



PLANNING PROPOSAL

***'Landsdowne'
- 3 Anderson Street, Neutral Bay***



12 August 2015

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 3 Anderson Street, Neutral Bay 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 the Minister for Environment and Heritage on 21 May 2015.

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*" (October 2012).

2 BACKGROUND

The potential significance of 3 Anderson Street, Neutral Bay was first identified in 2013 during Council's assessment of DA 337/13, which sought approval for the erection of a new residential flat building at 3 Raymond Road, Neutral Bay. At the time, the matter was referred to Council's Strategic Planning division for consideration in a future amendment to NSLEP 2013.

On 24 March 2014, the applicant to DA 337/13 informally sought planning advice as to whether Council might favourably consider the amalgamation of 3 Anderson Street with 3 Raymond Road, demolition of the two existing dwellings and the construction of a stepped 4 storey residential flat building across both sites. Upon receiving the concept plans for this new proposal, Council staff determined that there was a clear intent to harm the previously identified potential heritage item and that action should be taken to protect it.

In response to identifying a clear intent to harm the potential heritage item at 3 Anderson Street, Neutral Bay, Council staff undertook a preliminary heritage assessment and set out actions to protect the potential heritage item.

On 28 March 2014, Council's then Acting General Manager considered a delegated report which recommended placing an 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 3 Anderson Street, Neutral Bay.*
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 engage an independent heritage consultant to undertake a detailed heritage assessment of the subject site.*
 - d. *Council instigate the preparation of a Planning Proposal to amend NSLEP 2013.*

In accordance with the resolution, the IHO was published in the Government Gazette on 4 April 2014. 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 placed in the Mosman Daily on 10 April 2014.

In response to the imposition of the IHO, the two property owners of 3 Anderson Street and the owners of 3 Raymond Road instigated three independent Land and Environment Court (L&EC) Appeals against the placing of the IHO over the subject property.

In accordance with Resolution 3(c), Council engaged Godden Mackay Logan on 26 May 2014 to complete an 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.

The consultant engaged to undertake the comprehensive heritage assessment in relation to the IHO was same consultant assisting Council in upholding the L&EC Appeals. The commencement of the L&EC Appeals required the heritage assessment of the subject property to be undertaken within a relatively short timeframe. Council received preliminary advice from the consultant on 6 June 2014, which concluded that the level of heritage significance and integrity of the subject property would not warrant its listing under NSLEP 2013.

The consultant stated that whilst Council was correct in issuing an IHO over the subject property, there was insufficient evidence to satisfy meeting the strict criteria under the SHI. In particular, despite the extensive research undertaken within the restricted time frame it could not be confirmed that the building had been designed by the eminent architect RJH Joseland. Although the property forms part of the Neutral Bay Land Company Estate, and had possible association with both prominent architects WL Vernon and RJH Joseland, neither could be firmly substantiated with primary sources. The property therefore could not be identified as a major architectural work.

The consultant's conclusions were informed by an historical analysis, based on the research undertaken from primary and secondary resources as well as by an on-site inspection by the consultant's team on 2 June 2014.

In response to this independent advice, Council's General Manager considered a delegated report on 24 June 2014, which recommended revoking the IHO over the subject property and that Council not pursue listing the property as a heritage item under NSLEP 2013. The General Manager, resolved:

1. *THAT the General Manager, under delegation, revoke the Interim Heritage Order placed over 3 Anderson Street, Neutral Bay in accordance with Section 29 of the Heritage Act, 1977.*
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 notification of the revocation of the Interim Heritage Order is published in the Government Gazette:*
 - a. *Council places a notice in a local newspaper within 7 days of the Gazette notifying of the revocation of the Interim Heritage Order.*
 - b. *Council notifies the property owner of the revocation of the Interim Heritage Order.*
 - c. *That upon completion of sub recommendations (a) and (b) a report be put to Council outlining the processes that have occurred in relation to issuing and removing the Interim Heritage Order over 3 Anderson Street, Neutral Bay.*

In accordance with the resolution, the notice revoking the IHO was published in the Government Gazette on 27 June 2014. Following publication within the Government Gazette, the owner of the subject property was notified and provided with a copy of the revocation notice and an additional notification placed in the Mosman Daily on 3 July 2014.

On 16 June 2014, the applicant to DA337/13, lodged DA 192/14 which sought to amalgamate 3 Anderson Street with 3 Raymond Road, demolish the two existing dwellings and construct a stepped 4-storey residential flat building across both sites containing 13 apartments above basement parking.

During the assessment of the development application, Council received a number of submissions which raised concern over the potential heritage significance of the dwelling at 3 Anderson Street and requested that it not be demolished.

On 10 September 2014, the applicant of DA192/14 lodged a Class 1 appeal to the L&EC based on Council's deemed refusal of the development application. The appeal was dismissed by the Court on 12 May 2015. Of particular note, heritage was not a matter of contention raised by either party during the consideration of the Appeal.

On 16 March 2015, Council considered a Notice of Motion (refer to Appendix 1), in relation to 3 Anderson Street, Neutral Bay. In particular the Motion arose in response to community concern regarding the potential demolition of 3 Anderson Street under DA 192/14. Council resolved:

1. *THAT Council write to the Minister urgently requesting an Interim Heritage Order on the property including new information particularly correspondence from Clive Lucas dated 16 December 2014.*
2. *THAT Council continue to defend the appeal, and instruct Council solicitors to facilitate the participation of residents and their heritage expert in the appeal before the Land and Environment Court.*
3. *THAT during the process Neutral Precinct members are kept informed of progress.*

In accordance with Resolution No. 1, Council wrote to the Minister for Environment and Heritage on 20 March 2015 requesting that they place an IHO over 3 Anderson Street, Neutral Bay as a result of new information coming to light.

As a result of the judgement issued in response to the L&EC Appeal relating to DA 192/14 and the clear and imminent demolition risk to the dwelling at 3 Anderson Street, the Minister for Environment and Heritage made an IHO covering 3 Anderson Street, which was published in the NSW Government Gazette on 21 May 2015 (refer to Appendix 2). In issuing the IHO, the Minister had advised Council by letter received on 25 May 2015, that:

I have granted an IHO on Lansdowne. I consider that Lansdowne may, on further inquiry or investigation, be found to be of local heritage significance on the grounds of historical association, significance in terms of aesthetic values, or importance in terms of community esteem.

In forming that view, I have had regard to three matters:

- (a) *Firstly, the letter from Mr Clive Lucas of Clive Lucas, Stapleton and Partners, suggests the possibility of local heritage significance and warrants further investigation in terms of the potential associations with significant figures, and the intactness or otherwise of the residence,*
- (b) *Secondly, the GML Heritage report notes that "in the time available (sic), no social values assessment has been undertaken", which therefore leaves open scope for further assessment in light of advice*

received that Lansdowne may be of importance to the local community in terms of community esteem.

- (c) *Thirdly, the GML Heritage report concludes "that it just fails to meet the necessary thresholds for listing as a local heritage item", which mean that further investigation could significantly affect whether or not Lansdowne does meet such a threshold.*

In response to the issuing of the second IHO, Council engaged Clive Lucas, Stapleton and Partners on 4 June 2015 to complete a heritage assessment of the subject site to determine whether or not the property adequately satisfies the SHI criteria for heritage listing.

On 11 August 2015, Council received an Assessment of Heritage Significance (refer to Appendix 3) from Clive Lucas, Stapleton and Partners in relation to the subject property. The report concluded:

Based on the above history, physical analysis, comparative analysis and assessment of significance, it is recommended that Lansdowne, No. 3 Anderson Street, Neutral Bay be included as an item of local heritage significance in Schedule 5 of the North Sydney Local Environmental Plan 2013.

Although relatively intact and containing many original features and details, the above assessment has not found that the property is of state heritage significance.

At this time, the documented history and physical evidence of the house has not provided a complete understanding of the original/early configuration of the house and some questions remain. These include the unusual arrangement of the front entry vestibule, the original configuration of the projecting bay on the ground floor level east elevation, the construction date of the ground floor level enclosed verandah on the south elevation with oriental pattern painted windows, the original location within the house of the Macqueen family heraldic leadlight window and the original architect.

Regardless, none of these issues detract from the significance of the place in terms of its historic, aesthetic, rarity and representational significance on a local level.

Based on this recommendation a Planning Proposal has been prepared to identify 3 Anderson Street, Neutral Bay as a heritage item under NSLEP 2013.

3 SITE & LOCALITY

3.1 Site Description

The subject site is legally described as Lot A, DP 396852 and otherwise known as 3 Anderson Street, Neutral Bay. Its location is identified in Figure 1 and Appendix 4.

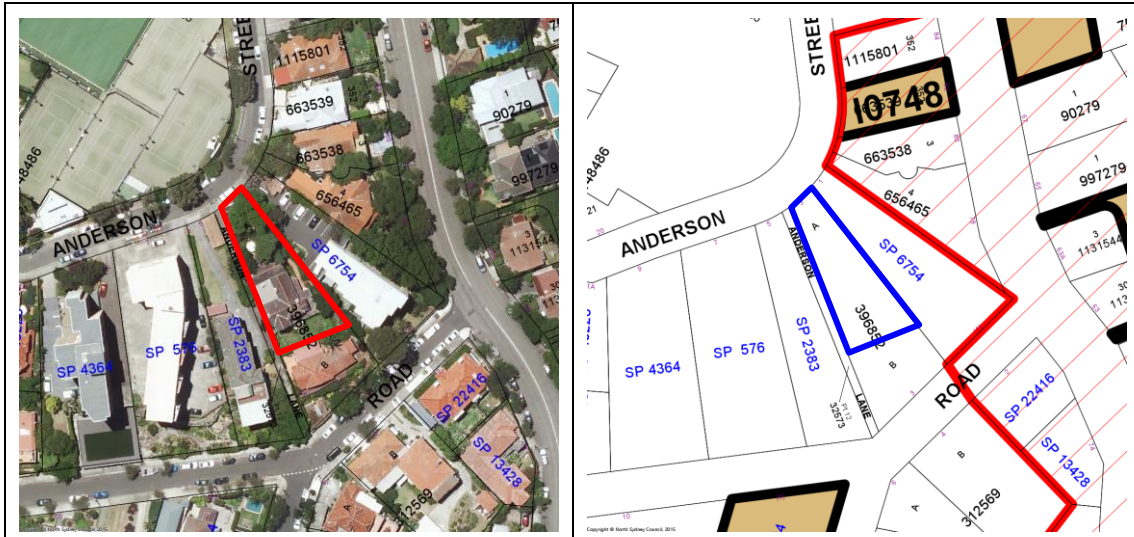


Figure 1: Aerial Photo

Figure 2: Extract of Heritage Map to NSLEP 2013

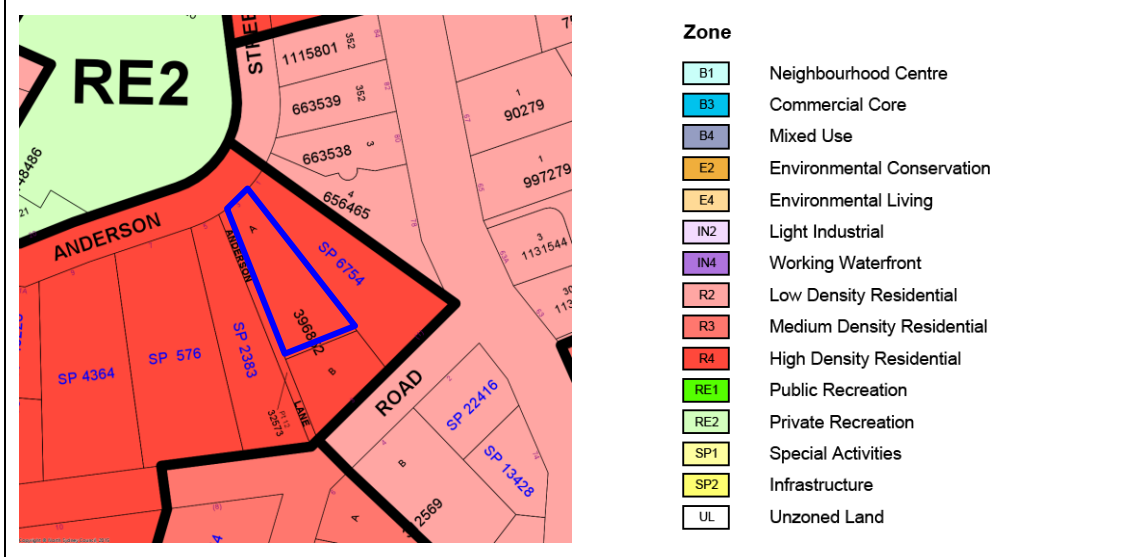


Figure 3: Extract of Land Zoning Map to NSLEP 2013

The subject site is 689sqm in area and is irregular in shape. It has a 7.7m frontage to the southern side of Anderson Street, a 50.6m eastern side boundary to 1 Anderson Street, a 21.8m southern rear boundary to 3 Raymond Road and a 45.8m western side boundary to Anderson Lane which provides pedestrian access between Anderson Street and Raymond Road. The site is located approximately 80m to the south of the intersection between Anderson and Barry Streets.

The site contains a 2-storey detached dwelling house, positioned over the southern 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 slate tile roof.

A detached single storey double garage is located on the northern part of the site, constructed on the western side boundary and to the street frontage. The garage is of brick construction with a pitched slate tile roof.

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 at the southern edge of the plateaued ridge that follows the alignment of Military Road, before dramatically falling down to the waters of Sydney Harbour.

To the north of the site, on the opposite side of Anderson Street is the Neutral Bay Club, which comprises a registered club containing a club house, single lawn bowling green and four tennis courts. The tennis courts are located closest to the subject site. Further the north lies Ilbery Park and predominantly 1-2 storey detached dwellings interspersed by residential flat buildings up to 9 storeys in height.

Immediately to the east of the subject site is 1 Anderson Street, containing a 5-storey residential flat building of brick and concrete slab construction and flat roofs. Three residential levels are located above ground level parking which is situated above an additional residential level. The building is located in the southern portion of the site and is elevated and oriented to take advantage of the views to the south. Further to the east predominantly lie 2-storey detached dwelling houses of masonry and terracotta tile construction with pitched roofs.

Immediately to the south of the subject site is 3 Raymond Road, which contains a single storey detached dwelling of brick and concrete tile construction. This site formerly comprised part of the subject site, before it was subdivided in the 1950s. The dwelling is located over the northern portion of the site and elevated approximately one and half storeys above the crown of Raymond Road. Two attached single car garages are detached from the main house and are situated in the south-western corner of the site. Approval (DA 337/13) has been granted to demolish this dwelling and replace it with a 4 storey residential flat building. Further to the south predominantly lie 2-storey detached dwelling houses of masonry and terracotta tile construction with pitched roofs.

To the west of the site, on the opposite side of Anderson Lane (a pedestrian pathway connecting Anderson Street and Raymond Road) is 5 Anderson Street, which contains a 4-storey residential flat building of brick and concrete slab construction with a mixture of flat and pitched roofs. Further the west predominantly lie 1-2 storey detached dwellings interspersed by residential flat buildings up to 8 storeys in height.

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:*

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 5) and comprise the following sheets:

- HER_001 5950_COM_HER_001_010_20130607
- HER_002 5950_COM_HER_002_010_20130607
- HER_002A 5950_COM_HER_002A_005_20130607
- HER_003 5950_COM_HER_003_010_20130607
- HER_004 5950_COM_HER_004_010_20130607

5 THE PLANNING PROPOSAL

5.1 PART 1: STATEMENT OF OBJECTIVES

The primary purpose of this Planning Proposal is to identify 3 Anderson Street, Neutral Bay as a heritage item consistent with the outcomes of the heritage assessment undertaken by Clive Lucas, Stapleton and Partners.

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):

<u>Locality</u>	<u>Item Name</u>	<u>Address</u>	<u>Property description</u>	<u>Significance</u>	<u>Item No.</u>
<u>Neutral Bay</u>	<u>Landsdowne</u>	<u>3 Anderson Street</u>	<u>Lot A, DP 396852</u>	<u>Local</u>	<u>I1135</u>

The item will be inserted after Item I0767 – Anderson Park, Neutral Bay 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_004 5950_COM_HER_004_010_20130607
(refer to Appendix 5)

with:

- HER_004 5950_COM_HER_004_010_201508011
(refer to Appendix 6)

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 3 Anderson Street, Neutral Bay satisfactorily meets the SHI criteria for heritage listing. In particular, it states:

Lansdowne, 3 Anderson Street, Neutral Bay is significant on a local level as a large and substantially intact Federation period Queen Anne residence (albeit with good quality later alterations and additions), exhibiting many of the key elements of the style as well as retaining many original and unique decorative features, most notably the dining room heraldic leadlight window, that relates specifically to its first owner, Alexander Macqueen.

The place is historically associated with a number of prominent businessmen of the day including the architect and valuer for AMP Alexander Macqueen, for whom the house was built.

Lansdowne is significant as being part one of a small group of surviving residences located within the Neutral Bay Land Company estate lands, a residential subdivision planned, designed and executed by noted architect W.L. Vernon. The place continues to exhibit elements of Vernon's design approach for "healthy living" including its elevated position and expansive views over the Neutral Bay to Sydney Harbour from the upper level, as well as display key characteristics of the Queen Anne style implemented by Vernon throughout the estate.

The heritage assessment also acknowledged that the documented history and physical evidence of the house had not provided a complete understanding of the original/early configuration of the house and some questions still remained. However, the heritage assessment concluded that none of the unresolved issues detracted from the significance of the place in terms of its historic, aesthetic, rarity and representational significance on a local level.

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 Inner North Subregional Strategy

In July 2007, the NSW Government released the draft Inner North Subregional Strategy (draft INSS). The North Sydney LGA is located within the Inner North subregion with the other LGAs of Lane Cove, Ryde, Willoughby, Hunters Hill and Mosman. The Draft INSS sets targets of an additional 5,500 homes and 15,000 jobs by 2031 for the North Sydney LGA.

There are no specific Directions and Actions identified in the draft INSS 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 aims of the draft INSS.

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

North Sydney Council Delivery Program 2010/11-2013/14

The North Sydney Council Delivery Program 2010/11-2013/14 (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, set out under five key Directions.

The directions and goals of the Delivery Program which are relevant to the Planning Proposal are as follows:

Direction: 2 Our Built Environment

- Outcome: 2.3 Vibrant, connected and well maintained streetscapes and villages that build a sense of community*
2.4 North Sydney's heritage is preserved and valued

Direction: 4 Our Social Vitality

- Outcome: 4.4 North Sydney's history is preserved and recognised*

The Planning Proposal will allow these directions and outcomes to be pursued in a robust and strategic manner.

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.

Direction	Consistency	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.

TABLE 1: Consistency with SEPPs		
Direction	Consist-ency	Comment
SEPP No. 32 - Urban consolidation (redevelopment of urban 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. 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 - <i>formerly SEPP (Seniors Living) 2004</i>	YES	The Planning Proposal is consistent with the SEPP as it does not affect the attainment of the SEPP's aims and objectives.
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 - <i>formerly SEPP Major Projects & SEPP State Significant Development</i>	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.

TABLE 1: Consistency with SEPPs		
Direction	Consist -ency	Comment
SEPP (Miscellaneous Consent Provisions) 2007 - <i>formerly SEPP (Temporary Structures) 2007</i>	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.
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 <i>E2 Environmental Conservation</i> or <i>E4 Environmental Living</i> 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.

TABLE 2: Consistency with s.117 Directions		
Direction	Consist-ency	Comment
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.
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.
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.

TABLE 2: Consistency with s.117 Directions		
Direction	Consist-ency	Comment
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.
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 A Plan for Growing Sydney	YES	Refer to question 4 to Section 5.3.2 of this report.

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 192/14, that a number of residents raised strong objections to the demolition of the dwelling at No.3 Anderson Street based on heritage grounds. In particular, the residents had discovered more information about the property to support its heritage listing. The discovery of this additional information also led to the Minister of Environment and Heritage to reimpose an IHO over the property.

Council subsequently engaged Clive Lucas Stapleton and Partners 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_004 5950_COM_HER_004_010_20130607
(refer to Appendix 5)

with the following Sheet:

- HER_004 5950_COM_HER_004_010_201508011
(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 2014	Sept 2015	Oct 2015	Nov 2015	Dec 2015	Jan 2016
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

Notice of Motion No.04/15 – Site Inspection Lansdowne
Consider by Council at its meeting of 16 March 2015

**DECISION OF 3661st COUNCIL MEETING
HELD ON 16 MARCH 2015**

**49. NoM02: Notice of Motion No. 04/15 by Cr Burke - 11/03/15
Re: Site Inspection - Lansdowne**

- 1. THAT** a site inspection be arranged so that councillors can visit the property and hear the concerns of local residents.
- 2. THAT** council undertake to reinstate the interim heritage order on Lansdowne until such time as a comprehensive heritage review is undertaken and reported back to council on a recommended future status for the Lansdowne.

Background:

Lansdowne is a great example of an original period building and built by a well known architect (Alexander MacQueen) and as part of Neutral Bay Land Company which was owned by another esteemed architect, W.L Vernon. The property is to all intents and purposes unaltered from its original form and a report to council by Clive Lucas comments that it is probably one of the most intact houses that survives the Land Company's development.

Council had previously placed an interim heritage order on the property but due to one heritage architect's view (as commissioned by council) the property was considered to not be worthy of heritage status due to its poor visibility from the street and also the change in fabric over the years. Anyone who views the house can see that this is not the case at all, and further to Clive Lucas's report to council, " the house is smart, an avant guard Queen Anne design and remarkably intact". Clearly a conflicting heritage view from one of Australia's most esteemed heritage architects.

There is currently an application being considered to demolish the property and amalgamate it with the adjoining house to build an apartment block.

The house was not added to Council's heritage list (updated in 1993) as it is not entirely visible from the street.

Mr Cornell, Mr DeBello and Mr Anderson addressed Council.

The Motion was moved by Councillor Burke and seconded by Councillor Baker

- 1. THAT** Council write to the Minister urgently requesting an Interim Heritage Order on the property including new information particularly correspondence from Clive Lucas dated 16 December 2014.
- 2. THAT** Council continue to defend the appeal, and instruct Council solicitors to facilitate the participation of residents and their heritage expert in the appeal before the Land and Environment Court.

3. THAT during the process Neutral Precinct members are kept informed of progress. Motion was put and carried.

Voting was as follows:

For/Against 10/0

Councillor	Yes	No	Councillor	Yes	No
Gibson	Y		Barbour	Y	
Reymond	Y		Morris	Y	
Clare	Y		Burke	Y	
Baker	Y		Marchandean	Y	
Carr	Y		Bevan	Absent	
Beregi	Y				

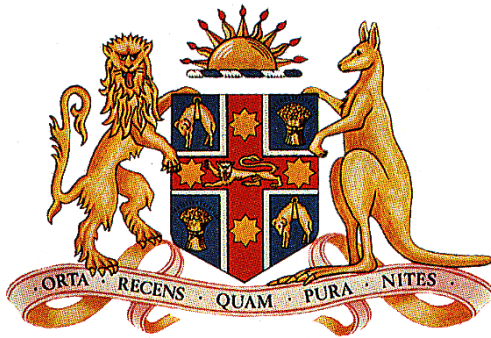
RESOLVED:

- 1. THAT** Council write to the Minister urgently requesting an Interim Heritage Order on the property including new information particularly correspondence from Clive Lucas dated 16 December 2014.
- 2. THAT** Council continue to defend the appeal, and instruct Council solicitors to facilitate the participation of residents and their heritage expert in the appeal before the Land and Environment Court.
- 3. THAT** during the process Neutral Precinct members are kept informed of progress.

APPENDIX 2

Interim Heritage Order

Notice within the NSW Government Gazette dated 21 May 2015



Government Gazette

of the State of

New South Wales

Number 44

Thursday, 21 May 2015

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.

The Gazette is compiled by the Parliamentary Counsel's Office and published on the NSW legislation website (www.legislation.nsw.gov.au) under the authority of the NSW Government. The website contains a permanent archive of past Gazettes.

To submit a notice for gazettal – see [Gazette Information](#).

Planning and Environment Notices

HERITAGE ACT 1977

INTERIM HERITAGE ORDER NO 130

‘Lansdowne’

In pursuance of section 24 of the *Heritage Act 1977* (NSW), I, the Minister for Heritage, do, by this my order:

- (i) make an interim heritage order in respect of 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’.

MARK SPEAKMAN SC, MP
Minister for Heritage

Sydney, 21st Day of May 2015

Schedule “A”

The property known as ‘Lansdowne’, situated at 3 Anderson Street, Neutral Bay on the land described in Schedule “B”.

Schedule “B”

All those pieces or parcels of land known as Lot A, DP 396852 in Parish of Willoughby, County of Cumberland shown on the plan catalogued HC2692 in the office of the Heritage Council of New South Wales.

APPENDIX 3

Assessment of Heritage Significance

Prepared by Clive Lucas Stapleton & Partners

Clive Lucas, Stapleton & Partners Pty. Ltd.

ARCHITECTS AND HERITAGE CONSULTANTS

155 Brougham Street, Kings Cross, Sydney, 2011, Australia
Telephone: 61 (02) 9357 4811 Facsimile: 61 (02) 9357 4603 Email: mailbox@clsparchitects.com

ACN 002 584 189 © copyright, 2011

Lansdowne, 3 Anderson Street, Neutral Bay

ASSESSMENT OF HERITAGE SIGNIFICANCE

Prepared for North Sydney Council

Issue: 11th August 2015

1. Introduction

This Assessment of Heritage Significance relates to the property Lansdowne, 3 Anderson Street Neutral Bay and has been prepared at the request of North Sydney Council.

On 21st May 2015, the NSW Minister for Heritage placed an Interim Heritage Order (No. 130) over the subject property, as per Section 24 of the Heritage Act 1977.

North Sydney Council has engaged this firm to prepare a heritage report to assist in the determination of whether the protection provided by the current Interim Heritage Order (IHO) should be made permanent by way of a formal listing of the property as a Heritage Item in the North Sydney Local Environment Plan 2013, and whether that listing should also be one of State significance.

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 Clive Lucas of this office with review by Clive Lucas (see attached CVs). Research for this report was undertaken by Nicholas Jackson, historian and Kate Denny.

1.5 Acknowledgments

The authors wish to acknowledge the assistance of the following:

- Ms Carly Frew, Team Leader Administration Services, North Sydney Council
- Local History librarians, Stanton Library
- Mr Andrew Horsley

1.1 Description of the Study Area

The study area consists of the property Lansdowne, No. 3 Anderson Street, Neutral Bay NSW, located within the local government area of North Sydney Council. The real property definition of the place is Lot A of DP 396852.

Anderson Street is a short cul-de-sac running south and east from Wycombe Road, Neutral Bay. The subject property is located on the southern side of the street towards the western end of the cul-de-sac.

The allotment contains a two storey, sandstone base, painted brick and rough cast render Queen Anne style residence with slate roof, front verandah and projecting first floor level balcony. The house is orientated to the south and is located at a higher level than the property immediately to the south, a single storey cottage fronting Raymond Road.

To the rear (north) of the main wing of the house is a single storey, gabled, slate roof addition. The house is accessed via Anderson Street to the north and the property also contains a single painted brick and slate roof garage fronting Anderson Street.

Garden beds, paths and lawn are located to the northern, southern and eastern sides of the house and the property retains a number of mature trees.

The place is bounded by a single residence at No. 3 (or 3A) Raymond Road directly to the south, a residential flat building at No. 5 Raymond Road to the west and a residential flat building at No. 1 Raymond Road to the east.

Directly across the road, opposite the subject property on the northern side of Anderson Street is the Neutral Bay Club. See Figures 1.1, 1.2 and 1.3.

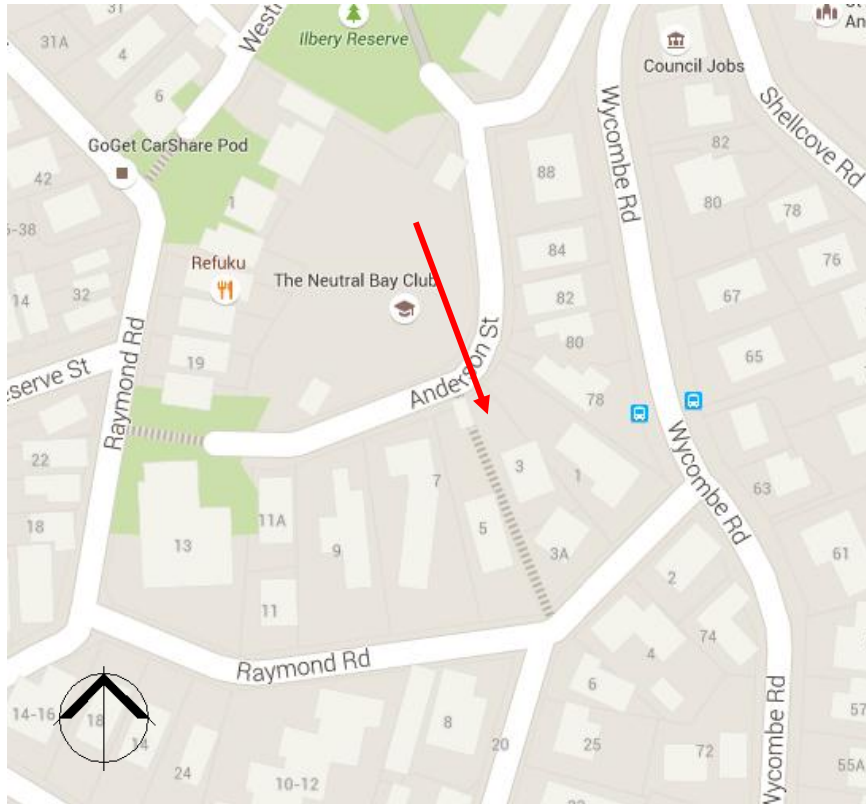


Figure 1: Location map of the subject property (indicated with an arrow). (Source: GoogleMaps, 2015)



Figure 2: Aerial view of the subject property showing location of current property boundaries (outlined in orange). The real property description is Lot A of DP 396852 (Source: NSW Globe, NSW Land & Property Information)

2. Historical Development

Lansdowne, 3 Anderson Street (formerly 3 Raymond Road) Neutral Bay, is situated on 700 acres of land granted in 1813 to Alfred Thrupp, as a wedding gift by his father-in-law Captain John Piper. As a result of bankruptcy in 1827, Piper sold all his land, including the Thrupp Estate to Daniel Cooper.¹ Subdivision of the Cooper Estate did not progress until c. 1853 following the death of Daniel Cooper, at which time the Cooper family began the process of subdividing the majority of the estate into 99 year leaseholds.² In 1854, Cooper's nephew John Cooper was appointed manager of the estate.³

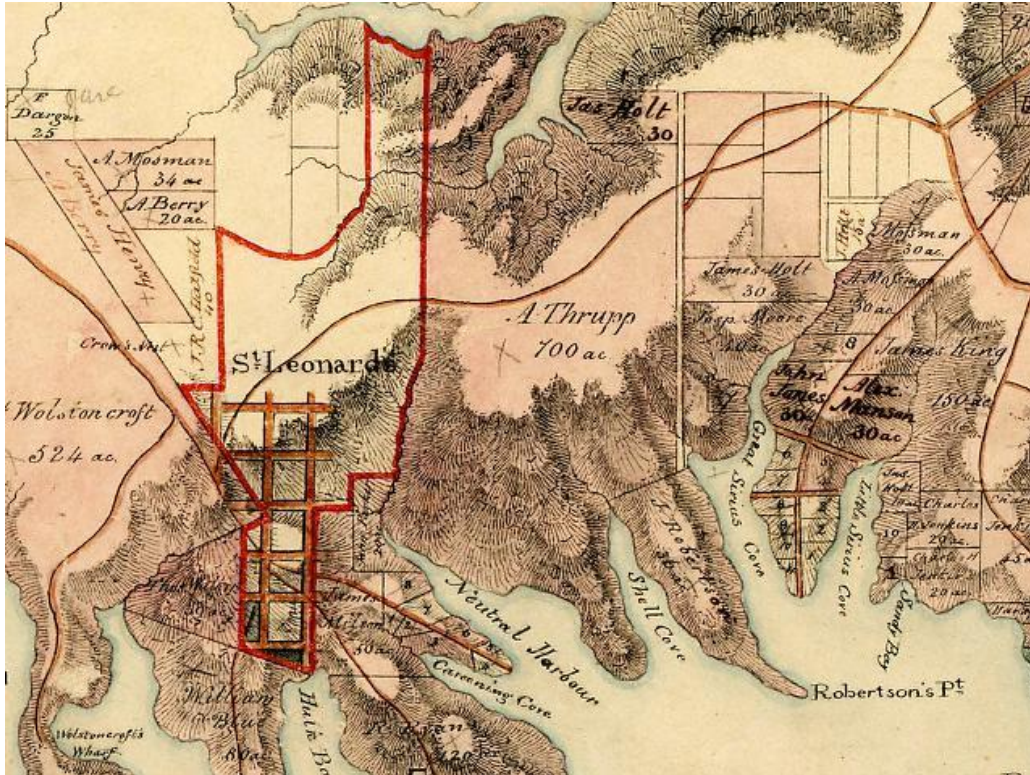


Figure 4: Portion of undated Parish Map of the Parish of Willoughby showing A Thrupp's 700 acre grant. (Source: Land and Property Management Authority, Parish Map Preservation Project)

Until the late 1860's and the establishment of the municipalities of St Leonard's and East St Leonard's, the Neutral Bay area remain relatively undeveloped. The majority of residences were located close to the waterfront, for easy access to water transport.

The main impetus for the development of the suburb of Neutral Bay was the introduction of transport services including the formation of roads through the Cooper Estate, the commencement of a regular ferry service in the 1870s and tram services along Military Road from the 1880s and 1890s. Shellcove Road and Wycombe Road (formerly Cooper Street) first appear in the 1869-70 North Sydney Municipality rates books.

¹ Daniel Cooper (1785-1853) merchant and investor was born in Lancashire England and transported to Australia for life for stealing in 1815-16. He received conditional pardon in 1818 and absolute pardon in 1821. Cooper is best recognised for his involvement in development of the brewery industry in Australia having established the company Cooper & Levey together with Solomon Levey in 1825. Davidson J.W; cited in Australian Dictionary of Biography <<http://adbonline.anu.edu.au/biogs/A010233b.htm>>

² *The Cooper Estate in Neutral Bay*; North Sydney Historic Society 1988 v 28 no. 2, p. 2

³ *Dictionary of Sydney* entry for Neutral Bay <www.dictionaryofsydney.org/entry/neutral_bay>

The Neutral Bay Estate

In 1883, Walter Liberty Vernon, architect purchased land in Neutral Bay where he designed his own home, Penshurst. Construction began in early 1884 and the family resided at Penshurst from 1885 until the early 1890s, when they relocated to a smaller house on the opposite side of Wycombe Road also designed by Vernon. Penshurst was located in Shellcove Road (and what is now Billong Avenue) although was demolished in the late 1960s.



Figure 5: Penshurst, Neutral Bay, taken shortly before the house was demolished in the mid 1960s (Source: N. Boyd; *No Sacrifice in Sunshine*, 2010; p. 141)

Vernon, in partnership with Alexander MacKnight, merchant, leased land at Neutral Bay, around 12 acres (5ha), for a period of 99 years from the Cooper Estate. John Cooper, estate manager, demanded the right to construct roads across the land and also required Vernon to erect ‘good and substantial buildings’ of brick or stone to the minimum value of £5000. Vernon was also required to pay towards the cleansing and repairing of sewers, drains and water courses.⁴

His aim was to design a model suburb to surround Penshurst and he continued to work on this scheme until his appointment as government architect in 1890. Vernon’s earlier experience as an estate architect in the UK had taught him how to manage the subdivision, in the absence of town planning regulations, so as to maintain both a high standard of building and the character of the suburb. The English type of estate subdivision was employed; that is, the land was leased for a 99-year term. Although a number of examples remain evident, such as Canberra and Glebe, the 99-year model was not widely adopted in Australia.⁵

The aim of the subdivision was: *To develop and maintain what will undoubtedly be the model and favourite suburb for families with moderate means, but desirous of pleasant surroundings.*⁶

In 1884 Vernon was elected to East St Leonard’s Council and agitated for the provision of water, gas and sewerage that would benefit his proposed subdivision. He had Cooper Street renamed Wycombe Road after his birthplace in England and, with the merchant David Jones, Vernon formed the Neutral Bay Land Company.⁷

As part of the overall planning of the suburb, Vernon provided for sports facilities, intending that the residents of his model suburb pursue a healthy lifestyle. A tennis court, boathouse and a whist clubroom were proposed (the Neutral Bay Club located to the north of Lansdowne) and harbourside swimming baths were to be provided by the Council. The planned inclusion of shared

⁴ GML Heritage, 2014; ‘Lansdowne’, 3 Anderson Street, Neutral Bay: History’; p. 2 and Boyd N 2010, ‘No Sacrifice in Sunshine: Walter Liberty Vernon Architect 1846-1914’, p161

⁵ Boyd, N., 2010; p. 159

⁶ Prospectus of the Neutral Bay Land Company 1889

⁷ *Dictionary of Sydney* entry for Neutral Bay <www.dictionaryofsydney.org/entry/neutral_bay>

sporting facilities foreshadows later garden suburb layouts such as the Appian Way in Burwood with its central tennis court.⁸

By the time the Neutral Bay Land Company's prospectus was released in 1888, some 33 houses had been built in a mixture of Italianate and Queen Anne styles. Vernon appears to have designed the majority of the houses up to this point, as the villas illustrated in the prospectus bear his signature (see Figures 6 and 7). However the lessees could, if they wished, select their own architect; although their plans had to be to his approval. The semi-detached terrace Llanorth and the villa Merstham were amongst the first houses constructed, their leases dating from September 1886, with the requirement that a house be built within a year.

Vernon typically used suburban villa forms in his designs for the estate houses, although some of his designs are based on the fashionable artist's townhouses in the London suburb of Chelsea.

The townhouse form had been widely used in Sydney in the 1840s but had fallen out of favour by the 1870s, replaced by large terrace houses. In contrast to terrace housing, town houses could be designed individually or in pairs, giving the desired individual character to each residence. Others are an interpretation, using Queen Anne Revival details, of the more traditional bay fronted villa already very popular in Sydney.⁹

The majority of the residences of the first stage of the subdivision lined Wycombe Road, part of Shellcove Road and Harriette Street, later extending further west.



Figure 6: Land identified as the portion of the Cooper Estate to be leased by Walter Liberty Vernon on 2 October 1884. (Source: NSW Land Title Book No. 907 Book 296)

In 1890, Vernon was appointed New South Wales Government Architect, effectively taking his interests elsewhere. In his place, R.G. Howard Joseland, architect and Vernon's junior partner stepped in to oversee and approve of house designs from c.1890 onwards. However, as a result of the financial crash of the 1890s and the sudden death in a train crash of David Jones in the 1894, the speculative venture at Neutral Bay ended.

As a result, the land then reverted to the original landowner, John Cooper and following his death in 1903, the land was inherited by his children who all resided in England and the company lands continued to be managed by T R Raine and C. Phillips.¹⁰

⁸ Boyd, N., 2010; p. 161

⁹ Boyd, N., 2010; p. 163

¹⁰ NSW Land Title Book No. 969 Book 1128. Thomas Cooper, Evelyn Jane Wright, Edith Harrison Lund, John Cooper the younger and Leslie Green Cooper are listed as the beneficiaries of the Daniel Cooper Estate.

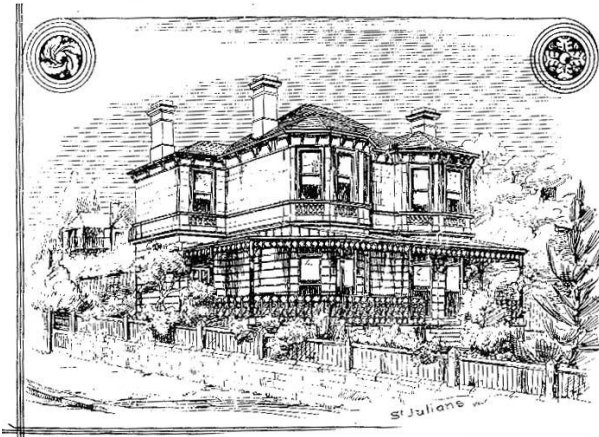


Figure 7: Sketch of St Julian's, Neutral Bay by Walter Liberty Vernon (Source: Neutral Bay Land Company prospectus, 1885-1889))

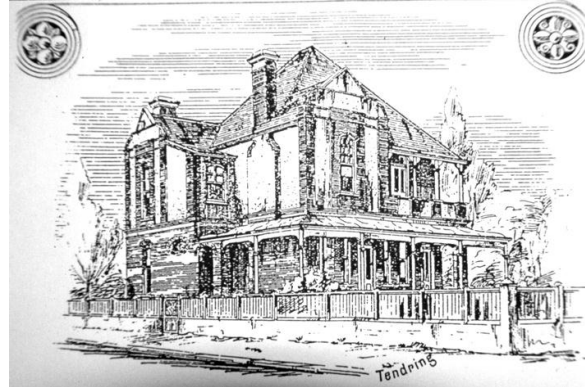


Figure 8: Sketch of Tendring, Neutral Bay by Walter Liberty Vernon (Source: Neutral Bay Land Company prospectus, 1885-1889)

Walter Liberty Vernon

Walter Liberty Vernon (1846-1914), architect and soldier, was born on 11 August 1846 at High Wycombe, Buckinghamshire, England. Educated at the Royal Grammar School, High Wycombe, and at Windsor, Vernon was articled in 1862 to the London architect W. G. Habershon.

Immigrating to Australia in 1883 for his health, one of his early commissions in Australia was to build a department store for David Jones Ltd (George and Barrack streets, 1885). From 1 October 1884 until February 1889 he was in partnership with W. W. Wardell and Vernon assisted with works already in progress, designed buildings and supervised Wardell's Melbourne projects in 1884-85. In 1889, following the dissolution of his partnership with Wardell, Vernon took on R. G. H. Joseland as his junior partner. When Vernon became New South Wales Government Architect in 1890 he invited Joseland to take over his practice.

Vernon was an alderman on East St Leonards Municipal Council in 1885-90. Elected a fellow of the Royal Institute of British Architects in 1885, he joined the (Royal) Art Society of New South Wales in 1884, (Sir) John Sulman's Palladian Club and the Institute of Architects of New South Wales in 1887, and the Sydney Architectural Association in 1891.

On 1 August 1890 Vernon had been appointed Government Architect in the new branch of the Department of Public Works and when he retired from the position in 1911, his staff numbered 152 and the government architectural office for New South Wales was an efficient public service machine. Vernon resumed private practice and found time for gardening, as well as for collecting furniture, pictures, armour and weapons. Survived by his wife, two sons and two daughters, he died at Darlinghurst on 17 January 1914.¹¹

R. G. H. Joseland

Richard George Howard Joseland (1860-1930), architect, was born on 14 January 1860 at Claines, Worcestershire, England. Howard Joseland was articled to Haddon Bros at Hereford before going to London in 1881 as assistant to George Robinson, art director of the furniture and decoration firm George Trollope & Sons. Robinson was an exponent of Pugin's principles of design; this influence was important in Joseland's Australian work.

Because of ill health attributed to overwork, Joseland went to New Zealand in 1886, seeking a better climate, and for six months worked on the Auckland railways. After visiting Australia, in 1888 he

¹¹ Peter Reynolds, 'Vernon, Walter Liberty (1846-1914)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/vernon-walter-liberty-8916/text15667>, published first in hardcopy 1990, accessed online 13 July 2015.

settled in Sydney. Soon after arrival he met W. L. Vernon and joined him in working on the Neutral Bay Estate.

In 1903, Joseland took into partnership his former pupil Hugh Vernon, Walter's son. Although Joseland's work always included a variety of building types, the greater part of his practice was domestic architecture. He built many houses on Sydney's developing North Shore, particularly on the Berry estates at North Sydney and Wahroonga, where for twenty-two years he lived in a house built for himself in 1900. He was in sole practice from 1914 until 1919, when he formed a partnership with Frederic Glynn Gilling, a young English architect. Thereafter he became less active and retired in 1929, selling out to Gilling, who retained the name, Joseland & Gilling.

He had helped to found the Sydney Architectural Association in 1891 and was elected president in November 1893, but the association did not survive the depression and was disbanded next year. In 1906 he became a fellow of the Institute of Architects of New South Wales. Joseland died of cancer at Darlinghurst on 20 July 1930.¹²

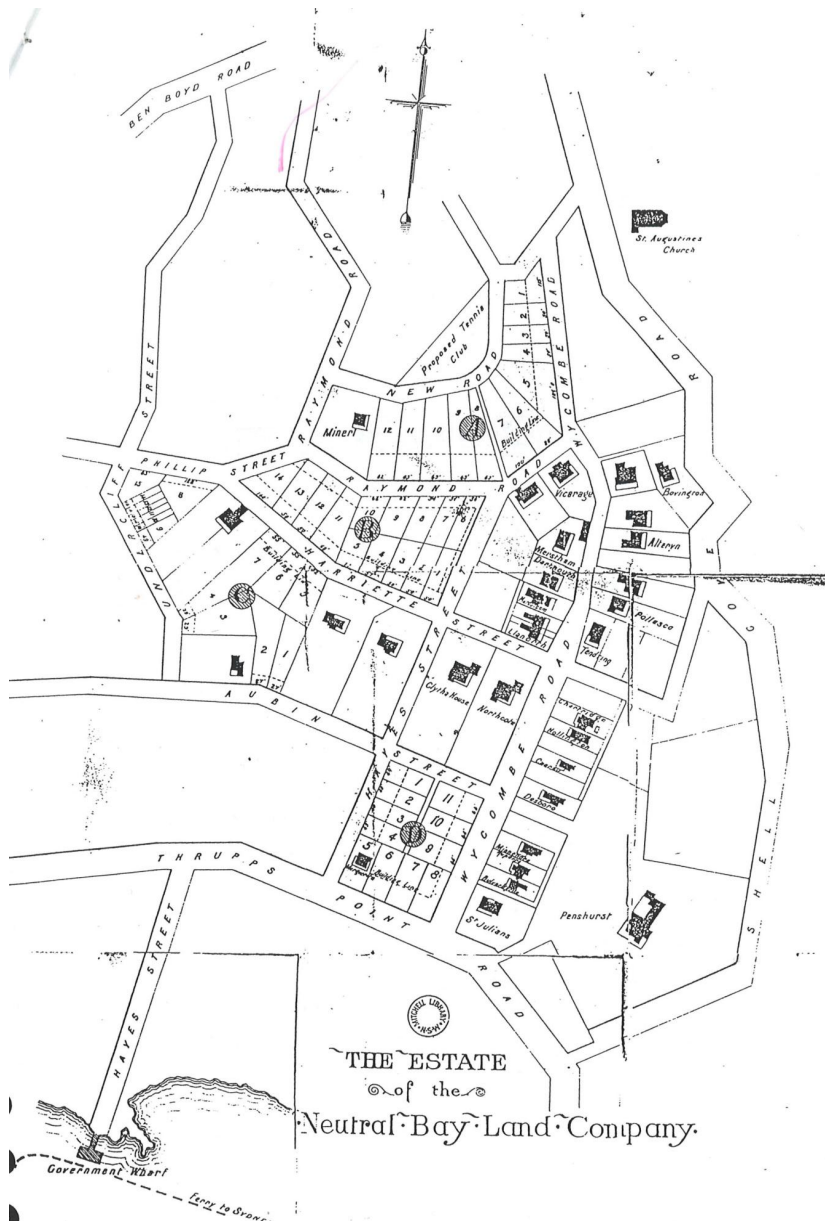


Figure 9: Map showing the Neutral Bay Land Company estate lands from the prospectus of 1888 (Source: GML Heritage, 2014)

¹² Patricia Chisholm, 'Joseland, Richard George Howard (1860–1930)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/joseland-richard-george-howard-6886/text11937>, published first in hardcopy 1983, accessed online 13 July 2015.

Lansdowne, 3 Anderson Street, Neutral Bay

The land purchased by Vernon and MacKnight in Neutral Bay was in several parcels. The earliest land they developed was that in conjunction with David Jones in 1884 on either side of Wycombe Road (see Figure 6).

In 1889 a further three parcels of land to the west of Wycombe Road were offered for sale by the Neutral Bay Land Company as DP 2404. The subject property lies on Lot 7 Section A of this subdivision and fronted Raymond Road. The houses fronting Raymond Road faced south, with views across Port Jackson to the city.

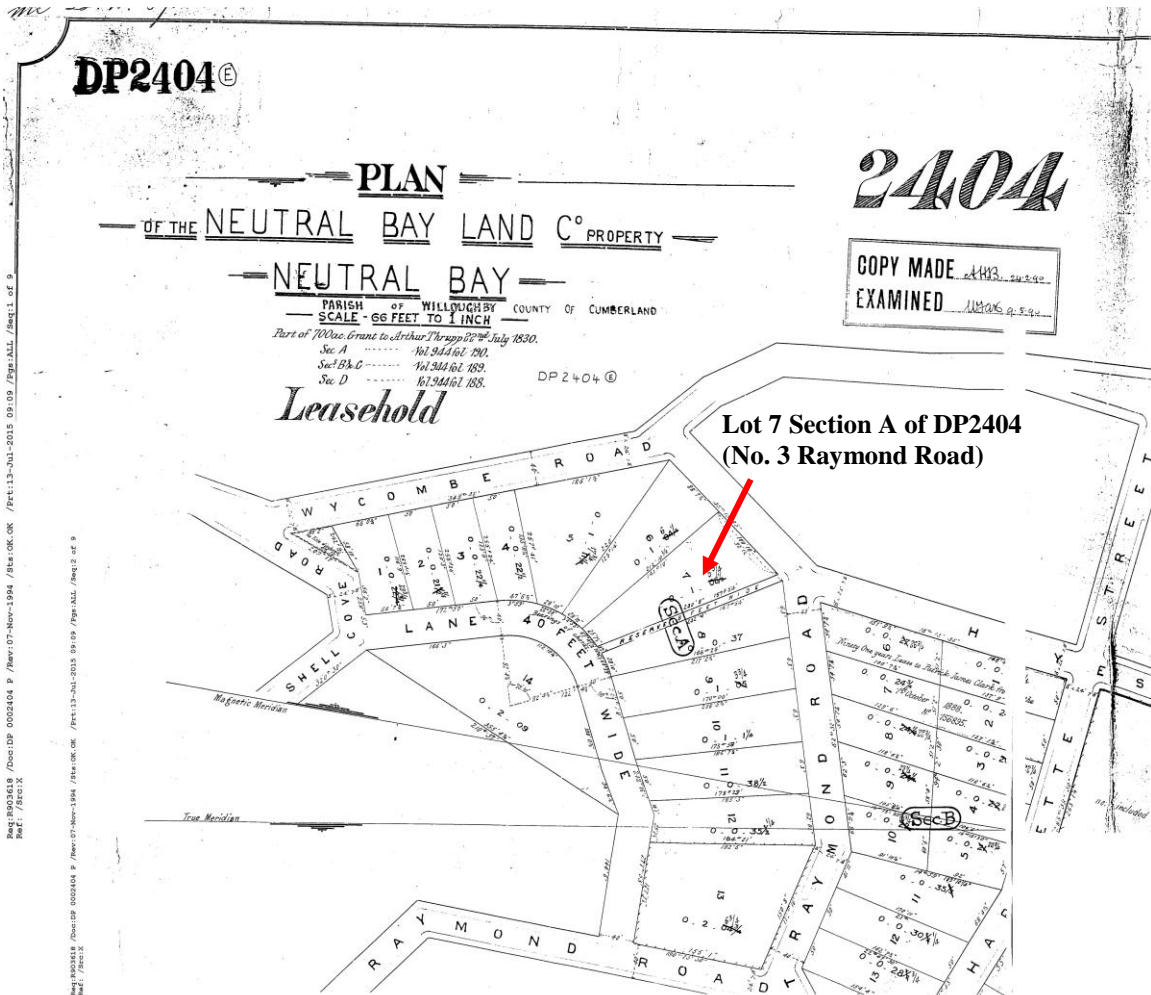


Figure 10: Extract from DP2404 showing Section A. Lot 7 is indicated with an arrow.

On 8th September 1890, an 88 year lease with a ground rental of £17 per annum was taken by Alexander Macqueen, architect over Lot 7 of Section A of DP 2404. The terms of the lease required the leaseholder: *to erect by 1/1/1893 a dwelling of brick or stone, or both, valued not less than 800 pounds. 90 feet building line set back. Plans and specification to be approved by architect Howard Joseland.*¹³

¹³ Dealing No. 171915, Memorandum of Lease dated 17th October 1889

Macqueen does not appear to have made any moves to construct a dwelling until 1893 when he initially took out a mortgage over the land with Benjamin Backhouse, architect.¹⁴ Although this documented link with a prominent architect of the time is of interest, whether Backhouse was involved in designing the house has not been established.

A second mortgage was taken by Macqueen later in 1893 through the Australasian Mutual Provident Society (AMP) and in 1894, the North Sydney Council rates assessment books recorded for the first time a two storey house of 10 rooms, in brick and slate, with occupier and lessee, Alexander Macqueen. In 1894, the property also appears for the first time in the Sands directory, listed only as Raymond Road, with no street number or house name recorded. The Macqueens resided at the property until c.1898.

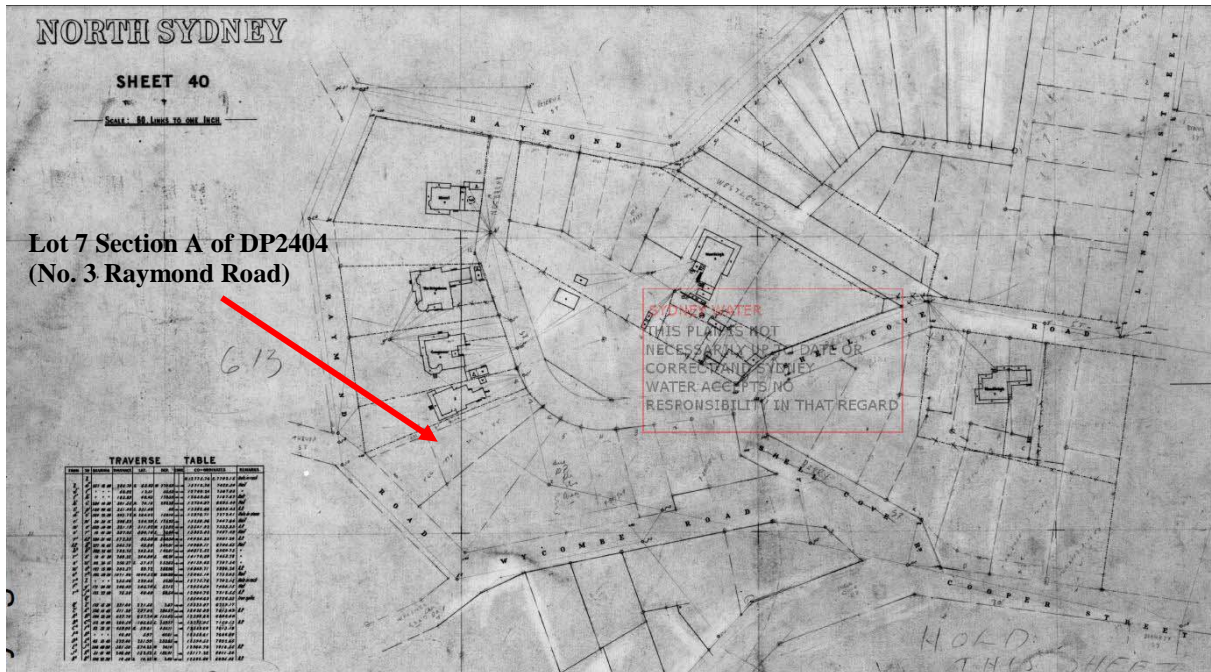


Figure 11: 1892 Sydney Water plan showing the subject property (indicated with an arrow) as vacant land (Source: Sydney Water plan room, extracted from 'Lansdowne' 3 Anderson Street- History, report prepared by GML Heritage, 2014)

Alexander Macqueen

Alexander Macqueen (c.1848-1933), architect was born on the Isle of Skye, the third son of Rev. James Macqueen, Baptist minister. He was educated at the Normal Seminary in Glasgow and articulated to architects Clark & Bell, Glasgow from c. 1862 and remained with the firm until the early 1870s, moving into private practice in Glasgow and then Oban, Argyll. He indexed a collection of their designs, one held in National Monuments Record of Scotland and the other in the State Library of NSW. The Scottish Dictionary of Architects records his known work to be Rockfield Road Public Board School (1876).¹⁵

¹⁴ Benjamin Backhouse (1829-1904), son of a builder and stone mason, immigrated to Australia from Suffolk, England in 1852, initially settling in Geelong and Ballarat where he practiced as a builder and an architect, followed by Brisbane, Queensland where he was briefly an alderman. In 1868 he relocated to Sydney and developed a large architectural practice with branches at Newcastle and Bathurst. He was secretary of the Institute of Architects of New South Wales in 1871-73 and, on a visit to England in 1886, was made an associate of the Royal Institute of British Architects. (Source: K. J. Cable, 'Backhouse, Benjamin (1829–1904)', Australian Dictionary of Biography, National Centre of Biography, Australian National University).

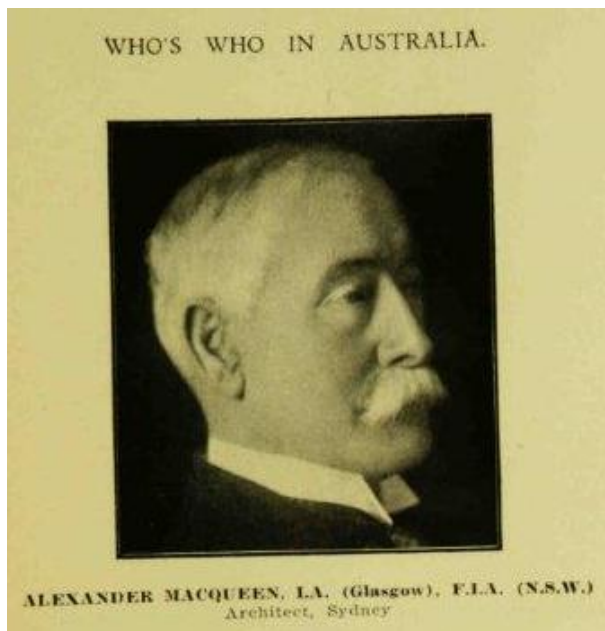
¹⁵ http://www.scottisharchitects.org.uk/architect_full.php?id=200134

In 1878, Macqueen emigrated to Melbourne and relocated to Sydney the following year, taking up a position as assistant draftsman in the engineers' department of the Secretary for Public Works, Harbours and River Navigation.¹⁶

In 1880, Macqueen married Mary Ann Macalister (1850-1924), and they had two children, a son James (b. 1890) and a daughter Grace (b. 1891), both born at their residence at the time, Ossian, Merchant Street, Stanmore.¹⁷

Mary Ann Macalister was the eldest daughter of Captain Lachlan Macalister (1797-1855)¹⁸, member of the 48th Regiment and pioneer pastoralist and a native of Strathaird, Isle of Skye.¹⁹

In c.1884 Alexander Macqueen joined the AMP as their consultant architect and valuer, remaining with the company for approximately 34 years, retiring in 1918.²⁰ The Australian Mutual Provident Society was formed in 1849 as a non-profit life insurance company and mutual society; David Jones was a foundation director in 1848.²¹ By 1900, the firm was the largest mutual life insurer in the British Empire.



Macqueen was a Fellow of the Glasgow Institute of Architects, being a member of the Institute for 64 years; he was a Fellow of the Institute of Architects, NSW and a founding member of the Highland Society, serving on its committee and as Acting Hon. Secretary in 1880.²² Macqueen appeared in a number of editions of Who's Who in Australia.

Figure 12: Photograph of Alexander Macqueen as published in the 1927 edition of Who's Who in Australia (Source: Who's Who in Australia, 1927; p.

¹⁶ NSW Public Service Lists, 1879

¹⁷ Family Notices: *The Sydney Morning Herald*, Thurs. 27th March 1890, p. 1 & Monday 12th January 1891, p. 1

¹⁸ Family Notices: "Macqueen-Macalister"; *The Sydney Mail and New South Wales Advertiser*, Saturday 12th June 1880

¹⁹ When the regiment was recalled to England in 1817, Macalister remained in NSW and eventually made connections with the Macarthur family; a connection which allowed him to acquire various homesteads including Clifton, near Camden; Strathaird, Argyle and portions of the Melrose and Rosslyn Estates (originally granted to James and William Macarthur), Camden (*Menangle Landscape Conservation Area Assessment of Significance & Proposed Boundaries*; prepared by Chris Betteridge, MUSEcape Pty Ltd, 2012 <http://www.menangle.com.au/documents/final-menangle-landscape-conservation-area-heritage-report.pdf>), when the estates were sold in 1890, Alexander Macqueen held the particulars for the sale (Advertising: "For Sale- Melrose and Roslyn", *The Australasian*, Saturday 14th June 1890, p. 4). Macalister served as a magistrate, a commander of the mounted police at Bathurst and the Officer in Charge of the mounted police on the Goulburn Plains (Article: "Lachlan Macalister: A Scottish Overlander", *The Argus*, Saturday 27th May 1933; p. 4). During the 1840s Macalister employed his station manager, Angus McMillan to help pioneer the Gippsland district and the Macalister River, West Gippsland was named by McMillan for his employer (Theo Webster, 'McMillan, Angus (1810–1865)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/mcmillan-angus-2416/text3203>).

²⁰ Notices: *The Sydney Morning Herald*, Thursday 21st February 1918, p. 6

²¹ https://en.wikipedia.org/wiki/AMP_Limited

²² Article: "The Highland Society of New South Wales"; *The Sydney Morning Herald*, Saturday 14th August 1880, p. 3 and Notices: "Highland Society of New South Wales- Gaelic Branch", *The Sydney Morning Herald*, Sat. 29th May 1880, p. 1

During his time with AMP, it is assumed that Macqueen was involved with the design and construction of numerous AMP office premises, including those located throughout regional NSW. For example, in 1914 an advertisement seeking tenders for the erection of office premises for the AMP Society in Macquarie Street, Dubbo referenced Alexander Macqueen, architect.²³ Macqueen was also involved in repairs and building works conducted under insurance claims to numerous buildings including Pfahlert's Hotel, Wynyard Square and residences in Glebe and Summer Hill, presumably as project architect for the company.²⁴

Following his retirement, Macqueen placed an advertisement in the *Sydney Morning Herald* announcing that he had commenced practice (as an architect) at 8 Spring Street, Sydney and in 1925 he is listed in the *Construction and Local Government Journal* in relation to two flats in Undercliffe Street, North Sydney.²⁵ Also following his retirement in 1921, Macqueen was appointed as an assistant to the Rev. N H Parr at the Methodist Church, Stroud as Circuit Missionary in the Dungog, Bullahdelah and Stroud districts.²⁶

Throughout his life, Alexander Macqueen was associated with a number of residential properties throughout Sydney, either as his listed private residence in the Sands Directory or as the contact name in newspaper advertisements for the sale of various properties.

Private residences include: Upper Bay View Street, Victoria (now Lavender Bay, 1884); Willoughby Street, St Leonards East (1885); Campbellville, Nelson Street, Woollahra (1888); No. 3 Richmond Terrace, The Domain (1889-1890); Ossian, Merchant Street, Stanmore (1890-1891); 16 Carabella Street, North Sydney (1892); Tenarbyn, Orpington Street, Ashfield (1904); 'Strathaird', Highview Avenue, Neutral Bay (1924) and at the time of Macqueen's death in 1933 he was living at 26 Cremorne Road, Cremorne.²⁷

His name is also associated with the sale of a large residence "of modern character" located fronting the Bowling Green at Ashfield Park, with a frontage to three streets, ample grounds and tennis court. The property was described as being "*admirably adapted for a Private Hospital, Collegiate School or for a Squatter who desires a Suburban Home...*"²⁸ and it is assumed that this refers to his former residence Tenarbyn, Orpington Street. In 1919 he applied for a certificate of title under the Real Property Act for Lot 8 of the Westleigh Estate, Neutral Bay which included the premises named 'Clansman', Barry Street.²⁹

Subsequent Owners and Later History of Lansdowne

In 1898 the Sands Directory lists a Thomas Hooper residing at the subject property. Hooper was a managing director of the firm Hooper and Harrison Ltd, wool and cloth merchants.³⁰

It is also at this time that the house name "Coruisk" (variously also spelt 'Cornisk') first appears in the directory. The name 'Coruisk' also appears in 1895 in the *Sydney Morning Herald*, in a notice

²³ Advertising: Tenders; *The Sydney Morning Herald*, Saturday 25th July 1914, p. 14

²⁴ Advertising: Tenders, *The Sydney Morning Herald*, Saturday 14th June 1897, p. 1 and Monday 6th January 1896, p. 3 and *Evening News*, Thursday 19th April 1894, p. 1

²⁵ Advertising; *The Sydney Morning Herald*, Wednesday 20th February 1918, p. 10 and Miscellaneous; *Construction and Local Government Journal*, Wednesday 8th July 1925, p. 2

²⁶ Advertising: "Church Services", *Dungog Chronicle*, Friday 9th September 1921, p.2; "Stroud Road, Welcome Social", *Dungog Chronicle*, Tuesday 13th September 1921, p. 5; Personal, *Dungog Chronicle*, Tuesday 2nd August 1921, p.2

²⁷ Family Notices: Deaths, *The Sydney Morning Herald*, Saturday 28th January 1933, p. 12

²⁸ Advertising; *The Sydney Morning Herald*, Saturday 4th May 1912, p. 8

²⁹ Government Notices; *The Sydney Morning Herald*, Saturday November 1919, p. 2

³⁰ Notices: "Hooper and Harrison's New Home", *Daily Standard*, Saturday 28th July 1923, p. 7 and "Obituary: Mr Thomas Hooper", *The Sydney Morning Herald*, Tuesday 25th June 1929, p. 15

requesting the return of two lost cheques to a property of that name on Raymond Road, Neutral Bay,³¹ indicating that the house was named as such by the Macqueen's during their residency. (Coruisk is the name of a lake on the Isle of Skye, where Alexander Macqueen was born).

In 1900-1902, Edward J Erskine resided at the property. Erskine was an electrical engineer, the Australian manager for the English firm of Messrs. Crompton and Co. and president of the Engineer's Association of NSW (1909-1910).³²

From 1903 to 1909 the occupant was Edmund C. Batt who was a principal of the real estate auction house Messrs. Batt, Rodd and Purves.³³

In 1909, John Leach, chairman of the Manly Gas Co. and founder of the *Sydney Wool and Stock Journal* (1890-1917),³⁴ rented the property and in 1911 he purchased the leasehold over the land. Leach remained at the property until c.1920.

Shortly after Leach's purchase of the property he submitted to North Sydney Council an application for "the addition of a kitchen and bedroom at the rear and a balcony at the front". The applicants name for the proposed works was architect R.H. Robertson. The plans received approval in May 1911 (see Figures 17 and 18). Based on this information, it appears that the balcony at first floor level leading off the second bedroom is a later addition designed by Robertson.

In 1917, the name "Lansdowne" appears for the first time in the Sands directory, suggesting that the new house name for No. 3 Raymond Road was chosen by Leach.

R H Robertson

Robert Hay Robertson (1840-1935) was a professional architect with a practice in Pitt St Sydney, who was born in Perthshire, Almondbank, Scotland. Robertson's architectural work appears to be mainly suburban alterations and additions, although he was also associated with noted architect G. A. Morell, and he is credited with working together with Morell on the Australian Mutual Fire Insurance Society Building in Sydney (which still exists at the corner of King and Pitt Streets, Sydney). A drawing of the tower of the building made by Robertson, dated 1883, is held at the State Library of NSW.³⁵ He was also an amateur artist and spent much of his time drawing and painting en plein air throughout the Manly region from c 1895-1930.³⁶ Collections of his works are held by the State Library of NSW, the Manly Art Gallery and the National Library of Australia.

In 1919, Lansdowne was advertised in the *Properties and Premises Journal* (1st September 1919) and described as:

"A Delightful Home in equally delightful surroundings. A high altitude, splendid views of harbour, city and distant mountains, and a well-built spacious house in tastefully laid out grounds. This sums up in a few words the attractions offered by this exceptional property. It is situated in Raymond Road, is built of brick on a stone foundation, and roofed with slate. The ground floor comprises flue [sic] drawing and dining-rooms, a library or music-room, one other room, two maids bedrooms, hall, kitchen and offices. Upstairs, the accommodation is to match, comprising three fine bedrooms, a dressing-room, bathroom and lavatory, whilst outside and detached are laundry, stable and a small garage. The land measures 11 feet to Raymond Road, narrowing at rear to Anderson Street by a depth of 275 feet, with a lane at the side. The grounds are attractively laid out with lawns, garden, paths, shrubbery etc. The property is

³¹ Lost and Found; *The Sydney Morning Herald*, Friday 24th May 1895, pg. 1

³² Notices: "Death of Mr. E. J Erskine", *The Sydney Morning Herald*, Friday 11th May 1917, p. 8

³³ Notices: "Death of Mr. E. C. Batt", *The Sydney Morning Herald*, Monday 12th October 1914, p. 6

³⁴ Notices: "Mr. John Leach", *The Sydney Morning Herald*, Saturday 21st January 1928, p. 22

³⁵ Tanner Architects, 142-144 Pitt Street, Sydney Conservation Management Plan, 2012; p. 10

³⁶ http://www.manlyartgallerycollections.com.au/artists_p_-_t_24.html

for auction sale by the Company on 17th September. The altitude is high, only one remove from tram stop. Title leasehold, with about 60 years to run at small ground rent.”³⁷



Figure 13: Photograph of Lansdowne, 3 Raymond Road in 1919 from the *Property and Premises Journal* (1st September 1919). The caption for the image read: “‘Lansdowne’, Neutral Bay, a Fine Residence, possessing Distinction in Architecture and Site.” Note that at this time, the enclosed verandah on the front elevation had not been constructed.

In 1920, the property once again formally changed hands and Mrs. Mabel Irene Lawless Chamier, wife of Leopold Augustus Chamier, purchased the leasehold of the land. Leo Chamier, a stock agent and later a principal of the firm Hain and Searight Ltd, stock and station agents, died two years later.³⁸

In 1923 the property was transferred to Alfred Freeman Smith, merchant and director of the firm Faire Bros. & Co.³⁹ although Smith does not appear in the North Sydney Council Rates Assessment Books until 1925.

In 1927, while still owned and occupied by Smith, the property is rated for the first time as a “house and garage”, having been rated for only a house up to this time. In that same year the property was transferred to Alfred William Walker, manager, who retained the property until 1945.

³⁷ *Property and Premises Journal*, 1st September 1919, p. 10

³⁸ Article: “Death of ‘Leo’ Chamier”, *The Sydney Stock and Station Journal*, Tuesday 19th December 1922, p. 4

³⁹ Notices: Companies Registered; *Daily Commercial News and Shipping Lists*, Thursday 24th April 1924, p. 5



In October of 1945, the covenant originally placed on the land preventing the erection or building of a house within 90 feet (approximately 27 metres) of Raymond Road was extinguished.⁴⁰ This restriction was part of the original Neutral Bay Land Company subdivision requirements and is seen on the initial surveys of the property (see Figure 14).

Figure 14: Extract from plan showing building line in Section A of the estate lands (Source: Stanton Library, Neutral Bay Land Co. prospectus, 1888)

Shortly thereafter, in the same year, the property was transferred to Henry Arundel Evans, manager of the Sulphide Corporation (a long standing mining company in the Newcastle region)⁴¹ and his wife Florence Eva Evans.

In 1955-56, the land was subdivided by Mr and Mrs Evans with a smaller lot being created fronting Raymond Road (Lot B of DP 396852), while Lansdowne and its immediate garden setting was retained on Lot A of DP 396852. The effect of this subdivision was to dramatically reduce the original garden setting of the house to the south, cut off Lansdowne from its original street frontage to Raymond Road and limit access only to the house from Anderson Street to the north. The property now became known as No. 3 Anderson Street.

In 1956, following the subdivision of the land, the Evanses submitted plans to North Sydney Council for the construction of a single storey, brick and tile roofed house with double garage to Raymond Road. The architect shown on the plans was W. P. Page and the plans were approved that same year (Application No. 56/127). The Evanses remained at Lansdowne however the newly built house now known as 3 (or 3A) Raymond Road (Lot B) was sold to Betty Evans, a librarian, in 1955-56 who remained at the property until the 1970s.

At the same time that the Evanses constructed the new house fronting Raymond Road, they also submitted plans for alterations to Lansdowne. The application plans (56/228) relate to the conversion of the house into two self-contained flats and the architect for the works was Arthur W. J. Collins. No details have been found in relation to this architect's work at this time.



Figure 15: Water Board detail series sheet dated c.1956 with the new southern cottage and garage lightly sketched on the plan of No. 3 Raymond Street. The subject property is indicated with an arrow. (Source: Sydney Water Plan Room, GML)

⁴⁰ Certificate of Title, Vol. 3540 Fol. 176

⁴¹ Article: "New Industry Project", *The Newcastle Sun*, Thursday 11th may 1933, p. 7

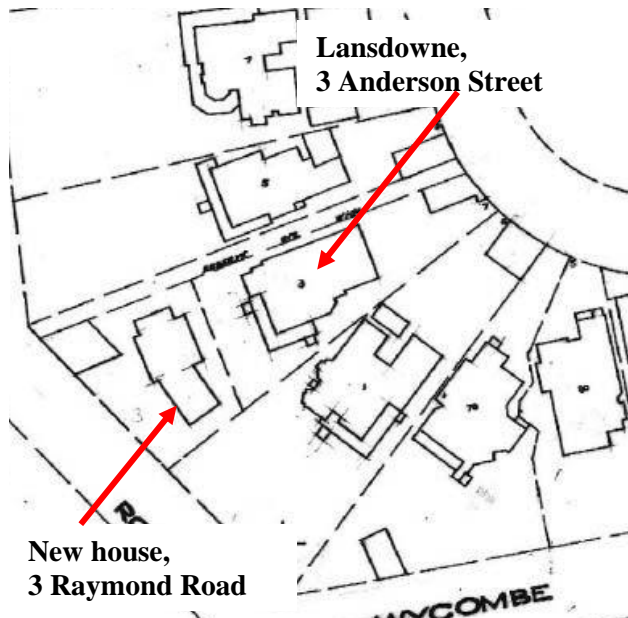


Figure 16: 1959 Water Board detail series plan showing the subject property following subdivision and the construction of the new house on the southern allotment. (Source: Sydney Water Plan Room GML)

In 1980, a compliance certificate was sought for the location of the existing garage at No. 3 Anderson Street. At this time the matter was referred to a council meeting and a file memo describes the building as three flats with a future proposal to make alterations and additions to the existing building, retaining the three flats. In attendance at the meeting was David Boddam-Whetham, architect and Robert Coghill, owner.⁴² No further records relating to the future proposal have been located.

In 1987, an approval was granted (BA 87/154) for alterations and additions to No. 3 Anderson Street. The owner at this time was David William. The Council report for the application noted that the building was a Class 1 building under the BCA, indicating that it was again in use as a single residence.⁴³

The 1987 works involved renovations to the kitchen, laundry and bathroom at the rear of the house and the addition of a conservatory (bay window). J & S Drafting Building Designers were the applicants and prepared the architectural drawings for the proposal.

In 1993, owner David Williams submitted another application (BA 93/462) for the demolition of the existing garage and the construction of a new brick and slate gable roofed garage and entry gate to Anderson Street.

In 2013, a development application was submitted to North Sydney Council for the amalgamation of No. 3 Raymond Road and No. 3 Anderson Street, for the demolition of both dwellings and the construction of a new residential flat building across both sites (DA337/13). At this time, an Interim Heritage Order was placed over the subject property, although it was subsequently lifted in March 2014.

In 2014, a second development application was submitted to North Sydney Council for the amalgamation of Nos. 3 Raymond Road and No. 3 Anderson Street, for the demolition of both dwellings and the construction of a new residential flat building across both sites (DA192/14) which was subsequently refused. In May 2015, the existing Interim Heritage Order was placed over No. 3 Anderson Street at the request of North Sydney Council and in July 2015 a third development application was submitted to North Sydney Council for the demolition of Nos. 3 Anderson Street and 3 Raymond Road and the construction of a new residential flat building, which as at 5th August 2015, is yet to be determined.

⁴² North Sydney Municipal Council Memo to File dated 14th August 1980

⁴³ North Sydney Municipal Council report for BA 87/154 dated 10th April 1987.

3. Physical Evidence

General Description

A site inspection of the subject property was undertaken in August 2015 and the integrity of the building assessed. Refer to Attachment 1 for recent photographs of the building.

Lansdowne, 3 Anderson Street Neutral Bay is a Federation period Queen Anne style residence constructed in 1893.

The main wing of the house is two-storey of painted brick and roughcast render (to upper level only) with terracotta crested slate roof with two projecting gables with bay window and a timber shingled enclosed balcony at first floor level to the front (south) elevation and a projecting timber shingled gabled roofed open balcony to the side (east) elevation

A verandah with turned timber posts and brackets runs along the northern and eastern elevations at ground floor level. The main entry is located on the east elevation via the verandah.

The rear wing of the house is single storey with a gabled, slate roof projecting from the eastern side of the main wing. Later extensions to the rear wing consist of a skillion roof addition to the west and a gable, slate roofed addition running east-west across the northern elevation. The rear wing contains a kitchen, bathroom and laundry.

The internal configuration of the ground floor level consists of an entry vestibule and entry hall with a sitting room and library/music room balancing the hallway which leads through to the stair hall and dining room. At the southern end of the sitting room and the dining room are enclosed verandah spaces with access directly onto the front verandah. Behind the stair hall is a small bedroom.

At first floor level are three bedrooms and a small dressing room. The main bedroom (on the western side) has a projecting enclosed balcony looking south to Sydney Harbour, while the second bedroom (on the eastern side) has a bay window looking south and access onto the projecting open balcony on the east elevation.

The bathroom and separate WC are located on the landing between the ground and first floor, to the rear (north).

The setting of the place, although somewhat diminished as a result of the later subdivision and the construction of the cottage at No. 3 Raymond Road directly to the south of the property, still retains elements of its original garden and due to the topography of the site, Lansdowne continues to enjoy expansive views of Sydney Harbour from the first floor level main bedrooms. The sandstone retaining wall and entry steps located on the Raymond Road frontage are evidence of the original property allotment and original treatment to the Raymond Road boundary.

Phases of Development

Based on physical and documentary evidence, it appears that Lansdowne, 3 Anderson Street has been through at least six distinct phases of development. These are its original construction in c.1893, alterations and additions in c.1911, further alterations and additions in the early to mid-20th century (post WWI), the subdivision of the land and conversion into two flats in 1957 and the conversion back into a single residence with alterations and additions to rear wing in the 1980s followed by the construction of a garage fronting Anderson Street in c.1993.

The following details the physical and documentary evidence from each phase of development:

1893 Original Construction

Externally the house retains many features that are characteristic of the Federation/Queen Anne style⁴⁴ including:

- Assembly of varied roof shapes of slate with terracotta ridge ornaments and exposed timber rafters,
- Projecting gables,
- Brick construction on a stone foundation with face brick (now painted) at ground level and roughcast at the upper level,
- Verandah on more than one side with turned timber posts and ornamental brackets,
- Projecting bays and bay windows,
- Oriel windows,
- Leadlight and stained glass windows at ground and first floor levels including multi-pane highlights, oriel windows, fanlight above front door
- Leadlight window located in the Dining room which contains the family crest (a couped or collared wolf) and the motto of the Macqueen family, who built the house: *Virtus in arduis* (courage in difficulties).⁴⁵ Physical evidence suggests that this window may have been relocated to this position from elsewhere in the house as the joinery matches other original windows located throughout the building however the window sill is a rendered sill whilst all other original windows have stone sills (see Figures 51 and 52).

Internally, original detailing from the 1890s includes:

- Internal configuration of main wing (ground and first floor levels)
- Cornices throughout the main wing (ground and first floor levels)
- Staff mouldings, arched openings, skirting boards throughout the main wing (ground floor level)
- Ceiling to dining room
- Dining room chimney piece
- Tiling to fireplace in sitting room
- Internal door assemblies with three panel doors throughout, many with original hardware including timber doorhandles.
- Front door
- Servant bell pushes throughout
- Timber flooring throughout
- Timber staircase and balustrade

c.1911 Alterations and Additions

Based on the plans and physical evidence, the works included:

- Construction of single level rear addition adjoining existing kitchen wing on western elevation, providing a new kitchen and additional bedroom
- Addition of first floor level balcony leading from the second bedroom (southeast corner)
- Although only a very simple plan, the bay window to the library/music room on the east elevation of the house is not indicated (see Figure 18).

⁴⁴ Apperley, R. et al, 1989; *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, Angus and Robertson; pp.132-135

⁴⁵ Elven, J. P., 1840; *The Book of Family Crests: Comprising Nearly Every Family Bearing, Properly Blazoned and Explained Accompanied by Upwards of Four Thousand Engraving*; London; p. 136

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MUNICIPALITY OF NORTH SYDNEY

Town Hall, North Sydney, N.S.W. 1571

REPORT
OF SANITARY INSPECTOR AND ENGINEER.

Application for approval of Plans and Specifications
in accordance with Ordinance No. 70.

We report that we have examined the Plans and Specifications submitted by Mr. R. H. Robertson for the proposed addition to of Building for Mr Leach at "Corwick" Raymond Rd and now certify that such Plans and Specifications are in accordance with the provisions of Ordinance No. 70 and meet the requirements of the rules approved by the Council.

A. Dunnet Sanitary Inspector.
W. Seaver Engineer.

New kitchen & Bed at rear & balcony at front

Figure 17: Copy of council report for the application submitted by R. H. Robertson on behalf of Mr Leach describing the work as “new kitchen and bedroom at rear and balcony at front”. (Source: North Sydney Council Local History Library BA plans: Raymond Road)

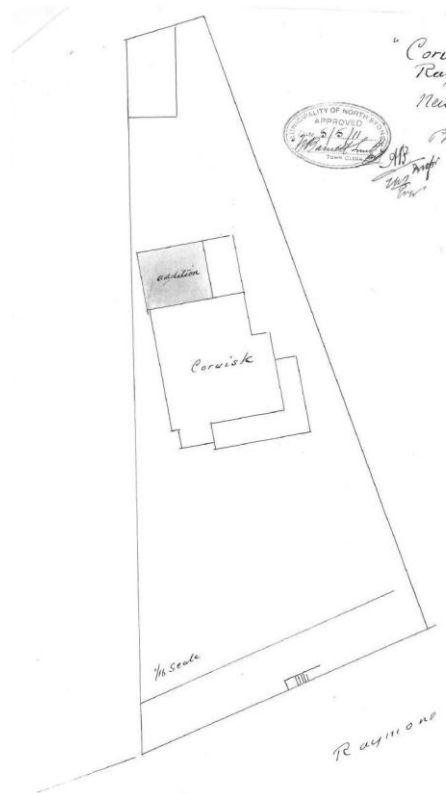


Figure 18: Copy of plan accompanying application showing a ground level addition at the rear of the property. The plan also indicates a garage/stables building located on the north (rear) boundary with access onto the site via steps from Raymond Road to the south. (Source: North Sydney Council Local History Library BA plans: Raymond Road)

Early to Mid 20th Century Alterations

Based on photographic evidence:

- Enclosing of portion of front (south) verandah with painted windows in oriental patterns (date unknown, post 1919 as the enclosed verandah is not seen in Figure 25).

Based on physical evidence:

- Replacement of most ceilings (but not cornices) throughout main wing (ground and first floor levels)
- New chimney pieces to sitting room and library/music room and main bedroom

c.1957 Adaption, Alterations and Additions

Based on BA plans for the conversion of building into two flats, including:

- Addition of a bathroom in rear wing at ground floor level
- Conversion of first floor level rear bedroom into a kitchen
- New door opening to west elevation leading from stair hall to provide access from side pedestrian pathway into ground floor level of the house.
- Closing up of internal door on north wall of dining room leading in under the stair
- The submitted plans also show a number of changes that did not go ahead including the addition of an external stair on the east elevation and the closing over of a door leading from the ‘breakfast

room' into the stairhall. The plans and elevations include notations stating "delete stairs" (refer to Figures 19 and 21).

- The ground floor plan and east elevation indicates that the verandah appears to have extended north in front of the bay window to the library/music room and the elevation includes a notation requiring the removal of lattice from above a brick wall located in front of this bay (see Figures 19 and 20).
- Subdivision of the original allotment and subsequent sale and construction of a new single dwelling directly to the east of Lansdowne fronting Raymond Road (resulting in address change to Lansdowne, No. 3 Anderson Street)

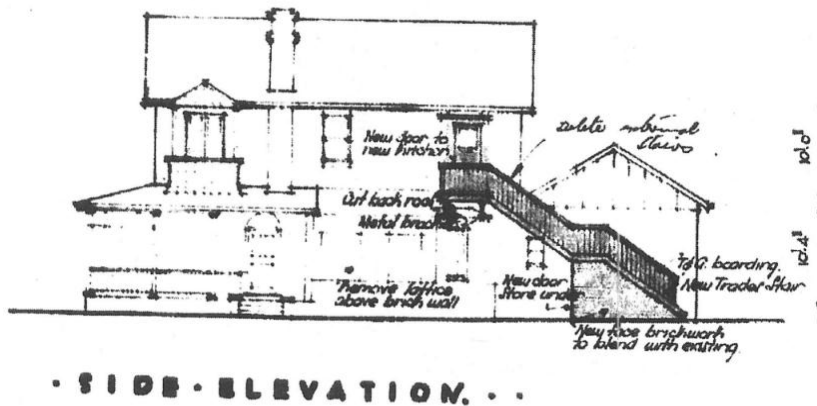


Figure 19: Extract from BA 56/228 showing side (east) elevation of Lansdowne with proposed changes. (Source: North Sydney Council archives)

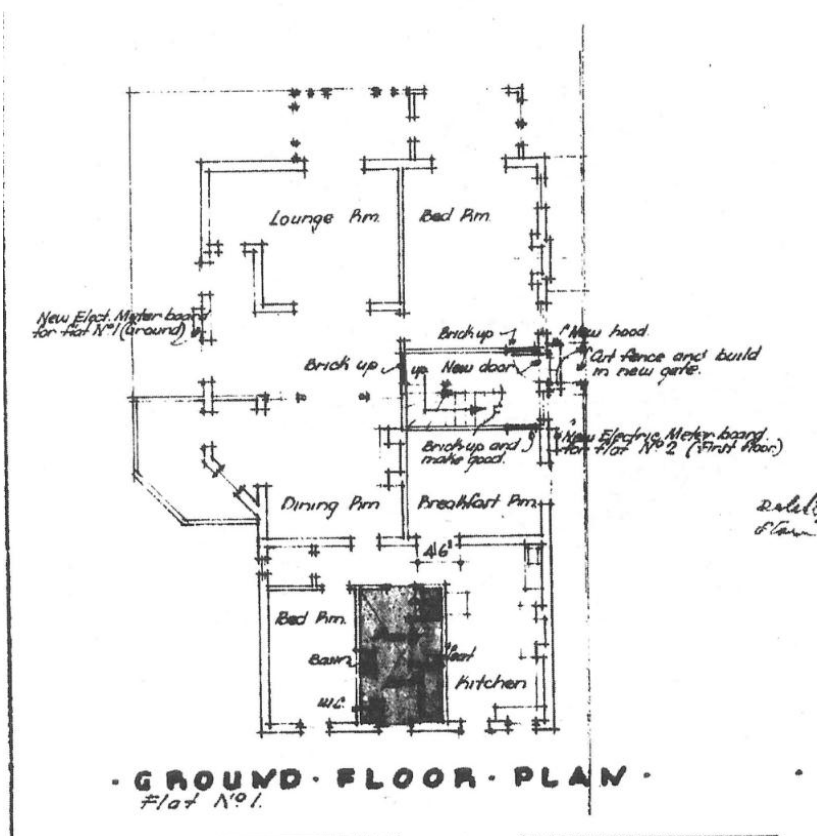


Figure 20: Extract from BA 56/228 showing ground floor plan of Lansdowne with proposed changes for conversion into two flats. (Source: North Sydney Council archives)

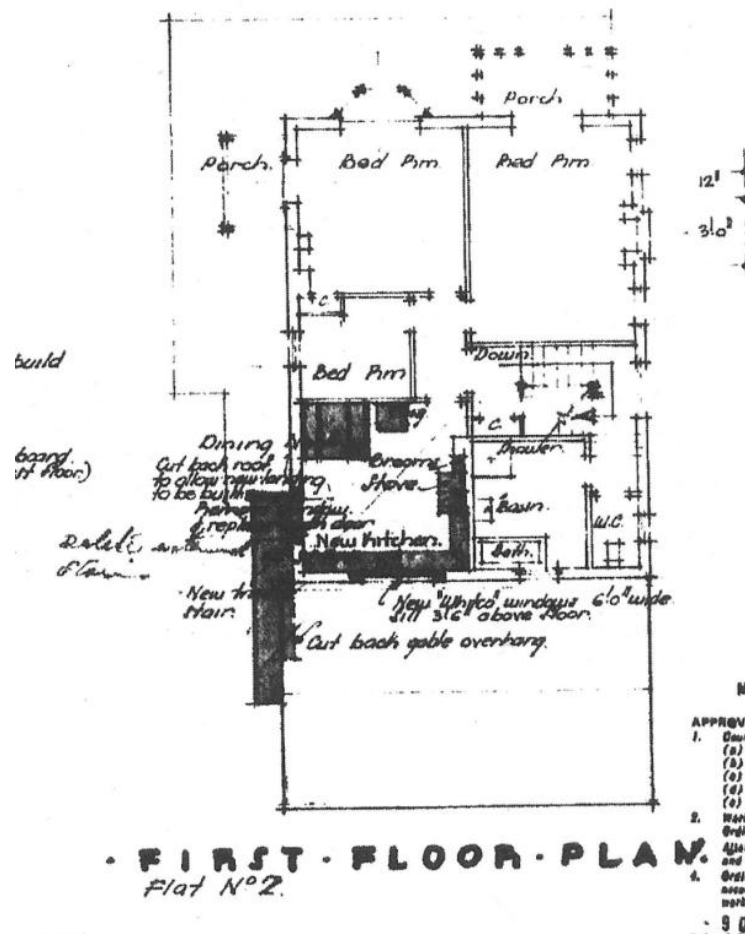


Figure 21: Extract from BA 56/228 showing first floor plan of Lansdowne with proposed changes for conversion into two flats. (Source: North Sydney Council archives)

c.1987 Adaptation, Alterations and Additions

Based on BA plans (see Figures 22 to 24) and physical evidence, works included:

- Internal reconfiguration of rear wing with enlarged kitchen, bathroom and laundry and addition of a new conservatory (bay window) to north (rear) elevation
- Conversion of windows to library/music room east wall into French doors with leadlight glazing (assumed this work occurred at this time)
- Recladding of first floor level balcony and enclosed verandah south (front) elevation with timber shingles
- Addition of timber balustrade to front verandah
- Removal of stone entry steps to east side of verandah leading to front entry
- Demolition of original/early garage (fronting Anderson Street) and construction of a new single garage in same location with new rear boundary fence and pedestrian gate to Anderson Street.

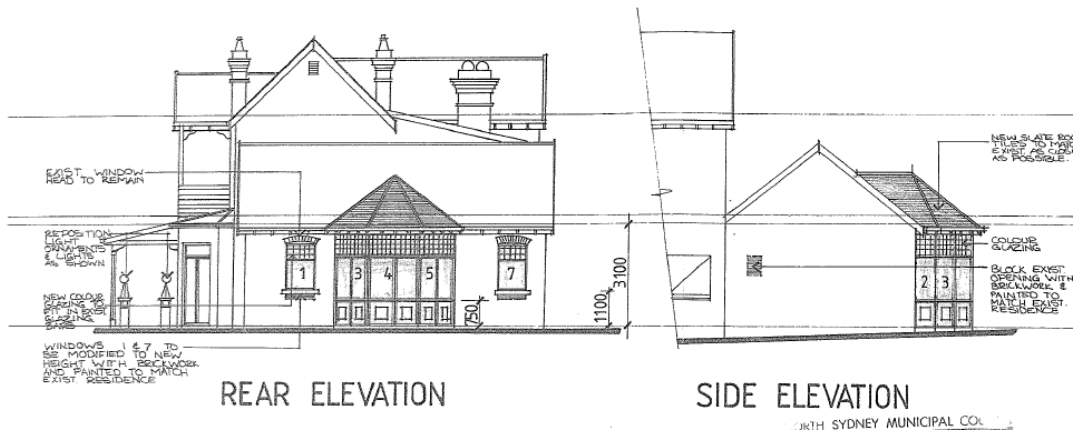


Figure 24: Extract from BA 546/228 showing rear (north) elevation and side (east) elevation of the rear wing with addition of bay window and alterations to original/early windows. (Source: North Sydney Council archives)



Figure 25: Photograph of Lansdowne in 1919 (*Property and Premises Journal*, 1st September 1919).



Figure 26: Photograph of Lansdowne dated 2013 (<http://www.realestate.com.au>).

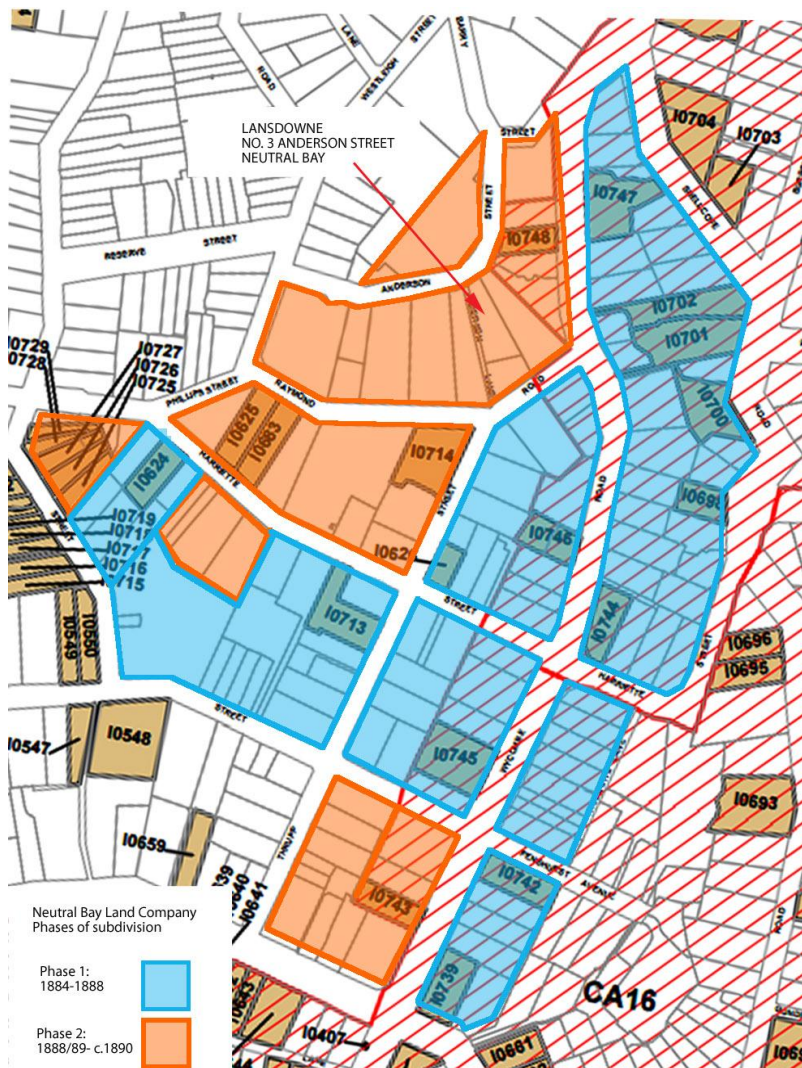
4. Comparative Analysis





Lansdowne, No. 3 Anderson Street Neutral Bay can usefully be compared to other Federation/Queen Anne residences located within the Neutral Bay Land Company estate lands that were constructed in the early 1890s and are listed as items of local heritage significance.





The subject property was constructed as part of the 'second wave' of subdivisions of the Neutral Bay Land Company subdivision which occurred in 1888-89. As W. L. Vernon had moved on to be the Government Architect by 1890, it appears that none of the residences constructed as part of the 'second wave' appear to be directly associated with Vernon. For this reason, residences known to have been designed by Vernon have not been compared to the subject property.


Lansdowne, is a good example of a large Federation/Queen Anne residence (albeit with later alterations) that retains many of the key stylistic details of the period. As one of a small group of houses constructed in the second wave of subdivisions of the Neutral Bay Land Company, Lansdowne is comparable for its architectural style and detailing and its integrity to the others within this group that are identified as local heritage items.

A list of comparative examples of houses that are listed as local heritage items by North Sydney Council and are located within the Neutral Bay Land Company estate lands is provided below. Another house, located at 11 Anderson Street, also appears to date from this same period and is also not identified as a local heritage item. This property has also been included for comparison.



Address	Description	Image
Strathmere, 11 Anderson Street	Although <u>not listed</u> as a heritage item, it is another surviving Federation/Queen Anne house constructed as part of the Neutral Bay Land Company estate with similar architectural detailing and features. At some stage it was converted into two separate flats. As with Lansdowne, the original allotment was subdivided at some stage and a new building constructed fronting Raymond Road.	 <p>Figure 28: Southeast elevation of Strathmere, 11A Anderson Street (photo by authors, 2015)</p>
Ben Nevis, 18 Harriette Street	A very good example of a large two storey house in the Federation Free style with high quality massing and detail. The architect was possibly E.H. Beattie (see below in relation to No. 20 Harriette Street). Completed and occupied by 1904-1905.	 <p>Figure 29: Ben Nevis, 18 Harriette Street (NSW State Heritage Inventory database no. 2181632)</p>
Beaumaris, 14 Raymond Road (20 Harriette St)	A very good example of a large two storey house in the Federation Free style with high quality massing and detail. Face brick dwelling (originally freestanding) with hipped and gabled terracotta tile roofs. There is some inconclusive evidence to suggest that 14, 18 and 20 Harriette Street were designed by the architect, E.H. Beattie, the original owner of No. 18 in the 1904 Council Rate Book), however each house is different in detail, and particularly No 20.	 <p>Figure 30: Beaumaris, 20 Harriette Street (NSW State Heritage Inventory database no. 2181633)</p>
23 Undercliff Street	A single storey double fronted Federation cottage with rusticated ashlar sandstone walls and a hipped and gabled terracotta tile roof. It has a timber shingled gable, and plain timber verandah posts. Similar to Nos. 27 and 29. Garden to front with low stone retaining wall to street.	 <p>Figure 31: No. 23 Undercliff Street (NSW State Heritage Inventory database no. 2181431)</p>

Address	Description	Image
25 Undercliff Street	A good example of a single storey, stone house in the Federation Queen Anne style, one of a group of three. A single storey double fronted Federation cottage with rusticated ashlar sandstone walls and a hipped and gabled terracotta tile roof. It has a timber shingled gable end with decorative timber screen to the apex.	 <p data-bbox="983 533 1425 622">Figure 32: No. 25 Undercliff Street (NSW State Heritage Inventory database no. 2181936)</p>
27 Undercliff Street	A single storey double fronted Federation cottage with rusticated ashlar sandstone walls and a hipped and gabled terracotta tiled roof. It has timber shingled gable end with decorative timber screen to the apex. Projecting gable flanks a timber verandah to front set under the main roof. This house has a six sided turret roof behind the main gable and a feature sandstone chimney in the centre of the gable. This building is designed in the Federation Queen Anne style	 <p data-bbox="983 994 1425 1084">Figure 33: No. 27 Undercliff Street (NSW State Heritage Inventory database no. 2181432)</p>
82 Wycombe Road	An unusual Federation Filigree house constructed of sandstone. The house has high streetscape value.. Key elements: multi-gabled, slate tiled roof; timber shingling to main gable addressing the street; rusticated sandstone construction; cast iron lacework to ground and first floor verandahs; set back from the street in mature gardens.	 <p data-bbox="983 1456 1425 1545">Figure 34: No. 82 Wycombe Road (NSW State Heritage Inventory database no. 218667)</p>
'Rilstone', 40 Wycombe Road	An impressive Arts and Crafts style house which utilise classical forms and proportions to sympathise with the nineteenth century houses and which formerly characterised the street. It is one of a collection of fine houses in the vicinity which together characterise the area.	 <p data-bbox="983 1917 1425 2007">Figure 35: Rilstone, 40 Wycombe Road (NSW State Heritage Inventory database no. 2181341)</p>

Address	Description	Image
'Nazareth', 22 Thrupp Street	A surviving example of a grand two-storey house of Victorian Italianate style with mixed Federation details, built in 1889 and converted to a residential retreat in 1945. Representative of the type of house typical of the area following the Neutral Bay Land Company subdivision. Part of a collection of fine houses in the vicinity which together characterise the area.	 <p data-bbox="906 539 1329 600">Figure 36: Nazareth, 22 Thrupp Street (GoogleMaps-streetview, 2015)</p>

5. Significance Assessment

An assessment of its cultural significance has been undertaken as follows.

5.1 Introduction to the NSW Heritage Assessment Guidelines

The Australia ICOMOS *Burra Charter* 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.

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

5.4 Heritage Significance Assessment

5.3.1 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 Comparative Analysis above).

5.3.2 Heritage Significance Assessment of Lansdowne, 3 Anderson Street, Neutral Bay

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).

Lansdowne, 3 Anderson Street, Neutral Bay is of historic significance as a surviving early residence constructed in c.1893 as part of the second wave of subdivisions of the Neutral Bay Land Company estate lands, a planned suburb initiated by Walter Liberty Vernon and continued by R Howard Joseland in the late 1880s to early 1890s.

Although no longer located on its original entire allotment, the physical and legal boundaries of the original curtilage of the house still survive and can be understood within the subdivision pattern of Raymond Road as indicated by the physical evidence of the Raymond Road boundary sandstone wall, entry gate and steps.

The orientation of the residence, facing south and overlooking the suburb of Neutral Bay to Sydney Harbour is also a remnant of the original configuration of the place, as planned by W. L. Vernon as part of his approach to 'healthy living'.

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

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 place is historically associated with a number of persons of note from the late 19th to early 20th century including Alexander Macqueen, the first owner and for whom the house was built (and most probably the architect). Macqueen was the consulting architect and valuer for the AMP Society for over 30 years and a prominent member of society at the time.

The property continued to be owned and lived in by a series of successful businessmen, known in Sydney and other regions at the time, including Leo Chamier, Edward C Batt, Edward Erskine, John Leach, Alfred Freeman Smith and Henry Arundel Evans.

The place also has historic associations with significant architects W L Vernon (former Government Architect) and R G H Joseland, as one of a number of houses developed within the Neutral Bay Land Company estate lands. This association is of State level significance as both Vernon and Joseland are important Australian architects.

The place is also associated with the work of the artist and architect Robert Hay Robertson, a former partner of G. A. Morell, who undertook alterations to the property in c.1911 and evidence of this work remains in some of the internal and external detailing of the house, including a rear wing addition and the first floor level balcony.

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

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).

Lansdowne is a large and substantially intact example of a Federation period Queen Anne style residence and exhibits many of the key characteristics of this architectural style both internally and externally, including features of note dating from 1893:

- Leadlight and stained glass windows
- Turned timber verandah posts
- Crested terracotta and slate roof
- Chimney piece to dining room and hearth tiles in sitting room
- Internal configuration of main wing
- Main staircase
- Decorative ceilings, ceiling roses and cornices
- Original timber panelled doors with hardware

The later alterations dating from the early to mid 1900's and the late 20th century are of a high quality and are in keeping with the Queen Anne style of the place. The house remains clearly readable as a Queen Anne style townhouse and retains the principle characteristics of residences built within the Neutral Bay Land Company estate in the late 1880s.

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

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.

Lansdowne has some social significance for the local community being part of the Neutral Bay Land Company estate lands and as a building appreciated for its aesthetic values. Recent advocacy and media publicity led by the local community provides an indication of the level of interest in the place.

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

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 a relatively intact and large residence dating from c1893, the house has the potential to provide further information in relation to architectural detailing and construction techniques of the time in Sydney. The level of detailing throughout the main wing and the large amount of surviving original features and fittings provide a good understanding of the Arts and Crafts aesthetic tastes of the late Victorian era.

As Lansdowne is the first building erected on the site, it is unlikely that archaeological relics remain underground; however there is the potential for archaeology relating to the initial construction period of the house and the lifestyles of residents from the 1890s to exist under the floor, within the roof space and within building cavities.

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

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).

As one of a small number of surviving, intact houses constructed as part of the Neutral Bay Land Company estate development, Lansdowne is considered rare within the local context and appears to be one of the most intact of the surviving buildings, retaining many original features and details.

The place meets the criteria for rarity on a **Local** level.

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).

Lansdowne, 3 Anderson Street, is representative of a good example of a Federation period Queen Anne style house on a large scale that retains many original features and architectural detailing.

The style and form of the building, its remnant garden setting, the configuration of the building on the reduced site and the surviving physical evidence of the original allotment boundaries are also representative of the approach to town planning, standard of healthy living and aesthetic tastes implemented by Walter Liberty Vernon throughout the Neutral Bay Land Company estate lands, a significant historic subdivision.

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

5.5 Statement of Significance

A short statement of significance for the place is:

Lansdowne, 3 Anderson Street, Neutral Bay is significant on a local level as a large and substantially intact Federation period Queen Anne residence (albeit with good quality later alterations and additions), exhibiting many of the key elements of the style as well as retaining many original and unique decorative features, most notably the dining room heraldic leadlight window, that relates specifically to its first owner, Alexander Macqueen.

The place is historically associated with a number of prominent businessmen of the day including the architect and valuer for AMP Alexander Macqueen, for whom the house was built.

Lansdowne is significant as being part one of a small group of surviving residences located within the Neutral Bay Land Company estate lands, a residential subdivision planned, designed and executed by noted architect W.L. Vernon. The place continues to exhibit elements of Vernon's design approach for "healthy living" including its elevated position and expansive views over the Neutral Bay to Sydney Harbour from the upper level, as well as display key characteristics of the Queen Anne style implemented by Vernon throughout the estate.

5.6 Conclusion

Based on the above history, physical analysis, comparative analysis and assessment of significance, it is recommended that Lansdowne, No. 3 Anderson Street, Neutral Bay be included as an item of local heritage significance in Schedule 5 of the *North Sydney Local Environmental Plan 2013*.

Although relatively intact and containing many original features and details, the above assessment has not found that the property is of state heritage significance.

At this time, the documented history and physical evidence of the house has not provided a complete understanding of the original/early configuration of the house and some questions remain. These include the unusual arrangement of the front entry vestibule, the original configuration of the projecting bay on the ground floor level east elevation, the construction date of the ground floor level enclosed verandah on the south elevation with oriental pattern painted windows, the original location within the house of the Macqueen family heraldic leadlight window and the original architect.

Regardless, none of these issues detract from the significance of the place in terms of its historic, aesthetic, rarity and representational significance on a local level.

Clive Lucas, Stapleton and Partners Pty Ltd
Architects and Heritage Consultants

Attachment 1: Recent Photographs of Lansdowne, No. 3 Anderson Street, Neutral Bay

The following photographs of Lansdowne were taken during site visits to the property in 2015.

EXTERIOR



Figure 37: Anderson Street entry and garage



Figure 38: View of Lansdowne from Anderson Street looking southeast



Figure 39: Front (south) elevation of Lansdowne as seen from pedestrian laneway to west of property



Figure 40: Front (south) elevation showing later (c.1911) infill to front verandah and balcony at first floor level



Figure 41: Rear (north) elevation showing single level kitchen wing with later addition conservatory (bay window)



Figure 42: Side (west) elevation showing roof forms of the separate wings.



Figure 43: Side (east) elevation showing projecting bay window with front verandah in background



Figure 44: Front verandah leading to front door on the east elevation



Figure 45: Front verandah showing entry to later enclosed verandah section



Figure 46: Entry steps leading to later addition enclosed verandah



Figure 47: Later addition verandah balustrade showing evidence of location of original entry steps on east side of verandah



Figure 48: Detail of turned timber posts and brackets



Figure 49: Relocated timber posts and relocated light fittings to north end of verandah



Figure 50: Evidence of location of former windows to west elevation with later addition door opening



Figure 51: External view of leadlight window to dining room showing evidence that it is a later opening containing a relocated window.



Figure 52: External view of leadlight window to dining room showing evidence that it is a later opening containing a relocated window.

INTERIOR



Figure 53: Front door



Figure 54: Fan light to front door with original lead light

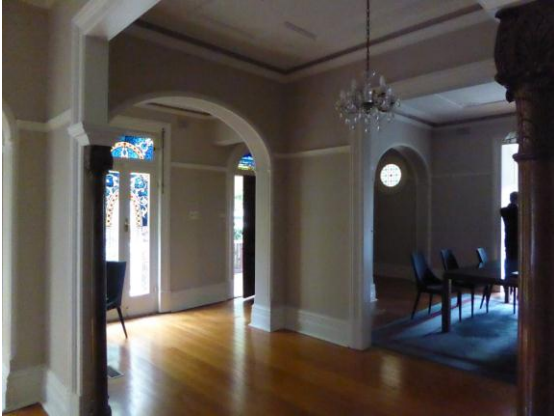


Figure 55: View across entry hall to front door with sitting room



Figure 56: View from entry hall to library/music room and archway to stairhall



Figure 57: Bay with French doors to library/music room



Figure 58: Entry to rear wing from library/music room



Figure 59: Chimney piece to library/music room



Figure 60: Detail of original hearth tiles with later (c.1920s) chimney piece



Figure 61: View looking across entry hall to Sitting room and enclosed verandah beyond



Figure 62: View of door into Dining room and adjacent arched opening leading to stairhall on west side of the building



Figure 63: General view of sitting room



Figure 64: Leadlight oriel window, highlight and panels to door from entry vestibule into Sitting Room



Figure 65: Later addition chimney piece with original (1890s) hearth tiles in sitting room



Figure 66: Detail of original tiles with later addition (c.1920s) chimney piece



Figure 67: Early 20th century addition of enclosed verandah at ground level with stained glass windows in 'Asian' theme



Figure 68: Early 20th century addition of enclosed verandah at ground level with stained glass windows in 'Asian' theme



Figure 69: Dining room



Figure 70: Dining room

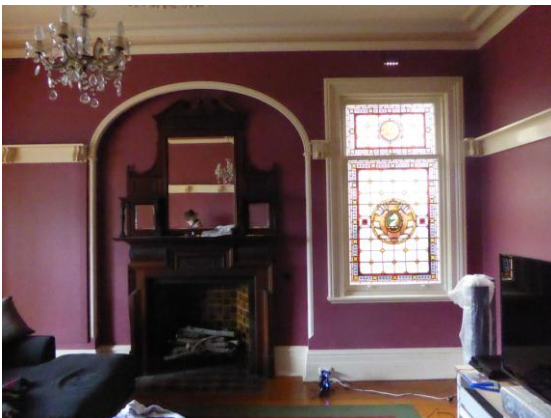


Figure 71: Dining room chimney piece (all original) with adjacent leadlight window containing the Macqueen family motto and crest.



Figure 72: Original ceiling, cornice and ceiling rose to Dining room



Figure 73: Leadlight glazing to highlight above door to original enclosed verandah



Figure 74: Enclosed verandah space leading from dining room



Figure 75: Original timber stair

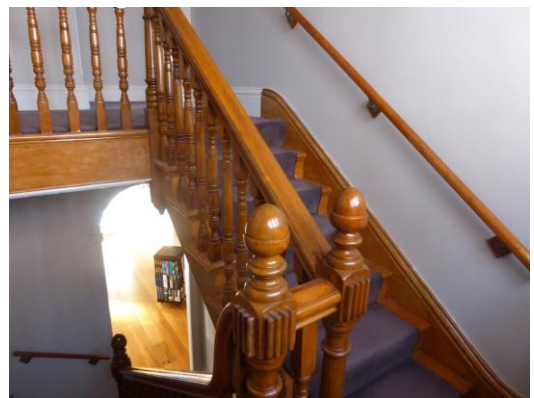


Figure 76: Original timber balustrade

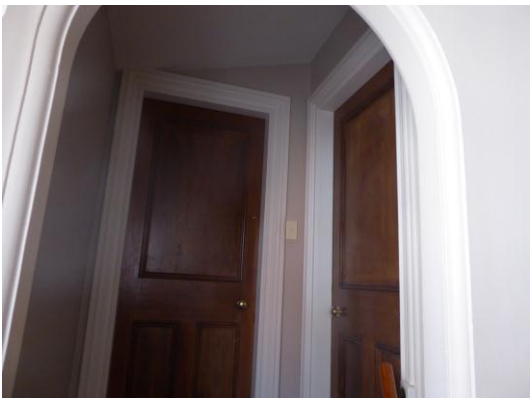


Figure 77: Doors to bathroom and WC at landing

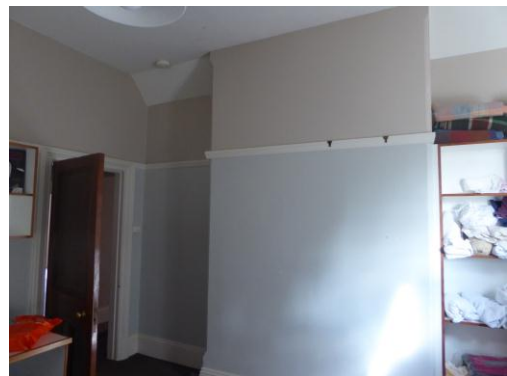


Figure 78: Rear bedroom at first floor level

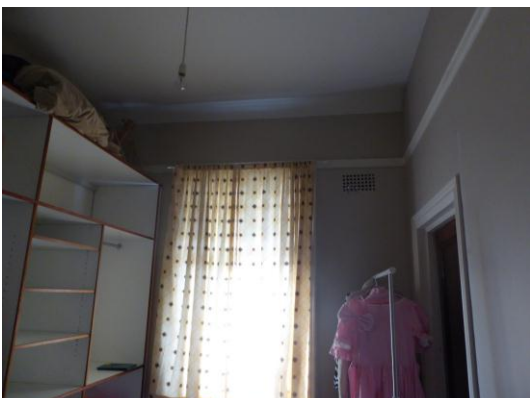


Figure 79: Dressing room



Figure 80: Door leading from second bedroom to dressing room



Figure 81: Main bedroom



Figure 82: Chimney piece (c.1920s) in main bedroom



Figure 83: View from second bedroom bay window.



Figure 84: View from main bedroom enclosed balcony

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Conservation Planner:
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CURRICULUM VITAE

CLIVE LUCAS

O.B.E., B.Arch., D.Sc. (Arch.) (*honoris causa*) Sydney, L.F.R.A.I.A., F.R.S.A., the founding partner of Clive Lucas, Stapleton & Partners, has been in practice since 1970.

Clive has been involved with numerous organisations concerned with building conservation. He instigated the idea of an Historic Houses Trust in New South Wales and was Chairman in 1988-92. He has been a Councillor of the National Trust of Australia (NSW), and Vice President from 1977 to 1987, and a member of the National Trust Board from 1992 to 1998 and again from 2013. In 1999 he was made an Honorary Life Member. He is a founding member and past Chairman of Australia ICOMOS and the Furniture History Society (Australasia). He has been a consultant to several government bodies and has numerous publications to his credit. These include *Australian Colonial Architecture* and *Australian Country Houses*. Consultant to Australian Government for Cyclone Tracy damaged historic buildings at Darwin, New Zealand Government for Treaty House at Waitangi, Tasmanian Government for Government House, Hobart etc.

Projects include Clarendon, Tasmania; Elizabeth Bay House, Sydney; Intercontinental Hotel (former Treasury and Premier's Office), Sydney; Port Arthur, Tasmania; Flagstaff House, Hong Kong; Treaty House, Waitangi, New Zealand; Her Majesty's Theatre, Ballarat; Hyde Park Barracks, Sydney; Bronte House, Sydney; G.P.O., Sydney; Kirribilli House, Sydney; Old Government House, Parramatta; St. Paul's College, Sydney University; Swifts, Sydney; The Royal Mint, Sydney; Dundullimal, Dubbo; St. Luke's, Liverpool; The Independent Theatre, Sydney; Glenfield, Liverpool and Parliament House, Sydney.

He has been awarded the National R.A.I.A. Lachlan Macquarie Award for restoration nine times. He was appointed O.B.E. for services to architecture in 1977 and awarded the Queen Elizabeth II Silver Jubilee Medal.

As well, his firm has received some 7 Greenway Awards, 32 Merit/Architecture Awards and 2 Commendation Awards for restoration work carried out in New South Wales and Tasmania. In 2004 he won the R.A.I.A. Architecture Award and the Lachlan Macquarie Award for the restoration of Old Government House and was awarded the National Trust's Heritage Award for outstanding achievement in Heritage Conservation. In 2005 he won a seventh Greenway Award and a eighth Lachlan Macquarie Award for The Royal Mint in Macquarie Street, Sydney which also won him the Sulman Medal in association with F.J.M.T. Architects. In 2012 he won a ninth Lachlan Macquarie Award for Swifts, Darling Point in Sydney.

Since 1975, he has received more R.A.I.A. awards than any other architect in N.S.W., 50 in all.

Elected Life Fellow of the Royal Australian Institute of Architects in 2006 and awarded the Sydney University Architecture Faculty Alumni Award in 2010 and given an Honorary Doctorate by the University of Sydney in 2011.

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In 2011 he was made an Honorary Life member of the Historic Houses Trust of N.S.W. and a Councillor Emeritus.

Clive's firm has written conservation plans for many important buildings, including the Auckland Institute and Museum, New Zealand; Brisbane G.P.O.; Booloominbah, Armidale, N.S.W.; Kingston and Arthur's Vale, Norfolk Island; the Herald and Weekly Times Building in Melbourne, Brickendon and Woolmers in Tasmania and Taabinga Station in Queensland.

He has been involved with 6 of the 11 sites which make up the Australian Convict Sites listing inscribed on the World Heritage List in 2010.

28th August 2013

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CURRICULUM VITAE

KATE DENNY BA, MA (Hons)

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

Employment: Clive Lucas, Stapleton & 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

- 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
- Lower Fort Street and Kent Street (various properties), Millers Point

Heritage Studies and Assessments

- 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)

- 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:

- Hazelmere, 49 Queen Street, Woollahra
- Clovelly Hotel, Clovelly
- Banksia, 3 Beach Street, Double Bay

September 2014


APPENDIX 4

Site Map




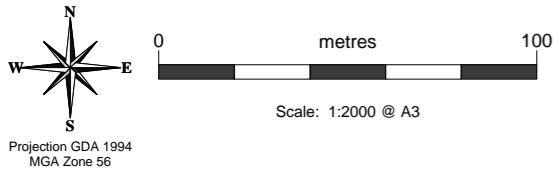
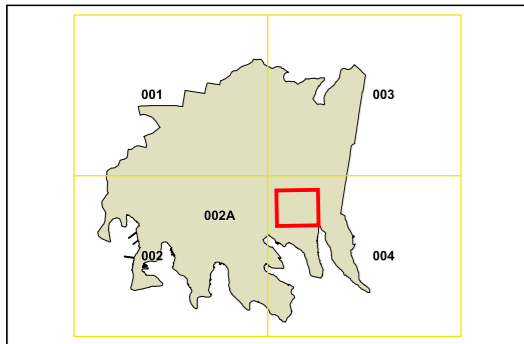
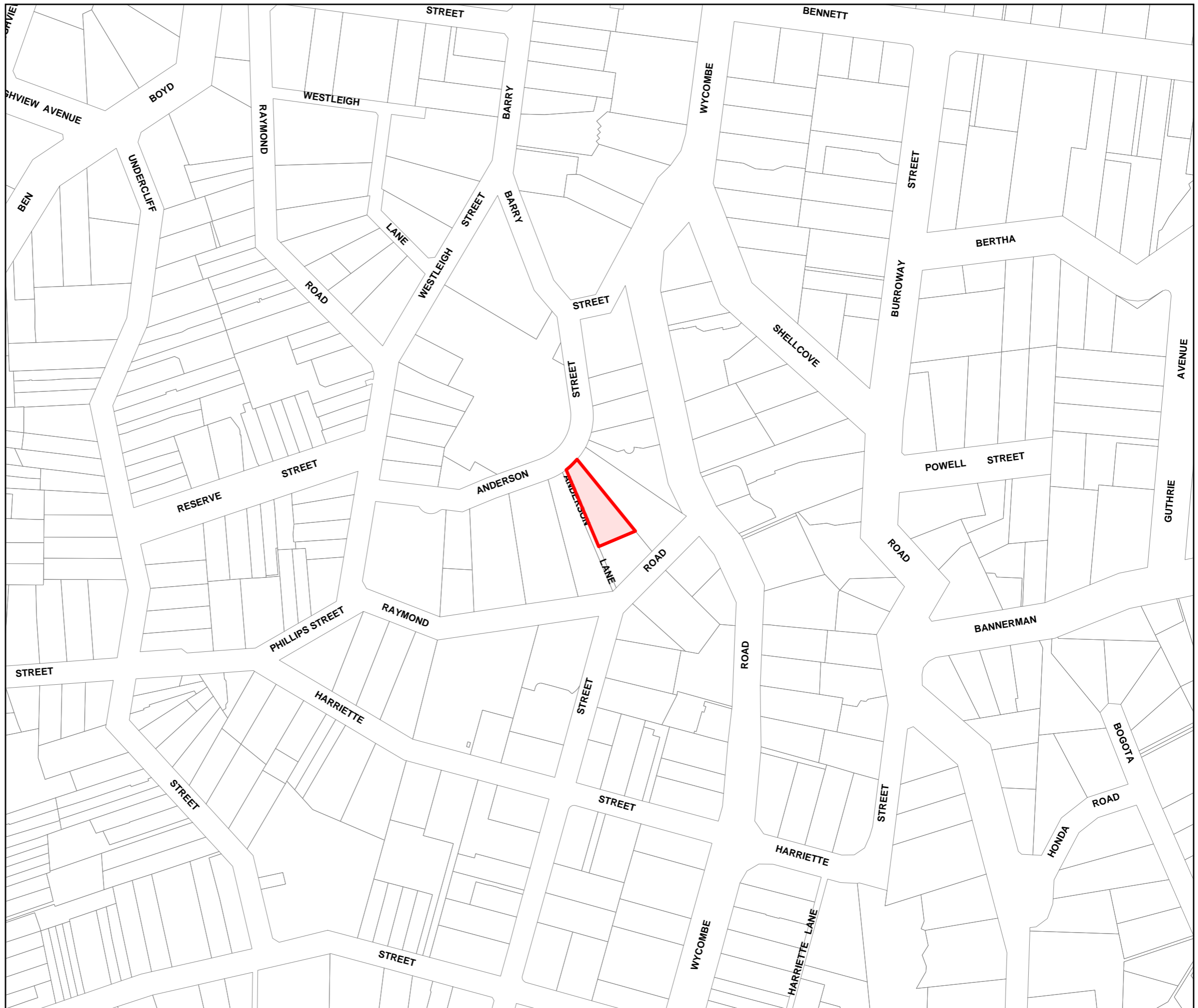
**North Sydney Local
Environmental
Plan 2013**

Site Identification Map
Part of map tile:
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 Subject Land

Cadastral

 Cadastral 11/08/15 © North Sydney Council



Map identification number:
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APPENDIX 5




NSLEP 2013 Heritage Map Sheets - Current




**North Sydney Local
Environmental
Plan 2013**

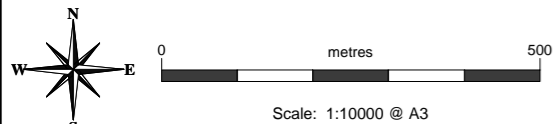
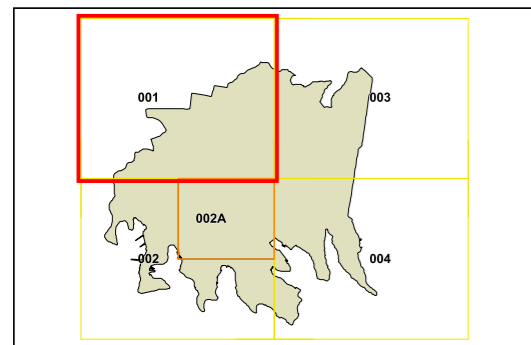
**Heritage Map
- Sheet HER_001**

Heritage

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

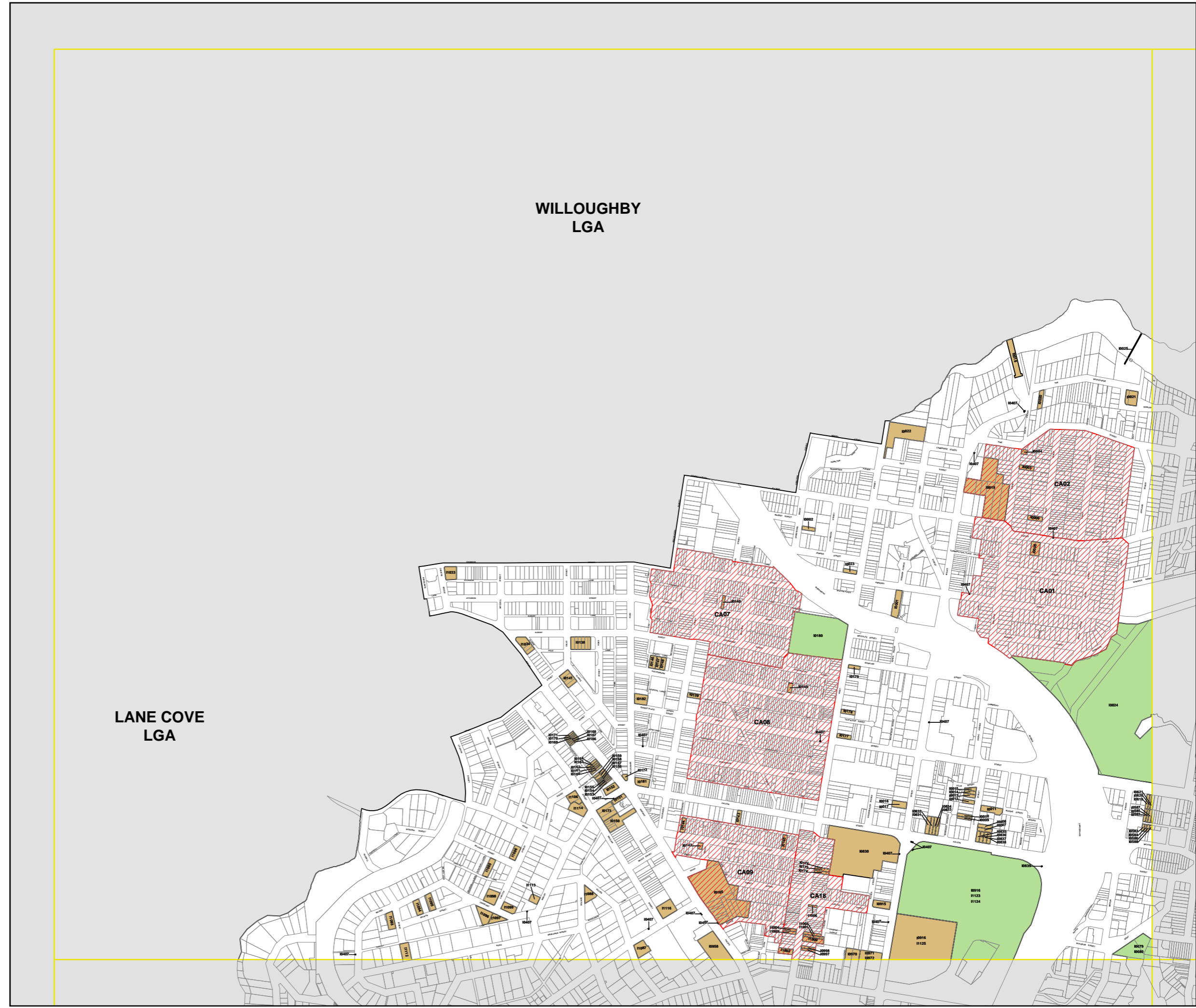
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-  Cadastre 07/06/13 © North Sydney Council



Projection GDA 1994
MGA Zone 56

Map identification number:
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**North Sydney Local
Environmental
Plan 2013**

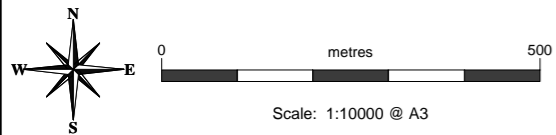
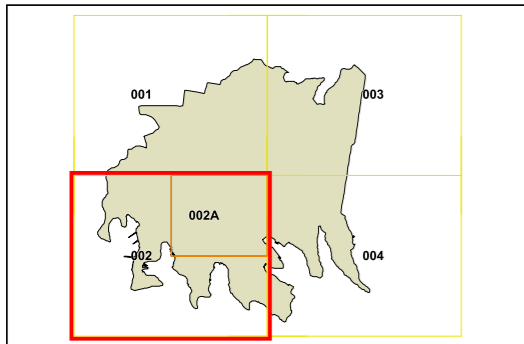
**Heritage Map
- Sheet HER_002**

Heritage

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

Cadastre

-  Cadastre 07/06/13 © North Sydney Council



Projection GDA 1994
MGA Zone 56

Map identification number:
5950_COM_HER_002_010_20130607

**LANE COVE
LGA**






SYDNEY HARBOUR




North Sydney Local Environmental Plan 2013

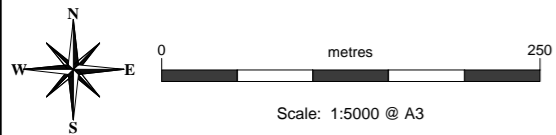
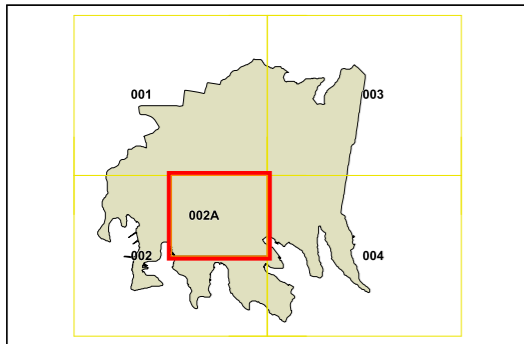
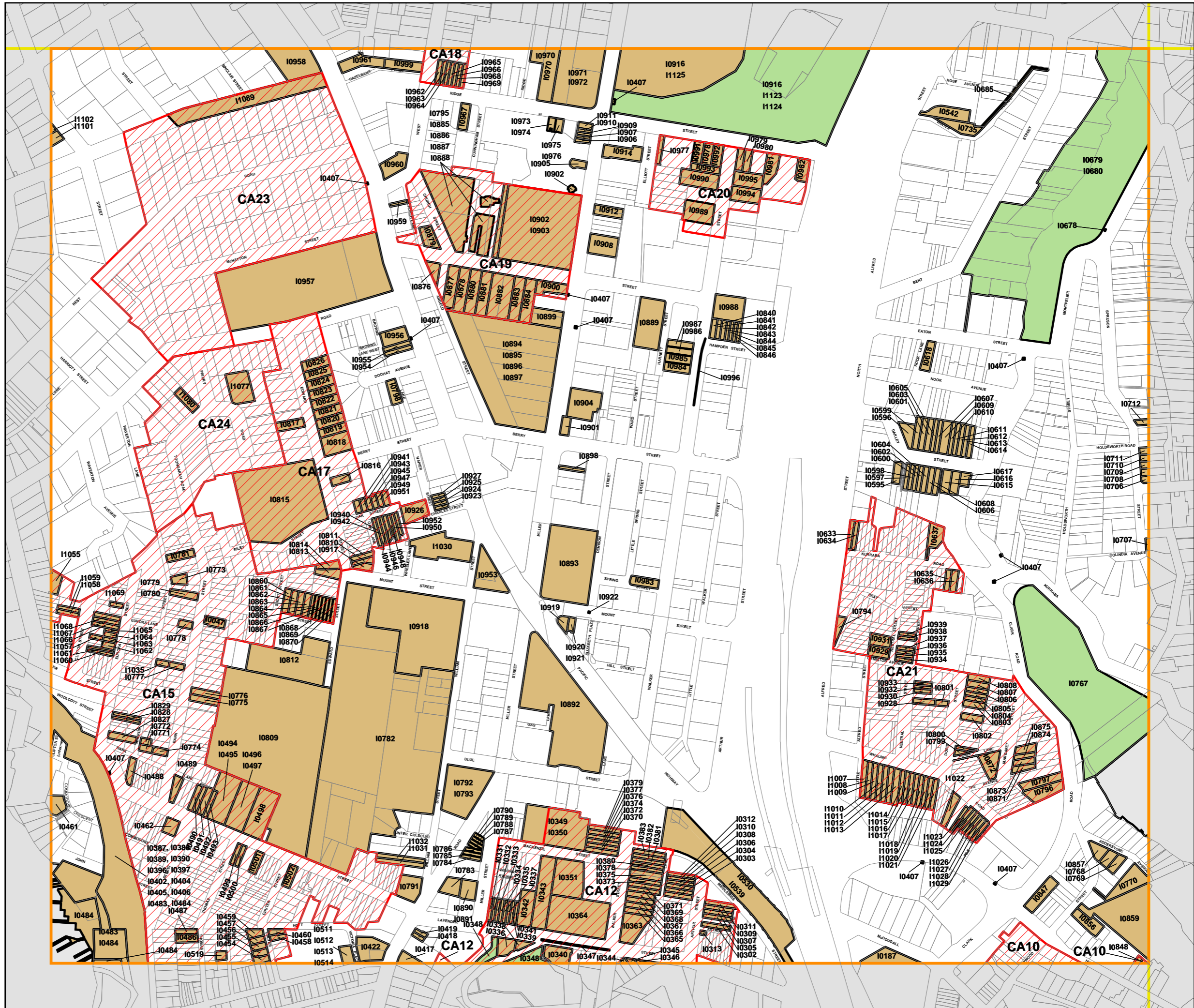
Heritage Map - Sheet HER_002A

Heritage

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

Cadastre

-  Cadastre 07/06/13 © North Sydney Council



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MGA Zone 56




Map identification number:
5950_COM_HER_002A_005_20130607




**North Sydney Local
Environmental
Plan 2013**

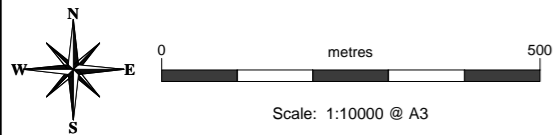
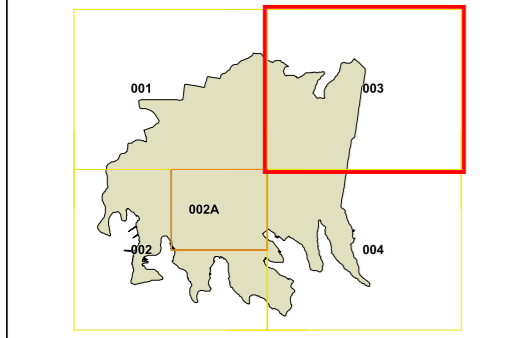
**Heritage Map
- Sheet HER_003**

Heritage

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

Cadastre

-  Cadastre 07/06/13 © North Sydney Council



Projection GDA 1994
MGA Zone 56




Map identification number:
5950_COM_HER_003_010_20130607




**North Sydney Local
Environmental
Plan 2013**

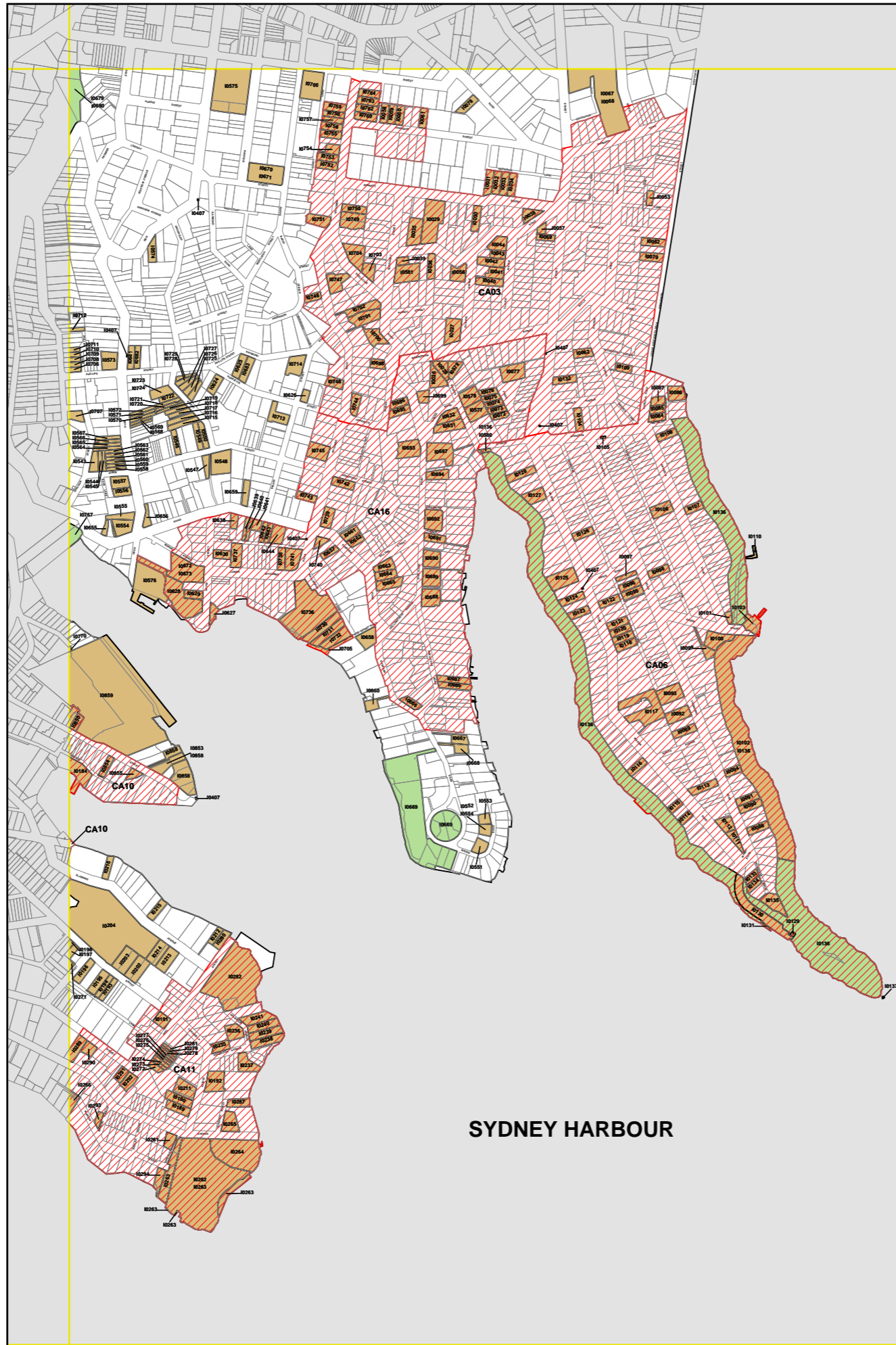
**Heritage Map
- Sheet HER_004**

Heritage

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

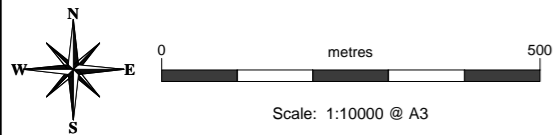
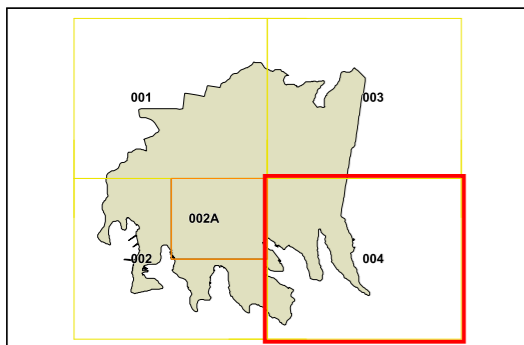
Cadastre

-  Cadastre 07/06/13 © North Sydney Council



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SYDNEY HARBOUR



Projection GDA 1994
MGA Zone 56

Map identification number:
5950_COM_HER_004_010_20130607

APPENDIX 6




NSLEP 2013 Heritage Map Sheets - Proposed




North Sydney Local Environmental Plan 2013

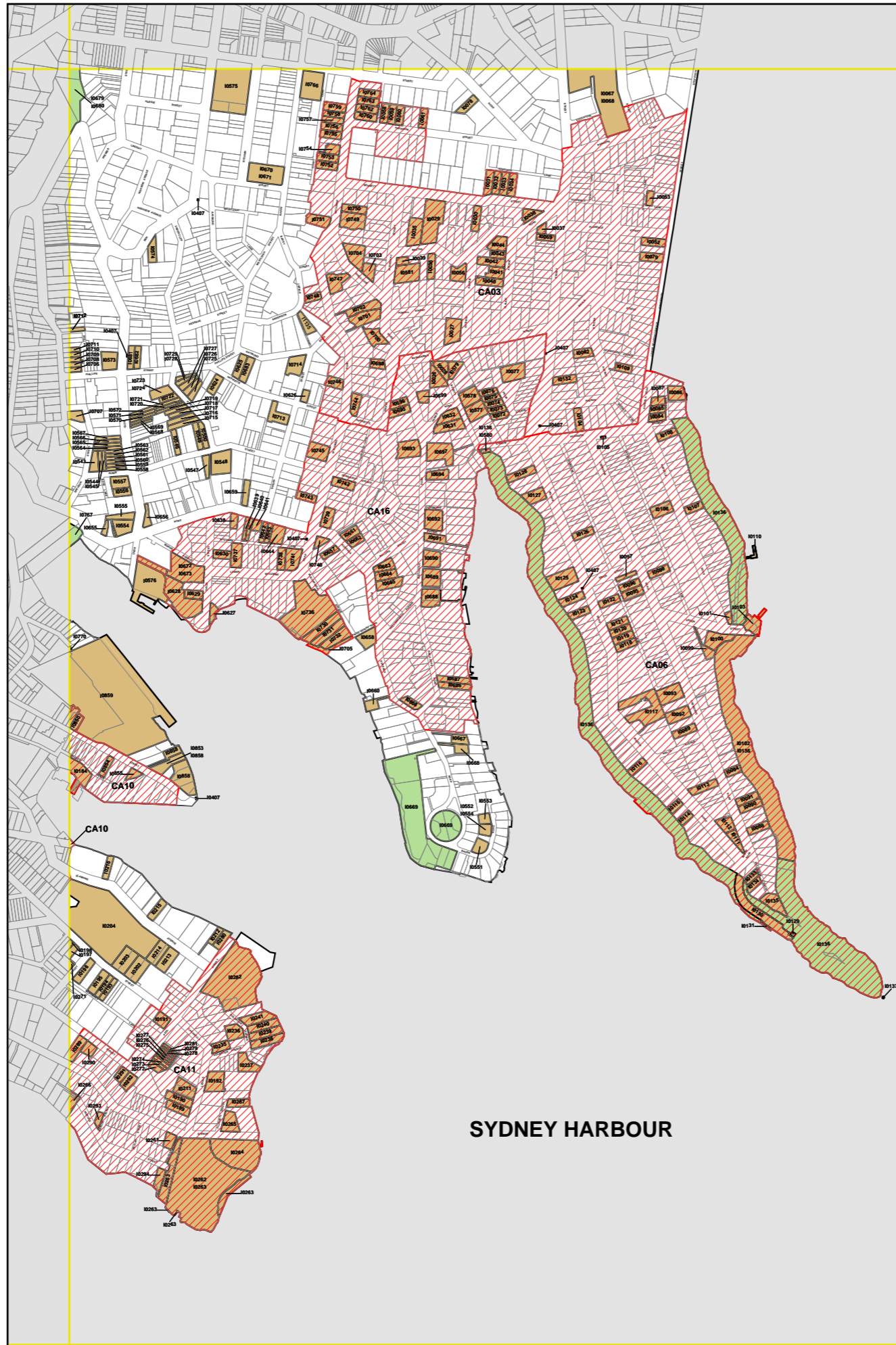
Heritage Map - Sheet HER_004

Heritage

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

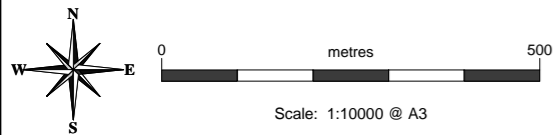
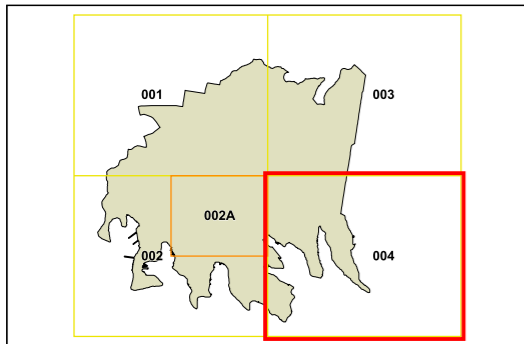
Cadastre

-  Cadastre 11/08/15 © North Sydney Council



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SYDNEY HARBOUR



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