.1918 for A. F. Grace.	Figure 62: Street view of 3 Kardinia Street, Mosman. Source: GoogleMaps, 2017
Marmion, 9 Silex Road, Mosman	Constructed in c.1919 for Col. R. S. Sands.	Figure 63: Marmion, 9 Silex Road, Mosman. Source: www.homehound.com.au
Omana, 19 Kardinia Street, Mosman (Clifton Gardens)	Constructed in 1920 for Charles Rawson. A garage on the street frontage has been added fairly recently.	Figure 64: No. 19 Kardinia Street, Mosman prior to construction of garage. Source: LSJ archives, 2002
Wambiana, 54 Bradley's Head Road, Mosman	Constructed in 1920 for R. Dundas Smith.	Figure 65: Wambiana, 54 Bradley's Head Road, Mosman. Source: GoogleMaps, StreetView

Address	Statement of Significance/Comments	Image
E. R. Orchard designed pairs of houses		
12 & 14 Buena Vista Avenue, Mosman	***Local Heritage Item No. I61 (Mosman LEP 2012)*** Constructed in c.1923 as a matching pair. Nos 12 and 14 Buena Vista Avenue have historical significance as an early example of the use of a common shared driveway. They have aesthetic significance as good examples of Arts and Crafts residences reinforced by their grouping as a pair. The pair are incorrectly credited to B.J. Waterhouse in the heritage inventory sheet.	 Figure 66: 12 and 14 Buena Vista Avenue, Mosman. Source: LSJ Archives, 2002
14 & 16 Ingram Road, Wahroonga	***Local Heritage Item No. I751 and I752 (Hornsby LEP 2013)*** Constructed in c.1915, a matching pair of Arts and Crafts Style houses from Inter-War period. Although altered both buildings retain most of their original character with much original detail.	 Figure 67: 14 and 16 Ingram Road, Wahroonga. Source: Google Maps, StreetView

5.3 Conclusion

Based on the above assessment, No. 24 Cranbrook Avenue, Cremorne is comparable to the existing heritage listed Californian Bungalow style houses that are modest in size. However, it is distinguished from other speculative building examples (such as those located on Prior Avenue), as a noted early 20th century Sydney architect is responsible for the design and this is demonstrated in the careful and interesting detailing of the house found both internally and externally.

As an example of the work of Edwin Orchard, the subject property is a good example of his Californian bungalow design and is comparable in detailing and configuration with other examples of the type, although modest in size.

The houses at 12 and 14 Buena Vista Avenue, Mosman and 14 & 16 Ingram Road, Wahroonga are good comparable examples of a matching pair of houses designed by Orchard. As with No. 24 Cranbrook Avenue, which was originally built as one of a matching pair of bungalows with No. 22 Cranbrook Avenue (demolished in the late 1960s).

6.0 Heritage Status

The property at No. 24 Cranbrook Avenue, Cremorne is not listed as a local heritage item and is not located within an identified heritage conservation area.

The property at 24 Cranbrook Avenue, Cremorne was listed as a heritage item under *North Sydney Local Environmental Plan* (NSLEP) 2001, however, was formally removed from the list during the preparation of the current LEP (*North Sydney Local Environmental Plan* 2013).

A brief history of the property's delisting is provided below:

- 2007, Council engaged a heritage consultant to prepare the *North Sydney Heritage Review* which included a review of existing heritage listings under NSLEP 2001
- 2008, Council considered a report in response to the initial review of heritage listings under NSLEP 2001. The consultant, John Oultram, undertaking the review, did not recommend an amendment to the heritage listing of 24 Cranbrook Avenue (i.e. retained as a heritage item). Council adopted the consultant's recommendations and proceeded to the next stage of the *Heritage Review* which was to notify all residents who owned a heritage listed properties under NSLEP 2001, provide them with a new heritage listing sheet and invite them to comment on the consultant's recommendations.
- 2009, Council considered a report in response to the review of submissions to the *Heritage Review*. A submission was made with regards to 24 Cranbrook Avenue, objecting to the retention of 24 Cranbrook Avenue as a heritage item. The consultant, John Oultram, recommended that the heritage listing be retained based on the following:

  "No history of the property is included to indicate construction date of the property, the architect, builder or early owners.

  The building is a good, representative house in the local area from significant development period and contributes to the area by its period of construction and style.

  The loss of the setting of the item is not a reason for exclusion in this instance.

  The house appears to be in a condition commensurate with its age and construction. The remedial work suggested could be expected of any building from this period."[28]
- 2009, Council resolved to adopt Draft NSLEP 2009, including adopting the recommendations of the heritage consultant, which included the retention of 24 Cranbrook Avenue as a heritage item.
- 2011, Council considered a post exhibition report in relation to the Draft NSLEP 2009. A submission was received during the public notification period of the Draft NSWLEP that objected to the heritage listing of 24 Cranbrook Avenue. The consultant, John Oultram, who undertook the original *Heritage Review*, reviewed the objection and recommended that the heritage item be delisted for the following reasons:

  "Referred to the appointed heritage consultant for comment. The consultant commented as follows:

  Site visit undertaken.

  Property to be removed from the heritage listings as per the previous recommendations due to loss of fabric, level of alteration, and loss of residential context."[29]
- Council resolved to adopt the recommendations of the heritage consultant and adopted a revised version of Draft NSLEP 2009 which did not include 24 Cranbrook Avenue as a heritage item.

[28] Information provided by North Sydney Council
[29] Ibid.

6.1 Heritage Items in the Vicinity

The property is located within the vicinity of two superior houses, Belvedere, 7 Cranbrook Avenue and Esslemont, 11 Cranbrook Avenue, both of which are listed on the State Heritage Register and as local items under the *North Sydney LEP* 2013. (See Figures 43 and 44.)

In addition, two noted two-storey houses at Nos. 32 and 34 Cranbrook Avenue (both credited to B.J. Waterhouse, although the style of No. 32 Cranbrook Avenue does not indicate Waterhouse's involvement with this house) are located to the north of the subject property, and both are listed as local heritage items under the *North Sydney LEP* 2013. (See Figures 45 and 46.)

The subject property forms part of a recognised physical group of fine early 20th century houses in Cranbrook Avenue, all constructed around the same time (between 1916 and 1919) with associations to noted Edwardian Sydney architects and exhibiting key architectural details of the Arts & Crafts and Californian Bungalow house styles.

6.2 Previous Opinions of Significance

At the time the subject property was included as an item of local heritage significance under the *North Sydney LEP* 2001, the following statement of significance was included in the heritage inventory sheet for the item:

"This house is a fine example of a single storey Inter War California Bungalow of modest scale, with ***detailing, colour scheme and curtilage intact****. It benefits from comparisons to the more stylistically individual houses opposite."* (North Sydney Heritage Inventory, SHI No. 2181056) (Report author's emphasis)

Register of the National Estate

No. 24 Cranbrook Avenue, Cremorne is included as an individual item on the Register of the National Estate, a non-statutory database. The following statement of significance is provided for in the database:

"*Though smaller in scale than its more famous neighbours Nos 7 and 11, Egglemont* [Esslemont] *and Belvedere, this* ***very intact Californian Bungalow*** *repeats the detailing and idiom of the style extremely well. An interesting and subtle foil to Nos 7 and 11 and contrast to the size of Nos 32 and 34. A significant element of the Cranbrook Avenue Group*." (Australian Heritage Places Inventory/Register of the National Estate, Place ID. 17316) (Report author's emphasis)

National Trust of Australia (NSW)

No. 24 Cranbrook Avenue is identified as part of the group of buildings known as the Cranbrook Avenue Group comprised of Nos. 7, 11, 24, 32 and 34 Cranbrook Avenue. The group of buildings are registered by the National Trust of Australia (NSW). The reasons for listing No. 24 Cranbrook Avenue as part of the group states:

"A ***traditional Californian bungalow meticulously maintained*** *in period colour scheme, which by virtue of its style and siting, provides an important transition in scale between Alexander Jolly's design* [No. 7 Cranbrook Avenue] *and the higher development behind* [26-30 Cranbrook Avenue]*."* (National Trust of Australia (NSW) Listing Proposal No. 58167) (Report author's emphasis)

Cranbrook Avenue Group

No. 24 Cranbrook Avenue is identified as part of group of buildings on the Register of the National Estate and by the National Trust of Australia (NSW) identified as the "Cranbrook Avenue Group". The group is comprised of the following properties:

- Belvedere, No. 7 Cranbrook Avenue, Cremorne (SHR No. 320 and Item No. I0045)
- Esslemont, No. 11 Cranbrook Avenue, Cremorne (SHR No. 321 and Item No. I0046)
- House, No. 32 Cranbrook Avenue, Cremorne (Item No. I0048)
- House, No. 34 Cranbrook Avenue, Cremorne (Item No. I0049)
- House, No. 24 Cranbrook Avenue, Cremorne

The precinct is described as: "*A small residential precinct consisting of two outstanding Californian Bungalow style houses, Belvedere and Egglemont* [Esslemont], *on the south side of Cranbrook Avenue, facing three houses built around that period, of one and two storeys and containing many sympathetic elements reflecting the character of the houses of major importance*."

The statement of significance for the group is as follows: *"A fine residential precinct of exceptional early twentieth century houses, showing a variety of influences from America and England which have affected Australian architecture of the period, while relating to each other in general character."* (Australian Heritage Places database, Register of the National Estate, Place ID 2916)

7.0 Assessment of Significance

7.1 The Australian ICOMOS Burra Charter

The Australia ICOMOS *Burra Charter* (2013) defines cultural significance according to the following five types of value:

- historic
- aesthetic
- scientific
- social
- spiritual

The assessment of the significance of a place requires an evaluation of the fabric, uses, associations and meanings relating to the place, from which a detailed statement of significance can be formulated.

7.2 NSW Heritage Assessment Criteria

The NSW heritage assessment criteria, as set out in the *NSW Heritage Manual- Assessing Heritage Significance* (2001) encompasses the five types of significance expressed in a more detailed form by the following criteria:

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).
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).
Criterion (c)	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or in local area).
Criterion (d)	An item has strong or special association with a particular community or cultural group in NSW (or local area) for social, cultural or spiritual reasons.
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).
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).

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

The NSW Heritage Division recommends that all criteria be referred to when assessing the significance of an item, even though only complex items will be significant under all criteria.

The NSW Heritage Division also recommends that items be compared with similar items of local and/or State significance in order to fully assess their heritage significance (refer to Section 5: Comparative Analysis).

7.3 State Historical Themes

Guidelines from the NSW Heritage Division emphasise the role of history in the heritage assessment process and a list of state historical themes has been developed by the NSW Heritage Council. These themes assist in determining comparative significance and prevent one value taking precedence over others. In this case the place is associated with the following NSW State Historical Themes:

National Theme	State Historical Theme	Historic Association
4 Building settlements, towns and cities	Towns, suburbs and villages	Contributory component of a noted group of early 20th century residences.
	Accommodation	Good example of a Californian bungalow that is distinguished by being designed by a noted early 20th century Sydney architect.
8 Developing Australia's cultural life	Creative endeavour	Good example of the work of noted architect Edwin R. Orchard.

7.4 Cultural Significance Assessment of No. 24 Cranbrook Avenue, Cremorne

The following assessment of significance has been prepared in accordance with the guidelines set out in the NSW Heritage Division's publication, *NSW Heritage Manual- Assessing Heritage Significance* (2001).

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).

The property at No. 24 Cranbrook Avenue is of historical significance, along with the majority of the properties in the immediate locality, as forming part of the 1917 subdivision of the Cremorne Heights Estate and this association is evident in the period style of the house as well as the site boundaries of the property which remain unchanged.

The place meets the criteria for historical significance on a Local level.

Guidelines for Inclusion	
Show evidence of a significant human activity	**No**
Is associated with a significant activity or historical phase	**Yes**
Maintains or shows the continuity of a historical process or activity	**No**
Guidelines for Exclusion	
Has incidental or unsubstantiated connections with historically important activities or processes	**No**
Provides evidence of activities or processes that are of dubious historical importance	**No**
Has been so altered that it can no longer provide evidence of a particular association.	**No**

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).

The house at No. 24 Cranbrook Avenue is of historical associational significance as being an example of the work of early 20th century Sydney architect Edwin Roy Orchard, a noted exponent of Arts & Crafts architecture. Orchard was a prolific and talented architect with his work being featured on numerous occasions in the architectural periodical *Building* magazine.

The place meets the criteria for historical associational significance on a Local level.

Guidelines for Inclusion	
Show evidence of significant human occupation	**No**
Is associated with a significant event, person or group of persons	**Yes**
Guidelines for Exclusion	
Has incidental or unsubstantiated connections with historically important people or events	**No**
Provides evidence of people or events that are of dubious historical importance	**No**
Has been so altered that it can no longer provide evidence of a particular association.	**No**

Criterion (c) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or in local area).

No. 24 Cranbrook Avenue is of aesthetic significance as a good example of a modest Californian bungalow, constructed in 1919 that is distinguished by being architect designed as demonstrated through the interesting mix of materials and detailing. The house displays all of the principal characteristics of the Californian bungalow style including the double gable frontage with timber battening, shingles and vent grille, boarded soffits and exposed rafters, face brick decorative motifs, leadlight glazing and casement windows which together with the carefully detailed roughcast rendered walls (with roughcast window hoods and bellcast skirt over sandstone plinth) this makes the house an interesting example of the type.

The subject property is also of aesthetic significance as forming part of a group of interesting and distinctive residences located on Cranbrook Avenue. Together with Nos. 7, 11, 32 and 34 Cranbrook Avenue, the house contributes to an aesthetically significant streetscape (although no longer intact) of early 20th century residences of varied styles and forms, that are architect designed by noted architects.

The place meets the criteria for aesthetic significance on a Local level.

Guidelines for Inclusion	
Shows or is associated with, creative or technical innovation or achievement	**No**
Is the inspiration for a creative or technical innovation or achievement	**No**
Is aesthetically distinctive	**Yes**
Has landmark qualities	**No**
Exemplifies a particular taste, style or technology	**Yes**
Guidelines for Exclusion	
Is not a major work by an important designer or artist	**No**
Has lost its design or technical integrity	**No**
Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded	**No**
Has only a loose association with a creative or technical achievement	**No**

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

The subject property has no known associations with a particular community or cultural group in the local area.

The place does not meet the criteria for social significance on a Local level.

Guidelines for Inclusion	
Is important for its associations with an identifiable group	**No**
Is important to a community's sense of place	**No**
Guidelines for Exclusion	
Is only important to a community for amenity reasons	**No**
Is retained only in preference to a proposed alternative	**No**

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).

As an example of the work of Edwin Roy Orchard, architect, No. 24 Cranbrook Avenue has the potential to yield further information into the history of early 20th architecture in Sydney and in particular the stylistic development of the Californian bungalow by a noted architect of the time.

The place meets the criteria for scientific significance on a Local level.

Guidelines for Inclusion	
Has the potential to yield new or further substantive scientific and/or archaeological information	**No**
Is an important benchmark or reference site or type	**Yes**
Provides evidence of past human cultures that is unavailable elsewhere	**No**
Guidelines for Exclusion	
The knowledge gained would be irrelevant to research on science, human history or culture	**No**
Has little archaeological or research potential	**No**
Only contains information that is readily available from other resources or archaeological sites	**No**

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).

Orchard designed buildings are not well represented on local council heritage listings, although their locations are known and as a noted architect, his work should be acknowledged as part of the history of architecture in Sydney and NSW more broadly. As the work of Orchard is not yet fully recognised the rarity of No. 24 Cranbrook Avenue is unknown as we are still finding out about his surviving body of work. Certainly in the North Sydney Council area, only a small number of Orchard's work has been identified, although their integrity and intactness compared to No. 24 Cranbrook Avenue is unknown at this time.

The place has the potential to meet the criteria for rarity on a Local level.

Guidelines for Inclusion	
Provides evidence of a defunct custom, way of life or process	**No**
Demonstrates a process, custom or other human activity that is in danger of being lost	**No**
Shows unusually accurate evidence of a significant human activity	**Yes**
Is the only example of its type	**No**
Demonstrates designs or techniques of exceptional interest	**Yes**
Shows rare evidence of a significant human activity important to a community	**Yes**

Guidelines for Exclusion	
Is not rare	**No**
Is numerous but under threat	**No**

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

No. 24 Cranbrook Avenue is significant as a good, mostly intact example of an architect designed Californian bungalow that, although modest in size, displays all of the key attributes associated with the style.

The place is also significant as forming part of a group of residences that together represents the range of styles, forms and detailing that accomplished architects such as Orchard, Jolly, Esplin and Mould were practicing in early 20th century Sydney.

The place meets the criteria for representativeness on a Local level.

Guidelines for Inclusion	
Is a fine example of its type	**Yes**
Has the principal characteristics of an important class or group of items	**Yes**
Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	**No**
Is a significant variation to a class of items	**Yes**
Is part of a group which collectively illustrates a representative type	**Yes**
Is outstanding because of its setting, condition or size	**No**
Is outstanding because of its integrity or the esteem in which it is held	**No**
Guidelines for Exclusion	
Is a poor example of its type	**No**
Does not include or has lost the range of characteristics of a type	**No**
Does not represent well the characteristics that make up a significant variation of a type	**No**

7.5 Statement of Significance

A short statement of significance for the place is:

No. 24 Cranbrook Avenue, Cremorne is of historical significance as forming part of the early history of the residential development of the suburb of Cremorne and retains its original site boundaries first established in 1917 as part of the subdivision of the Cremorne Heights Estate.

The place is of aesthetic significance as a good example of a mostly intact Californian bungalow, designed by noted early 20th century Sydney architect, Edwin Roy Orchard. Although modest in scale, the house displays all of the key characteristics of the architectural style with further refinement and distinction as a result of Orchard's involvement.

Of significance for its historical associations with architect Edwin Orchard, the place has the potential to provide a greater understanding of the works of Orchard, a prolific and talented architect, who was influential in the development of the Australian bungalow style.

Visually prominent in the streetscape of Cranbrook Avenue, the house, together with Nos. 7, 11, 32 and 34 Cranbrook Avenue, forms part of an important group of early 20th century residences that together represents the range of styles, forms and detailing that accomplished architects such as Orchard, Jolly, Esplin and Mould were practicing for domestic architecture at that time.

8.0 Conclusion

Based on the above assessment, this firm recommends that the property at No. 24 Cranbrook Avenue Cremorne be listed as an item of local heritage significance under Schedule 5 of the *North Sydney Local Environmental Plan* 2013.

As discussed above, Edwin Orchard is a notable architect who contributed greatly to the development of the Arts and Crafts style and Californian bungalow style of architecture in Sydney[30] and whose work was acknowledged in the principal architecture magazines of the time (i.e. *Building* magazine) and is included within the Encyclopaedia of Australian Architecture (2012). The involvement of Orchard in the design of the subject property is a significant association and should be acknowledged.

As a Californian bungalow style house, No. 24 Cranbrook Avenue is a good example of the type that is further distinguished by having been designed by a noted architect. The subject property is of superior quality and detailing than the typical speculative builder's Californian bungalow, with a number of interesting features (mix of materials, bellcast skirt to base of external walls, roughcast hoods over external windows, chimney form and over-sailing exposed rafters) that give the house some individuality.

Although the house at No. 24 Cranbrook Avenue has undergone some change and it would be unusual for a house of this date not to have been modernised and opened up to the garden at the rear with the kitchen and bathrooms being upgraded. This house is no exception; however the changes are relatively sympathetic and do not negate the house's cultural significance from the point of view of the streetscape and as an example of the work of the noted architect Edwin Roy Orchard.

The original configuration of the main house including the principal rooms and internal detailing remain relatively intact and are still able to be understood as an early 20th century residence. Likewise, the exterior form and detailing of the house remains highly intact, particularly to the front half of the original house.

Finally, as one of a group of distinctive and aesthetically significant architect designed houses within the immediate vicinity, No. 24 Cranbrook Avenue makes an important contribution and the historic and aesthetic relationship between Nos. 7, 11, 24, 32 and 34 Cranbrook Avenue should continue to be respected and conserved. Despite the losses to the streetscape as a result of the construction of the 1960s residential flat buildings at Nos. 20 and 30 Cranbrook Avenue, the residences are still able to be appreciated as a group and continue to distinguish the locality with a high quality, early 20th century, residential character.

Kate Denny and Sean Johnson
Lucas Stapleton Johnson & Partners Pty Ltd
LSJ Heritage Planning & Architecture

Appendix A: Fabric Survey of the house
Appendix B: Copies of previous listings for the property
Appendix C: Extract from *The Encyclopaedia of Australian Architects*, 2012: "Orchard, Ted" by Ian Stapleton,

Encl. CVs SJ, KD

[30] Goad. P, & Willis. J., eds. 2012; "Orchard, Ted" by Ian Stapleton, p. 518

APPENDIX A:

FABRIC INSPECTION REPORT

Issued: 15th June 2017

Prepared by: Sean Johnson,
Lucas, Stapleton, Johnson & Partners Pty Ltd

Time Periods:

ET = Early 20th century (1901-1940)
MT = Mid 20th century (1941-1970)
LT = Late 20th century (1971-2000)
MD = Modern (2001-date)
? = Date unclear

Grades of Significance:

The components of the place can be ranked in accordance with their relative significance as a tool to planning. *Assessing Heritage Significance* (2002) identifies the following grades of significance:

Grade	Justification	Status
Exceptional	Rare or outstanding element directly contributing to an item's local and State significance.	Fulfils criteria for local or state listing.
High	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	Fulfils criteria for local or state listing.
Moderate	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	Fulfils criteria for local or state listing.
Little	Alterations detract from significance. Difficult to interpret.	Does not fulfil criteria for local or state listing.
Intrusive	Damaging to the item's heritage significance	Does not fulfil criteria for local or state listing.

NB. For room names refer to the 2010 plan reproduced in Figure 12.

Item No.	Description	Period	Integrity	Significance Ranking
EXTERIOR				
Roof (body of house)	Unglazed Marseille tiles, painted timber barge boards, exposed purlins, exposed rafters over-sailing the eaves.	ET	High	High
Roof (rear portion)	Unglazed Marseille tiles	MD	-	Little
Chimney	Roughcast render and brick	ET	High	High
Main Gable - front (south) elevation	Vertically boarded, possibly with plaster in-fill and a louvred vent, shingled gablet.	ET	High	High
Secondary Gable and Main Walls	Rough-cast rendered with face brick decoration.	ET	High	High
Front Bay Window	Asphalt roof, ogee gutter, battened soffit with lead-light casement windows to Bay Window.	ET/ LT	Moderate	High

Item No.	Description	Period	Integrity	Significance Ranking
Front Verandah	Roof as per bay window. Painted timber eaves beams Plain casement window infill	ET ET MT?	High High High	High High Little
Carport	Painted timber and tiles	MD	-	Little
East Elevation	PVC downpipes, Casement windows to Bedroom 3 & Bathroom Bay window to Bedrooms 1& 2 double hung windows with external flyscreens Walls roughcast rendered with a bell-cast base and sandstone plinth	MD ET MD ET	- High - High	Intrusive High Little High
West Elevation	Walls roughcast render with sandstone base as noted above. Casement windows to Dining Room and Kitchen	ET ET	High High	High High
Front Porch	Red painted cement steps, brick capped sandstone side walls. Timber pergola porch is a modern addition & steel security doors	ET MD	High _	High Little
Garden Paving and Driveway	Cement paving slabs and gravel drive	MD	-	Little
Street boundary	Sandstone rubble wall, gate posts and hedge. (Original gate leaf recently removed).	ET	High	High
INTERIORS				
Entrance Hall				
Ceiling	Plasterboard?	MT?	?	Little?
Cornice	Stained timber batten	MT?	?	Little?
Walls	South, -east and west walls, plaster with stained joinery North wall largely removed	ET	Moderate	High
Architraves & skirtings	Stained & varnished timber	ET	High	High
Floor	Generally throughout tongue and grooved, stained dark	ET	High	High
Front Door	Double leaf, 6-panel lead-light glazed.	ET	High	High
Other	Cupboard at end of hall: double 4-panel doors with architraves	ET	High	High
Lounge				

Item No.	Description	Period	Integrity	Significance Ranking
Ceiling	Plaster, divided into 4 no. panels with timber beams and perimeter battens, stained dark	ET	High	High
Walls	Plastered walls with plate rail with dentil supports	ET	High	High
Skirting	Stained & varnished timber	ET	High	High
Floor	Generally throughout tongue and grooved, stained dark	ET	High	High
Fireplace	Contemporary gas, marble surround	MD	-	Little
Bay window	Stained & varnished timber, panelled window seat	ET	High	High
Study/Enclosed Verandah				
Ceiling	Plasterboard	MT?	-	Little
Cornice	Square set	-	-	-
Walls	Brick painted	ET	Moderate	High
Floor & skirting	Tongued & grooved polished timber, small painted skirting. Original flooring may survive under.	MT?	-	Little
Doors	Double doors to Bedroom 3 and single leaf door to Lounge similar to front door, 6-panel lead-light	ET	High	High
Other	Casement windows inserted on top of brick sills	MT	High	Little
Lobby to Bathroom				
Ceiling	Plasterboard?	MT?	-	Little
Cornice	Coved plaster, obscured by later high level cupboards on wall to bathroom.	MT?	-	Little
Walls	Plastered masonry	ET	High	High
Skirting & architraves	Stained varnished timber	ET?	High?	High
Floor	Tongue and grooved, stained dark	ET	High	High
Lower linen cupboard	Painted timber	ET	High	High
Bathroom				
Ceiling	Plasterboard with simple cove	MT?	-	Little
Walls	Walls masonry Tiling up to 2m	ET MD	High -	High Little

Item No.	Description	Period	Integrity	Significance Ranking
Floor	Tiled	MD	-	Little
Door	Five-panel with obscured glass highlight, polished on outside, painted on inside	ET	High	High
Window	Casement window	ET	High	High
Fitout	All modern fitout	MD	-	Little
Bedroom 2 - Enlarged				
Ceiling	Plasterboard with simple cove cornice, all modern.	MD	-	Little
South, east and west walls	Plastered masonry	ET	Moderate	High
North wall	Original wall demolished, new wall further north	MD	-	Little
Floor	Replaced	MD	-	Little
Window	New window inserted in east wall.	MD	-	Little
Door	3-panel stained door	ET?	High?	High
Bedroom 3				
Ceiling	Plasterboard & coving	MD	-	Little
Walls	All 4 no. walls plastered masonry	ET	High	High
Skirting	Moulded timber painted (joinery generally in this room is painted)	ET	Moderate	High
Windows	Plantation shutters obscuring windows (see exterior notes)	MD	-	Little
Floor	Tongue & grooved, stained as above.	ET	High	High
Other	Fitted cupboards	MD	-	Little
Dining Room				
Ceiling	Plasterboard with a perimeter batten, stained dark. Downlights, air-conditioning and a large skylight in the middle	MT?	?	Little?
Walls	Plastered masonry, basket weave vent high level in external wall	ET	High	High
Skirting	Stained timber plain chamfered skirtings different to the front part of the house.	MT?	?	Little?
Door	Door has been inserted from WIR,	ET	Moderate	High

Item No.	Description	Period	Integrity	Significance Ranking
	new frame and architraves but an old door leaf.			
Window	Casement window, architraves, lining, sill, frame, casements	ET	High	High
Other	Corner fireplace, aperture Marble hearth placed on floor. Original hearth probably underneath.	ET MD ET	Low _ ?	Moderate Little Moderate
WIR	Larger than shown on plan			
Ceiling	Plasterboard with modern cove	MD	-	Little
Walls	Plaster	ET?	?	Moderate
Skirting	Plain chamfered	MT?	?	Little?
Flooring	Sympathetic modern	MD	-	Little
Bathroom & Bedroom 1	All new			
Kitchen				
Ceiling, wall finishes & fitout	Sloping ceiling over part of it. All modern plasterboard coving.	MD	-	Little
Windows	Double casement windows	ET	Moderate	High
Family Room				
Ceiling	Plasterboard, coving, modern plasterboard linings	MD	-	Little
Walls	Plastered masonry	ET?	?	High?
Skirting	Chamfered plain skirting	MD	-	Little
Doors	Modern bi-fold doors to deck	MD	-	Little
Other	Cabana has a coved ceiling and new tiled floor, no original fabric as far as can be seen, possibly the door from the Family Room	MD	-	Little

APPENDIX B:

Previous Heritage Listing Inventory Sheets

Item Name: Item

Location: 24 Cranbrook Avenue, Cremorne [North Sydney]

Year Started: **Year Completed:** 1920 **Circa:** Yes

Physical Description: A Californian bungalow with characteristic offset shingled gables, expressed timber eaves, continuous horizontal casement windows and a single asymmetrically placed chimney with brick capping. Walls are of cream painted stucco with brick embellishment while timber trim is deep green in colour. The design of the front gate and use of a stone wall echoes those of Esplin and Mould's house at No. 7.

It is rendered brick house with gabled roof in terracotta tiles with open projecting eaves and double gable to the street with flat roof side verandah, now enclosed, supported on rendered piers with brick cappings. Half-timbered main gable with redder to the lower gable. Side entry with single rendered brick garage to rear.
Garden laid with gravel to front with perimeter shrubs with unusual low sandstone wall to the street with hedging.

A Californian bungalow with characteristic offset shingled gables, expressed timber eaves, continuous horizontal casement windows and a single asymmetrically placed chimney with brick capping. Walls are of cream painted stucco with brick embellishment while timber trim is deep green in colour. The Marseille tile roof appears to have replaced an earlier shingle roof. The design of the front gate and use of a stone wall echoes those of Esplin and Mould's house at No. 7.This building is designed in the Inter-War California Bungalow style.

Physical Condition: Good

Modification Dates: Infilled verandah
Gravel garden

Recommended Management:

Management:

Further Comments:

Criteria a) Local significance

Criteria b) Potential

Criteria c) High local significance

Criteria d)

Criteria e) Potential

Criteria f) This item is assessed as aesthetically rare statewide.

Criteria g) This item is assessed as historically representative locally. This item is assessed as aesthetically representative regionally. This item is assessed as socially representative locally.

This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Premier and Cabinet

North Sydney Heritage Inventory

State Heritage Inventory

SHI Number
2181056
Study Number
1056

Item Name: **Item**

Location: **24 Cranbrook Avenue, Cremorne [North Sydney]**

Address:	24 Cranbrook Avenue	**Planning:**	Sydney North
Suburb / Nearest Town:	Cremorne 2090	**Historic Region:**	Sydney
Local Govt Area:	North Sydney	**Parish:**	
State:	NSW	**County:**	

Other/Former Names:

Area/Group/Complex: Cranbrook Avenue **Group ID:**

Aboriginal Area:

Curtilage/Boundary:

Item Type: Built **Group:** Residential buildings **Category:** House

Owner:

Admin Codes: **Code 2:** **Code 3:**

Current Use: Residential Private

Former Uses:

Assessed Significance: **Local** **Endorsed Significance:** **Local**

Statement of Significance:

See also under 'Cranbrook Avenue Group' NSHS1052. This house is a fine example of a single storey Inter War California Bungalow of modest scale, with detailing, colour scheme and curtilage intact. It benefits from comparisons to the more stylistically individual houses opposite.

-

See also under 'Cranbrook Avenue Group' NSHS1052. This house is a fine example of a California Bungalow of modest scale, with detailing, colour scheme and curtilage intact. It benefits from comparisons to the more stylistically individual houses opposite.

Historical Notes or Provenance:

Themes:

National Theme	State Theme	Local Theme
4. Settlement	Accommodation (Housing)	(none)
4. Settlement	Towns, suburbs and village	(none)

Designer:

Maker / Builder:

This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Premier and Cabinet

North Sydney Heritage Inventory

State Heritage Inventory

SHI Number 2181056
Study Number 1056

Item Name: Item

Location: 24 Cranbrook Avenue, Cremorne [North Sydney]

Integrity / Intactness: Good/High

-

-

References:

Studies:

Author	Title	Number	Year
Tony Brassil, Robert Irving, Chris Pratten, Conybeare Morrison	North Sydney Heritage Study Review	1056	1993
John Oultram	North Sydney Heritage Review		2002

Parcels:

Parcel Code	LotNumber	Section	Plan Code	Plan Number
LOT	17		DP	8862

Latitude: **Longitude:**

Location validity: **Spatial Accuracy:**

Map Name: U1852 **Map Scale:**

AMG Zone: **Easting:** 335930 **Northing:** 625494

Listings:

Name:	Title:	Number:	Date:
National Trust of Australia Register			
Register of the National Estate			

Period: 1901 - 1925

struction Circa and Date: c.1920

Previous Sub-Type V1: Single Storey Residence

Style: Inter War Californian Bungalow Style

Materials: Rendered brick, terracotta tiles, half-timbered gable, sandstone wall to street.

Cultural Resources:

Data Entry: **Date First Entered:** 26/02/1998 **Date Updated:** 10/12/2001 **Status:** Basic

This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Premier and Cabinet

CREMORNE (Town or District)	HOUSE PART OF CRANBROOK AVENUE GROUP CARD 4 of 6. (Name or Identification of Listing)	24 Cranbrook Avenue (Address or Location)
Post Code 2090 Local Govt Area Mun of North Sydney		
Author of Proposal B. CARRIGAN		
Date of Proposal SEPTEMBER 1979		
Suggested Listing Category PART OF A CLASSIFIED GROUP (see over)	Bibliography	Owner and Address Estate of the late R W Roff
Committee (Trust Use) HBC		
Council (Trust Use) APPROVED CL 18/2/80		advised: 25/2/80; copy to North Sydney Ccl.

Description — Briefly cover the points on the following check list where they are relevant and within your knowledge.

Style
Construction
Use
Architect/s
Builder/s
Date of Construction
Present Condition
History
Owners
Boundaries of proposed listing

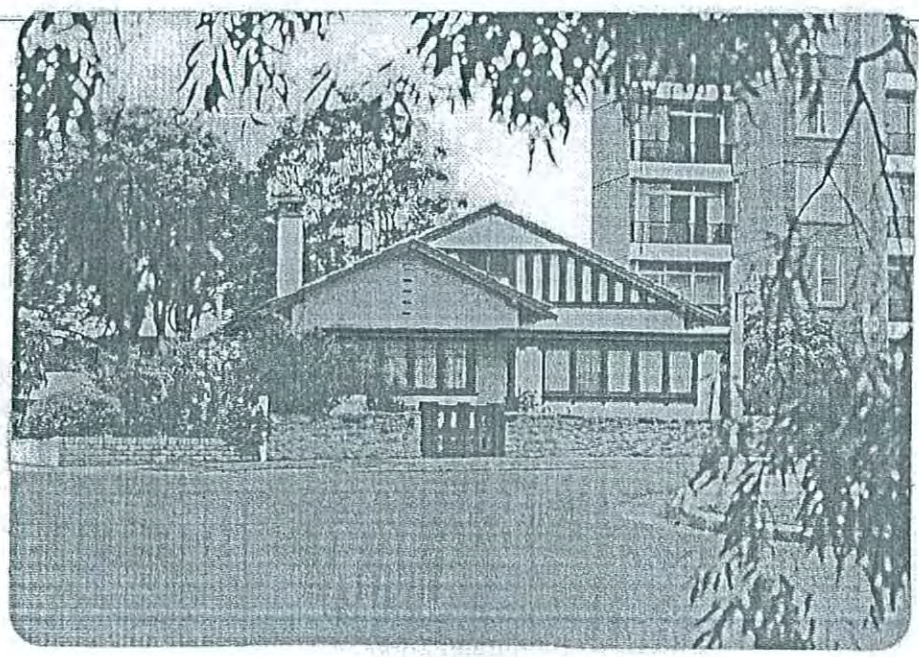
A Californian bungalow with characteristic offset shingled gables expressed timber eaves, continuous horizontal casement windows and a single assymetrically placed chimney with brick capping.
Walls are of cream painted stucco with brick embellishment while timber trim is deep green in colour.
The Marseille tile roof appears to have replaced an earlier shingle roof.
The design of the front gate and use of a stone wall echoes those of Esplin & Mould's house at No. 7.

S8167

Reasons for listing

A traditional Californian bungalow meticulously maintained in period colour scheme, which by virtue of its style and siting, provides an important transition in scale between Alexander Jolly's design and the higher development behind.

Sketch plan and photos
Attach additional photos if any.



National Trust of Australia (N.S.W.) Listing Proposal NTN.05

CREMORNE (Town or District)	CRANBROOK AVENUE GROUP comprising: BELVEDERE - CLASSIFIED INDIVIDUALLY Egglemont - CLASSIFIED INDIVIDUALLY House House House CARD 1 of 6. (Name or Identification of Listing)	7 Cranbrook Avenue 11 Cranbrook Avenue 24 Cranbrook Avenue 32 Cranbrook Avenue 34 Cranbrook (Address or Location)
Post Code 2090 Mun of Local Govt Area North Sydney		
Author of Proposal D. SHEEDY		
Date of Proposal NOVEMBER 1979		
Suggested Listing Category RECORDED GROUP	Bibliography	Owner and Address
Committee (Trust Use) (see individual cards) HBC		
Council (Trust Use) APPROVED CL 18/2/80		

Description — Briefly cover the points on the following check list where they are relevant and within your knowledge.

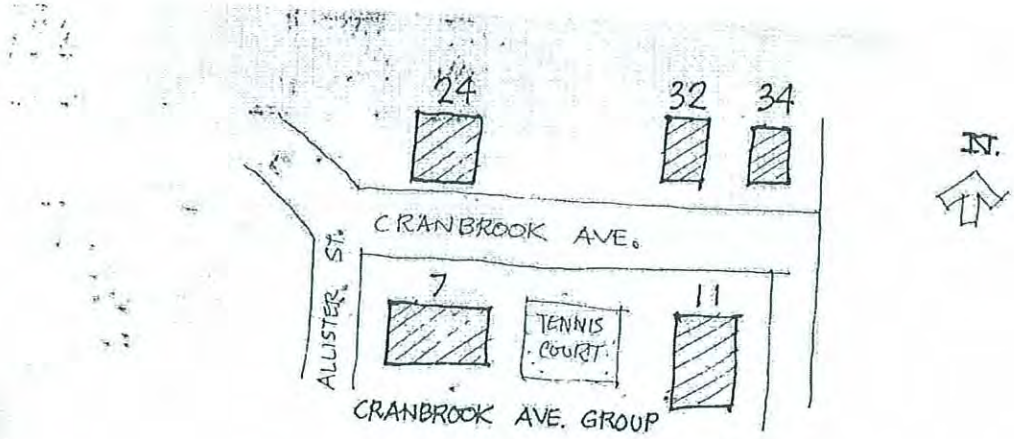
Style
Construction
Use
Architect/s
Builder/s
Date of Construction
Present Condition
History
Owners
Boundaries of proposed listing

A small residential precinct consisting of two outstanding Californian type bungalows, namely Belvedere and Egglemont on one side of the street facing three houses built at a similar period of one and two storeys and containing many sympathetic elements reflecting the character of the two large bungalows opposite.

Reasons for listing

A fine residential precinct containing two large and exceptional bungalows named Belvedere and Egglemont now being encroached upon by unsympathetic high density developments.

Sketch plan and photos
Attach additional photos if any.

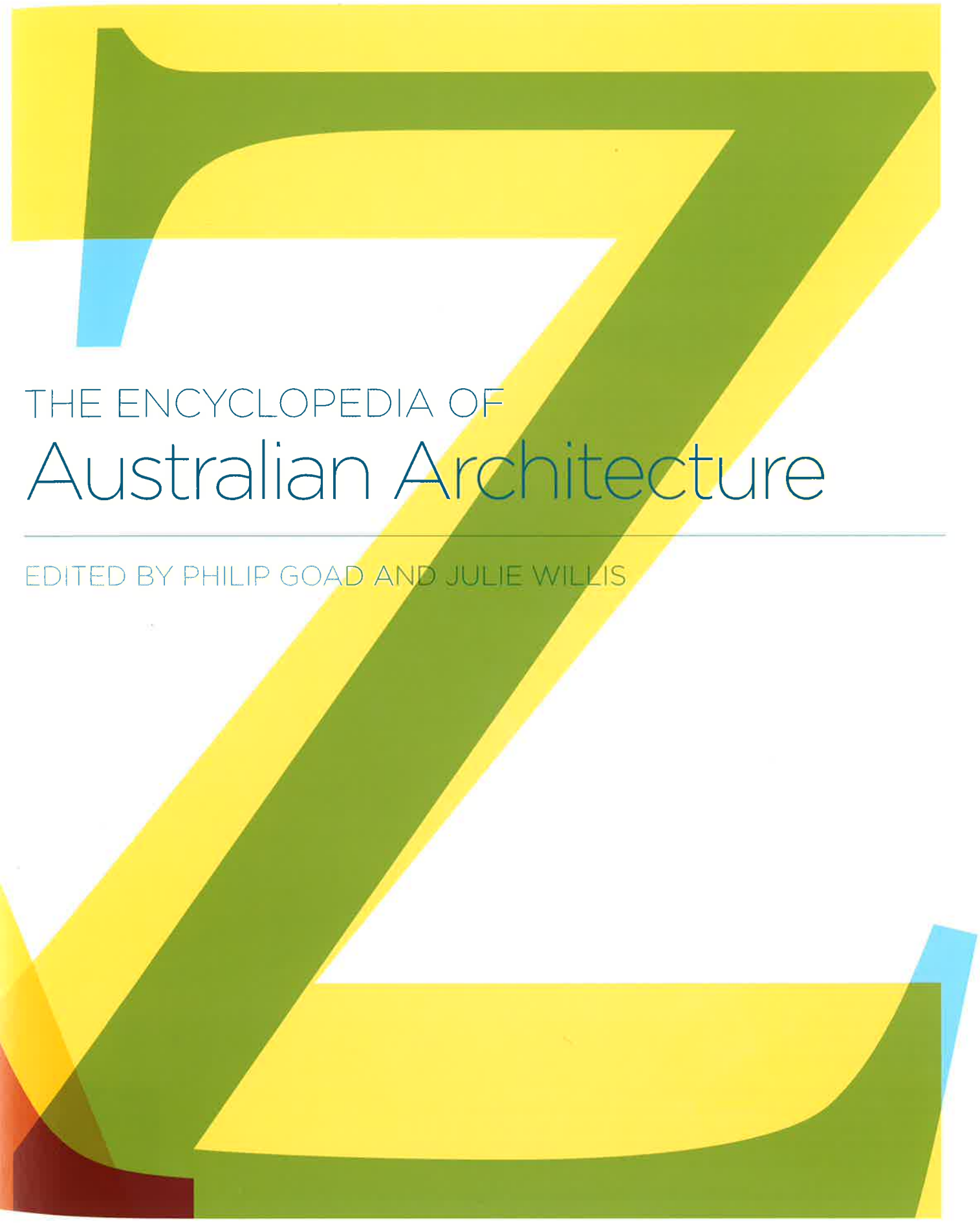


S7244

National Trust of Australia (N.S.W.) Listing Process

APPENDIX C:

Extract from *The Encyclopaedia of Australian Architects,* 2012: "Orchard, Ted"



THE ENCYCLOPEDIA OF Australian Architecture

EDITED BY PHILIP GOAD AND JULIE WILLIS

CAMBRIDGE UNIVERSITY PRESS

from 1957, O'Mahony, Neville & Morgan was formed in 1965 to handle NCDC (**National Capital Development Commission**), Australian National University (ANU), University of Sydney and country and metropolitan projects. The projects for the NCDC in Canberra included the Lobby Restaurant (design by **Gareth Roberts**) and the Classical modern National Library of Australia (design by **Bunning & Madden**). For the ANU they included the palazzo-like Chifley Library, the Law Building, the Life Sciences building, the Arts Centre and at Wagga Wagga the Riverina CAE buildings; and for Sydney University the sober, rational forms of International House, St Michael's Chapel and the Great Hall organ casework. O'Mahony retired in 1980 and his records are in the Mitchell Library.

PAUL-ALAN JOHNSON

P-A. Johnson and S Lorne-Johnson (eds), 'Thomas Edmund O'Mahony interview', *Architects of the middle third*, 1, 1992
Obituary, *Sydney Morning Herald*, 2 November 2000.

ORCHARD, TED

EDWIN (Ted) Roy Orchard (1891–1963) was born at Mosman Bay, Sydney, NSW. After school at Sydney Boys' High School and later training at Sydney Technical College, he commenced his articles under **John Burcham Clamp** in 1907. His name appears frequently at this time winning IA NSW student prizes. By 1909, Orchard was a gifted delineator and his name can be found on drawings published by Clamp in architectural periodicals. The confident style of his drawings suggests a considerable talent.

In 1912, he began his own practice at 68½ Pitt Street, Sydney. One of his earliest known works is the extant house at 35 Muston Street, Mosman, NSW (1912). Soon after, he designed houses for Francis Bell in Bennett Street, Neutral Bay, NSW (c1913), for E.M. Sheedy in Strickland Avenue, Lindfield, NSW (c1913), for C.D. Whitty and Arthur Copeland in Prince Albert and Queen Streets, Mosman, NSW (c1913), as well as in Bondi Junction, Manly, Cremorne, Mosman and Clifton Gardens. These houses were erected by 1915 and *Building* magazine, edited by George and **Florence Taylor**, featured the work in an article ambitiously titled 'Australian domestic architecture, how 'type' is evolved', suggesting that Sydney architects were, due to the city's topography, developing a characteristic **Australian style**. By that time at least 20 more houses were under construction.

In July 1920, Orchard was again featured in *Building* in an article about home building at Clifton Gardens where Orchard houses, including his own at 7 David Street (1913), had (and still do) monopolised that street. By that time, in spite of WWI, another 25 house and flat buildings were constructed on the Lower North Shore and Woollahra areas. Clients included James Elliott, industrial chemist and businessman, for whom Orchard designed a double-storey four-bedroom house, 'Strathmore', overlooking Mosman Bay. Another client was Edward Sheedy, cattle breeder and later Chairman of Directors of the *Newcastle Morning Herald*. For Michael Louis and R.F. Higgs, graziers, Orchard designed houses overlooking Sydney's Chowder Bay.

Most of the early houses are in an accomplished **Arts and Crafts** style with a shingled, gabled form; two-storey buildings where the bedroom floor sits within a steeply pitched gabled roof, clad in roughcast and shingles with a variety of projecting bay windows and dormers. Good surviving examples are at 3 David Street, Clifton Gardens, 14 Tivoli Street, Balmoral and 15 Wolseley Road, Mosman. At this time, Orchard designed with a signature chimney top: a smooth rendered bellcast corbel supported by brick-size dentils. In some designs he experimented with half timbering and jerkin-head gables, such as at 24 David Street, Clifton Gardens. Now and then the gable form was displaced by a more substantial two-storey hipped roof composition in the manner of M.H. Baillie Scott, as seen in 'Myola', 6 David Street, Clifton Gardens and 'Strathmore', 57 Cremorne Road, Cremorne Point. Here, vertical two-storey roughcast walls are relieved by projecting shingled bays, external chimney stacks and heavy roughcast piers supporting deep 'living' **verandahs**.

From about 1920, Orchard's architectural style changed to Californian **bungalow**. Between 1920 and 1930, a further 20 commissions have been identified. A good extant example of this work is 'Lanreath', 51 Middle Head Road, Mosman (1924). In the same year the *Commonwealth Home* published the design for the very substantial country bungalow 'Bidura' in Bowral, NSW.

Perhaps because of a lack of work during the Depression or perhaps for family reasons, Orchard and a friend, George Innes, moved in 1931 to Qld and tried tobacco farming at Dimbulah near Mareeba until 1933. According to his later partner Jack McElroy, he met R.F. Fogarty, who was associated with the Carlton United Brewery, and obtained work on breweries and **hotels**. By 1937 he was calling tenders for hotels and hotel alterations as well as private residences and by 1939 his name and location in Cairns appeared on a relatively short list of practising architects in Qld. A paragraph in the *Architecture and Building Journal of Queensland* in December 1939 noted that the Courthouse Hotel at Cairns had been entirely remodelled by Orchard. In 1940, he designed the Australia Hotel in Mackay, an outstanding **Art Deco** style composition.

During WWII, Orchard spent his time, as many architects did, making designs for imaginary commissions. In January 1945, a Sydney publisher launched his book, edited by Florence Taylor, entitled *36 distinctive homes*. This contains accomplished plans and perspectives of large homes, suitable for every location and taste.

In the late 1940s and 1950s, Orchard practised alone in Cairns producing both commercial and domestic work: hotels, warehouses, flats, breweries, offices, showrooms and large houses. Among his work in Cairns is the Railway Hotel, Alpin and Spence Streets (c1940); offices for the Cane Growers' Executive, Alpin and Grafton Streets (1946–50); a warehouse for Drug Houses of Australia, Alpin and Grafton Streets (c1950); Floriana Flats, 185 Esplanade (c1946); Peter's Ice Cream Building, Draper Street; the Melleck residence, Florence and Lake Streets (c1954); the Williams residence, 14 Bellevue Crescent (c1957); and the Imperial Hotel (1960). Other work in Cairns included the Conroy residence, 261 Esplanade; his own house, Bellevue Crescent; the main building and tower of the R.F. Fogarty Brewhouse, 101–113 Spence Street; and the H.R. Kennedy showroom, Alpin and Abbott Streets. He also designed the Anglican Church at Mossman, Qld, motor show rooms and a hotel at Atherton, Qld and the Great Northern Hotel at Mareeba, Qld.

At this time Orchard was designing commercial work in a streamlined **Moderne** style, probably typical of established architecture of the period. The stylism of the private houses in Cairns, however, followed the lead given by his book. Floriana Flats was deliciously Hollywood Spanish in style, while the Williams residence is not unlike Design 19, from his 1945 book 'The home on a mountain peak'.

From about 1958 to 1963, Orchard practised around Cairns with John L. (Jack) McElroy (1928–2007), who had trained at the Sydney Technical College and worked for the large Sydney firm **Robertson & Marks**. Orchard & McElroy produced a wide variety of commercial, civic and residential work. Of these today the Wyatt residence, 83 Walsh Street, Cairns, is the most interesting with its high timber-louvred clerestory beneath a fashionable skillion roof.

In the 1950s and 1960s, Ted Orchard was known locally as 'the lad', driving around in an old Mercedes, a well-respected Cairns architect and citizen. In 1963, Orchard returned to live at Rose Bay in Sydney where, within a week, he died.

IAN STAPLETON

ORIBIN, EDDIE

EDWIN (Eddie) Henry Oribin (1927–) was born in Cairns, Qld. After attending just one year at Cairns State High School, he moved to Brisbane in 1941 and worked on rebuilding engines for the Allison Aircraft Division of General Motors. Returning to Cairns in 1944 he commenced architectural training, articled to Sidney George Barnes (1899–1959), then Chief Architect of the **Allied Works Council** for North Qld. Between 1950 and 1952, Oribin lived in Brisbane and worked for the **Commonwealth Department of Works** – also working briefly for the Rockhampton architect Eddie Hegvold – while completing the Board of Architects examinations. In 1953 he entered partnership with his former pupil-master as S.G. Barnes & Oribin in Cairns.

Barnes died in 1959 and Oribin took over the practice. Within a year its demands required him to drive over 25 000 miles, prompting Oribin to obtain his pilot's licence in 1961. A number of private houses, including his own (Cairns, 1958) with later studio (1960), led to several significant commissions including three **churches** – Proserpine Church of England (1958–60); Mareeba Methodist Church (1959–60); and Innisfail Presbyterian Church (1959–61) – and the Mareeba Shire Hall (1955–61).

Oribin's work is characterised by experimentation with new or unconventional materials and inventive structural systems; his stylistic inspirations are drawn from craft-based detailing and the work of Frank Lloyd Wright. Known for his resourcefulness, it was not uncommon for Oribin, when frustrated by tradesmen unwilling or unable to achieve a desired result, to purchase a book on the relevant trade and make the item himself.

Oribin's interest in Aboriginal art, and his expeditions recording examples in Cape York with the author, painter, pilot, activist and rock art historian Percy Trezise, led to his being elected to the board of the Aboriginal Housing Panel in Canberra. He was also commissioned as a consultant to develop Goorawin shelters – lightweight, foldable and easily transportable tent structures for Aboriginal people in inland Australia, the same concept later being applied to the design of picnic shelters in Cairns. Oribin patented his folding tent system and then fabricated tents in Launceston, Tas. with funding from the Australian Industry Development Corporation.

Eddie Oribin continued to build houses for himself and his family: a second in Cairns (1974), another in Stanthorpe, Qld (1986) and the last in Torrington, NSW (1997). Oribin worked for a short period during 1992 and 1993 at the Stanthorpe Shire Council as a part-time consultant.

ALICE HAMPSON

F. Gardiner, *Register of significant twentieth century architecture Queensland*, Report to the Australian Heritage Commission and RAIA (Qld), 1988

A. Hampson, 'The fifties in Queensland: Why not! Why?', Bachelor of Architecture thesis, University of Qld, 1987.

M.J. Majer, 'E.H Oribin: the work of a Far North Queensland architect', Bachelor of Architecture thesis, University of Qld, 1997.

OSER, H.P.

HANS Peter Oser (1913–67) was born in Vienna, Austria, the only child of Josephine and Leopold Oser. He studied architecture at the University of Vienna, commencing in 1934. He found employment with Oswald Haerdtl and Josef Hoffman, who were both associated with the Kunstgewerbeschule in Vienna. Oser accompanied Haerdtl to Paris in 1937, where he worked on the Austrian pavilion for the World Exposition. Following the *Anschluss* of March 1938, Oser

Oribin studio, Cairns, Qld (1960). *Lino cut by Rex Addison.*

Ian Stapleton, B.Sc.(Arch.), B.Arch., Grad.Dip.Env.Law, F.R.A.I.A.
Registered Architect No. 4032 Nominated Architect

Sean Johnson, B.A., Dip.Arch., M.Sc.(Arch.Cons.), R.A.I.A.
Registered Architect No. 4728

Associate:
Kate Denny, B.A., M.Herit. Cons.

Consultant:
Clive Lucas, O.B.E., B.Arch., D.Sc.(Arch.) *(honoris causa)*, Sydney, L.F.R.A.I.A. Registered Architect No. 2502

LUCAS STAPLETON JOHNSON

LSJ Heritage Planning & Architecture

CURRICULUM VITAE

SEAN JOHNSON, BA(Hons), DipArch, MSc(Arch)(Cons) RAIA

Educated: Oxford Polytechnic: B.A.(Hons) Architectural Studies, 1977
Graduate Diploma in Architecture, 1981
University of Sydney: Master of Science Architectural Conservation, 1995

Experience

1997 – Conservation architect, partner with Lucas Stapleton Johnson & Partners

Conservation architect for a wide range of projects including:

- Reconstruction of NSW Parliamentary Library, the Jubilee Room, in 2016
- Centennial Memorial, Parramatta, Conservation (National Trust Built Heritage Award 2015)
- Experiment Farm Cottage, Parramatta, refurbishment, 2013;
- Reconstruction of Francis Greenway's gate lodge domes, Hyde Park Barracks, Sydney in 2012 (RAIA Architecture Award 2013);
- NSW Parliament House, Sydney, Conservation Management Plan, new guard house entrance and redesign of forecourt and Speaker's Garden, restoration of 1829 Legislative Council room, ongoing advice on historic building, 2007- present;
- Conservation Management Plan, Mining Museum, the Rocks, 2012;
- Alterations & additions to Victorian villa, Greba, Johnston St, Annandale, 2009.
- Alterations and additions to Keeper's Cottages at Macquarie Lighthouse, Vaucluse, 2009.
- External restoration of Wyldefel Gardens, an iconic Modernist building in Potts Point, Sydney, 2008.
- New accessible ramp and steps to the front door of the Great Hall, University of Sydney, 2008 (Commendation from NSW National Trust Heritage Award).
- Conversion of the Mint Coining Factory, Macquarie Street, Sydney Historic Houses Trust of New South Wales (winner with FJMT Architects of RAIA John Sulman, Lachlan Macquarie and Greenway Awards, 2005).
- Restoration of Swifts, large Victorian mansion in Darling Point, Sydney, 2000 (Lachlan Macquarie Award, 2012 and RAIA Heritage Architecture Award, 2012)
- Adaptive reuse of the Wharf at Woolloomooloo, 1997-1999.

Co-author of Conservation Management Plans for: NSW Parliament House, Australian Museum, St. John's College, University of Sydney, Windsor Road and Old Windsor Road, Central Depot of Royal Botanic Gardens, Sydney, amongst others.

Urban Design and Heritage Advisor to Ku-ring-gai Council (one day/ week 2001-2004).

1993-1997 Conservation architect with Heritage Group of the New South Wales Department of Public Works & Services.

Project architect for the exterior conservation of Railway Institute Building. This project won the Horbury Hunt Award for Excellence in Brickwork and a commendation at the 1996 RAIA Architecture Awards.

Produced a Conservation Management Plan for the Sydney Harbour Bridge and a Building Maintenance Plan for the Lands Department Building, Sydney. Prepared a conservation plan and oversaw refurbishment works at the former Petersham Public School, (now Petersham TAFE West) which won the Marrickville Medal Award Commendation in 1998.

1991-1993 In private practice in Oxford, England
Carried out the conversion of 18th century Cotswold house for The Theatre, Chipping Norton, Oxfordshire.

1988-1991 Architect with Firmstone & Company, Oxford, England
Conversion of Strand Block of Somerset House, London into Galleries for the Courtauld Institute of Art, University of London.

1986-1987 Architect with Otto Cserhalmi & Partners, Sydney,

1986 Enrolled as a chartered architect in New South Wales

1983-1986 Housing Commission Inner City Project Team, Waterloo, Sydney.
Design of infill housing and rehabilitation of terrace houses.

Committees

RAIA Heritage Committee
National Trust Built Heritage Conservation Committee

Published work, Conference Papers

- *The Jack Arch: its origin and use in NSW*, Architecture Bulletin, Autumn 2015
- *The Puzzle of Gannon House*, Australiana, August 2013
- Australian Encyclopedia of Architecture, Article on Sydney Harbour Bridge, 2011
- Paper given at ICOMOS *'Corrugations'* conference, November 2005 *'Scarcely Entitled to that Name: Parramatta to the Hawkesbury along the Windsor Road'* (joint author)
- Paper presented at National Trust's *Creative Conservation* Conference May 2005 entitled *Creative Conservation at the Mint*
- Wyatt Conservation Series Lecture at National Trust of Australia (NSW), October 2002, *The Geographical Fallacy in Heritage Assessment.*

- Paper on cleaning brickwork, National Trust Conference *Keeping Up Appearances*, 2002
- Published Conservation Plans:
- Sydney Harbour Bridge Conservation Management Plan, 1998.
- Long Bay Correctional Centres Conservation Management Plan, 1997.
- Broken Hill Gaol Conservation Plan, 1996.

September 2016

Ian Stapleton, B.Sc.(Arch.), B.Arch., Grad.Dip.Env.Law, F.R.A.I.A.
Registered Architect No. 4032 Nominated Architect

Sean Johnson, B.A., Dip.Arch., M.Sc.(Arch.Cons.), R.A.I.A.
Registered Architect No. 4728

Associate:
Kate Denny, B.A., M.Herit. Cons.

Consultant:
Clive Lucas, O.B.E., B.Arch., D.Sc.(Arch.) *(honoris causa)*, Sydney, L.F.R.A.I.A. Registered Architect No. 2502

LUCAS STAPLETON JOHNSON

LSJ Heritage Planning & Architecture

CURRICULUM VITAE

KATE DENNY BA, MHerit. Cons. (Hons)

Education: University of Sydney, Masters of Heritage Conservation (Hons.), 2004
University of Sydney, Bachelor of Arts (Anthropology, Art History), 1994

Employment: Lucas Stapleton Johnson & Partners as Heritage Planner since April 2010.
Taylor Brammer Landscape Architects as Heritage Assistant 2007 -2010
Conybeare Morrison as Heritage Specialist, 2006
Leichhardt Council as Development Assessment Assistant, 1999-2005

Recent work includes:

Conservation Management Plans
- Hyde Park Barracks, Sydney
- Juniper Hall, Paddington
- Sydney General Post Office, Sydney
- Brisbane General Post Office, Sydney
- Roseneath Cottage, Parramatta
- 14 Hickson Road, Walsh Bay
- Woolloomooloo Finger Wharf, Woolloomooloo
- Goods Island Lighthouse, Torres Straits
- Booby Island Lighthouse, Torres Straits
- Double Island Point Lighthouse, Queensland
- Major House, Lower Fort Street, Millers Point
- Vernon's Flats, Lower Fort Street & Trinity Avenue, Millers Point
- Steven's Building, Windmill Street, Millers Point
- (former) Shipwright's Arms Hotel, Windmill Street, Millers Point
- Bronte House, Bronte
- Experiment Farm Cottage, Harris Park
- University of Sydney Grounds (Camperdown and Darlington campuses)
- Mallet Street Campus, University of Sydney
- Blackburn Building, University of Sydney
- Exeter Park and School of Arts Building, Exeter, NSW
- Mining Museum, George Street, The Rocks
- Milton Terrace, 1-19 Lower Fort Street, Millers Point
- Braemar, Springwood
- Penshurst Street Baby Health Clinic (former), Penshurst
- Cabarita Federation Pavilion, Cabarita Park
- Penshurst Street Baby Health Centre, Penshurst
- Windmill Street, Trinity Avenue and Kent Street (various), Millers Point

Heritage Studies and Assessments
- Lansdowne, 3 Anderson Street, Neutral Bay
- (former) Metropolitan Remand Centre, Glebe
- Gap Bluff, Sydney Harbour National Park, Watsons Bay

- Millers Point heritage strategy, Department of Family and Community Services
- Ku-ring-gai Council Review of Potential Heritage Items
- Kirribilli Village and Milson Point Railway Station, Ennis Road, Kirribilli
- Hunter Region Rural Homestead Complexes comparative study for the NSW Heritage Office
- Catherine Hill Bay Conservation Area Heritage DCP
- NSW Parliament House, Macquarie Street, Sydney
- Pier One, Walsh Bay
- Willoughby Council Heritage Review
- St Paul's College, University of Sydney
- St Andrew's Anglican Church, Summer Hill
- St Andrew's College, University of Sydney

Interpretation Plans and Strategies
- Queen Mary Building, University of Sydney
- New Law Building, University of Sydney

Heritage Development Work (applications to consent authorities)
- Roseneath Cottage, Parramatta
- Swifts, Darling Point Road, Darling Point
- Juniper Hall, Paddington
- Martin Place, Sydney
- Telford Lodge (Place), 159 Brougham Street, Kings Cross
- Ennis Road shops and North Sydney Train Station Entry, Kirribilli
- Greenwich Baths, Lane Cove
- Craignairn, Burns Road, Wahroonga
- Craigmyle, Burns Road, Wahroonga
- Queen Mary Building, University of Sydney
- Sydney GPO, Martin Place, Sydney
- Former Police Station, 103 George Street, The Rocks
- St Keirans, Fairfax Road, Bellevue Hill
- Tresco, Elizabeth Bay
- Woolloomooloo Finger Wharf (residential component), Woolloomooloo
- Our Lady of Mercy College, Parramatta
- Blackburn Precinct and Vet Science Precinct, University of Sydney
- Donald Bradman's boyhood home, 52 Shepherd Street, Bowral
- Old AMP Building, Circular Quay
- Adelaide Villa, 48 Botany Street, Bondi Junction
- Lyndoch Place, 2 Barker Road, Strathfield
- Hazelmere, 49 Queen Street, Woollahra
- Lipson, 70 Jersey Road, Woollahra
- 198 Queen Street, Woollahra (former Woollahra Grammar School)
- Lane Cove Council (Heritage Assessment Officer services- ongoing)

Assistance in preparing statements of evidence
NSW Land Environment Court:
- Bidura and (former) Metropolitan Remand Centre, Glebe
- 139 Goods Street, Parramatta
- Lansdowne, 3 Anderson Street, Neutral Bay
- Hazelmere, 49 Queen Street, Woollahra
- Clovelly Hotel, Clovelly
- Banksia, 3 Beach Street, Double Bay

February 2017

APPENDIX 3

Site Map

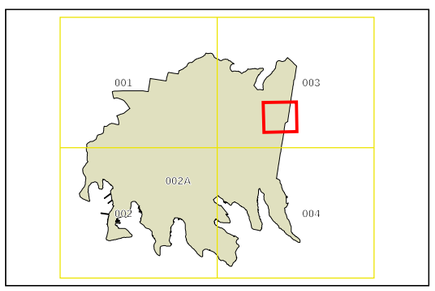
North Sydney Local Environmental Plan 2013

Site Identification Map
Part of map tile:
5950_COM_HER_003_010_20150825

Subject Land

Cadastre

Cadastre 19/06/17 © North Sydney Council



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0 metres 100

Scale: 1:2000 @ A3

Projection GDA 1994
MGA Zone 56

Map identification number:
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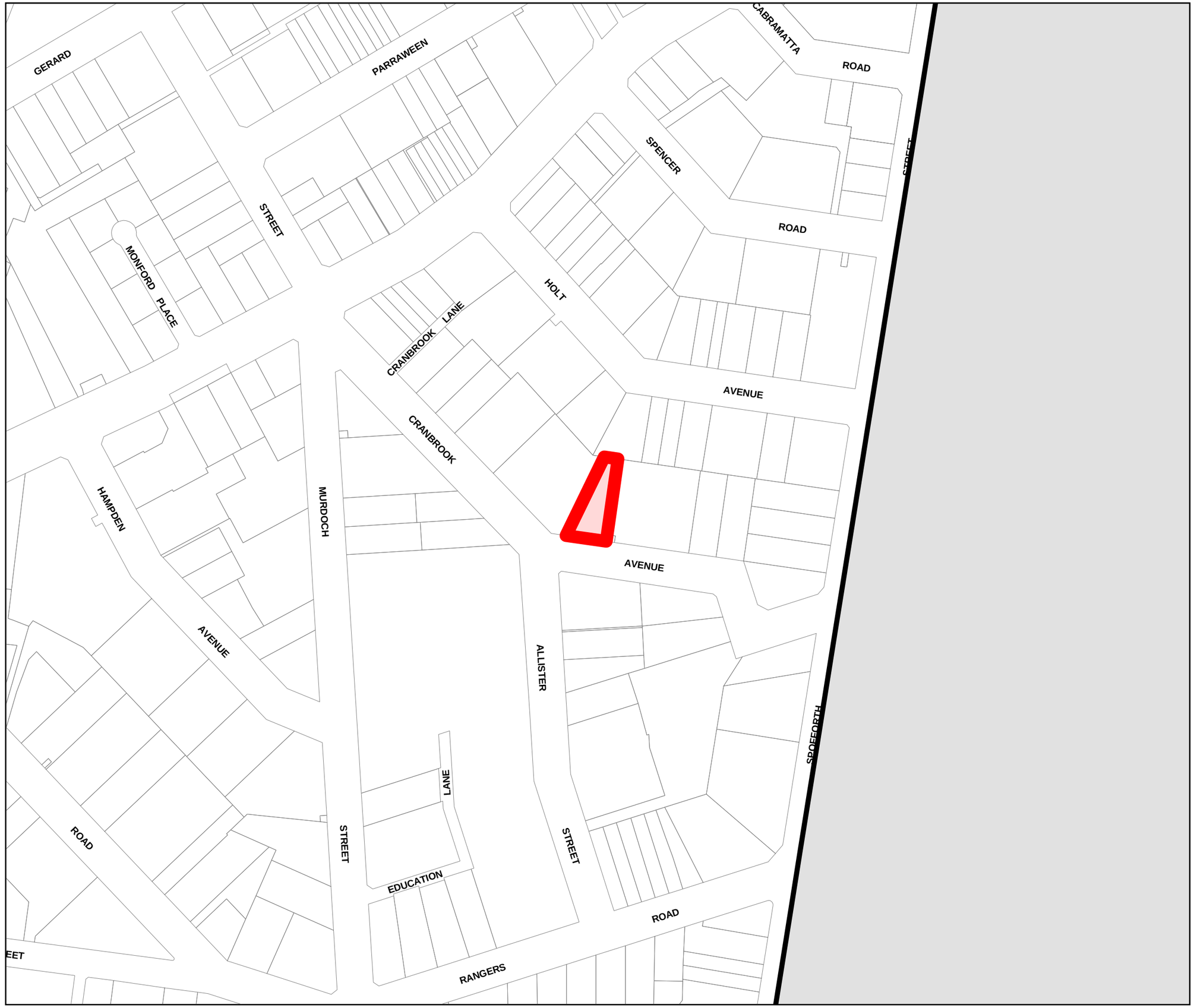


APPENDIX 4

NSLEP 2013 Heritage Map Sheets - Current

North Sydney Local Environmental Plan 2013

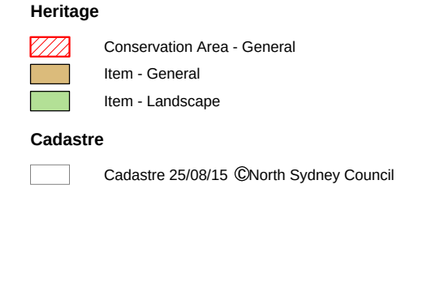
Heritage Map
- Sheet HER_003

Heritage

- Conservation Area - General
- Item - General
- Item - Landscape

Cadastre

- Cadastre 25/08/15 ©North Sydney Council



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Scale: 1:10000 @ A3

Projection GDA 1994
MGA Zone 56

Map identification number:
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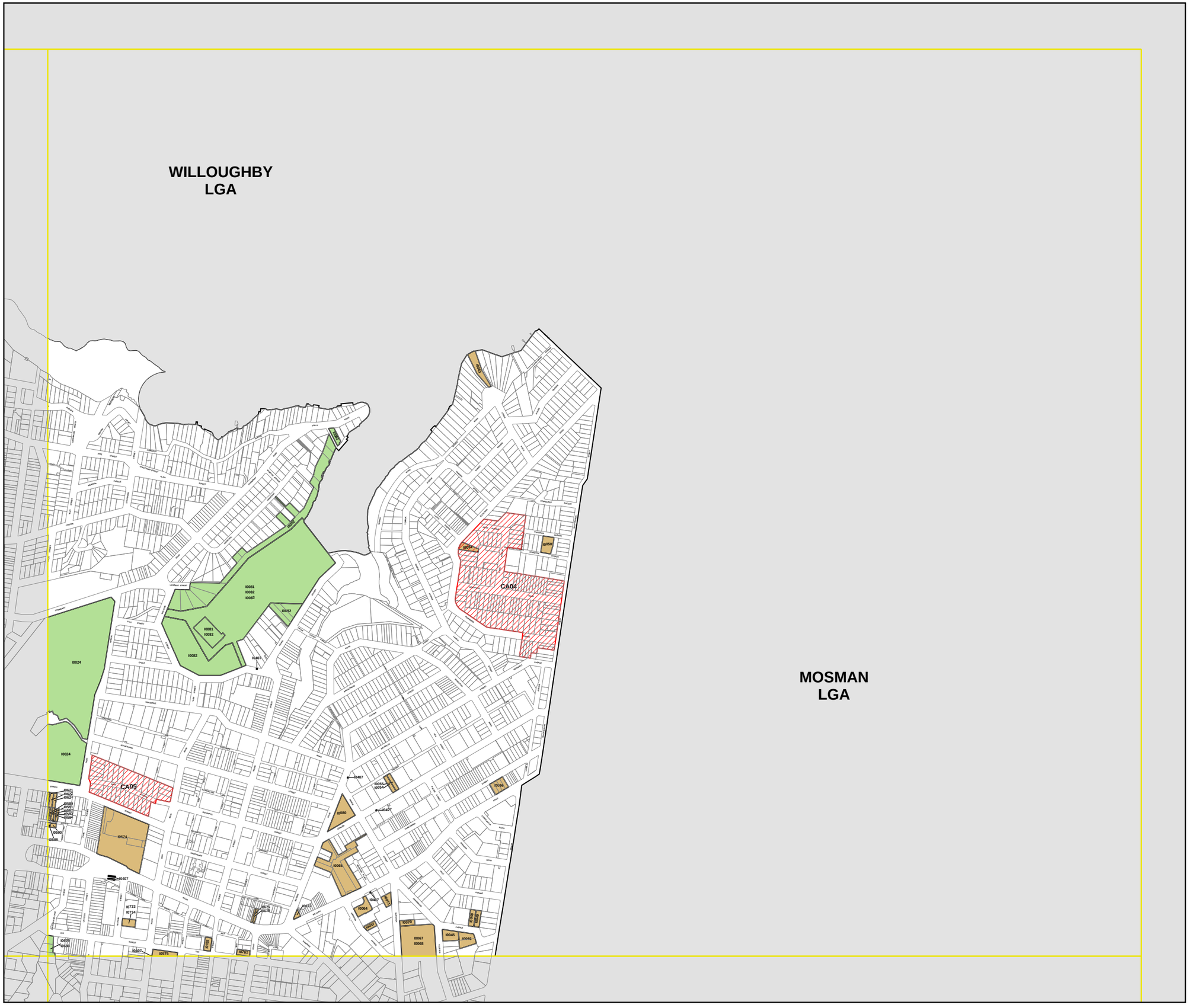


APPENDIX 5

NSLEP 2013 Heritage Map Sheets - Proposed

North Sydney Local Environmental Plan 2013

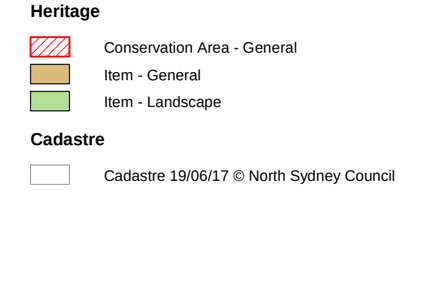
Heritage Map
- Sheet HER_003

Heritage

- Conservation Area - General
- Item - General
- Item - Landscape

Cadastre

- Cadastre 19/06/17 © North Sydney Council



N
W E
S

0 metres 500

Scale: 1:10000 @ A3

Projection GDA 1994
MGA Zone 56

Map identification number:
5950_COM_HER_003_010_20170619

WILLOUGHBY LGA

MOSMAN LGA

CA04

CA05

I0081
I0082
I0083

I0024

I0674

I0733
I0734

I0407